

# Check-out Inventory Report



## 74, Asbury Park Gardens, London, NW3 1XX

**TENANT NAME**  
David Robert

**TENANCY TYPE**  
Joint

**PREPARED ON BEHALF OF**  
Mainman Property

**OTHER TENANT(S)**  
-


**REPORT CONFIRMED BY**  
Michael Philip

**TENANCY START DATE**  
01/08/2023

**TENANCY END DATE**  
20/04/2026

**PROPERTY VISIT DATE**  
21/04/2026

 [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.

### Maintenance Action Required

Name	Status
<u>Entrance/Hallway</u>	
<u>Hallway Cupboard</u>	 Tenant responsibility  Items left behind require removal

Name	Status
<u>Fridge/Freezer Cupboard</u>	🚨 Tenant responsibility 🛠️ Repair 🧹 Clean
<b><u>Kitchen/Dining Room</u></b>	
<u>Walls</u>	👷 Landlord responsibility 🛠️ Repair
<u>Sockets &amp; Switches</u>	🚨 Tenant responsibility 🔄 Replace
<u>Oven</u>	🚨 Tenant responsibility 🧹 Clean
<u>Dishwasher</u>	🚨 Tenant responsibility 🧹 Clean
<b><u>Living Room/Lounge</u></b>	
<u>Door (Internal)</u>	🚨 Tenant responsibility 🛠️ Repair
<u>Windows and Sills</u>	🚨 Tenant responsibility 🧹 Clean
<u>Sofa</u>	🚨 Tenant responsibility 🧹 Clean
<u>Cabinet</u>	🚨 Tenant responsibility 🛠️ Repair
<u>Carbon Monoxide Alarm</u>	🚨 Tenant responsibility 🔄 Replace
<b><u>Bathroom</u></b>	
<u>Walls</u>	👷 Landlord responsibility 🛠️ Repair
<u>Bath</u>	🚨 Tenant responsibility 🧹 Clean
<u>Sink/Basin</u>	👷 Landlord responsibility 🔄 Replace
<b><u>Bedroom 1 (Rear)</u></b>	
<u>Ceiling</u>	👷 Landlord responsibility 🛠️ Repair
<u>Light Fittings</u>	🚨 Tenant responsibility 🔄 Replace
<u>Walls</u>	🚨 Tenant responsibility 🧹 Clean
<u>Fireplace</u>	🚨 Tenant responsibility 🛠️ Repair
<b><u>Bedroom 2 (Side)</u></b>	
<u>Door Frame &amp; Skirting</u>	🚨 Tenant responsibility 🛠️ Repair
<u>Walls</u>	🚨 Tenant responsibility 🛠️ Repair 🧹 Clean
<u>Windows and Sills</u>	🚨 Tenant responsibility 🧹 Clean
<u>Floor</u>	🚨 Tenant responsibility 🧹 Clean
<b><u>Patio</u></b>	
<u>Patio</u>	🚨 Tenant responsibility 🧹 Clean

## Report Information

### Previous State

31st July 2023

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

### Current State

21st April 2026

For all enquiries contact InventoryReports.London |  
020-3581 6042 | enquiries@inventoryreports.london

# Glossary of Terms

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

## Condition

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

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

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

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

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

## Cleanliness

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

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

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

**Good:** Item cleaned and free of loose dirt.

**Excellent:** Item immaculate, sparkling and dust free.

## Photo Terms

### Captured (external device)

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

### Captured (via App)

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







### Captured (certified by inspector)

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

### Added

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

## Status Icons

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

# Health & Safety Alarm Compliance Checks



## Health & Safety Alarm Compliance Checks

YES

Do all floors have smoke/heat alarms present?

YES

Do all smoke/heat alarms have working test buttons?

NO

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

YES

Are carbon monoxide alarms present in rooms with a fuel burning source (excluding gas cooking appliances) or flue?

NO

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
<u>Entrance/Hallway</u>	Requires cleaning. Signs of damage. Items left behind	● Fair	● Good	<a href="#">360° photo</a>
<u>Kitchen/Dining Room</u>	Requires cleaning. Signs of damage	● Fair	● Fair	<a href="#">360° photo</a>
<u>Living Room/Lounge</u>	Requires cleaning. Signs of damage	● Fair	● Good	<a href="#">360° photo</a>
<u>Bathroom</u>	Requires cleaning	● Good	● Fair	<a href="#">360° photo</a>
<u>Bedroom 1 (Rear)</u>	Requires cleaning. Signs of damage Light bulb missing	● Fair	● Fair	<a href="#">360° photo</a>
<u>Bedroom 2 (Side)</u>	Requires cleaning. Signs of damage	● Fair	● Fair	<a href="#">360° photo</a>
<u>Patio</u>	Requires cleaning	● Fair	● Poor	<a href="#">360° photo</a>



# Check-out Inventory Details

## Check-out Inventory Procedures

**NO** 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

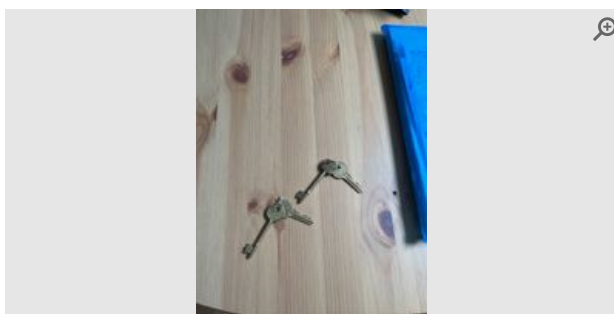
### Action Required by Landlord

N/A

## Key Photos

### Previous State

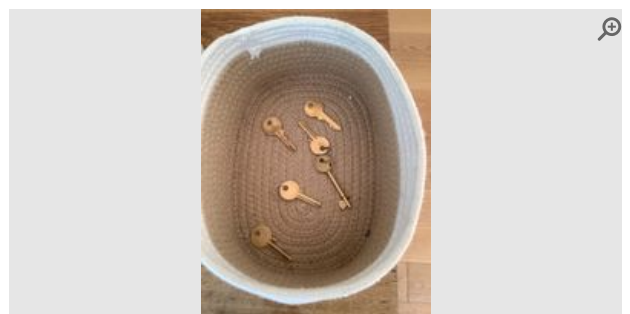
31st July 2023



Provided by	Inspector
Captured (Certified by inspector)	31/07/2023
Added	05/08/2023

### Current State

21st April 2026



Provided by	Inspector
Captured (External device)	21/04/2026
Added	22/04/2026

## Appliance Manual Photos

### Previous State

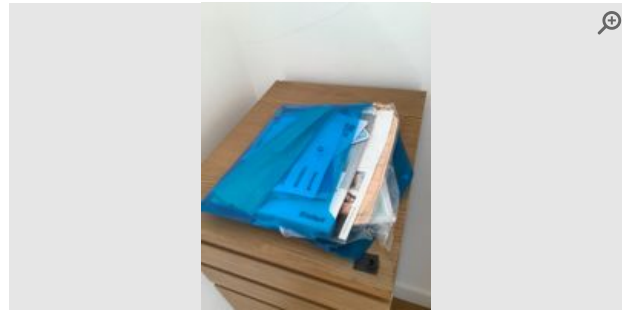
31st July 2023

### Current State

21st April 2026



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:07 AM</b>
Added	<b>21/04/2026</b>



## Utility Details

### Gas - Standard Meter

**Supplier**

N/A


**Serial Number (MSN)**

E6S20365722261

**Location**

Exterior/cabinet (front)

Date	Notes	Reading
31/07/2023		22936
21/04/2026		000763

 Electricity - Single Rate Meter

**Supplier**

N/A

**Serial Number (MSN)**

24L3082215

**Location**

Entrance hallway

Date	Notes	Reading
31/07/2023		77735
21/04/2026		02946

 **Water - Single Rate Meter**

**Supplier**

N/A

**Serial Number (MSN)**

313165523

**Location**

Entrance hallway

Date	Notes	Reading
05/08/2023		N/A
21/04/2026		000056

## General Utility Photos

### Previous State

31st July 2023



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>

### Current State

21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 1:38 PM</b>
Added	<b>21/04/2026</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>21/04/2026</b>
Added	<b>22/04/2026</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>21/04/2026</b>
Added	<b>22/04/2026</b>



# Room Details

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

1 Entrance/Hallway					
Item	Date	Description	Condition	Cleanliness	Photos
1.1 General Overview	Previous State 31st July 2023	Clean & Tidy	● Good	● Good	<a href="#">360° photo</a>
	Current State 21st April 2026	Requires cleaning. Signs of damage. Items left behind	● Fair	● Good	<a href="#">360° photo</a>
1.2 Hallway Cupboard	Previous State 31st July 2023	Painted white wooden door. White pull handle. Chips to handle. Reverse: same. Hook to upper. Domestic fuse board. Yellow gas key. Wall mounted small parts organiser with 16 plastic drawers. 4 drawers damaged. Electricity meter. Fireguard. Clothes airer. Ironing board. Brown ladder. Paint marks. White step ladder. Morphy Richards vacuum cleaner. Assorted household items. Shelving unit. Interior light working.	● Fair	● Good	<a href="#">8 photos</a>
	Current State 21st April 2026	Previous comments noted. Several items left behind require removal.	● Poor	● Good	<a href="#">1 photo</a>
			<b>Tenant responsibility</b> Items left behind require removal		
1.3 Fridge/Freezer Cupboard	Previous State 31st July 2023	Painted white wooden. Sliding brass lock. Paint marks. Painted white pull handle. Peeling. Felt pad to lower left. Chip to lower left. Reverse: same. Painted over nail. Interior. Painted white. Cracks to rear. 2 white wooden shelves. Hook to upper. Marks to lower. Red bucket. 2 mops. Red dustpan and brush. Interior light working. Vytronix microwave with glass turntable. Fridge. 3 glass shelves with white borders. Clear plastic crisper drawer. Blue mark to upper LHS. 2 clear plastic shelves to door. Interior light working. Freezer. 3 clear plastic drawers.	● Good	● Good	<a href="#">8 photos</a>
	Current State 21st April 2026	Previous comments noted. Fridge. Marks to door interior. Freezer. Ice build-up prevents upper drawer from opening. Food debris present within ice. Upper drawer fascia cracked. Lower drawer fascia marked and cracked.	● Poor	● Good	<a href="#">7 photos</a>
			<b>Tenant responsibility</b> Repair  Clean		



## Entrance/Hallway Photos

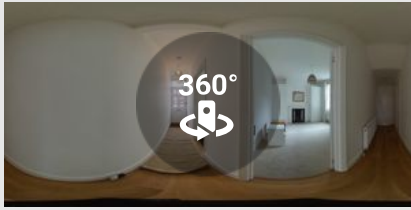
### General Overview

#### Previous State

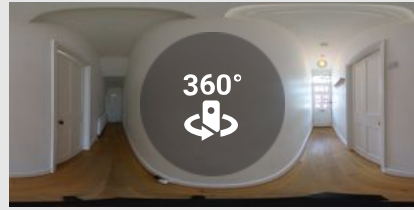
31st July 2023

#### Current State

21st April 2026



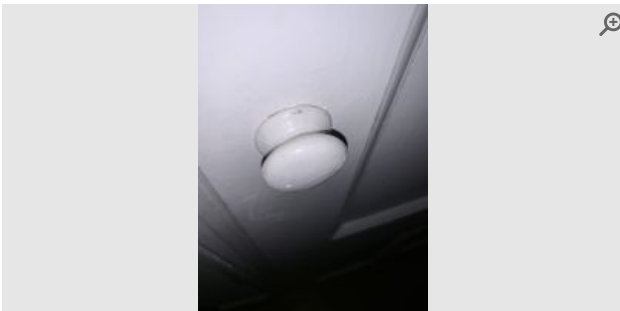
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>
Reference	<b>1.1.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:30 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.1.1</b>

### Hallway Cupboard

#### Previous State 31st July 2023

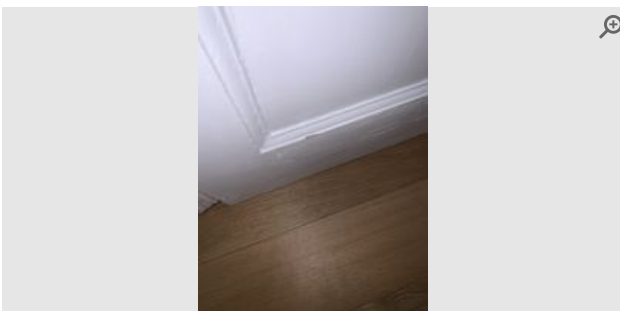


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.2.1</b>

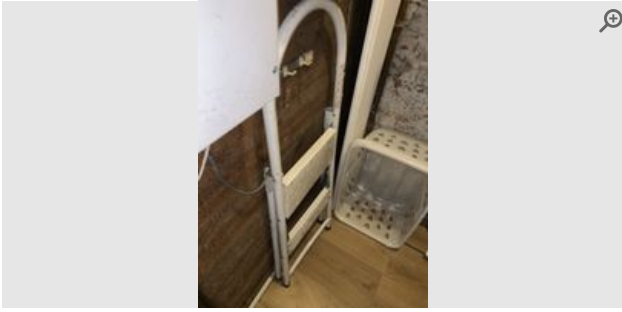
#### Current State 21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:54 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.2.1</b>



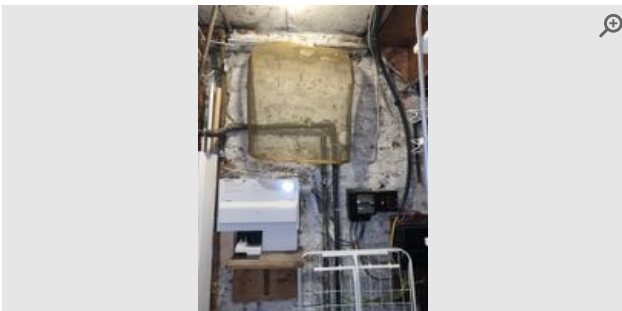
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.2.2</b>



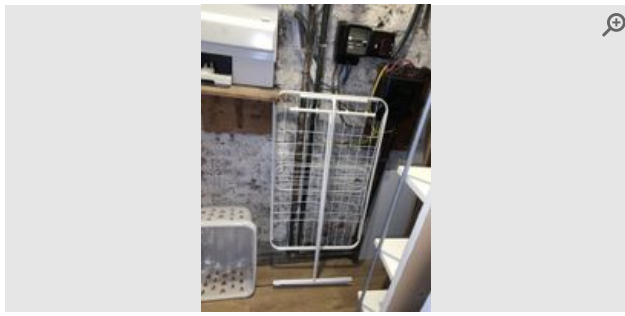
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.2.3</b>



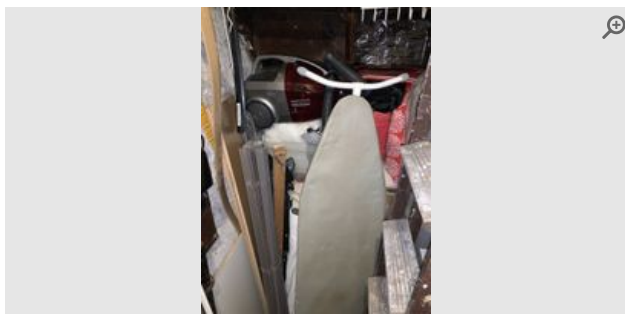
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.2.4</b>



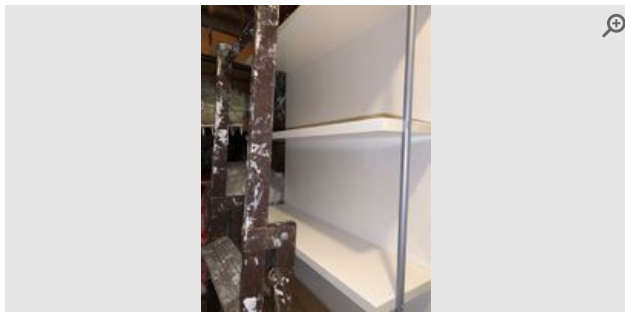
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.2.5</b>



Provided by	Inspector
Captured (Certified by inspector)	31/07/2023
Added	01/08/2023
Reference	1.2.6



Provided by	Inspector
Captured (Certified by inspector)	31/07/2023
Added	01/08/2023
Reference	1.2.7

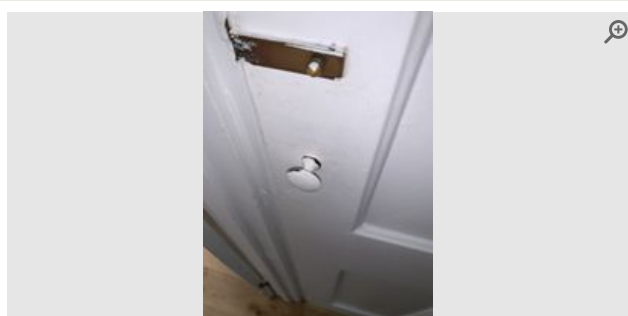


Provided by	Inspector
Captured (Certified by inspector)	31/07/2023
Added	01/08/2023
Reference	1.2.8

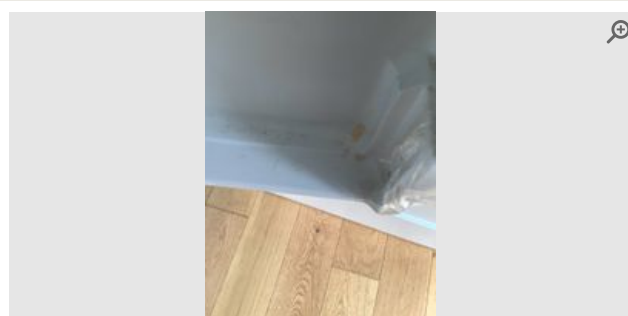
**Fridge/Freezer  
Cupboard**

**Previous State**  
31st July 2023

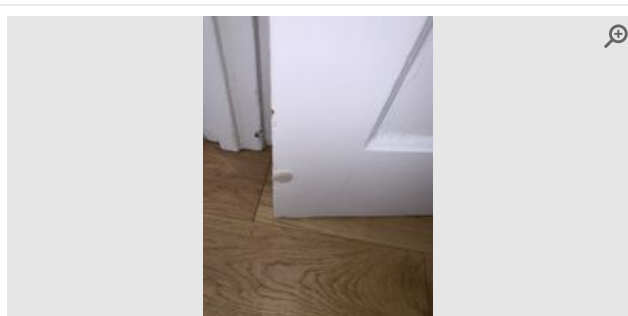
**Current State**  
21st April 2026



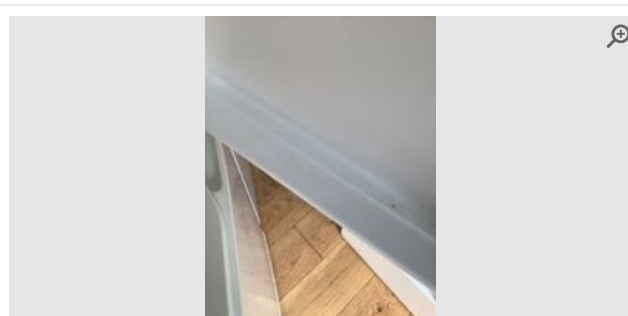
Provided by	<b>Inspector</b>
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Added	<b>01/08/2023</b>
Reference	<b>1.3.1</b>



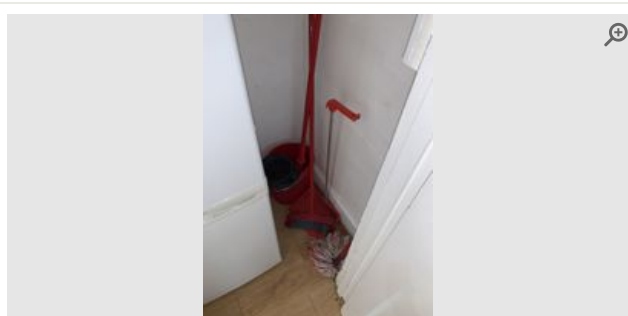
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:56 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.3.1</b>



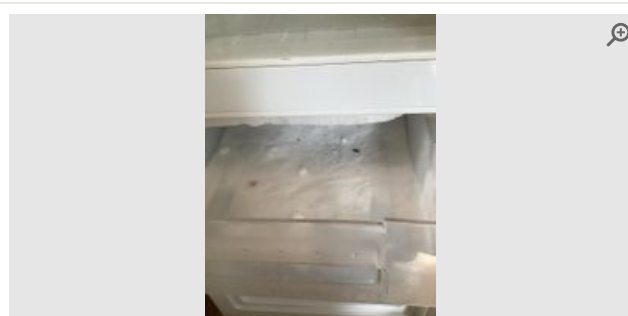
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.3.2</b>



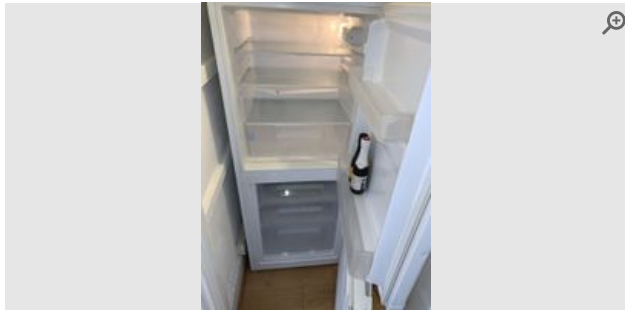
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:56 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.3.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.3.3</b>



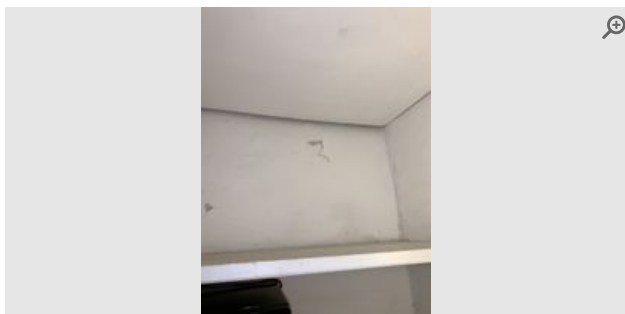
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:56 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.3.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.3.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:56 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.3.4</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.3.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:56 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.3.5</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.3.6</b>



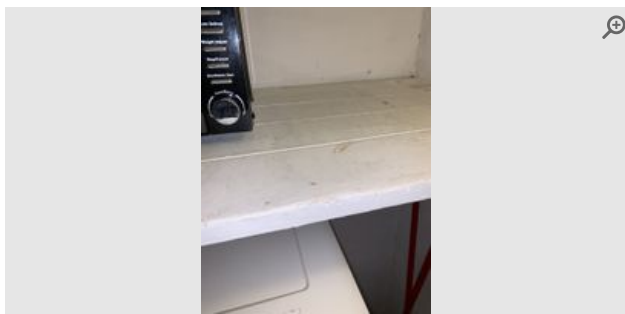
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:56 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.3.6</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.3.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:56 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>1.3.7</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>1.3.8</b>

## 2 Kitchen/Dining Room

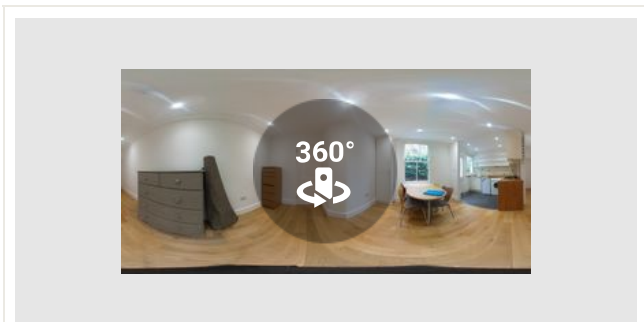
Item	Date	Description	Condition	Cleanliness	Photos
2.1 General Overview	Previous State 31st July 2023	Clean & Tidy	● Good	● Good	<a href="#">360° photo</a>
	Current State 21st April 2026	Requires cleaning. Signs of damage	● Fair	● Fair	<a href="#">360° photo</a>
2.2 Walls	Previous State 31st July 2023	1) Painted white. Scattered scuffs. Paint chips to right of radiator. Chips to right of window. Large crack above washing machine. Nail to left of patio door. 3 white wooden shelves to Kitchen. Carbon monoxide alarm. Diffuser. 2) Yellow/tiles to work surface area. Minor chips, green mark and cracks.	● Fair	● Good	<a href="#">8 photos</a>
	Current State 21st April 2026	Previous comments noted. Surface above shelves shows significant cracking and surface failure with associated staining. Damage consistent with moisture ingress, possibly from above or within boxed section. Tenant previously reported issue.	● Poor	● Good	<a href="#">1 photo</a>
	<b>Landlord responsibility</b>				<b>Repair</b>
2.3 Sockets & Switches	Previous State 31st July 2023	White.	● Good	● Good	N/A
	Current State 21st April 2026	Previous comments noted. Socket to right of Bedroom 1 damaged.	● Poor	● Good	<a href="#">1 photo</a>
		<b>Tenant responsibility</b>			
		<b>Replace</b>			
2.4 Oven	Previous State 31st July 2023	Cookology. 1) Upper. 2 chrome side racks. Chrome wire shelf. Black roasting tray. Chrome rack. 2) Lower. 2 chrome side racks. Chrome wire shelf. 2 black roasting trays. Chrome wire rack.	● Good	● Good	<a href="#">8 photos</a>
	Current State 21st April 2026	Previous comments noted. 1) Upper. Usage marks to chrome parts. 2) Lower. Streak marks to door glass.	● Good	● Poor	<a href="#">5 photos</a>
	<b>Tenant responsibility</b>				<b>Clean</b>
2.5 Dishwasher	Previous State 31st July 2023	Beko. Detergent tray clean. Filter clean. Cutlery basket.	● Good	● Good	<a href="#">3 photos</a>
	Current State 21st April 2026	Previous comments noted. Marks to door exterior at lower.	● Good	● Poor	<a href="#">1 photo</a>
	<b>Tenant responsibility</b>				<b>Clean</b>

### Kitchen/Dining Room Photos

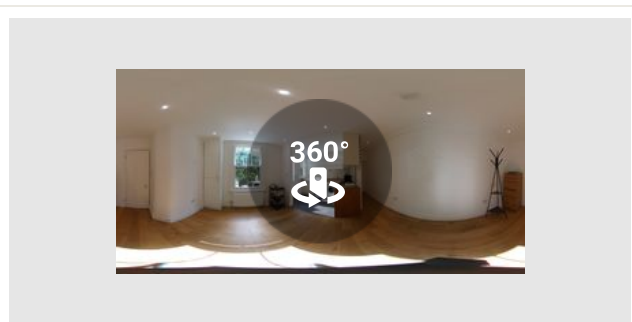
#### General Overview

**Previous State**  
31st July 2023

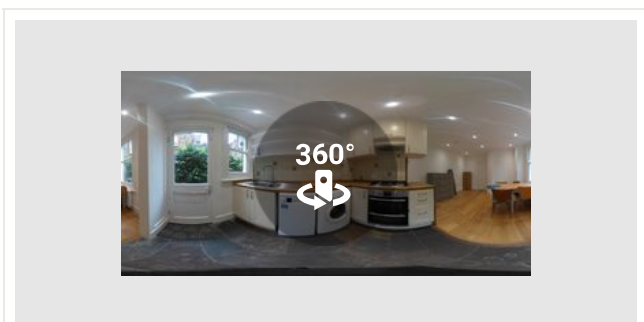
**Current State**  
21st April 2026



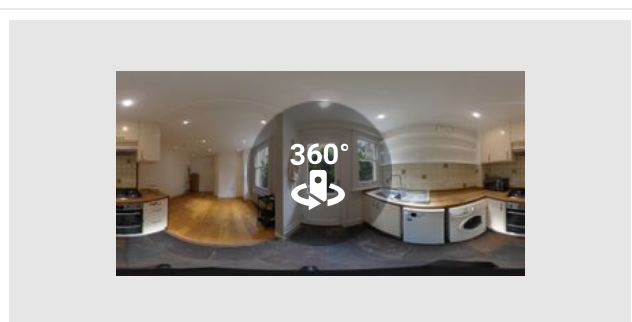
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>
Reference	<b>2.1.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:32 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.1.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>
Reference	<b>2.1.2</b>

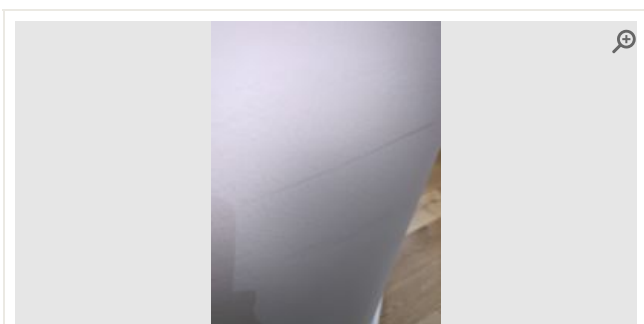


Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:32 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.1.2</b>

## Walls

### Previous State

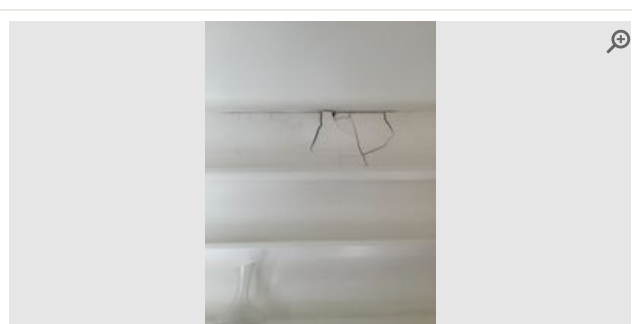
31st July 2023



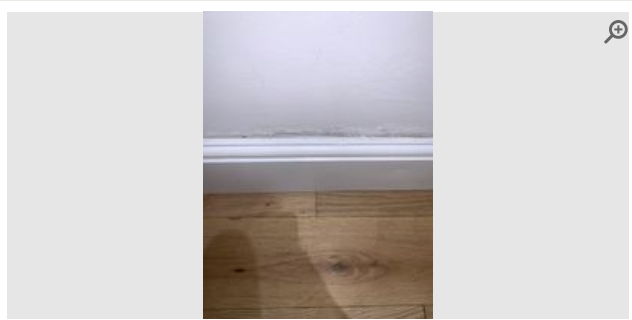
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.1</b>

### Current State

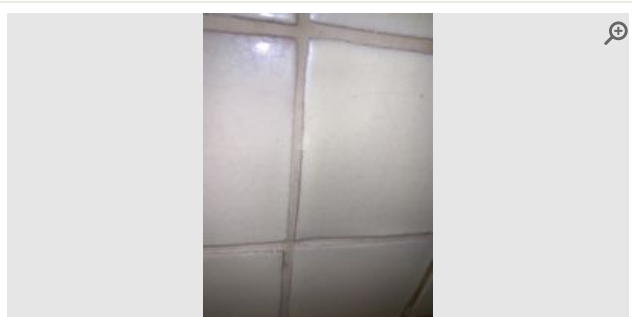
21st April 2026



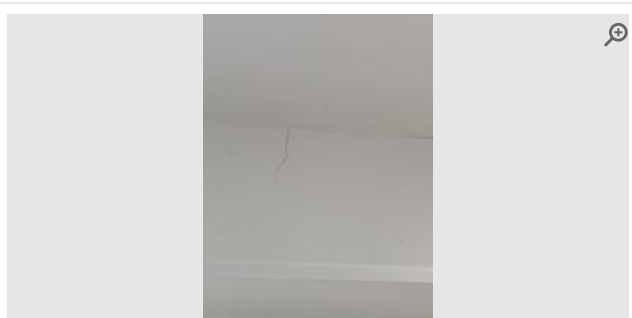
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:58 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.2.1</b>



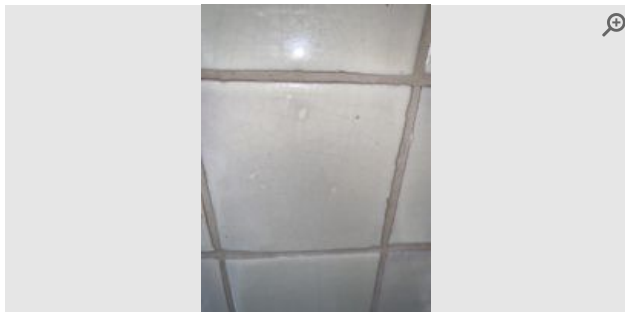
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.2</b>



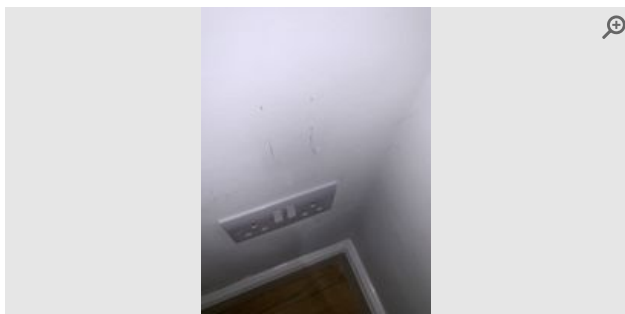
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.3</b>



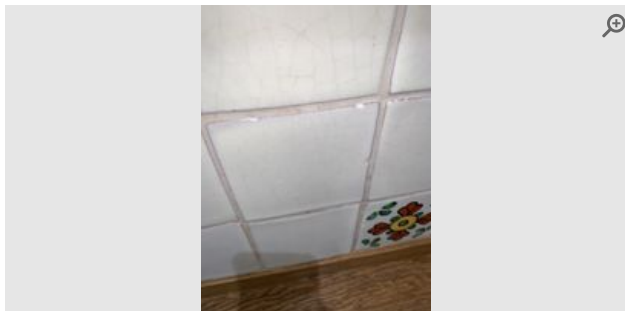
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.4</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.5</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.6</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.7</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.2.8</b>

### Sockets & Switches

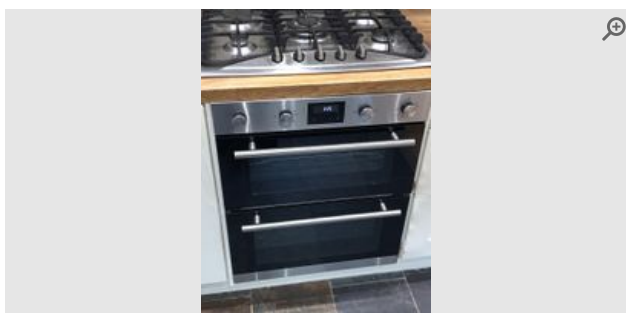


Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:00 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.3.1</b>

### Oven

#### Previous State

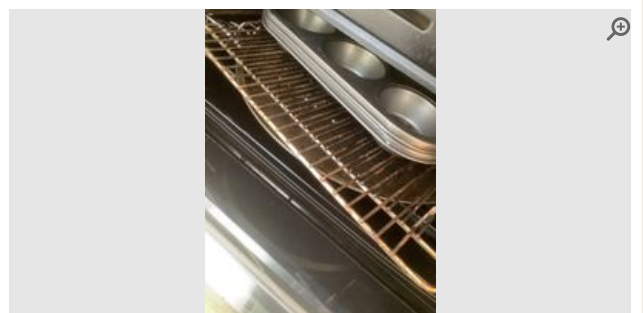
31st July 2023



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.1</b>

#### Current State

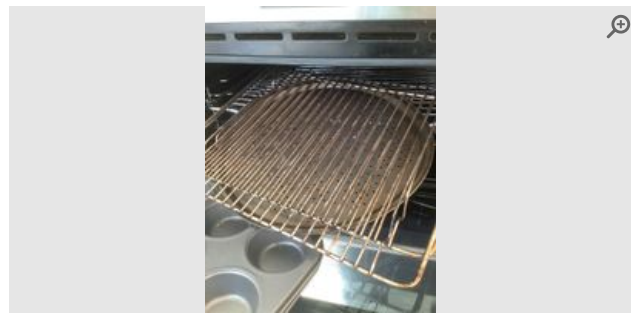
21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:03 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.4.1</b>



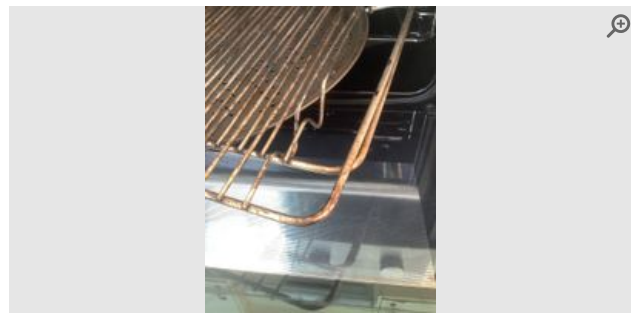
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.2</b>



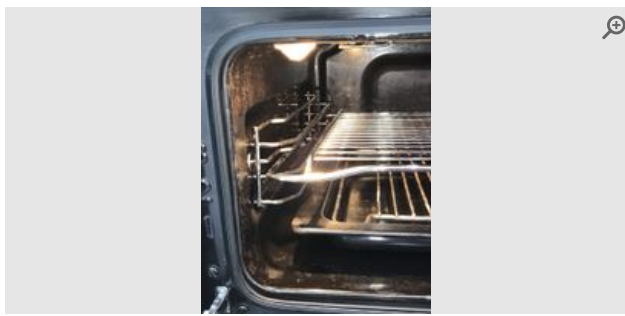
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:03 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.4.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:03 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.4.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.4</b>



Provided by	<b>Inspector</b>
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Added	<b>21/04/2026</b>
Reference	<b>2.4.4</b>



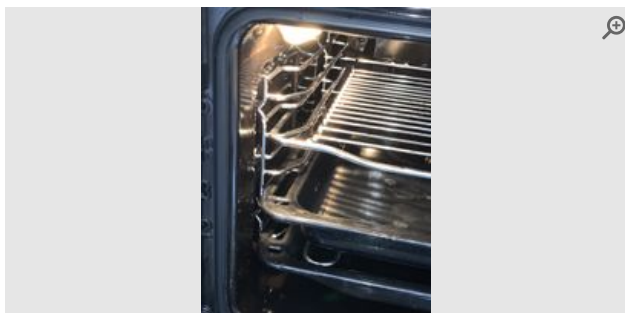
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.5</b>



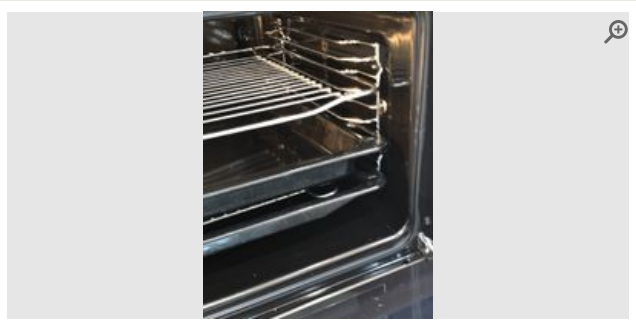
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:03 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.4.5</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.6</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.7</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.4.8</b>

**Dishwasher**

**Previous State**

31st July 2023



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.5.1</b>

**Current State**

21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:05 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>2.5.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.5.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>2.5.3</b>

3 Living Room/Lounge					
Item	Date	Description	Condition	Cleanliness	Photos
3.1 General Overview	Previous State 31st July 2023	Clean & Tidy	● Fair	● Good	<a href="#">360° photo</a>
	Current State 21st April 2026	Requires cleaning. Signs of damage	● Fair	● Good	<a href="#">360° photo</a>
3.2 Door (Internal)	Previous State 31st July 2023	Painted white. Brass door knob. Chip to mid right. Reverse: same. Brass door knob. Brass lock with cover. Key present. Cracking to lower left.	● Fair	● Good	<a href="#">3 photos</a>
	Current State 21st April 2026	Previous comments noted. Interior. Significant paint deterioration, including peeling, cracking and surface loss concentrated to central vertical section. Damage is consistent with repeated impact or scratching to a concentrated area, possibly from pet activity.	● Poor	● Good	<a href="#">2 photos</a>
	<b>! Tenant responsibility</b>				Repair
3.3 Windows and Sills	Previous State 31st July 2023	White wooden frame. 2 sash windows. Chrome twist lock to each. Paint marks. Sill. Painted white. Chip to mid. White net curtain to each. Silver curtain pole with 2 brown wooden finials. 2 full-length beige fabric curtains. LHS curtain does not close more than half way as it gets caught on rail.	● Fair	● Good	<a href="#">3 photos</a>
	Current State 21st April 2026	Previous comments noted. 2 full-length beige fabric curtains. Both marked.	● Poor	● Good	<a href="#">4 photos</a>
	<b>! Tenant responsibility</b>				Clean
3.4 Sofa	Previous State 31st July 2023	White leather sofa. Small tear to RHS armrest. 2 seat cushions. 2 rear cushions. Minor marks in places.	● Good	● Good	<a href="#">5 photos</a>
	Current State 21st April 2026	Previous comments noted. Large black mark to rear cushion RHS.	● Poor	● Good	<a href="#">1 photo</a>
	<b>! Tenant responsibility</b>				Clean
3.5 Cabinet	Previous State 31st July 2023	Mid-brown wooden. 4 drawers to lower. 2 brass pull handles to each. Drawers stiff. Upper swings open. Brass keyhole. Key present. Interior. 2 shelves. 2 drawers. Brass pull handle to each. Marks and wear & tear in places. 2 diffusers. Carbon monoxide alarm. Glass candleholder.	● Fair	● Good	<a href="#">3 photos</a>
	Current State 21st April 2026	Previous comments noted. Interior shelf missing support at rear LHS.	● Poor	● Good	<a href="#">2 photos</a>
	<b>! Tenant responsibility</b>				Repair
3.6 Carbon Monoxide Alarm	Previous State 31st July 2023	On cabinet. Tested and working.	● Good	● Good	<a href="#">1 photo</a>
	Current State 21st April 2026	Previous comments noted. Seen in Kitchen with 1 battery missing. Batteries probably need replacing.	● Poor	● Good	<a href="#">2 photos</a>
	<b>! Tenant responsibility</b>				Replace

### Living Room/Lounge Photos

General Overview

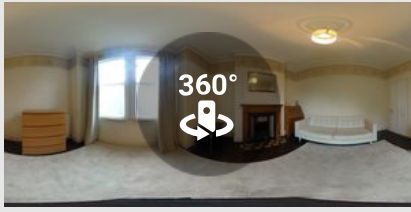
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**Previous State**

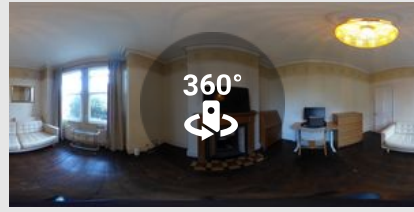
31st July 2023

**Current State**

21st April 2026



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>
Reference	<b>3.1.1</b>

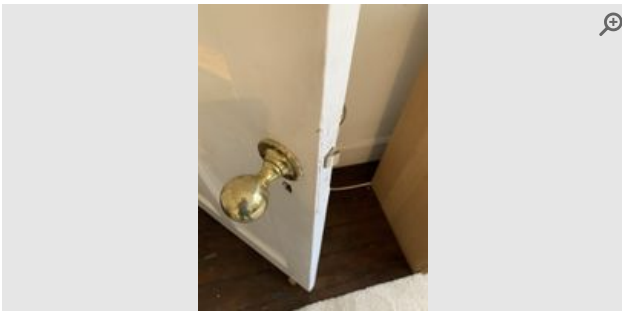


Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:32 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.1.1</b>

### Door (Internal)

#### Previous State 31st July 2023

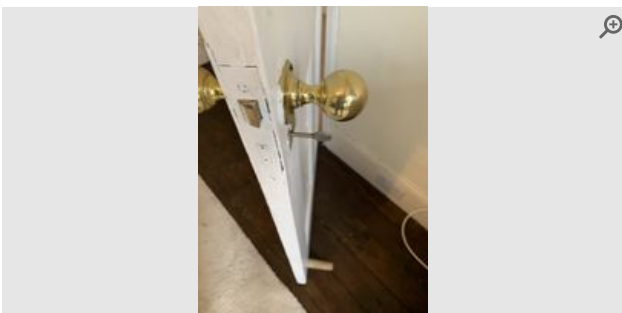
#### Current State 21st April 2026



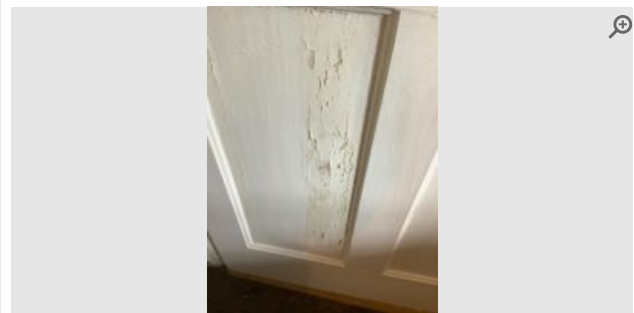
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.2.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:38 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.2.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.2.2</b>



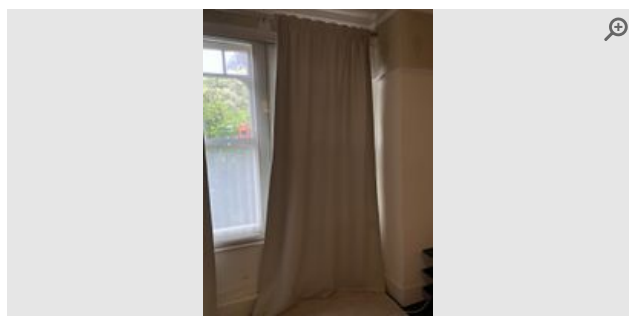
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:38 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.2.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.2.3</b>

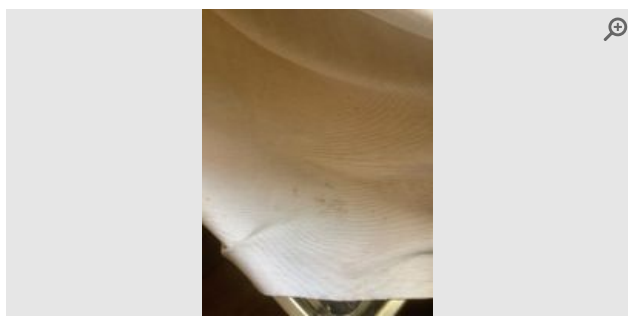
**Windows and Sills**

**Previous State**  
31st July 2023

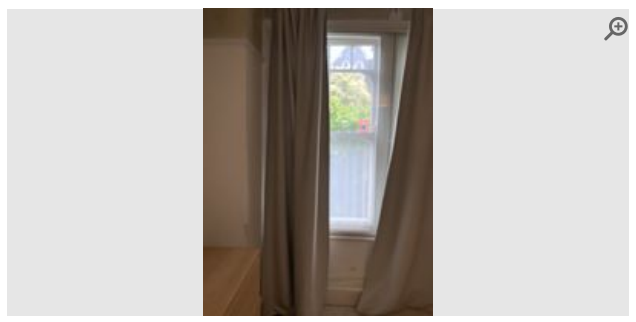


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.3.1</b>

**Current State**  
21st April 2026



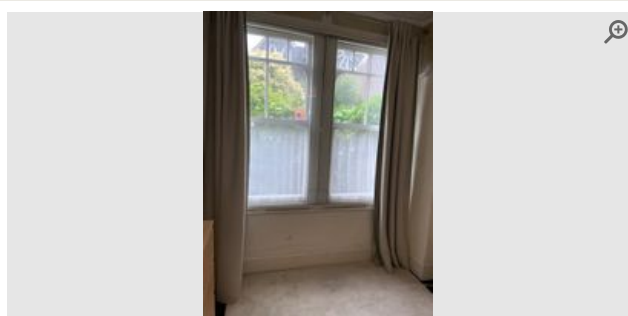
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:40 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.3.1</b>



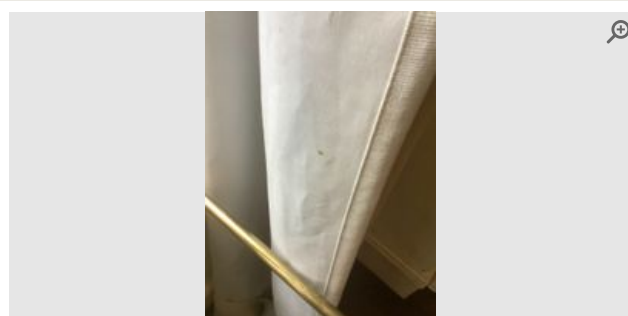
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.3.2</b>



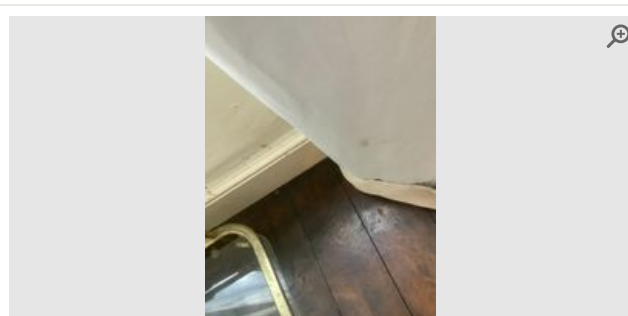
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:40 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.3.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.3.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:40 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.3.3</b>

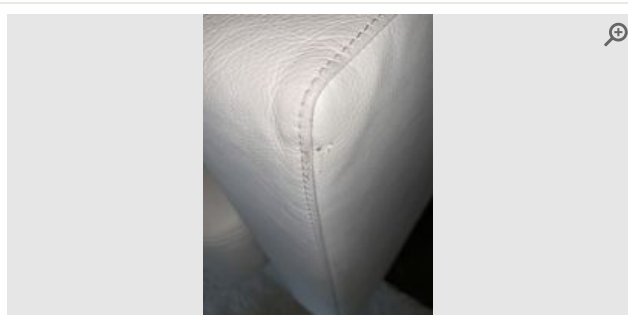


Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:40 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.3.4</b>

## Sofa

### Previous State

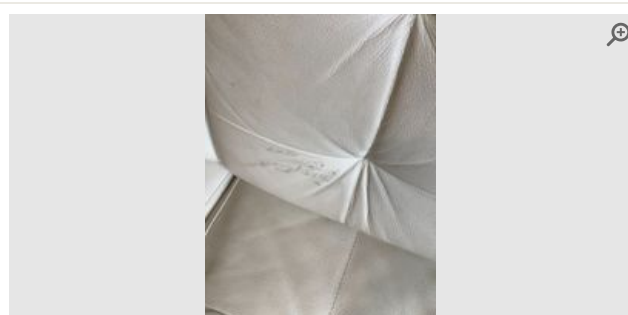
31st July 2023



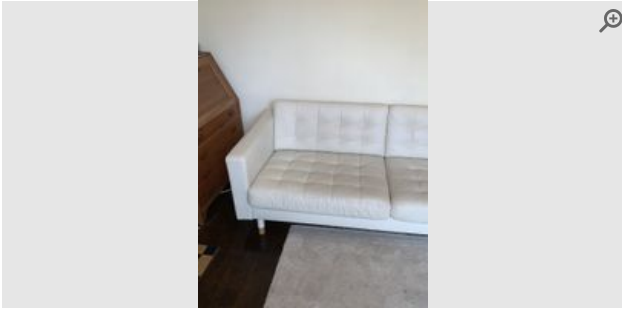
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.4.1</b>

### Current State

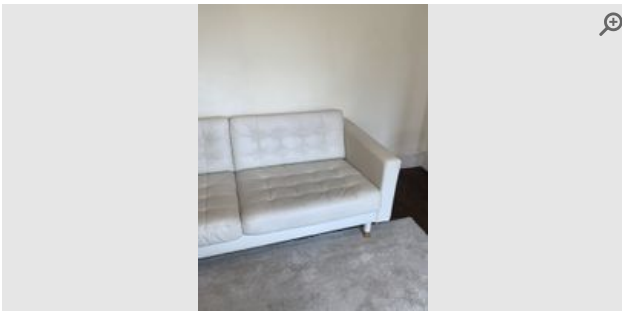
21st April 2026



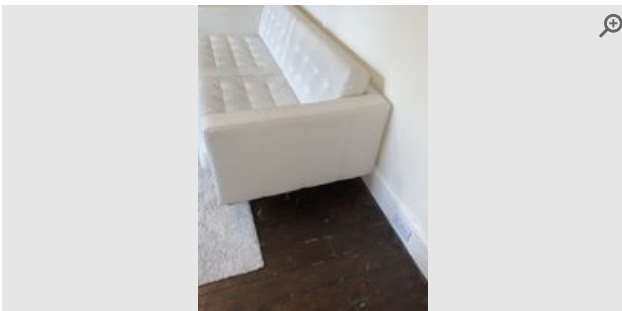
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:42 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.4.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.4.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.4.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.4.4</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.4.5</b>

### Cabinet

#### Previous State

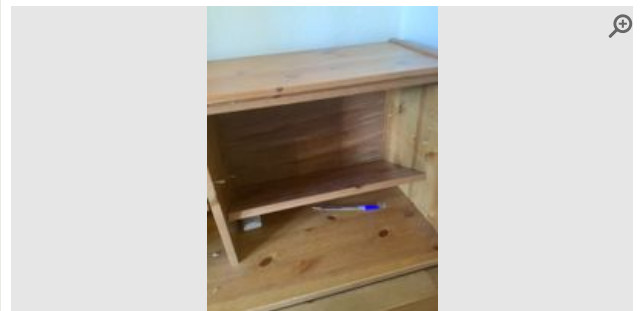
31st July 2023



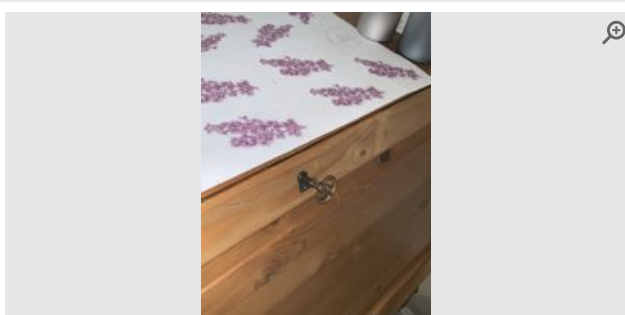
Provided by	<b>Inspector</b>
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Added	<b>01/08/2023</b>
Reference	<b>3.5.1</b>

#### Current State

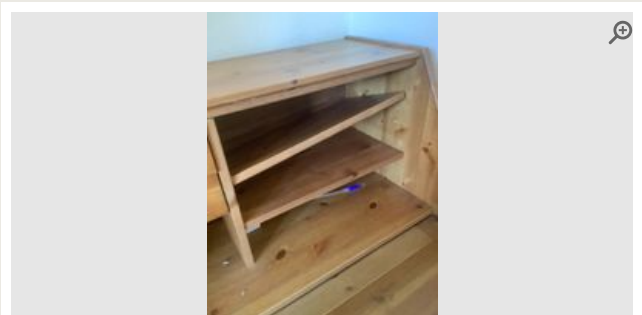
21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:43 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.5.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.5.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:43 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>3.5.2</b>

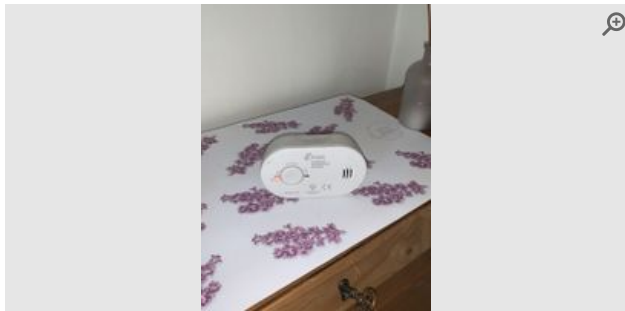


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.5.3</b>

### Carbon Monoxide Alarm

#### Previous State

31st July 2023



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>3.6.1</b>

#### Current State

21st April 2026



Provided by	<b>Inspector</b>
Captured (External device)	<b>21/04/2026</b>
Added	<b>22/04/2026</b>
Reference	<b>3.6.1</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>21/04/2026</b>
Added	<b>22/04/2026</b>
Reference	<b>3.6.2</b>

## 4 Bathroom

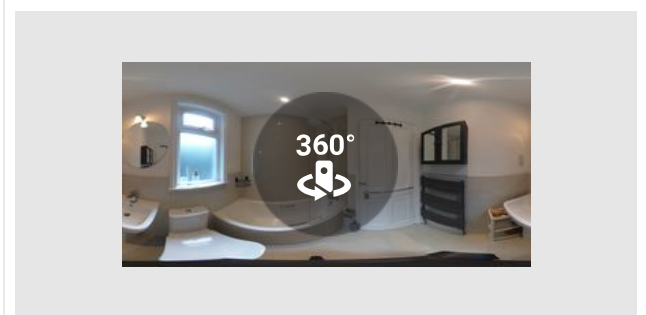
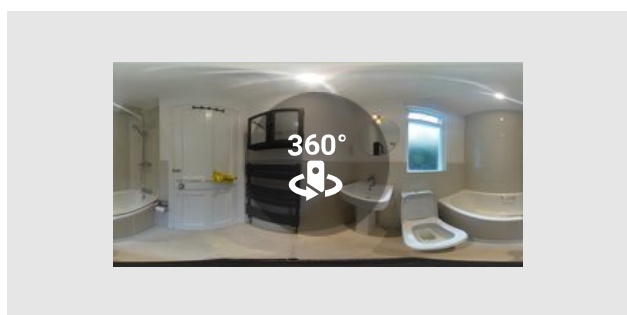
Item	Date	Description	Condition	Cleanliness	Photos
4.1 General Overview	Previous State 31st July 2023	Clean & Tidy	● Good	● Good	<a href="#">360° photo</a>
	Current State 21st April 2026	Requires cleaning	● Good	● Fair	<a href="#">360° photo</a>
4.2 Walls	Previous State 31st July 2023	1) Painted white. Paint peeling either side of window. Marks at foot of bath. Chip to left of entrance. 2) Grey tiles.	● Fair	● Good	<a href="#">4 photos</a>
	Current State 21st April 2026	Previous comments noted. Grout missing between tiles above toilet/bath.	● Fair	● Good	<a href="#">3 photos</a>
	<b>Landlord responsibility</b>				Repair
4.3 Bath	Previous State 31st July 2023	White enamel with integrated anti-slip mat. Chrome outlet. Slightly tarnished. Chrome overflow. Chrome plug on chrome chain. Chrome mixer tap. Usage marks. 2 chrome handles.	● Good	● Good	<a href="#">4 photos</a>
	Current State 21st April 2026	Previous comments noted. Base. Brown marks.	● Poor	● Good	<a href="#">1 photo</a>
	<b>Tenant responsibility</b>				Clean
4.4 Sink/Basin	Previous State 31st July 2023	White enamel. Chrome push plug. Overflow. Chrome mixer tap. Usage marks.	● Good	● Good	<a href="#">2 photos</a>
	Current State 21st April 2026	Previous comments noted. Chrome outlet. Deterioration to finish with underlying material exposed, consistent with age and regular use.	● Fair	● Good	<a href="#">1 photo</a>
	<b>Landlord responsibility</b>				Replace

## Bathroom Photos

### General Overview

**Previous State**  
31st July 2023

**Current State**  
21st April 2026



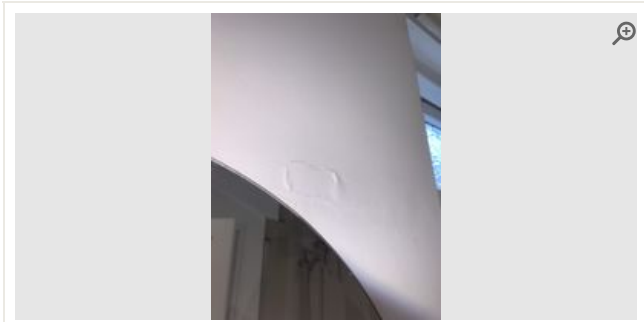
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>
Reference	<b>4.1.1</b>

Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:33 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>4.1.1</b>

### Walls

### Previous State

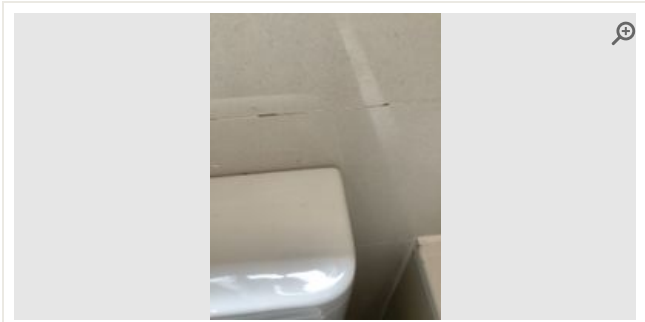
31st July 2023



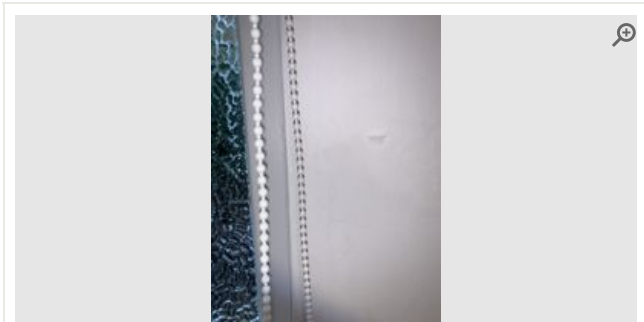
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.2.1</b>

### Current State

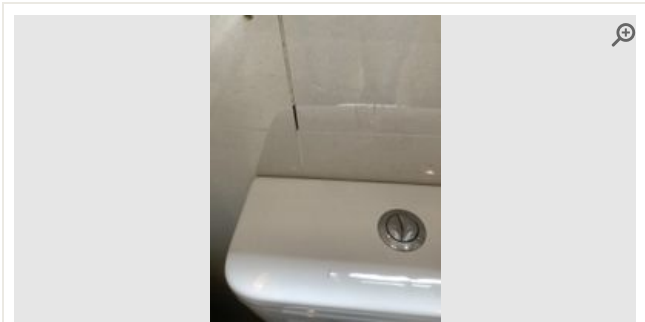
21st April 2026



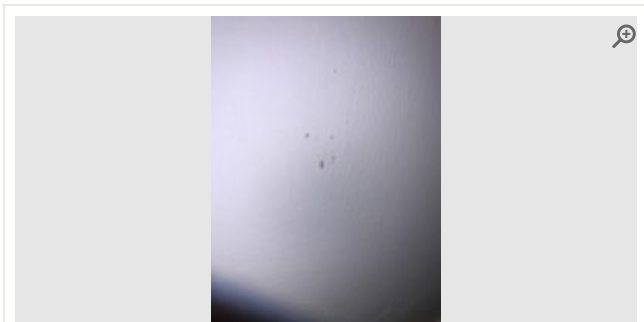
Provided by	<b>Inspector</b>
Captured (External device)	<b>21/04/2026</b>
Added	<b>22/04/2026</b>
Reference	<b>4.2.1</b>



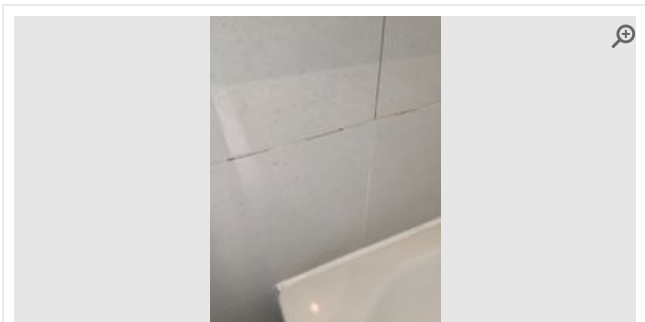
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.2.2</b>



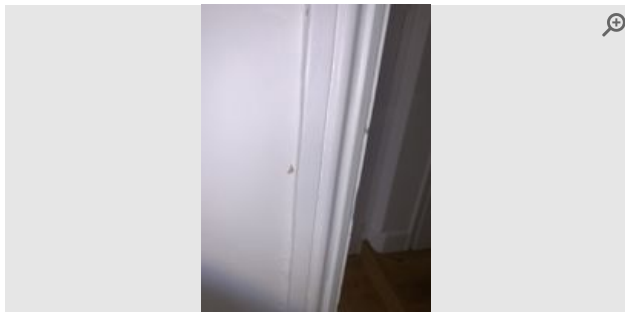
Provided by	<b>Inspector</b>
Captured (External device)	<b>21/04/2026</b>
Added	<b>22/04/2026</b>
Reference	<b>4.2.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.2.3</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>21/04/2026</b>
Added	<b>22/04/2026</b>
Reference	<b>4.2.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.2.4</b>

## Bath

### Previous State

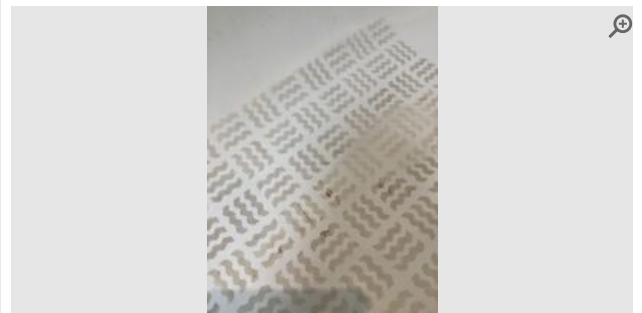
31st July 2023



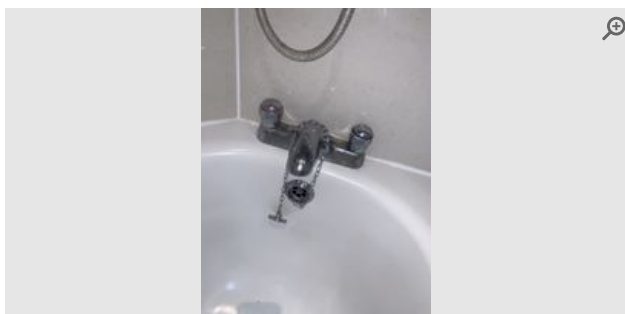
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.3.1</b>

### Current State

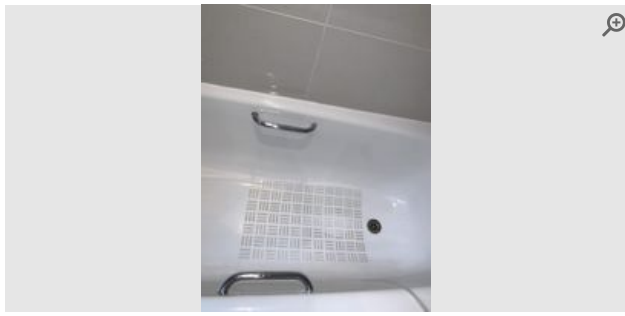
21st April 2026



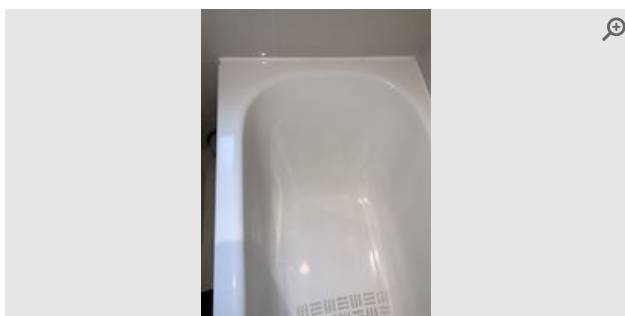
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:09 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>4.3.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.3.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.3.3</b>

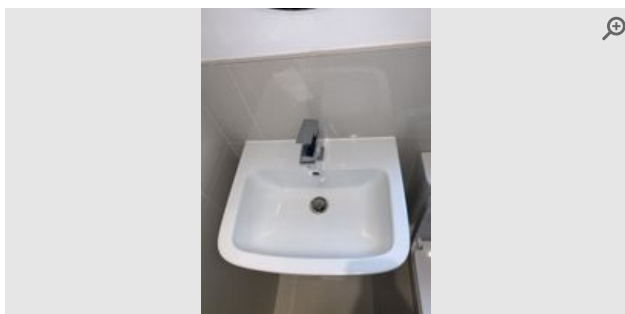


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.3.4</b>

### Sink/Basin

#### Previous State

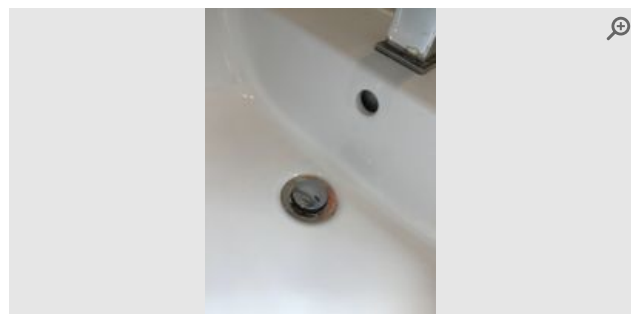
31st July 2023



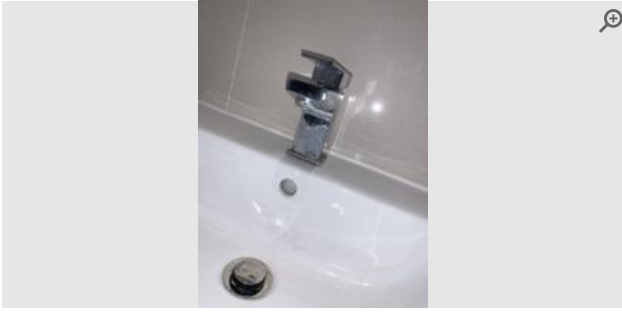
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.4.1</b>

#### Current State

21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:11 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>4.4.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>4.4.2</b>

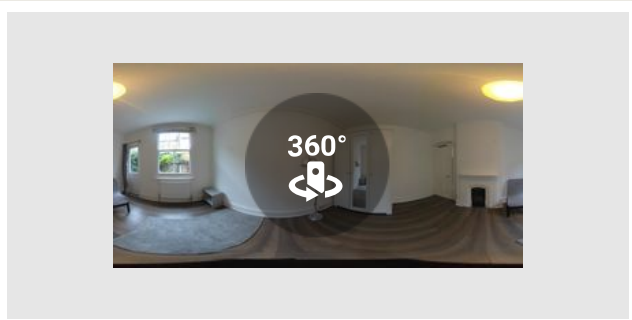
5 Bedroom 1 (Rear)					
Item	Date	Description	Condition	Cleanliness	Photos
5.1 General Overview	Previous State 31st July 2023	Clean & Tidy	● Good	● Good	<a href="#">360° photo</a>
	Current State 21st April 2026	Requires cleaning. Signs of damage Light bulb missing	● Fair	● Fair	<a href="#">360° photo</a>
5.2 Ceiling	Previous State 31st July 2023	Painted white.	● Good	● Good	N/A
	Current State 21st April 2026	Previous comments noted. Significant cracking with associated plaster loss, indicative of structural movement.	● Poor	● Good	<a href="#">1 photo</a>
			<b>Landlord responsibility</b>		<b>Repair</b>
5.3 Light Fittings	Previous State 31st July 2023	Pendant with white paper shade. Chrome floor standing lamp. Dents and scratches to base. Both working.	● Good	● Good	<a href="#">3 photos</a>
	Current State 21st April 2026	Previous comments noted. Pendant. No bulb.	● Poor	● Good	<a href="#">1 photo</a>
			<b>Tenant responsibility</b>		<b>Replace</b>
5.4 Walls	Previous State 31st July 2023	Painted white. Chip to right of radiator. Blemish to right of patio door. Painted over pipe above fireplace.	● Good	● Good	<a href="#">5 photos</a>
	Current State 21st April 2026	Previous comments noted. Several marks to right of bed.	● Poor	● Good	<a href="#">4 photos</a>
			<b>Tenant responsibility</b>		<b>Clean</b>
5.5 Fireplace	Previous State 31st July 2023	White metal mantel. Chip to nearside edge LHS. Black grate. Wear & tear.	● Fair	● Good	<a href="#">4 photos</a>
	Current State 21st April 2026	Previous comments noted. White metal mantel. Paint failure with exposed metal and corrosion, consistent with items being placed on surface causing damage.	● Poor	● Good	<a href="#">1 photo</a>
			<b>Tenant responsibility</b>		<b>Repair</b>

## Bedroom 1 (Rear) Photos

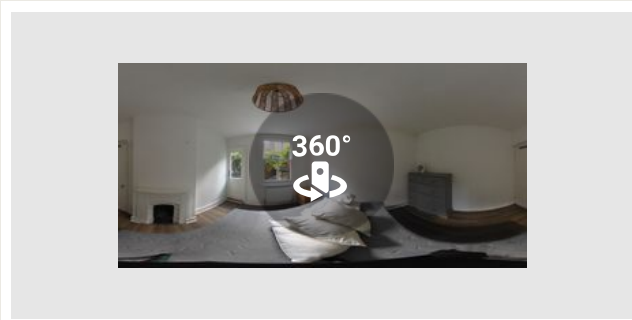
### General Overview

**Previous State**  
31st July 2023

**Current State**  
21st April 2026

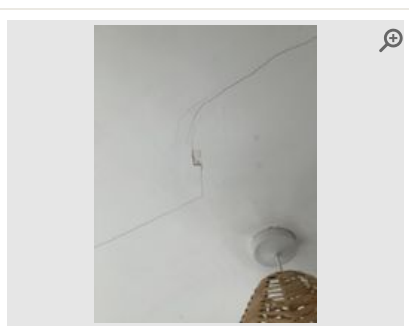


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>
Reference	<b>5.1.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:34 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.1.1</b>

**Ceiling**

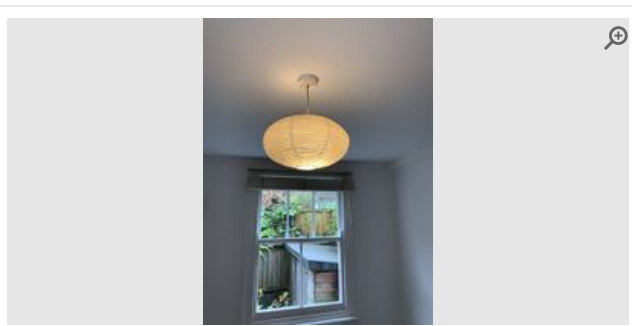


Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:12 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.2.1</b>

**Light Fittings**

**Previous State**

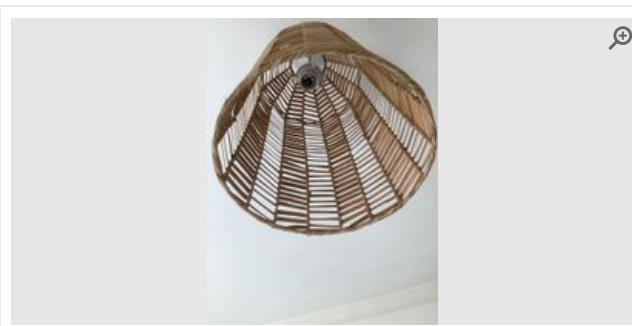
31st July 2023



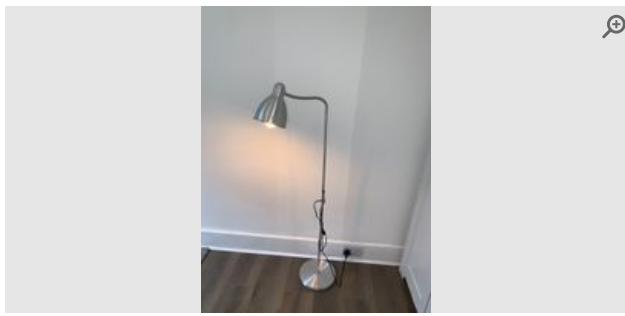
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.3.1</b>

**Current State**

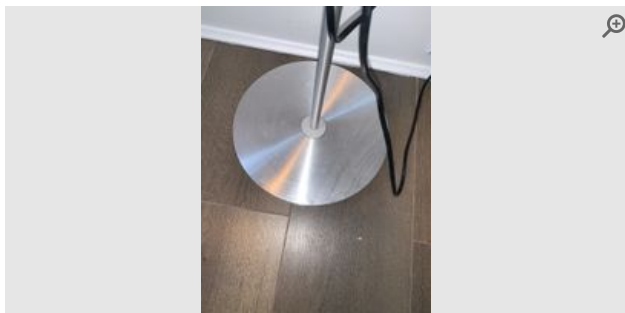
21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:13 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.3.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.3.2</b>

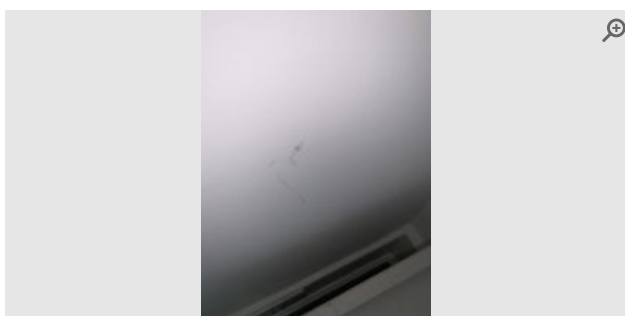


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.3.3</b>

## Walls

### Previous State

31st July 2023



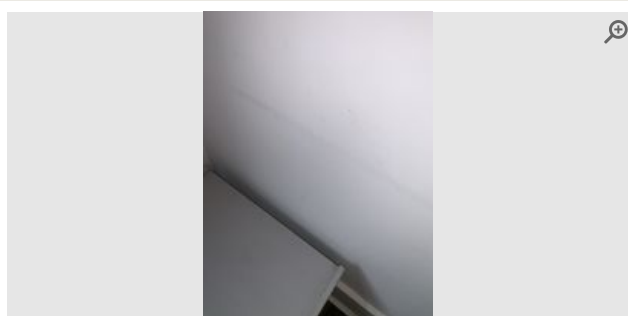
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.4.1</b>

### Current State

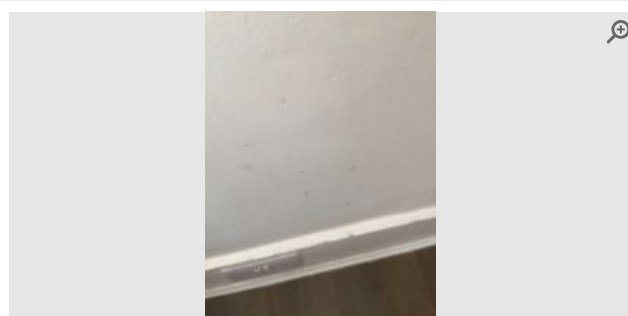
21st April 2026



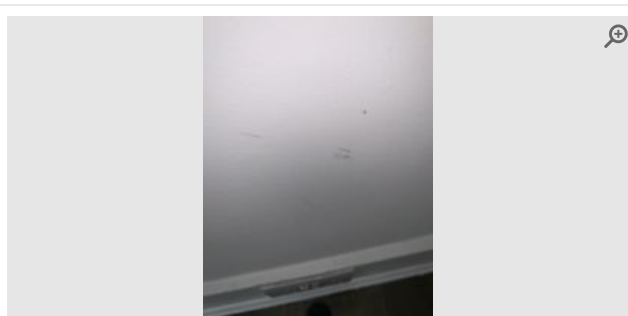
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:13 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.4.1</b>



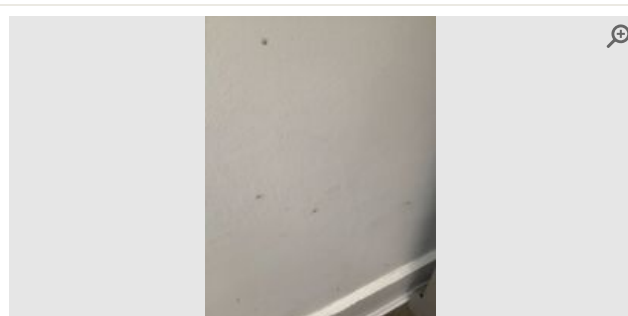
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.4.2</b>



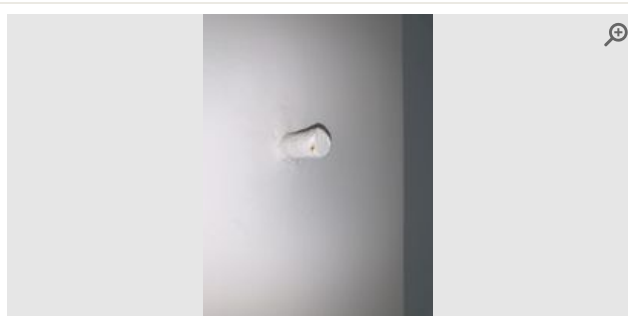
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:13 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.4.2</b>



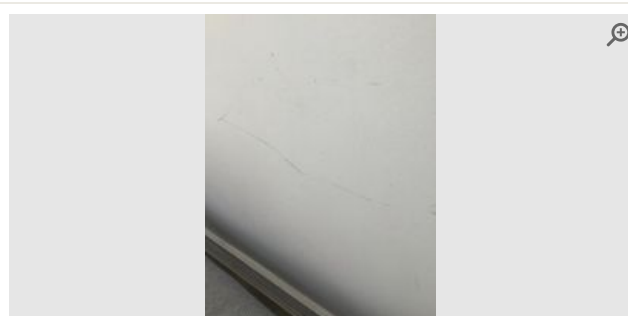
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.4.3</b>



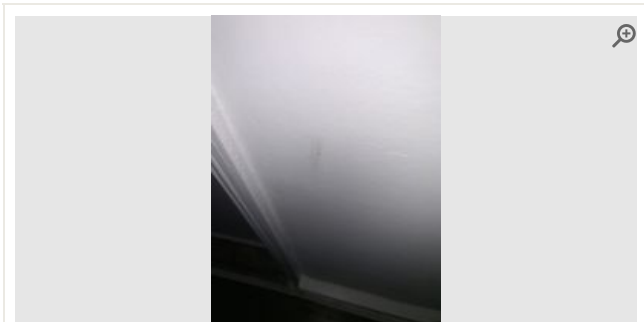
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:13 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.4.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.4.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:13 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.4.4</b>

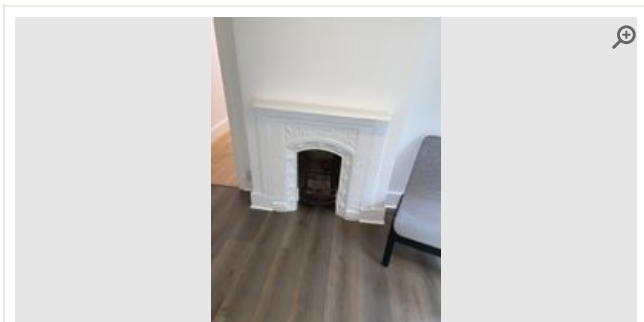


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.4.5</b>

### Fireplace

#### Previous State

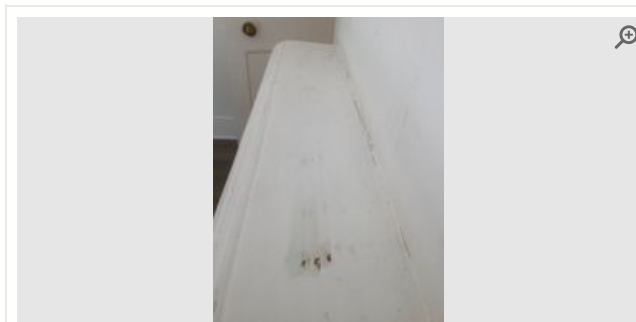
31st July 2023



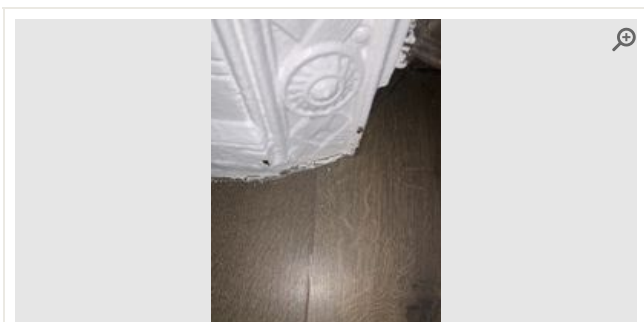
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.5.1</b>

#### Current State

21st April 2026



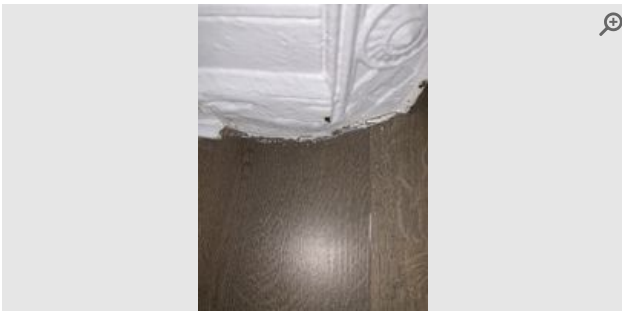
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:16 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>5.5.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.5.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.5.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>5.5.4</b>

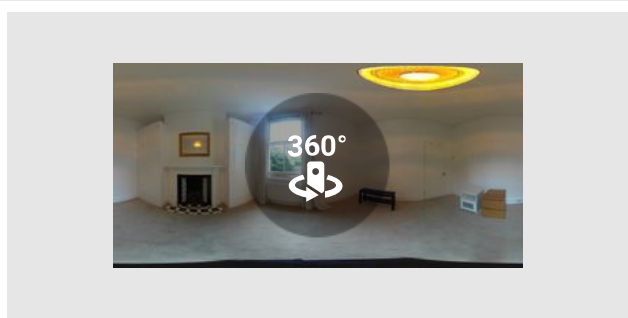
6 Bedroom 2 (Side)					
Item	Date	Description	Condition	Cleanliness	Photos
6.1 General Overview	Previous State 31st July 2023	Clean & Tidy	● Good	● Good	<a href="#">360° photo</a>
	Current State 21st April 2026	Requires cleaning. Signs of damage	● Fair	● Fair	<a href="#">360° photo</a>
6.2 Door Frame & Skirting	Previous State 31st July 2023	Frame. Painted white. Mark to upper. Reverse: same. Mid-brown wooden threshold. Skirting. Painted white.	● Good	● Good	<a href="#">2 photos</a>
	Current State 21st April 2026	Previous comments noted. Skirting. Several large chips.	● Poor	● Good	<a href="#">4 photos</a>
		<b>🚨 Tenant responsibility</b>			Repair
6.3 Walls	Previous State 31st July 2023	Painted white. Chip at light switch. Scattered scuffs. Chips above radiator. Mirror in mid-brown wooden frame.	● Good	● Good	<a href="#">8 photos</a>
	Current State 21st April 2026	Previous comments noted. Further scuffs. Several chips and marks.	● Poor	● Good	<a href="#">7 photos</a>
		<b>🚨 Tenant responsibility</b>			Repair  Clean
6.4 Windows and Sills	Previous State 31st July 2023	Wooden frame. Wear & tear to lower. Sash window. Chrome twist lock. White lock missing. Mid-brown wooden curtain pole with 2 finials. 2 full-length white curtains.	● Good	● Good	<a href="#">3 photos</a>
	Current State 21st April 2026	Previous comments noted. LHS curtain marked.	● Poor	● Good	<a href="#">1 photo</a>
		<b>🚨 Tenant responsibility</b>			Clean
6.5 Floor	Previous State 31st July 2023	Beige carpet. Marks in places.	● Fair	● Good	<a href="#">7 photos</a>
	Current State 21st April 2026	Previous comments noted. Beige carpet. Large stain at entrance.	● Poor	● Good	<a href="#">1 photo</a>
		<b>🚨 Tenant responsibility</b>			Clean

## Bedroom 2 (Side) Photos

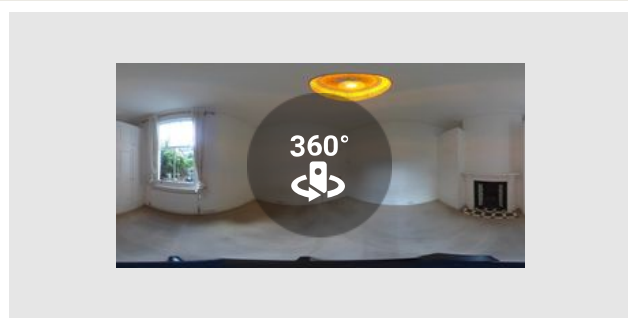
### General Overview

**Previous State**  
31st July 2023

**Current State**  
21st April 2026



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>05/08/2023</b>
Reference	<b>6.1.1</b>

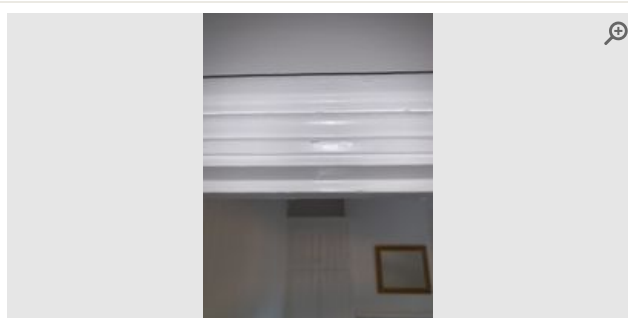


Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 10:34 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.1.1</b>

### Door Frame & Skirting

#### Previous State

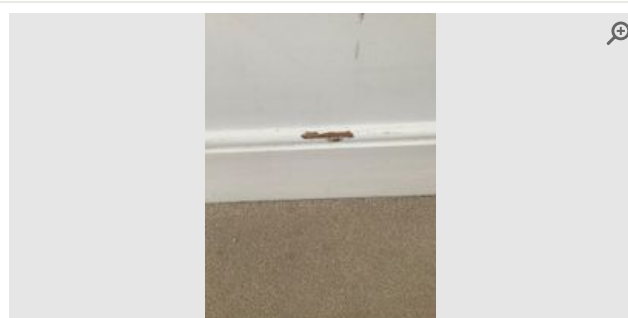
31st July 2023



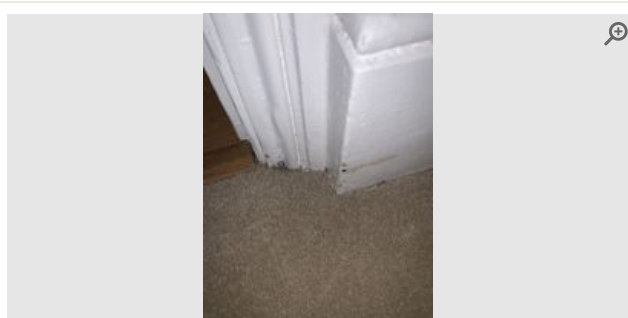
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.2.1</b>

#### Current State

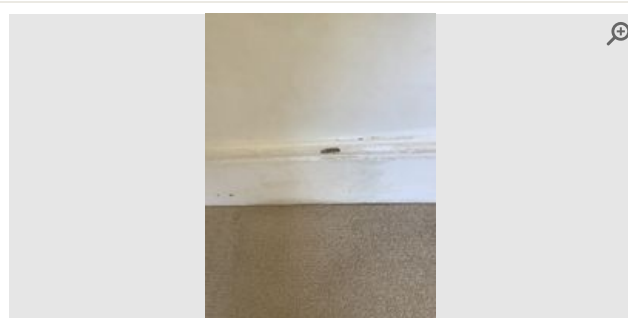
21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:18 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.2.1</b>



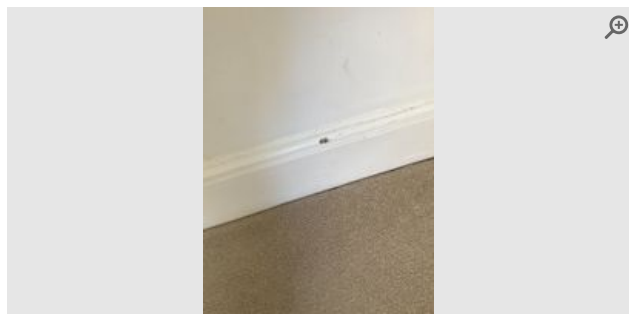
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.2.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:18 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.2.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:18 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.2.3</b>

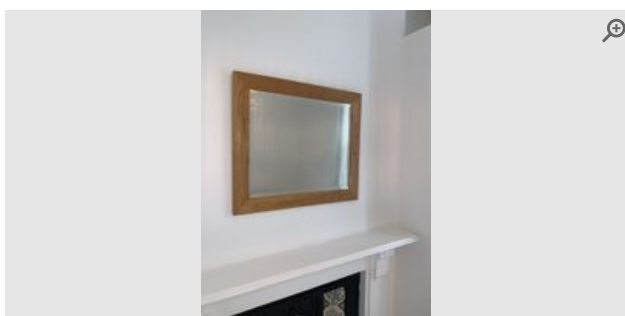


Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:18 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.2.4</b>

## Walls

### Previous State

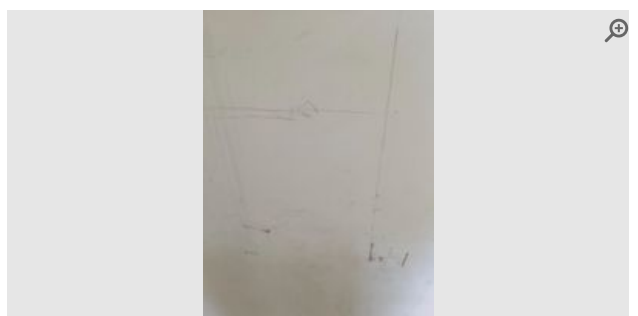
31st July 2023



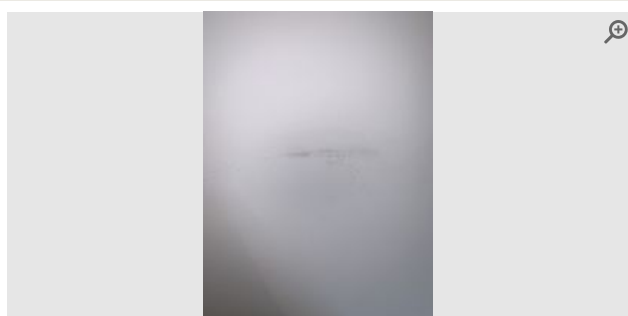
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.1</b>

### Current State

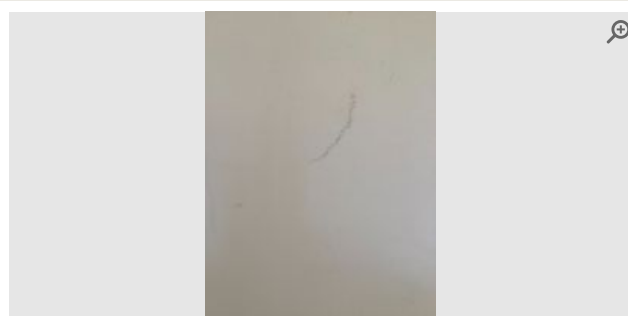
21st April 2026



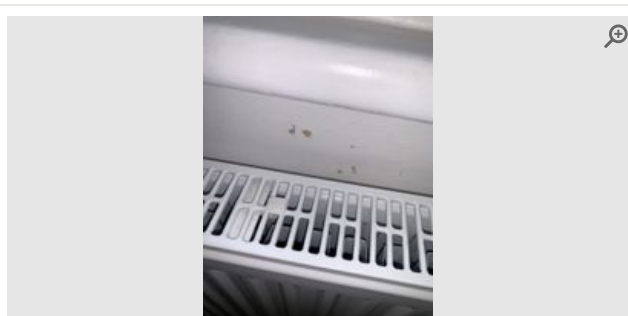
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:22 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.3.1</b>



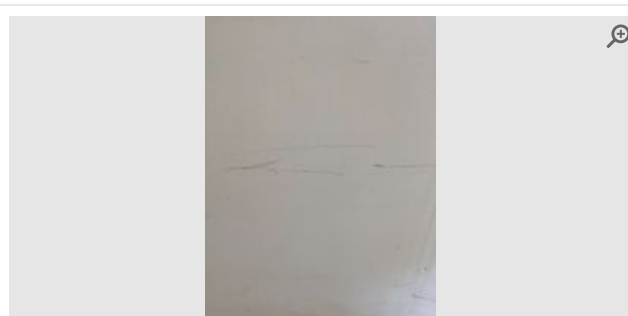
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.2</b>



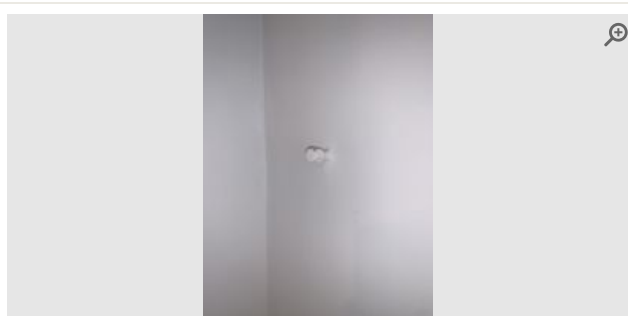
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:22 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.3.2</b>



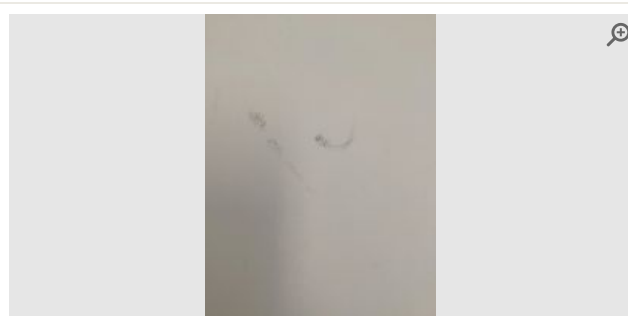
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.3</b>



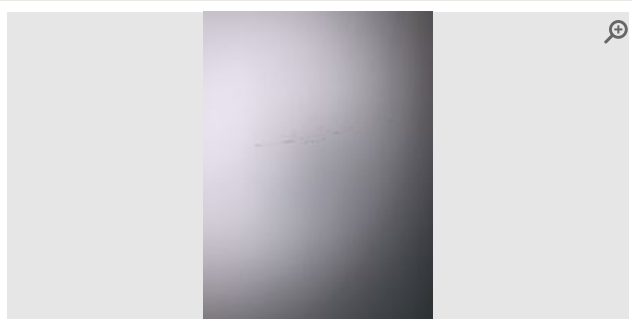
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:22 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.3.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.4</b>



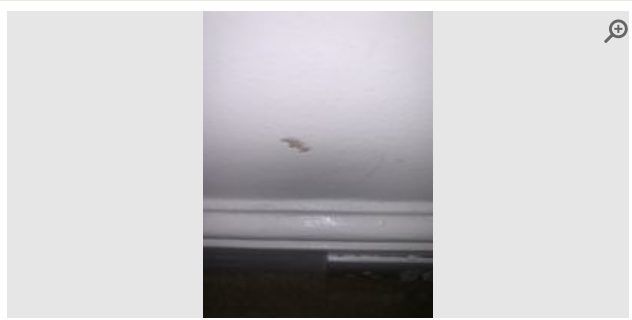
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:22 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.3.4</b>



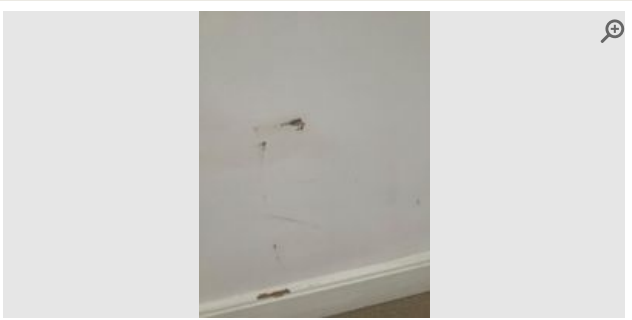
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:22 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.3.5</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.6</b>



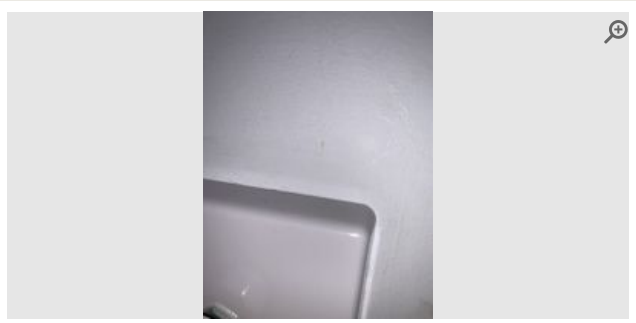
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:22 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.3.6</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:22 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.3.7</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.3.8</b>

**Windows and Sills**

**Previous State**  
31st July 2023

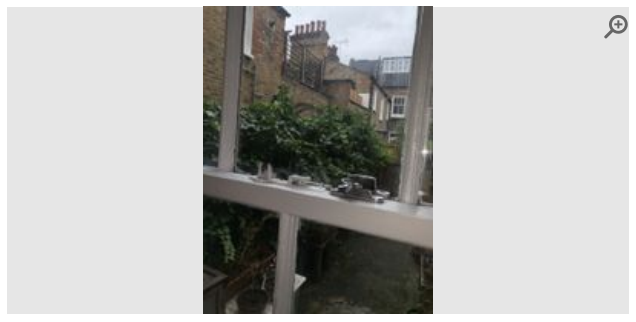


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.4.1</b>

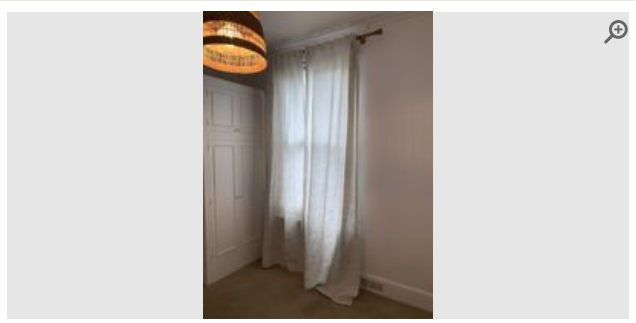
**Current State**  
21st April 2026



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:20 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.4.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.4.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.4.3</b>

**Floor**

**Previous State**

31st July 2023



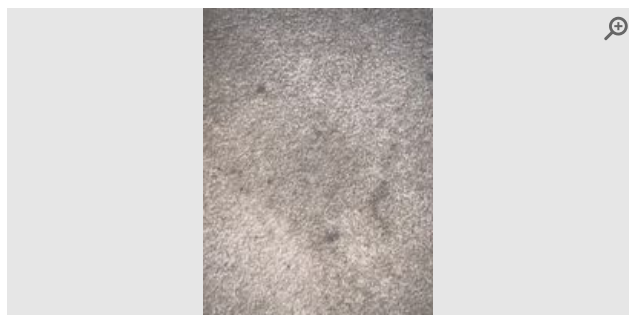
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.5.1</b>

**Current State**

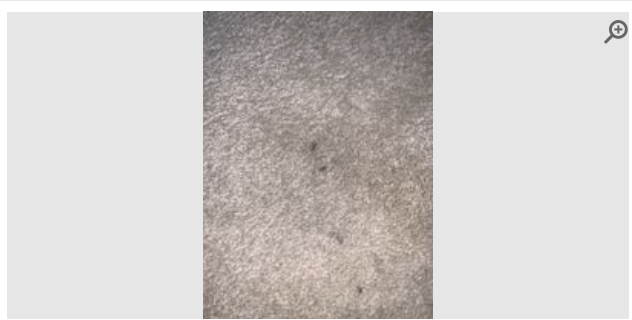
21st April 2026



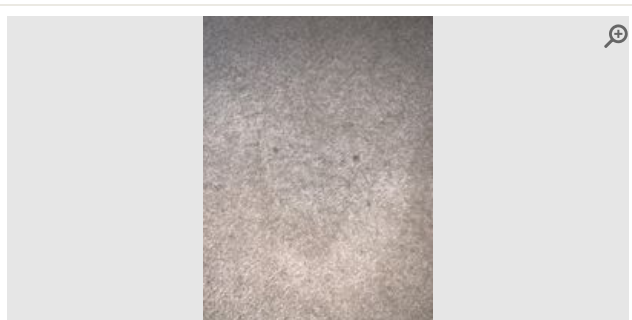
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:21 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>6.5.1</b>



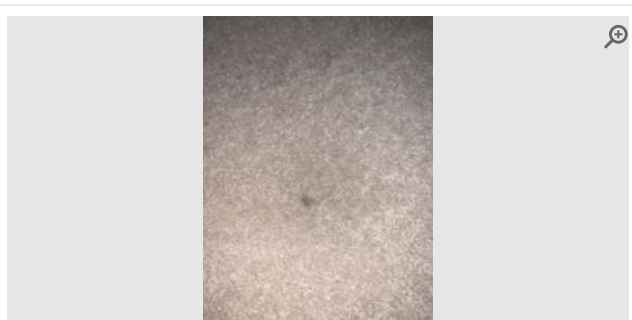
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.5.2</b>



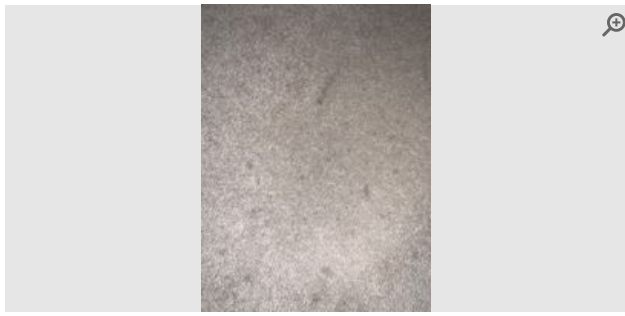
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.5.3</b>



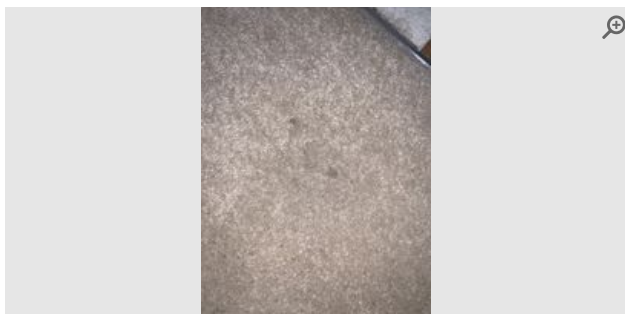
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.5.4</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.5.5</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.5.6</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>6.5.7</b>

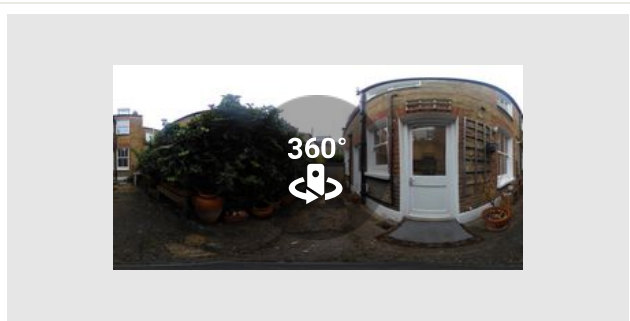
## 7 Patio

Item	Date	Description	Condition	Cleanliness	Photos
7.1 General Overview	Previous State 31st July 2023	Clean & Tidy	● Fair	● Good	<a href="#">360° photo</a>
	Current State 21st April 2026	Requires cleaning	● Fair	● Poor	<a href="#">360° photo</a>
7.2 Patio	Previous State 31st July 2023	White wooden table. Security light. Trellis. Exterior storage cupboard with assorted garden items. 2 slatted wooden tables. Potted plants. Shed (contents as photographed). Wooden slatted doormat. 2 solar lights. Assorted gardening materials. Weeds and moss in places.	● Fair	● Good	<a href="#">8 photos</a>
	Current State 21st April 2026	Previous comments noted. Scattered leaves. Further weeds.	● Fair	● Poor	<a href="#">3 photos</a>
<b>Tenant responsibility</b>			<b>Clean</b>		

### Patio Photos

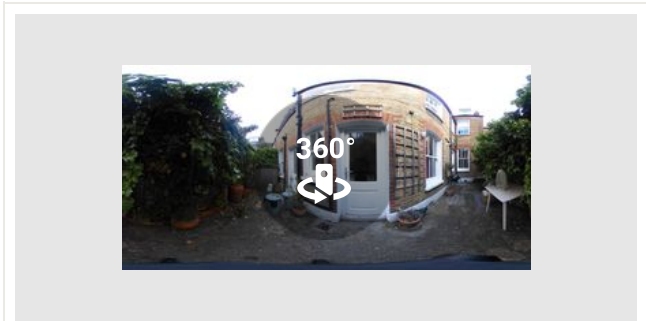
#### General Overview

##### Previous State 31st July 2023



Provided by	Inspector
Captured (Certified by inspector)	31/07/2023
Added	05/08/2023
Reference	7.1.1

##### Current State 21st April 2026

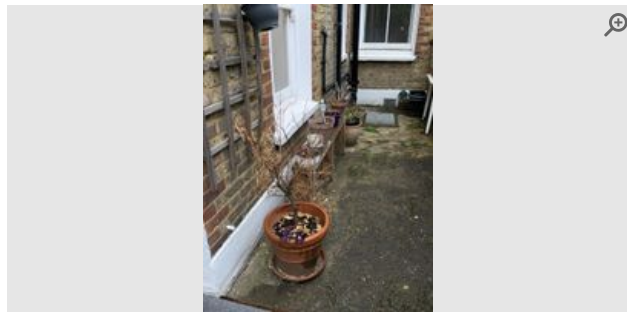


Provided by	Inspector
Captured (via App):	21/04/2026 10:35 AM
Added	21/04/2026
Reference	7.1.1

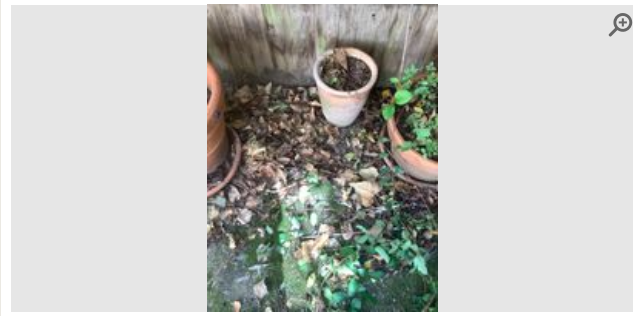
#### Patio

##### Previous State 31st July 2023

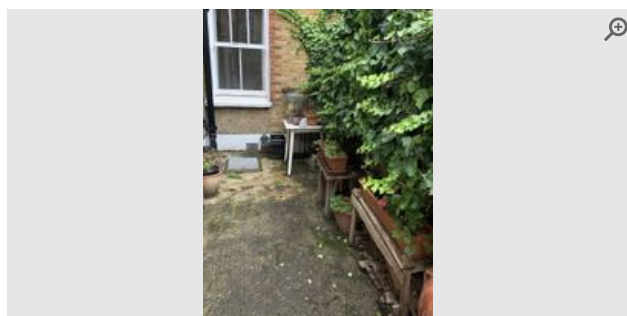
##### Current State 21st April 2026



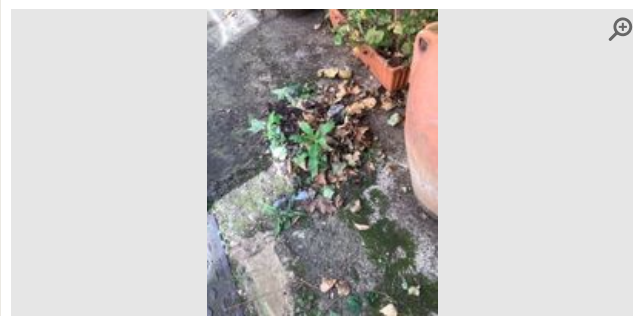
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.1</b>



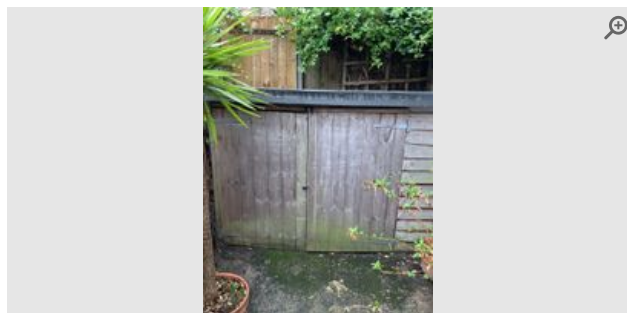
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:26 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>7.2.1</b>



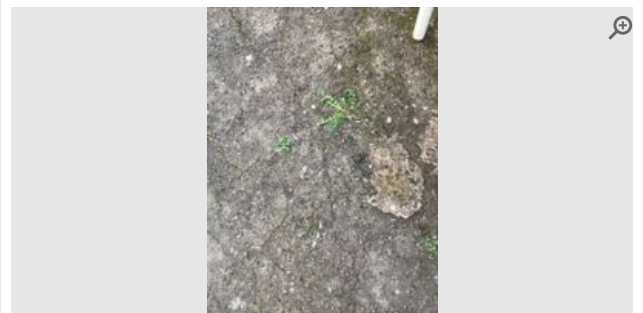
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:26 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>7.2.2</b>



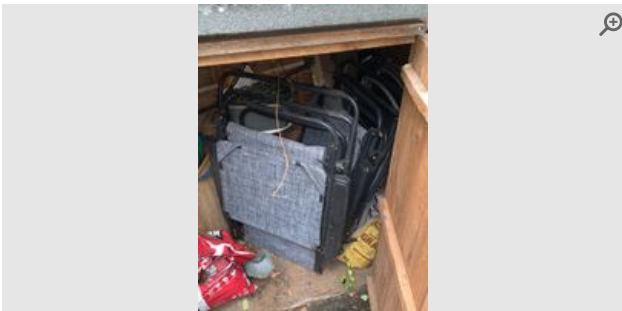
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.3</b>



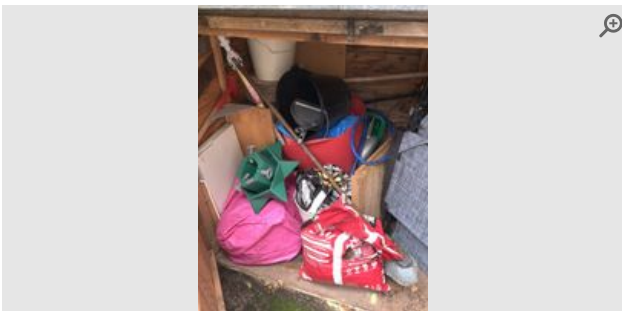
Provided by	<b>Inspector</b>
Captured (via App):	<b>21/04/2026 11:26 AM</b>
Added	<b>21/04/2026</b>
Reference	<b>7.2.3</b>



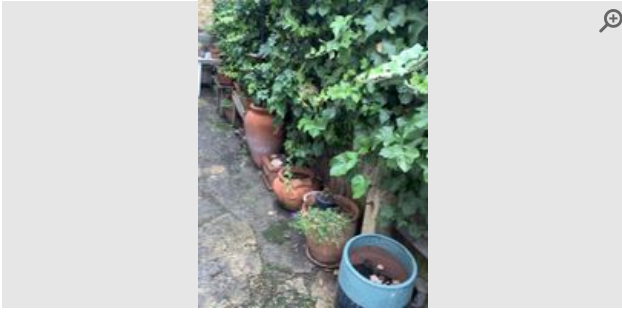
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.4</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.5</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.6</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.7</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>31/07/2023</b>
Added	<b>01/08/2023</b>
Reference	<b>7.2.8</b>



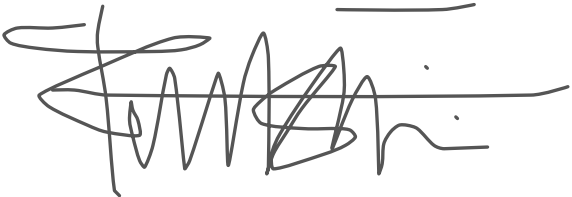
# Declaration

## 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:**

Richard Stern

**Date:**

25/04/2026 at 10:15am

### Tenant Signature



**Name:**

David Robert

**Date:**

26/04/2026 at 2:14pm

**Email address:**

drob33@male.com

**IP address:**

2a02:c7d:ee77:ac00:503e:d358:ef97:61e9



## 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.