

Check-out Inventory Report



REPORT CONFIRMED BY
John Treby

PROPERTY VISIT DATE
27/07/2024

PREPARED ON BEHALF OF

[View Photo Gallery](#)

This report contains

- Check-out 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.

Maintenance Action Required

Name	Status
Entrance/Hallway	
Floor	Landlord responsibility Repair
Storage Cupboard/Wardrobe	Landlord responsibility Repair
Door Stop	Tenant responsibility Repair
Bedroom	
Door Stop	Tenant responsibility Repair

Glossary of Terms

For guidance, please find a glossary of terms used within this report:

Condition

Very Poor: Extensively damaged/faulty. Examples: large stains; upholstery torn; very dirty.

Poor: Extensive signs of wear and tear. Examples: stains/marks/tears/chips.

Fair: Signs of age. Examples: frayed; small light stains/marks; discolouration.

Good: Signs of slight wear. Examples: generally lightly worn.

New Item: Still in wrapper or with new tags/labels attached. Recently purchased, installed or decorated.

Cleanliness

Very Poor: Not cleaned. Requires cleaning to a good or excellent standard.

Poor: Item dusty or dirty. Requires further cleaning to either good or excellent standard.

Fair: Evidence of some cleaning, but signs of dust or marks.

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

The date provided by the image file itself, usually set by the device that captured it.

Captured (via App)

The date a photo was taken within the platform mobile App. This is a more reliable source than the above.







Captured (certified by inspector)

The date a photo was taken according to the inspector (defaulting to the inspection date).

Added

The date on which the photo was added to the platform.

Status Icons

-  Changed since the last report.
-  Disagreed by tenant
-  Repair
-  Beyond fair wear and tear
-  Replace
-  Missing

Health & Safety Alarm Compliance Checks



Health & Safety Alarm Compliance Checks

YES

Do all floors have smoke/heat alarms present?

YES

Do all smoke/heat alarms have working test buttons?

NO

Are any areas requiring a smoke/heat alarm missing an installed unit?

NO

Are any smoke/heat alarms approaching the last 3 months of their life cycle?



Fire Door Compliance Checks

YES

Tenant(s) front door has a fire door certification label/plug present on the side/top edge?

YES

Tenant(s) front door, frame and securing wall is free of damage and defects?

NO

Are there any defects to, or missing elements of, screws, hinges or other ironmongery associated with the fire door?

YES

Are intumescent strips and smoke seals present and free from defects?

NO

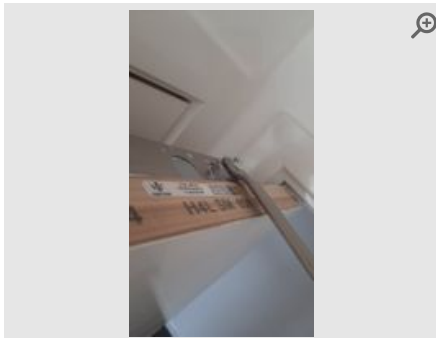
Are there any gaps greater than 4mm between the fire door and their associated frames?

YES

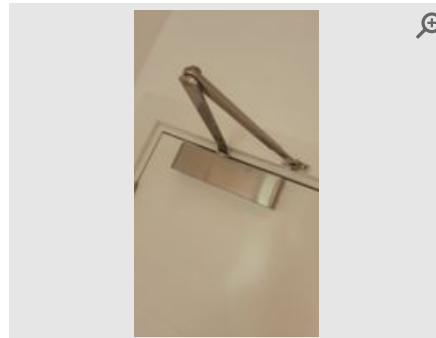
Tenant(s) front door is fitted with a functioning self-closing device?



Fire Door Compliance Photos





Provided by	Inspector
Captured (via App):	27/07/2024 11:15 AM
Added	27/07/2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:15 AM
Added	27/07/2024

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Entrance/Hallway</u>	<u>Smoke Alarm</u>	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit	27/07/2024	N/A	 1 photo
<u>Kitchen Diner</u>	<u>Heat Sensor/Smoke Alarm</u>	Ceiling mounted. Test button/function working. Wired. Please note: Test periodically. Tenant note: Do not obstruct unit	27/07/2024	31/12/2028	 2 photos



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Clean & Tidy. Consistent with age. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Marks from tape on front of door. Light scuffs on door frame on inside to right of twist lock with dent above. Dent and marks in left utility cupboard door, scuff mark on lower part of right door and chip to upper right corner. Cupboard door frame is chipped above door. French doors on cupboard need to be closed together as left door is incorrectly fitted. A couple of very light scuffs to right wall left of intercom. First door stop on left is loose. Comms unit is showing fault. Some powder residue on top of washing machine drawer, drawer is clean. Edging strip is removed from bathroom entrance.	● Fair	● Good	10 photos
<u>Kitchen Diner</u>	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Some minor scuffs on the main wall. Wall scuffed and paint residue around the TV sockets. Small dent in door frame above door on the inside. Small chip on window sill left of centre with some minor scratches right of, Large score mark across lower centre frame with tape residue on frame above. Small dent in left edge of top right cupboard. Chipped frame to left of both fridge and freezer doors. Faint heat ring marks on worktop to left of hob. Baking powder in oven under tray, oven is clean. Dishwasher is clean but door is smeary inside.	● Good	● Good	10 photos
<u>Bedroom</u>	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Carpet indents present. Blue marks on door frame to inside right. Scuff on left wall above sockets. Loose door stop.	● Good	● Good	10 photos
<u>Bathroom</u>	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Chip on front of door. Small chip in door frame above door.	● Good	● Good	10 photos



Check-out Inventory Details

Check-out Inventory Procedures

YES Keys handed back match-up with Check-In

YES Appliance manuals photographed & handed over

YES All tenant items, rubbish & food removed

YES Doors and windows locked before exit

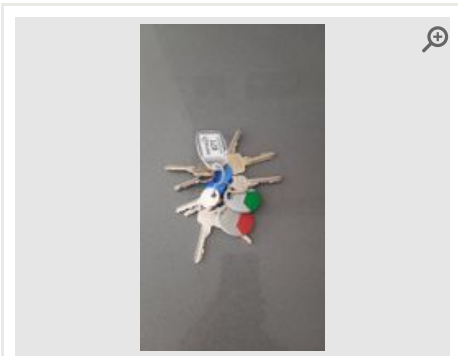
Action Required by Tenant

N/A

Action Required by Landlord

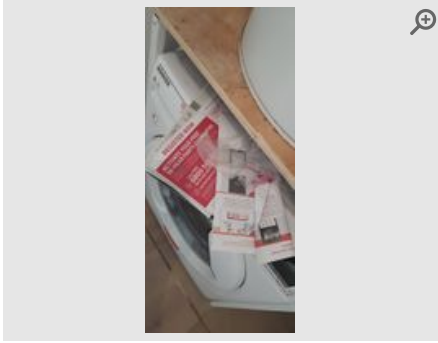
N/A

Key Photos



Provided by	Inspector
Captured (via App):	27/07/2024 12:06 PM
Added	27/07/2024

Appliance Manual Photos



Provided by	Inspector
Captured (via App):	27/07/2024 12:06 PM
Added	27/07/2024



Utility Details

Electricity - Single Rate Meter

Supplier

Serial Number (MSN)

EML1917326149

Location

Serial Photo



Provided by

Inspector

Captured (Certified by inspector)

27/07/2024

Added

18/10/2022

Date	Notes	Reading
06/11/2023		11090
27/07/2024		13219.61

Previous State

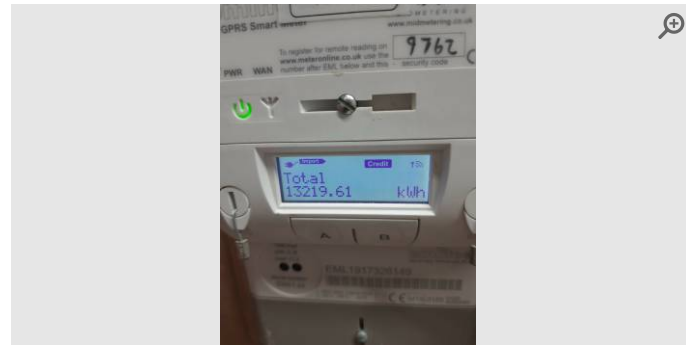
6th November 2023

Current State

27th July 2024



Provided by	Inspector
Captured (via App):	06/11/2023 1:23 PM
Added	06/11/2023



Provided by	Inspector
Captured (via App):	27/07/2024 12:16 PM
Added	27/07/2024

Water - Single Rate Meter

Supplier

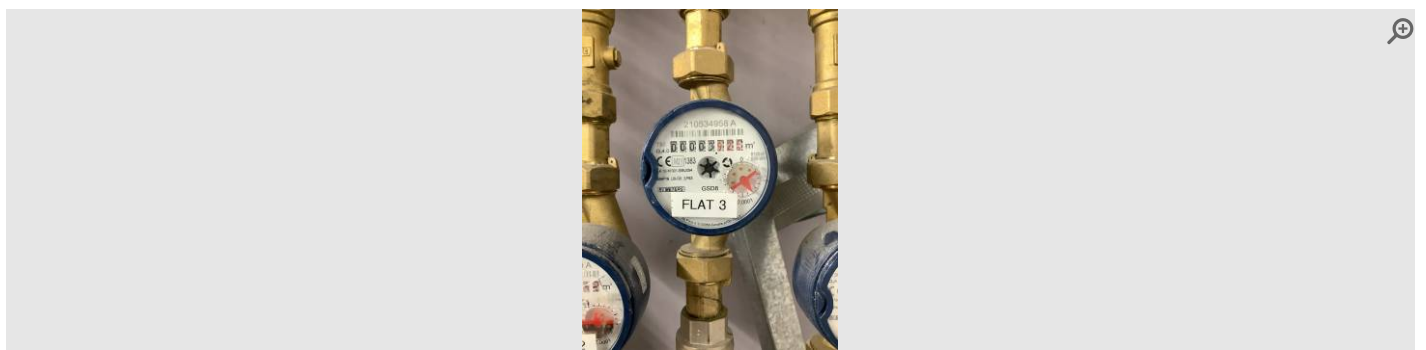
Serial Number (MSN)

210534958A

Location

Communal landing utility cupboard (1st flr)

Serial Photo



Provided by

Inspector

Captured (via App):

02/12/2022 2:49 PM

Added

02/12/2022

Date	Notes	Reading
06/11/2023		0039
27/07/2024		00076.337

Previous State

6th November 2023

Current State

27th July 2024














Provided by	Inspector
Captured (via App):	06/11/2023 1:23 PM
Added	06/11/2023



Provided by	Inspector
Captured (via App):	27/07/2024 12:17 PM
Added	27/07/2024

Room Details

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

1 Entrance/Hallway					
Item	Date	Description	Condition	Cleanliness	Photos
1.1 General Overview	Previous State 6th November 2023	Clean & Tidy. Consistent with age Lock barrel loose in the front door.	● Fair	● Good	 10 photos
	Current State 27th July 2024	Clean & Tidy. Consistent with age. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Marks from tape on front of door. Light scuffs on door frame on inside to right of twist lock with dent above. Dent and marks in left utility cupboard door, scuff mark on lower part of right door and chip to upper right corner. Cupboard door frame is chipped above door. French doors on cupboard need to be closed together as left door is incorrectly fitted. A couple of very light scuffs to right wall left of intercom. First door stop on left is loose. Comms unit is showing fault. Some powder residue on top of washing machine drawer, drawer us clean. Edging strip is removed from bathroom entrance.	● Fair	● Good	 10 photos
1.2 Front Door	Previous State 6th November 2023	Wood (no glazing). Lever handle. Chrome handle. Spyhole. Yale lock. Latch. Security chain. Fire arm present. Chrome Lettering. Steel door stop. Door stop intact. White	● Fair	● Good	 7 photos
	Current State 27th July 2024	Wood (no glazing). Lever handle. Chrome handle. Spyhole. Yale lock. Latch. Security chain. Fire arm present. Chrome Lettering. Steel door stop. Door stop intact. White	● Fair	● Good	 1 photo
1.3 Door Frame & Skirting	Previous State 6th November 2023	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss)	● Good	● Good	 N/A
	Current State 27th July 2024	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss). Dented (frame). Smudged (frame)	● Fair	● Good	 2 photos
1.4 Smoke Alarm	Previous State 6th November 2023	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit	● Good	● Good	 1 photo
	Current State 27th July 2024	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit	● Good	● Good	 1 photo
1.5 Walls	Previous State 6th November 2023	Plastered & painted white	● Good	● Good	 N/A
	Current State 27th July 2024	Plastered & painted white	● Good	● Good	 2 photos
1.6 Floor	Previous State 6th November 2023	Solid wood. Metal threshold strip. Brown/Beige	● Good	● Good	 N/A
	Current State 27th July 2024	Solid wood. Metal threshold strip. Brown/Beige	● Fair	● Good	 2 photos
		Information provided by inspector: Edging strip has been removed under bathroom door. Strip in cupboard.			
👉 Landlord responsibility  Repair					

Item	Date	Description	Condition	Cleanliness	Photos
1.7 Boiler/Storage Cupboard	Previous State 6th November 2023	Wood panelled; brushed chrome handle. White. Lever handle. Chrome handle. Free standing. System. Open Vent. Shelf present (intact). Socket(s) present (intact). Switch(es) present (intact). Thermostat control present Contains washing machine, immersion tank	● Good	● Good	5 photos
	Current State 27th July 2024	Wood panelled; brushed chrome handle. White. Lever handle. Chrome handle. Free standing. System. Open Vent. Shelf present (intact). Socket(s) present (intact). Switch(es) present (intact). Thermostat control present Contains washing machine, immersion tank	● Fair	● Good	8 photos
1.8 Washing Machine	Previous State 6th November 2023	Front loader. Detergent drawer clean. Seal is clean. Drum is clean. Hoover. White	● Good	● Good	6 photos
	Current State 27th July 2024	Front loader. Detergent drawer clean. Seal is clean. Drum is clean. Hoover. White	● Good	● Good	7 photos
1.9 Storage Cupboard/Wardr obe	Previous State 6th November 2023	Built-in. Wood panelled. Wood panelled; brushed chrome handle. White. Lever handle. Shelving present. Fuse box present	● Good	● Good	4 photos
	Current State 27th July 2024	Built-in. Wood panelled. Wood panelled; brushed chrome handle. White. Lever handle. Shelving present. Fuse box present	● Fair	● Good	5 photos
		Information provided by inspector: Investigate fault on combs unit. <div style="background-color: #fff9c4; padding: 5px; display: flex; justify-content: space-between; align-items: center;"> Landlord responsibility Repair </div>			
1.10 Door Stop	Previous State 6th November 2023	N/A	● N/A	● N/A	N/A
	Current State 27th July 2024	Fixed doorstep to wall/skirting. Chrome/rubber. Appears securely fixed. Appears insecurely fixed. Free of dirt/dust 2 x door stops.	● Fair	● Good	2 photos
		Information provided by inspector: One door stop pulled away from wall. <div style="background-color: #ffe0e0; padding: 5px; display: flex; justify-content: space-between; align-items: center;"> Tenant responsibility Repair </div>			

General Overview

Previous State

6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 1:26 PM
Added	06/11/2023
Reference	1.1.1

Current State

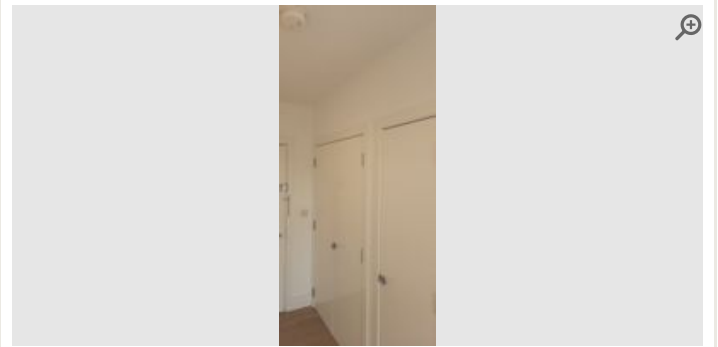
27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:00 AM
Added	27/07/2024
Reference	1.1.1



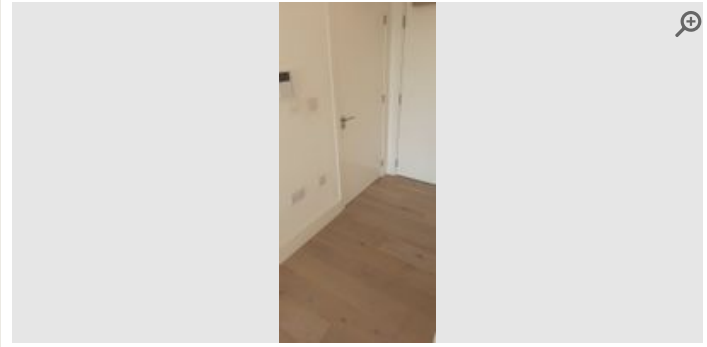
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Captured (via App):	06/11/2023 1:26 PM
Added	06/11/2023
Reference	1.1.2



Provided by	Inspector
Captured (via App):	27/07/2024 11:00 AM
Added	27/07/2024
Reference	1.1.2



Provided by	Inspector
Captured (via App):	06/11/2023 1:26 PM
Added	06/11/2023
Reference	1.1.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:00 AM
Added	27/07/2024
Reference	1.1.3



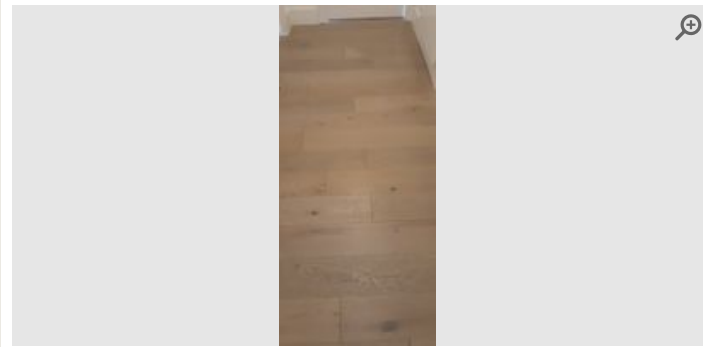
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Added	06/11/2023
Reference	1.1.4



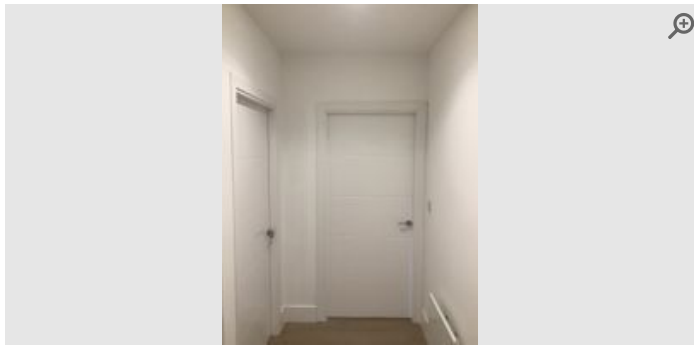
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Added	27/07/2024
Reference	1.1.4



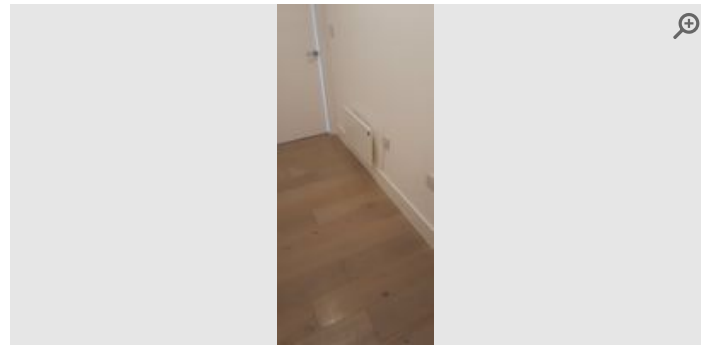
Provided by	Inspector
Captured (via App):	06/11/2023 1:26 PM
Added	06/11/2023
Reference	1.1.5



Provided by	Inspector
Captured (via App):	27/07/2024 11:00 AM
Added	27/07/2024
Reference	1.1.5



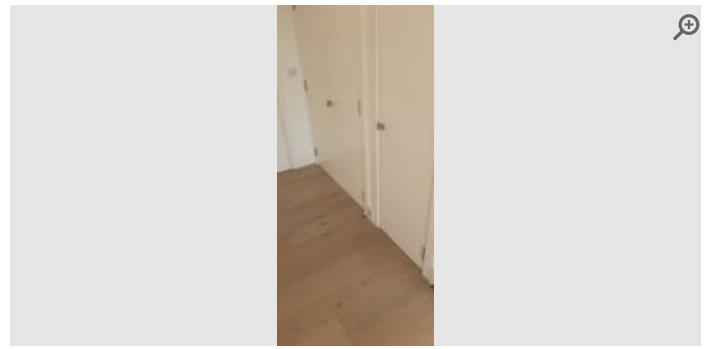
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Added	06/11/2023
Reference	1.1.6



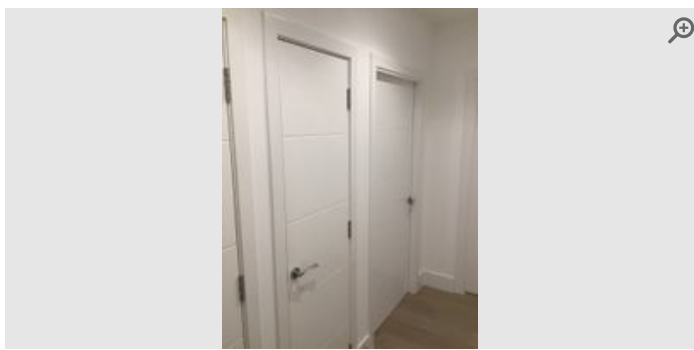
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Added	27/07/2024
Reference	1.1.6



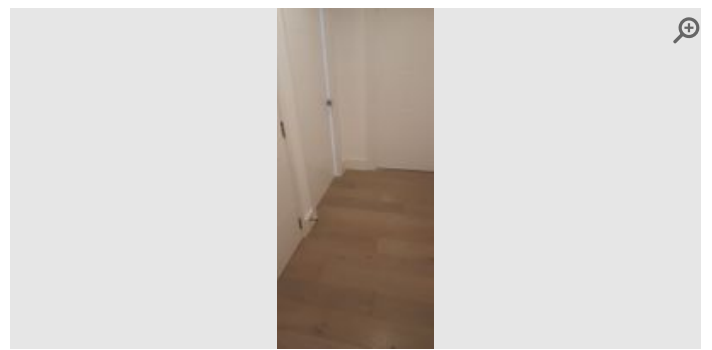
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Reference	1.1.7



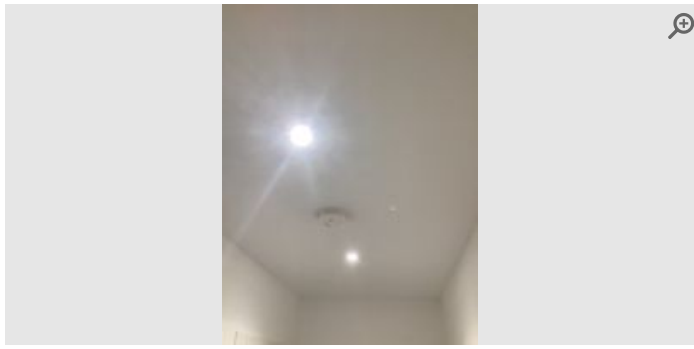
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Added	27/07/2024
Reference	1.1.7



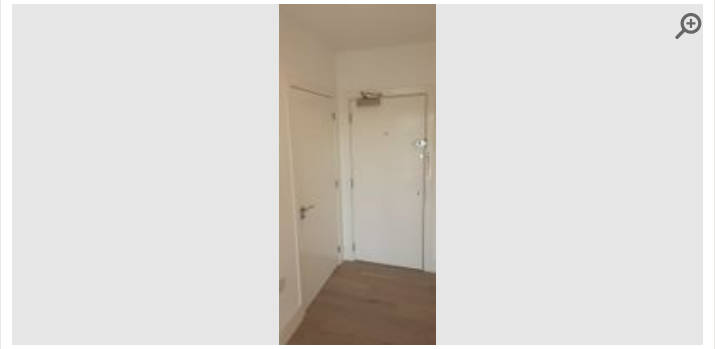
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Added	06/11/2023
Reference	1.1.8



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Added	27/07/2024
Reference	1.1.8



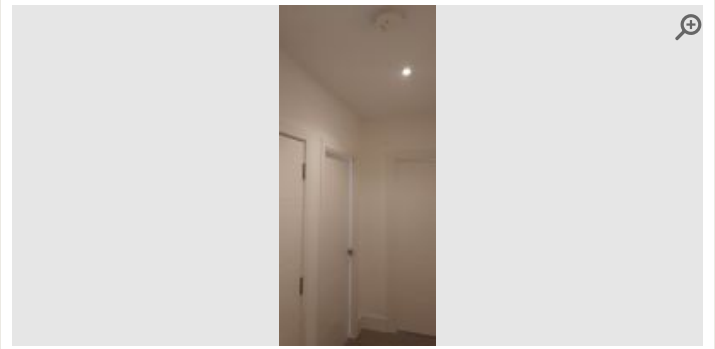
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Added	06/11/2023
Reference	1.1.9



Provided by	Inspector
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Added	27/07/2024
Reference	1.1.9



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Added	06/11/2023
Reference	1.1.10

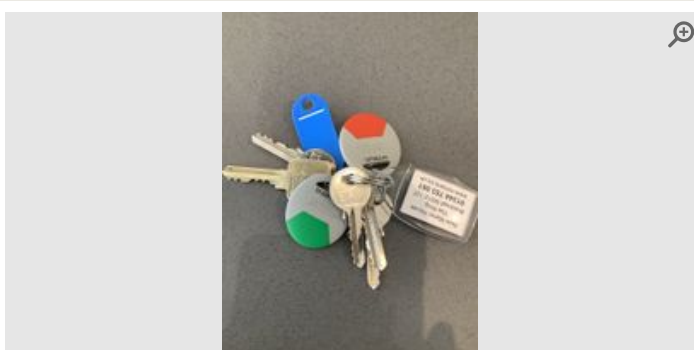


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Captured (via App):	27/07/2024 11:00 AM
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Reference	1.1.10

Front Door

Previous State

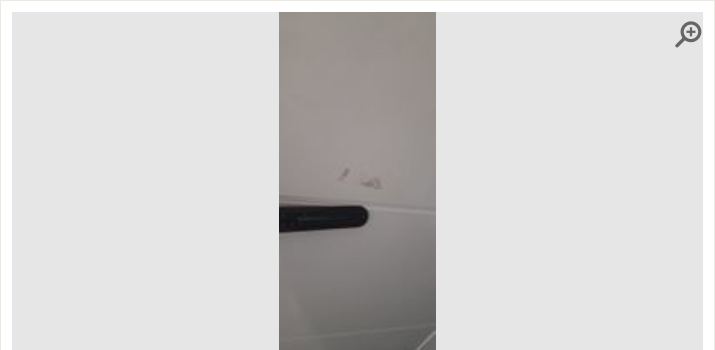
6th November 2023



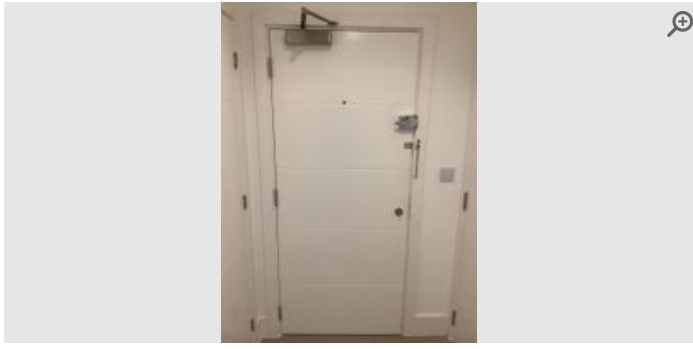
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Added	06/11/2023
Reference	1.2.1

Current State

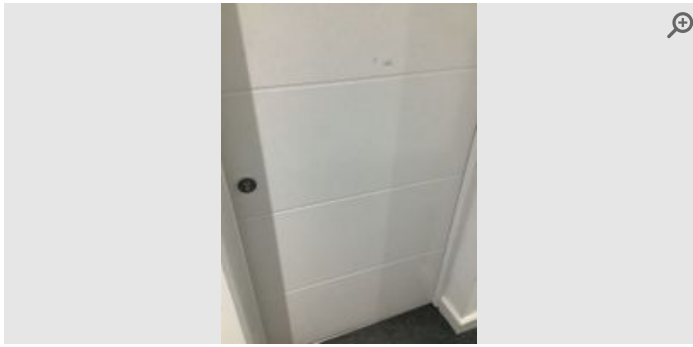
27th July 2024



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Added	27/07/2024
Reference	1.2.1



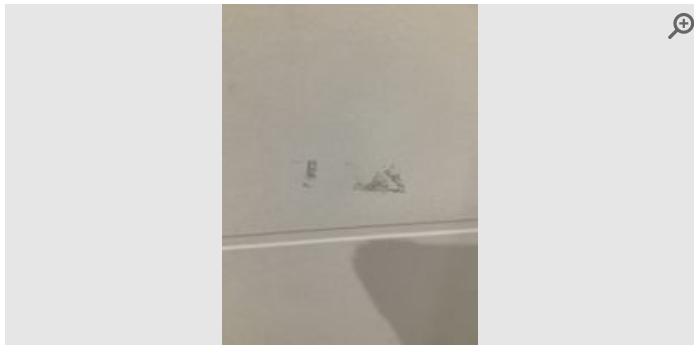
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Added	06/11/2023
Reference	1.2.2



Provided by	Inspector
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Added	06/11/2023
Reference	1.2.3



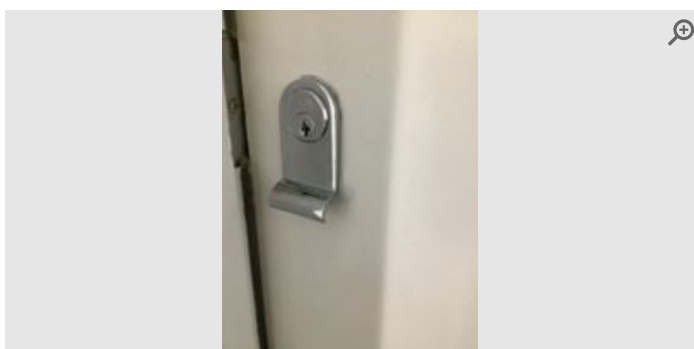
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Reference	1.2.4



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Reference	1.2.5

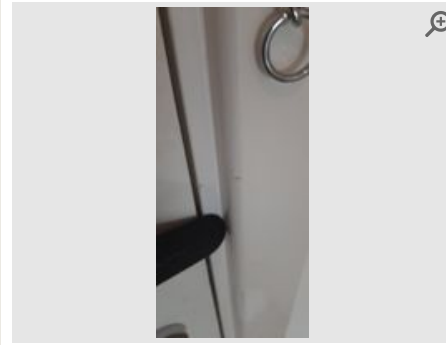
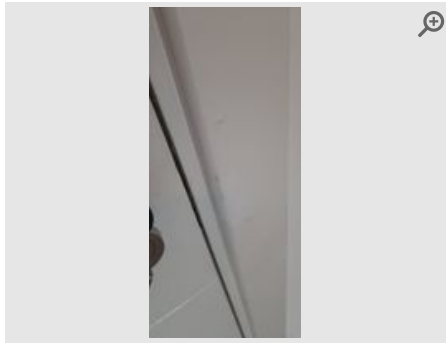


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Added	06/11/2023
Reference	1.2.6



Provided by	Inspector
Captured (via App):	06/11/2023 1:27 PM
Added	06/11/2023
Reference	1.2.7

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	27/07/2024 11:02 AM
Added	27/07/2024
Reference	1.3.1

Provided by	Inspector
Captured (via App):	27/07/2024 11:02 AM
Added	27/07/2024
Reference	1.3.2

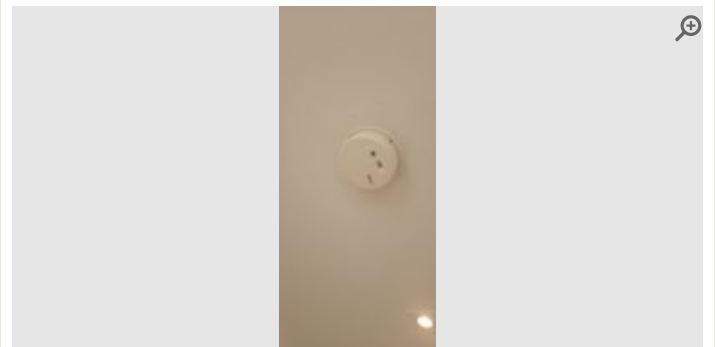
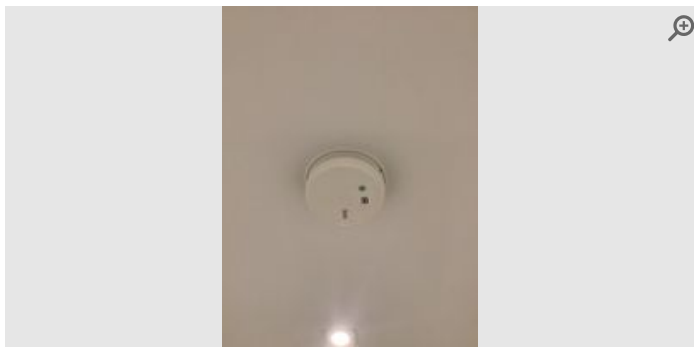
Smoke Alarm

Previous State

6th November 2023

Current State

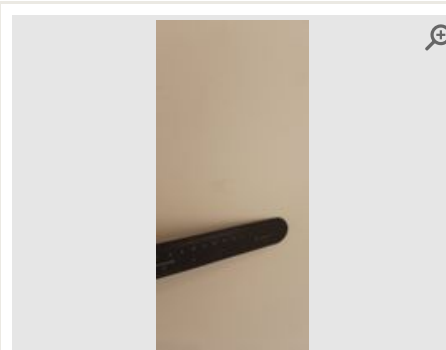
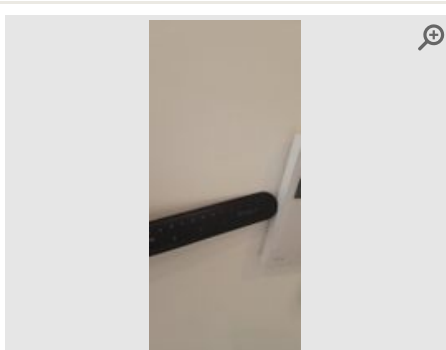
27th July 2024



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Added	06/11/2023
Reference	1.4.1

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Added	27/07/2024
Reference	1.4.1

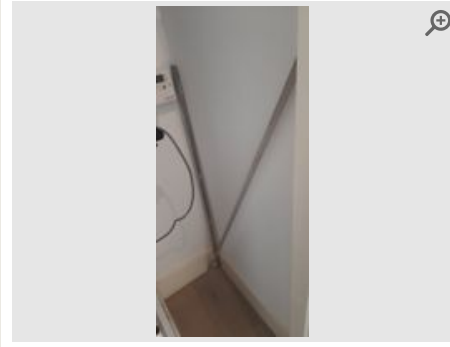
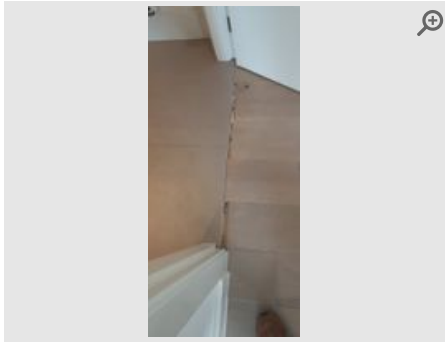
Walls



Provided by	Inspector
Captured (via App):	27/07/2024 11:04 AM
Added	27/07/2024
Reference	1.5.1

Provided by	Inspector
Captured (via App):	27/07/2024 11:04 AM
Added	27/07/2024
Reference	1.5.2

Floor



Provided by	Inspector
Captured (via App):	27/07/2024 12:04 PM
Added	27/07/2024
Reference	1.6.1

Provided by	Inspector
Captured (via App):	27/07/2024 12:04 PM
Added	27/07/2024
Reference	1.6.2

Boiler/Storage Cupboard

Previous State

6th November 2023



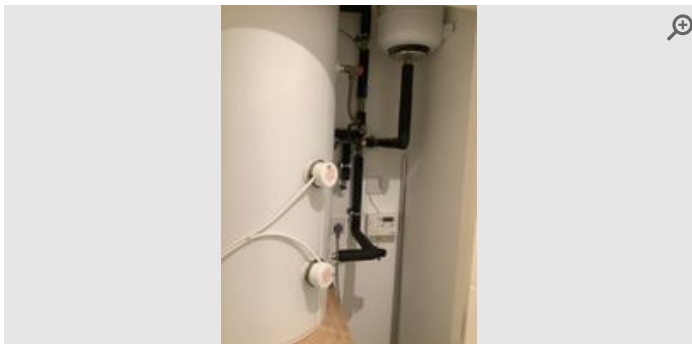
Provided by	Inspector
Captured (Certified by inspector)	06/11/2023
Added	06/11/2023
Reference	1.7.1

Current State

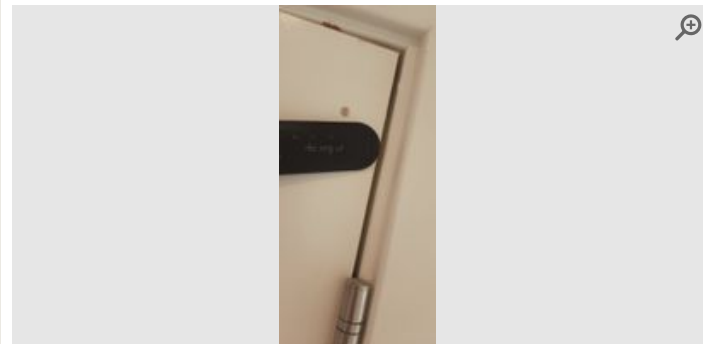
27th July 2024



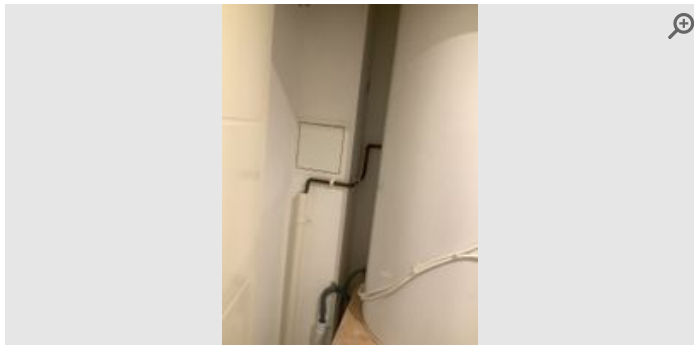
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Added	27/07/2024
Reference	1.7.1



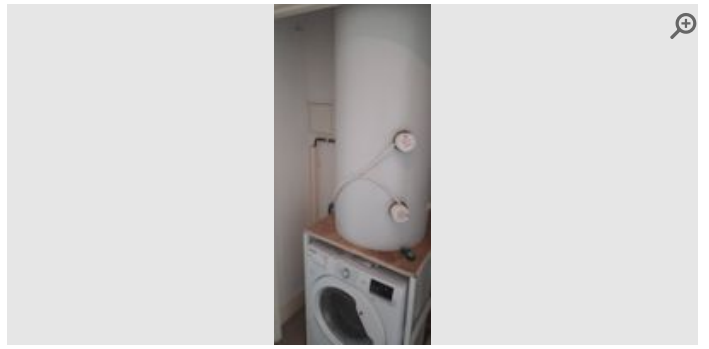
Provided by	Inspector
Captured (Certified by inspector)	06/11/2023
Added	06/11/2023
Reference	1.7.2



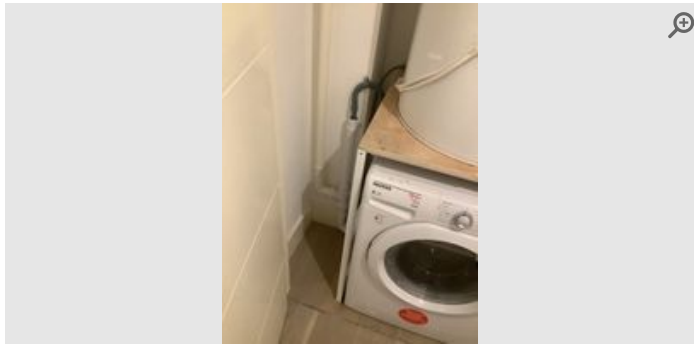
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Added	27/07/2024
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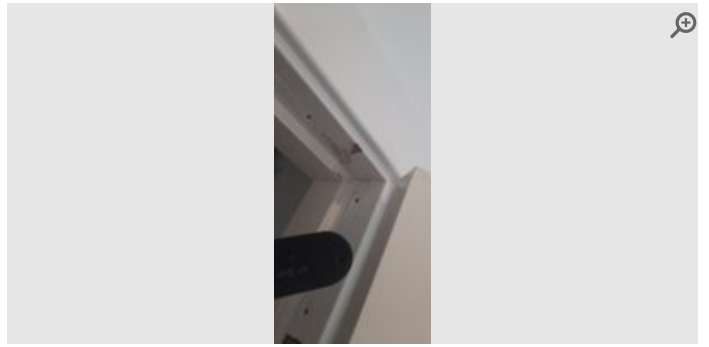
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Added	06/11/2023
Reference	1.7.3



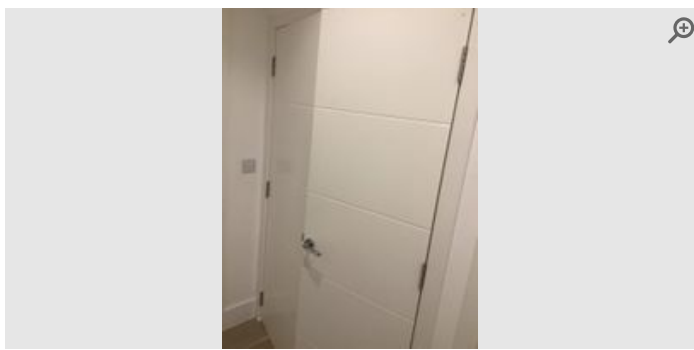
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Added	27/07/2024
Reference	1.7.3



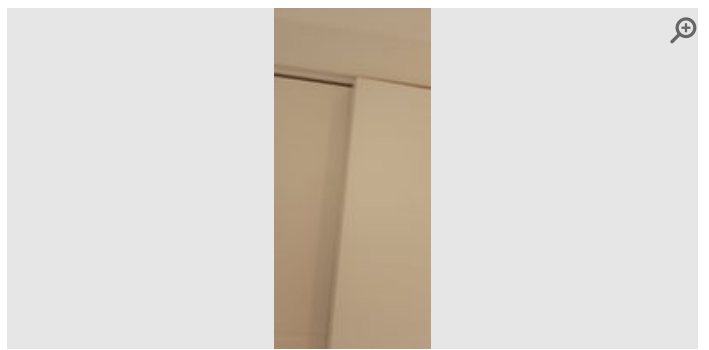
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Added	06/11/2023
Reference	1.7.4



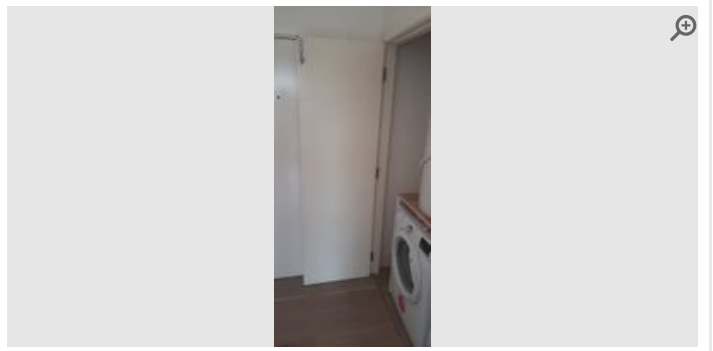
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Added	27/07/2024
Reference	1.7.4



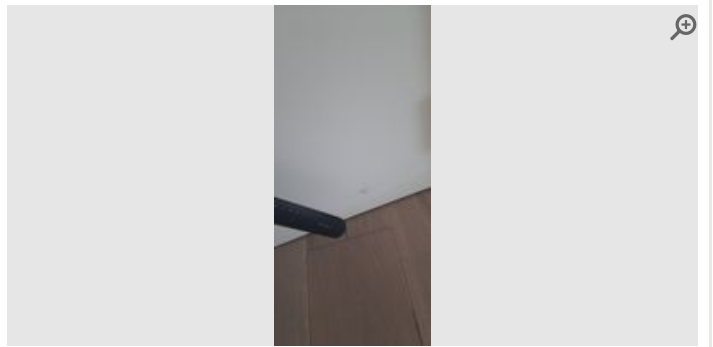
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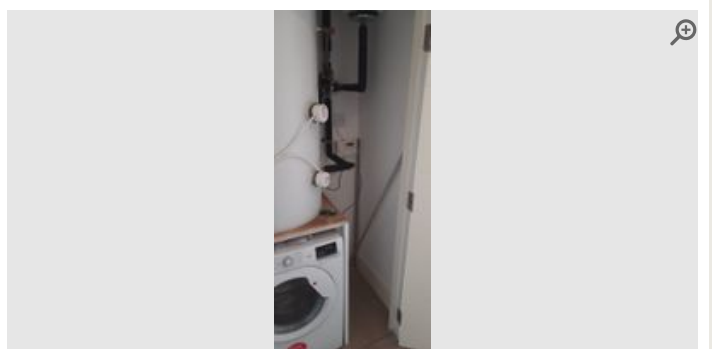
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Added	27/07/2024
Reference	1.7.5



Provided by	Inspector
Captured (via App):	27/07/2024 11:10 AM
Added	27/07/2024
Reference	1.7.6



Provided by	Inspector
Captured (via App):	27/07/2024 11:10 AM
Added	27/07/2024
Reference	1.7.7



Provided by	Inspector
Captured (via App):	27/07/2024 11:10 AM
Added	27/07/2024
Reference	1.7.8

Washing Machine

Previous State
6th November 2023

Current State
27th July 2024



Provided by	Inspector
Captured (via App):	06/11/2023 1:32 PM
Added	06/11/2023
Reference	1.8.1



Provided by	Inspector
Captured (via App):	27/07/2024 11:10 AM
Added	27/07/2024
Reference	1.8.1



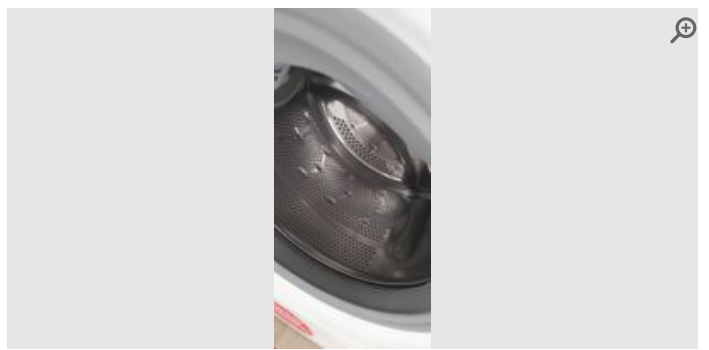
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Added	06/11/2023
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Added	27/07/2024
Reference	1.8.2



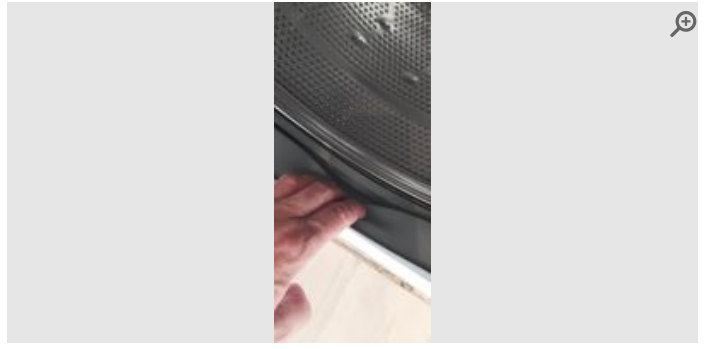
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Added	06/11/2023
Reference	1.8.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:10 AM
Added	27/07/2024
Reference	1.8.3



Provided by	Inspector
Captured (via App):	06/11/2023 1:32 PM
Added	06/11/2023
Reference	1.8.4



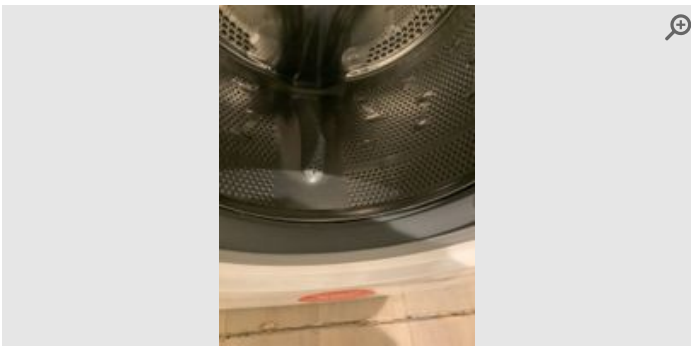
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Added	27/07/2024
Reference	1.8.4



Provided by	Inspector
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Added	06/11/2023
Reference	1.8.5



Provided by	Inspector
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Added	27/07/2024
Reference	1.8.5



Provided by	Inspector
Captured (via App):	06/11/2023 1:32 PM
Added	06/11/2023
Reference	1.8.6



Provided by	Inspector
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Added	27/07/2024
Reference	1.8.6

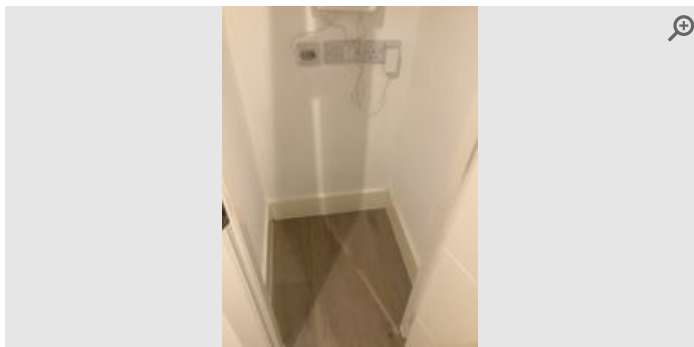


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Added	27/07/2024
Reference	1.8.7

Storage Cupboard/Wardrobe

Previous State

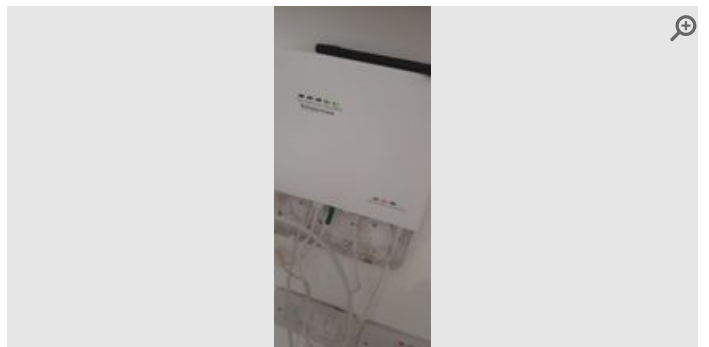
6th November 2023



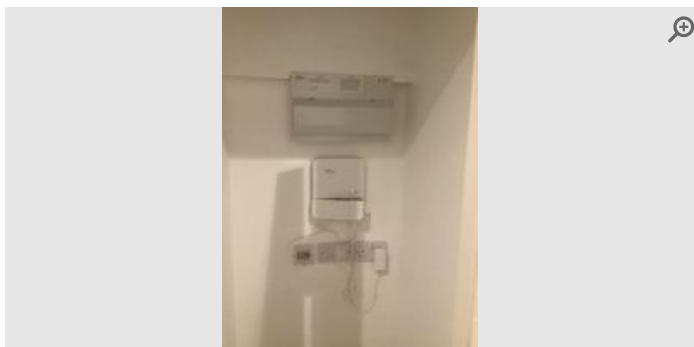
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Added	06/11/2023
Reference	1.9.1

Current State

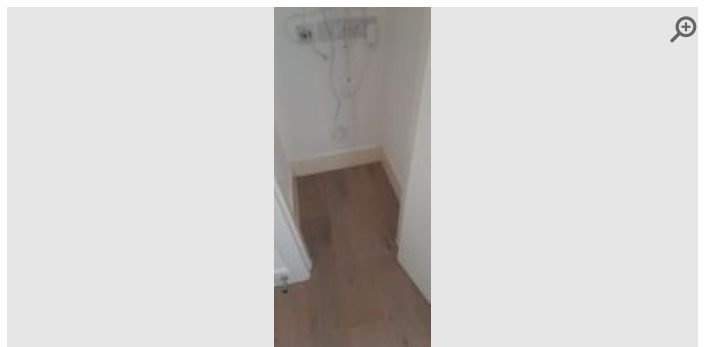
27th July 2024



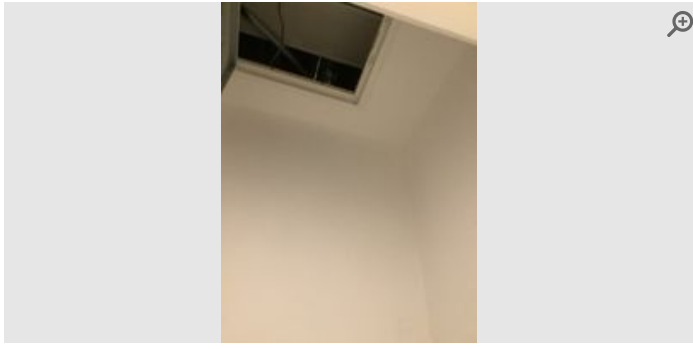
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Added	27/07/2024
Reference	1.9.1



Provided by	Inspector
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Added	06/11/2023
Reference	1.9.2



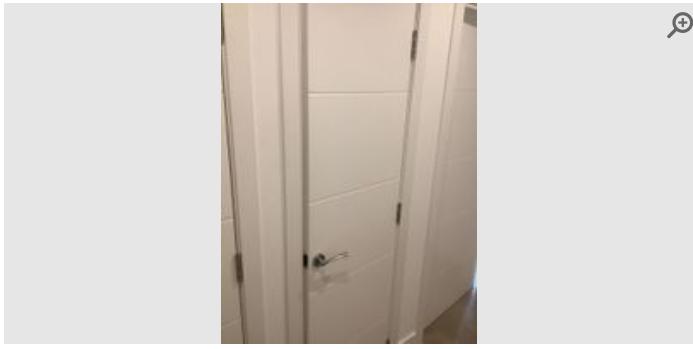
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Added	27/07/2024
Reference	1.9.2



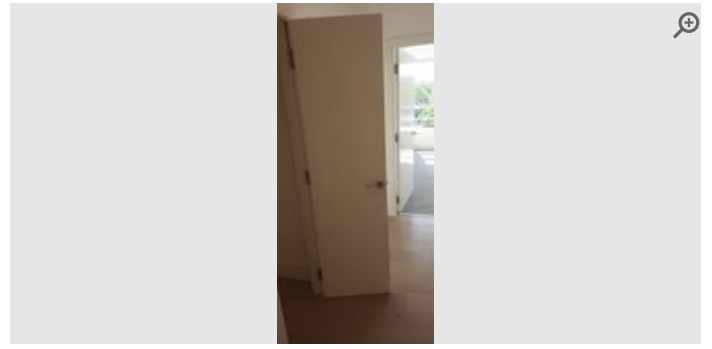
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Added	06/11/2023
Reference	1.9.3



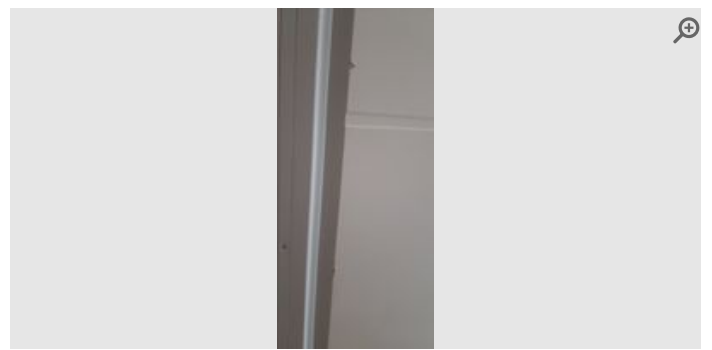
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Added	27/07/2024
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Reference	1.9.4

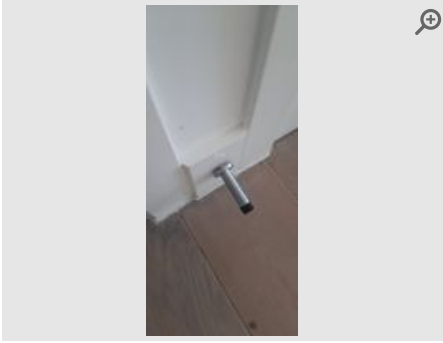


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Captured (via App):	27/07/2024 11:07 AM
Added	27/07/2024
Reference	1.9.4



Provided by	Inspector
Captured (via App):	27/07/2024 11:07 AM
Added	27/07/2024
Reference	1.9.5

Door
Stop

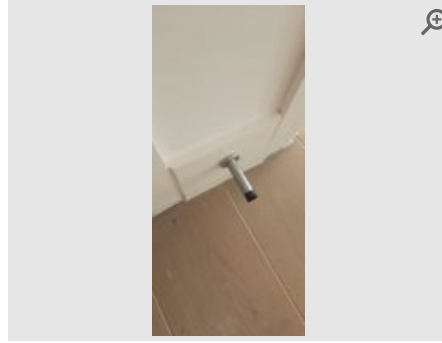


Provided by **Inspector**

Captured (via App): **27/07/2024 11:13 AM**

Added **27/07/2024**

Reference **1.10.1**



Provided by **Inspector**

Captured (via App): **27/07/2024 11:13 AM**

Added **27/07/2024**

Reference **1.10.2**

2 Kitchen Diner

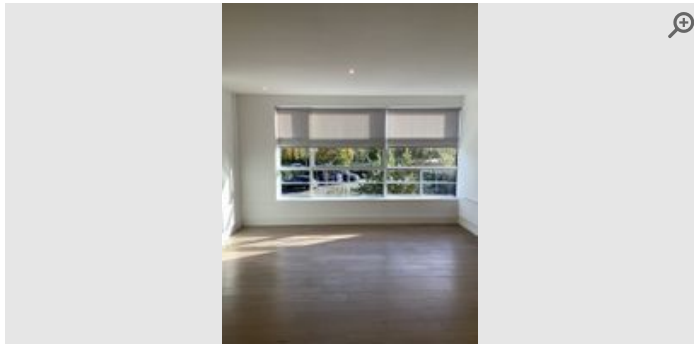
Item	Date	Description	Condition	Cleanliness	Photos
2.1 General Overview	Previous State 6th November 2023	Clean & Tidy. Consistent with age Some minor scuffs on the main wall. Wall scuffed and paint residue around the TV sockets. Some discoloured patches and residue on the floor. Hob smeared. Oven not clean.	● Fair	● Fair	10 photos
	Current State 27th July 2024	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Some minor scuffs on the main wall. Wall scuffed and paint residue around the TV sockets. Small dent in door frame above door on the inside. Small chip on window sill left of centre with some minor scratches right of, Largescoremarkacrosd lower centre frame with tape residue on frame above. Small dent in left edge of top right cupboard. Chipped frame to left of both fridge and freezer doors. Feint heat ring marks on worktop to left of hob. Baking powder in oven under tray, oven is clean. Dishwasher is clean but door is smeary inside.	● Good	● Good	10 photos
2.2 Door Frame & Skirting	Previous State 6th November 2023	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss)	● Good	● Good	N/A
	Current State 27th July 2024	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss). Chipped (frame)	● Good	● Good	1 photo
2.3 Walls	Previous State 6th November 2023	Plastered & painted white	● Fair	● Good	5 photos
	Current State 27th July 2024	Plastered & painted white	● Fair	● Good	3 photos
2.4 Kitchen Cupboards/Units	Previous State 6th November 2023	Wall units present. Base units present. Acrylic/Plastic. Inset handles. Laminated shelving. All shelving is intact. Handles/hinges intact. Cream	● Good	● Good	8 photos
	Current State 27th July 2024	Wall units present. Base units present. Acrylic/Plastic. Inset handles. Laminated shelving. All shelving is intact. Handles/hinges intact. Cream	● Good	● Good	7 photos
2.5 Kitchen Drawers	Previous State 6th November 2023	3 drawers. Laminated. Acrylic/Plastic. Inset handles. Handles/runners intact. Cream All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	3 photos
	Current State 27th July 2024	3 drawers. Laminated. Acrylic/Plastic. Inset handles. Handles/runners intact. Cream All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	5 photos
2.6 Kitchen Worksurfaces	Previous State 6th November 2023	Granite worksurface. Grey Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Good	N/A
	Current State 27th July 2024	Granite worksurface. Grey Free of marks and scratches. Free of grease and food residue. Free of dust.	● Fair	● Good	4 photos
2.7 Kitchen Sink	Previous State 6th November 2023	Single bowl. Stainless steel. Mixer tap. Chrome taps. Stainless steel plug. Stainless steel waste. Plug present. Filter plug present	● Good	● Good	3 photos
	Current State 27th July 2024	Single bowl. Stainless steel. Mixer tap. Chrome taps. Stainless steel plug. Stainless steel waste. Plug present. Filter plug present	● Good	● Good	3 photos

Item	Date	Description	Condition	Cleanliness	Photos
2.8 Hob	Previous State 6th November 2023	Induction hob. Electric plate. 4 rings. Rings intact. Dials/Knobs intact. Zanussi Hob Smearred.	● Good	● Fair	3 photos
	Current State 27th July 2024	Induction hob. Electric plate. 4 rings. Rings intact. Dials/Knobs intact. Zanussi	● Good	● Good	2 photos
2.9 Oven	Previous State 6th November 2023	Oven and grill. Electric cooker. Chrome rack x 2. Baking tray x 1. Dials/Knobs intact. Zanussi Oven not clean.	● Good	● Fair	6 photos
	Current State 27th July 2024	Oven and grill. Electric cooker. Chrome rack x 2. Baking tray x 1. Dials/Knobs intact. Zanussi	● Good	● Good	7 photos
2.10 Extractor Cooker Hood	Previous State 6th November 2023	Integrated hood. All bulbs/spots working. Fan switch responsive	● Good	● Good	1 photo
	Current State 27th July 2024	Integrated hood. All bulbs/spots working. Fan switch responsive	● Good	● Good	2 photos
2.11 Fridge Freezer (Integrated)	Previous State 6th November 2023	Chest. Upright. 4 Shelves. Salad drawer. Internal light. White Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order.	● Good	● Good	3 photos
	Current State 27th July 2024	Chest. Upright. 4 Shelves. Salad drawer. Internal light. White Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order. Blomberg.	● Good	● Good	8 photos
2.12 Dishwasher	Previous State 6th November 2023	Integrated full sized. Rack. Plate rack. Glass rack. Cutlery holder. Zanussi Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly.	● Good	● Good	3 photos
	Current State 27th July 2024	Integrated full sized. Rack. Plate rack. Glass rack. Cutlery holder. Zanussi Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly.	● Good	● Good	5 photos
2.13 Heat Sensor/Smoke Alarm	Previous State 6th November 2023	Ceiling mounted. Test button/function working. Wired. Please note: Test periodically. Tenant note: Do not obstruct unit	● Good	● Good	1 photo
	Current State 27th July 2024	Ceiling mounted. Test button/function working. Wired. Please note: Test periodically. Tenant note: Do not obstruct unit	● Good	● Good	2 photos
2.14 Windows and Sills	Previous State 6th November 2023	N/A	● N/A	● N/A	N/A
	Current State 27th July 2024	Standard window. 1 in total. Aluminium double glazed. Clear glass. Aluminium handle. Wooden sills. Roller blind. Fabric blind. Sills free of mould. Windows intact. Scratched sills. Chipped sills. Frames marked. Opening Mechanism functioning	● Fair	● Fair	7 photos

General Overview

Previous State

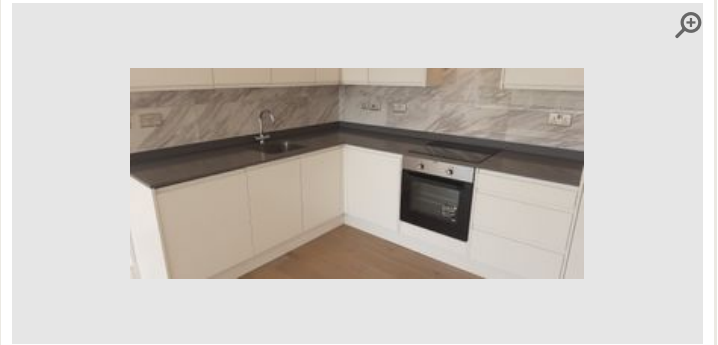
6th November 2023



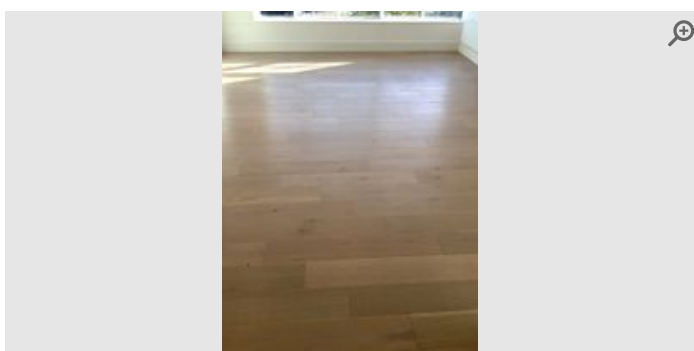
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Captured (via App):	06/11/2023 2:03 PM
Added	06/11/2023
Reference	2.1.1

Current State

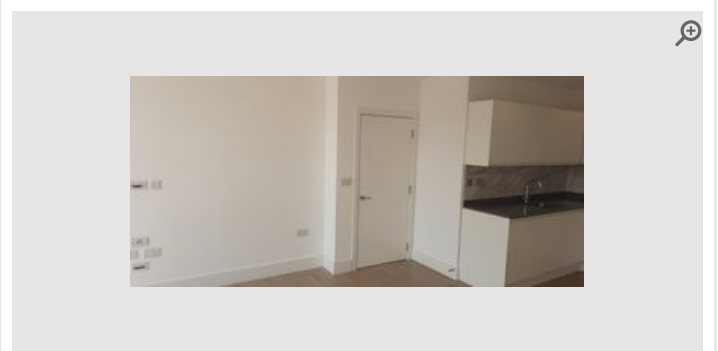
27th July 2024



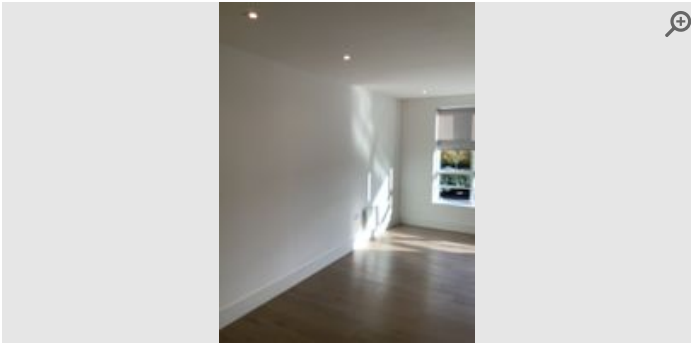
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Added	27/07/2024
Reference	2.1.1



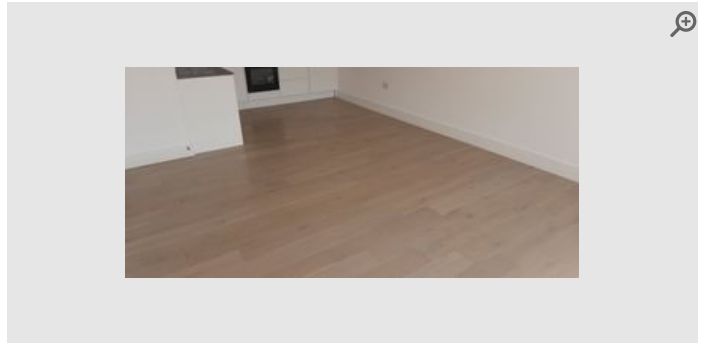
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Reference	2.1.2



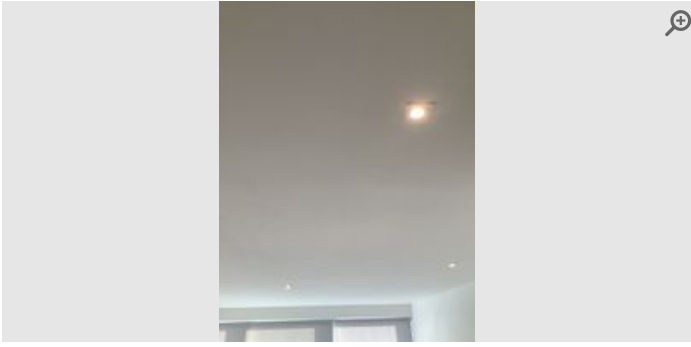
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Added	27/07/2024
Reference	2.1.2



Provided by	Inspector
Captured (via App):	06/11/2023 2:03 PM
Added	06/11/2023
Reference	2.1.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:20 AM
Added	27/07/2024
Reference	2.1.3



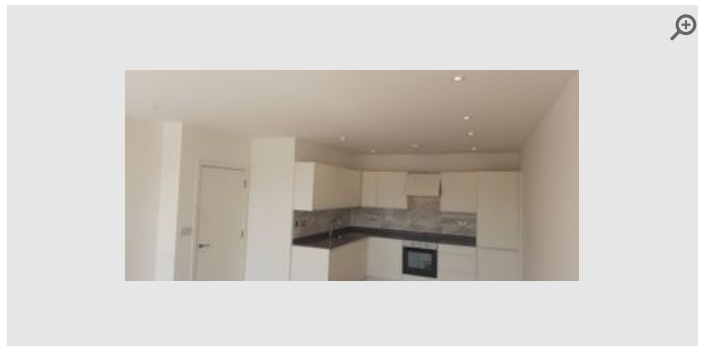
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Added	06/11/2023
Reference	2.1.4



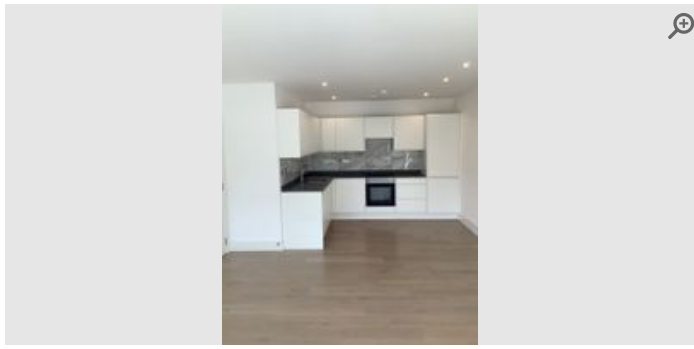
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Added	27/07/2024
Reference	2.1.4



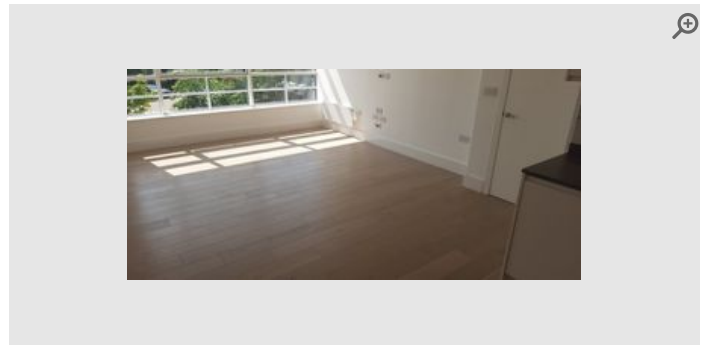
Provided by	Inspector
Captured (via App):	06/11/2023 2:03 PM
Added	06/11/2023
Reference	2.1.5



Provided by	Inspector
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Added	27/07/2024
Reference	2.1.5



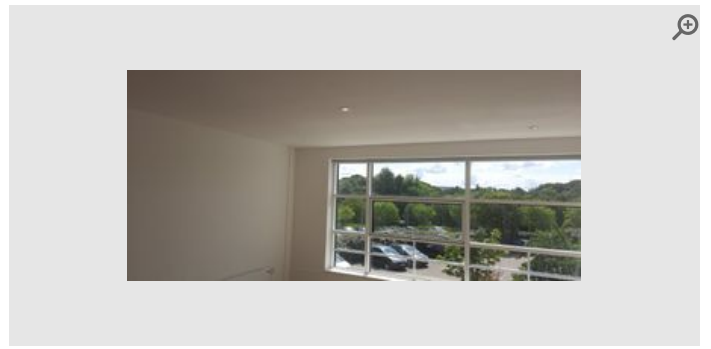
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Added	06/11/2023
Reference	2.1.6



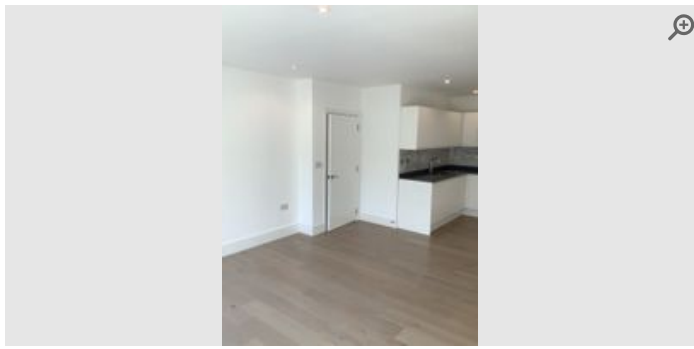
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Added	27/07/2024
Reference	2.1.6



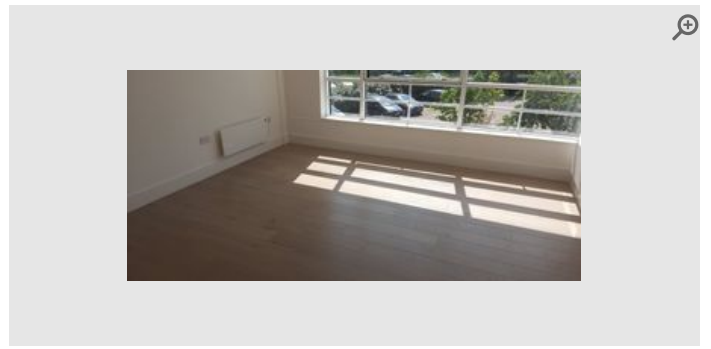
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Added	06/11/2023
Reference	2.1.7



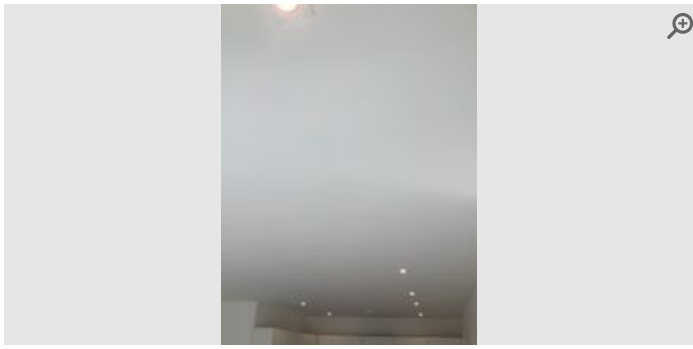
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Added	27/07/2024
Reference	2.1.7



Provided by	Inspector
Captured (via App):	06/11/2023 2:03 PM
Added	06/11/2023
Reference	2.1.8



Provided by	Inspector
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Added	27/07/2024
Reference	2.1.8



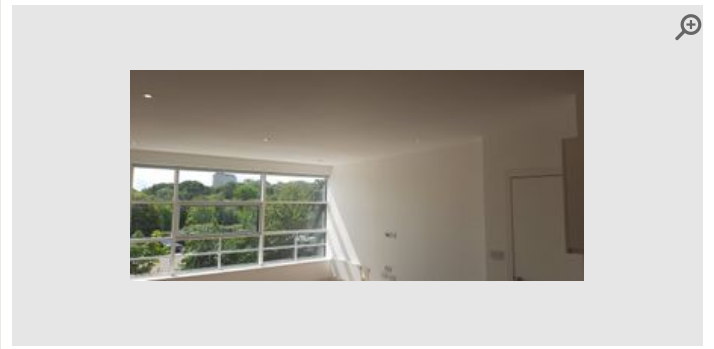
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Added	27/07/2024
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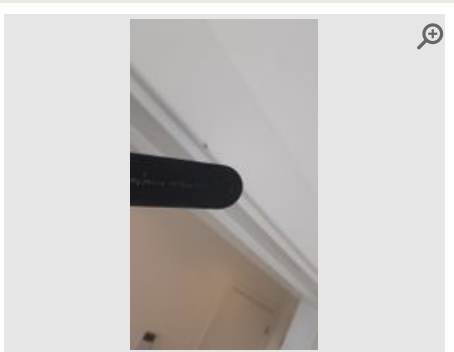


Provided by	Inspector
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Added	06/11/2023
Reference	2.1.10



Provided by	Inspector
Captured (via App):	27/07/2024 11:20 AM
Added	27/07/2024
Reference	2.1.10

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	27/07/2024 11:21 AM
Added	27/07/2024
Reference	2.2.1

Walls

Previous State

6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 2:04 PM
Added	06/11/2023
Reference	2.3.1

Current State

27th July 2024



Provided by	Inspector
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Added	27/07/2024
Reference	2.3.1



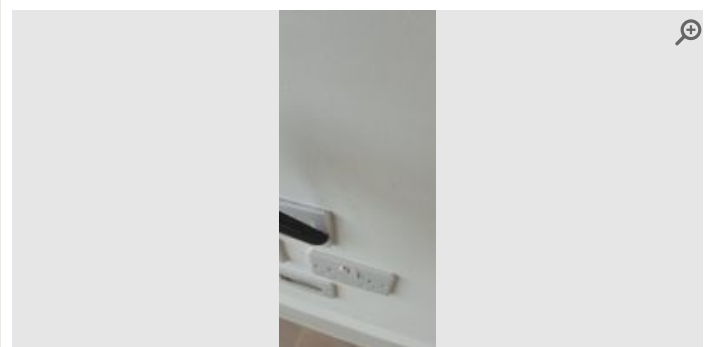
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Added	06/11/2023
Reference	2.3.2



Provided by	Inspector
Captured (via App):	27/07/2024 11:22 AM
Added	27/07/2024
Reference	2.3.2



Provided by	Inspector
Captured (via App):	06/11/2023 2:04 PM
Added	06/11/2023
Reference	2.3.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:22 AM
Added	27/07/2024
Reference	2.3.3



Provided by	Inspector
Captured (via App):	06/11/2023 2:04 PM
Added	06/11/2023
Reference	2.3.4

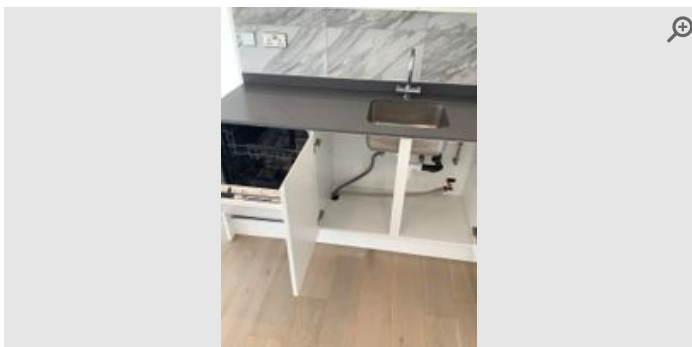


Provided by	Inspector
Captured (via App):	06/11/2023 2:04 PM
Added	06/11/2023
Reference	2.3.5

Kitchen Cupboards/Units

Previous State

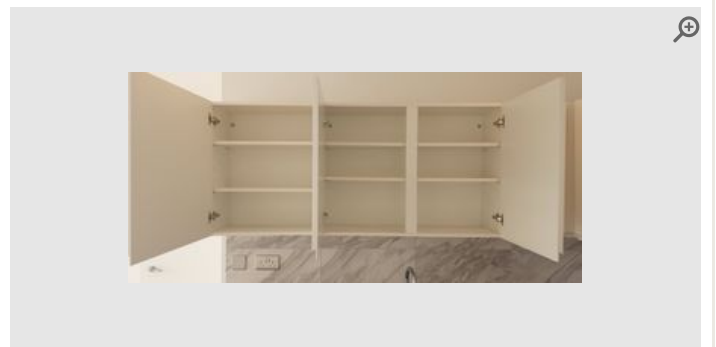
6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.1

Current State

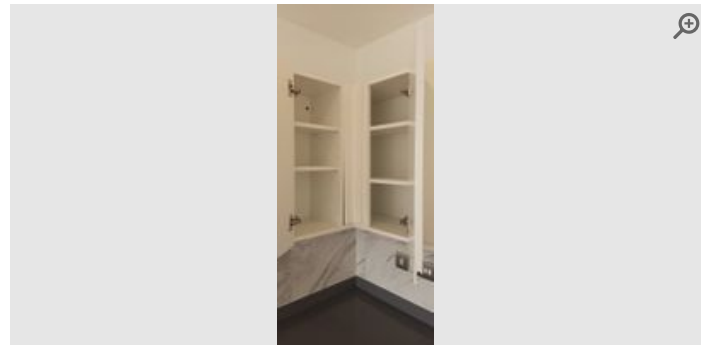
27th July 2024



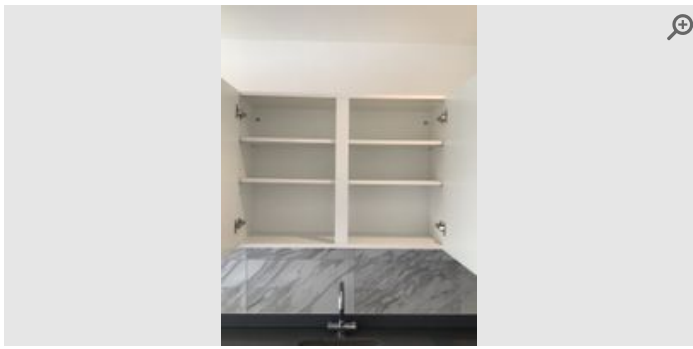
Provided by	Inspector
Captured (via App):	27/07/2024 11:25 AM
Added	27/07/2024
Reference	2.4.1



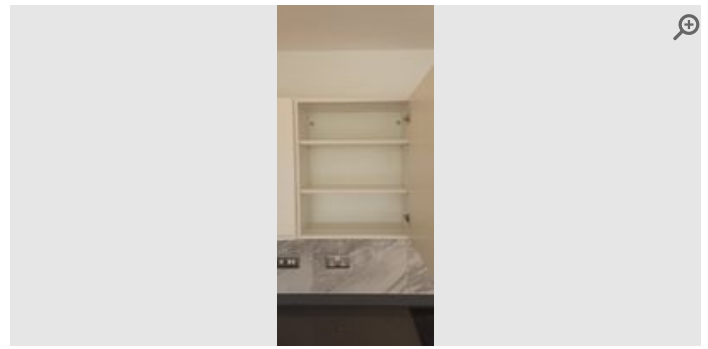
Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.2



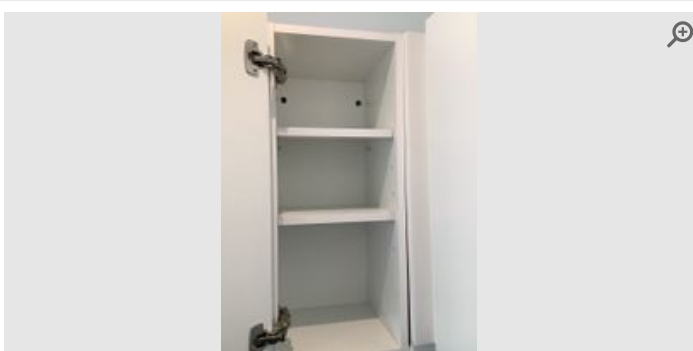
Provided by	Inspector
Captured (via App):	27/07/2024 11:25 AM
Added	27/07/2024
Reference	2.4.2



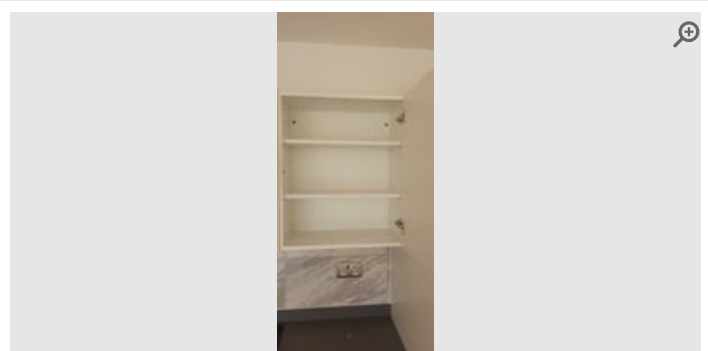
Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.3



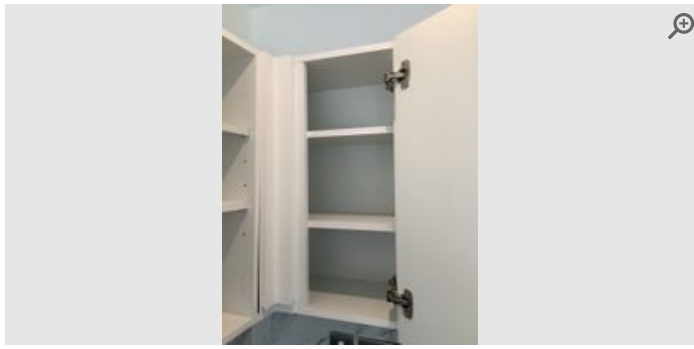
Provided by	Inspector
Captured (via App):	27/07/2024 11:25 AM
Added	27/07/2024
Reference	2.4.3



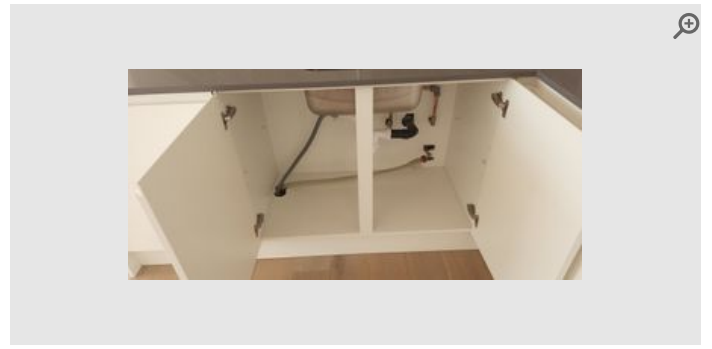
Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.4



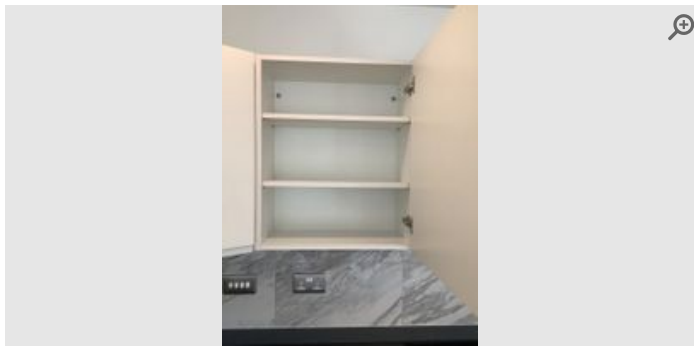
Provided by	Inspector
Captured (via App):	27/07/2024 11:25 AM
Added	27/07/2024
Reference	2.4.4



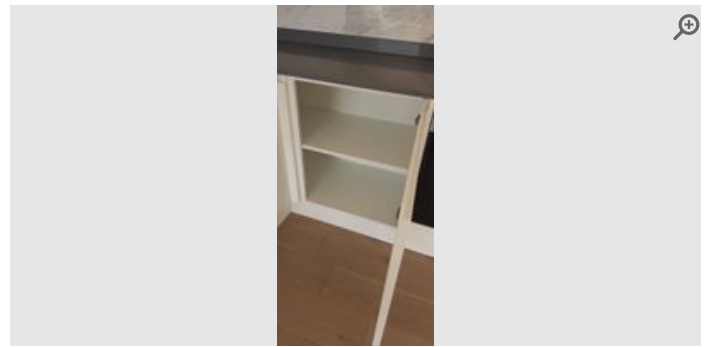
Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.5



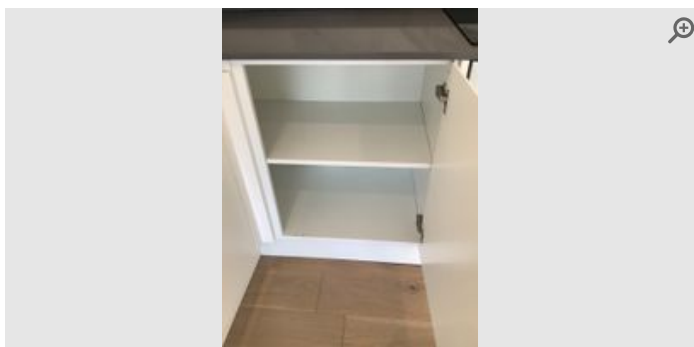
Provided by	Inspector
Captured (via App):	27/07/2024 11:25 AM
Added	27/07/2024
Reference	2.4.5



Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.6



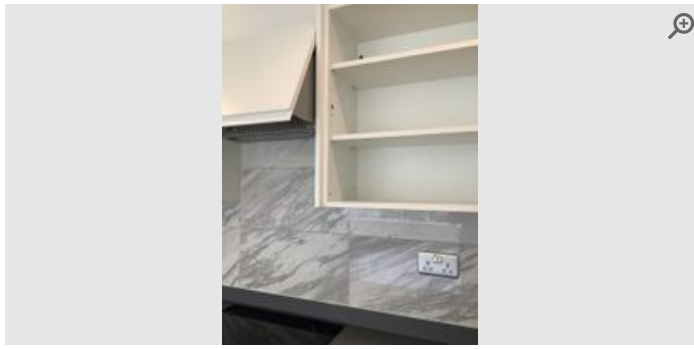
Provided by	Inspector
Captured (via App):	27/07/2024 11:25 AM
Added	27/07/2024
Reference	2.4.6



Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.7



Provided by	Inspector
Captured (via App):	27/07/2024 11:25 AM
Added	27/07/2024
Reference	2.4.7



Provided by	Inspector
Captured (via App):	06/11/2023 2:11 PM
Added	06/11/2023
Reference	2.4.8

Kitchen Drawers

Previous State

6th November 2023



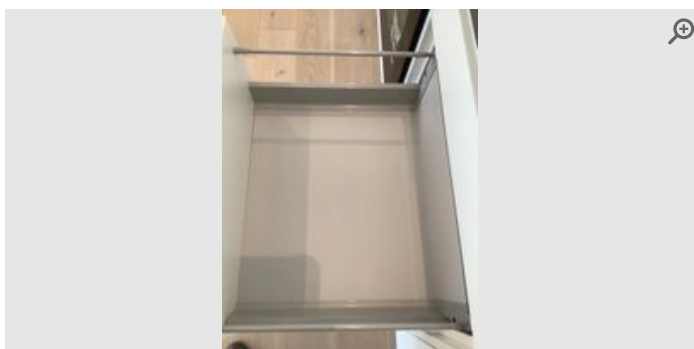
Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.5.1

Current State

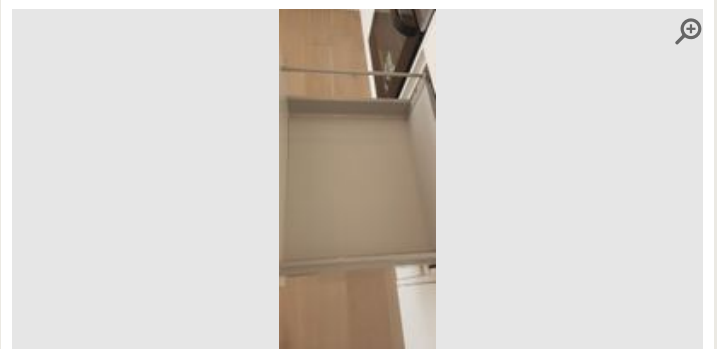
27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:26 AM
Added	27/07/2024
Reference	2.5.1



Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.5.2



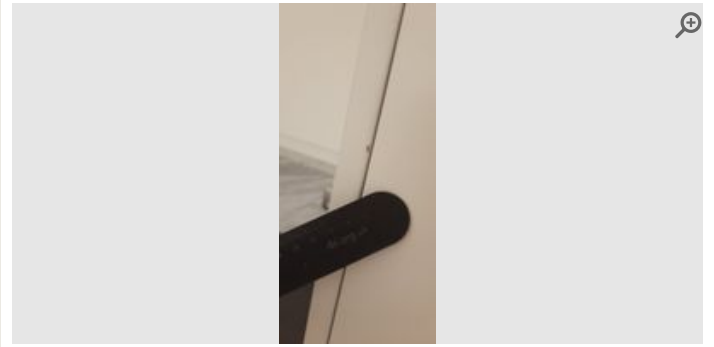
Provided by	Inspector
Captured (via App):	27/07/2024 11:26 AM
Added	27/07/2024
Reference	2.5.2



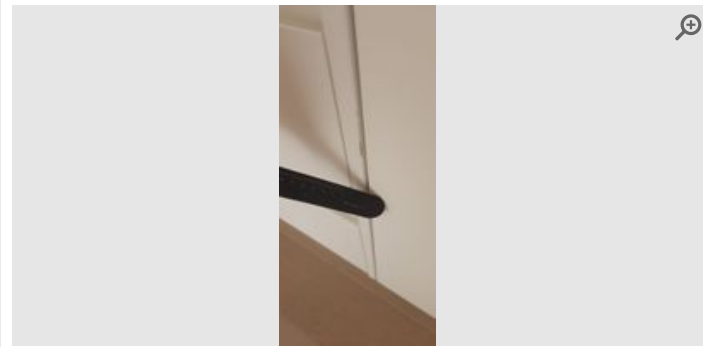
Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.5.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:26 AM
Added	27/07/2024
Reference	2.5.3

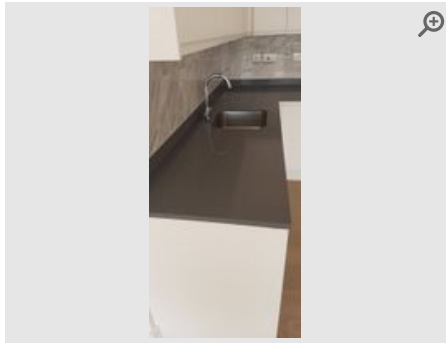


Provided by	Inspector
Captured (via App):	27/07/2024 11:26 AM
Added	27/07/2024
Reference	2.5.4

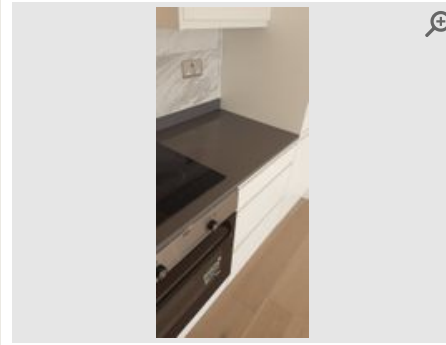


Provided by	Inspector
Captured (via App):	27/07/2024 11:26 AM
Added	27/07/2024
Reference	2.5.5

Kitchen Worksurfaces



Provided by	Inspector
Captured (via App):	27/07/2024 11:29 AM
Added	27/07/2024
Reference	2.6.1



Provided by	Inspector
Captured (via App):	27/07/2024 11:29 AM
Added	27/07/2024
Reference	2.6.2



Provided by	Inspector
Captured (via App):	27/07/2024 11:29 AM
Added	27/07/2024
Reference	2.6.3

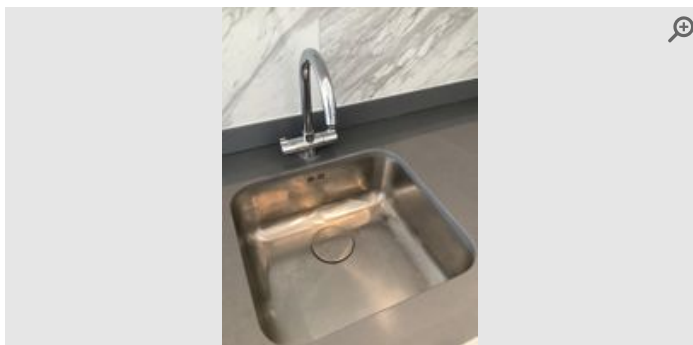


Provided by	Inspector
Captured (via App):	27/07/2024 11:29 AM
Added	27/07/2024
Reference	2.6.4

Kitchen Sink

Previous State

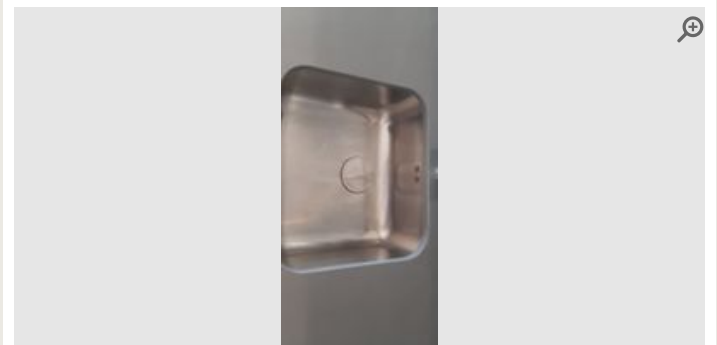
6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.7.1

Current State

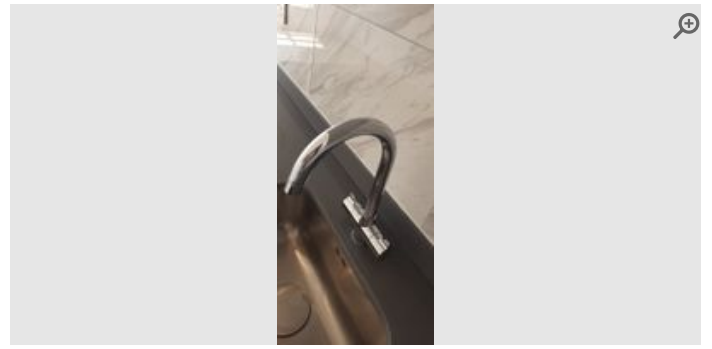
27th July 2024



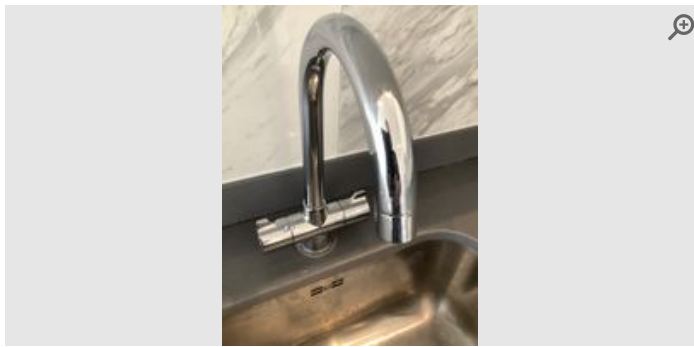
Provided by	Inspector
Captured (via App):	27/07/2024 11:29 AM
Added	27/07/2024
Reference	2.7.1



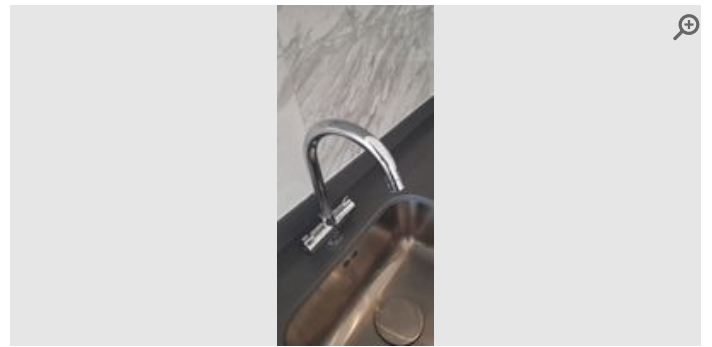
Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.7.2



Provided by	Inspector
Captured (via App):	27/07/2024 11:29 AM
Added	27/07/2024
Reference	2.7.2



Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.7.3

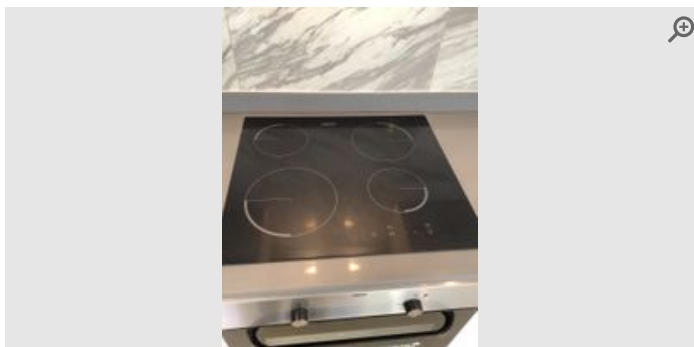


Provided by	Inspector
Captured (via App):	27/07/2024 11:29 AM
Added	27/07/2024
Reference	2.7.3

Hob

Previous State

6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.8.1

Current State

27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:30 AM
Added	27/07/2024
Reference	2.8.1



Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.8.2



Provided by	Inspector
Captured (via App):	27/07/2024 11:30 AM
Added	27/07/2024
Reference	2.8.2



Provided by	Inspector
Captured (via App):	06/11/2023 2:12 PM
Added	06/11/2023
Reference	2.8.3

Oven

Previous State

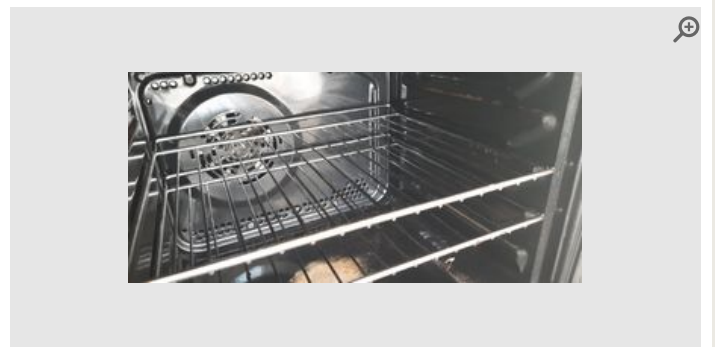
6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 2:14 PM
Added	06/11/2023
Reference	2.9.1

Current State

27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.9.1



Provided by	Inspector
Captured (via App):	06/11/2023 2:14 PM
Added	06/11/2023
Reference	2.9.2



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.9.2



Provided by	Inspector
Captured (via App):	06/11/2023 2:14 PM
Added	06/11/2023
Reference	2.9.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.9.3



Provided by	Inspector
Captured (via App):	06/11/2023 2:14 PM
Added	06/11/2023
Reference	2.9.4



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.9.4



Provided by	Inspector
Captured (via App):	06/11/2023 2:14 PM
Added	06/11/2023
Reference	2.9.5



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.9.5



Provided by	Inspector
Captured (via App):	06/11/2023 2:14 PM
Added	06/11/2023
Reference	2.9.6



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.9.6

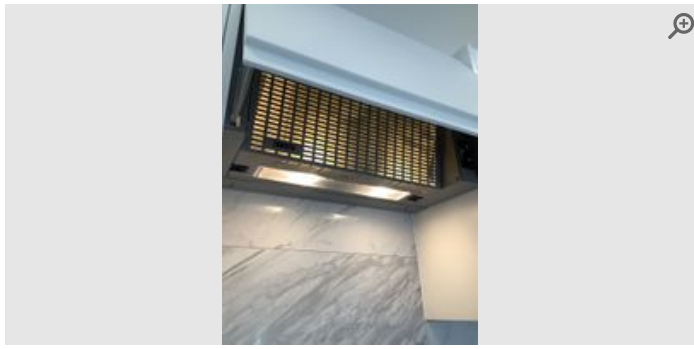


Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.9.7

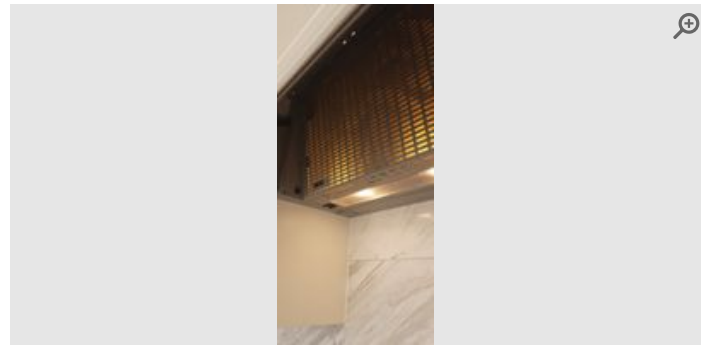
Extractor Cooker Hood

Previous State
6th November 2023

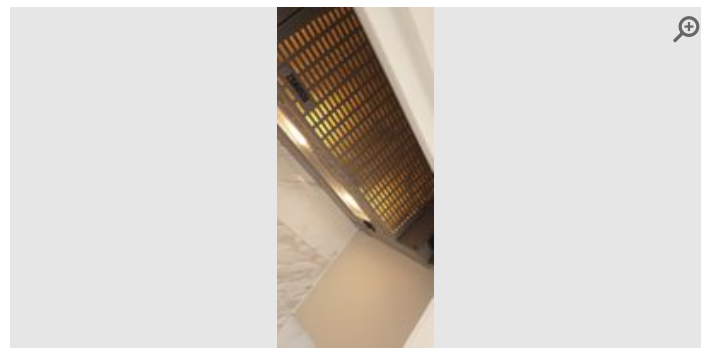
Current State
27th July 2024



Provided by	Inspector
Captured (via App):	06/11/2023 2:14 PM
Added	06/11/2023
Reference	2.10.1



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.10.1



Provided by	Inspector
Captured (via App):	27/07/2024 11:32 AM
Added	27/07/2024
Reference	2.10.2

Fridge Freezer (Integrated)

Previous State

6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 2:15 PM
Added	06/11/2023
Reference	2.11.1

Current State

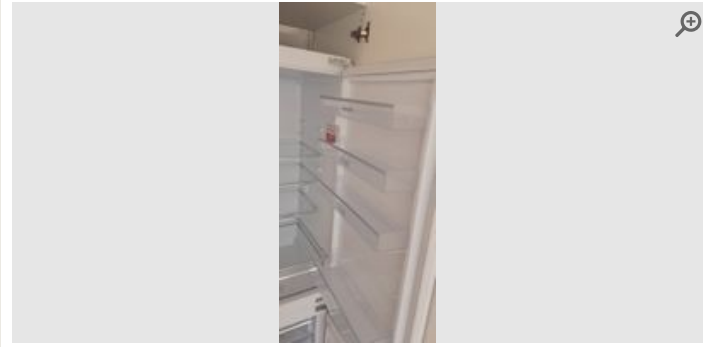
27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.1



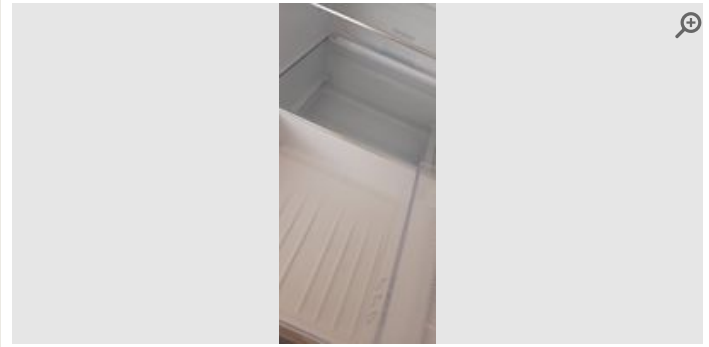
Provided by	Inspector
Captured (via App):	06/11/2023 2:15 PM
Added	06/11/2023
Reference	2.11.2



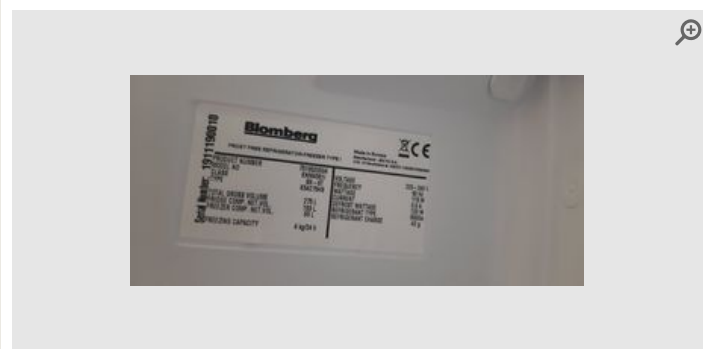
Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.2



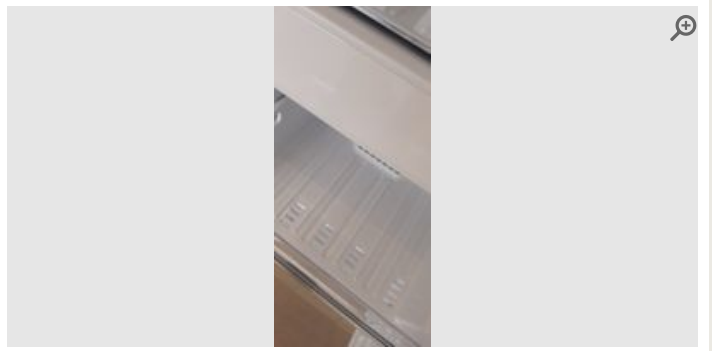
Provided by	Inspector
Captured (via App):	06/11/2023 2:15 PM
Added	06/11/2023
Reference	2.11.3



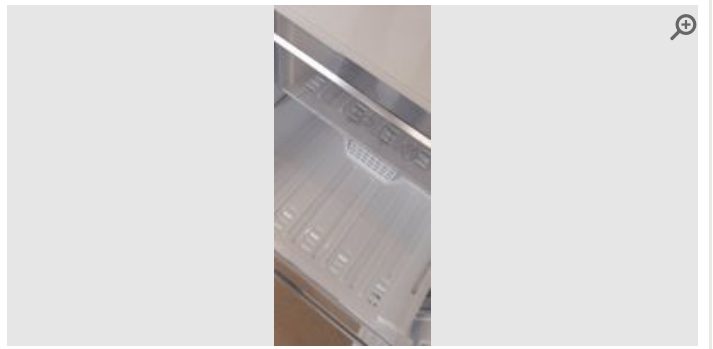
Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.4



Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.5



Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.6



Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.7



Provided by	Inspector
Captured (via App):	27/07/2024 11:35 AM
Added	27/07/2024
Reference	2.11.8

Dishwasher

Previous State

6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 2:15 PM
Added	06/11/2023
Reference	2.12.1

Current State

27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:36 AM
Added	27/07/2024
Reference	2.12.1



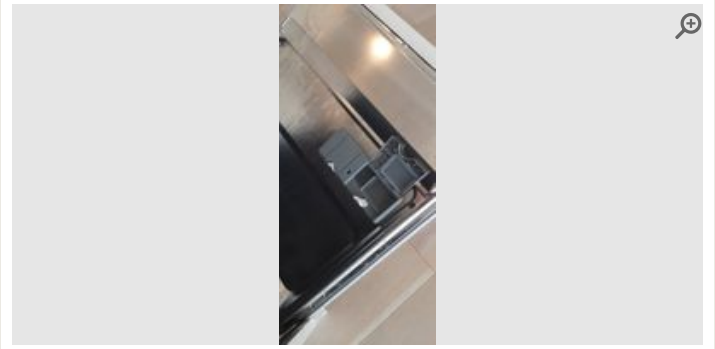
Provided by	Inspector
Captured (via App):	06/11/2023 2:15 PM
Added	06/11/2023
Reference	2.12.2



Provided by	Inspector
Captured (via App):	27/07/2024 11:36 AM
Added	27/07/2024
Reference	2.12.2



Provided by	Inspector
Captured (via App):	06/11/2023 2:15 PM
Added	06/11/2023
Reference	2.12.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:36 AM
Added	27/07/2024
Reference	2.12.3



Provided by	Inspector
Captured (via App):	27/07/2024 11:36 AM
Added	27/07/2024
Reference	2.12.4



Provided by	Inspector
Captured (via App):	27/07/2024 11:36 AM
Added	27/07/2024
Reference	2.12.5

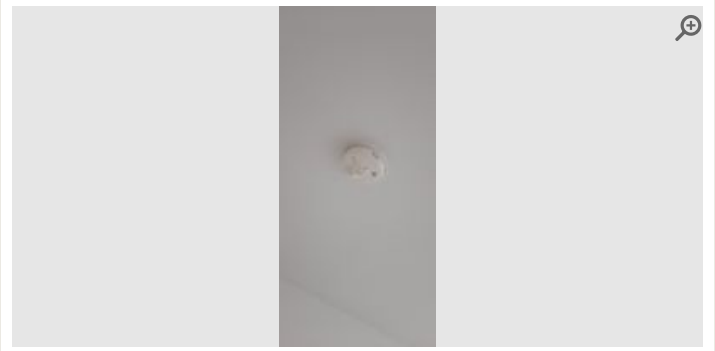
Heat Sensor/Smoke Alarm

Previous State
6th November 2023

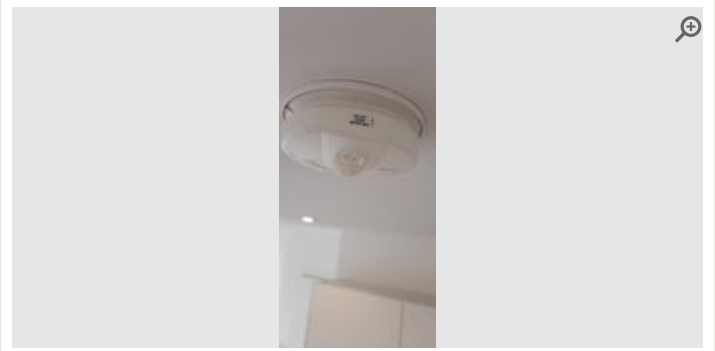
Current State
27th July 2024



Provided by	Inspector
Captured (via App):	06/11/2023 2:16 PM
Added	06/11/2023
Reference	2.13.1

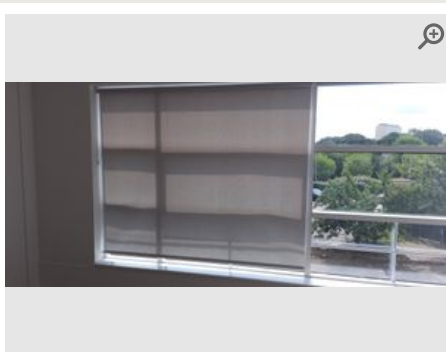


Provided by	Inspector
Captured (via App):	27/07/2024 11:37 AM
Added	27/07/2024
Reference	2.13.1

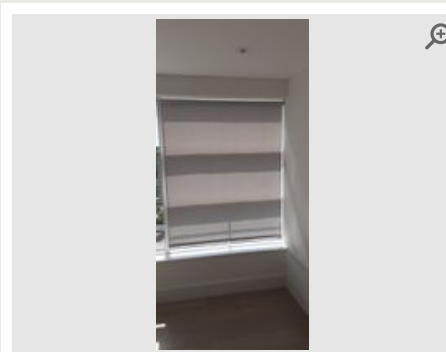


Provided by	Inspector
Captured (via App):	27/07/2024 11:37 AM
Added	27/07/2024
Reference	2.13.2

Windows and Sills



Provided by	Inspector
Captured (via App):	27/07/2024 11:46 AM
Added	27/07/2024
Reference	2.14.1



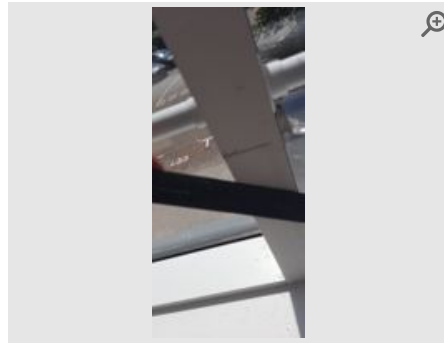
Provided by	Inspector
Captured (via App):	27/07/2024 11:46 AM
Added	27/07/2024
Reference	2.14.2



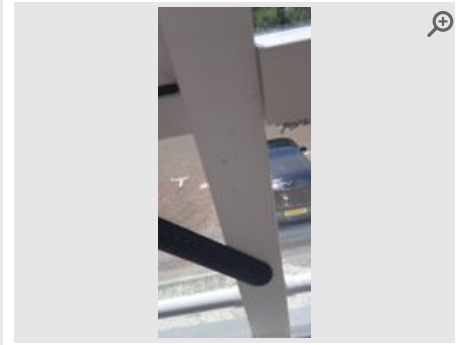
Provided by	Inspector
Captured (via App):	27/07/2024 11:46 AM
Added	27/07/2024
Reference	2.14.3



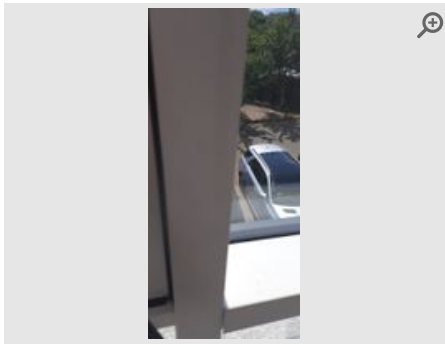
Provided by	Inspector
Captured (via App):	27/07/2024 11:46 AM
Added	27/07/2024
Reference	2.14.4



Provided by	Inspector
Captured (via App):	27/07/2024 11:46 AM
Added	27/07/2024
Reference	2.14.5



Provided by	Inspector
Captured (via App):	27/07/2024 11:46 AM
Added	27/07/2024
Reference	2.14.6



Provided by	Inspector
Captured (via App):	27/07/2024 11:46 AM
Added	27/07/2024
Reference	2.14.7

3 Bedroom

Item	Date	Description	Condition	Cleanliness	Photos
3.1 General Overview	Previous State 6th November 2023	Clean & Tidy. Consistent with age Carpet indents present. Residue present on the carpet. Wall discoloured above the TV sockets. Walls scuffed right of the window. Back wall scuffed at foot height.	● Fair	● Fair	📷 10 photos
	Current State 27th July 2024	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Carpet indents present. Blue marks on door frame to inside right. Scuff on left wall above sockets. Loose door stop.	● Good	● Good	📷 10 photos
3.2 Door Frame & Skirting	Previous State 6th November 2023	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss)	● Good	● Good	📷 N/A
	Current State 27th July 2024	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss). Smudged (frame)	● Fair	● Good	📷 1 photo
3.3 Walls	Previous State 6th November 2023	Plastered & painted white	● Fair	● Good	📷 6 photos
	Current State 27th July 2024	Plastered & painted white	● Good	● Good	📷 1 photo
3.4 Floor	Previous State 6th November 2023	Carpeted. Metal threshold strip. Grey	● Fair	● Fair	📷 6 photos
	Current State 27th July 2024	Carpeted. Metal threshold strip. Grey	● Fair	● Good	📷 N/A
3.5 Door Stop	Previous State 6th November 2023	N/A	● N/A	● N/A	📷 N/A
	Current State 27th July 2024	Fixed doorstop to wall/skirting. Chrome/rubber. Appears insecurely fixed	● Fair	● Good	📷 1 photo
		Information provided by inspector: Loose doorstop.			
ⓘ Tenant responsibility			🔧 Repair		

📷 Bedroom Photos

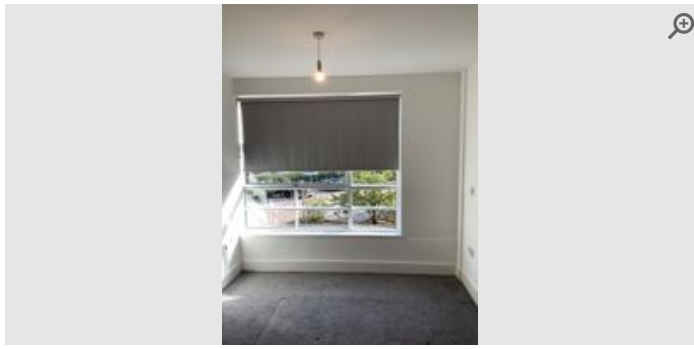
General Overview

Previous State

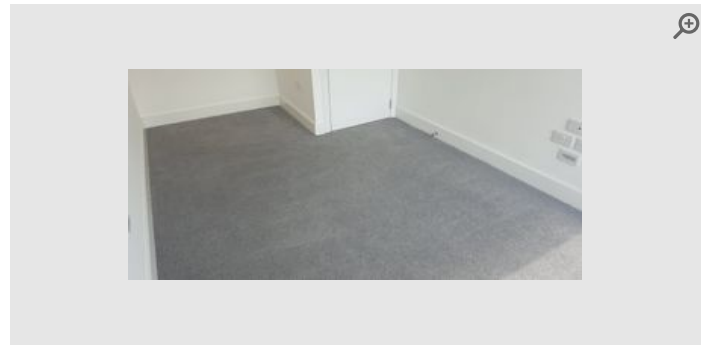
6th November 2023

Current State

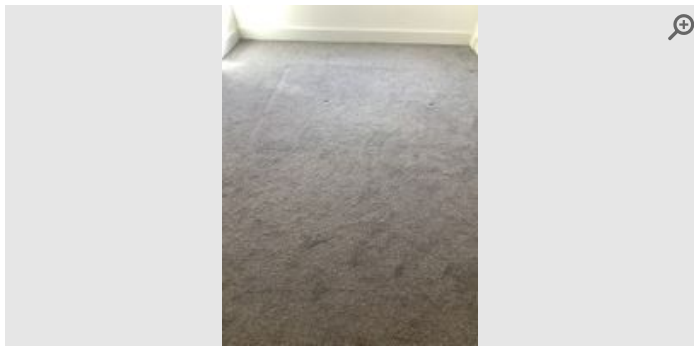
27th July 2024



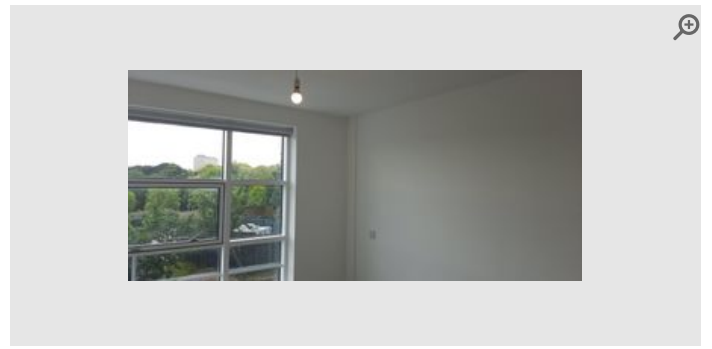
Provided by	Inspector
Captured (via App):	06/11/2023 1:36 PM
Added	06/11/2023
Reference	3.1.1



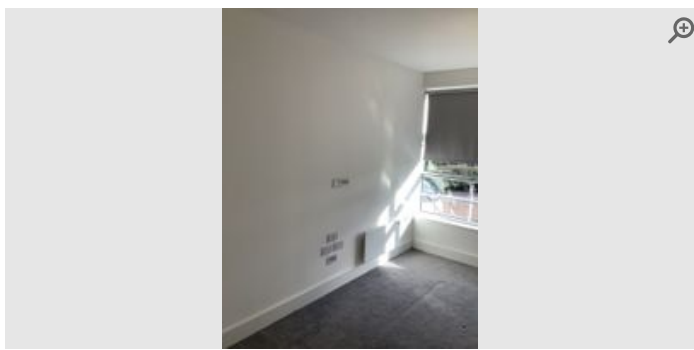
Provided by	Inspector
Captured (via App):	27/07/2024 11:40 AM
Added	27/07/2024
Reference	3.1.1



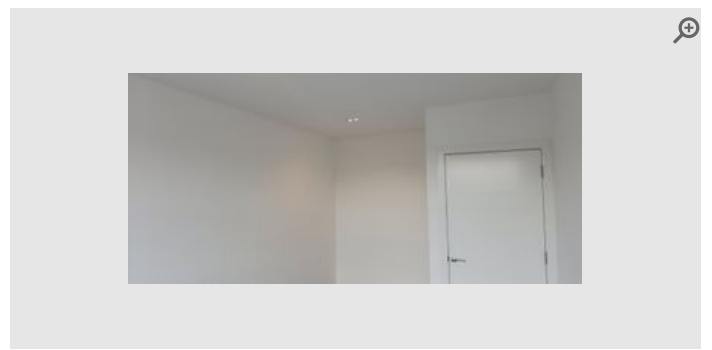
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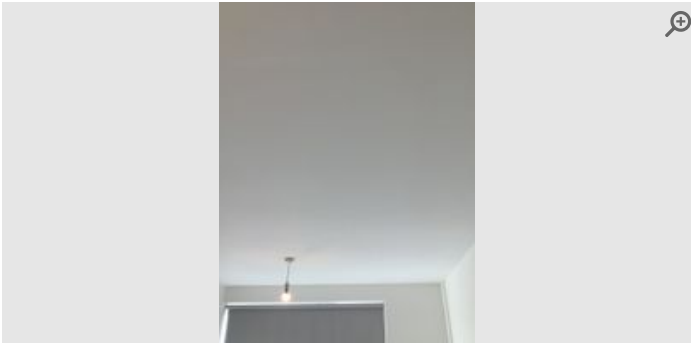
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Added	27/07/2024
Reference	3.1.2



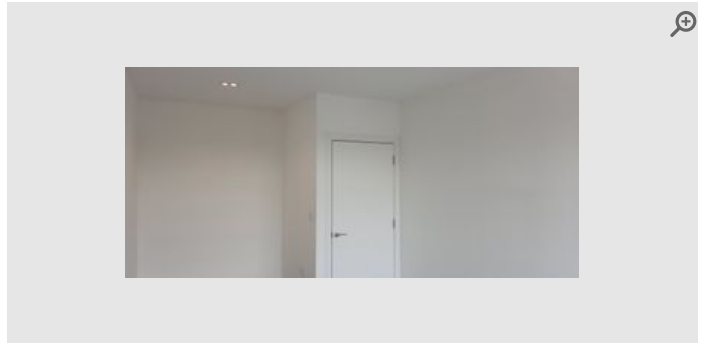
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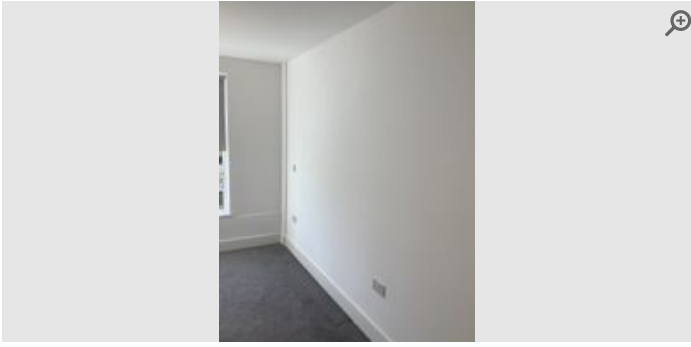
Provided by	Inspector
Captured (via App):	27/07/2024 11:40 AM
Added	27/07/2024
Reference	3.1.3



Provided by	Inspector
Captured (via App):	06/11/2023 1:36 PM
Added	06/11/2023
Reference	3.1.4



Provided by	Inspector
Captured (via App):	27/07/2024 11:40 AM
Added	27/07/2024
Reference	3.1.4



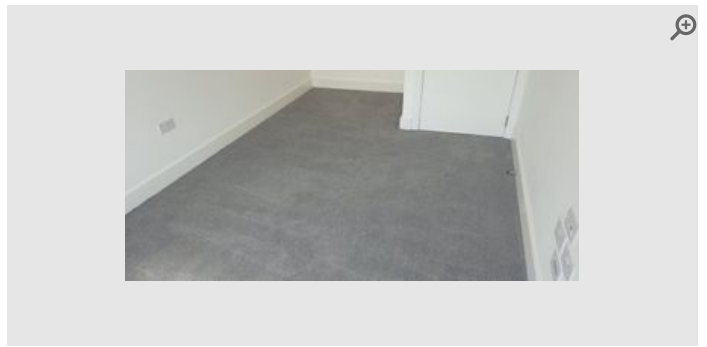
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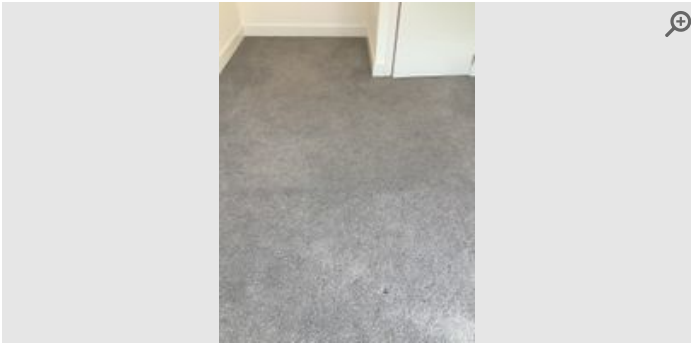
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Reference	3.1.5



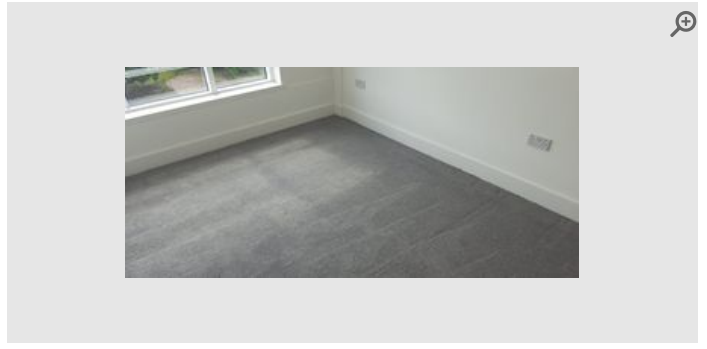
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Added	06/11/2023
Reference	3.1.6



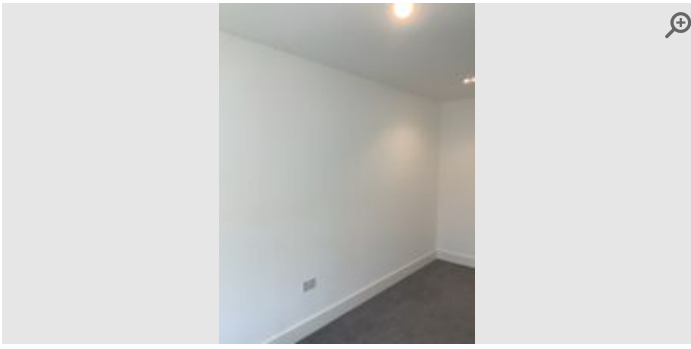
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Added	27/07/2024
Reference	3.1.6



Provided by	Inspector
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Added	06/11/2023
Reference	3.1.7



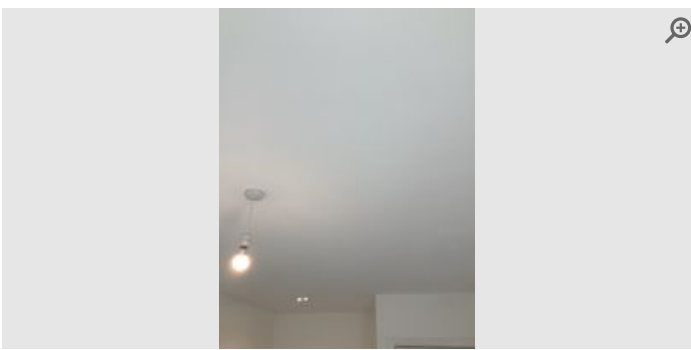
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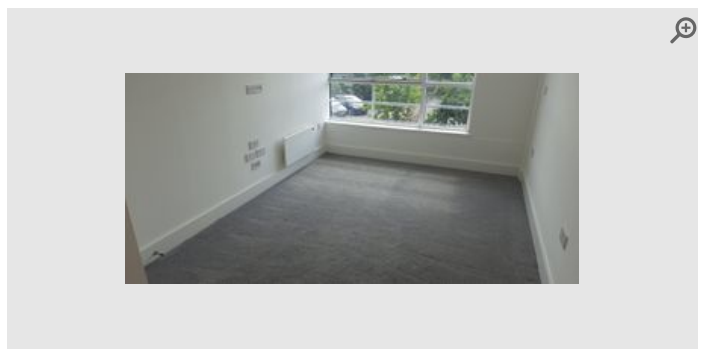
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Reference	3.1.8



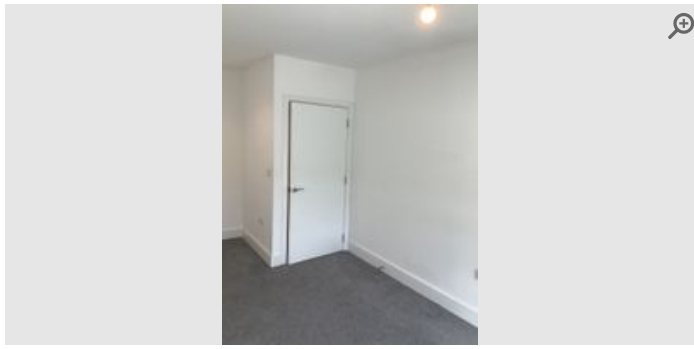
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Added	27/07/2024
Reference	3.1.8



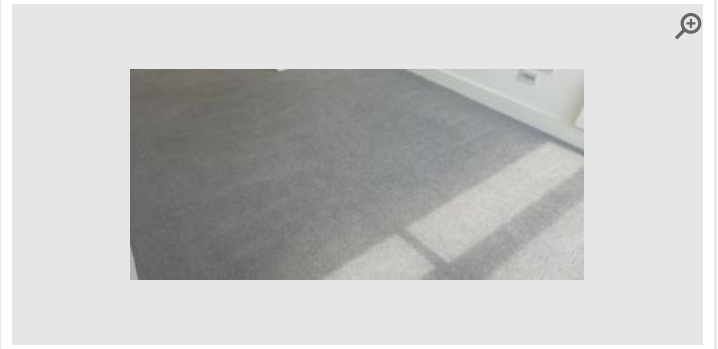
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Added	06/11/2023
Reference	3.1.9



Provided by	Inspector
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Added	27/07/2024
Reference	3.1.9

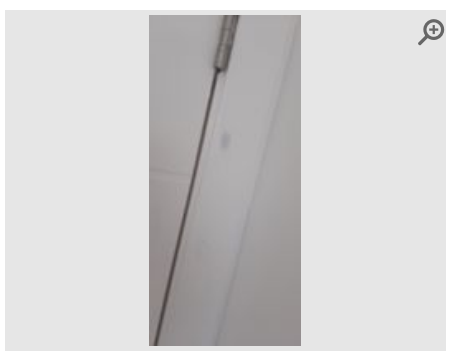


Provided by	Inspector
Captured (via App):	06/11/2023 1:36 PM
Added	06/11/2023
Reference	3.1.10



Provided by	Inspector
Captured (via App):	27/07/2024 11:40 AM
Added	27/07/2024
Reference	3.1.10

Door Frame & Skirting

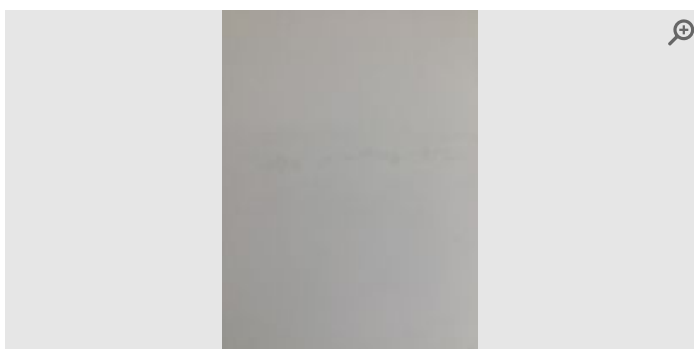


Provided by	Inspector
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Added	27/07/2024
Reference	3.2.1

Walls

Previous State

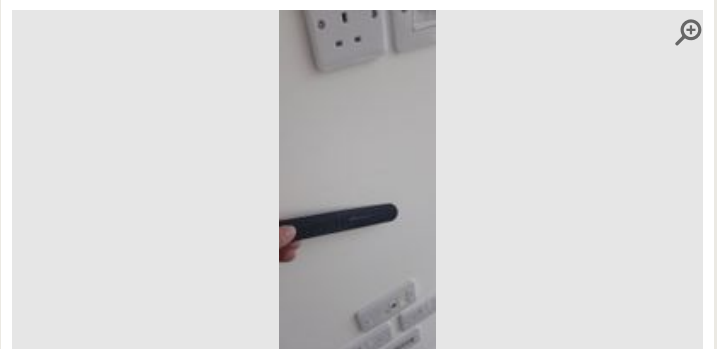
6th November 2023



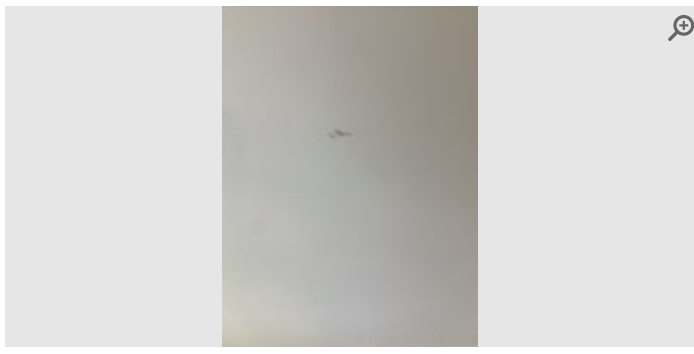
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Added	06/11/2023
Reference	3.3.1

Current State

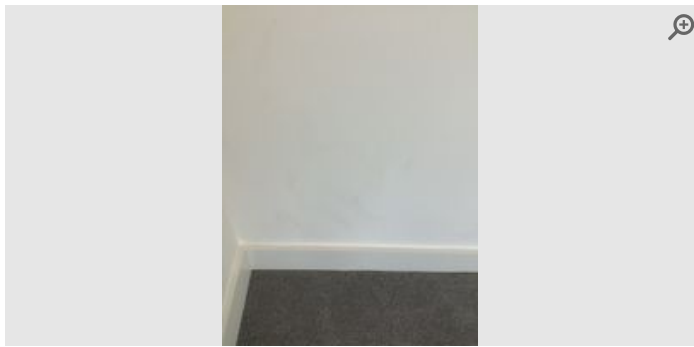
27th July 2024



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Added	27/07/2024
Reference	3.3.1



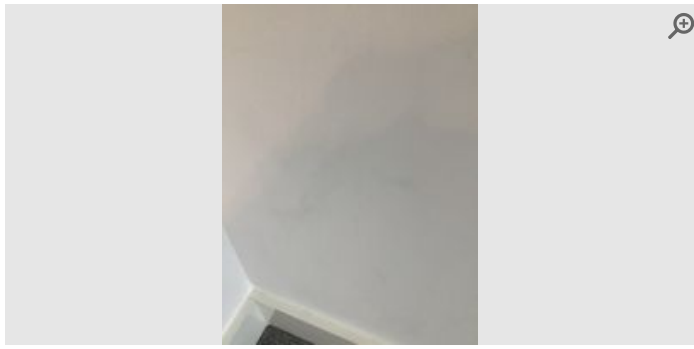
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Added	06/11/2023
Reference	3.3.2



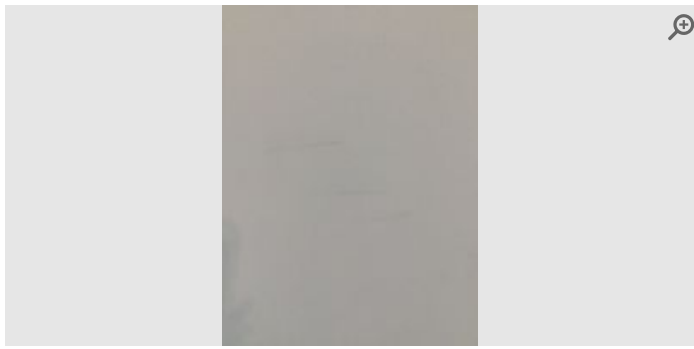
Provided by	Inspector
Captured (via App):	06/11/2023 1:38 PM
Added	06/11/2023
Reference	3.3.3



Provided by	Inspector
Captured (via App):	06/11/2023 1:38 PM
Added	06/11/2023
Reference	3.3.4

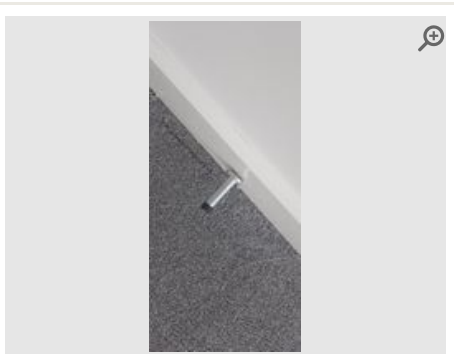


Provided by	Inspector
Captured (via App):	06/11/2023 1:38 PM
Added	06/11/2023
Reference	3.3.5



Provided by	Inspector
Captured (via App):	06/11/2023 1:38 PM
Added	06/11/2023
Reference	3.3.6

**Door
Stop**



Provided by	Inspector
Captured (via App):	27/07/2024 11:53 AM
Added	27/07/2024
Reference	3.5.1

4 Bathroom

Item	Date	Description	Condition	Cleanliness	Photos
4.1 General Overview	Previous State 6th November 2023	Clean & Tidy. Consistent with age	● Good	● Good	10 photos
	Current State 27th July 2024	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Chip on front of door. Small chip in door frame above door.	● Good	● Good	10 photos
4.2 Door (Internal)	Previous State 6th November 2023	Wood panelled; chrome handle. White (matt). Lever handle. Steel door stop	● Good	● Good	2 photos
	Current State 27th July 2024	Wood panelled; chrome handle. White (matt). Lever handle. Integrated privacy lock	● Fair	● Good	1 photo
4.3 Door Frame & Skirting	Previous State 6th November 2023	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss)	● Good	● Good	N/A
	Current State 27th July 2024	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss). Chipped (frame)	● Fair	● Good	1 photo
4.4 Shower Cubicle/Screen/Tr ay	Previous State 6th November 2023	Hinged enclosure with chrome frame. Hinged glazed screen. Rubber seal present. Screen intact. Hinges functioning well	● Good	● Good	3 photos
	Current State 27th July 2024	Hinged glazed screen. Rubber seal present. Screen intact. Hinges functioning well. Free of dirt/dust	● Good	● Good	1 photo
4.5 Shower	Previous State 6th November 2023	Shower head & hose. Fixed shower head. Fixed shower clip. Mixer Shower. Chrome	● Good	● Good	2 photos
	Current State 27th July 2024	Shower head & hose. Fixed shower head. Fixed shower clip. Mixer Shower. Chrome. Shower head intact. Hose intact. Casing/controls free of marks. Clean & free of mould. Free of limescale	● Good	● Good	3 photos
4.6 Bath	Previous State 6th November 2023	Standard. Acrylic/Plastic. Mixer tap. Chrome taps. Chrome waste. No gaps in sealant. Plug present. Exterior panel intact. White	● Good	● Good	5 photos
	Current State 27th July 2024	Standard. Acrylic/Plastic. Mixer tap. Chrome taps. Chrome waste. No gaps in sealant. Plug present. Exterior panel intact. White	● Good	● Good	4 photos
4.7 Sink/Basin	Previous State 6th November 2023	Wall-mounted porcelain. Mixer tap. Chrome taps. Chrome plug. Plug present. White	● Good	● Good	3 photos
	Current State 27th July 2024	Wall-mounted porcelain. Mixer tap. Chrome taps. Chrome plug. Plug present. White	● Good	● Good	4 photos
4.8 Toilet	Previous State 6th November 2023	Porcelain. Plastic/Acrylic seat & lid. Flush button. Flush intact. Seat secure & intact. White	● Good	● Good	3 photos
	Current State 27th July 2024	Porcelain. Plastic/Acrylic seat & lid. Flush button. Flush intact. Seat secure & intact. White	● Good	● Good	4 photos
4.9 Cabinet	Previous State 6th November 2023	1 drawer. Laminate wood effect. Chrome handle. Hinges intact. Brown Securely fixed to wall. Free of soiling/stains inside. Free of items inside. Hinges functioning well.	● Good	● Good	2 photos
	Current State 27th July 2024	1 drawer. Laminate wood effect. Chrome handle. Free of marks and scratches. Free of soiling stains inside. Runners intact. Brown Securely fixed to wall. Free of soiling/stains inside. Free of items inside. Hinges functioning well.	● Good	● Good	1 photo

General Overview

Previous State

6th November 2023



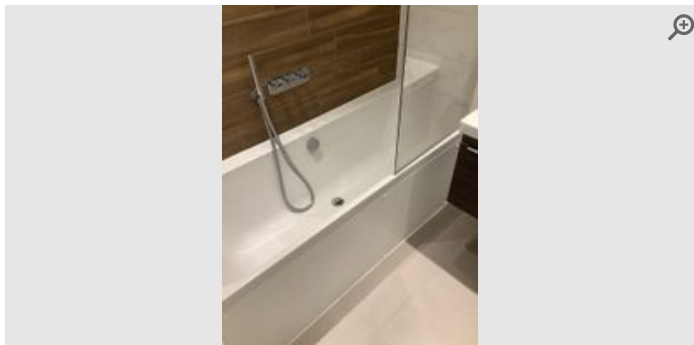
Provided by	Inspector
Captured (via App):	06/11/2023 1:43 PM
Added	06/11/2023
Reference	4.1.1

Current State

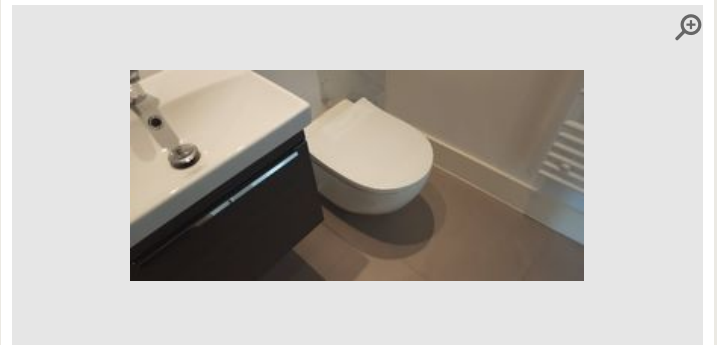
27th July 2024



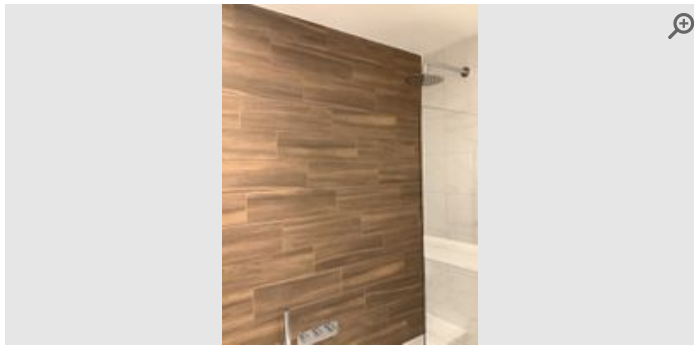
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Added	27/07/2024
Reference	4.1.1



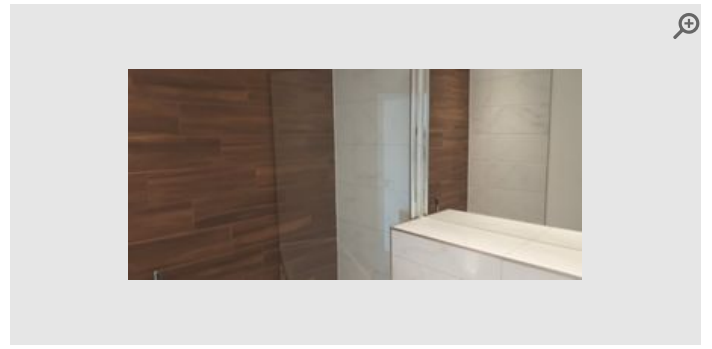
Provided by	Inspector
Captured (via App):	06/11/2023 1:43 PM
Added	06/11/2023
Reference	4.1.2



Provided by	Inspector
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Added	27/07/2024
Reference	4.1.2



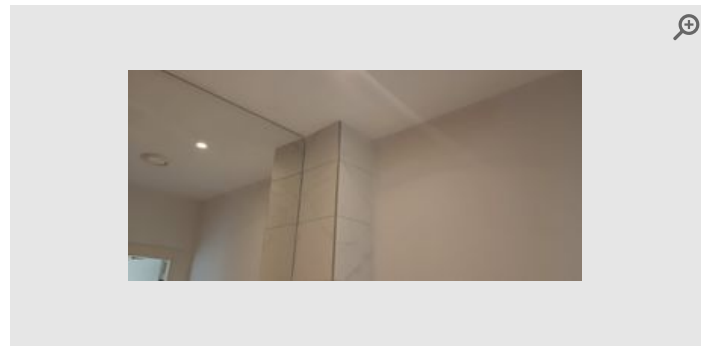
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Added	06/11/2023
Reference	4.1.3



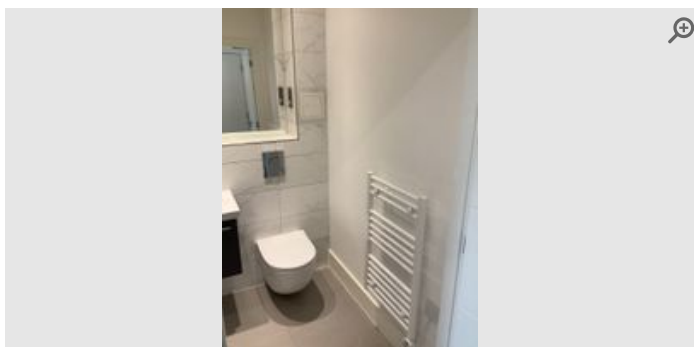
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Reference	4.1.3



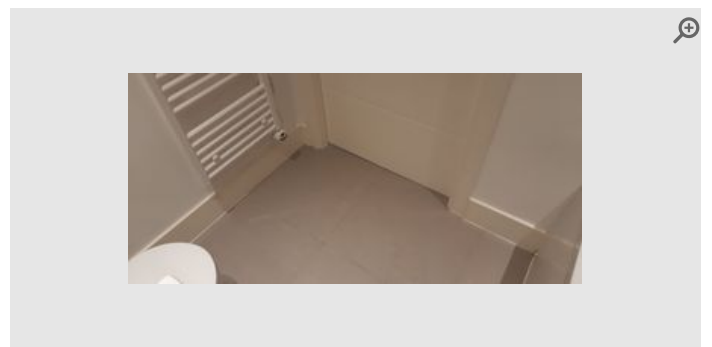
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Reference	4.1.4



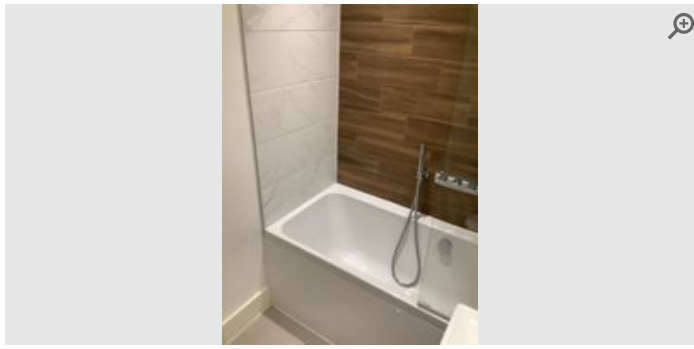
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Added	27/07/2024
Reference	4.1.4



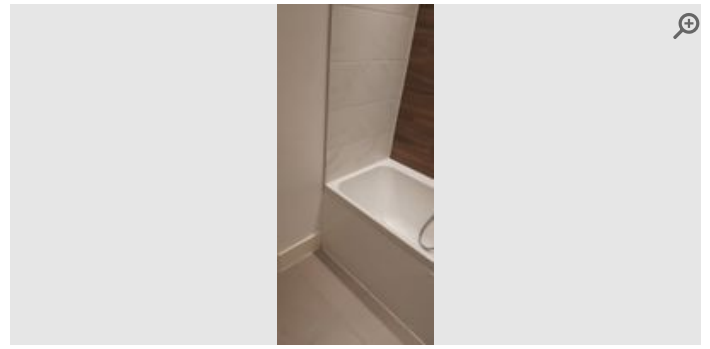
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Reference	4.1.5



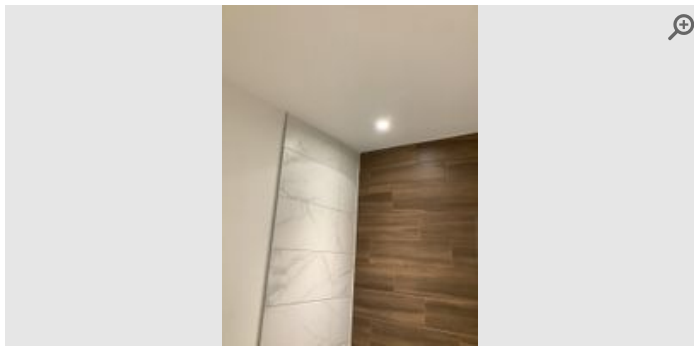
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Added	27/07/2024
Reference	4.1.5



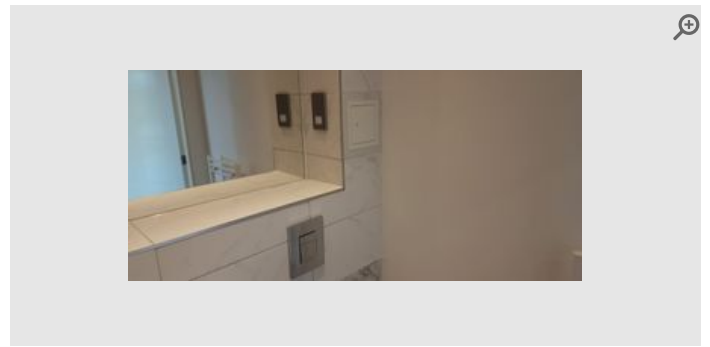
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Reference	4.1.6



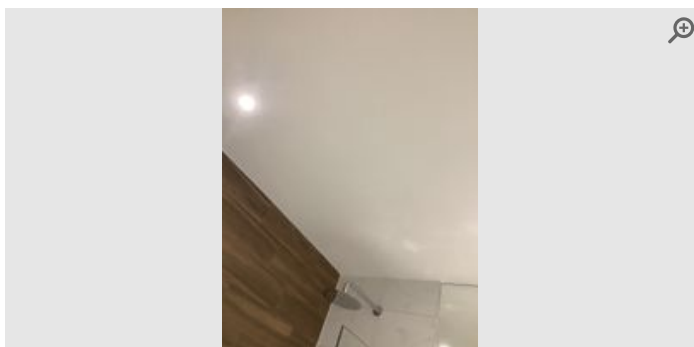
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Added	27/07/2024
Reference	4.1.6



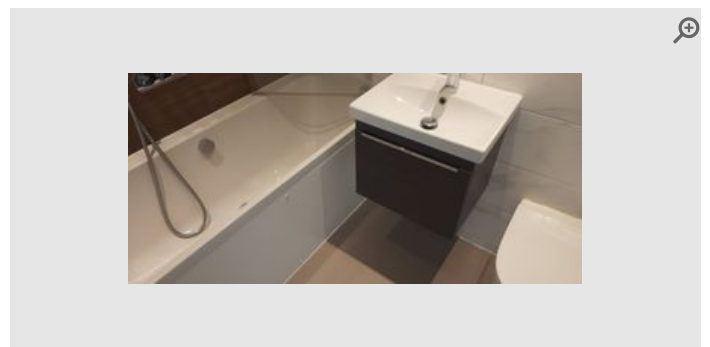
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Added	06/11/2023
Reference	4.1.7



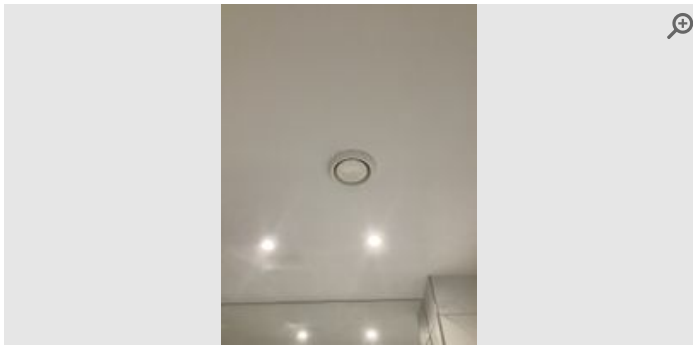
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Added	27/07/2024
Reference	4.1.7



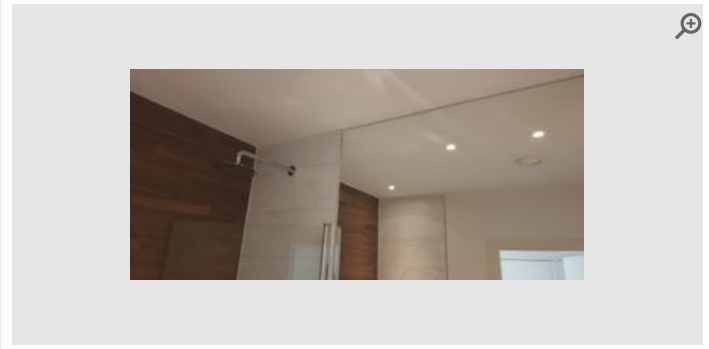
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Reference	4.1.8



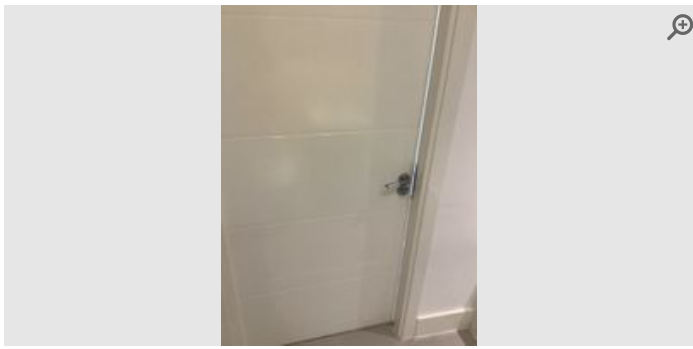
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Reference	4.1.8



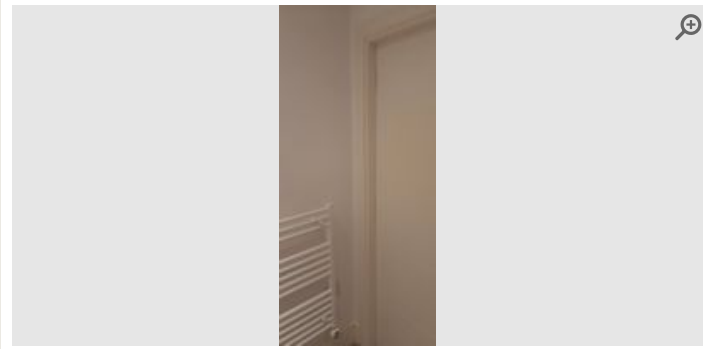
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Added	06/11/2023
Reference	4.1.9



Provided by	Inspector
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Added	27/07/2024
Reference	4.1.9



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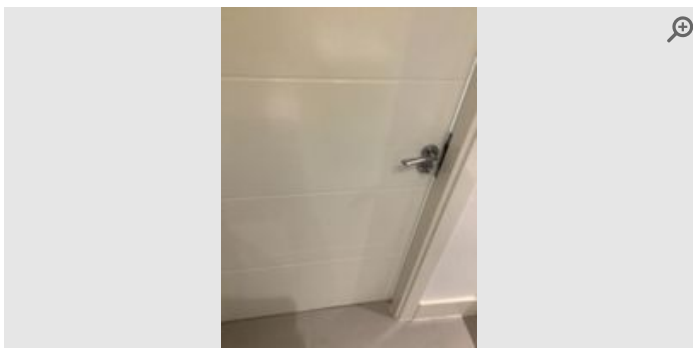


Provided by	Inspector
Captured (via App):	27/07/2024 11:55 AM
Added	27/07/2024
Reference	4.1.10

Door (Internal)

Previous State

6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 1:43 PM
Added	06/11/2023
Reference	4.2.1

Current State

27th July 2024

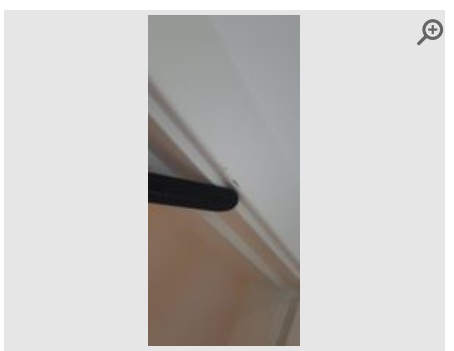


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Captured (via App):	27/07/2024 12:11 PM
Added	27/07/2024
Reference	4.2.1



Provided by	Inspector
Captured (via App):	06/11/2023 1:43 PM
Added	06/11/2023
Reference	4.2.2

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	27/07/2024 11:57 AM
Added	27/07/2024
Reference	4.3.1

Shower Cubicle/Screen/Tray

Previous State

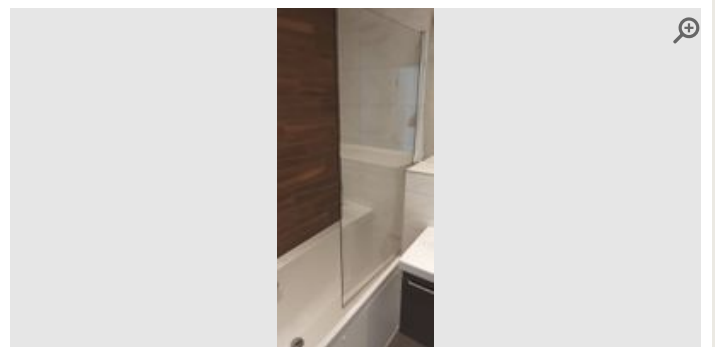
6th November 2023



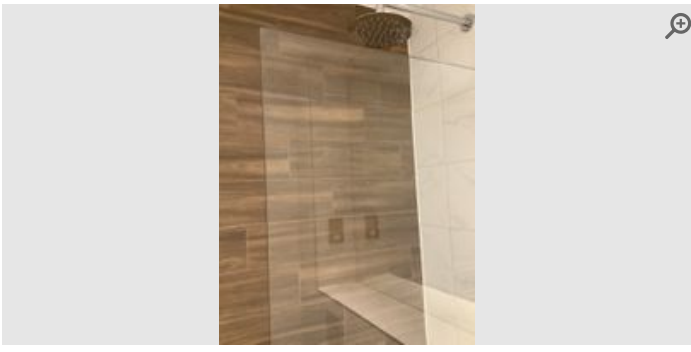
Provided by	Inspector
Captured (via App):	06/11/2023 1:45 PM
Added	06/11/2023
Reference	4.4.1

Current State

27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 11:59 AM
Added	27/07/2024
Reference	4.4.1



Provided by	Inspector
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Added	06/11/2023
Reference	4.4.2

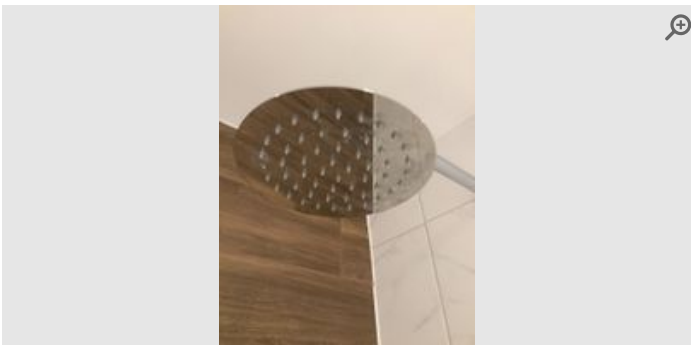


Provided by	Inspector
Captured (via App):	06/11/2023 1:45 PM
Added	06/11/2023
Reference	4.4.3

Shower

Previous State

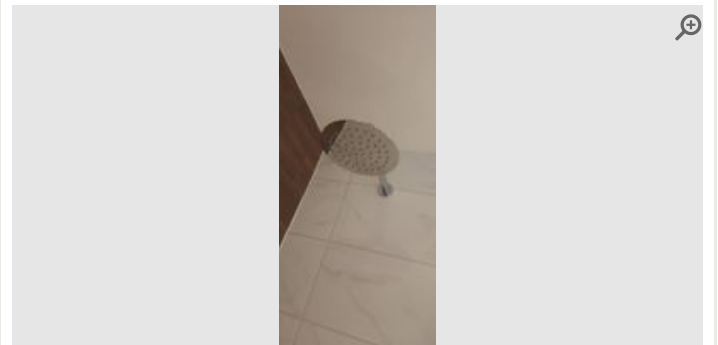
6th November 2023



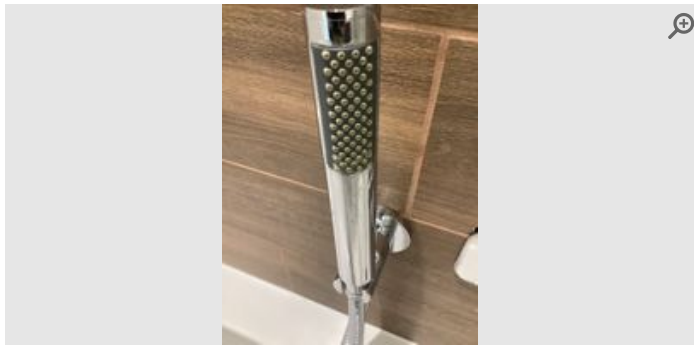
Provided by	Inspector
Captured (via App):	06/11/2023 1:45 PM
Added	06/11/2023
Reference	4.5.1

Current State

27th July 2024



Provided by	Inspector
Captured (via App):	27/07/2024 12:00 PM
Added	27/07/2024
Reference	4.5.1



Provided by	Inspector
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Added	06/11/2023
Reference	4.5.2



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Added	27/07/2024
Reference	4.5.2

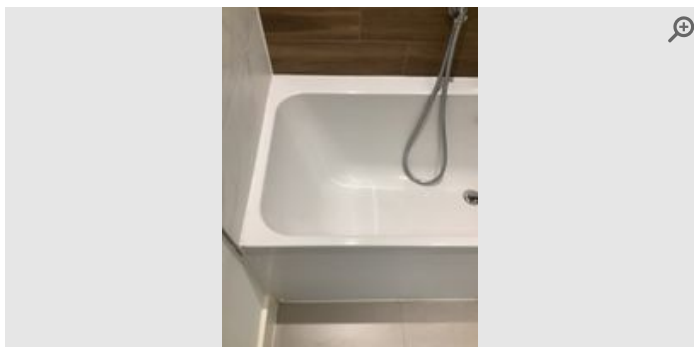


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Added	27/07/2024
Reference	4.5.3

Bath

Previous State

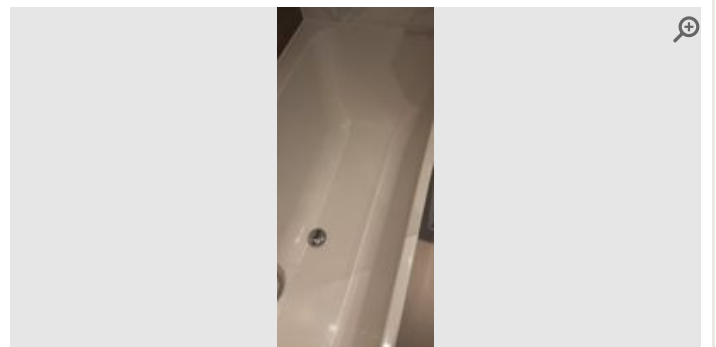
6th November 2023



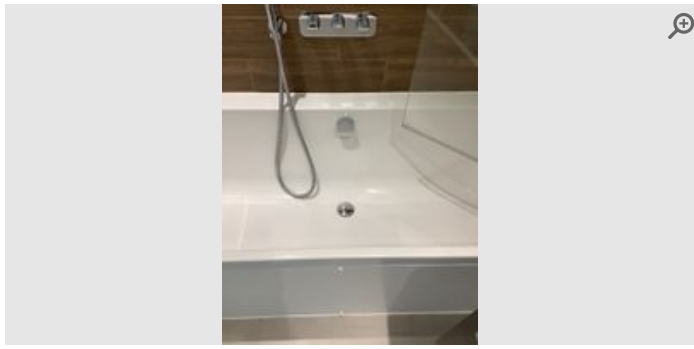
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Reference	4.6.1

Current State

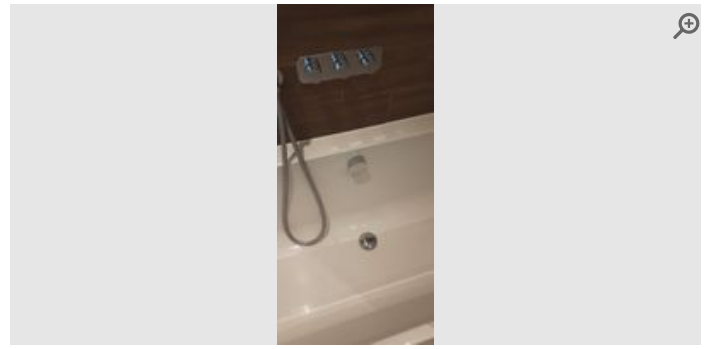
27th July 2024



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Added	27/07/2024
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Reference	4.6.2



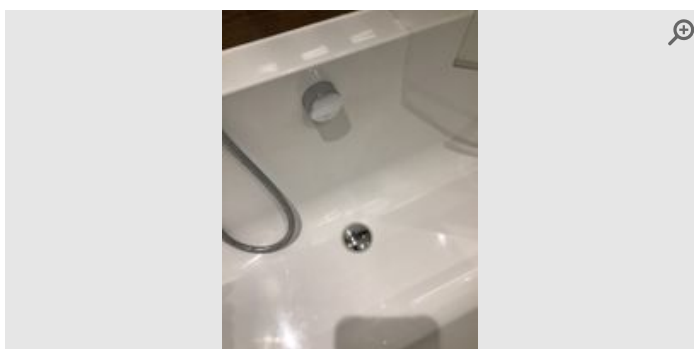
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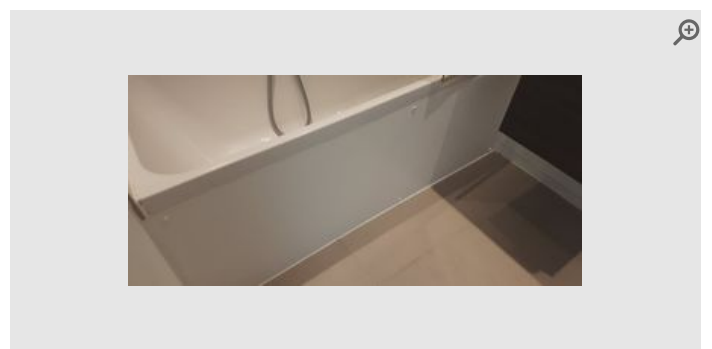
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Reference	4.6.3



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Added	27/07/2024
Reference	4.6.3



Provided by	Inspector
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Added	06/11/2023
Reference	4.6.4



Provided by	Inspector
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Added	27/07/2024
Reference	4.6.4



Provided by	Inspector
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Added	06/11/2023
Reference	4.6.5

Sink/Basin

Previous State

6th November 2023



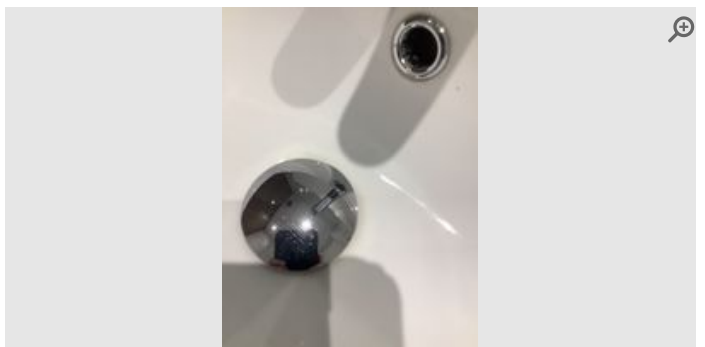
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Reference	4.7.1

Current State

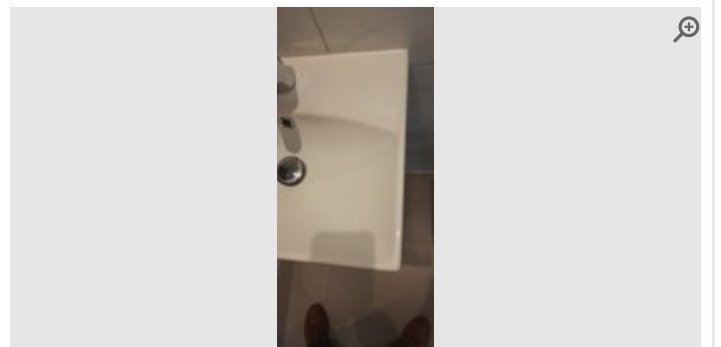
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Added	27/07/2024
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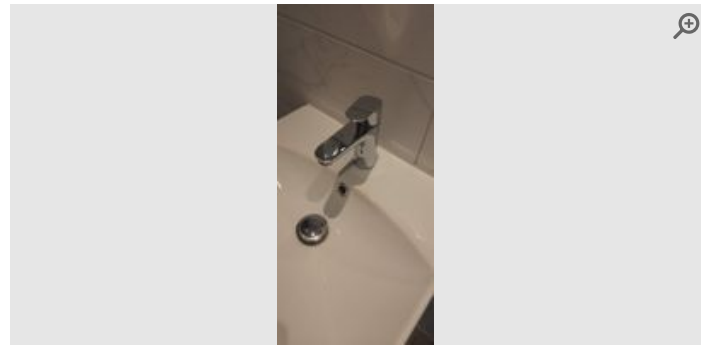
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Reference	4.7.2



Provided by	Inspector
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Added	06/11/2023
Reference	4.7.3



Provided by	Inspector
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Added	27/07/2024
Reference	4.7.3



Provided by	Inspector
Captured (via App):	27/07/2024 12:01 PM
Added	27/07/2024
Reference	4.7.4

Toilet

Previous State

6th November 2023



Provided by	Inspector
Captured (via App):	06/11/2023 1:47 PM
Added	06/11/2023
Reference	4.8.1

Current State

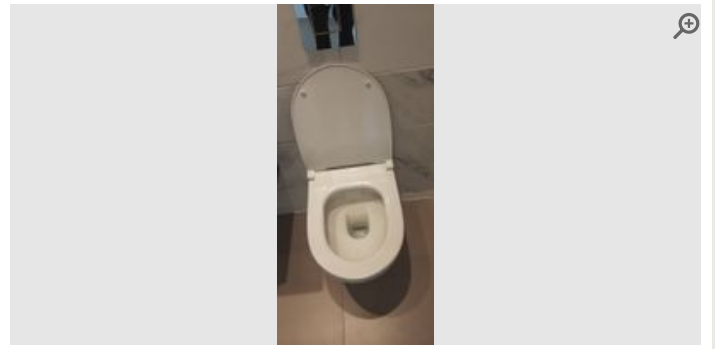
27th July 2024



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Reference	4.8.1



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Added	06/11/2023
Reference	4.8.2



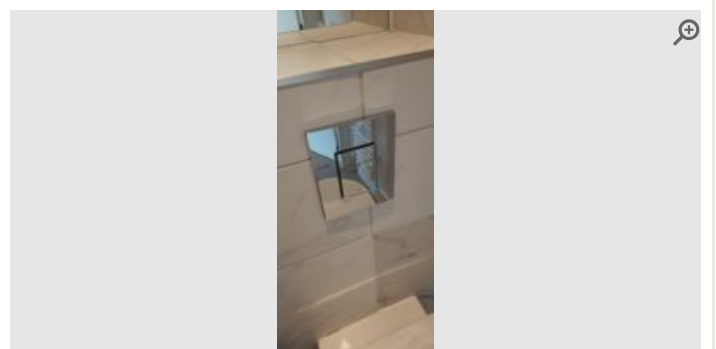
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Reference	4.8.2



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Added	06/11/2023
Reference	4.8.3



Provided by	Inspector
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Added	27/07/2024
Reference	4.8.3



Provided by	Inspector
Captured (via App):	27/07/2024 12:01 PM
Added	27/07/2024
Reference	4.8.4

Cabinet

Previous State

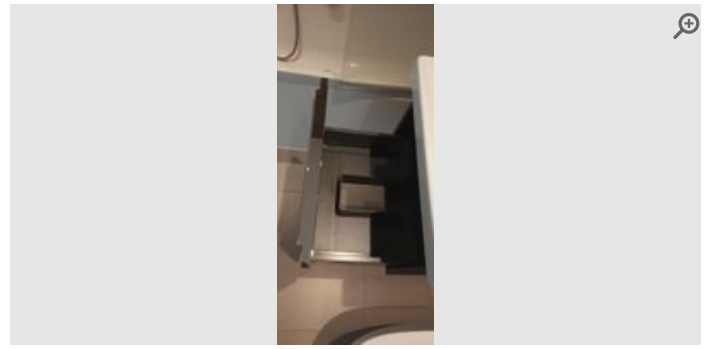
6th November 2023

Current State

27th July 2024



Provided by	Inspector
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Added	06/11/2023
Reference	4.9.1



Provided by	Inspector
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Added	27/07/2024
Reference	4.9.1




Provided by	Inspector
Captured (via App):	06/11/2023 1:47 PM
Added	06/11/2023
Reference	4.9.2

Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

John Treby

Date:

27/07/2024 at 12:06pm

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.