

Inventory Report



1 Example Avenue, Example Town,
Exampleshire, England, EX1 4MP

TENANT NAME
Candice Jones

TENANCY TYPE
Single

REPORT CONFIRMED BY
Alex Example

PROPERTY VISIT DATE
02/03/2021

PREPARED ON BEHALF OF
Example Agent

Telephone: 07111111111

 [View Photo Gallery](#)

 [View 360° Gallery Tour](#)

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

3 bed semi detached new build townhouse ****PLEASE NOTE - EXAMPLE INVENTORY ONLY****

Report Information

SUMMARY Professionally cleaned throughout, good condition with the following omissions: -Minor crease in carpet on entrance to lounge near door, carpet may be rucking -1st Bedroom 1st floor -both curtains work *however left curtain hangs at an angle -Chrome shower head and hose in main bathroom on 1st floor (to be used for hair washing only) -Main bathroom has 2 separate entrance doors - 1 onto landing, 1 into Bedroom -Bulbs not working in Master bedroom on 2nd floor -Landlord to provide monthly gardener as part of rental agreement -Tenant to regularly test smoke alarms and not to cover

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		● Good	● Good	📷 2 photos
Kitchen	-Assorted items on sideboards -1x 4 slice chrome and icy blue plastic toaster -1x matching kettle -5x matching assorted jars -2x matchings mugs and one stainless steel teaspoon -1x black glass ornament on window sill -Assortment of condiments near sink on white plastic chopping board -1x blue ceramic jug -1x cookbook	● Good	● Good	📷 6 photos 🌀 360° photo
Toilet	Woodwork, ceiling and flooring matching kitchen and hallway	● Good	● Good	📷 3 photos 🌀 360° photo
Living Room/Lounge	General items within the room: -1x framed picture on the wallpapered wall -2x framed pictures on opposite wall -Circular wood effect wall mounted mirror on wall opposite rear doors and bay window area	● Good	● Good	📷 5 photos 🌀 360° photo
Stairway/Landing		● Good	● Good	🌀 360° photo
Bedroom		● Good	● Good	📷 4 photos
Bathroom		● Good	● Good	📷 3 photos
Bedroom		● Good	● Good	📷 3 photos
Stairway/Landing		● Good	● Good	📷 2 photos
Bedroom		● Good	● Good	📷 5 photos
Ensuite		● Good	● Good	📷 2 photos
Boiler Room/Airing Cupboard		● Good	● Good	📷 N/A
Back Garden	-Neatly trimmed grass, slightly patchy. -Number of trimmed plants around the border -Several small trees and tree supports towards the back of the garden to aid growth -Low wooden beams surrounding corner of the patio area to one side - A couple of small conifer trees to right hand side of garden. -Secure natural wood (untreated) paneled fencing all round -Wood chip soil used around all three borders surrounding patio paving and garden -Floor mounted black metal cased floodlight (not working) *Landlord to provide monthly gardener as part of rental agreement	● Good	● Good	📷 4 photos
Keys	New Keys x2 -Blue headed key is for rear door leading to garden -Silver key is for front door lock ALARM CODE IS 1066	● Good	● Good	📷 1 photo



Utility Details

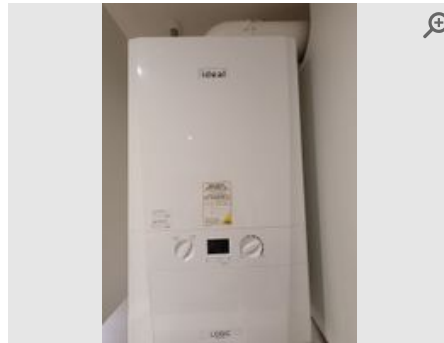
General Utility Notes

Gas Meter - outside front of property in red/brown box beneath kitchen window Electricity Meter - in cupboard inside entrance hallway opposite kitchen Solar Panel Meter - In cupboard inside entrance hallway opposite kitchen Gas = 01317.342 Electricity = 02716 Solar Panel = 00351.42

General Utility Photos



Provided by	Inspector
Captured (External device)	02/03/2021
Added	03/03/2021



Provided by	Inspector
Captured (External device)	02/03/2021
Added	03/03/2021



Provided by	Inspector
Captured (External device)	02/03/2021
Added	03/03/2021



Provided by	Inspector
Captured (External device)	02/03/2021
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Provided by	Inspector
Captured (External device)	02/03/2021
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Provided by	Inspector
Captured (External device)	02/03/2021
Added	03/03/2021

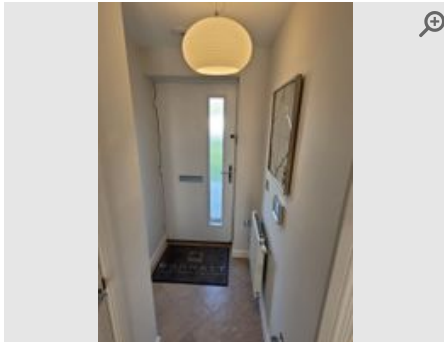


Room Details

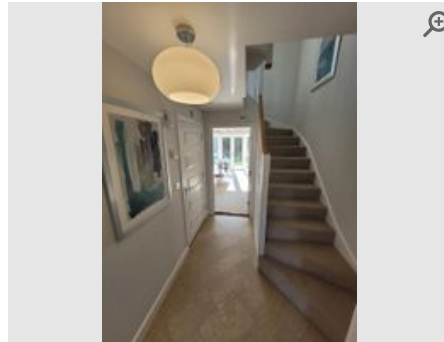
The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the **'Room Image Library'** section towards the end of this report.

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1		● Good	● Good	📷 2 photos
Front Door 1.2	-Front door outer - chrome lettering, chrome letterbox, chrome pull door handle, chrome spyhole and chrome/rubber door stop -Painted grey/blue with vertical panels -Features obscured glass panel 90% vertical length of door. -Blue/grey UPVC and wood canopy overhang -Hard wired white plastic doorbell to right of door -Treated wood panel to left of door, featuring outdoor energy saving light (working) -Chrome door lip at base of door -Dark red base plate at door threshold -Patterned doormat (condition used) -Paving slabs leading to front door, with meter cover and overgrown shrubs either side -Front door (inner) complete with chrome pull door handle, chrome letterbox yale chrome twist lock and chain lock -Painted white gloss featuring vertical wood panels	● Good	● Good	📷 1 photo
Door Frame & Skirting 1.3	-Brilliant white gloss painted door frame and wood skirting -Downstairs cupboard (outer) matching paint and chrome handle	● Good	● Good	📷 2 photos
Ceiling 1.4	-Plastered and painted in white gloss throughout hallway.	● Good	● Good	📷 1 photo
Light Fittings 1.5	-1 pendant style light fitting. Chrome base plate, with white paper style shade fitted	● Good	● Good	📷 1 photo
Smoke Alarm 1.6	-Ceiling mounted, hard wired white plastic smoke alarm, working condition	● Good	● Good	📷 1 photo
Walls 1.7	-Plastered and painted white gloss. -Chrome framed mirror with ornate decoration features on entrance wall to left -Chrome security alarm fitted to left of wall (working condition)	● Good	● Good	📷 N/A
Radiator 1.8	-1x White columned with thermostat in working condition	● Good	● Good	📷 1 photo
Sockets & Switches 1.9	-Chrome stopper plate -Chrome panel house alarm -2x Chrome double plug socket	● Good	● Good	📷 1 photo
Floor 1.10	-Laminate style tile effect. Mottled brown-beige in colour.	● Good	● Good	📷 1 photo
Bannister/Hand Rail 1.11	-Wooden balustrades painted white -Wooden hand rail natural wood colour -Appears securely fixed	● Good	● Good	📷 1 photo

General Overview

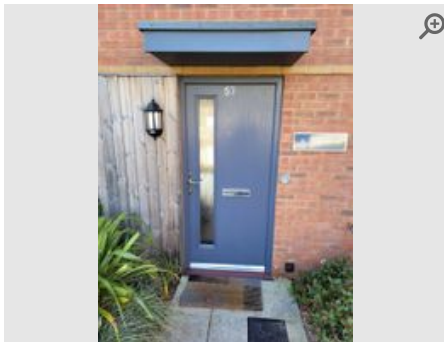


Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	01/03/2021
Reference	1.1.1



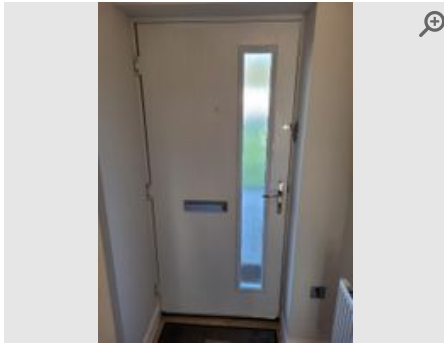
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Captured (Certified by inspector)	02/03/2021
Added	01/03/2021
Reference	1.1.2

Front Door

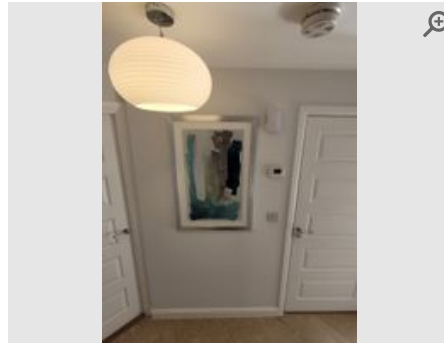


Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	01/03/2021
Reference	1.2.1

Door Frame & Skirting



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	1.3.1



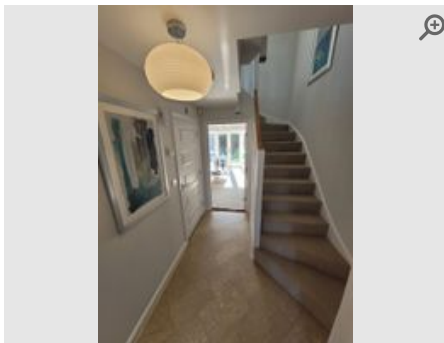
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Added	02/03/2021
Reference	1.3.2

Ceiling



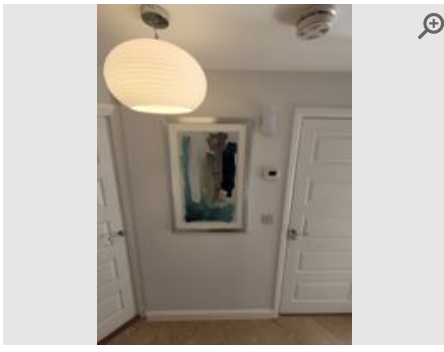
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Added	02/03/2021
Reference	1.4.1

Light Fittings



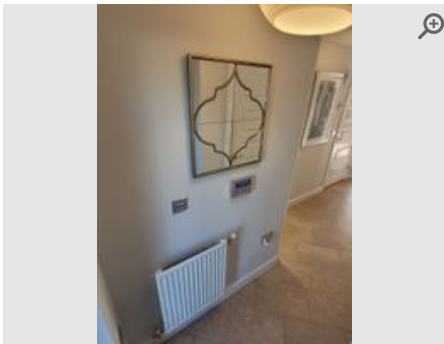
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Added	03/03/2021
Reference	1.5.1

Smoke Alarm



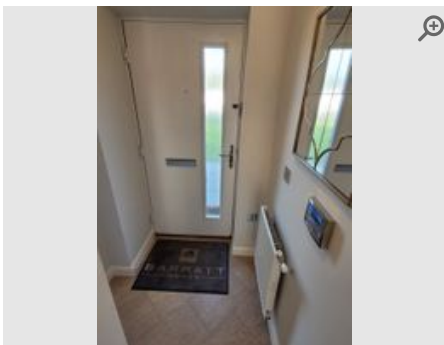
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Added	02/03/2021
Reference	1.6.1

Radiator



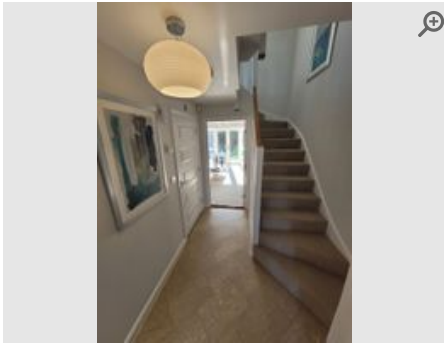
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Reference	1.8.1

Sockets & Switches



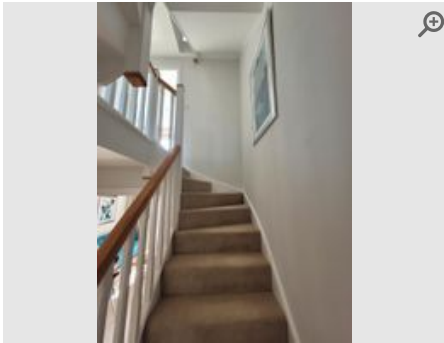
Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	1.9.1

Floor



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	1.10.1

Bannister/Hand Rail



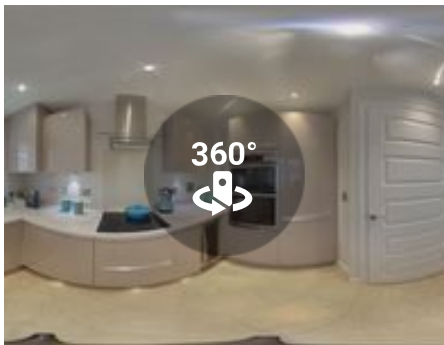
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	1.11.1

2 Kitchen

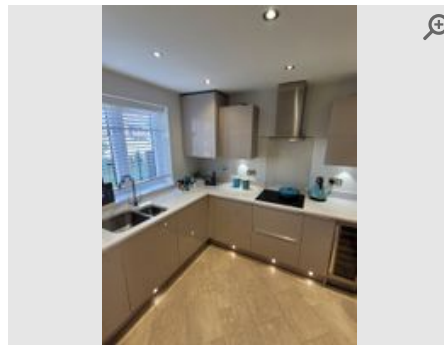
Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	-Assorted items on sideboards -1x 4 slice chrome and icy blue plastic toaster -1x matching kettle -5x matching assorted jars -2x matchings mugs and one stainless steel teaspoon -1x black glass ornament on window sill -Assortment of condiments near sink on white plastic chopping board -1x blue ceramic jug -1x cookbook	● Good	● Good	 6 photos  360° photo
Door (Internal) 2.2	-White gloss painted horizontal panel wooden kitchen door featuring chrome handle and base plate -5 small scuffs/scratches present to outer kitchen door. 2 to centre of door, 3 to left of door -Inner kitchen door matching to outer -1 large deep scratch on inner kitchen door	● Good	● Good	 4 photos
Door Frame & Skirting 2.3	-White gloss painted wood frame -Chrome and rubber door stop present	● Good	● Good	 1 photo
Ceiling 2.4	-Matching white gloss ceiling to that of hallway	● Good	● Good	 1 photo
Light Fittings 2.5	-8x chrome spotlights with bulbs fitted and working	● Good	● Good	 N/A
Walls 2.6	-White gloss wall decor matching as hallway	● Good	● Good	 2 photos
Windows and Sills 2.7	-1x UPVC double glazed window painted white, featuring white gloss painted wooden sills -UPVC frame features 1x chrome window handle (key not present) -1x single white wooden Venetian blind, featuring safety device. Opens, closes and raises without fault	● Good	● Good	 2 photos
Radiator 2.8	-1x white columned radiator with thermostat	● Good	● Good	 1 photo
Sockets & Switches 2.9	-3x chrome double sockets -1x chrome single socket -1x chrome triple light switch - 2x chrome isolator switch -1x chrome isolator appliance panel -1x white plastic thermostat	● Good	● Good	 5 photos
Floor 2.10	-Brown/Beige mottled laminate tile effect (matching hallway)	● Good	● Good	 N/A
Kitchen Cupboards/Units 2.11	-3x gloss laminate cupboard wall units (1 wooden white painted shelf) -1x gloss laminate horizontal opening cupboard wall unit above oven (1 wooden white painted shelf) -1x chrome and glass fronted wine rack, featuring 5x wooden treated shelves -3x gloss laminate cupboard base units (all feature 1 wooden white painted shelf) - 1x gloss laminate base unit below oven (1 wooden white painted shelf) -Large gloss laminate cupboard door (fitted fridge/freezer) -2x gloss laminate cupboard doors either side of sink (integrated dishwasher and washing machine)	● Good	● Good	 3 photos
Kitchen Drawers 2.12	-2x gloss laminate draws below hob, top draw featuring grey plastic cutlery tray. - Both draws feature brushed chrome handles	● Good	● Good	 N/A
Kitchen Worksurfaces 2.13	-Laminate grey effect work surface	● Good	● Good	 N/A
Kitchen Sink 2.14	-Built in draining board to laminate granite effect work surface -Stainless steel double bowl sink with chrome lever taps and chrome plug	● Good	● Good	 1 photo
Hob 2.15	-Beko Electric plate 4x rings. Dials, knobs and rings intact and free of marks or grease	● Good	● Good	 1 photo
Oven 2.16	-AEG Double Oven, featuring oven and grill. -3x Chrome cooking racks -Dials/knobs intact, free of grease	● Good	● Good	 2 photos

Item	Description	Condition	Cleanliness	Photos
Extractor Cooker Hood 2.17	-1x Stainless steel chimney Hood with glass canopy surround. Filter clean	● Good	● Good	 2 photos
Fridge 2.18	-Integrated fridge freezer unit. -Fridge features 4x clear plastic and chrome lipped shelves, 2x plastic salad drawers -3x clear plastic shelves in fridge door and 1x clear plastic butter shelf in fridge door -Freezer features 3x clear plastic drawers - Internal light working	● Good	● Good	 1 photo
Washing Machine 2.19	-Integrated AEG Lavamat washing machine. Seal, drum and drawer clean	● Good	● Good	 2 photos
Dishwasher 2.20	-AEG integrated dishwasher, featuring glass rack, plate rack and cutlery holder.	● Good	● Good	 2 photos
Toaster 2.21	-Chrome topped and icy blue coloured plastic 4 slice toaster	● Good	● Good	 1 photo
Boiler 2.22	-Ideal boiler (appears new) -Wall Mounted behind cupboard -Missing manual and gas safety certificate	● Good	● Good	 1 photo

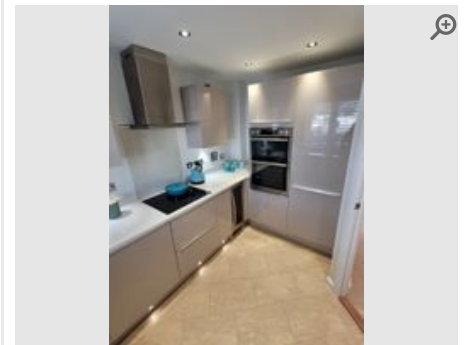
General Overview



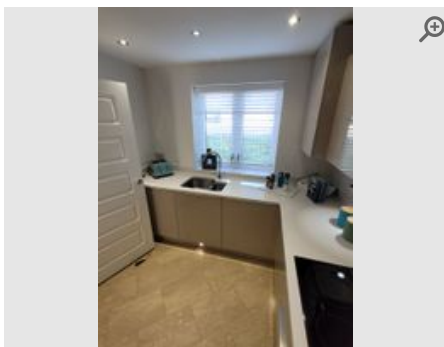
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Added	02/03/2021
Reference	2.1.1



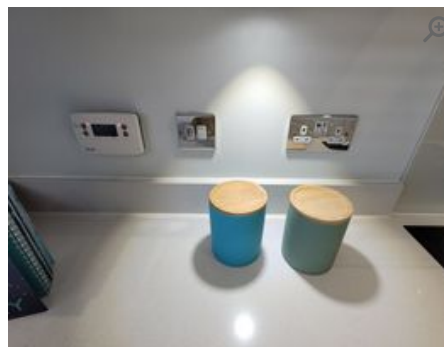
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.1.2



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.1.3



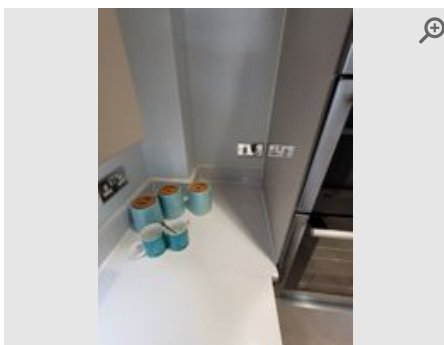
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.1.4



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.1.5



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.1.6



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.1.7

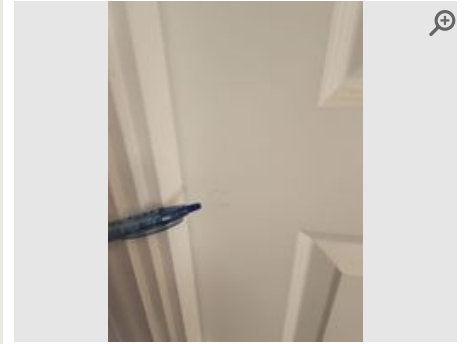
Door (Internal)



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.2.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.2.2

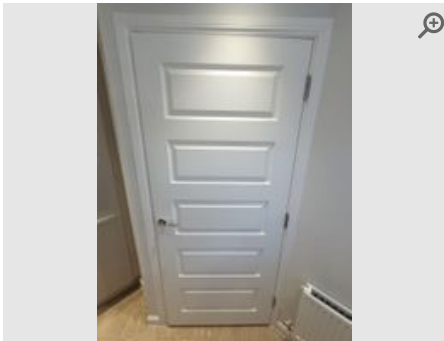


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Added	02/03/2021
Reference	2.2.3



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Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.2.4

Door Frame & Skirting



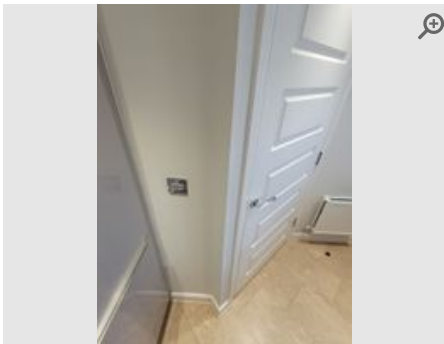
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Added	02/03/2021
Reference	2.3.1

Ceiling

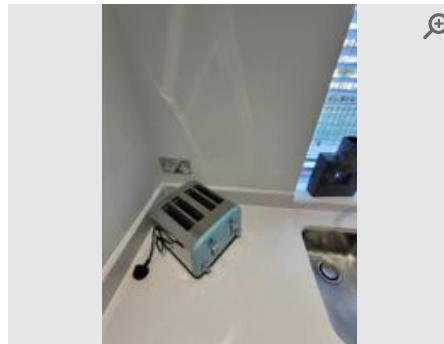


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Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.4.1

Walls

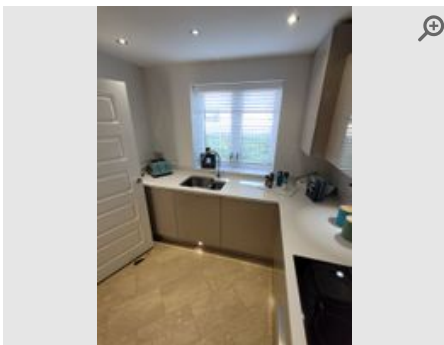


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Added	02/03/2021
Reference	2.6.1

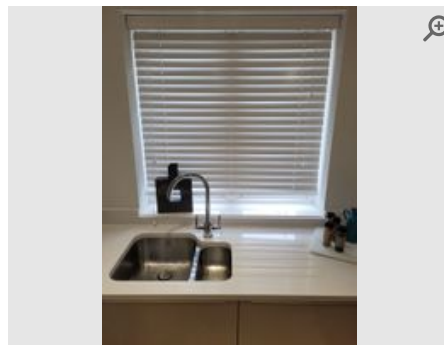


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Added	02/03/2021
Reference	2.6.2

Windows and Sills

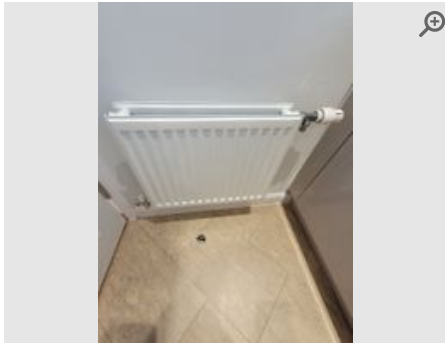


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Added	02/03/2021
Reference	2.7.1



Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	2.7.2

Radiator



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.8.1

Sockets & Switches



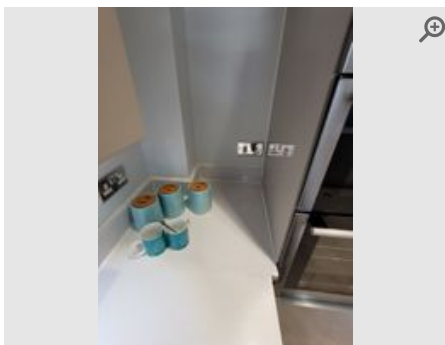
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Added	02/03/2021
Reference	2.9.1



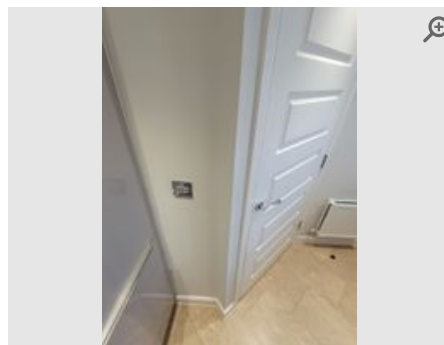
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Added	02/03/2021
Reference	2.9.2



Provided by	Inspector
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Added	02/03/2021
Reference	2.9.3



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.9.4



Provided by	Inspector
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Added	02/03/2021
Reference	2.9.5

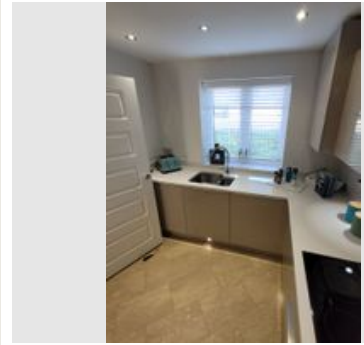
Kitchen Cupboards/Units



Provided by	Inspector
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Added	02/03/2021
Reference	2.11.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.11.2



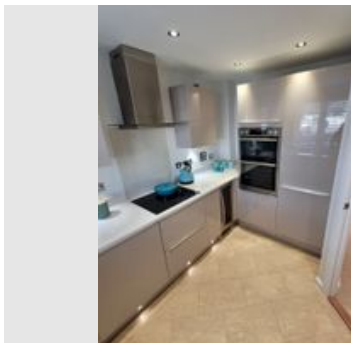
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.11.3

Kitchen Sink



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.14.1

Hob

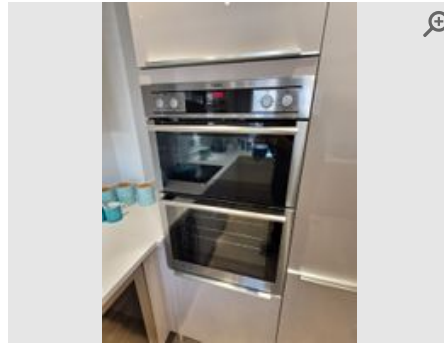


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.15.1

Oven



Provided by	Inspector
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Added	02/03/2021
Reference	2.16.1

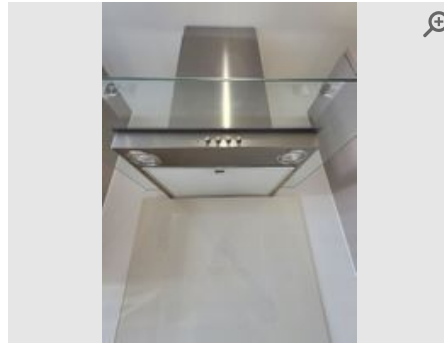


Provided by	Inspector
Captured (External device)	01/03/2021
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Reference	2.16.2

Extractor Cooker Hood

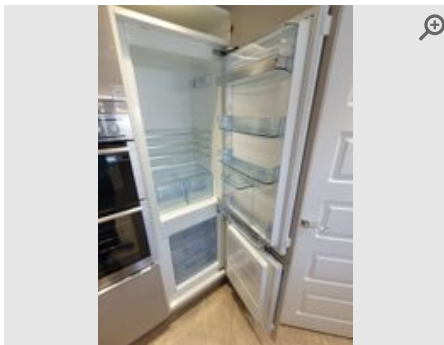


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.17.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.17.2

Fridge



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.18.1

Washing Machine



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.19.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.19.2

Dishwasher

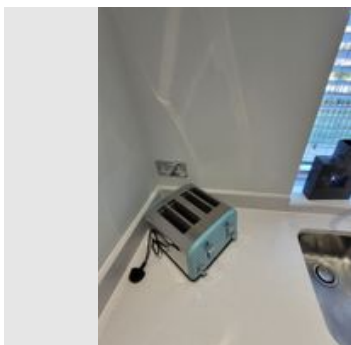


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.20.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.20.2

Toaster



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	2.21.1

Boiler

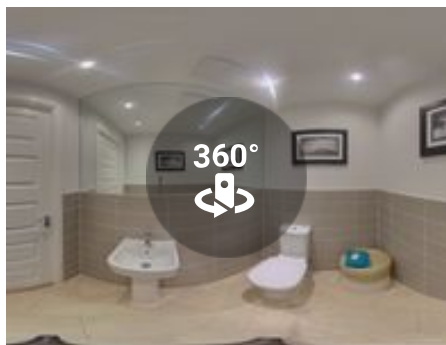


Provided by	Inspector
Captured (External device)	02/03/2021
Added	03/03/2021
Reference	2.22.1

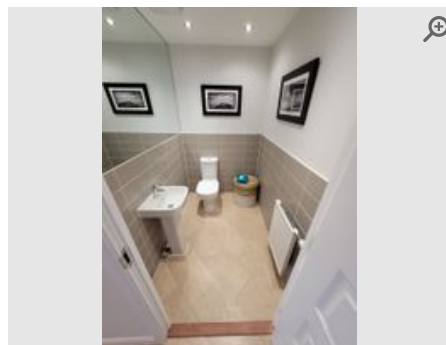
3 Toilet

Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Woodwork, ceiling and flooring matching kitchen and hallway	● Good	● Good	 3 photos  360° photo
Door (Internal) 3.2	-1x small scratch on inner door to left of chrome handle and chrome lock -1x small yellow/brown discolouring on inner door above chrome handle and chrome lock Otherwise white gloss matching other doors	● Good	● Good	 2 photos
Door Frame & Skirting 3.3	Matching hallway and kitchen doorway and skirting	● Good	● Good	 1 photo
Ceiling 3.4	-Ceiling matching that of hallway and kitchen	● Good	● Good	 1 photo
Light Fittings 3.5	-4x Chrome spotlights with bulbs fitted and working	● Good	● Good	 1 photo
Walls 3.6	-Walls plastered and painted white gloss -Grey tiles throughout toilet halfway up each wall -Large fitted mirror present on left of toilet upon entry covering entire left-hand wall	● Good	● Good	 2 photos
Radiator 3.7	-1x white columned radiator with thermostat	● Good	● Good	 1 photo
Floor 3.8	-Mottled brown/beige laminate tile effect -Red/brown wood defect threshold	● Good	● Good	 1 photo
Sink/Basin 3.9	-Wall mounted porcelain basin with chrome lever taps and chrome push plug	● Good	● Good	 1 photo
Toilet 3.10	-Porcelain toilet with plastic/acrylic seat and lid. Chrome flush button working.	● Good	● Good	 1 photo
Toilet Fixings 3.11	-1x 2-tone wicker wash basket -1x blue/turquoise hand towel -2x generic wall-mounted landscape photo mounted on black acrylic frame	● Good	● Good	 1 photo
Extractor Fan 3.12	-White plastic panel extractor fan back left corner above toilet, functioning	● Good	● Good	 N/A

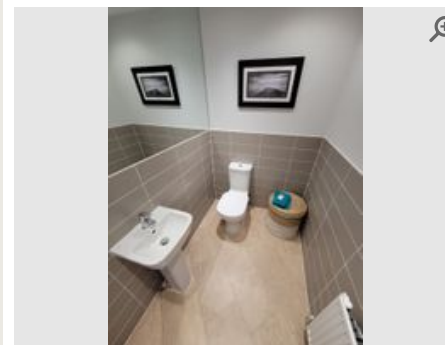
General Overview



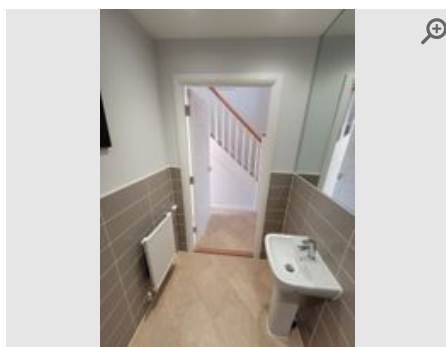
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Added	02/03/2021
Reference	3.1.1



Provided by	Inspector
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Added	02/03/2021
Reference	3.1.2

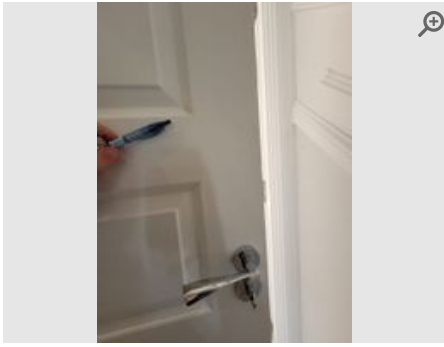


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	3.1.3



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	3.1.4

Door (Internal)



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	3.2.1



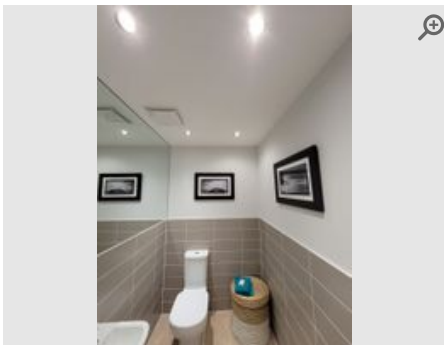
Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	3.2.2

Door Frame & Skirting



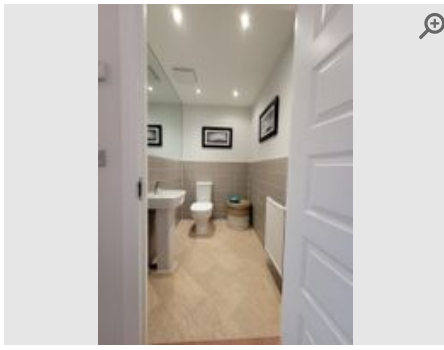
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Added	02/03/2021
Reference	3.3.1

Ceiling



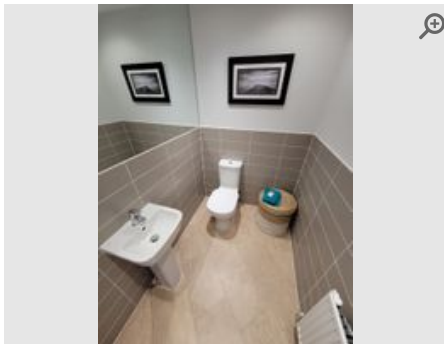
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Added	02/03/2021
Reference	3.4.1

Light Fittings

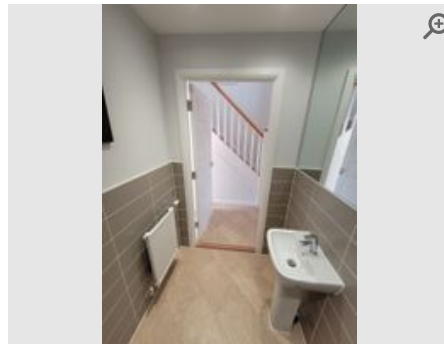


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	3.5.1

Walls

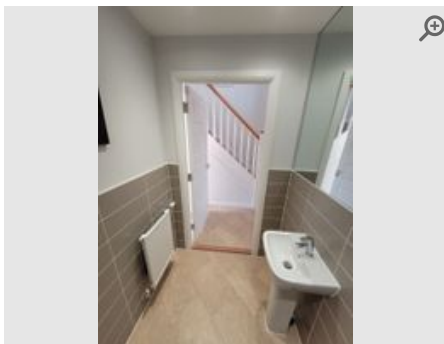


Provided by	Inspector
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Added	02/03/2021
Reference	3.6.1



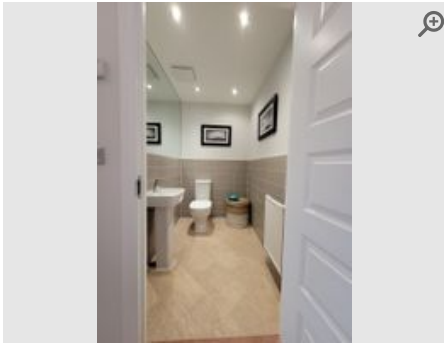
Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	3.6.2

Radiator



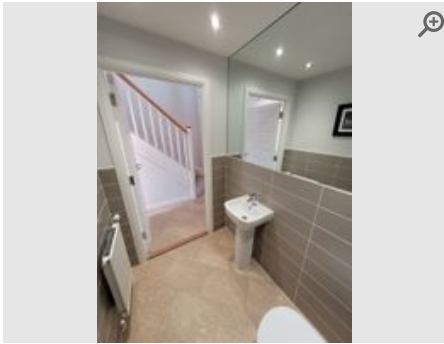
Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	3.7.1

Floor



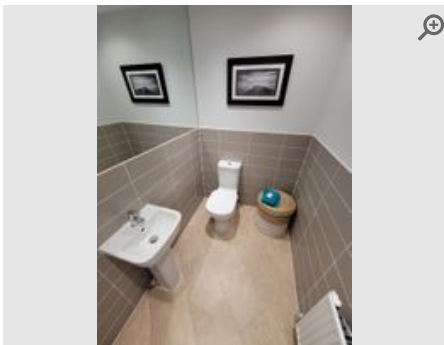
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	3.8.1

Sink/Basin



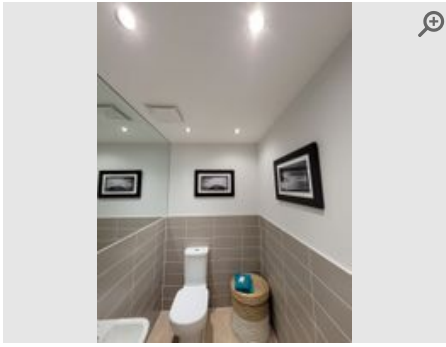
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	3.9.1

Toilet



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	3.10.1

Toilet Fixings

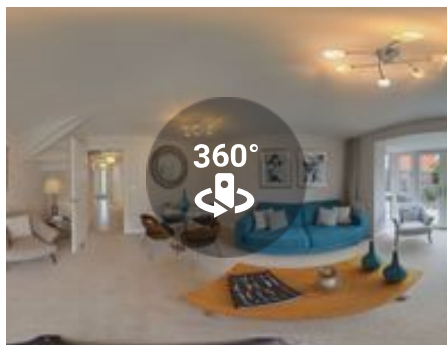


Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	3.11.1

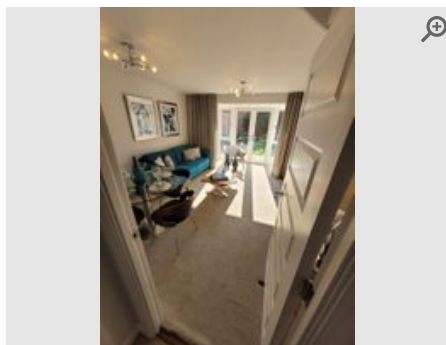
4 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	General items within the room: -1x framed picture on the wallpapered wall -2x framed pictures on opposite wall -Circular wood effect wall mounted mirror on wall opposite rear doors and bay window area	● Good	● Good	📷 5 photos 📷 360° photo
Door (Internal) 4.2	-Matching door to previous rooms -Door stopper is black rubber	● Good	● Good	📷 1 photo
Door Frame & Skirting 4.3	-Door frame and skirting matching previous rooms and areas	● Good	● Good	📷 1 photo
Ceiling 4.4	-Ceiling matching previous areas and rooms	● Good	● Good	📷 N/A
Light Fittings 4.5	-2x Chrome base plate light fittings, complete with 6x chrome light arms each, each chrome arm has a bulb and clear glass ornament. All bulbs present and working	● Good	● Good	📷 1 photo
Walls 4.6	-3 walls plastered and painted gloss white -1 wall is wallpapered, 'shattered crystal pattern' in cream and beige to the right of the lounge door on entry	● Good	● Good	📷 2 photos
Windows and Sills 4.7	-Large bay windows with 2x rear doors and 2x openable clear glass windows with chrome pull handles. White UPVC Double glazed -Large pull curtains with safety device, white plastic curtain runner -Curtains are full length and beige in colour working condition Window keys not present, back door key x1 present	● Good	● Good	📷 2 photos
Radiator 4.8	2x white columned radiators with thermostats. One located behind the lounge door. 2nd located behind the left hand curtain near the bay window	● Good	● Good	📷 1 photo
Sockets & Switches 4.9	1x chrome double light switch 3x chrome double plug sockets 1x chrome double plug socket with aerial socket and phone line socket	● Good	● Good	📷 1 photo
Floor 4.10	-beige/grey fitted carpet -Minor crease on entrance to lounge near door, carpet may be rucking (notify LL)	● Good	● Good	📷 1 photo
Sofa 4.11	-Turquoise/blue 2 seater sofa complete with 4 large cushions of the same colour. Dark wood legs. 2x white smaller pillows and 2x grey cubed smaller pillows	● Good	● Good	📷 1 photo
Chair 4.12	-2x Dark white/cream fabric upholstered chair, with 4 dark wood legs. -Complete with 1 large stripey white pillow and 1 large white dotted pillow	● Good	● Good	📷 N/A
Coffee Table 4.13	-Light wood coffee table, complete with two turquoise ceramic vases, once glass candle holder and candle and one 'Vanity Fair 100 Years' book	● Good	● Good	📷 1 photo
Television 4.14	-Chrome legs, with chrome surround, 40 inch screen Acer TV. Working	● Good	● Good	📷 1 photo
TV Stand 4.15	-Medium Hard wood TV stand, with 2 hinged doors, 4 drawers and chrome handles and legs -TV Stand empty, but has various assorted items on top: -1x white ceramic bowl/vase -1x turquoise ceramic bowl/vase -1x black glass vase -1x book	● Good	● Good	📷 1 photo
Dining Table Chairs 4.16	-4x Medium wood and leather upholstered 'body-hugging' style dining chairs, each with 4x chrome legs	● Good	● Good	📷 1 photo
Dining Table 4.17	-Circular clear glass Dining table with Chrome stand and table base (no chips, scratches)	● Good	● Good	📷 N/A

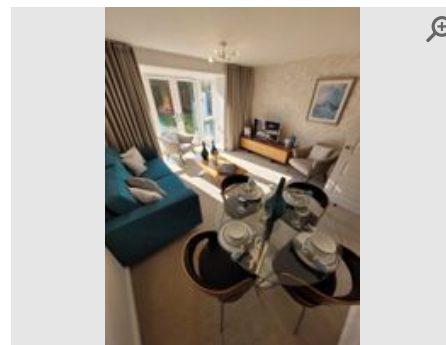
General Overview



Provided by	Inspector
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Added	02/03/2021
Reference	4.1.1



Provided by	Inspector
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Added	02/03/2021
Reference	4.1.2



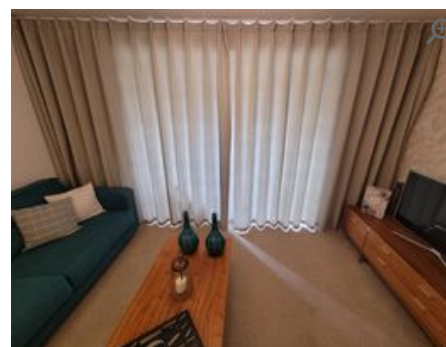
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Added	02/03/2021
Reference	4.1.3



Provided by	Inspector
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Added	02/03/2021
Reference	4.1.4

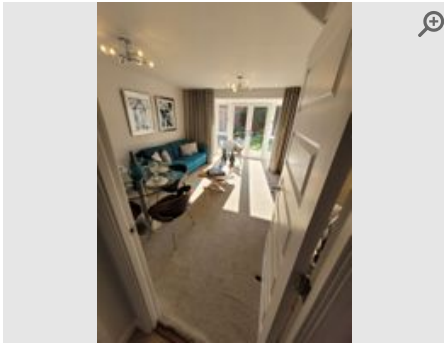


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Added	02/03/2021
Reference	4.1.5



Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	4.1.6

Door (Internal)



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.2.1

Door Frame & Skirting



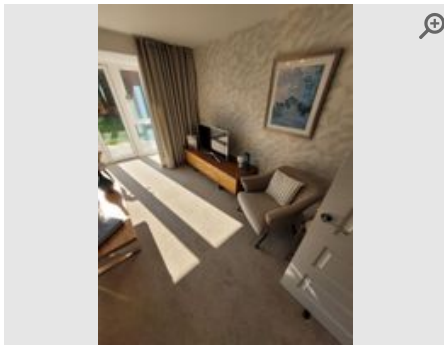
Provided by	Inspector
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Added	02/03/2021
Reference	4.3.1

Light Fittings



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.5.1

Walls



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.6.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.6.2

Windows and Sills

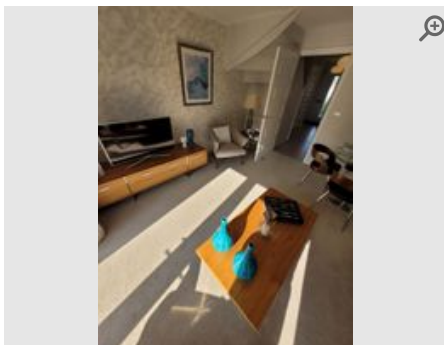


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Added	02/03/2021
Reference	4.7.1



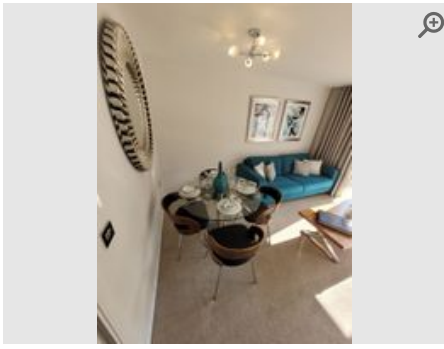
Provided by	Inspector
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Added	02/03/2021
Reference	4.7.2

Radiator



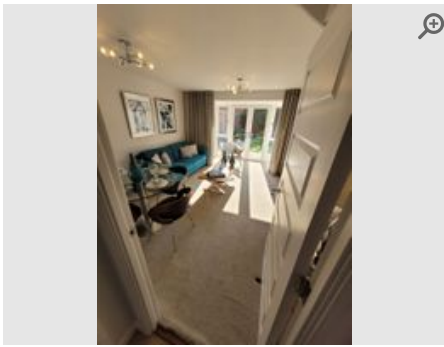
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.8.1

Sockets & Switches



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.9.1

Floor



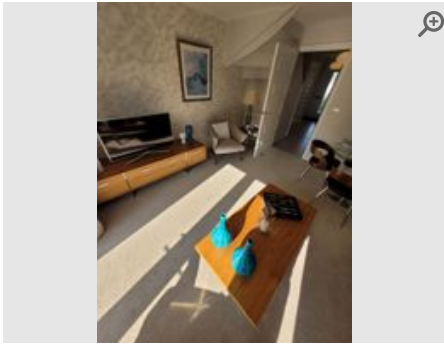
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.10.1

Sofa



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.11.1

Coffee Table



Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	4.13.1

Television



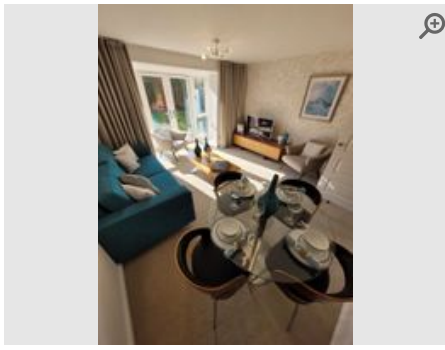
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.14.1

TV Stand



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	4.15.1

Dining Table Chairs

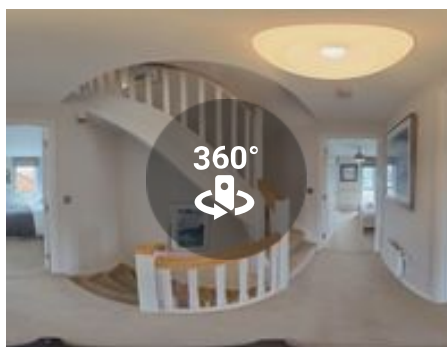


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Captured (External device)	01/03/2021
Added	03/03/2021
Reference	4.16.1

5 Stairway/Landing

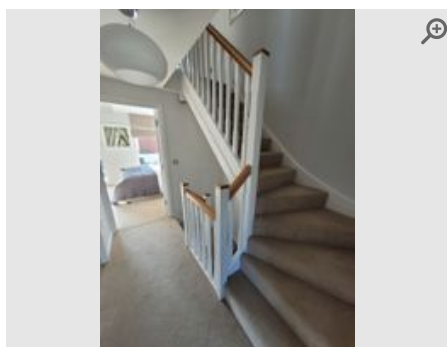
Item	Description	Condition	Cleanliness	Photos
General Overview 5.1		● Good	● Good	 360° photo
Bannister/Hand Rail 5.2	-White gloss painted wooden balustrades -Natural wood treated handrails -Appears securely fixed	● Good	● Good	 1 photo
Floor 5.3	-Carpet matching living room	● Good	● Good	 2 photos
Walls 5.4	-Walls matching downstairs -Framed wall mounted art print features in main wall on 1st floor landing	● Good	● Good	 1 photo
Ceiling 5.5	-Ceiling matching downstairs	● Good	● Good	 1 photo
Smoke Alarm 5.6	-Ceiling mounted, hard wired white plastic smoke alarm. Working	● Good	● Good	 N/A
Light Fittings 5.7	-1x matching light fitting (as in entrance hallway)	● Good	● Good	 1 photo
Sockets & Switches 5.8	1x double chrome plug socket 1x chrome double light switch (top of first stairs) 1x chrome double light switch (bottom of second stairs)	● Good	● Good	 1 photo
Skirting Board 5.9	-Matching downstairs skirting board	● Good	● Good	 1 photo
Radiator 5.10	-1x white columned radiator with thermostat	● Good	● Good	 N/A

General Overview



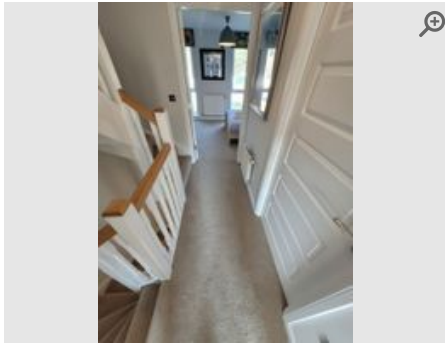
Provided by	Inspector
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Added	02/03/2021
Reference	5.1.1

Bannister/Hand Rail

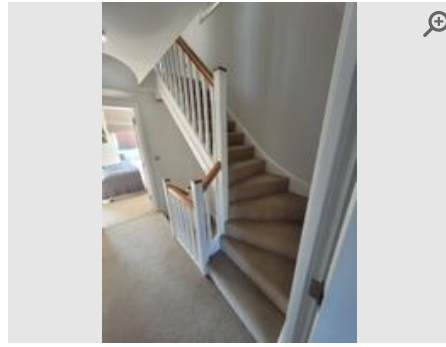


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	5.2.1

Floor

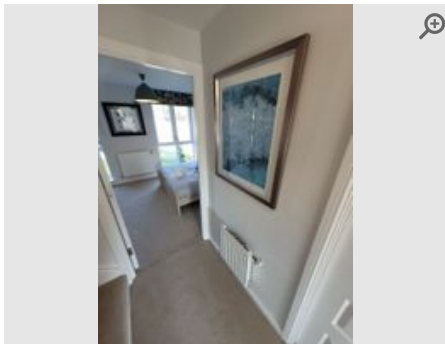


Provided by	Inspector
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Added	02/03/2021
Reference	5.3.1



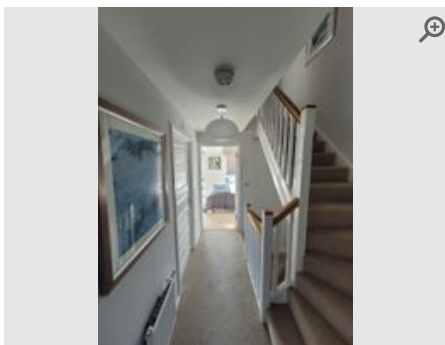
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	5.3.2

Walls



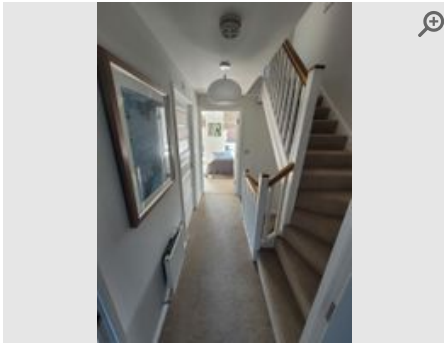
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	5.4.1

Ceiling



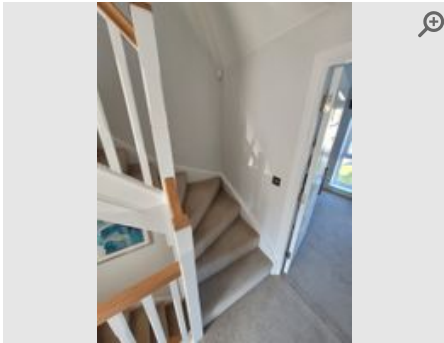
Provided by	Inspector
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Added	02/03/2021
Reference	5.5.1

Light Fittings



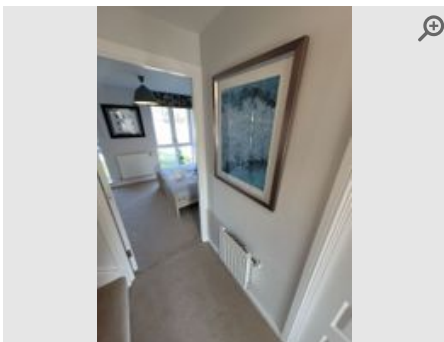
Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	5.7.1

Sockets & Switches



Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	5.8.1

Skirting Board



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	5.9.1

6 Bedroom

Item	Description	Condition	Cleanliness	Photos
General Overview 6.1		● Good	● Good	📷 4 photos
Door (Internal) 6.2	-One small discolouration mark above door handle (interior)	● Good	● Good	📷 3 photos
Door Frame & Skirting 6.3	-Small paint chip to top right of frame. wood visible.	● Good	● Good	📷 1 photo
Ceiling 6.4	-Matching downstairs ceilings	● Good	● Good	📷 1 photo
Light Fittings 6.5	-Chrome base plate (pendant light fitting) with faux glass chandelier style dropdown, surrounded by a white fabric shade.	● Good	● Good	📷 2 photos
Walls 6.6	-1x wall painted dark blue / dark green -1x wall with glass floor to ceiling wardrobe framed in beige (near ceiling) -2x other walls matching other room in white gloss	● Good	● Good	📷 2 photos
Windows and Sills 6.7	-2x 3/4 length windows. Both windows feature chrome pull handles (keys not present) -Both windows feature beige floral patterned vertical curtains with metal rollers including safety break chain and safety tie -Both curtains work *HOWEVER LEFT CURTAIN HANGS AT AN ANGLE	● Good	● Good	📷 4 photos
Radiator 6.8	1x white columned radiator with thermostats on wall behind bedroom door	● Good	● Good	📷 1 photo
Sockets & Switches 6.9	1x double chrome plug socket 1x chrome double light switch between bedroom and bathroom door	● Good	● Good	📷 2 photos
Floor 6.10	-Matching carpet as with downstairs lounge and stairs -Frayed carpet and large gap between landing and bedroom carpets at point of bedroom threshold	● Good	● Good	📷 1 photo
Storage Cupboard/Wardrobe 6.11	-Floor to ceiling, wall to wall quad built-in wardrobe featuring off-white frame -4x sliding doors with floor to ceiling mirrors, no marks, scratches or scuffs -carpeted inside wardrobe (matching bedroom) -4x Wooden shelving units with 4x chrome hanging rail -Aluminium sliding rails, working no marks	● Good	● Good	📷 5 photos
Bed 6.12	-Bed has grey horizontal fabric upholstered head board and comes with mattress, sheet, white double duvet and cover, dark grey squared throw/cover, 4 white pillows with cases, and 2x blue pillows and 2x stripey pillows	● Good	● Good	📷 2 photos
Dressing Table 6.13	-2 draw white laminated wooden table, complete with dark wood legs. -Small leather cylindrical seat beneath -Large round mirror with diamond shape mirrored glass as a border -Handful of smaller objects on the dressing table - 2 metal jugs, 1 smaller metal ornament and a small trinket box	● Good	● Good	📷 1 photo
Drawers 6.14	-gloss laminate 3 drawer chest, with dark wooden legs -Bedside lampshade on top of drawers. Lampshade made from fabric, light itself made of faux chrome (plastic), Bulb working	● Good	● Good	📷 1 photo
Picture 6.15	White plastic framed picture (wall-Mounted)	● Good	● Good	📷 1 photo
Ornaments 6.16	-2x identical white/beige wood on natural wood mounted modern art ornaments on sills of each window	● Good	● Good	📷 2 photos

General Overview



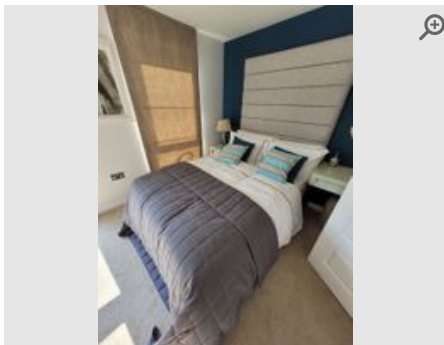
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.1.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.1.2

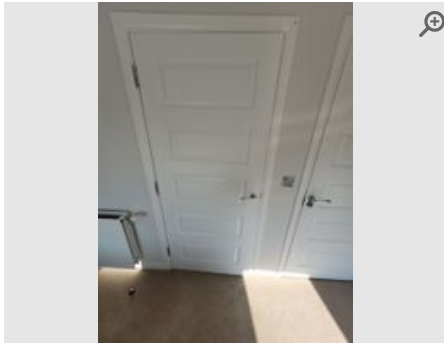


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.1.3

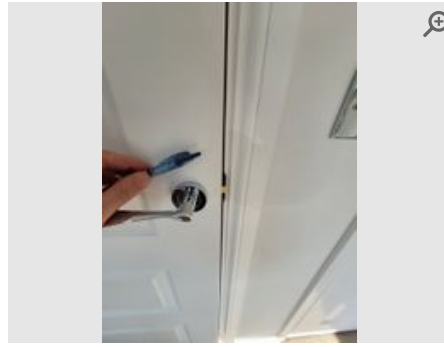


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.1.4

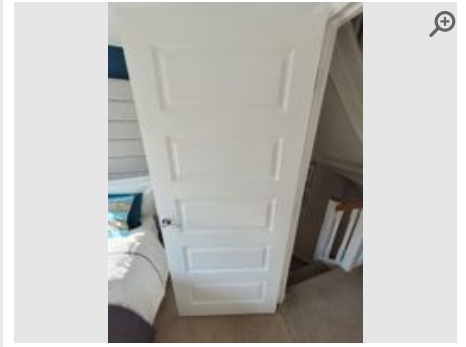
Door (Internal)



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.2.1

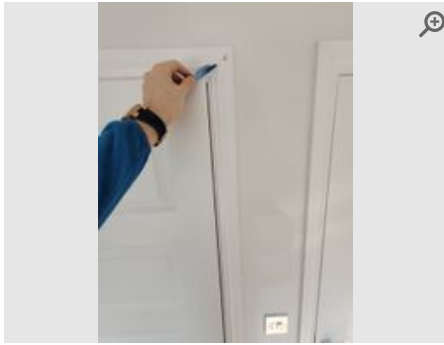


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.2.2



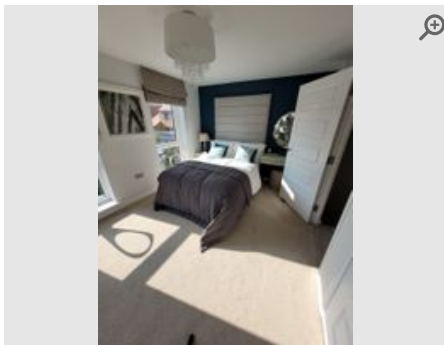
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.2.3

Door Frame & Skirting



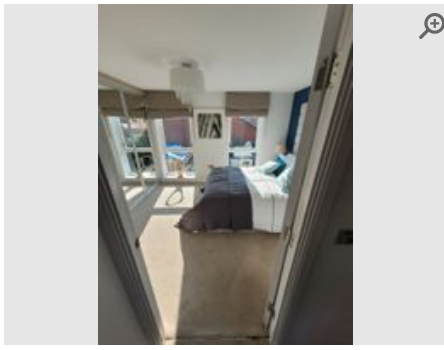
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.3.1

Ceiling

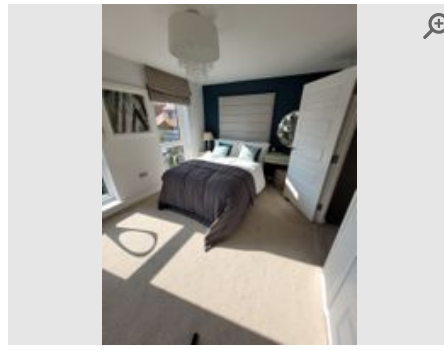


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.4.1

Light Fittings

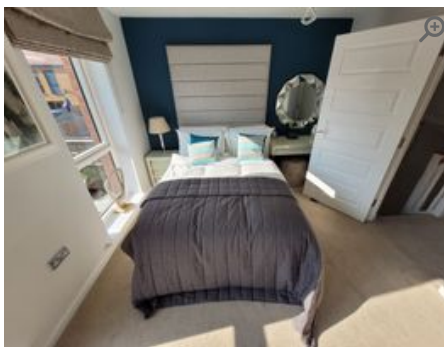


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.5.1

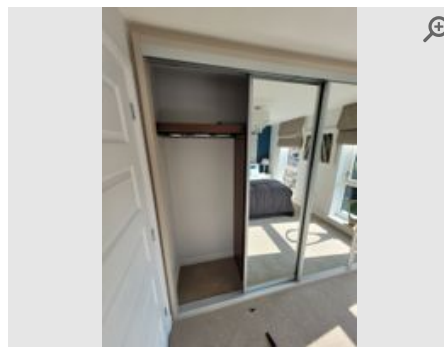


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.5.2

Walls

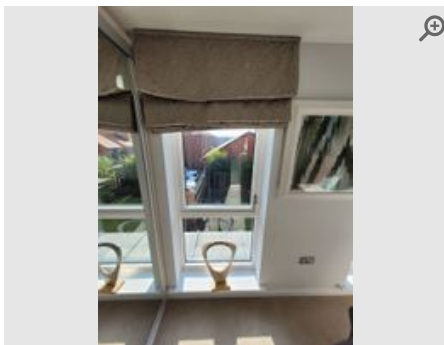


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.6.1

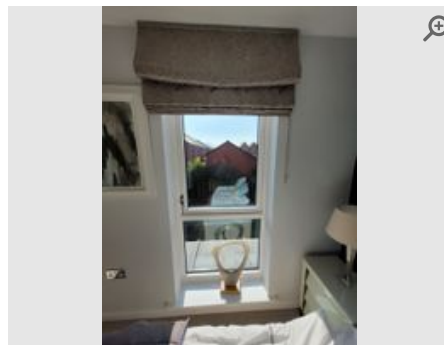


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.6.2

Windows and Sills



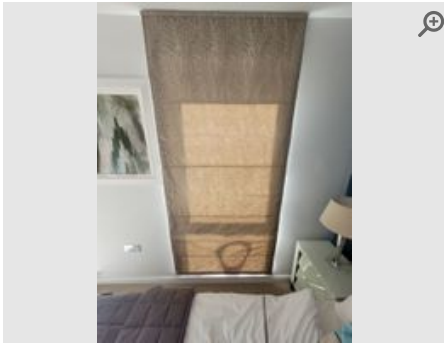
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.7.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.7.2



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.7.3



Provided by **Inspector**

Captured (External device) **01/03/2021**

Added **02/03/2021**

Reference **6.7.4**

Radiator



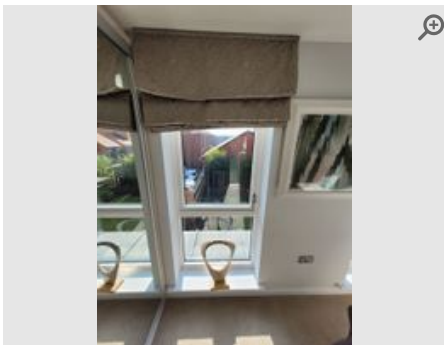
Provided by **Inspector**

Captured (External device) **01/03/2021**

Added **02/03/2021**

Reference **6.8.1**

Sockets & Switches

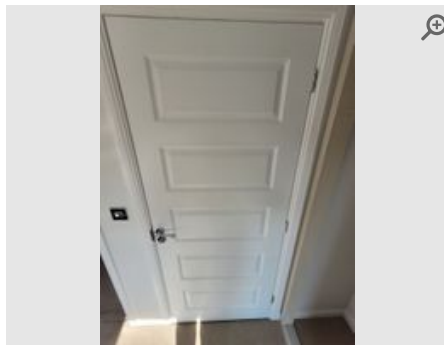


Provided by **Inspector**

Captured (External device) **01/03/2021**

Added **02/03/2021**

Reference **6.9.1**



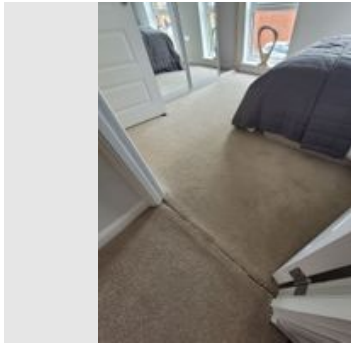
Provided by **Inspector**

Captured (External device) **01/03/2021**

Added **02/03/2021**

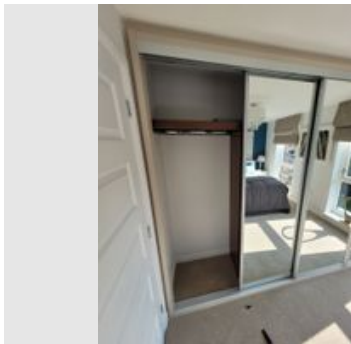
Reference **6.9.2**

Floor

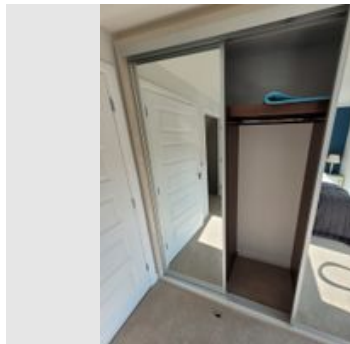


Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	6.10.1

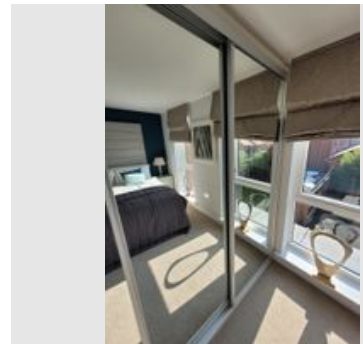
Storage Cupboard/Wardrobe



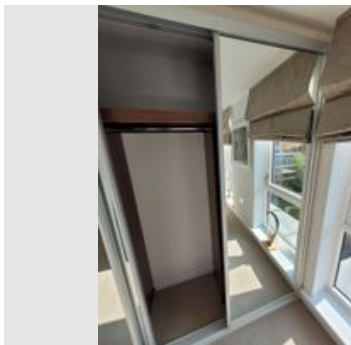
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.11.1



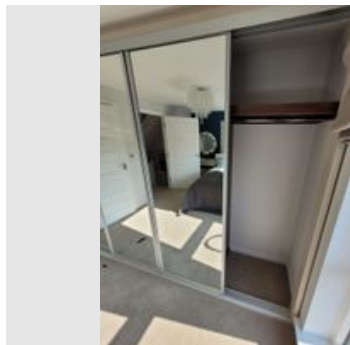
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.11.2



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.11.3

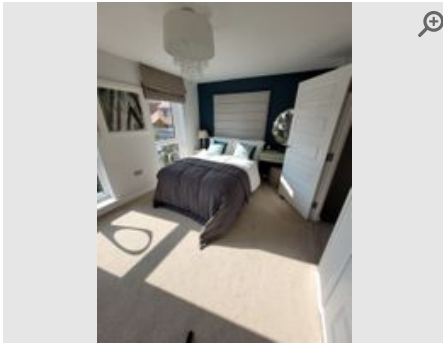


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.11.4



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.11.5

Bed



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.12.1



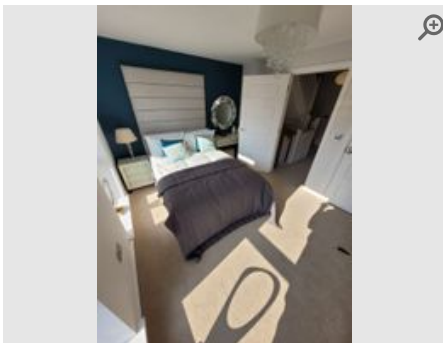
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.12.2

Dressing Table



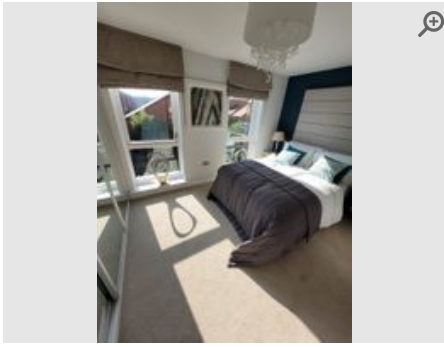
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.13.1

Drawers



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.14.1

Picture

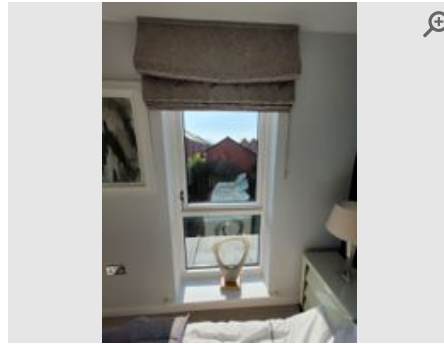


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.15.1

Ornaments



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.16.1

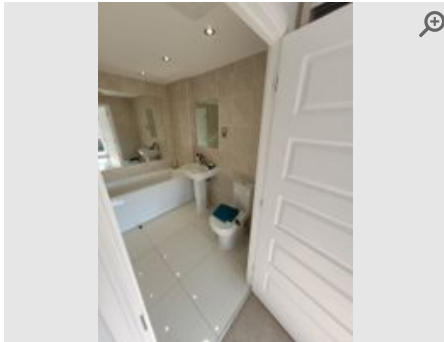


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	6.16.2

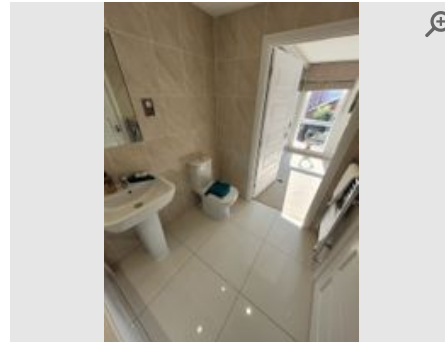
7 Bathroom

Item	Description	Condition	Cleanliness	Photos
General Overview 7.1		● Good	● Good	📷 3 photos
Door (Internal) 7.2	-2x Doors, one from landing, other from Bedroom -Matching other internal doors -1 small scuff mark on door (minor) above chrome handle -Door stopper is chrome and black rubber	● Good	● Good	📷 3 photos
Door Frame & Skirting 7.3	Matching downstairs	● Good	● Good	📷 N/A
Ceiling 7.4	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust. White -Matching downstairs ceiling	● Good	● Good	📷 1 photo
Light Fittings 7.5	-6x chrome spotlights with bulbs working	● Good	● Good	📷 N/A
Extractor Fan 7.6	-White plastic panel extractor fan. Working	● Good	● Good	📷 N/A
Walls 7.7	-All walls tiled with beige/brown tiles from floor to ceiling	● Good	● Good	📷 2 photos
Radiator 7.8	-Chrome ladder style radiator with valves, complete with white cotton hand towel	● Good	● Good	📷 1 photo
Floor 7.9	-Floor large white tiled	● Good	● Good	📷 3 photos
Shower 7.10	-1x Chrome shower head and hose in main bathroom (*TO BE USED FOR HAIR WASHING ONLY), as no shower screen, (fixed shower in en-suite)	● Good	● Good	📷 1 photo
Bath 7.11	-Acrylic/plastic fitted bath with chrome handles, chrome plug and mixer tap	● Good	● Good	📷 1 photo
Sink/Basin 7.12	-Porcelain Sink/basin with chrome taps and chrome plug complete with 2x handwashing soap bottles (full), 1x bar of soap and 1x blue/turquoise flanel	● Good	● Good	📷 1 photo
Toilet 7.13	-Porcelain toilet with plastic/acrylic toiler seat and lid. Chrome flush button -Toilet comes with 1x large blue/turquoise towel	● Good	● Good	📷 1 photo
Mirror 7.14	1x large rectangular mirror above sink area 1x extremely large rectangular mirror covering most of back wall by bath	● Good	● Good	📷 1 photo
Bathroom Fixings 7.15	-1x Chrome and rubber door stop near bath in bathroom. *NOTE - BATHROOM HAS 2 DOORS - 1 onto landing, 1 into Bedroom #1 first floor	● Good	● Good	📷 1 photo

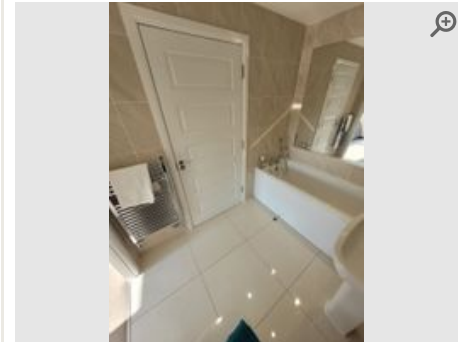
General Overview



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.1.1

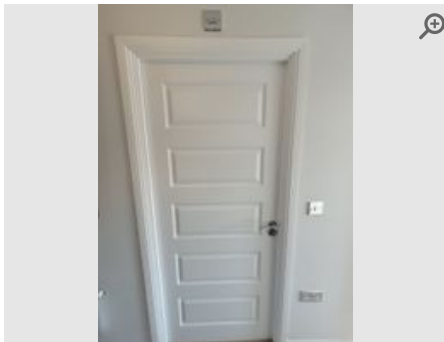


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.1.2

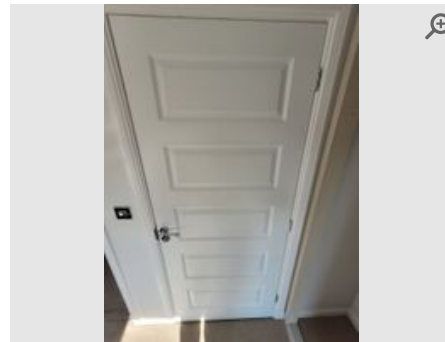


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.1.3

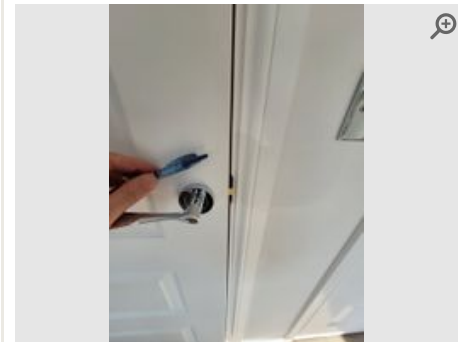
Door (Internal)



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.2.1

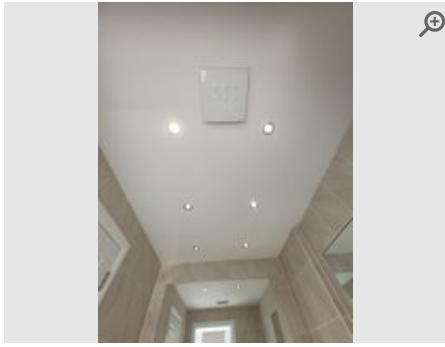


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	7.2.2



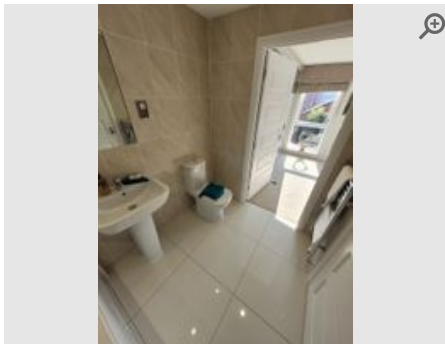
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.2.3

Ceiling

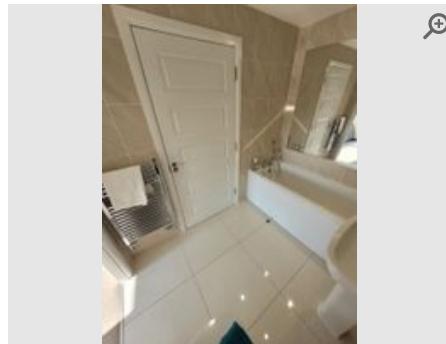


Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	7.4.1

Walls

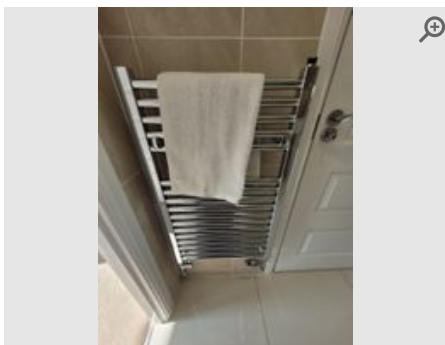


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.7.1



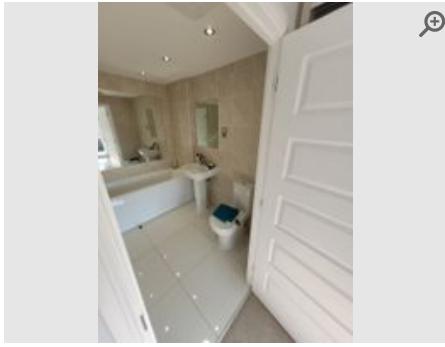
Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	7.7.2

Radiator

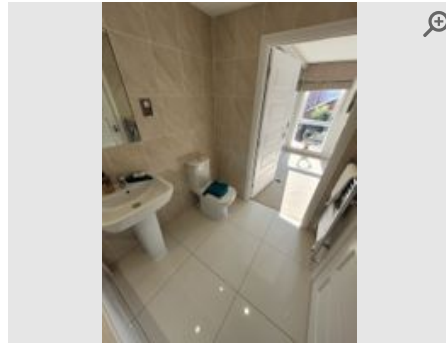


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.8.1

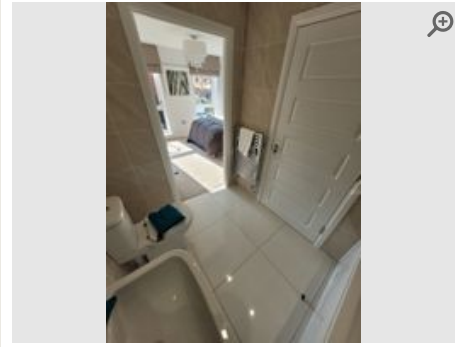
Floor



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.9.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.9.2



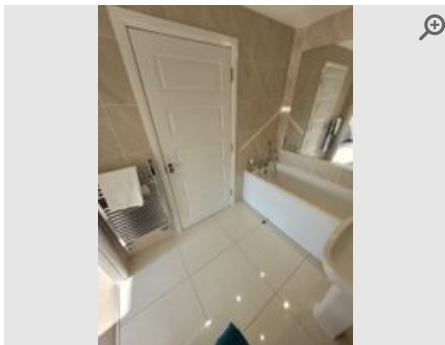
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.9.3

Shower



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.10.1

Bath



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.11.1

Sink/Basin



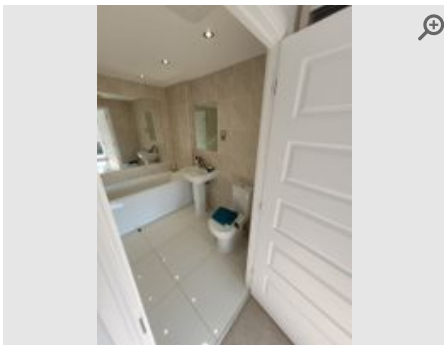
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.12.1

Toilet



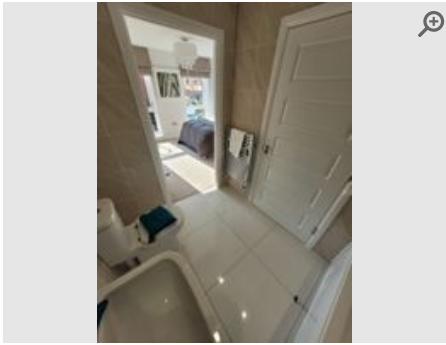
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.13.1

Mirror



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	7.14.1

Bathroom Fixings

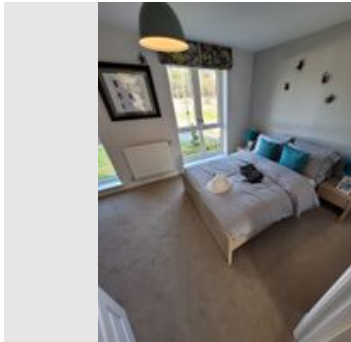


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	7.15.1

8 Bedroom

Item	Description	Condition	Cleanliness	Photos
General Overview 8.1		● Good	● Good	📷 3 photos
Door (Internal) 8.2	-Door matching other rooms -Door stopper is black rubber and separate chrome and rubber fitted door stop	● Good	● Good	📷 2 photos
Door Frame & Skirting 8.3	-Frame and Skirting matching other rooms -1x large paint chip, (down to the wood on the frame) on top left corner of the door	● Good	● Good	📷 1 photo
Ceiling 8.4	-Matching ceiling in other areas and rooms	● Good	● Good	📷 1 photo
Light Fittings 8.5	-Chrome base plate (pendant light fitting) with dark grey metal shade	● Good	● Good	📷 2 photos
Walls 8.6	-3x Walls matching previous areas and rooms -1x wall wallpapered in grey/brown spotted pattern	● Good	● Good	📷 2 photos
Windows and Sills 8.7	-1x double window & 1x single window -Both windows feature white UPVC frames and white gloss painted sills and chrome handles -(Keys not present for either) -Chameleon/lizard style horizontal blinds on both windows (working) -Safety device present	● Good	● Good	📷 4 photos
Radiator 8.8	-Single white columned radiator with thermostat, working condition	● Good	● Good	📷 1 photo
Sockets & Switches 8.9	1x double chrome plug socket (hidden behind the child desk) 1x chrome double light switch (behind back of door frame and coving)	● Good	● Good	📷 1 photo
Floor 8.10	-Carpet matching other areas and rooms downstairs and in hallway -Frayed carpet and large gap between landing and bedroom carpets at point of bedroom threshold	● Good	● Good	📷 1 photo
Storage Cupboard/Wardrobe 8.11	-Floor to ceiling, doubled built-in wardrobe featuring white frame -Double opening doors with almost floor to ceiling mirrors -carpeted inside wardrobe (matching bedroom) -1x Wooden shelving units with 1x chrome hanging rail	● Good	● Good	📷 2 photos
Bed 8.12	-Bed is solid light wood frame. Comes with white double mattress and sheet. duvet and stripey duvet cover. -4x pillows with stripey cases, and 2x blue pillows -Bed also has child's 'explorer' style white hat and dark green camouflage style top	● Good	● Good	📷 2 photos
Bedside Cabinet 8.13	-2x light wood (beech) single drawer bedside cabinets. -Each cabinet has a white plastic framed glass picture freestanding -Each cabinet has a plastic freestanding lamp with a blue/turquoise cylindrical shade	● Good	● Good	📷 1 photo
Picture 8.14	-2x identical wall mounted black acrylic framed pictures denoting various species of beetle with glass casing	● Good	● Good	📷 2 photos
Mirror 8.15	9x square mirrored tiles on bedroom wall opposite bed, above work desk and chair	● Good	● Good	📷 1 photo
Desk 8.16	-Child's light wood desk with 1 draw and 1 hinged cupboard door Number of miscellaneous items on top of hard light wood desk: -Number of children's insect books -5x glass jars with small toys inside -1x childrens magnifying glass -2x green/grey metal containers -1x large plastic toy fly (wall mounted) -1x 'Dreamworks style' blue desk lamp with working bulb	● Good	● Good	📷 1 photo
Stool 8.17	-Blue painted metal frame with medium colour wood stool seat	● Good	● Good	📷 N/A
Ornaments 8.18	Childrens toys (wall mounted) -1x large plastic beetle wall mounted between the 2 windows -5x assortment of plastic insects wall mounted behind the bed	● Good	● Good	📷 2 photos

General Overview



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.1.1

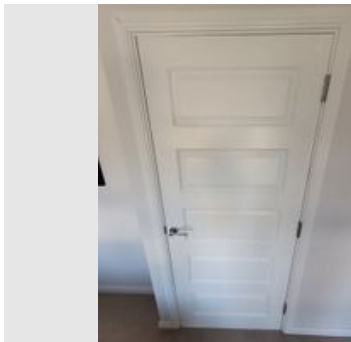


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.1.2

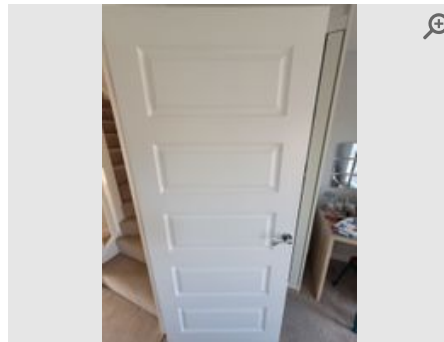


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.1.3

Door (Internal)

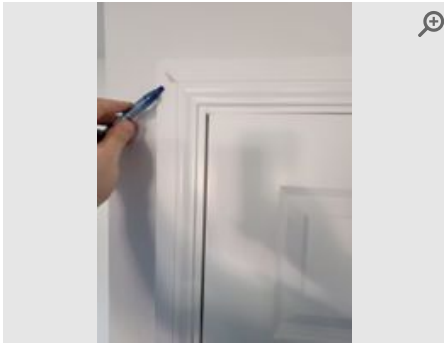


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.2.1



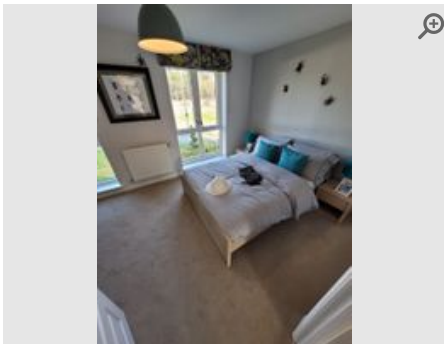
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.2.2

Door Frame & Skirting



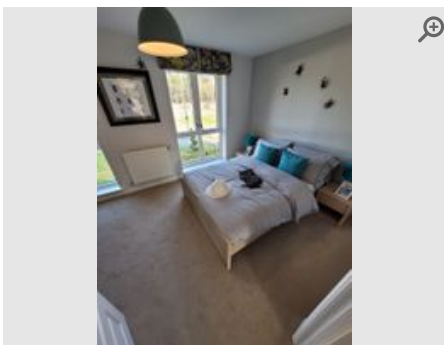
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.3.1

Ceiling



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.4.1

Light Fittings

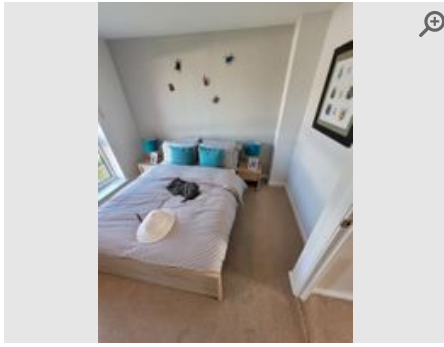


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.5.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.5.2

Walls

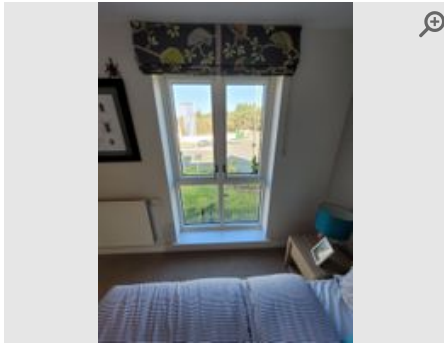


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	8.6.1

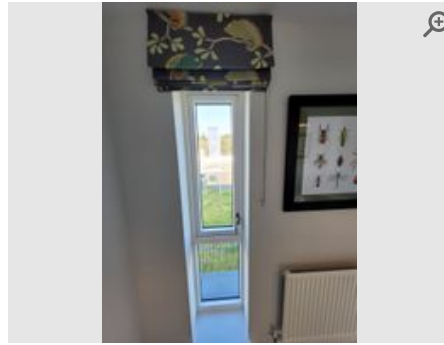


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	8.6.2

Windows and Sills



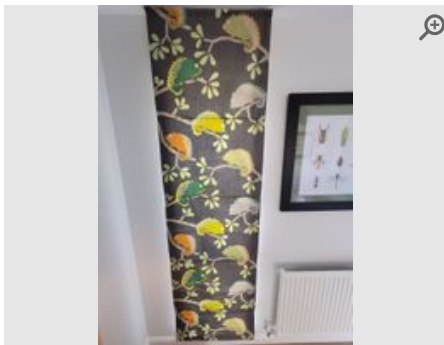
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.7.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.7.2

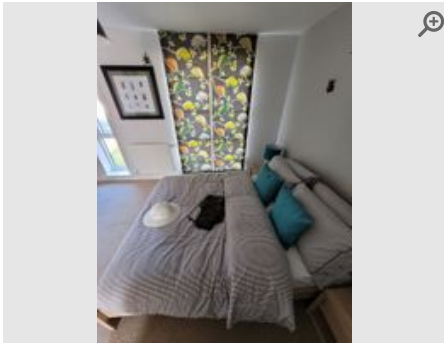


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.7.3



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.7.4

Radiator



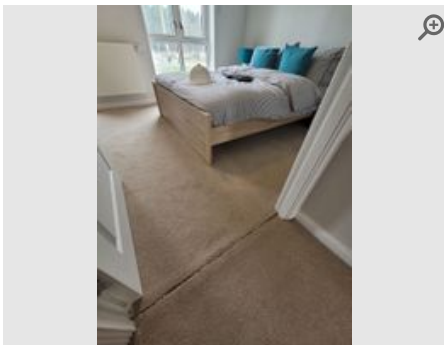
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.8.1

Sockets & Switches



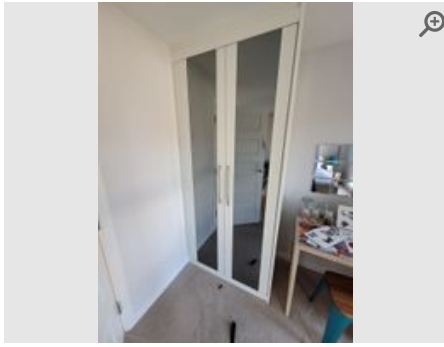
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.9.1

Floor

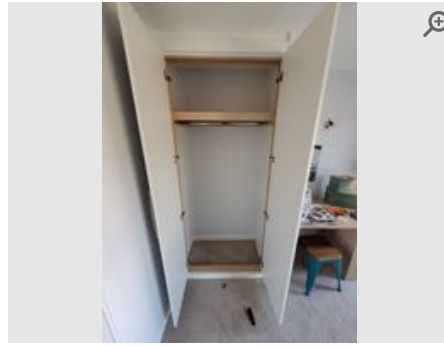


Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	8.10.1

Storage Cupboard/Wardrobe

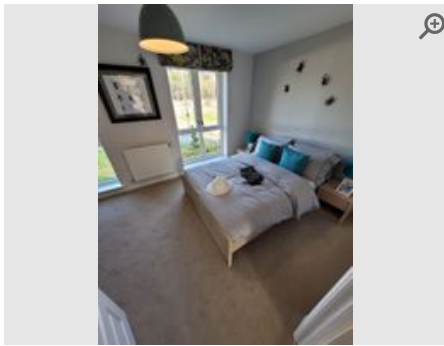


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.11.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.11.2

Bed

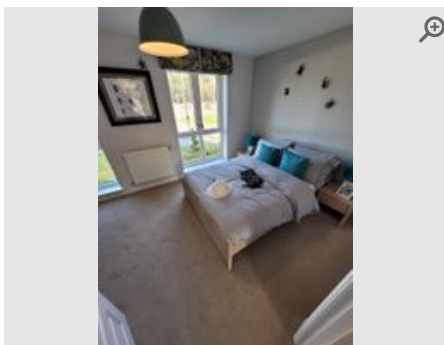


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.12.1



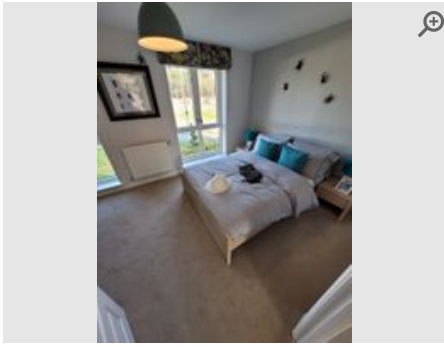
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.12.2

Bedside Cabinet



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.13.1

Picture



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.14.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.14.2

Mirror



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.15.1

Desk



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.16.1

Ornaments



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.18.1

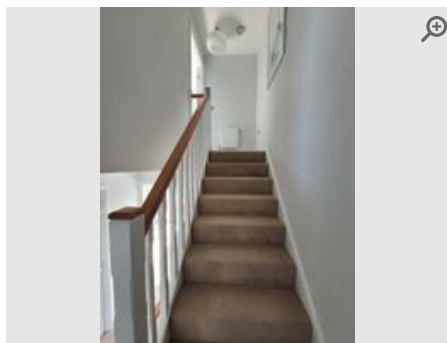


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	8.18.2

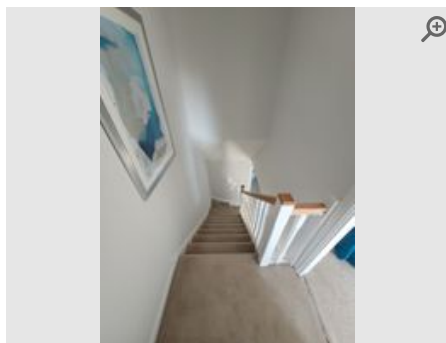
9 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
General Overview 9.1		● Good	● Good	📷 2 photos
Bannister/Hand Rail 9.2	-Bannisters/hand rail matching previous floors	● Good	● Good	📷 1 photo
Floor 9.3	-Carpet matching previous areas and rooms -Frayed carpet and large gap between landing and bedroom carpets at point of bedroom threshold	● Good	● Good	📷 1 photo
Walls 9.4	-Walls matching previous areas/rooms -1 large silver framed art print on the wall going up the stairs	● Good	● Good	📷 1 photo
Ceiling 9.5	-Ceiling matching previous areas/rooms	● Good	● Good	📷 N/A
Smoke Alarm 9.6	-Ceiling mounted hard wired white plastic smoke alarm, working	● Good	● Good	📷 N/A
Light Fittings 9.7	-Pendant style light fitting matching ground floor entrance and 1st floor landing -Bulb working	● Good	● Good	📷 N/A
Sockets & Switches 9.8	1x double chrome plug socket 1x chrome double light switch (top of stairs)	● Good	● Good	📷 1 photo
Skirting Board 9.9	-Skirting board matching other areas/rooms	● Good	● Good	📷 N/A

General Overview

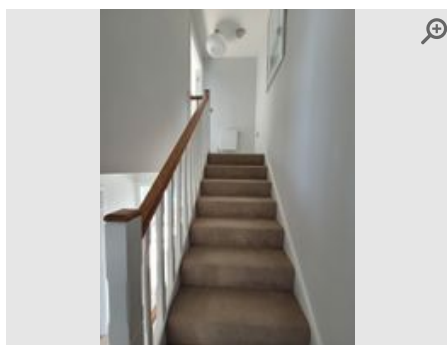


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	9.1.1



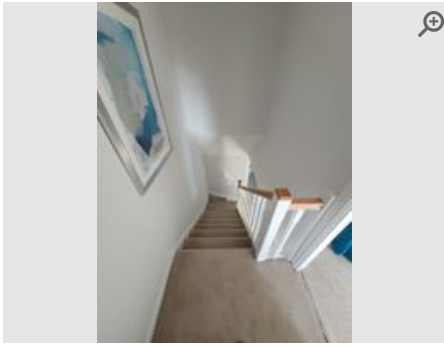
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	9.1.2

Bannister/Hand Rail



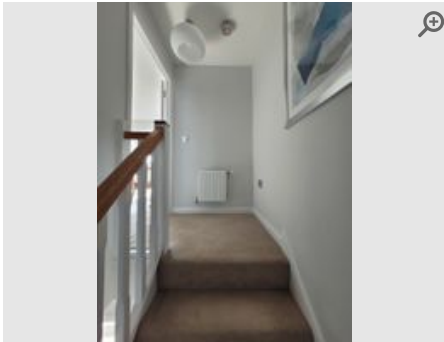
Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	9.2.1

Floor



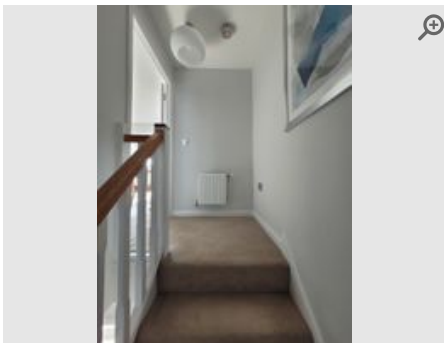
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	9.3.1

Walls



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	9.4.1

Sockets & Switches



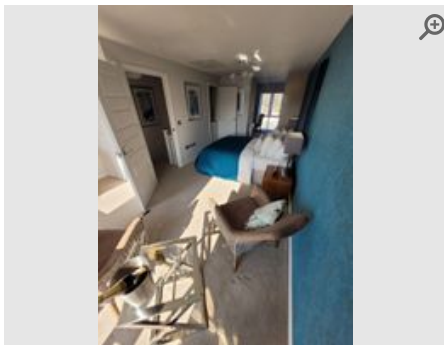
Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	9.8.1

10 Bedroom

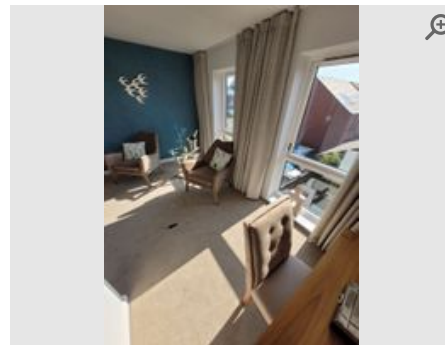
Item	Description	Condition	Cleanliness	Photos
General Overview 10.1		● Good	● Good	📷 5 photos
Door (Internal) 10.2	-Matching other internal doors -Door stopper is black rubber	● Good	● Good	📷 1 photo
Door Frame & Skirting 10.3	-Door frame and skirting matching other areas and rooms	● Good	● Good	📷 N/A
Ceiling 10.4	-Ceiling matching other areas/rooms -White rectangular loft hatch secured	● Good	● Good	📷 2 photos
Light Fittings 10.5	-2x Chrome base plate (pendant light fitting), 1 with 3x twisted chrome arms and faux glass bulb casings (candelabra style), the other with 5x twisted chrome arms and faux glass bulb casings (candelabra style). Bulbs NOT WORKING	● Good	● Good	📷 2 photos
Walls 10.6	-3 walls plastered and painted gloss white -1 wall is wallpapered blue/turquoise with small raised patterns	● Good	● Good	📷 2 photos
Windows and Sills 10.7	-1x white venetian blind (working order) -2x grey textured pull curtains (working order) All 3 windows are UPVC white, with clear glass, and chrome handles (no keys) wodden white gloss sills	● Good	● Good	📷 4 photos
Radiator 10.8	-Single white columned radiator with thermostat	● Good	● Good	📷 1 photo
Sockets & Switches 10.9	2x double chrome plug socket 1x chrome single light switch 1x chrome aerial point 1x chrome phone socket	● Good	● Good	📷 2 photos
Floor 10.10	-Matching carpet as with others areas/rooms -Frayed carpet and large gap between landing and bedroom carpets at point of bedroom threshold	● Good	● Good	📷 1 photo
Storage Cupboard/Wardrobe 10.11	-Floor to ceiling, triple built-in wardrobe featuring off-white frame -3x sliding doors with floor to ceiling mirrors, no marks, scratches or scuffs -carpeted inside wardrobe (matching bedroom) -blue wallpaper inside wardrobe (matching bedroom) -6x Wooden shelving units with 3x chrome hanging rail -Aluminium sliding rails, working no marks -1 small brown and cream ornament -1x small bottle of incense	● Good	● Good	📷 4 photos
Bed 10.12	-Bed is large double and comes with mattress and white sheet. -Has dark blue fabric upholstered head board and comes with white double duvet and cover, blue patterned throw/cover, 4 white pillows with cases, and 2x grey pillows with cases	● Good	● Good	📷 2 photos
Bedside Cabinet 10.13	-2x identical medium wood bedside cabinets with 2 drawers each. Chrome lined and chrome handles. 4x Dark wood legs on each -Both cabinets have white glass framed pictures on top of them and matching chrome freestanding bedside lamps, with rectangular grey fabric shade -Bulb working in both	● Good	● Good	📷 2 photos
Mirror 10.14	-2x identical circular 'sunshine' style faux wood mirrors.	● Good	● Good	📷 2 photos
Desk 10.15	-2x identical Chrome frame/legs and hard light wooden table top Assorted items on both tables: -2x large copper style challis, 2x smaller copper style challis, 1 crystal cubed bottle of perfume (full), 1 blue book, 1 metal and crystal cigarette/ash tray, 1 white bordered plastic picture frame with picture, 1 desk lamp, chrome stand and off-white/cream coloured fabric shade (working bulb), 1 chrome and black trinket box	● Good	● Good	📷 2 photos
Chair 10.16	2x identical beige/brown desk chairs. Dark wooden legs and fabric upholstered. 1x large white towel folded on one of the chairs 2x identical freestanding light-red armchair. Dark wooden legs and fabric upholstered. 1x medium size cushion (white with paint splatter decorations) on each chair	● Good	● Good	📷 3 photos
Ornaments 10.17	Various Ornaments present: -2x White ceramic jug present on window sills -Wall mounted chrome flock of birds	● Good	● Good	📷 3 photos

Item	Description	Condition	Cleanliness	Photos
Airing Cupboard 10.18	-Airing/Storage cupboard space two-thirds of the size of the door. Carpeted and skirting, door and frame matching bedroom -Black rubber door stop present -Black wicker style wash basket (empty) present, including two white towels in good condition with no marks (clean) on top	 Good	 Good	 3 photos
Picture 10.19	-White plastic framed artwork print. Wall mounted opposite bed	 Good	 Good	 1 photo

General Overview



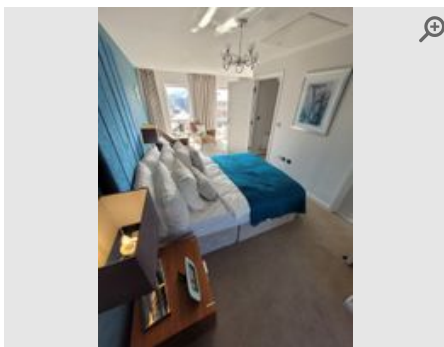
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.1.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.1.2



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.1.3

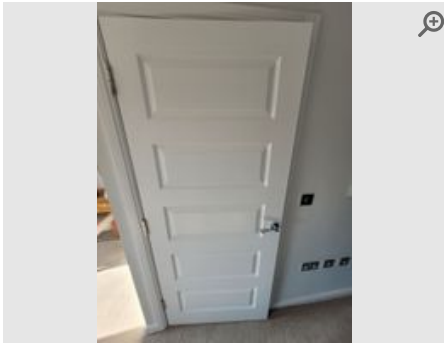


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.1.4



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.1.5

Door (Internal)

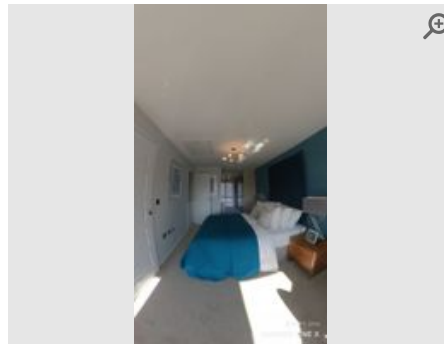


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.2.1

Ceiling



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.4.1

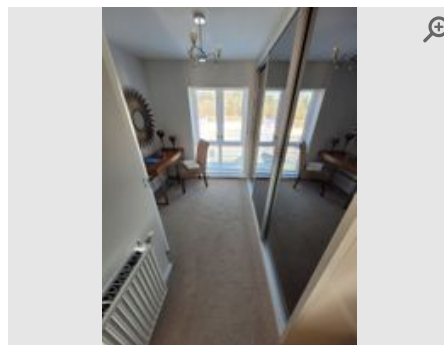


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.4.2

Light Fittings



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.5.1

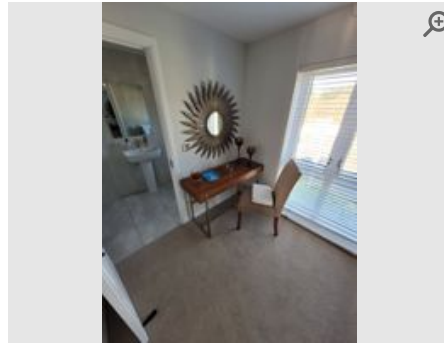


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.5.2

Walls

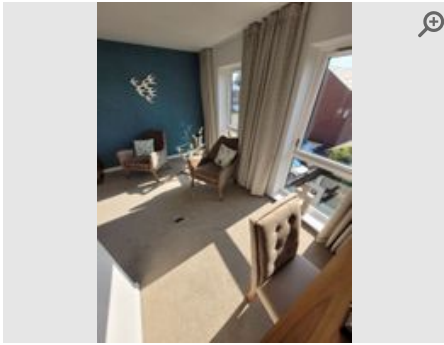


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.6.1

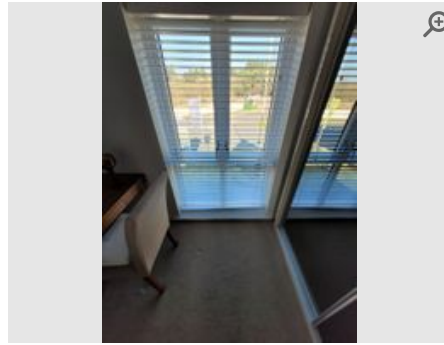


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Added	02/03/2021
Reference	10.6.2

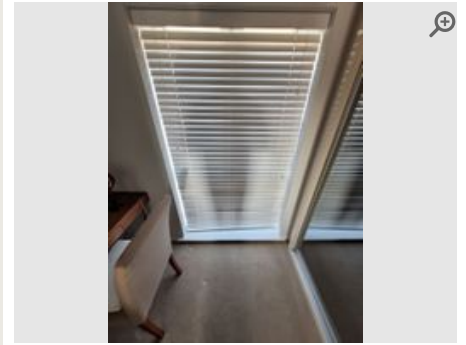
Windows and Sills



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.7.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.7.2

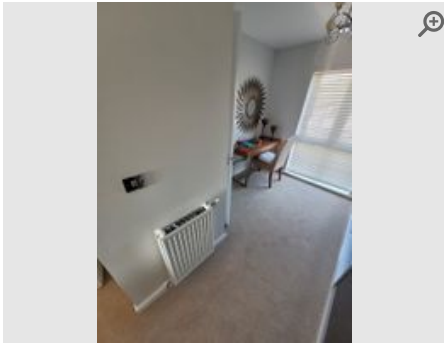


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.7.3



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.7.4

Radiator

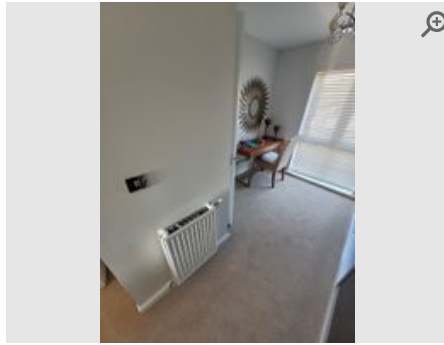


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.8.1

Sockets & Switches



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.9.1



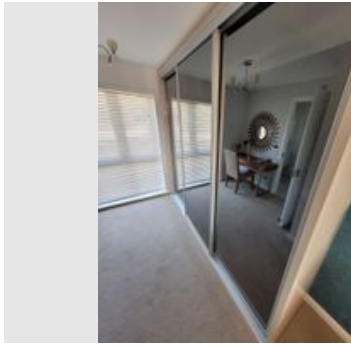
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.9.2

Floor

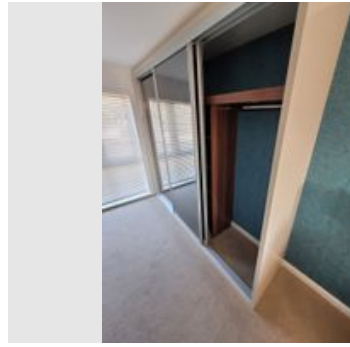


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.10.1

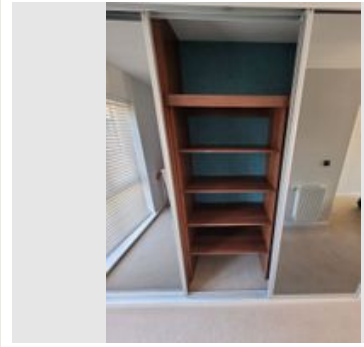
Storage Cupboard/Wardrobe



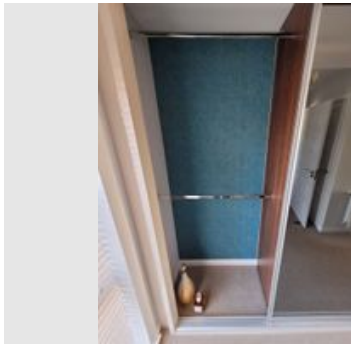
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.11.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.11.2

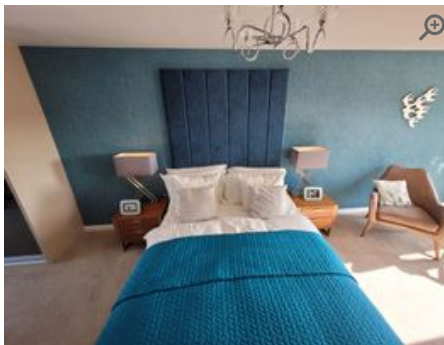


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.11.3



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.11.4

Bed



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.12.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.12.2

Bedside Cabinet



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.13.1

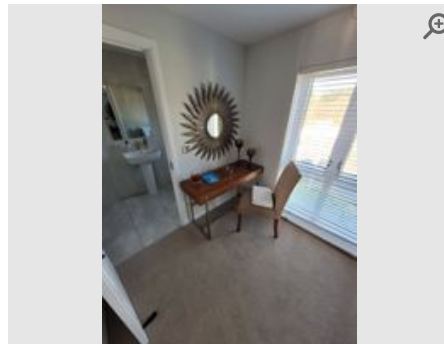


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	10.13.2

Mirror

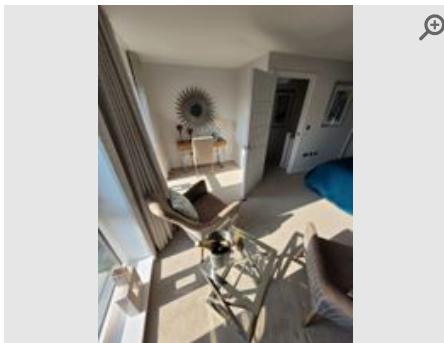


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.14.1

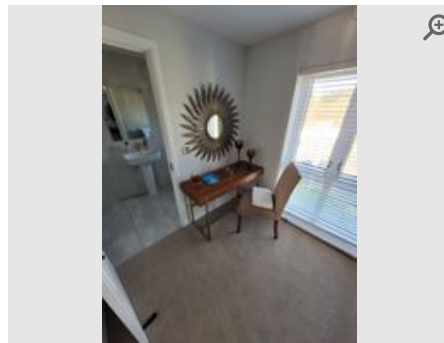


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.14.2

Desk

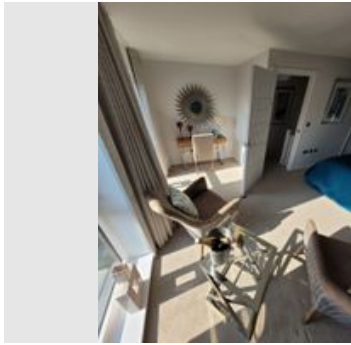


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.15.1

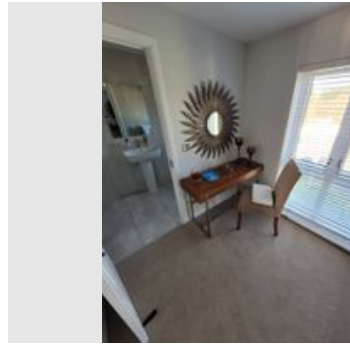


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.15.2

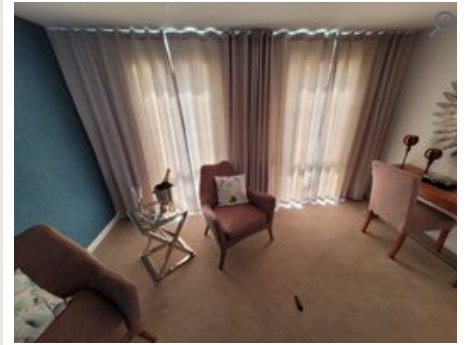
Chair



Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.16.1

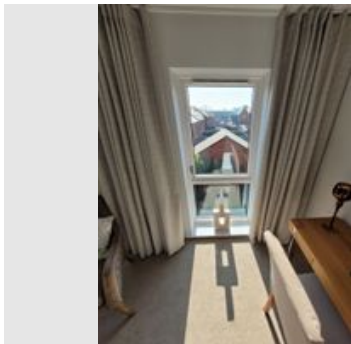


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.16.2

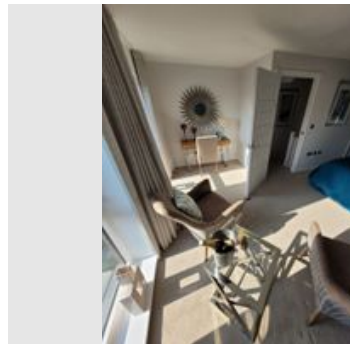


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.16.3

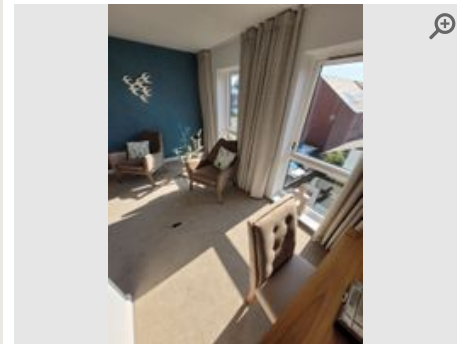
Ornaments



Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.17.1

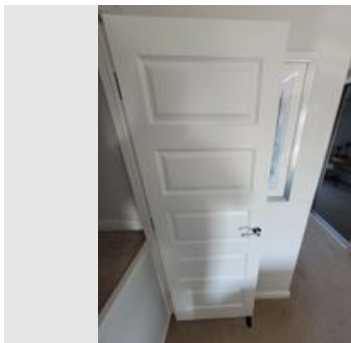


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.17.2

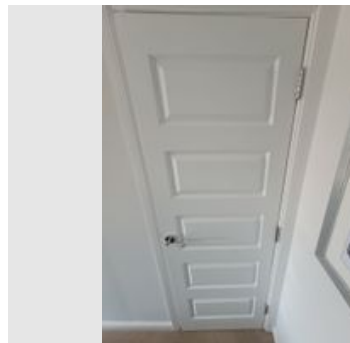


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.17.3

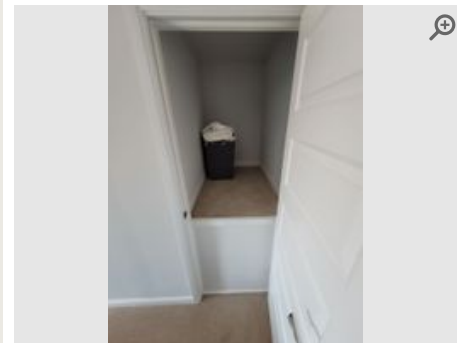
Airing Cupboard



Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.18.1

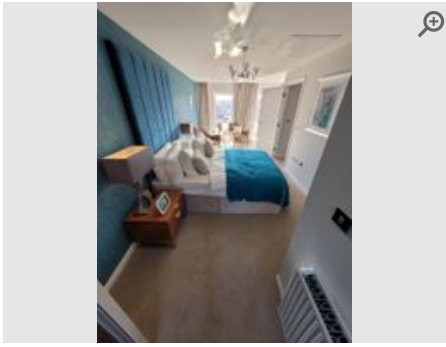


Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.18.2



Provided by	Inspector
Captured (External device)	01/03/2021
Added	03/03/2021
Reference	10.18.3

Picture

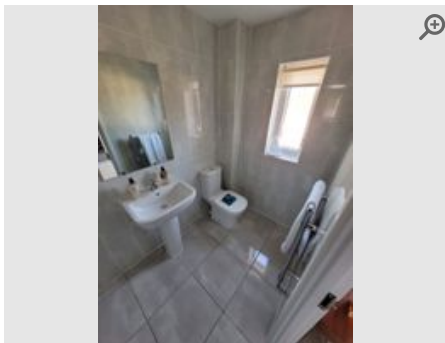


Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	03/03/2021
Reference	10.19.1

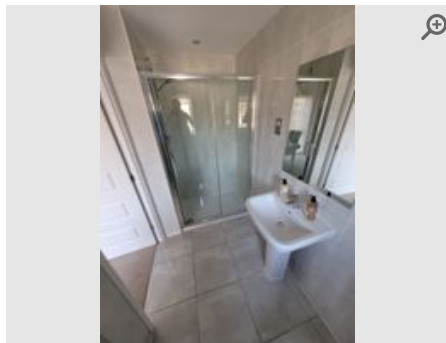
11 Ensuite

Item	Description	Condition	Cleanliness	Photos
General Overview 11.1		● Good	● Good	📷 2 photos
Door (Internal) 11.2	-Matching door as in other areas/rooms	● Good	● Good	📷 1 photo
Door Frame & Skirting 11.3	-Frame and Skirting matching as in other areas/rooms	● Good	● Good	📷 N/A
Ceiling 11.4	-Ceiling matching as in other areas/rooms	● Good	● Good	📷 1 photo
Light Fittings 11.5	-1x Chrome light fitting with bulb working	● Good	● Good	📷 N/A
Walls 11.6	-Grey tiled full length walls	● Good	● Good	📷 2 photos
Windows and Sills 11.7	-UPVC white window with obscured glass. -Tiled window cove and sill -Roller blind working without fault, beige in colour -Glass ornament featured on window sill	● Good	● Good	📷 2 photos
Radiator 11.8	-1x chrome ladder style radiator with valve, complete with large white cotton towel	● Good	● Good	📷 1 photo
Floor 11.9	-Off-grey tiled floor throughout	● Good	● Good	📷 1 photo
Shower Cubicle/Screen/Tray 11.10	-Sliding enclosure with chrome frame, chrome handle and clear glass -Plastic shower tray, chrome plug	● Good	● Good	📷 2 photos
Shower 11.11	-Wall mounted Chrome power shower with hose - movable (up and down), and removable head&hose for ease of use	● Good	● Good	📷 2 photos
Sink/Basin 11.12	-Wall-mounted porcelain sink complete with chrome lever taps, chrome plug and 2x handwashing soap bottles (full)	● Good	● Good	📷 2 photos
Toilet 11.13	-Porcelain toilet with plastic/acrylic toilet seat and lid. Chrome flush -Toilet features blue/turquoise flanel and bar of soap (unused)	● Good	● Good	📷 2 photos
Mirror 11.14	-Wall mounted rectangular mirror above sink basin	● Good	● Good	📷 1 photo
Sockets & Switches 11.15	-Chrome shaving point to left of mirror, working	● Good	● Good	📷 N/A

General Overview

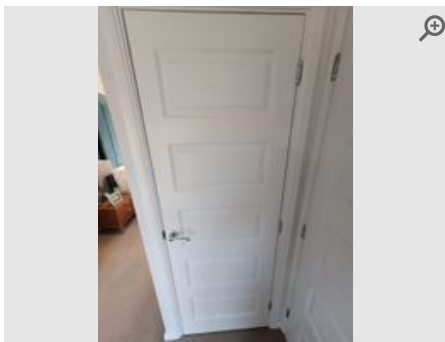


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.1.1



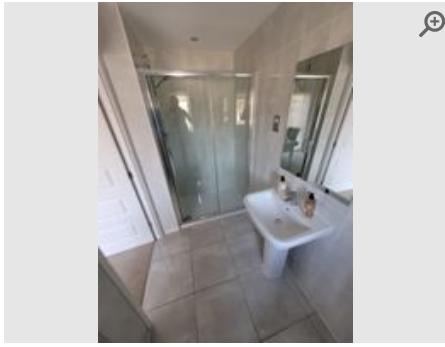
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.1.2

Door (Internal)



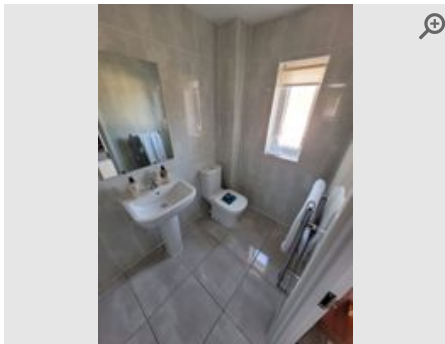
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.2.1

Ceiling

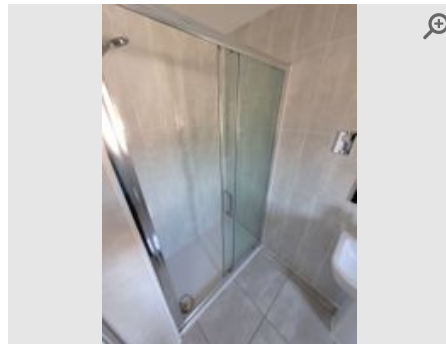


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.4.1

Walls

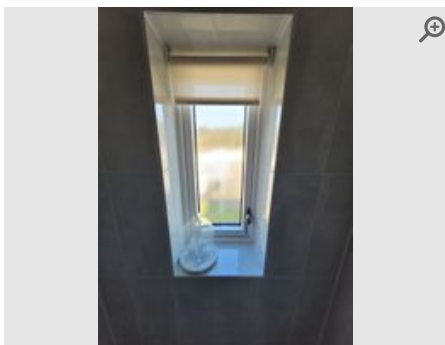


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.6.1

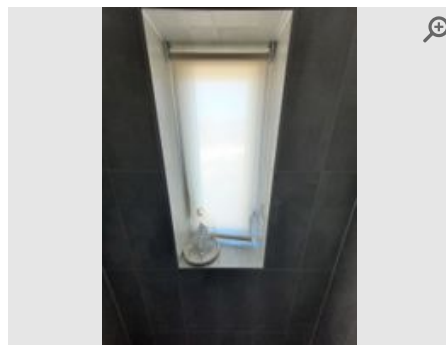


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.6.2

Windows and Sills



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.7.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.7.2

Radiator



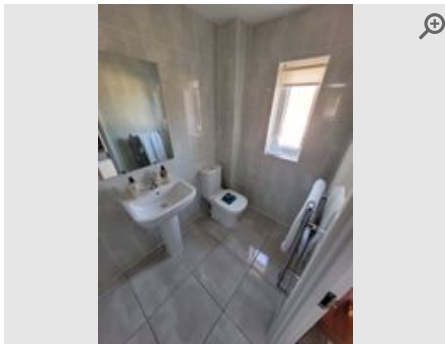
Provided by **Inspector**

Captured (External device) **01/03/2021**

Added **02/03/2021**

Reference **11.8.1**

Floor



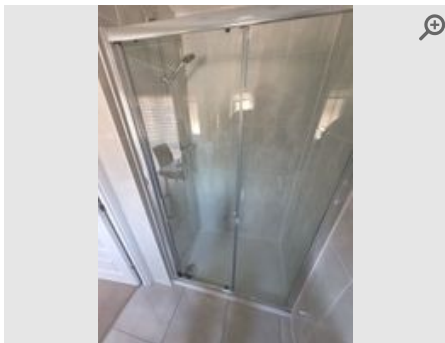
Provided by **Inspector**

Captured (External device) **01/03/2021**

Added **02/03/2021**

Reference **11.9.1**

Shower Cubicle/Screen/Tray

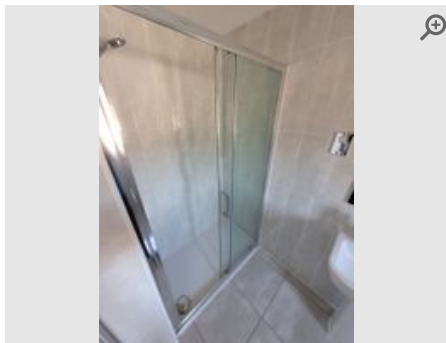


Provided by **Inspector**

Captured (External device) **01/03/2021**

Added **02/03/2021**

Reference **11.10.1**



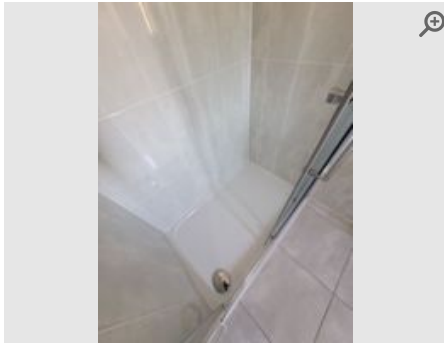
Provided by **Inspector**

Captured (External device) **01/03/2021**

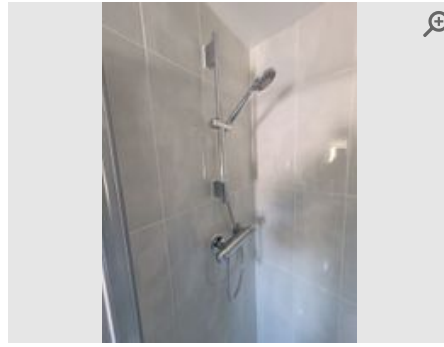
Added **02/03/2021**

Reference **11.10.2**

Shower



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.11.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.11.2

Sink/Basin

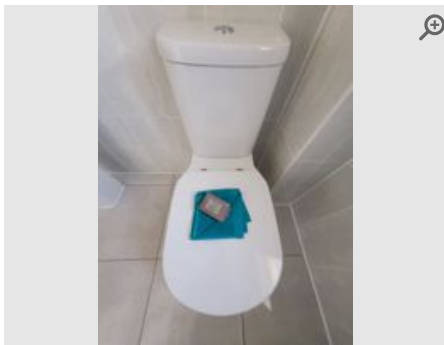


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.12.1

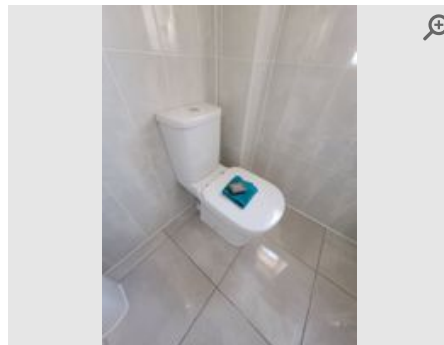


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.12.2

Toilet

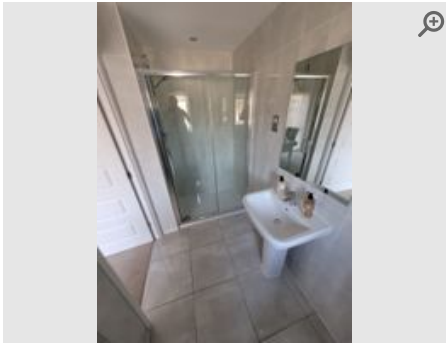


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.13.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.13.2

Mirror



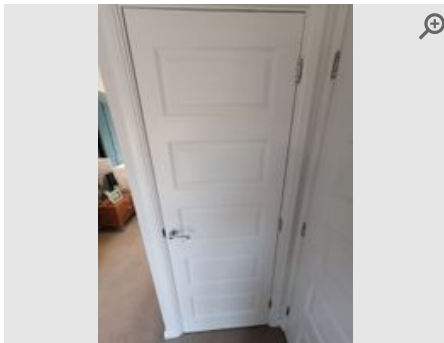
Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	11.14.1

12 Boiler Room/Airing Cupboard

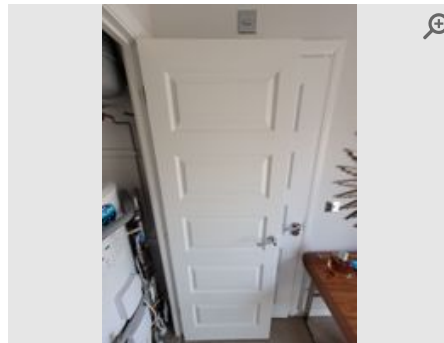
Item	Description	Condition	Cleanliness	Photos
General Overview 12.1		● Good	● Good	📷 N/A
Door (Internal) 12.2	-Door matching as in other areas/rooms	● Good	● Good	📷 2 photos
Door Frame & Skirting 12.3	-Frame and Skirting matching as in other areas/rooms	● Good	● Good	📷 N/A
Sockets & Switches 12.4	1x double chrome isolator socket	● Good	● Good	📷 N/A
Water Cylinder 12.5	-Freestanding and wall mounted (combined) 'Range Tribune' water cylinder.	● Good	● Good	📷 2 photos

📷 Boiler Room/Airing Cupboard Photos

Door (Internal)

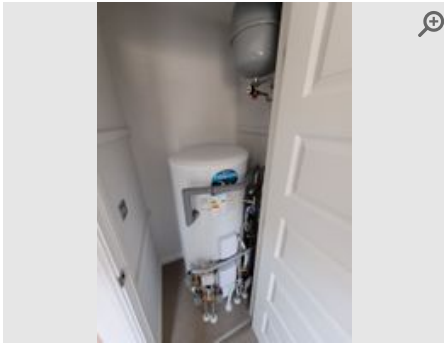


Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	12.2.1



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	12.2.2

Water Cylinder



Provided by	Inspector
Captured (External device)	01/03/2021
Added	02/03/2021
Reference	12.5.1



Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	02/03/2021
Reference	12.5.2

13 Back Garden

Item	Description	Condition	Cleanliness	Photos
Overview (External) 13.1	-Neatly trimmed grass, slightly patchy. -Number of trimmed plants around the border - Several small trees and tree supports towards the back of the garden to aid growth - Low wooden beams surrounding corner of the patio area to one side - A couple of small conifer trees to right hand side of garden. -Secure natural wood (untreated) paneled fencing all round -Wood chip soil used around all three borders surrounding patio paving and garden -Floor mounted black metal cased floodlight (not working) *Landlord to provide monthly gardener as part of rental agreement	● Good	● Good	📷 4 photos

📷 Back Garden Photos

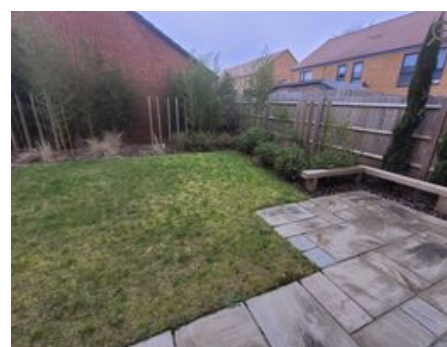
Overview (External)



Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	13.1.1



Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	13.1.2



Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	13.1.3



Provided by	Inspector
Captured (External device)	02/03/2021
Added	02/03/2021
Reference	13.1.4

14 Keys

Item	Description	Condition	Cleanliness	Photos
General Overview 14.1	New Keys x2 -Blue headed key is for rear door leading to garden -Silver key is for front door lock ALARM CODE IS 1066	● Good	● Good	📷 1 photo

📷 Keys Photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/03/2021
Added	03/03/2021
Reference	14.1.1



Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

Alex Example

Date:

03/03/2021 at 9:50pm



Disclaimer

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered by the Inventory Hive software to highlight issues that may exist at the property at the date of preparing this report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Health & Safety / Insurance Risk-Avoidance Steps

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered by the Inventory Hive software to highlight issues that may exist at the property at the date of preparing this report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Guidance Notes to Tenants

What should I know about the check-out process?

At the beginning of the tenancy it is important to note any specific discrepancies on the report that you do not agree with i.e marks on walls, carpets, etc. If no such additional notes are made via the electronic process at the start of the tenancy, the report will be deemed as accepted as read.

The condition of the property at the start of the tenancy, as described in the report will be compared to the condition of the property at the end of tenancy. Details of any alterations to the property after the report has been agreed upon will be recorded by an inspector (Inventory Hive user).

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

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

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

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

At the time of the property 'Check-Out' all personal items (including consumable items) should have been removed and cleaning of the property completed. Generally, no further cleaning is permitted once the 'Check-Out' inspection has commenced. Tenants should be advised of the date and time of the 'Check-Out' and provide access, or let the appointed inspector know the details of their departure of the property. Additional costs are sometimes charged by managing agents/landlords if the inspector is not able to complete the 'Check-Out' inspection due to the tenant not being ready to vacate or if they are delayed.

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

Issues to look out for during the tenancy...

Cleaning

Soiling is not considered to be 'Fair wear & Tear', (as defined by the House of Lords as 'reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e; the passage of time'). Generally speaking, tenants are liable for the property to be cleaned to the same standard as detailed in the report at the start of the tenancy.

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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