

Check-out Inventory Report



33 Sample Road, London, England,
SW1 1RS

TENANT NAME

David Jones

TENANCY TYPE

Joint

OTHER TENANT(S)

Michael Philip

REPORT CONFIRMED BY

Mr. Inspector

TENANCY END DATE

22nd March 2023

PROPERTY VISIT DATE

22nd March 2023

[View Photo Gallery](#)

[View 360° Gallery Tour](#)

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.

Report Information

For all enquiries please contact inventory reports . london / 020-3581 6042 /
enquiries@inventoryreports.london

Name	Status
Kitchen/Diner	
Light Fittings	❗ Tenant responsibility 🚫 Replace
Kitchen Work Surfaces	❗ Tenant responsibility 🚫 Repair
Living Room/Lounge (Rear)	
Door Frame & Skirting	❗ Tenant responsibility 🚫 Clean
Toilet	
Door (Internal)	❗ Tenant responsibility 🚫 Clean
Light Fittings	❗ Tenant responsibility 🚫 Replace
Stairway/Landing	
Light Fittings	❗ Tenant responsibility 🚫 Replace
Bathroom	
Shower	❗ Tenant responsibility 🚫 Clean
Sink/Basin	❗ Tenant responsibility 🚫 Clean
Bedroom 1 (Front)	
Door (Internal)	❗ Tenant responsibility 🚫 Items left behind require removal
Windows and Sills	❗ Tenant responsibility 🚫 Replace
Bedroom 2 (Side)	
Door (Internal)	❗ Tenant responsibility 🚫 Items left behind require removal
Bedroom 4 (Loft)	
Ceiling	❗ Tenant responsibility 🚫 Repair
Front Garden	
Front Garden	❗ Tenant responsibility 🚫 Items left behind require removal
Rear Garden	
Lower	❗ Tenant responsibility 🚫 Clean
Middle	❗ Tenant responsibility 🚫 Repair
Upper	❗ Tenant responsibility 🚫 Clean

Report Information

Previous State

27th July 2021

Current State

22nd March 2023

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Information provided by tenant

Previous State

27th July 2021

Just the notes additions particularly around the window cracks / fractures and the query on the bathroom extractor fan

Current State

22nd March 2023

N/A

Glossary of Terms

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

Condition	Cleanliness
Very Poor: Extensively damaged/faulty. Examples: large stains; upholstery torn; very dirty.	Very Poor: Not cleaned. Requires cleaning to a good or excellent standard.
Poor: Extensive signs of wear and tear. Examples: stains/marks/tears/chips.	Poor: Item dusty or dirty. Requires further cleaning to either good or excellent standard.
Fair: Signs of age. Examples: frayed; small light stains/marks; discolouration.	Fair: Evidence of some cleaning, but signs of dust or marks.
Good: Signs of slight wear. Examples: generally lightly worn.	Good: Item cleaned and free of loose dirt.
New Item: Still in wrapper or with new tags/labels attached. Recently purchased, installed or decorated.	Excellent: Item immaculate, sparkling and dust free.
Photo Terms	Status Icons
Captured (external device) The date provided by the image file itself, usually set by the device that captured it.	 Changed since the last report.
Captured (via App) The date a photo was taken within the platform mobile App. This is a more reliable source than the above.	 Disagreed by tenant
Captured (certified by inspector) The date a photo was taken according to the inspector (defaulting to the inspection date).	 Repair
Added The date on which the photo was added to the platform.	 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?

YES Are carbon monoxide alarms present in rooms with a solid fuel burning source?

YES Do all carbon monoxide alarms have working test buttons?

NO Are any areas requiring a carbon monoxide alarm missing an installed unit?



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Clean & Tidy	● Good	● Good	360° photo
Kitchen/Diner	Clean & Tidy	● Good	● Good	360° photo
Living Room/Lounge (Front)	Clean & Tidy	● Good	● Good	360° photo
Living Room/Lounge (Rear)	Clean & Tidy	● Good	● Good	360° photo
Toilet	Clean & Tidy	● Good	● Good	360° photo
Stairway/Landing	Clean & Tidy	● Good	● Good	360° photo
Bathroom	Clean & Tidy	● Good	● Good	360° photo
Bedroom 1 (Front)	Clean & Tidy	● Good	● Good	360° photo
Bedroom 2 (Side)	Clean & Tidy	● Good	● Good	360° photo
Bedroom 3 (Rear)	Clean & Tidy	● Good	● Good	360° photo
Bedroom 4 (Loft)	Clean & Tidy	● Good	● Good	360° photo
Cellar	Consistent with age	● Fair	● Good	360° photo
Front Garden	Clean & Tidy	● Good	● Good	360° photo
Rear Garden	Gardener required	● Poor	● Poor	360° photo

Check-out Inventory Details

Check-out Inventory Procedures

- | | |
|-----|--|
| YES | Keys handed back match-up with Check-In |
| YES | Appliance manuals photographed & handed over |
| NO | All tenant items, rubbish & food removed |
| YES | Doors and windows locked before exit |

Action Required by Tenant

N/A

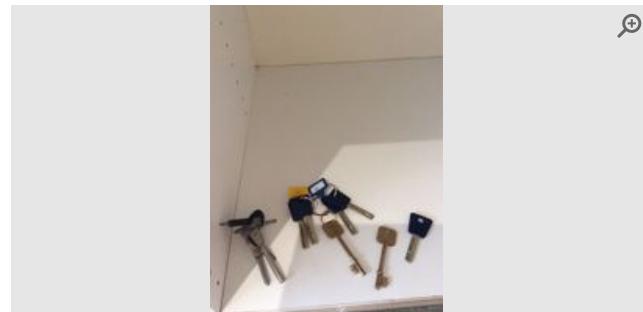
Action Required by Landlord

N/A

Key Photos

Previous State

27th July 2021



Provided by

Inspector

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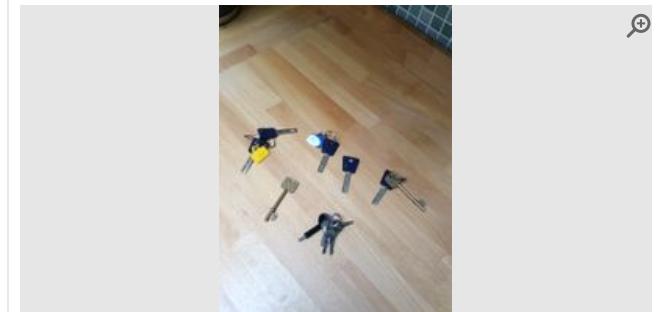
27/07/2021 10:47 AM

Added

27/07/2021

Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

22/03/2023 4:17 PM

Added

22/03/2023

Appliance Manual Photos

Previous State

27th July 2021

Current State

22nd March 2023



Provided by **Inspector**
Captured (via App): **27/07/2021 10:47 AM**
Added **27/07/2021**



Provided by **Inspector**
Captured (via App): **22/03/2023 4:17 PM**
Added **22/03/2023**



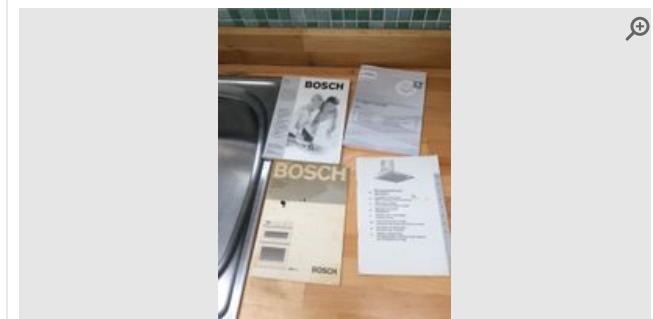
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Added **27/07/2021**



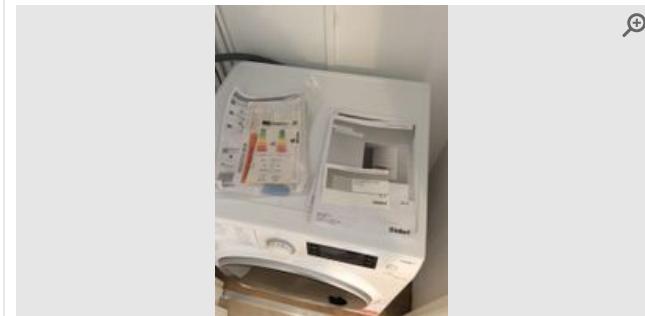
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Added **22/03/2023**



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Added **27/07/2021**



Provided by **Inspector**
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Added **22/03/2023**



Provided by **Inspector**

Captured (via App): **27/07/2021 11:14 AM**

Added **27/07/2021**



Utility Details

Gas - Standard Meter

Supplier	Serial Number (MSN)	Location
N/A	G4 A0061640 00 01	Cellar/basement

Access Details

Date	Notes	Reading
27/07/2021		32242
22/03/2023		34272

Electricity - Single Rate Meter

Supplier	Serial Number (MSN)	Location
N/A	18E0075098	Cellar/basement

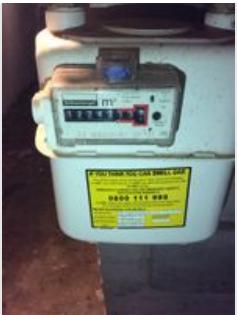
Access Details

Date	Notes	Reading
27/07/2021		13715
22/03/2023		24300

General Utility Photos

Previous State

27th July 2021



Current State

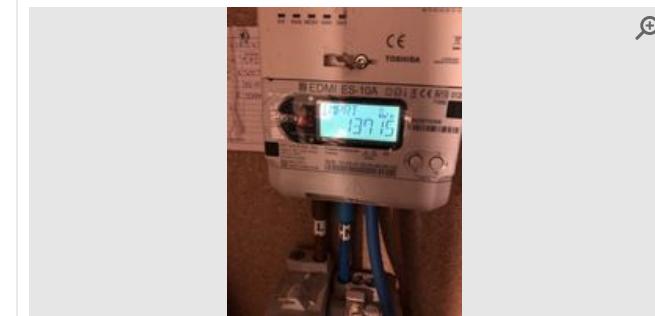
22nd March 2023



Provided by **Inspector**

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Added **27/07/2021**



Provided by **Inspector**

Captured (Certified by inspector) **27/07/2021**

Added **28/07/2021**

Provided by **Inspector**

Captured (Certified by inspector) **22/03/2023**

Added **23/03/2023**



Provided by **Inspector**

Captured (Certified by inspector) **22/03/2023**

Added **23/03/2023**



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	
General Overview 1.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo	
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo	
Front Door 1.2	Previous State 27th July 2021	Painted dark grey wooden. Obscure glazed pane to upper. Brass 25. Brass mul-t-lock lock. Brass keyhole cover. Brass letterbox with handle and flap. Brass pull handle. Brass parts tarnished in places. Reverse: painted dark brown. Paint patches in places. White metal latch lock. Marks and wear & tear. Brass pull handle. Marks and tarnished. Black metal safety chain catch. Tarnished. Brass keyhole and cover. Tarnished. White wooden letterbox with flap.	● Fair	● Good	7 photos	
	Current State 22nd March 2023	Previous comments noted. Paint cracks to mid and lower.	● Fair	● Good	2 photos	
Walls 1.3	Previous State 27th July 2021	Painted white. Dado rail. Light brown wooden panel with 4 double chrome hooks.	● Good	● Good	1 photo	
	Current State 22nd March 2023	Previous comments noted. Chip to right of Stairway.	● Fair	● Good	1 photo	
Radiator 1.4	Previous State 27th July 2021	Painted white. Knobs intact.	● Good	● Good	1 photo	
	Current State 22nd March 2023	Previous comments noted. Knob missing RHS. ! Tenant responsibility	● Fair	● Good	1 photo	Replace



Entrance/Hallway Photos

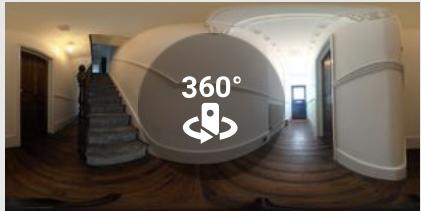
General Overview

Previous State

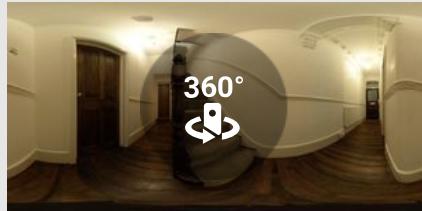
27th July 2021

Current State

22nd March 2023



Provided by	Inspector
Captured (via App):	27/07/2021 9:28 AM
Added	27/07/2021
Reference	1.1.1



Provided by	Inspector
Captured (via App):	22/03/2023 6:51 PM
Added	22/03/2023
Reference	1.1.1

Front Door

Previous State

27th July 2021



Provided by	Inspector
Captured (via App):	27/07/2021 10:16 AM
Added	27/07/2021
Reference	1.2.1

Current State

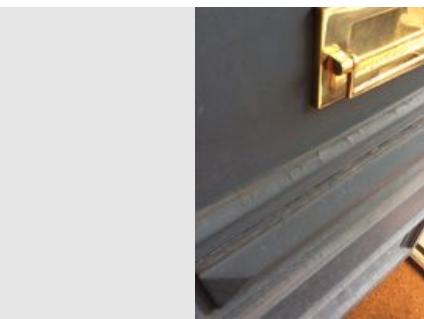
22nd March 2023



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Reference	1.2.1



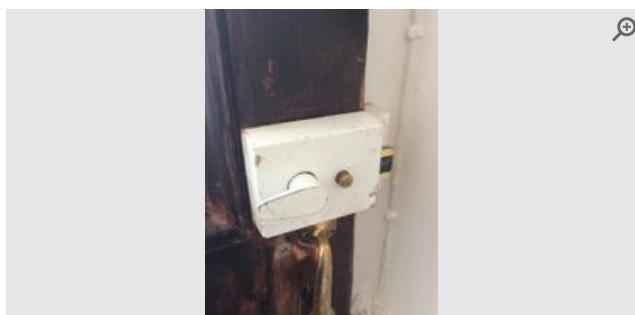
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Added	27/07/2021
Reference	1.2.2



Provided by	Inspector
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Added	22/03/2023
Reference	1.2.2



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Added	27/07/2021
Reference	1.2.3



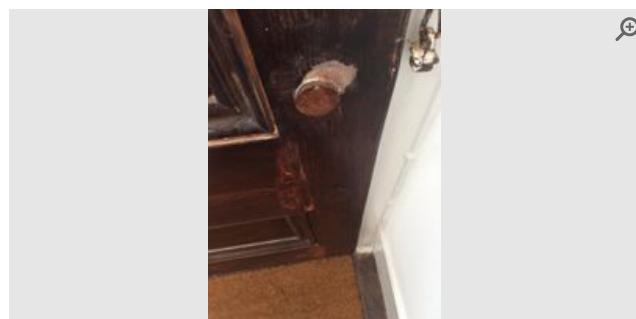
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Reference	1.2.4



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Added	27/07/2021
Reference	1.2.5



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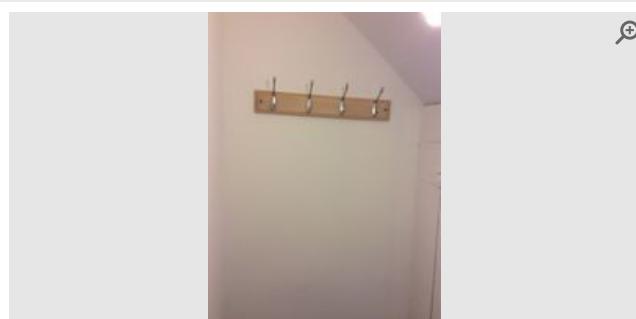


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Reference	1.2.7

Walls

Previous State

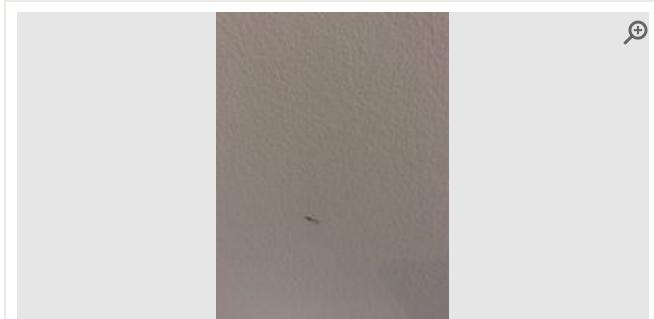
27th July 2021



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Added	27/07/2021
Reference	1.3.1

Current State

22nd March 2023

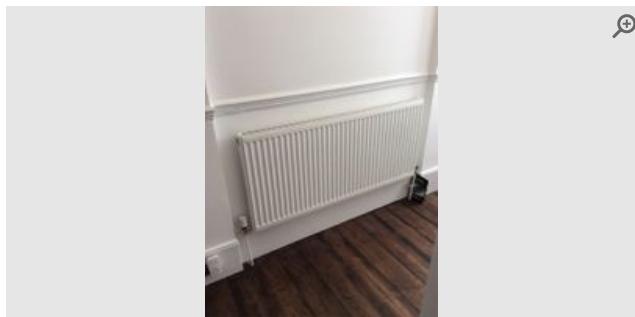


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Added	22/03/2023
Reference	1.3.1

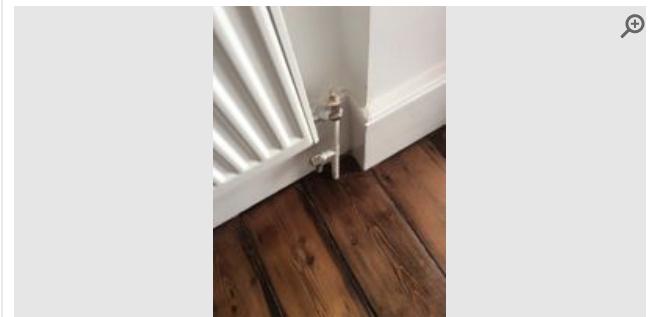
Radiator

Previous State

27th July 2021

**Current State**

22nd March 2023

Provided by **Inspector**Captured (via App): **27/07/2021 11:44 AM**Added **27/07/2021**Reference **1.4.1**Provided by **Inspector**Captured (via App): **22/03/2023 4:21 PM**Added **22/03/2023**Reference **1.4.1**

2 Kitchen/Diner					
Item	Date	Description	Condition	Cleanliness	Photos
General Overview 2.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo
Door Frame & Skirting 2.2	Previous State 27th July 2021	Frame. Painted white. Reverse: same. Aluminium threshold. Skirting. Painted white.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Aluminium threshold. Slightly bent LHS. Skirting, Cracks to right of entrance. Chip to left of radiator.	● Fair	● Good	4 photos
Light Fittings 2.3	Previous State 27th July 2021	Hanging pendant with grey metal shade. 10 recessed spotlights. All working. 4 strips beneath Kitchen units. Do not appear to be working.	● New Item	● Excellent	2 photos
		Disagreed by tenant - 5th August 2021	The inspector agreed		
		Information provided by tenant Wanted to confirm that the strip lights are non-functional and this has been confirmed with the landlord. This also means a non-functioning switch and adding a picture of protruding plastic from one of the strips			
	Current State 22nd March 2023	Previous comments noted. 10 recessed spotlights. 1 not working.	● Fair	● Good	1 photo
		Tenant responsibility	Replace		
Walls 2.4	Previous State 27th July 2021	Painted white. Green mosaic tiles to work surface. 2 rawl plugs below extractor hood.	● Good	● Good	N/A
	Current State 22nd March 2023	Previous comments noted. Paint chips and cracks to right of entrance. Mark to right of entrance. Chips to angle to right of boiler cupboard. Defect to angle to left of Toilet. Marks to left of Toilet. Paint defects to left of fridge.	● Fair	● Good	8 photos
Floor 2.5	Previous State 27th July 2021	1) At diner. New light brown laminate wood floorboards. Buckling at boiler cupboard. Chrome/black doorstop. 2) At Kitchen. Green tiles. Cracks to right of hob. Chip at hob. Chip to right of sink. Chips at fridge. Chips opposite sink.	● Fair	● Good	8 photos
	Current State 22nd March 2023	Previous comments noted. Light brown laminate wood floorboards. Several chips. Marks in places.	● Fair	● Good	7 photos
Kitchen Cupboards/Units 2.6	Previous State 27th July 2021	Light brown wooden. Chrome pull handle to each. UPPER. L-R. 1) Defect to exterior LHS. 2 white wooden shelves. Chips and wear & tear to nearside edge of lower shelf and base. Marks to base. 2) 2 white wooden shelves. 3) Chips to door exterior and housing RHS. 2 white wooden shelves. Chips to nearside edge of lower shelf and base. 4) 2 white wooden shelves. Chip to nearside edge of base. Chips and marks to rear. 5) Lower door removed to make space for microwave. Chips to nearside edge of base. Scratch to base. Assorted manuals. 6) Storage unit. 7) Storage unit. LOWER. L-R. 1) Wear & tear to door exterior. Chips to nearside edge of base. Marks to base. Assorted household items. 2) Dishwasher. 3) Chrome wire rotating shelf to upper. Lower shelf appears to be missing. 4) 3 chrome wire drawers. 5) Chips to nearside edge of base. 2 white wooden shelves. 6) Freezer. 7a) Wear & tear to nearside edge of base. White wooden shelf. 7b) Chrome wire rotating shelf to upper. Lower shelf appears to be missing. 8) Matching kickboards. Integrated heater. Working.	● Fair	● Good	9 photos

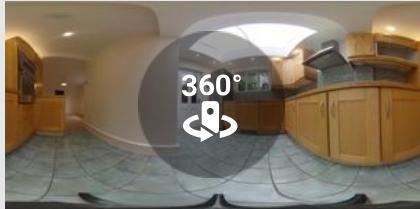
Item	Date	Description	Condition	Cleanliness	Photos
		<p>🔴 Disagreed by tenant - 5th August 2021</p> <p>Information provided by tenant There is one absence from these notes (unless I've missed something) but the top right storage cupboard will not close flush</p>		🟢 The inspector agreed	
	Current State 22nd March 2023	Previous comments noted. LOWER. 4) 2 unidentified glass shelves present in this unit.	🟡 Fair	🟢 Good	📸 1 photo
Kitchen Work Surfaces 2.7	Previous State 27th July 2021	Light brown wooden.	🟢 New Item	🟢 Excellent	📸 2 photos
	Current State 22nd March 2023	Previous comments noted. Black marks at sink.	🔴 Poor	🟢 Good	📸 3 photos
		❗ Tenant responsibility			🔧 Repair
Boiler Cupboard 2.8	Previous State 27th July 2021	New painted white wooden door. Chrome lever handle. Chrome keyhole cover. 2 keys present. Reverse: same. Chrome lever handle. Wooden floorboards. Walls and ceiling. Painted white. Painted over white hook. 2 white wooden shelves. New Vaillant boiler. Associated manuals. New Hotpoint washing machine. Detergent tray clean. Seal clean.	🟢 Good	🟢 Good	📸 4 photos
	Current State 22nd March 2023	Previous comments noted. White wooden door. Chrome lever handle. Loose.	🟢 Good	🟢 Good	📸 N/A

Kitchen/Diner Photos

General Overview

Previous State

27th July 2021



Current State

22nd March 2023



Provided by **Inspector**

Captured (via App): **27/07/2021 9:32 AM**

Added **27/07/2021**

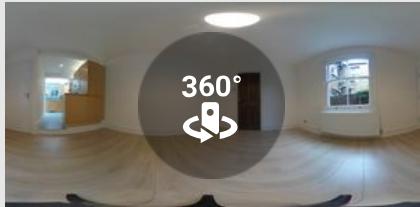
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Provided by **Inspector**

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Added **22/03/2023**

Reference **2.1.1**



Provided by **Inspector**

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Added **27/07/2021**

Reference **2.1.2**

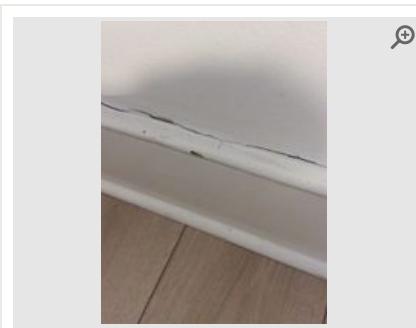
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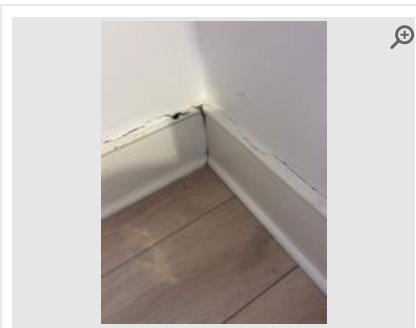
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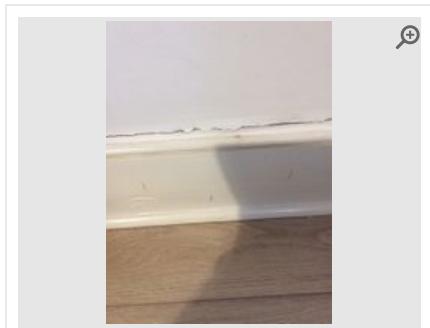
Door Frame & Skirting



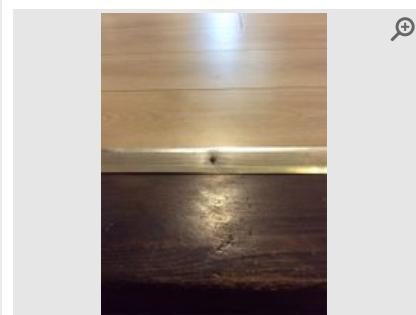
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Added	22/03/2023
Reference	2.2.2



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Added	22/03/2023
Reference	2.2.3

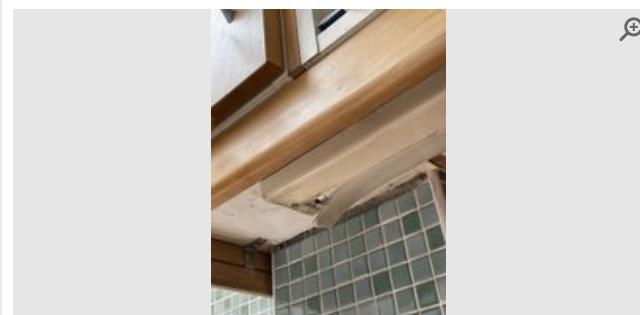


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Reference	2.2.4

Light Fittings

Previous State

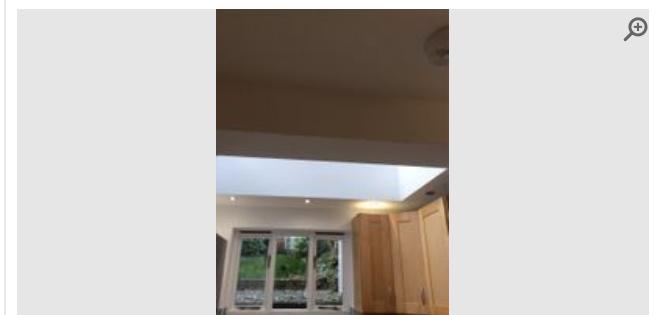
27th July 2021



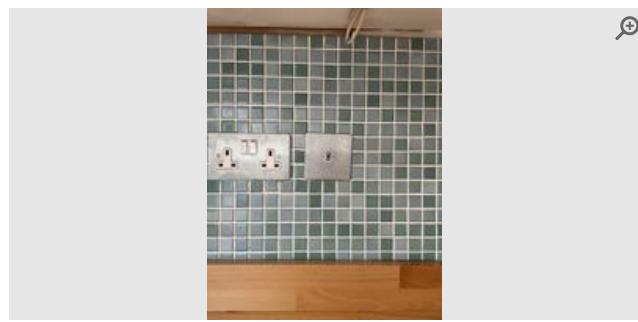
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Added	02/08/2021
Reference	2.3.1

Current State

22nd March 2023

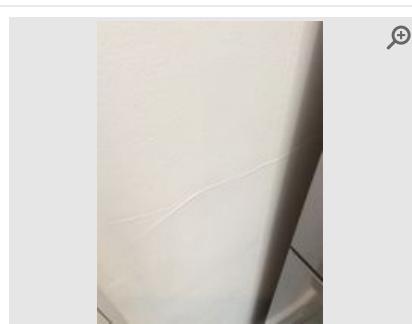


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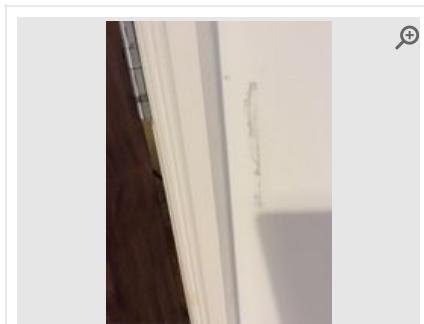


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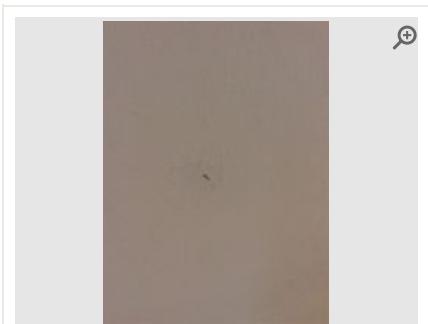
Walls



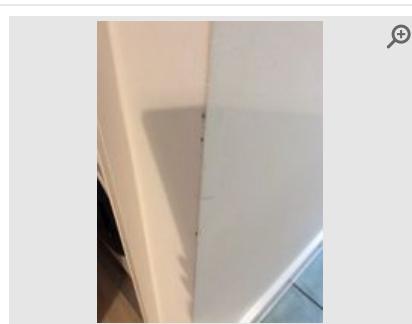
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Reference	2.4.1



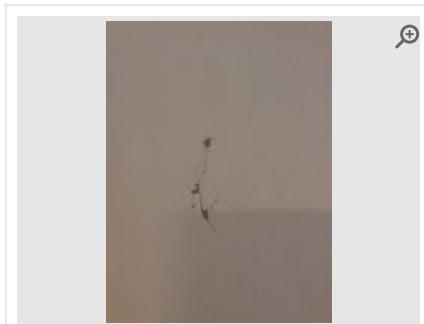
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Reference	2.4.2



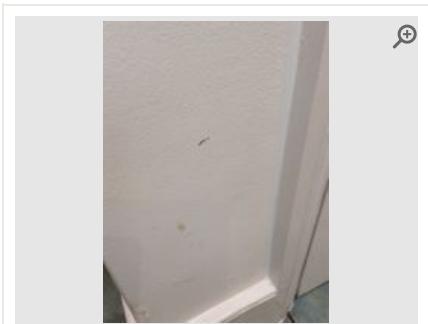
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Added	22/03/2023
Reference	2.4.3



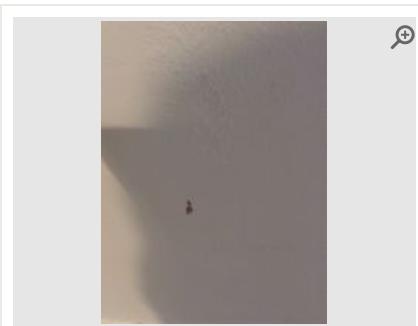
Provided by	Inspector
Captured (via App):	22/03/2023 5:35 PM
Added	22/03/2023
Reference	2.4.4



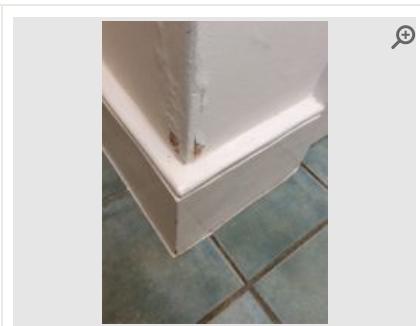
Provided by	Inspector
Captured (via App):	22/03/2023 5:35 PM
Added	22/03/2023
Reference	2.4.5



Provided by	Inspector
Captured (via App):	22/03/2023 5:35 PM
Added	22/03/2023
Reference	2.4.6



Provided by	Inspector
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Added	22/03/2023
Reference	2.4.7

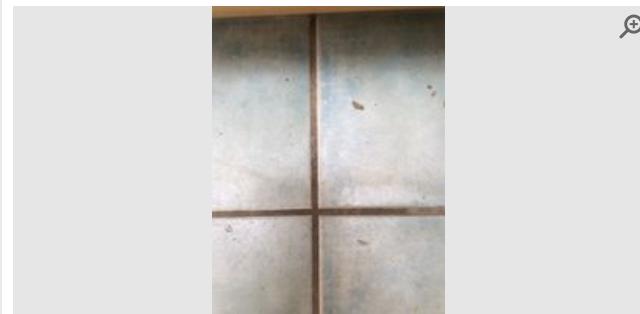


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Captured (via App):	22/03/2023 5:35 PM
Added	22/03/2023
Reference	2.4.8

Floor

Previous State

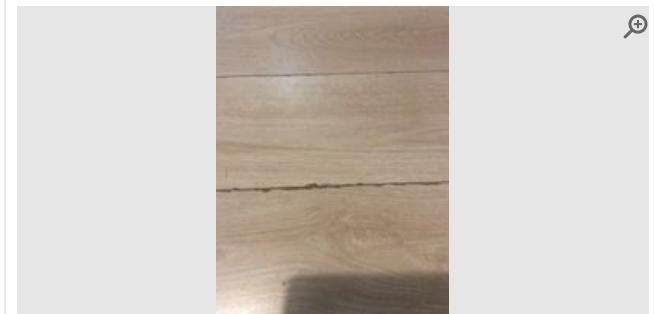
27th July 2021



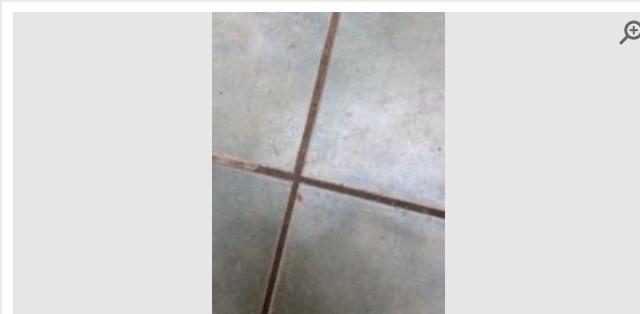
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Captured (via App):	27/07/2021 10:37 AM
Added	27/07/2021
Reference	2.5.1

Current State

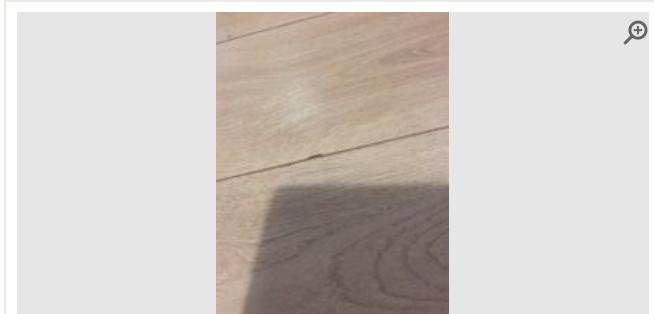
22nd March 2023



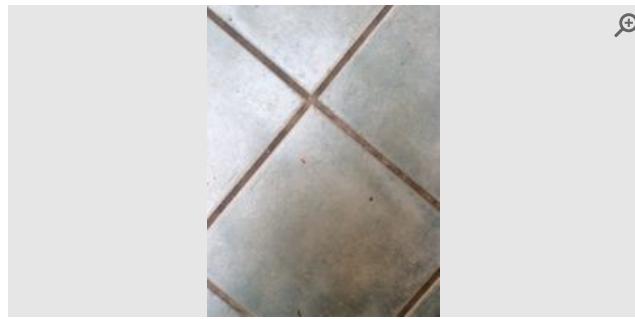
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Added	22/03/2023
Reference	2.5.1



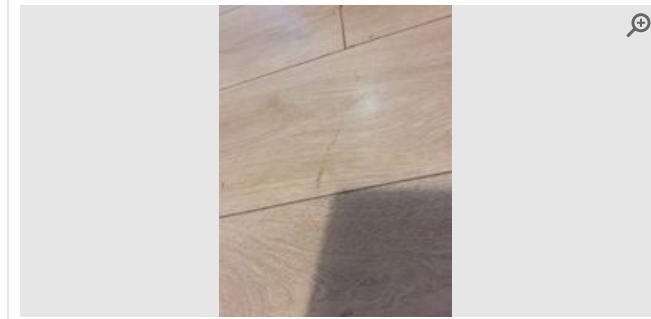
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Added	27/07/2021
Reference	2.5.2



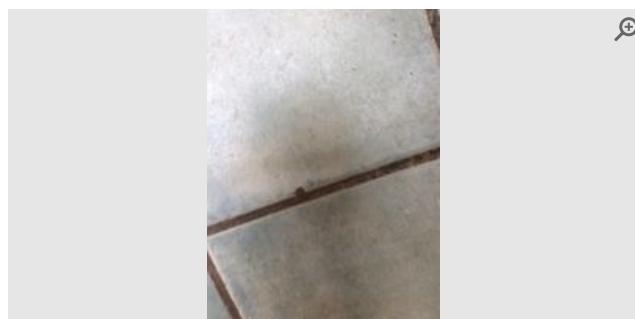
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Added	22/03/2023
Reference	2.5.2



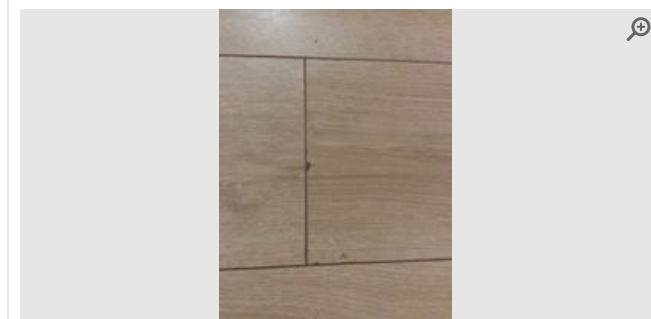
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Added	27/07/2021
Reference	2.5.3



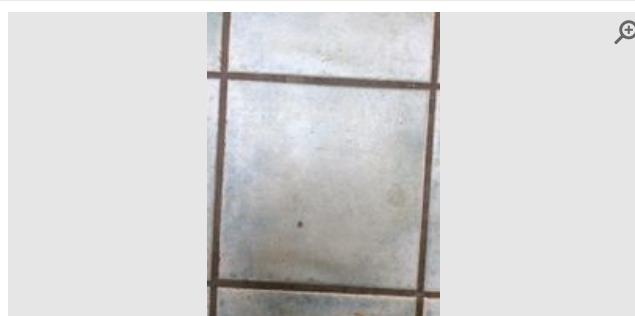
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Added	22/03/2023
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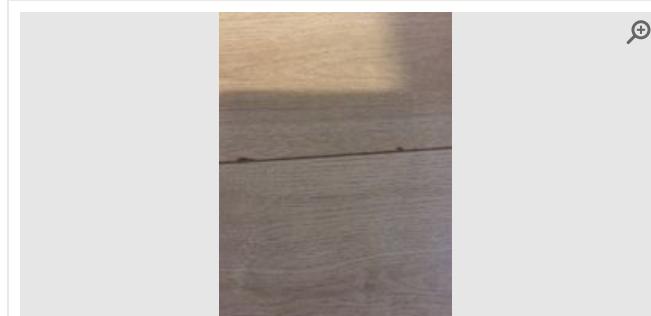
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Added	27/07/2021
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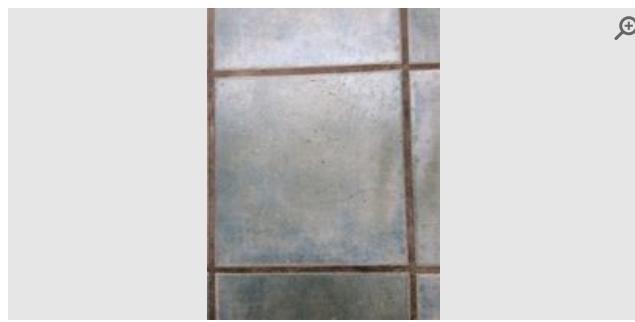
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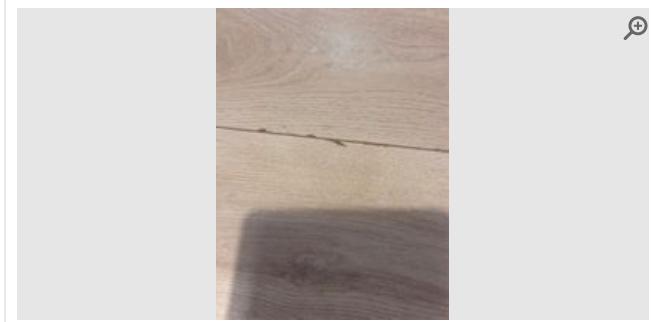
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Added	27/07/2021
Reference	2.5.5



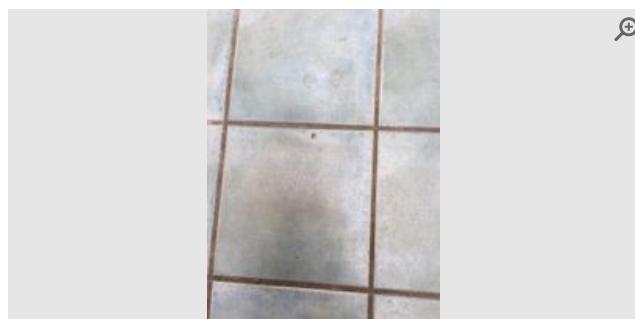
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Reference	2.5.5



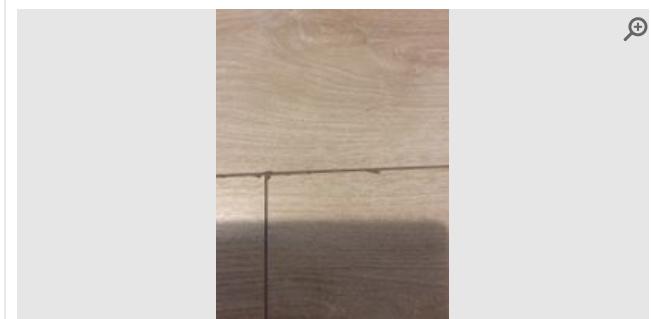
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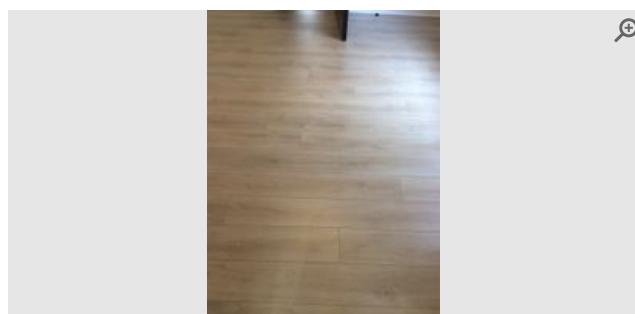
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Added	22/03/2023
Reference	2.5.6



Provided by	Inspector
Captured (via App):	27/07/2021 10:37 AM
Added	27/07/2021
Reference	2.5.7



Provided by	Inspector
Captured (via App):	22/03/2023 5:38 PM
Added	22/03/2023
Reference	2.5.7



Provided by	Inspector
Captured (via App):	27/07/2021 11:48 AM
Added	27/07/2021
Reference	2.5.8

Kitchen Cupboards/Units

Previous State

27th July 2021

Current State

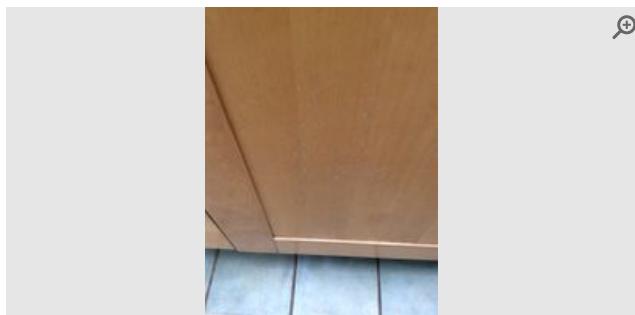
22nd March 2023



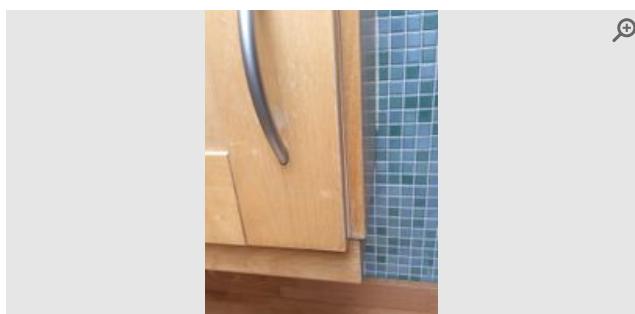
Provided by	Inspector
Captured (Certified by inspector)	27/07/2021
Added	02/08/2021
Reference	2.6.1



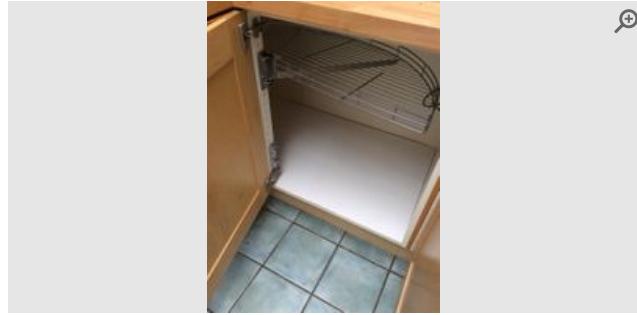
Provided by	Inspector
Captured (via App):	22/03/2023 5:42 PM
Added	22/03/2023
Reference	2.6.1



Provided by	Inspector
Captured (via App):	27/07/2021 10:45 AM
Added	27/07/2021
Reference	2.6.2



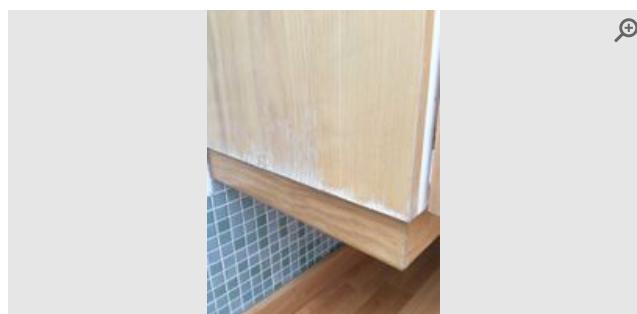
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Added	27/07/2021
Reference	2.6.3



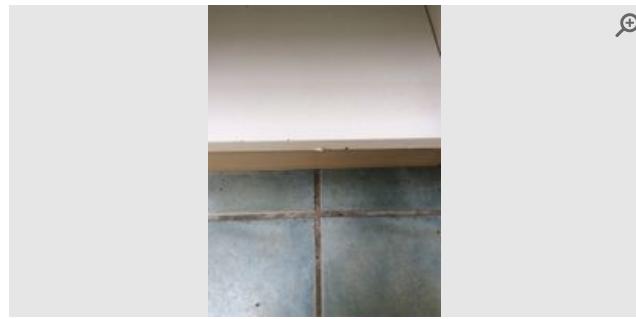
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Added	27/07/2021
Reference	2.6.4



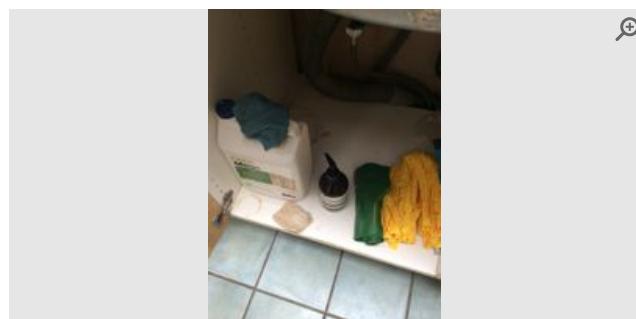
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Added	27/07/2021
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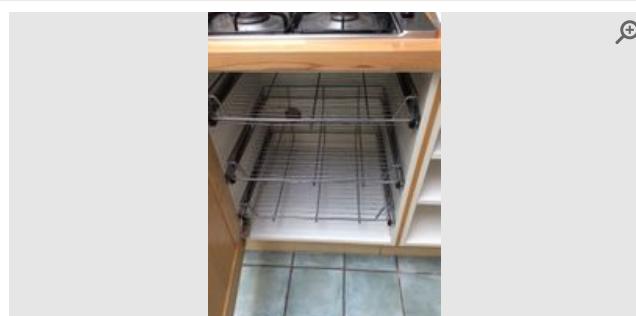
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Added	27/07/2021
Reference	2.6.6



Provided by	Inspector
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Added	27/07/2021
Reference	2.6.7



Provided by	Inspector
Captured (via App):	27/07/2021 10:45 AM
Added	27/07/2021
Reference	2.6.8



Provided by	Inspector
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Added	27/07/2021
Reference	2.6.9

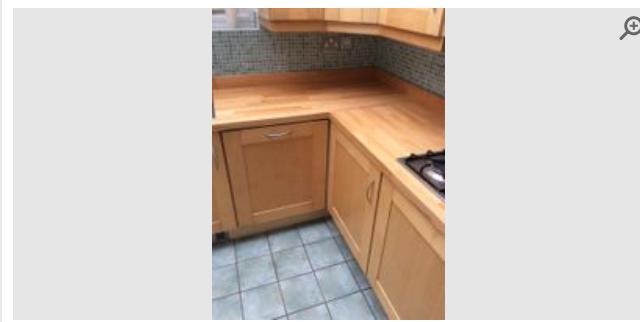
Kitchen Work Surfaces

Previous State

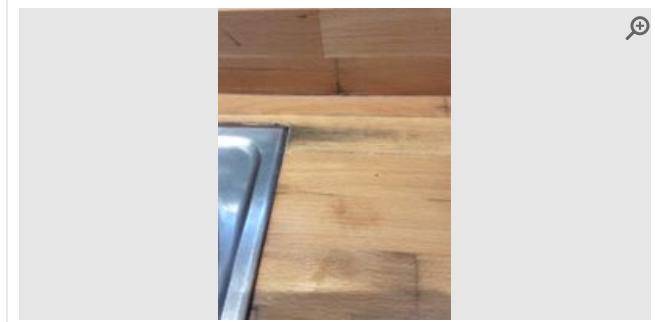
27th July 2021

Current State

22nd March 2023



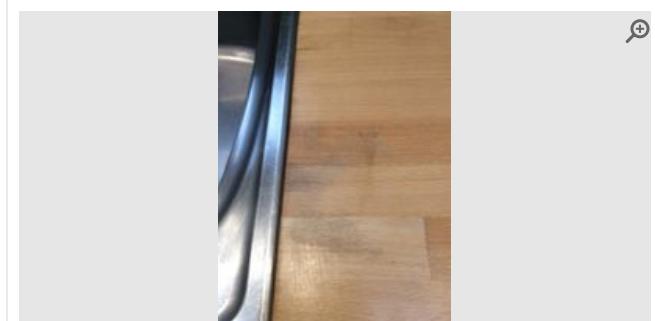
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Added	27/07/2021
Reference	2.7.1



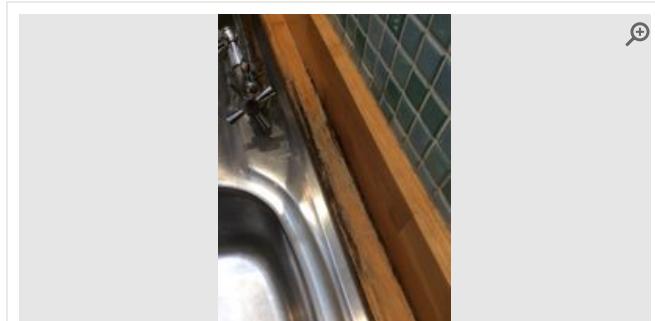
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Added	22/03/2023
Reference	2.7.1



Provided by	Inspector
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Added	27/07/2021
Reference	2.7.2



Provided by	Inspector
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Added	22/03/2023
Reference	2.7.2



Provided by	Inspector
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Added	22/03/2023
Reference	2.7.3

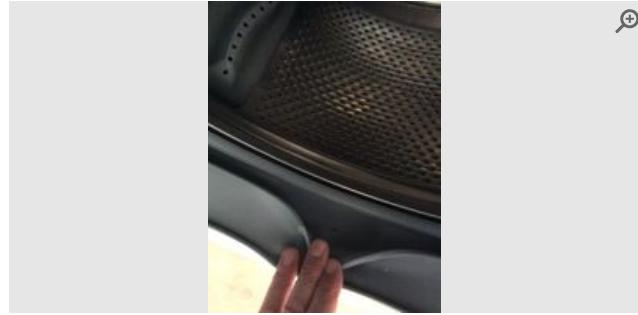
Boiler Cupboard

Previous State

27th July 2021

Current State

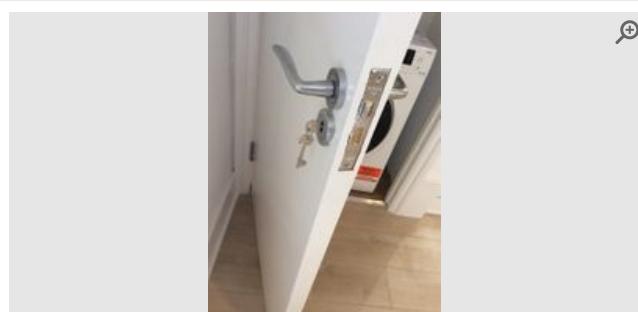
22nd March 2023



Provided by	Inspector
Captured (via App):	27/07/2021 11:13 AM
Added	27/07/2021
Reference	2.8.1



Provided by	Inspector
Captured (via App):	27/07/2021 11:13 AM
Added	27/07/2021
Reference	2.8.2



Provided by	Inspector
Captured (via App):	27/07/2021 11:13 AM
Added	27/07/2021
Reference	2.8.3



Provided by **Inspector**

Captured (via App): **27/07/2021 11:13 AM**

Added **27/07/2021**

Reference **2.8.4**

3 Living Room/Lounge (Front)

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 3.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo
Walls 3.2	Previous State 27th July 2021	Painted white. Alcove opposite radiator. 8 white wooden shelves with 2 white metal brackets to each. 2 TV cables.	● Good	● Good	2 photos
		Disagreed by tenant - 5th August 2021			● The inspector agreed
	Information provided by tenant	Minor point to add but in the right alcove, near the shelving mount points, there is a circular chip out of the paint			
	Current State 22nd March 2023	Previous comments noted. Paint flaking to right of windows at lower. Scuffs at alcove. Chips to angles to left and right of alcove.	● Fair	● Good	5 photos
Windows and Sills 3.3	Previous State 27th July 2021	Painted white wooden frame. 1) LHS. Sash window. 2 brass pull handles. Brass twist lock. Paint marks. Brass parts slightly tarnished. 2 new white roller blinds. 2 white plastic ball chain controls with clear plastic hooks LHS. 2) MID. Sash window. 2 brass pull handles. Brass twist lock. Brass parts slightly tarnished. 2 new white roller blinds. 2 white plastic ball chain controls with clear plastic hooks RHS. 3) RHS. Sash window. 2 brass pull handles. Slightly tarnished. Brass twist lock. 2 new white roller blinds. 2 white plastic ball chain controls with clear plastic hooks RHS.	● Good	● Good	3 photos
	Current State 22nd March 2023	Previous comments noted. 1) LHS. Chip to lower frame. 2) MID. Sash window. Cracks to lower frame. Marks between lower double glazing.	● Fair	● Fair	3 photos
Floor 3.4	Previous State 27th July 2021	Dark brown wooden floorboards. Re-stained prior to start of tenancy. Scratches, usage marks and wear & tear. 2 holes at connecting doors. Chrome/black doorstop.	● Fair	● Good	7 photos
	Current State 22nd March 2023	Previous comments noted. Scratches in places.	● Fair	● Good	6 photos

Living Room/Lounge (Front) Photos

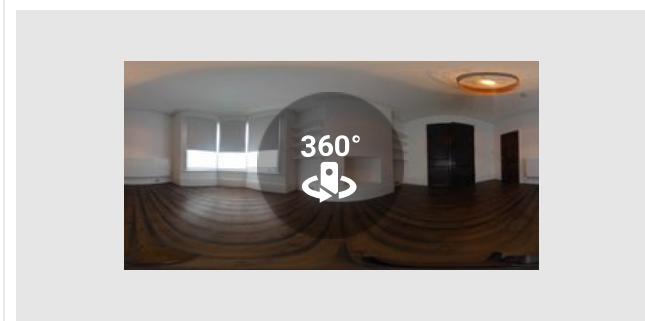
General Overview

Previous State

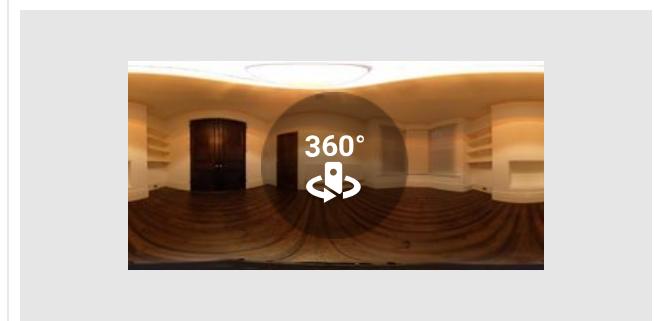
27th July 2021

Current State

22nd March 2023



Provided by	Inspector
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Added	27/07/2021
Reference	3.1.1

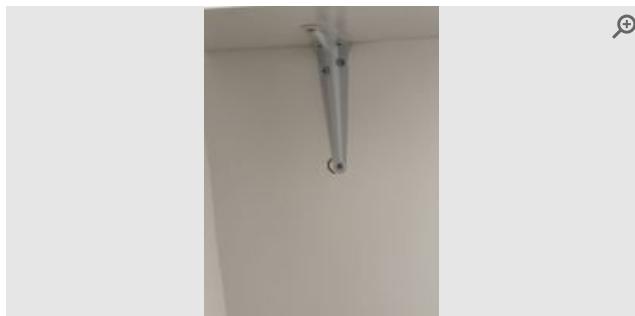


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Added	22/03/2023
Reference	3.1.1

Walls

Previous State

27th July 2021



Provided by	Inspector
Captured (Certified by inspector)	27/07/2021
Added	02/08/2021
Reference	3.2.1

Current State

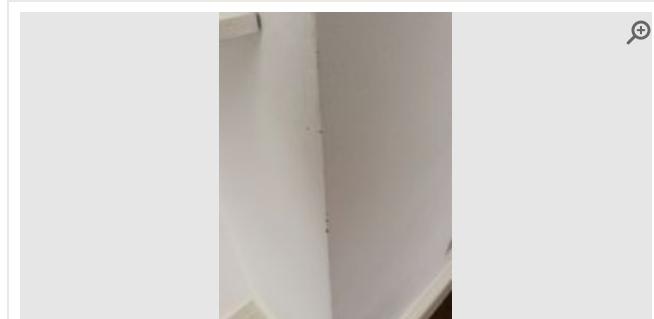
22nd March 2023



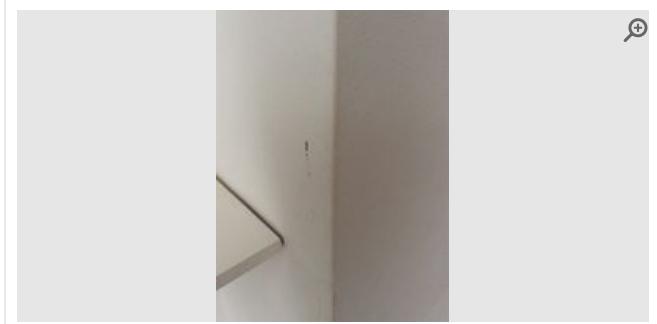
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Added	22/03/2023
Reference	3.2.1



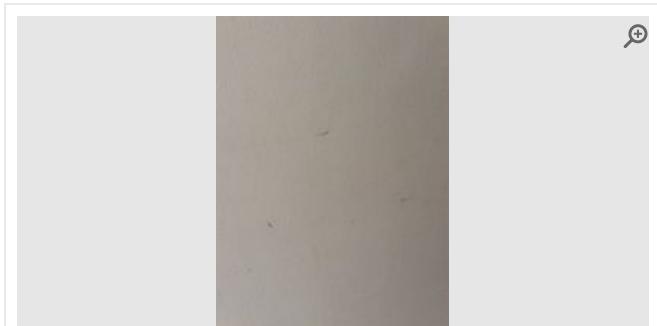
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Added	27/07/2021
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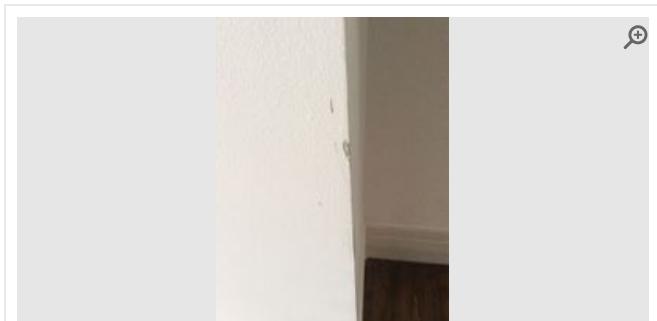
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Added	22/03/2023
Reference	3.2.2



Provided by	Inspector
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Added	22/03/2023
Reference	3.2.3



Provided by	Inspector
Captured (via App):	22/03/2023 4:35 PM
Added	22/03/2023
Reference	3.2.4



Provided by	Inspector
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Added	22/03/2023
Reference	3.2.5

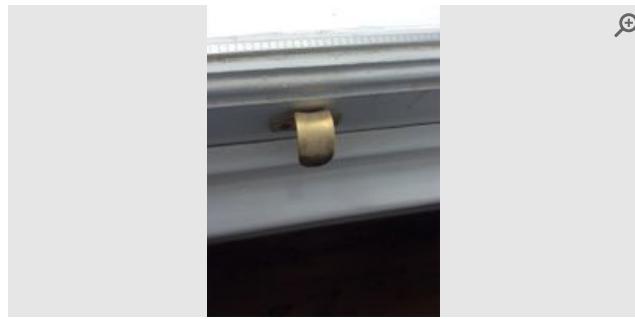
Windows and Sills

Previous State

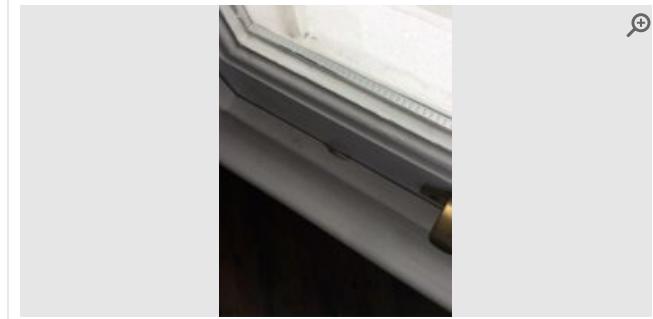
27th July 2021

Current State

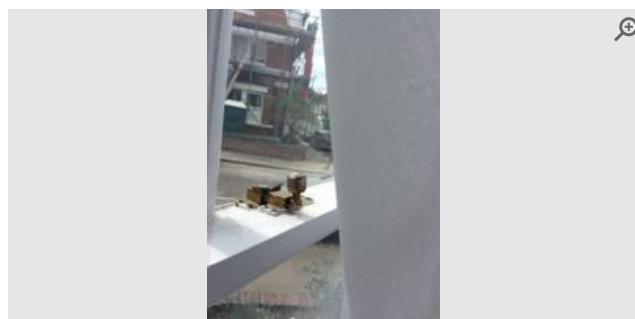
22nd March 2023



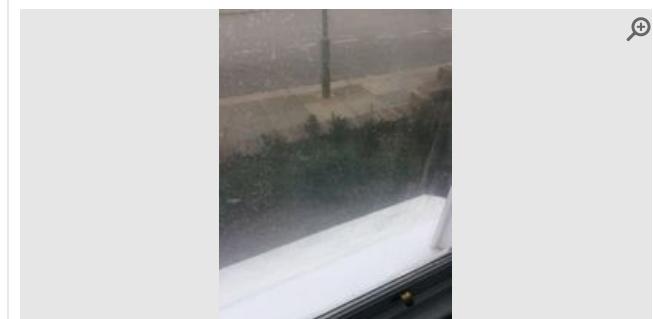
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Added	27/07/2021
Reference	3.3.1



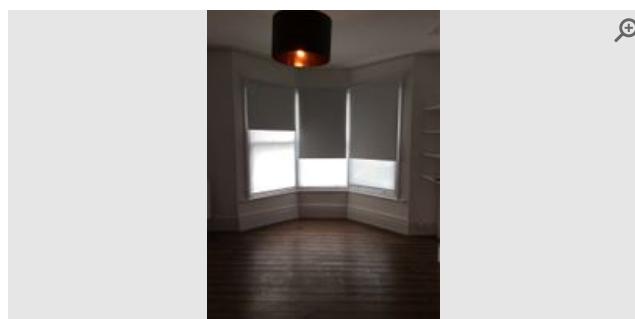
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Reference	3.3.1



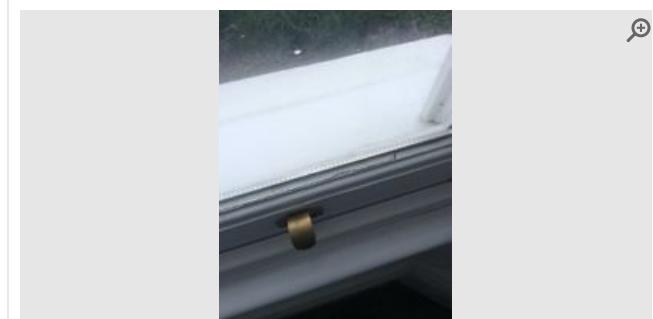
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Added	27/07/2021
Reference	3.3.2



Provided by	Inspector
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Added	22/03/2023
Reference	3.3.2



Provided by	Inspector
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Added	27/07/2021
Reference	3.3.3



Provided by	Inspector
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Added	22/03/2023
Reference	3.3.3

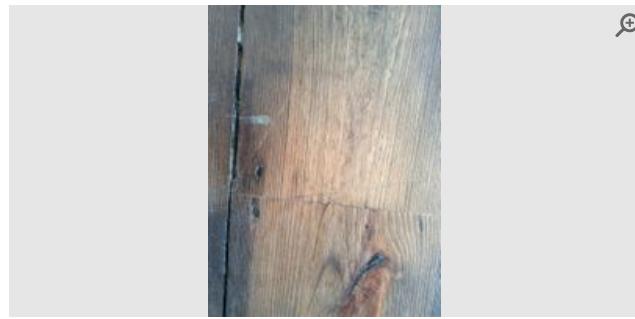
Floor

Previous State

27th July 2021

Current State

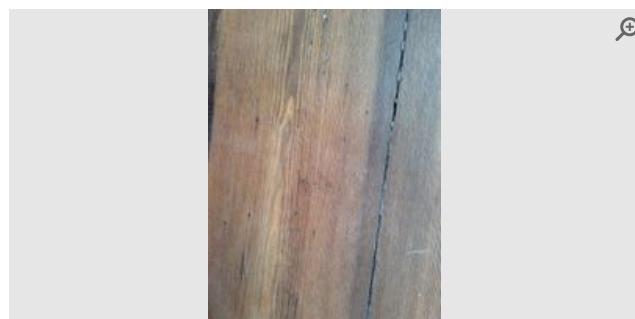
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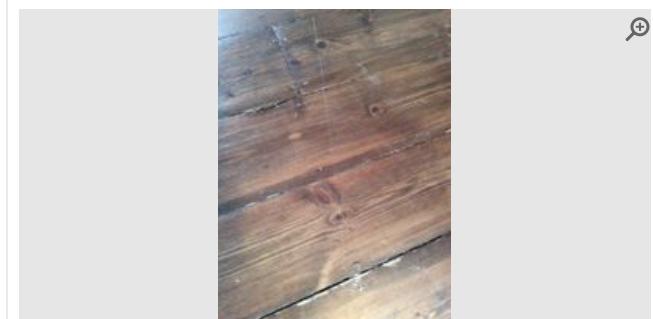
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Added	27/07/2021
Reference	3.4.1



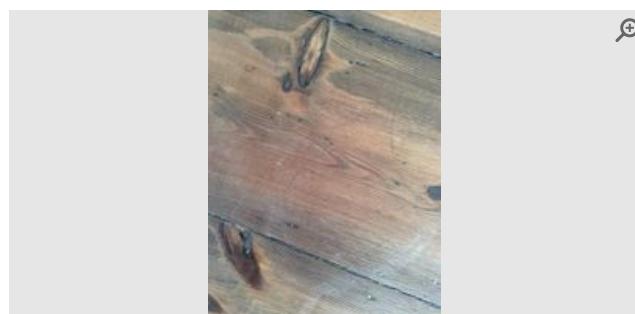
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Reference	3.4.1



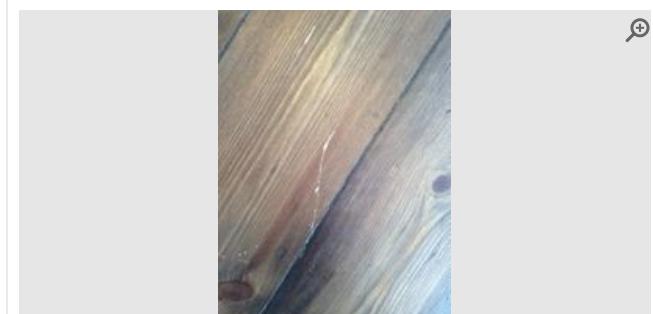
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Added	27/07/2021
Reference	3.4.2



Provided by	Inspector
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Reference	3.4.2



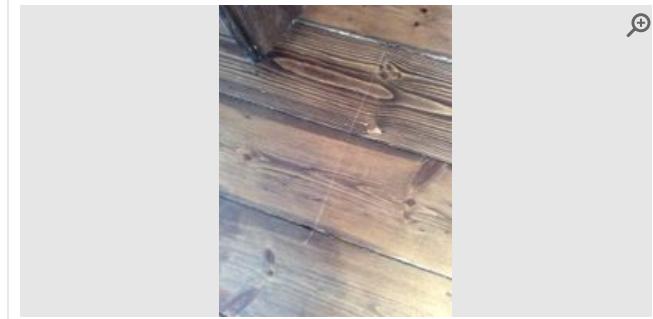
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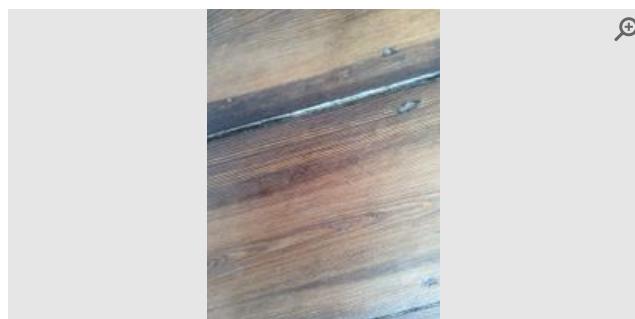
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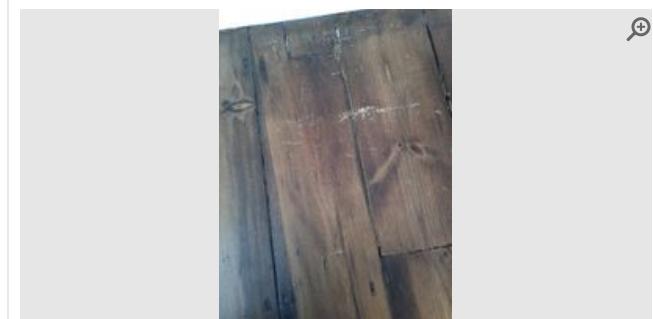
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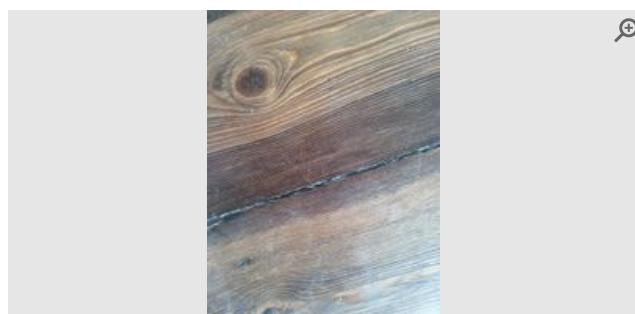
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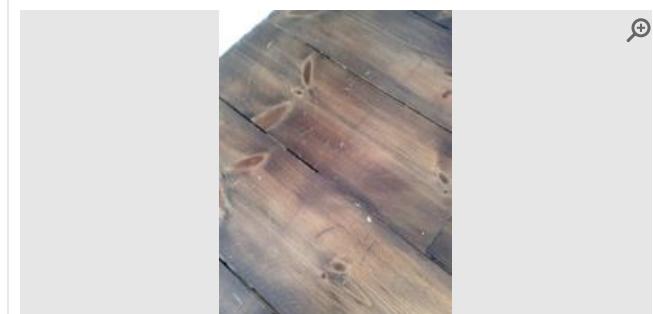
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Reference	3.4.5



Provided by	Inspector
Captured (via App):	22/03/2023 4:41 PM
Added	22/03/2023
Reference	3.4.5



Provided by	Inspector
Captured (via App):	27/07/2021 11:27 AM
Added	27/07/2021
Reference	3.4.6



Provided by	Inspector
Captured (via App):	22/03/2023 4:41 PM
Added	22/03/2023
Reference	3.4.6



Provided by	Inspector
Captured (via App):	27/07/2021 11:27 AM
Added	27/07/2021
Reference	3.4.7

4 Living Room/Lounge (Rear)

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 4.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo
Door (Internal) 4.2	Previous State 27th July 2021	Dark brown wooden. 4 panelled. Chrome doorknob. Reverse: same. Chrome doorknob.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Chrome doorknob. Slightly loose.	● Good	● Good	N/A
Door Frame & Skirting 4.3	Previous State 27th July 2021	Frame. Painted white. Reverse: same. Chip to lower right. Skirting. Painted white.	● New Item	● Excellent	1 photo
	Current State 22nd March 2023	Previous comments noted. Skirting. Remnants of adhesive to right of garden doors. Paint chips below radiator.	● Fair	● Fair	3 photos
! Tenant responsibility					
Walls 4.4	Previous State 27th July 2021	Painted white.	● Good	● Good	N/A
	Current State 22nd March 2023	Previous comments noted. Scuffs and marks above fireplace and to right of garden doors.	● Fair	● Good	5 photos
Garden Doors 4.5	Previous State 27th July 2021	2 doors. Painted white wooden. 1) RHS. White metal lever handle. Safety chain catch. 2 sliding bolt locks. Burglar alarm contact. 2) LHS. Safety chain. Handle catch. 2 sliding bolt locks. Burglar alarm contact. 3) Upper. 2 glazed panes. White window arm. Reverse: same.	● Good	● Good	3 photos
	Disagreed by tenant - 5th August 2021				
	Information provided by tenant Just a note that the bottom door bolts cannot be closed and secured due to being painted in place				
Fireplace 4.6	Previous State 27th July 2021	Mantel. Painted white. Brown/white tiles to hearth. Several cracks. Large chip to nearside LHS. Black metal grate and surround. Brown/white tiles to surround.	● Fair	● Good	5 photos
	Current State 22nd March 2023	Previous comments noted. RHS door. Cracks and marks to lower. Frame. Chips to lower left. Chip to threshold.	● Fair	● Good	2 photos

Living Room/Lounge (Rear) Photos

General Overview

Previous State

27th July 2021

Current State

22nd March 2023



Provided by **Inspector**

Captured (via App): **27/07/2021 9:34 AM**

Added **27/07/2021**

Reference **4.1.1**



Provided by **Inspector**

Captured (via App): **22/03/2023 6:53 PM**

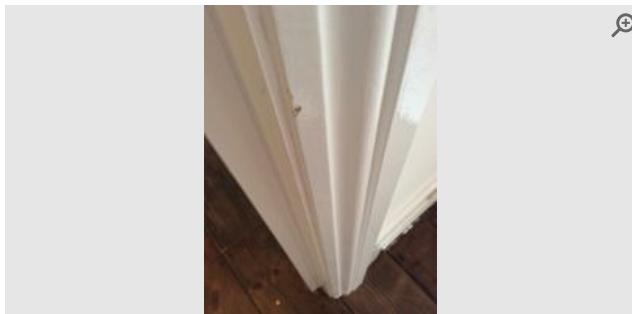
Added **22/03/2023**

Reference **4.1.1**

Door Frame & Skirting

Previous State

27th July 2021



Provided by **Inspector**

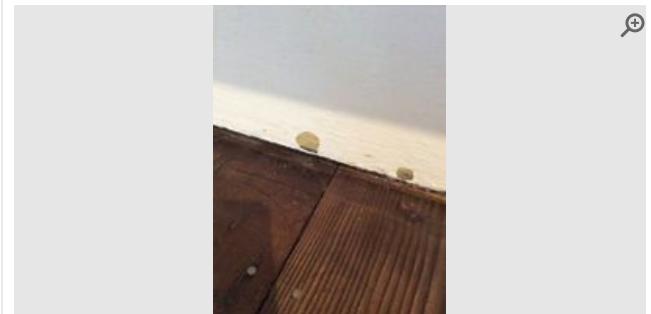
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Added **27/07/2021**

Reference **4.3.1**

Current State

22nd March 2023

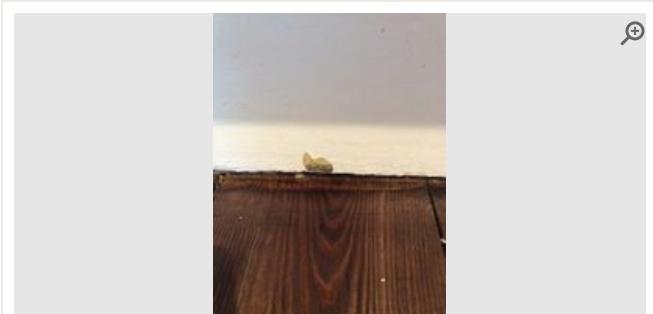


Provided by **Inspector**

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Added **22/03/2023**

Reference **4.3.1**

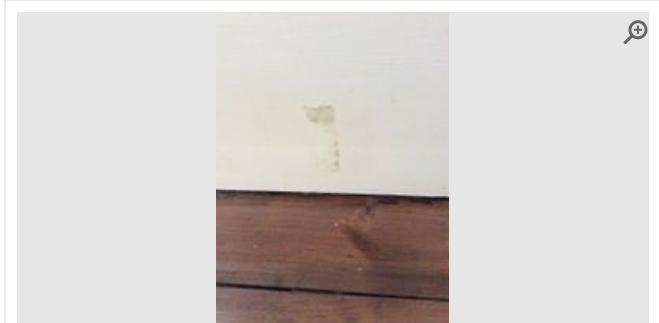


Provided by **Inspector**

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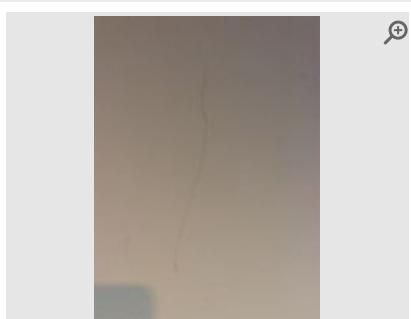
Added **22/03/2023**

Reference **4.3.2**

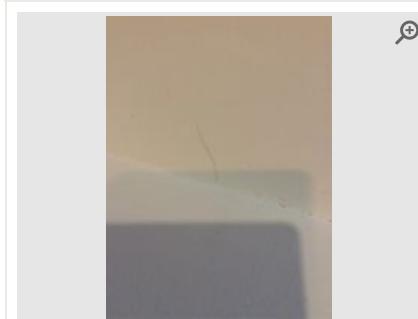


Provided by	Inspector
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Added	22/03/2023
Reference	4.3.3

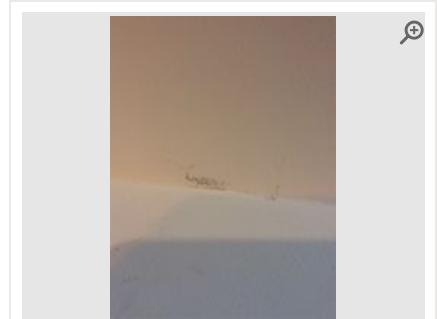
Walls



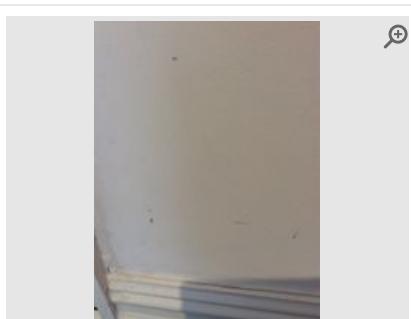
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Added	22/03/2023
Reference	4.4.1



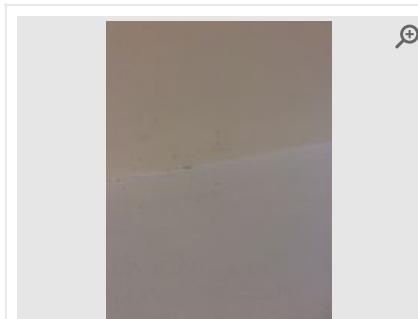
Provided by	Inspector
Captured (via App):	22/03/2023 4:51 PM
Added	22/03/2023
Reference	4.4.2



Provided by	Inspector
Captured (via App):	22/03/2023 4:51 PM
Added	22/03/2023
Reference	4.4.3



Provided by	Inspector
Captured (via App):	22/03/2023 4:51 PM
Added	22/03/2023
Reference	4.4.4



Provided by	Inspector
Captured (via App):	22/03/2023 4:51 PM
Added	22/03/2023
Reference	4.4.5

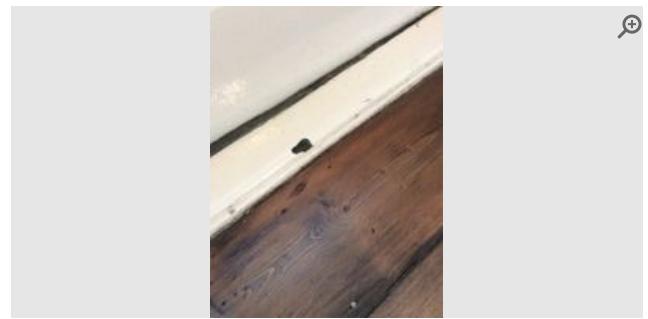
Garden Doors

Previous State
27th July 2021

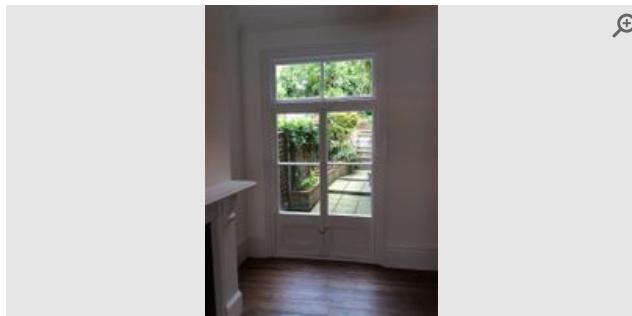
Current State
22nd March 2023



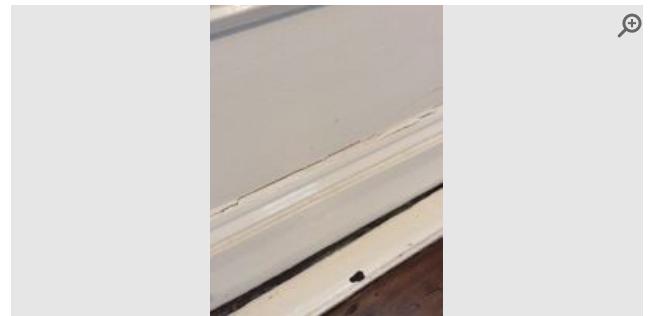
Provided by	Inspector
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Added	02/08/2021
Reference	4.5.1



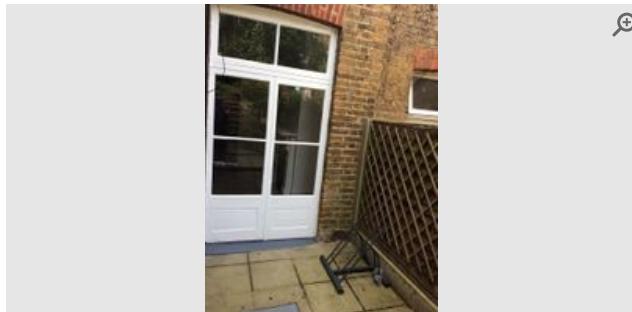
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Added	22/03/2023
Reference	4.5.1



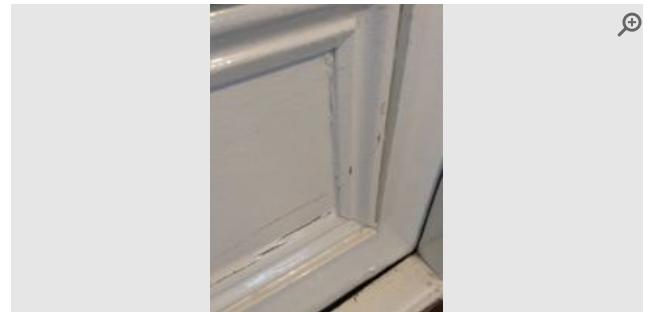
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Added	27/07/2021
Reference	4.5.2



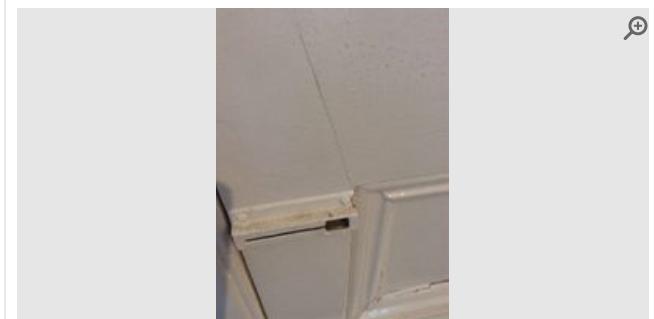
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Added	22/03/2023
Reference	4.5.2



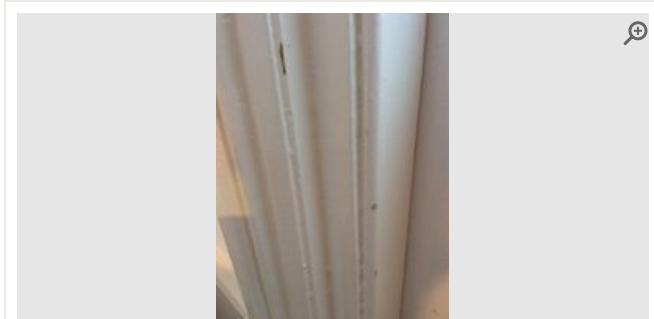
Provided by	Inspector
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Added	27/07/2021
Reference	4.5.3



Provided by	Inspector
Captured (via App):	22/03/2023 4:53 PM
Added	22/03/2023
Reference	4.5.3



Provided by	Inspector
Captured (via App):	22/03/2023 4:53 PM
Added	22/03/2023
Reference	4.5.4

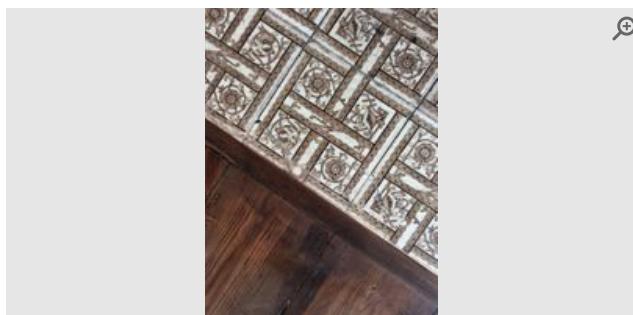


Provided by	Inspector
Captured (via App):	22/03/2023 4:53 PM
Added	22/03/2023
Reference	4.5.5

Fireplace

Previous State

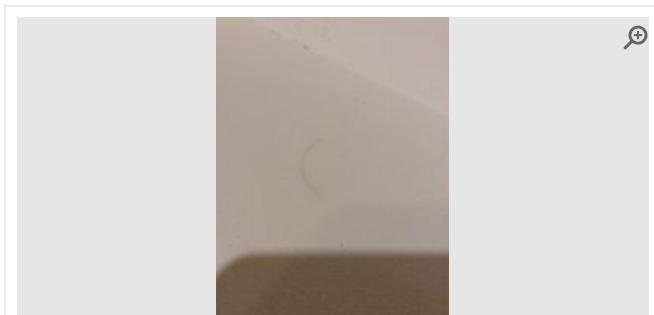
27th July 2021



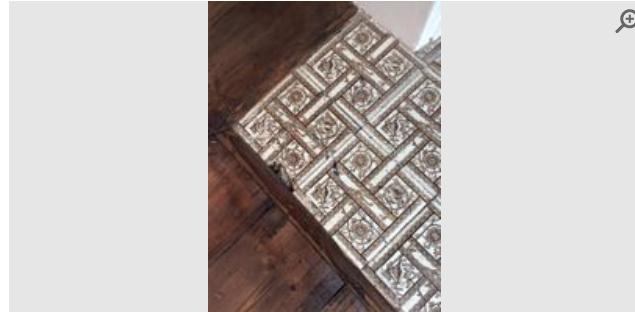
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Added	27/07/2021
Reference	4.6.1

Current State

22nd March 2023



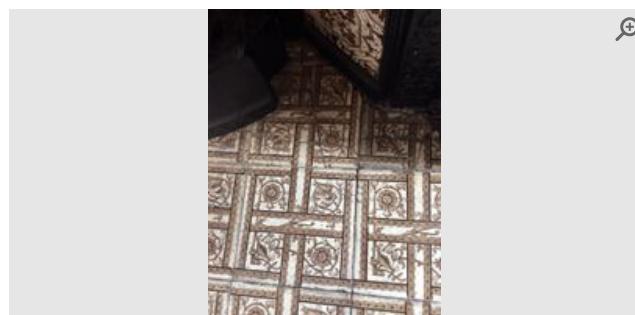
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Added	22/03/2023
Reference	4.6.1



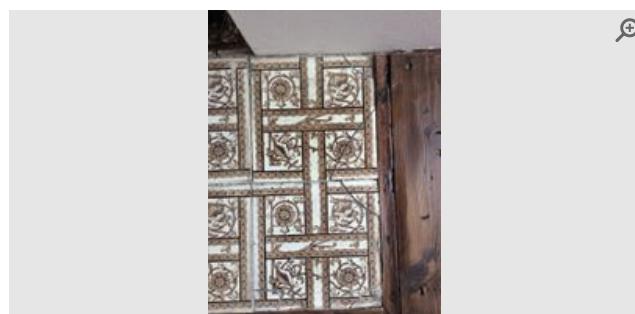
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Added	27/07/2021
Reference	4.6.2



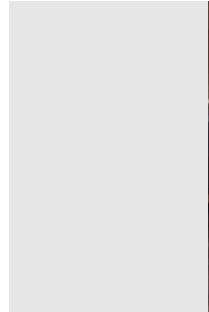
Provided by	Inspector
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Added	22/03/2023
Reference	4.6.2



Provided by	Inspector
Captured (via App):	27/07/2021 11:39 AM
Added	27/07/2021
Reference	4.6.3



Provided by	Inspector
Captured (via App):	27/07/2021 11:39 AM
Added	27/07/2021
Reference	4.6.4



Provided by

Inspector

Captured (via App):

27/07/2021 11:39 AM

Added

27/07/2021

Reference

4.6.5

5 Toilet

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 5.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo
Door (Internal) 5.2	Previous State 27th July 2021	Painted white wooden. 4 panelled. Chrome lever handle. Chrome twist lock return. Reverse: same. Chrome lever handle. Chrome twist lock.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Reverse. Chip to mid right. Marks to lower.	● Fair	● Fair	3 photos
! Tenant responsibility					
Light Fittings 5.3	Previous State 27th July 2021	2 recessed spotlights. All working.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. 1 recessed spotlight not working.	● Fair	● Good	1 photo
! Tenant responsibility					
Toilet 5.4	Previous State 27th July 2021	White porcelain. New white acrylic lid and riser. Chrome/white flush working. Bowl clean. New cistern.	● Good	● Good	2 photos
	Current State 22nd March 2023	Previous comments noted. White acrylic lid and riser. Very loose.	● Poor	● Good	1 photo

Toilet Photos

General Overview

Previous State

27th July 2021



Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

27/07/2021 10:08 AM

Added

27/07/2021

Reference

5.1.1

Provided by

Inspector

Captured (via App):

22/03/2023 6:52 PM

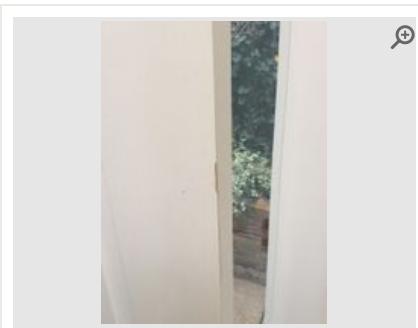
Added

22/03/2023

Reference

5.1.1

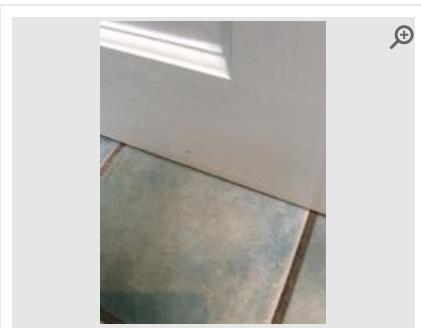
Door (Internal)



Provided by	Inspector
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Added	22/03/2023
Reference	5.2.1

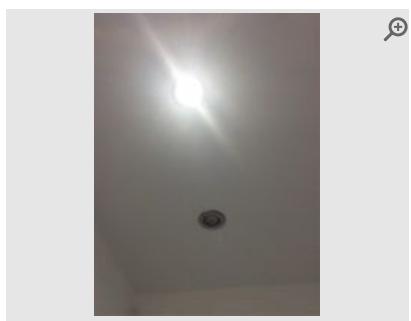


Provided by	Inspector
Captured (via App):	22/03/2023 4:56 PM
Added	22/03/2023
Reference	5.2.2



Provided by	Inspector
Captured (via App):	22/03/2023 4:56 PM
Added	22/03/2023
Reference	5.2.3

Light Fittings



Provided by	Inspector
Captured (via App):	22/03/2023 4:57 PM
Added	22/03/2023
Reference	5.3.1

Toilet

Previous State

27th July 2021



Provided by	Inspector
Captured (via App):	27/07/2021 11:57 AM
Added	27/07/2021
Reference	5.4.1

Current State

22nd March 2023



Provided by	Inspector
Captured (via App):	22/03/2023 4:59 PM
Added	22/03/2023
Reference	5.4.1



Provided by **Inspector**

Captured (via App): **27/07/2021 11:57 AM**

Added **27/07/2021**

Reference **5.4.2**

6 Stairway/Landing

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 6.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo
Walls 6.2	Previous State 27th July 2021	Painted white.	● Good	● Good	N/A
	Current State 22nd March 2023	Previous comments noted. Cracks in places. Scuffs and marks to upper Stairway	● Fair	● Good	8 photos
Light Fittings 6.3	Previous State 27th July 2021	Hanging pendant with glass shade to lower landing. Single bulb above upper Stairway. White spotlight to left of Bedroom 4. All working.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. White spotlight to left of Bedroom 4. Not working.	● Fair	● Good	1 photo
! Tenant responsibility				Replace	
Skirting Board 6.4	Previous State 27th July 2021	Painted white.	● Good	● Good	N/A
	Current State 22nd March 2023	Previous comments noted. Cracks at lower Stairway.	● Fair	● Good	2 photos
Storage Cupboard 6.5	Previous State 27th July 2021	1) Dark brown wooden. Minor wear & tear. 2 doors. Sliding bolt lock to RHS door exterior. Chrome sliding bolt lock to LHS door interior. 3 white wooden shelves. Continuation of Landing flooring. 2) 3 white wooden doors. Chrome pull handle to each.	● Good	● Good	6 photos
	Current State 22nd March 2023	Previous comments noted. 2) 3 white wooden doors. Scuffs to interior.	● Fair	● Good	2 photos

Stairway/Landing Photos

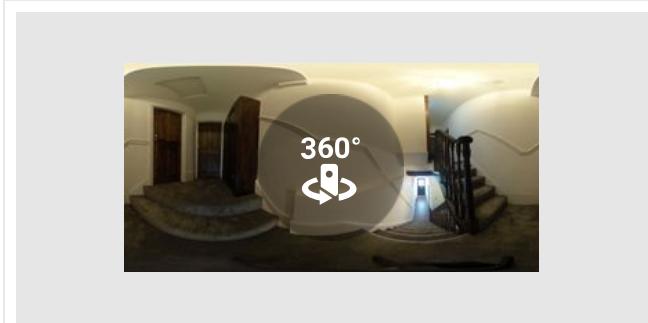
General Overview

Previous State

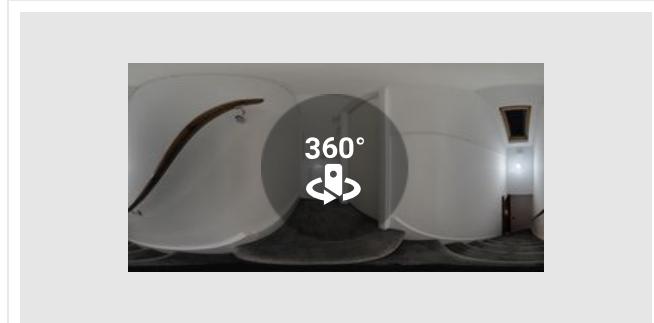
27th July 2021

Current State

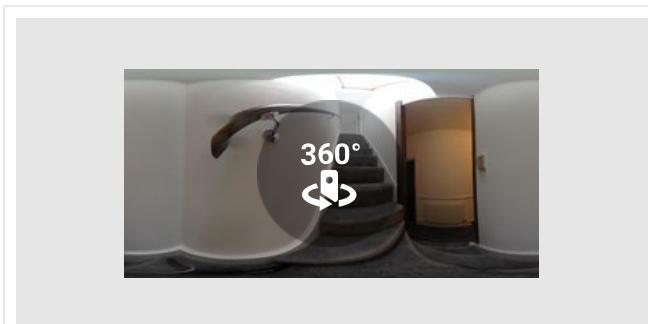
22nd March 2023



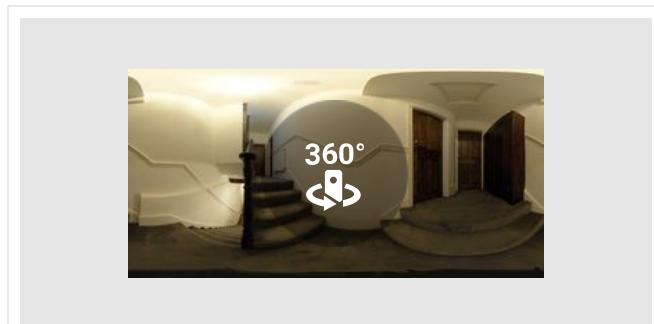
Provided by	Inspector
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Added	27/07/2021
Reference	6.1.1



Provided by	Inspector
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Added	22/03/2023
Reference	6.1.1

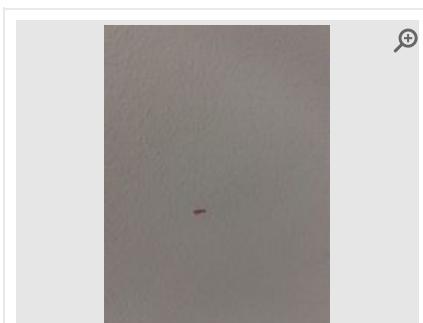


Provided by	Inspector
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Added	27/07/2021
Reference	6.1.2

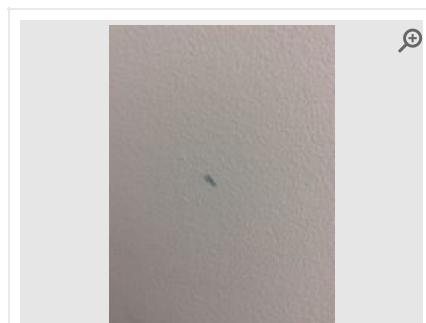


Provided by	Inspector
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Reference	6.1.2

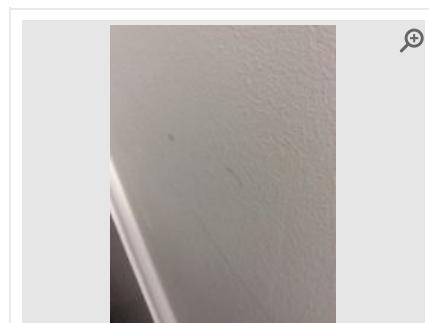
Walls



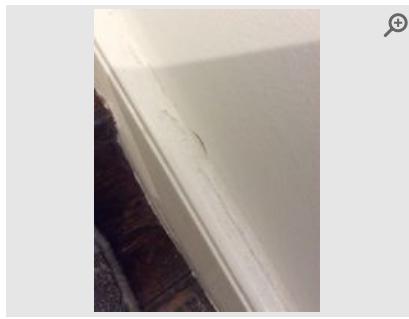
Provided by	Inspector
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Added	22/03/2023
Reference	6.2.1



Provided by	Inspector
Captured (via App):	22/03/2023 5:57 PM
Added	22/03/2023
Reference	6.2.2



Provided by	Inspector
Captured (via App):	22/03/2023 5:57 PM
Added	22/03/2023
Reference	6.2.3



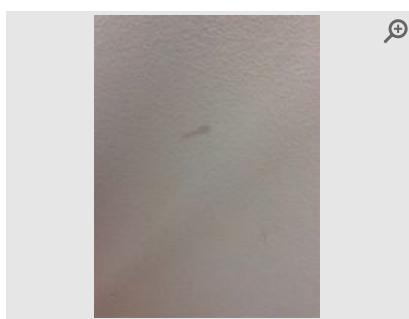
Provided by	Inspector
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Added	22/03/2023
Reference	6.2.4



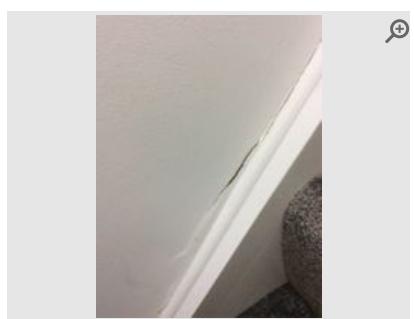
Provided by	Inspector
Captured (via App):	22/03/2023 6:00 PM
Added	22/03/2023
Reference	6.2.5



Provided by	Inspector
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Added	22/03/2023
Reference	6.2.6

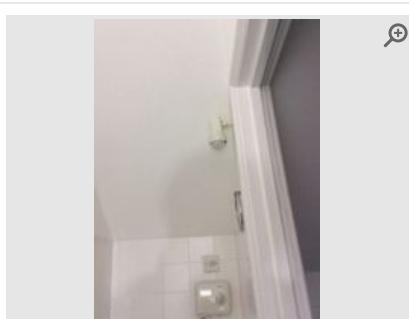


Provided by	Inspector
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Added	22/03/2023
Reference	6.2.7



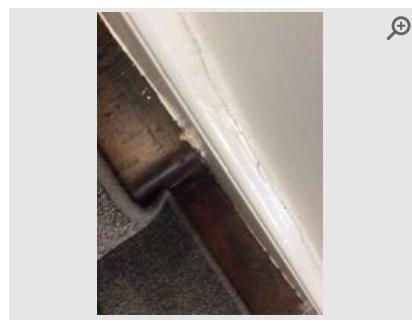
Provided by	Inspector
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Added	22/03/2023
Reference	6.2.8

Light Fittings

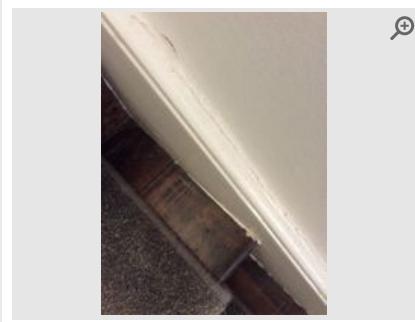


Provided by	Inspector
Captured (Certified by inspector)	22/03/2023
Added	22/03/2023
Reference	6.3.1

Skirting Board



Provided by	Inspector
Captured (via App):	22/03/2023 5:59 PM
Added	22/03/2023
Reference	6.4.1

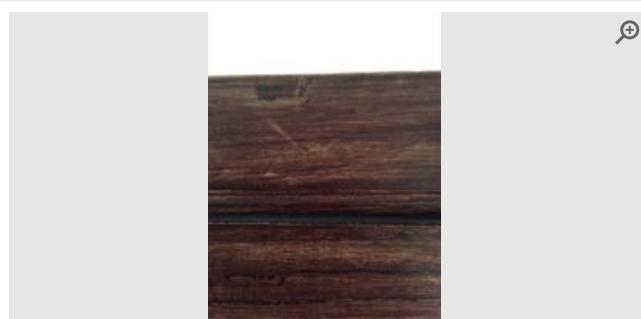


Provided by	Inspector
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Added	22/03/2023
Reference	6.4.2

Storage Cupboard

Previous State

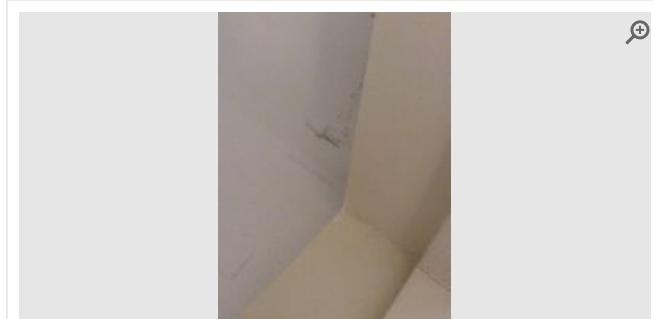
27th July 2021



Provided by	Inspector
Captured (via App):	27/07/2021 12:08 PM
Added	27/07/2021
Reference	6.5.1

Current State

22nd March 2023



Provided by	Inspector
Captured (via App):	22/03/2023 6:01 PM
Added	22/03/2023
Reference	6.5.1



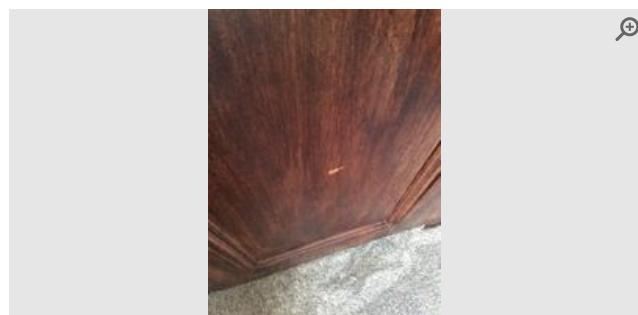
Provided by	Inspector
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Added	27/07/2021
Reference	6.5.2



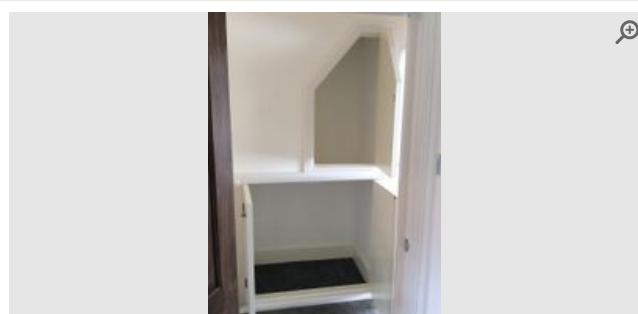
Provided by	Inspector
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Added	22/03/2023
Reference	6.5.2



Provided by	Inspector
Captured (via App):	27/07/2021 12:08 PM
Added	27/07/2021
Reference	6.5.3



Provided by	Inspector
Captured (via App):	27/07/2021 12:08 PM
Added	27/07/2021
Reference	6.5.4



Provided by	Inspector
Captured (via App):	27/07/2021 12:08 PM
Added	27/07/2021
Reference	6.5.5



Provided by **Inspector**

Captured (via App): **27/07/2021 12:08 PM**

Added **27/07/2021**

Reference **6.5.6**

7 Bathroom

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 7.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo
Door (Internal) 7.2	Previous State 27th July 2021	Dark brown wooden. 4 panelled. Chrome doorknob. Chrome twist lock return. Reverse: same. Chrome doorknob. Chrome twist lock. 3 chrome hooks.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Reverse. Chip to mid.	● Fair	● Good	1 photo
Walls 7.3	Previous State 27th July 2021	Painted white. Grey tiles.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Grey tiles. Cracks to sealant to left of radiator.	● Good	● Good	2 photos
Shower 7.4	Previous State 27th July 2021	Wall-mounted chrome shower head. Small chrome shower head in wall-mounted chrome bracket. Chrome flexi hose. Chrome water/temperature controls.	● New Item	● Excellent	2 photos
	Current State 22nd March 2023	Previous comments noted. Small chrome shower head in wall-mounted chrome bracket. Minor limescale build-up.	● Good	● Fair	1 photo
! Tenant responsibility					● Clean
Sink/Basin 7.5	Previous State 27th July 2021	White enamel. Chip to upper RHS. Chrome outlet. Chrome plug. Overflow. Chrome mixer tap with plug control. Chrome parts tarnished.	● Fair	● Good	3 photos
	Current State 22nd March 2023	Previous comments noted. Black mark to sealant behind tap.	● Fair	● Fair	1 photo
! Tenant responsibility					● Clean
Cabinet 7.6	Previous State 27th July 2021	Wall-mounted. White wooden. 2 mirrored doors. 2 glass shelves.	● New Item	● Excellent	1 photo
	Current State 22nd March 2023	Previous comments noted. RHS mirrored door tarnished at lower.	● Fair	● Good	1 photo

Bathroom Photos

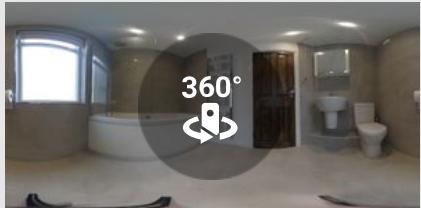
General Overview

Previous State

27th July 2021

Current State

22nd March 2023

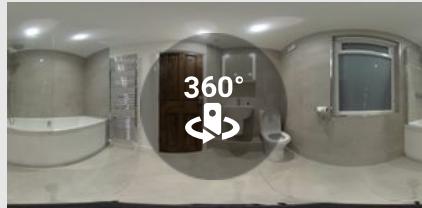


Provided by **Inspector**

Captured (via App): **27/07/2021 9:38 AM**

Added **27/07/2021**

Reference **7.1.1**



Provided by **Inspector**

Captured (via App): **22/03/2023 6:48 PM**

Added **22/03/2023**

Reference **7.1.1**

Door (Internal)



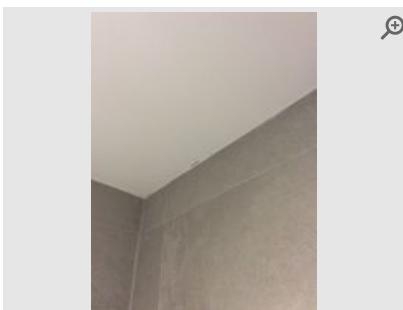
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Added **22/03/2023**

Reference **7.2.1**

Walls

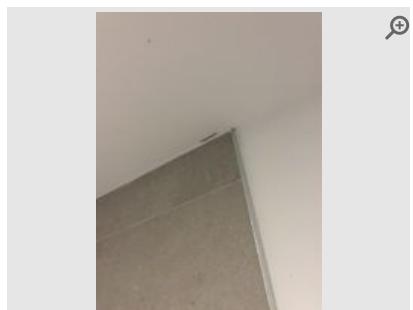


Provided by **Inspector**

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Added **22/03/2023**

Reference **7.3.1**



Provided by **Inspector**

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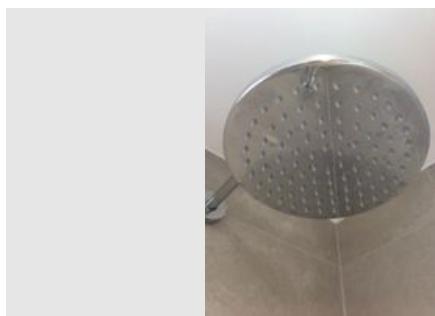
Added **22/03/2023**

Reference **7.3.2**

Shower

Previous State

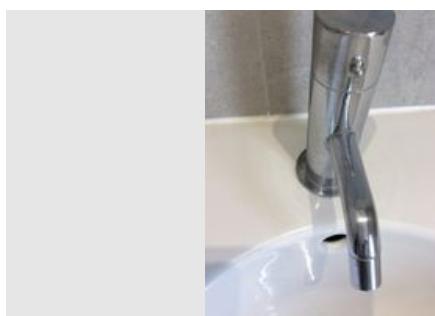
27th July 2021

**Current State**

22nd March 2023

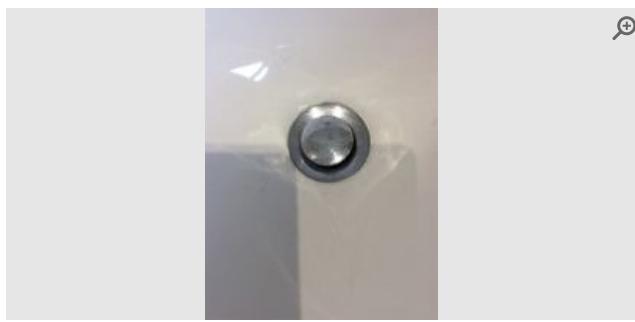
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27th July 2021

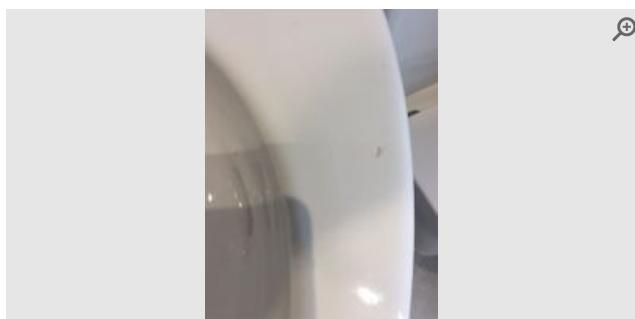
**Current State**

22nd March 2023

Provided by **Inspector**Captured (via App): **27/07/2021 12:30 PM**Added **27/07/2021**Reference **7.5.1**Provided by **Inspector**Captured (via App): **22/03/2023 6:49 PM**Added **22/03/2023**Reference **7.5.1**



Provided by	Inspector
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Added	27/07/2021
Reference	7.5.2

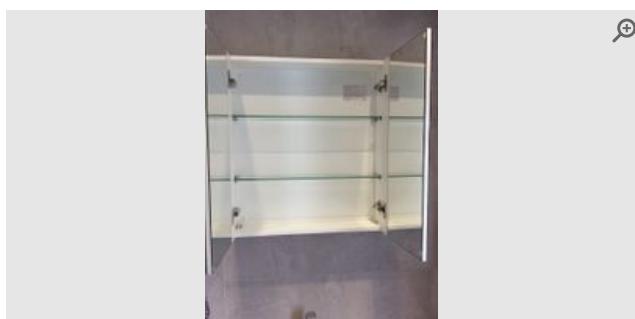


Provided by	Inspector
Captured (via App):	27/07/2021 12:30 PM
Added	27/07/2021
Reference	7.5.3

Cabinet

Previous State

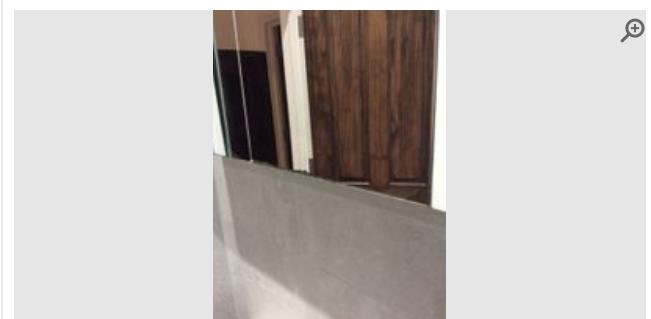
27th July 2021



Provided by	Inspector
Captured (via App):	27/07/2021 12:31 PM
Added	27/07/2021
Reference	7.6.1

Current State

22nd March 2023



Provided by	Inspector
Captured (via App):	22/03/2023 6:16 PM
Added	22/03/2023
Reference	7.6.1

8 Bedroom 1 (Front)

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 8.1	Previous State 27th July 2021	Refurbished -3 mths ago	● Good	● Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	● Good	● Good	360° photo
Door (Internal) 8.2	Previous State 27th July 2021	Dark brown wooden. 4 panelled. Chrome doorknob. Reverse: same. Chrome doorknob.	● New Item	● Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Reverse. White plastic cap fixed to lower right.	● Fair	● Good	1 photo
! Tenant responsibility			Items left behind require removal		
Walls 8.3	Previous State 27th July 2021	Painted white. Air vent.	● Good	● Good	N/A
	Current State 22nd March 2023	Previous comments noted. Cracks at window. Scuff and paint chips to left of entrance.	● Fair	● Good	5 photos
Windows and Sills 8.4	Previous State 27th July 2021	Painted white wooden frames. L-R. 1) 4 glazed panes, 2 tinted. 2) Sash window. 2 brass pull handles. Brass twist lock. Tarnished. 2 new white roller blinds. 2 white plastic ball chain controls and clear plastic hooks LHS. 3) Sash window. 2 brass pull handles. Brass twist lock. Tarnished. 2 new white roller blinds. 2 white plastic ball chain controls and clear plastic hooks RHS. 4) Sash window. 2 brass pull handles. Brass twist lock. Tarnished. 2 new white roller blinds. 2 white plastic ball chain controls and clear plastic hooks RHS.	● Good	● Good	5 photos
		Disagreed by tenant - 5th August 2021			
	Information provided by tenant	Bottom left bay window has fractures / cracks (see pictures)			
	Current State 22nd March 2023	Previous comments noted. 2) Sash window. Upper. Crack to lower right pane exterior. Scratch to interior. 3) Sash window. Cracks to frame at mid and lower.	● Poor	● Good	6 photos
! Tenant responsibility			Replace		
Fireplace 8.5	Previous State 27th July 2021	Mantel painted white. Painted black stone hearth. Black grate with painted black surround.	● Good	● Good	1 photo
	Current State 22nd March 2023	Previous comments noted. Painted black stone hearth. Chip to nearside edge RHS.	● Fair	● Good	1 photo

Bedroom 1 (Front) Photos

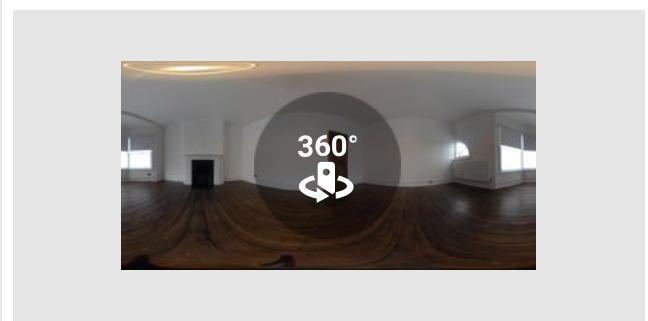
General Overview

Previous State

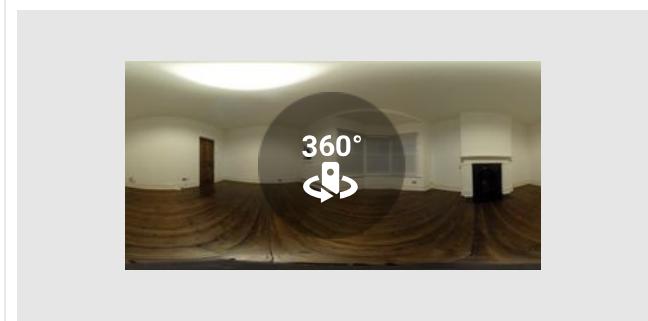
27th July 2021

Current State

22nd March 2023

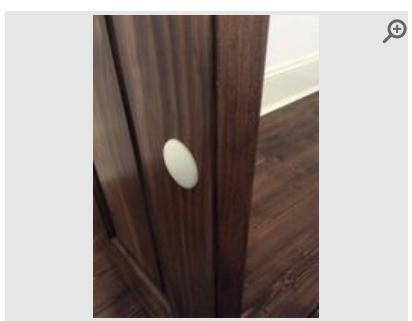


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Added	27/07/2021
Reference	8.1.1



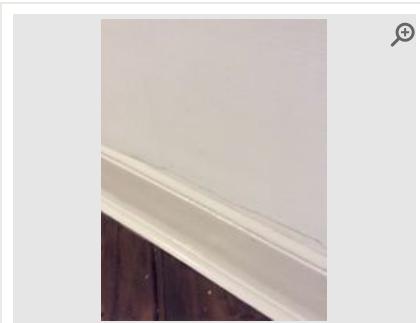
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Added	22/03/2023
Reference	8.1.1

Door (Internal)

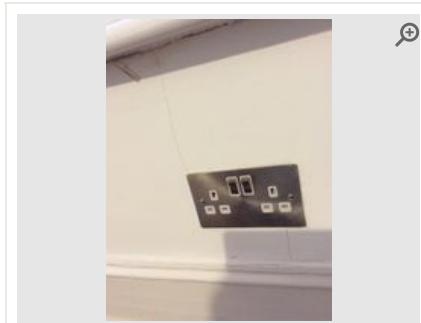


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Added	22/03/2023
Reference	8.2.1

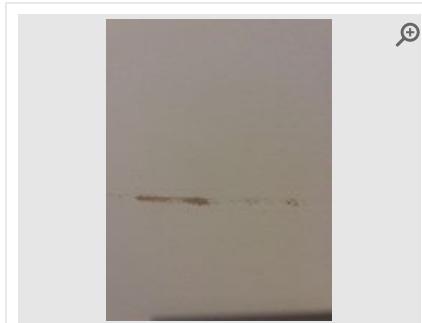
Walls



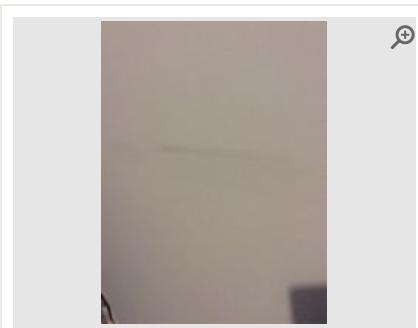
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Added	22/03/2023
Reference	8.3.1



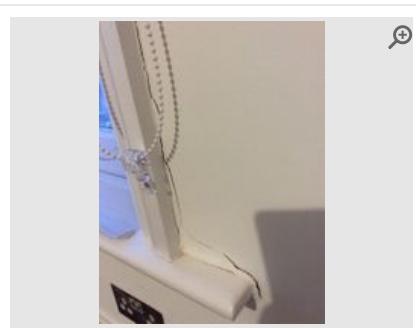
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Added	22/03/2023
Reference	8.3.2



Provided by	Inspector
Captured (via App):	22/03/2023 6:18 PM
Added	22/03/2023
Reference	8.3.3



Provided by	Inspector
Captured (via App):	22/03/2023 6:18 PM
Added	22/03/2023
Reference	8.3.4

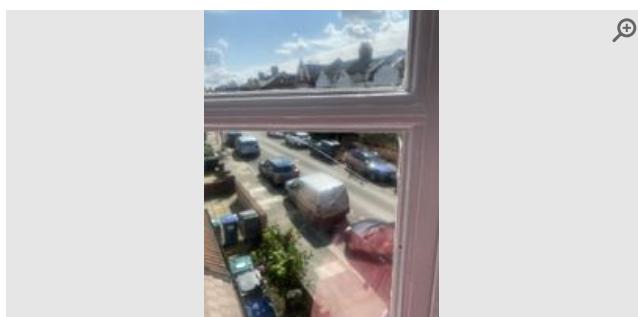


Provided by	Inspector
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Added	22/03/2023
Reference	8.3.5

Windows and Sills

Previous State

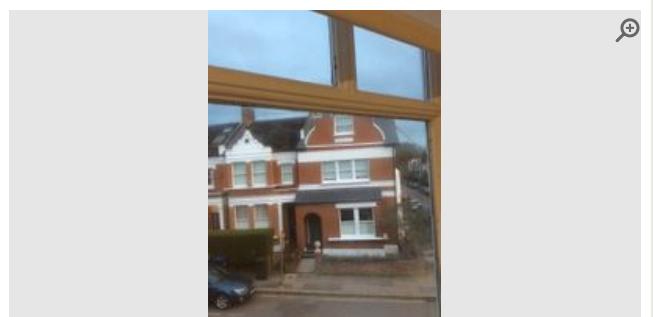
27th July 2021



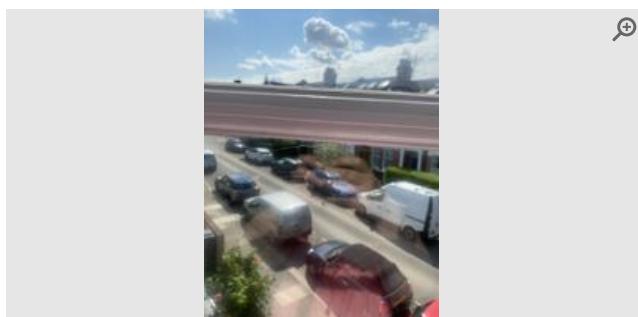
Provided by	Inspector
Captured (Certified by inspector)	27/07/2021
Added	02/08/2021
Reference	8.4.1

Current State

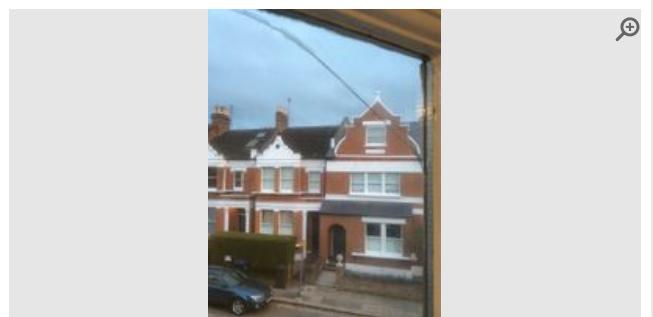
22nd March 2023



Provided by	Inspector
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Added	22/03/2023
Reference	8.4.1



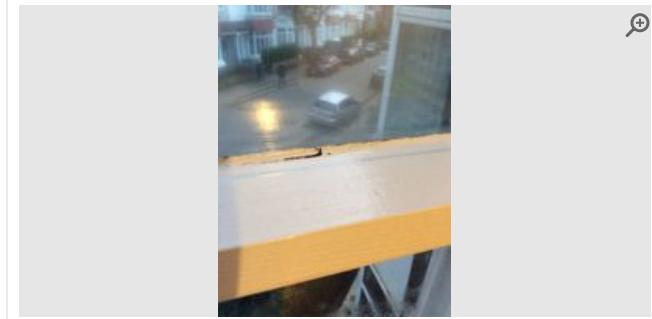
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Added	02/08/2021
Reference	8.4.2



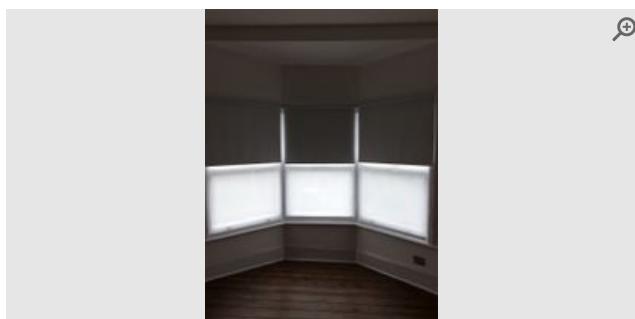
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Added	22/03/2023
Reference	8.4.2



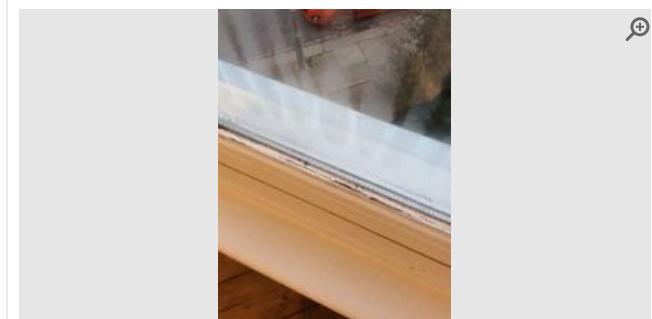
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Added	27/07/2021
Reference	8.4.3



Provided by	Inspector
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Added	22/03/2023
Reference	8.4.3



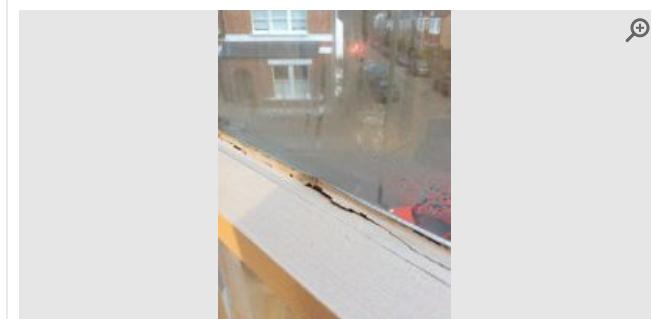
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Added	27/07/2021
Reference	8.4.4



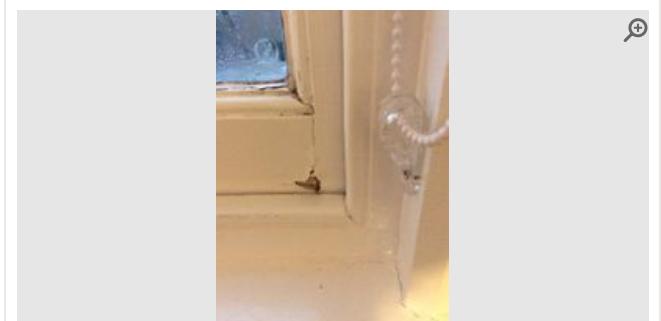
Provided by	Inspector
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Added	22/03/2023
Reference	8.4.4



Provided by	Inspector
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Added	27/07/2021
Reference	8.4.5



Provided by	Inspector
Captured (via App):	22/03/2023 6:22 PM
Added	22/03/2023
Reference	8.4.5



Provided by	Inspector
Captured (via App):	22/03/2023 6:22 PM
Added	22/03/2023
Reference	8.4.6

Fireplace

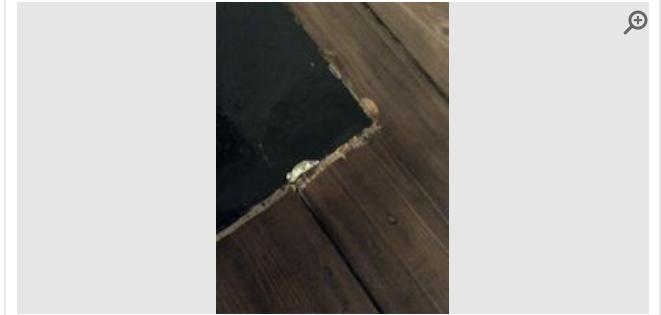
Previous State

27th July 2021



Current State

22nd March 2023



Provided by **Inspector**

Captured (via App): **27/07/2021 12:40 PM**

Added **27/07/2021**

Reference **8.5.1**

Provided by **Inspector**

Captured (via App): **22/03/2023 6:28 PM**

Added **22/03/2023**

Reference **8.5.1**

9 Bedroom 2 (Side)

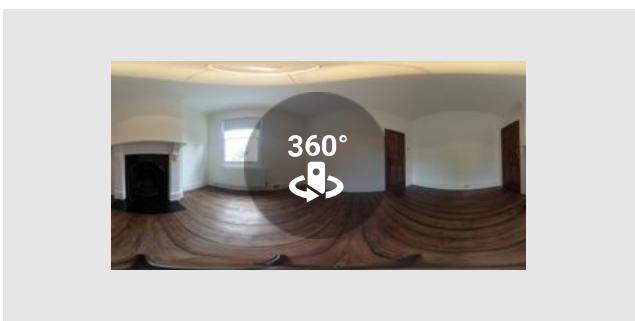
Item	Date	Description	Condition	Cleanliness	Photos
General Overview 9.1	Previous State 27th July 2021	Refurbished -3 mths ago	Good	Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	Good	Good	360° photo
Door (Internal) 9.2	Previous State 27th July 2021	Dark brown wooden. 4 panelled. Chrome doorknob. Reverse: same. Chrome doorknob. Chrome hook.	New Item	Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Reverse. White plastic cap fixed to lower left.	Fair	Good	1 photo
! Tenant responsibility			Items left behind require removal		
Door Frame & Skirting 9.3	Previous State 27th July 2021	Frame. Painted white. Reverse: same. Aluminium threshold. Skirting. Painted white.	New Item	Excellent	N/A
	Current State 22nd March 2023	Previous comments noted. Skirting. Cracks to right of radiator.	Fair	Good	2 photos
Walls 9.4	Previous State 27th July 2021	Painted white.	Good	Good	N/A
	Current State 22nd March 2023	Previous comments noted. Mark to left of entrance.	Good	Good	1 photo
Fireplace 9.5	Previous State 27th July 2021	Mantel painted white. Painted black stone hearth. Black grate with painted black surround.	Good	Good	1 photo
	Current State 22nd March 2023	Previous comments noted. Painted black stone hearth. Chip LHS.	Fair	Good	1 photo

Bedroom 2 (Side) Photos

General Overview

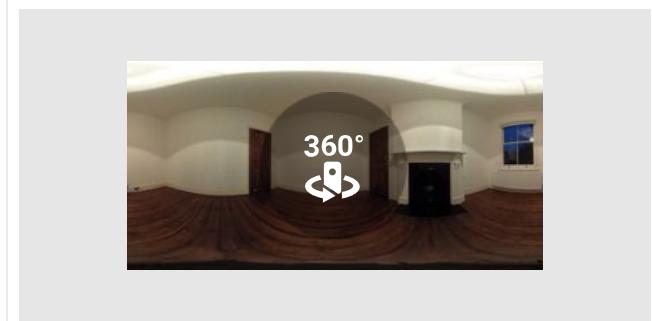
Previous State

27th July 2021



Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

27/07/2021 9:40 AM

Added

27/07/2021

Reference

9.1.1

Provided by

Inspector

Captured (via App):

22/03/2023 6:47 PM

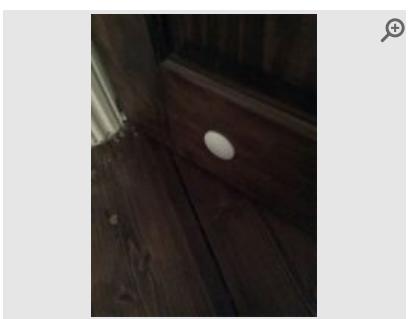
Added

22/03/2023

Reference

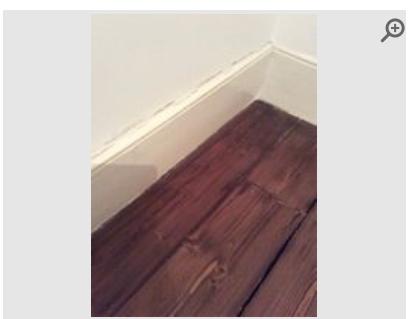
9.1.1

Door (Internal)

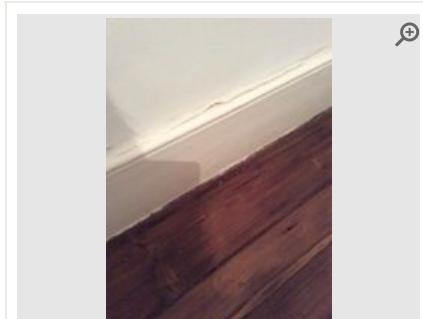


Provided by	Inspector
Captured (via App):	22/03/2023 6:28 PM
Added	22/03/2023
Reference	9.2.1

Door Frame & Skirting

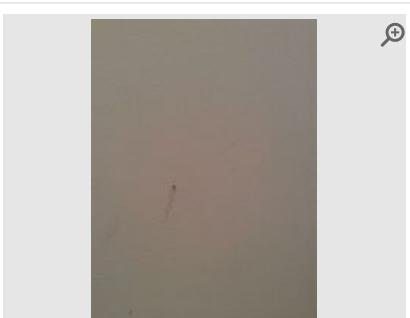


Provided by	Inspector
Captured (via App):	22/03/2023 6:30 PM
Added	22/03/2023
Reference	9.3.1



Provided by	Inspector
Captured (via App):	22/03/2023 6:30 PM
Added	22/03/2023
Reference	9.3.2

Walls



Provided by	Inspector
Captured (via App):	22/03/2023 6:30 PM
Added	22/03/2023
Reference	9.4.1

Fireplace

Previous State

27th July 2021



Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

27/07/2021 12:46 PM

Added

27/07/2021

Reference

9.5.1

Provided by

Inspector

Captured (Certified by inspector)

22/03/2023

Added

22/03/2023

Reference

9.5.1

10 Bedroom 3 (Rear)

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 10.1	Previous State 27th July 2021	Refurbished -3 mths ago	Good	Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	Good	Good	360° photo
Walls 10.2	Previous State 27th July 2021	Painted white. 4 white wooden shelves with 2 white metal brackets to each.	Good	Good	1 photo
	Current State 22nd March 2023	Previous comments noted. Crack above entrance. Crack to corner opposite fireplace.	Fair	Good	2 photos

Bedroom 3 (Rear) Photos

General Overview

Previous State

27th July 2021



Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

27/07/2021 9:42 AM

Added

27/07/2021

Reference

10.1.1

Provided by

Inspector

Captured (via App):

22/03/2023 6:51 PM

Added

22/03/2023

Reference

10.1.1

Walls

Previous State

27th July 2021

Current State

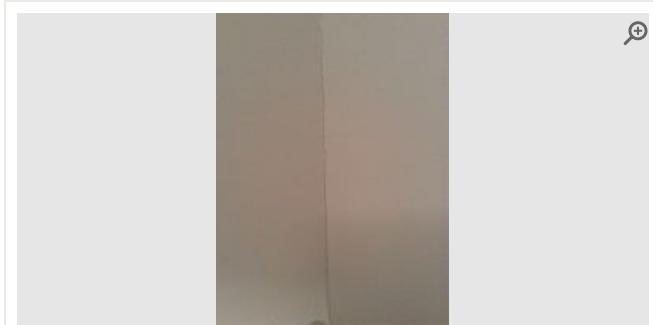
22nd March 2023



Provided by	Inspector
Captured (via App):	27/07/2021 12:49 PM
Added	27/07/2021
Reference	10.2.1



Provided by	Inspector
Captured (via App):	22/03/2023 6:35 PM
Added	22/03/2023
Reference	10.2.1



Provided by	Inspector
Captured (via App):	22/03/2023 6:37 PM
Added	22/03/2023
Reference	10.2.2

11 Bedroom 4 (Loft)

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 11.1	Previous State 27th July 2021	Refurbished -3 mths ago	Good	Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	Good	Good	360° photo
Ceiling 11.2	Previous State 27th July 2021	Painted white.	Good	Good	N/A
	Current State 22nd March 2023	Previous comments noted. Chip with nail to far left corner. Tenant responsibility	Poor	Good	1 photo Repair

Bedroom 4 (Loft) Photos

General Overview

Previous State

27th July 2021



Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

27/07/2021 9:43 AM

Added

27/07/2021

Reference

11.1.1

Provided by

Inspector

Captured (via App):

22/03/2023 6:45 PM

Added

22/03/2023

Reference

11.1.1

Ceiling



Provided by **Inspector**

Captured (via App): **22/03/2023 6:04 PM**

Added **22/03/2023**

Reference **11.2.1**

12 Cellar

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 12.1	Previous State 27th July 2021	Consistent with age	● Fair	● Good	 360° photo
	Current State 22nd March 2023	Consistent with age	● Fair	● Good	 360° photo

Cellar Photos

General Overview

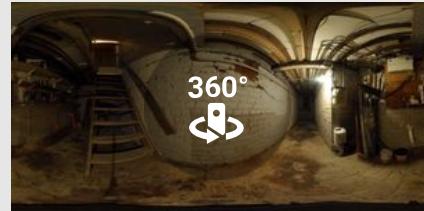
Previous State

27th July 2021



Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

27/07/2021 9:44 AM

Added

27/07/2021

Reference

12.1.1

Provided by

Inspector

Captured (via App):

22/03/2023 6:44 PM

Added

22/03/2023

Reference

12.1.1

13 Front Garden

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 13.1	Previous State 27th July 2021	Clean & Tidy	Good	Good	360° photo
	Current State 22nd March 2023	Clean & Tidy	Good	Good	360° photo
Front Garden 13.2	Previous State 27th July 2021	Brick border to street with black wrought iron gate. Black metal railings RHS. Black/brown tiles to path. Black edging to path. Damaged LHS. 2 painted brown steps with coir doormat. Flowerbed at street. Assorted plants and shrubs. Grey slate chippings to rear. Blue wheelie bin. Black wheelie bin. Lockbox. Doorbell. Tested and working. 2 drainpipes.	Good	Good	5 photos
	Current State 22nd March 2023	Previous comments noted. 2 painted brown steps. Paint chips. Plastic carrier bag with bottle of Baileys left behind waste bin.	Good	Fair	3 photos
		! Tenant responsibility		Items left behind require removal	

Front Garden Photos

General Overview

Previous State

27th July 2021



Current State

22nd March 2023



Provided by Inspector

Captured (via App): 27/07/2021 9:26 AM

Added 27/07/2021

Reference 13.1.1

Provided by Inspector

Captured (via App): 22/03/2023 5:03 PM

Added 22/03/2023

Reference 13.1.1

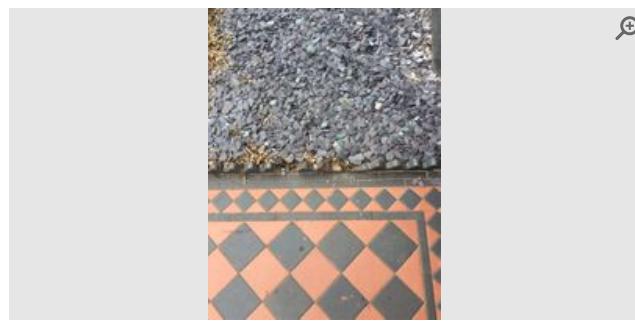
Front Garden

Previous State

27th July 2021

Current State

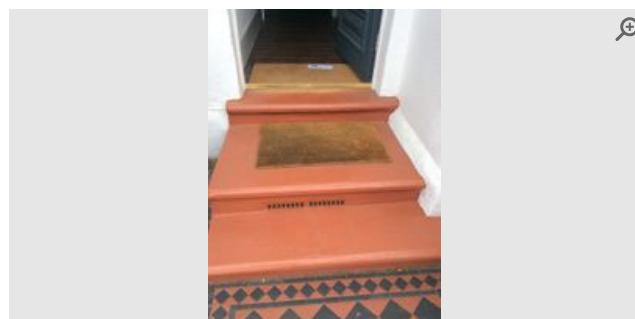
22nd March 2023



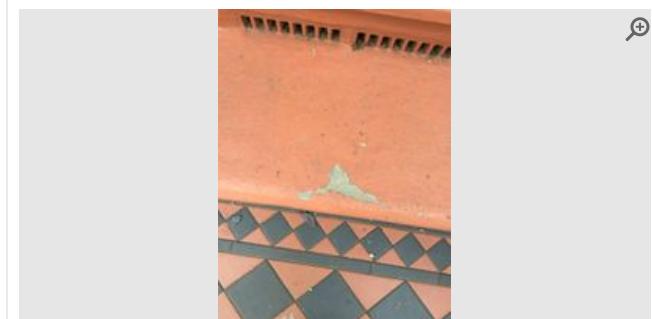
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Added	27/07/2021
Reference	13.2.1



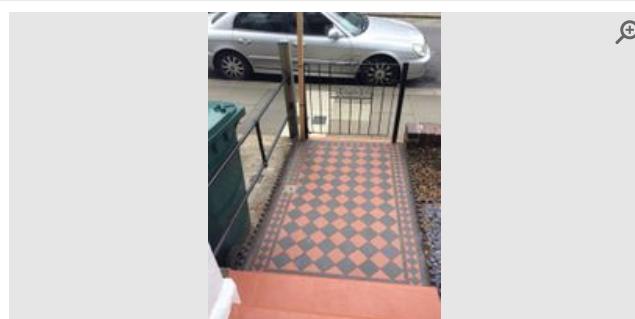
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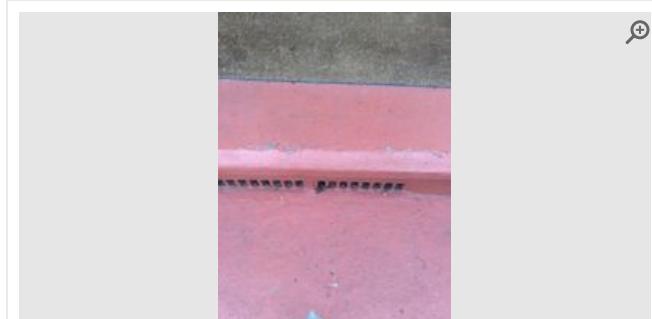
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Added	27/07/2021
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Reference	13.2.2



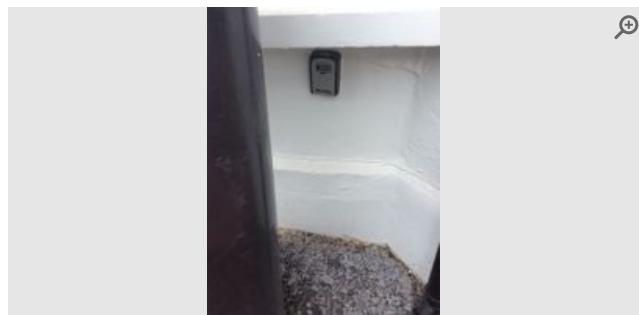
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Reference	13.2.3



Provided by	Inspector
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Reference	13.2.3



Provided by	Inspector
Captured (via App):	27/07/2021 10:12 AM
Added	27/07/2021
Reference	13.2.4



Provided by	Inspector
Captured (via App):	27/07/2021 10:49 AM
Added	27/07/2021
Reference	13.2.5

14 Rear Garden

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 14.1	Previous State 27th July 2021	Clean & Tidy	● Good	● Good	360° photo
	Current State 22nd March 2023	Gardener required	● Poor	● Poor	360° photo
Lower 14.2	Previous State 27th July 2021	Concrete paved garden path leading to patio via steps. Flower bed with brick surround and assorted shrubs and plants. 2 drainpipes. Black metal bicycle rack. Brown food waste bin. Green watering can. External tap. Chrome handrail. Green wheelie bin. Painted white storage unit. 2 doors. Black metal hasp and staple lock. Flymo lawnmower. Trowel. 2 shears. Rake. Fork. Leaf protection system.	● Good	● Good	5 photos
	Current State 22nd March 2023	Previous comments noted. Leaves and mud strewn on patio, Broom left behind by tenants.	● Good	● Poor	2 photos
		⚠ Tenant responsibility			Clean
Middle 14.3	Previous State 27th July 2021	Lawn with beds to LHS and RHS. 3 large trees and assorted shrubs and plants.	● Good	● Good	3 photos
	Current State 22nd March 2023	Previous comments noted. Lawn. Several bald patches. Weeds in places. Clothes airer left by tenants. Debris present.	● Poor	● Fair	4 photos
		⚠ Tenant responsibility			Repair
Upper 14.4	Previous State 27th July 2021	Wooden fence and paved concrete steps. Large plant. Bark chips to floor. Grey plastic storage unit.	● Good	● Good	3 photos
	Current State 22nd March 2023	Previous comments noted. Debris present.	● Good	● Poor	2 photos
		⚠ Tenant responsibility			Clean

📸 Rear Garden Photos

General Overview

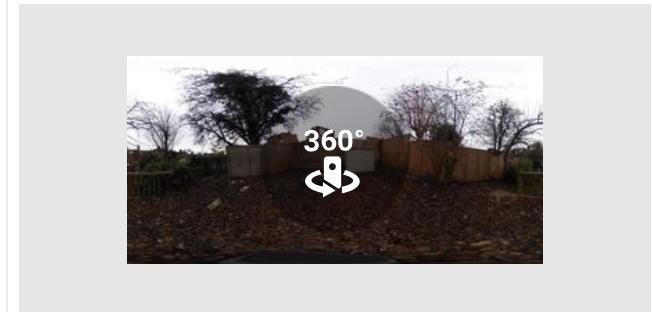
Previous State

27th July 2021



Current State

22nd March 2023



Provided by

Inspector

Captured (via App):

27/07/2021 9:48 AM

Added

27/07/2021

Reference

14.1.1

Provided by

Inspector

Captured (via App):

22/03/2023 5:06 PM

Added

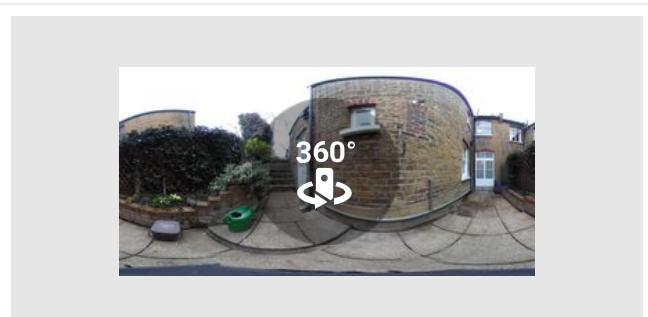
22/03/2023

Reference

14.1.1



Provided by	Inspector
Captured (via App):	22/03/2023 5:06 PM
Added	22/03/2023
Reference	14.1.2



Provided by	Inspector
Captured (via App):	22/03/2023 5:06 PM
Added	22/03/2023
Reference	14.1.3

Lower

Previous State

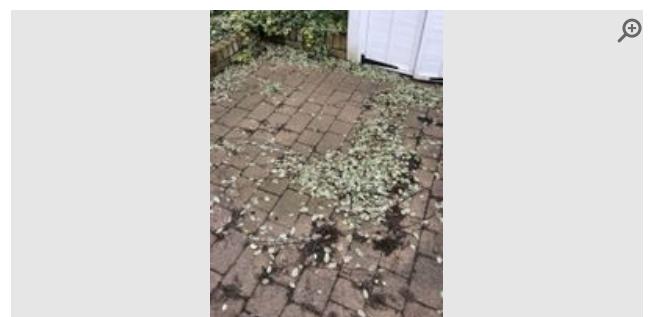
27th July 2021



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Added	27/07/2021
Reference	14.2.1

Current State

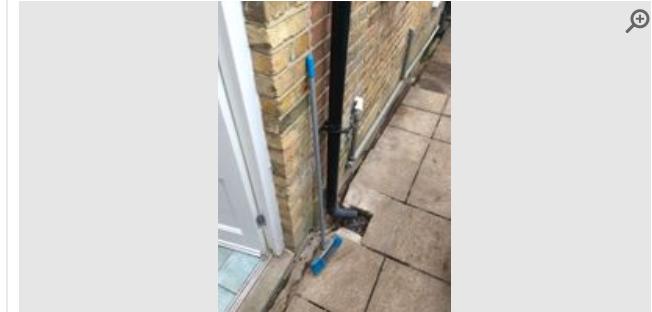
22nd March 2023



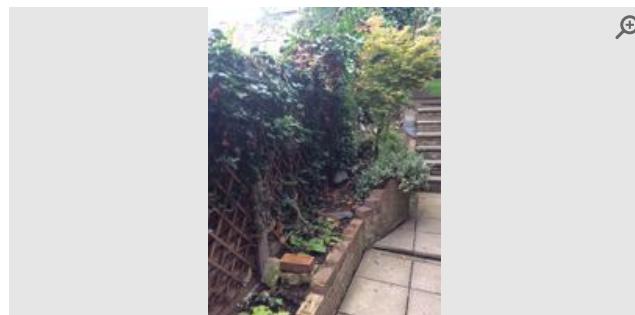
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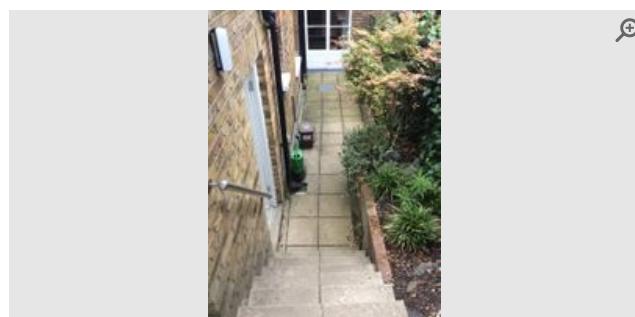
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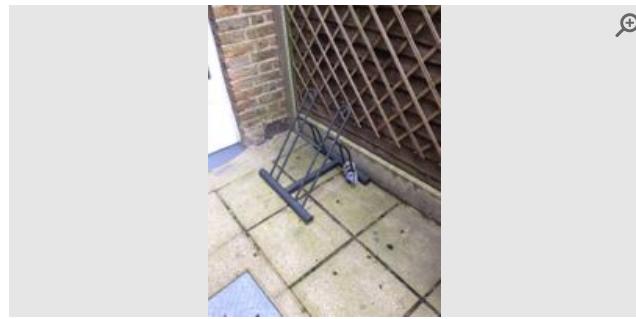
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Added	22/03/2023
Reference	14.2.2



Provided by	Inspector
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Added	27/07/2021
Reference	14.2.3



Provided by	Inspector
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Added	27/07/2021
Reference	14.2.4

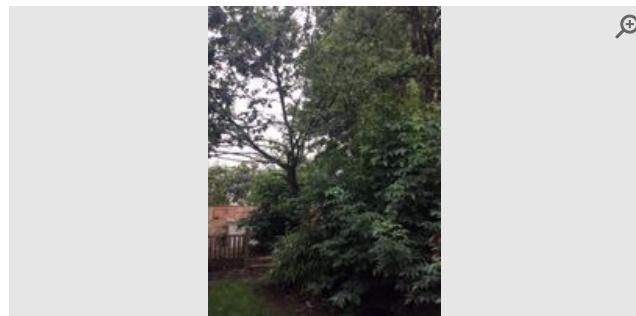


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Added	27/07/2021
Reference	14.2.5

Middle

Previous State

27th July 2021



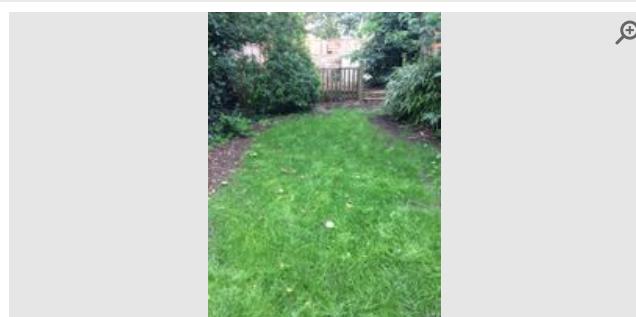
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Reference	14.3.1

Current State

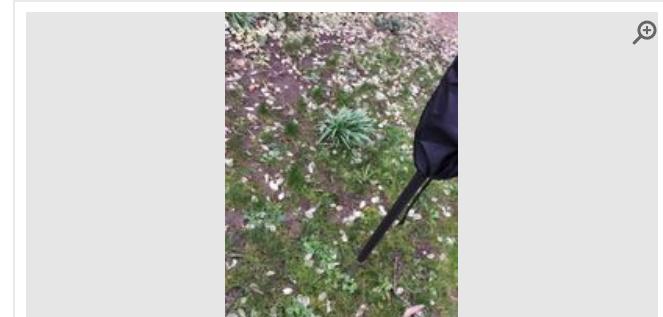
22nd March 2023



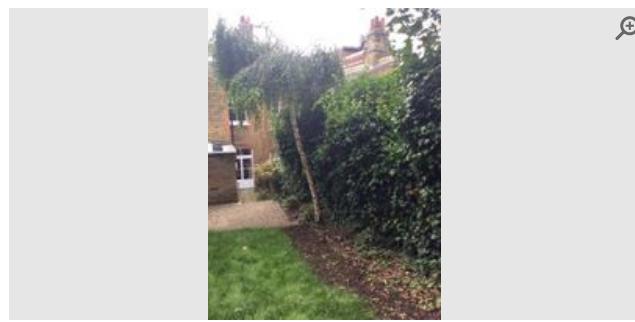
Provided by	Inspector
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Added	22/03/2023
Reference	14.3.1



Provided by	Inspector
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Added	27/07/2021
Reference	14.3.2



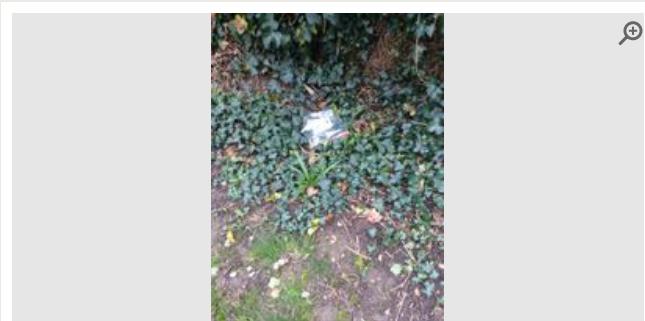
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Added	22/03/2023
Reference	14.3.2



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Reference	14.3.3



Provided by	Inspector
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Added	22/03/2023
Reference	14.3.3



Provided by	Inspector
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Reference	14.3.4

Upper

Previous State

27th July 2021



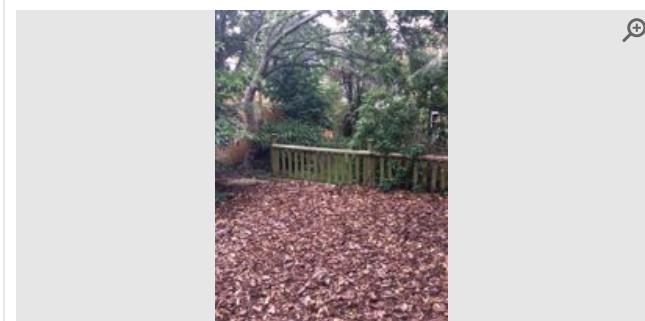
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Current State

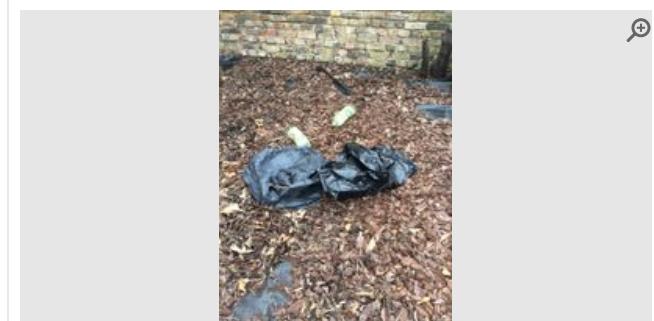
22nd March 2023



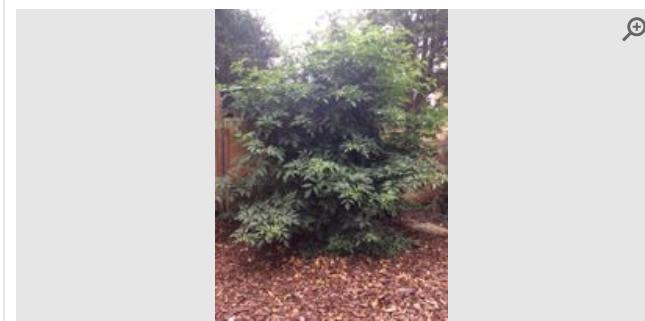
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Provided by	Inspector
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Reference	14.4.2



Provided by	Inspector
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Added	22/03/2023
Reference	14.4.2



Provided by	Inspector
Captured (via App):	27/07/2021 10:03 AM
Added	27/07/2021
Reference	14.4.3

15 SUMMARY

Item	Date	Description	Condition	Cleanliness	Photos
CLEANLINESS 15.1	Previous State 27th July 2021	It is understood the property will have been professionally cleaned prior to the start of the tenancy.	● Good	● Good	📷 N/A
	Current State 22nd March 2023	In a good state of cleanliness. Exceptions as noted.	● Good	● Good	📷 N/A
WOODWORK 15.2	Previous State 27th July 2021	New door frames and skirting throughout.	● Good	● Good	📷 N/A
	Current State 22nd March 2023	In a good condition. Exceptions as noted.	● Good	● Good	📷 N/A
DECORATIVE CONDITION 15.3	Previous State 27th July 2021	The property has been freshly painted throughout.	● Good	● Good	📷 N/A
	Current State 22nd March 2023	In a good decorative condition. Exceptions as noted.	● Good	● Good	📷 N/A
WINDOWS 15.4	Previous State 27th July 2021	In a good condition. Minor exceptions as noted.	● Good	● Good	📷 N/A
	Current State 22nd March 2023	Overall in a good condition. Further exceptions as noted.	● Good	● Good	📷 N/A
CURTAINS & BLINDS 15.5	Previous State 27th July 2021	New blinds throughout.	● Good	● Good	📷 N/A
	Current State 22nd March 2023	As at check-in.	● Good	● Good	📷 N/A
FLOORING 15.6	Previous State 27th July 2021	The wooden floor has been re-stained throughout. New carpets to Bedrooms, Stairways and Landings. New flooring to Diner and Bathroom.	● Good	● Good	📷 N/A
	Current State 22nd March 2023	As at check-in with exception of Diner flooring as noted.	● Good	● Good	📷 N/A
FURNISHINGS 15.7	Previous State 27th July 2021	A minimum amount of furniture at the property. Mainly in a fair condition.	● Fair	● Good	📷 N/A
	Current State 22nd March 2023	A minimum amount of furniture at the property. Mainly in a fair condition.	● Fair	● Good	📷 N/A
ALARMS 15.8	Previous State 27th July 2021	4 smoke alarms. 1 heat and carbon monoxide alarm. All tested and working.	● Good	● Good	📷 N/A
	Current State 22nd March 2023	4 smoke alarms. 1 heat and carbon monoxide alarm. All tested and working.	● Good	● Good	📷 N/A



Declaration

Was the tenant present during the inspection

NO

I hereby confirm approval of the accuracy and contents of the information contained within this report and my responses (if/where provided). I have also read, understood and agree to the disclaimer information contained within this report. I hereby confirm that the test function button of any smoke and carbon monoxide alarms (where present) in my property are/were in working order (alarm sounds when pressed) at the start of my tenancy. I also understand that it is my responsibility to ensure that any smoke or carbon monoxide alarms are tested and batteries replaced (where required) during my tenancy. Furthermore, in the event any such alarm becomes faulty, I will inform my landlord or managing agent with immediate effect to arrange a replacement.

Inspector Signature

Name:

Mr. Inspector

Date:

23/03/2023 at 8:26pm

Tenant Signature

Hand-written signature required

(digital signature not provided).

Print name:

Date:

Additional Tenant(s)

Tenant Signature

Hand-written signature required
(digital signature not provided).

Print name:

Date:



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

Carpets should either be professionally cleaned or vacuumed including edges and corners depending on the level of soiling and/or the terms of tenancy agreement. Receipts for professional cleaning should be given to the inspector at the time of the 'Check-Out' inspection. Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the managing agent/landlord). Tenants are often charged by the managing agent/landlord for repairs or replacement costs due to soiling, staining or damage such as cigarette or iron burns.

Decoration

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

Beds & Linen

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