



1 Example Street, Exampleville,
Exampleshire, England, EG1 1EG

TENANT NAME Peter Parker	TENANCY TYPE Single
REPORT CONFIRMED BY Joe Bloggs	TENANCY START DATE 12/11/2024
PROPERTY VISIT DATE 12/11/2024	PREPARED ON BEHALF OF A Landlord Telephone: 01234 567890

 [View Photo Gallery](#)

 [View 360° Gallery Tour](#)

This report contains

-  Check-in Inventory details: Record of appliance manuals (if any present). Record of key handover. Record of meter readings (where accessible). Record of fire and smoke alarm compliance.
-  Habitation Compliance Checklist
-  Detailed descriptions and schedule of condition and cleanliness for all fixtures and fittings.
-  Disclaimer and check-out guidance details.

Property Information

Detached three bed property with front and rear gardens.

Report Information

The property is fully furnished and all furniture is covered by the terms of the tenancy agreement. No smoking is permitted under the terms of the tenancy agreement.

Glossary of Terms

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

Condition

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

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

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

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

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

Cleanliness

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

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

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

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

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

Captured (via App)

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

Captured (certified by inspector)

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

Added

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

Status Icons



Disagreed by tenant



Repair



Beyond fair wear and tear



Replace



Missing

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?

YES

Do all carbon monoxide alarms have working test buttons?

NO

Are any areas requiring a carbon monoxide alarm missing an installed unit?

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Entrance/Hallway</u>	<u>Smoke Alarm</u>	Ceiling mounted. Wired Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Free of dirt, dust, stains and drip marks.	12/11/2024	01/06/2028	2 photos

Pre-arrival Document Serving

The following documents are available by visiting your unique URL below

Prescribed Information

 [How to Rent Guide](#)

 [Gas Safety Certificate](#)

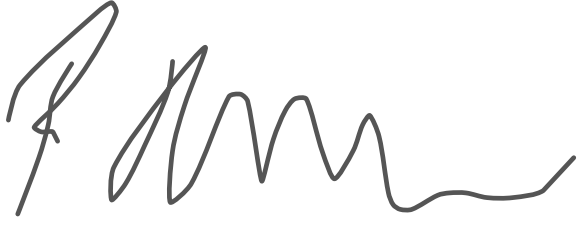
 [EPC](#)

 [Deposit Protection Information](#)

 [Electrical Safety Certificate](#)

I can confirm safe receipt of this property report email sent to me on **13/11/2024** and agree to receiving any pre-arrival safety certificates/documents electronically, of which I am successfully able to access at the following link:
<https://www.inventoryhive.co.uk/report-documents/eg11eg/2071329>

Tenant Signature



Name:

Peter Parker

Date:

13/11/2024 at 9:56am

Email address:

info@inventoryhive.co.uk

IP address:

2a0d:3344:18e:1e00:f9b7:f624:722a:ecd9

[View Pre-Arrival Documents](#)



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
<u>Living Room/Lounge</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
<u>Dining Room</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
<u>Kitchen</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo



Check-in Inventory Details

Habitation Compliance Checklist

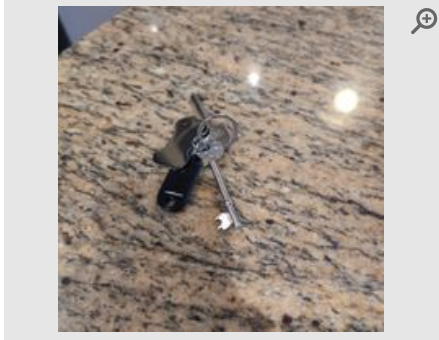
YES	Tenant(s) have access to all escape routes in the event of a fire
YES	All entrances, exits and windows have secure locking mechanisms in working order with the appropriate keys, access cards and/or codes supplied to tenant(s).
NO	Evidence of damp/mould on walls/ceilings
YES	All rooms/spaces have adequate ventilation in the form of: Windows/Trickle vents that open/close and/or; Responsive extractor fans.
NO	Evidence of fraying carpets, especially on stairs
NO	Evidence of damage to electrical fixtures & fittings, frayed cables, cracked power points
YES	Hot/Cold water facilities have been adequately serviced and are in working order.
YES	Heating facilities have been adequately serviced and are able to maintain a healthy indoor temperature of 18-21°C
YES	All bedrooms, stairways and internal living spaces (kitchens, living rooms, bathrooms) have adequate natural and artificial lighting.
YES	All drainage and supplied sanitation facilities are properly installed, free of defects and in working order.
YES	All sinks, draining boards, work tops and cooking facilities are free of defects and in working order.
YES	All food storage cupboards, shelves and refrigerator power outlets are properly installed and in working order.
YES	Internal stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.
YES	External stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.
NO	Evidence of loose roof tiles
NO	Evidence of damp on outside walls
NO	Evidence of any uneven paving slabs/decking

Check-in Inventory Procedures

YES

Keys photographed, tested & handed over

Key Photos



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024



Utility Details



Electricity - Single Rate Meter

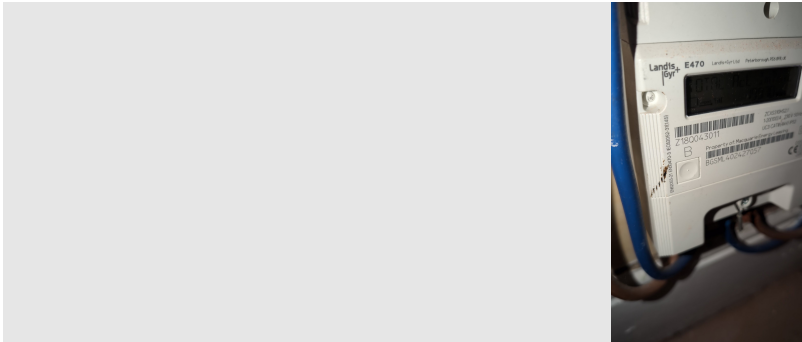
Supplier

Serial Number (MSN)

N/A

Location

Serial
Photo



Provided by

Inspector

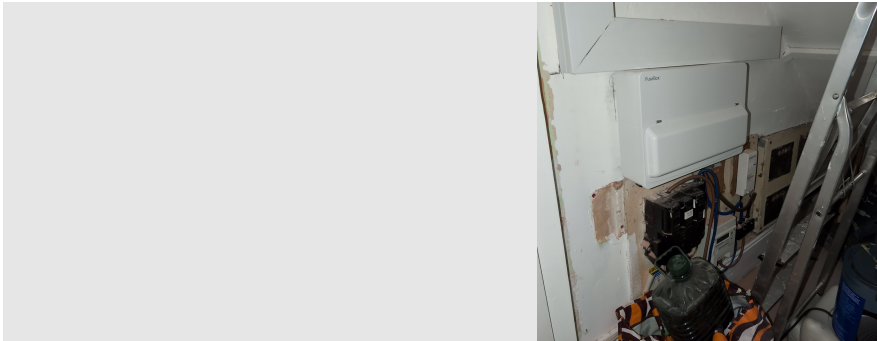
Captured (via App):

12/11/2024 1:53 PM

Added

12/11/2024

Location
Photo



Provided by

Inspector

Captured (via App):

12/11/2024 1:53 PM

Added

12/11/2024

Date

Notes

Reading



Provided by **Inspector**

Captured (Certified by inspector) **12/11/2024**

Added **12/11/2024**

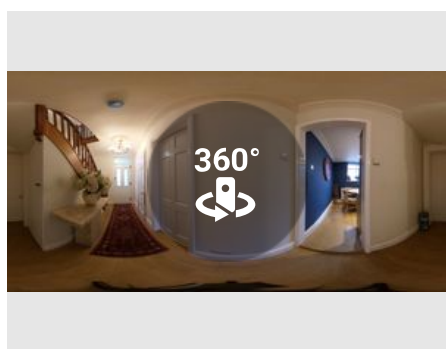
Room Details

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

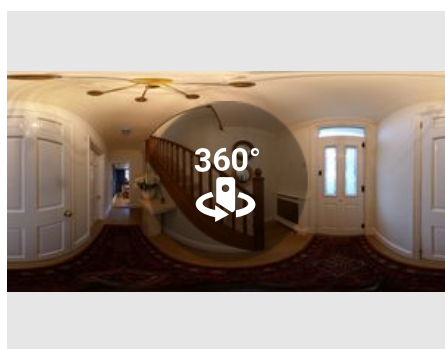
1 Entrance/Hallway

Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
1.2 Front Door	Composite double glazed. Obscured glass. Yale lock. Latch. Doorbell (wired) Condition: Minor marks and scratches to the exterior side. The interior side is free from marks and scratches. Glazing is intact. Lock in working order. Cleanliness: Very minor evidence of dirt to the lower exterior panels.	● Good	● Fair	 4 photos
1.3 Door Frame & Skirting	UPVC (frame). Gloss painted wood (skirting) Condition: Free of marks, scratches, chips and dents. Cleanliness: Minor evidence of dirt/dust and some cobwebs to corners.	● Good	● Fair	 3 photos
1.4 Ceiling	Wallpapered white. White coving. Embossed features Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	 2 photos
1.5 Light Fittings	Ceiling. Brass. 1 fixing in total. 5 bulbs/spotlights Condition: No visible defects or damage evident to the light fittings. 1x bulb is missing and 1x bulb is not in working order. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	 2 photos
1.6 Smoke Alarm	Ceiling mounted. Wired Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 2 photos
1.7 Walls	Plastered & painted white Condition: Minor evidence of marks, smudges and patchy paintwork to the walls. Minimal picture hooks, rawl plugs and/or filled holes present. Appears to be cosmetic damage only. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Fair	● Good	 5 photos
1.8 Radiator	Wall-mounted radiator with fixed laminate cover, painted white. Condition: Minor evidence of marks, scratches and/or chips to the radiator cover. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Fair	● Good	 4 photos
1.9 Sockets & Switches	All sockets/switches plastic Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 1 photo
1.10 Floor	Laminate wood effect Large decorative rug present. Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Minor evidence of dust, dirt and/loose debris present.	● Good	● Fair	 4 photos

General Overview

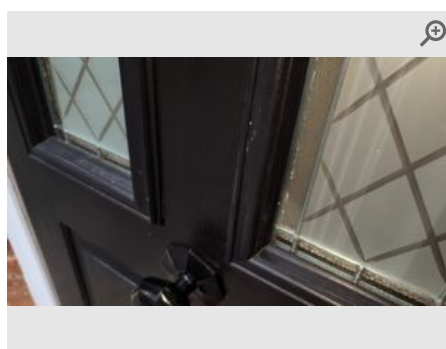


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.1.1

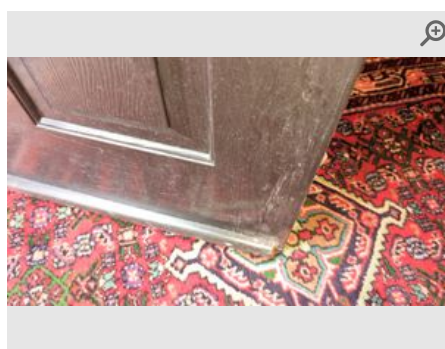


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.1.2

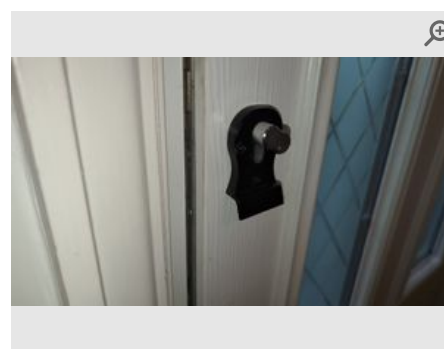
Front Door



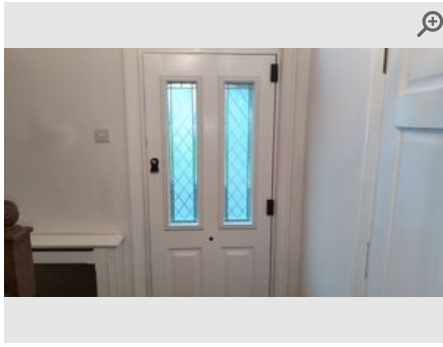
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.2.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.2.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.2.3

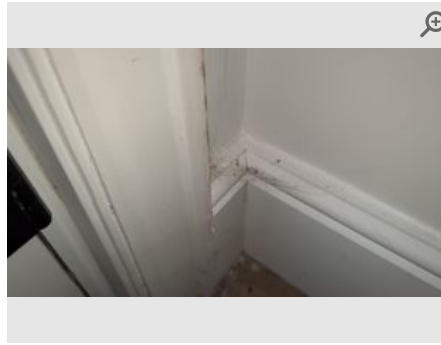


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.2.4

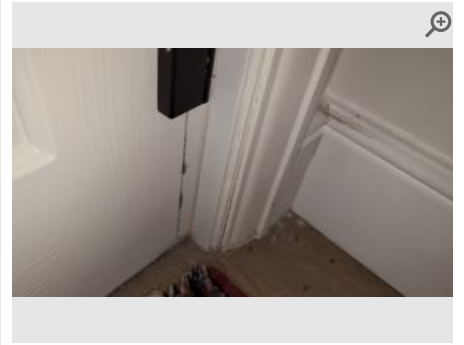
Door Frame & Skirting



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.3.1

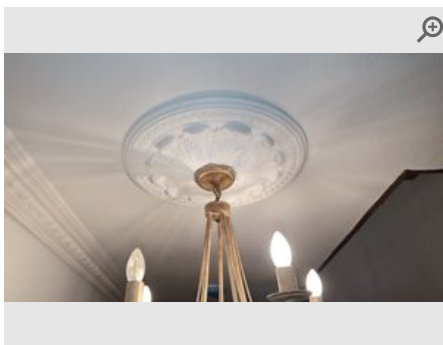


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.3.2

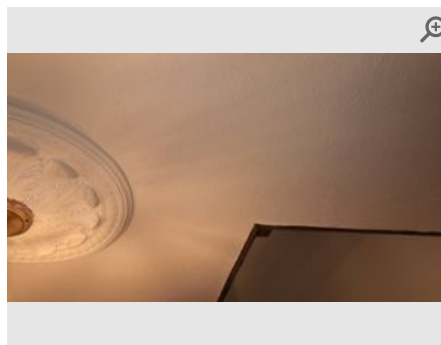


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.3.3

Ceiling

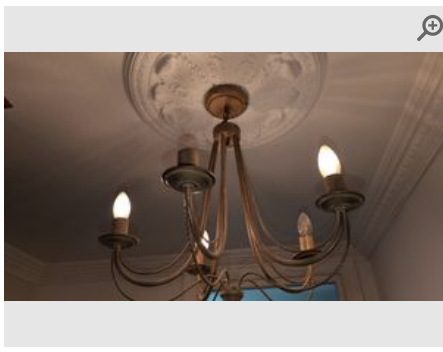


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.4.1

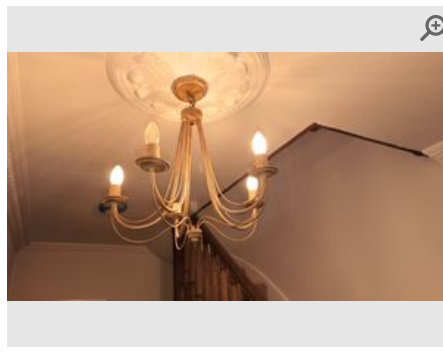


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.4.2

Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.5.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.5.2

Smoke Alarm

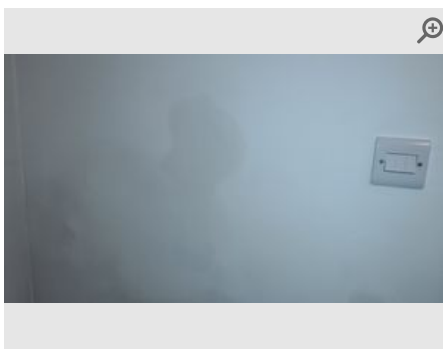


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.6.1

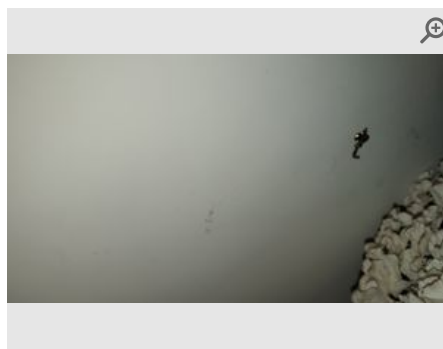


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.6.2

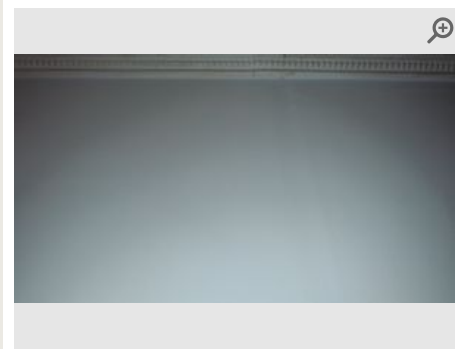
Walls



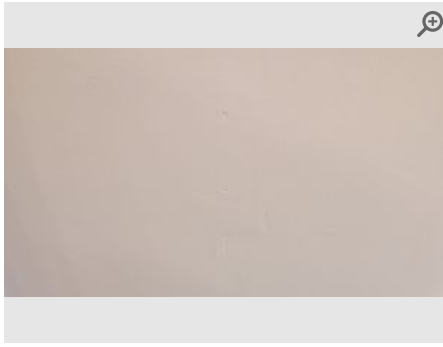
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.7.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.7.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.7.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.7.4

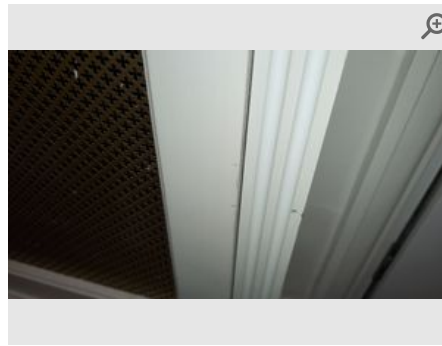


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.7.5

Radiator



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.8.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.8.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.8.3



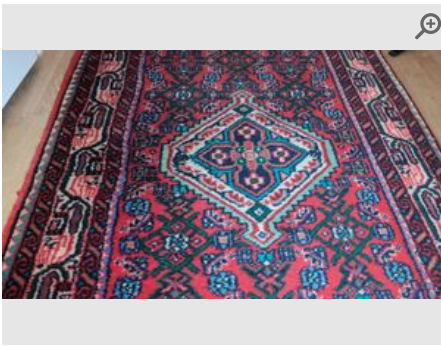
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.8.4

Sockets & Switches

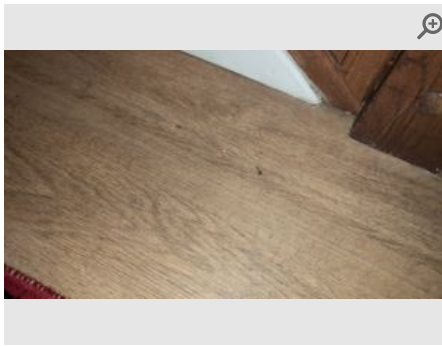


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.9.1

Floor



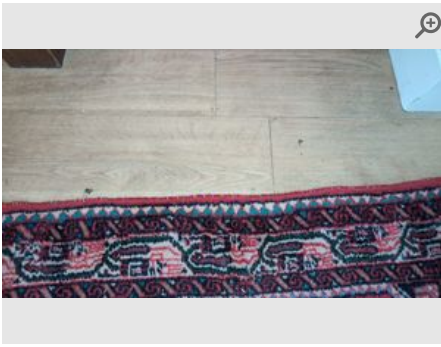
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.10.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.10.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.10.3



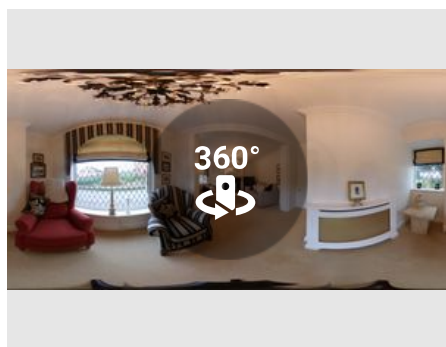
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	1.10.4

2 Living Room/Lounge

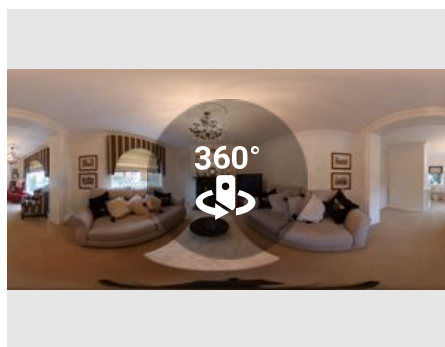
Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
2.2 Door (Internal)	Hinged door. Wood panelled. White (gloss). Brass knob Condition: Free of marks and scratches to the interior and exterior sides. Knobs and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	 1 photo
2.3 Door Frame & Skirting	Condition: Minor evidence of marks, scratches, chips and/or scuffs, particularly to the skirting. Cleanliness: Free of dirt, dust, stains and drip marks.	● Fair	● Good	 2 photos
2.4 Ceiling	Plastered/Painted white. White coving. Embossed features Condition: Free of marks, stains, dents and visible defects. Cleanliness: Minor evidence of dust/cobwebs adjacent to the embossed features.	● Good	● Fair	 2 photos
2.5 Light Fittings	Ceiling. Chandelier. 2 fixings in total. 10 bulbs/spotlights. 2 bulbs/spotlights not working Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	 3 photos
2.6 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Minimal picture hooks, rawl plugs and/or filled holes present. Patchy paintwork evident, and there are discoloured patches to the paintwork either side of the fireplace. Appears to be cosmetic damage only. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Fair	● Good	 4 photos
2.7 Windows and Sills	Standard window. 3 in total. UPVC double glazed. Clear glass. Plastic handle. Wooden sills. Roman blind. Fabric blind Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Minor evidence of dirt/dust and/or loose debris to the frame and/or sill. Minor smears to the glazing.	● Good	● Fair	 5 photos
2.8 Radiator	Wall-mounted radiator with fixed laminate cover, painted white. Condition: Minor evidence of marks, scratches and/or chips to the radiator cover at the base/legs. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Fair	● Good	 2 photos
2.9 Sockets & Switches	All sockets/switches plastic Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 2 photos
2.10 Floor	Carpeted Condition: Free of marks, stains, tears and fraying. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	 6 photos
 Disagreed by tenant - 13th November 2024 ● The inspector agreed Information provided by tenant There are discoloured patches by the entrance doorway. The inspector responded to the above tenant comments with the following: Thanks for raising these issues, they've been added to the report.				
2.11 Fireplace	Tiled surround. Timber mantelpiece. Tiled hearth Condition: Mantelpiece, surround and hearth free of marks, scuffs, scratches and stains. Cleanliness: Minor evidence of dirt/dust and loose debris to the hearth.	● Good	● Fair	 6 photos

Item	Description	Condition	Cleanliness	Photos
2.12 Armchair	Club Chair. Fabric upholstered. Wood frame Condition: Minor marks and stains evident to the upholstery. There is a scratch evident to one of the legs. Cleanliness: Free of dirt, dust and cobwebs. No loose debris present.	● Fair	● Good	 3 photos
2.13 Armchair	Wing Chair. Fabric upholstered. Wood frame Condition: Free of marks and scratches. Legs appear securely fixed. Upholstery intact and free from stains, scratches and rips. Cleanliness: Free of dirt, dust and cobwebs. No loose debris present.	● Good	● Good	 2 photos
2.14 Sofa	3 seater. Fabric upholstered. Wood frame Condition: Free of marks and scratches. Legs appear securely fixed. Upholstery intact and free from stains, scratches and rips. Cleanliness: Free of dirt, dust and cobwebs. No loose debris present.	● Good	● Good	 4 photos
2.15 Sofa	3 seater. Fabric upholstered. Wood frame Condition: Free of marks and scratches. Legs appear securely fixed. Upholstery intact and free from stains, scratches and rips. Cleanliness: Free of dirt, dust and cobwebs. No loose debris present.	● Good	● Good	 4 photos
2.16 Lamp	Table lamp Condition: Free of marks, cracks and stains. Switch and bulb in working order. Cleanliness: Free of dust and cobwebs to the lamp.	● Good	● Good	 2 photos
2.17 Television	LED. Panasonic Condition: Unit free of scratches and marks. The screen appears intact with no scratches and no imperfections or dead pixels. On-unit controls are intact. Remote control present. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 3 photos
2.18 Multi-media Unit	2 hinged doors. Laminate wood effect Condition: Minor marks and scratches evident to the unit, particularly to the edges of the doors and the unit corners. The shelves appear securely fitted. The glazed fronts are intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Fair	● Good	 5 photos

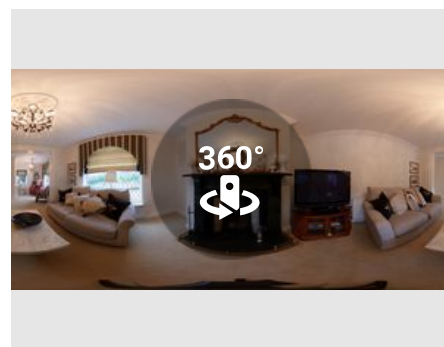
General Overview



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.1.1

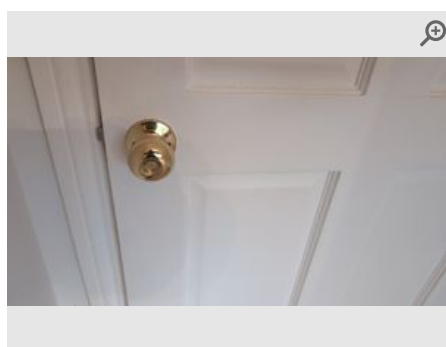


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.1.2



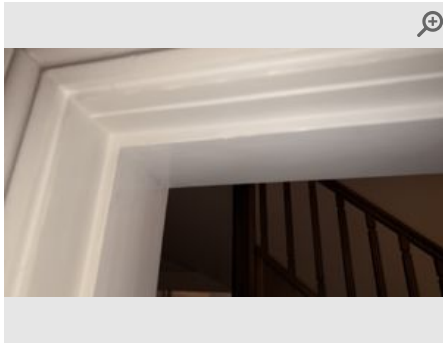
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.1.3

Door (Internal)

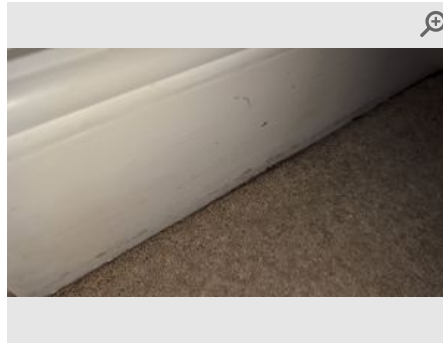


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.2.1

Door Frame & Skirting

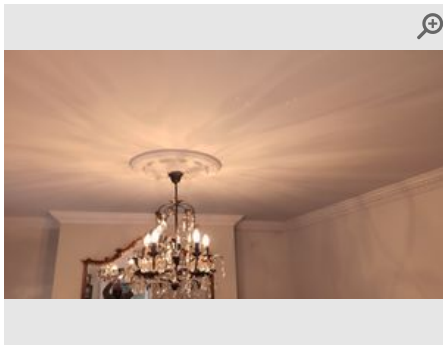


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.3.1

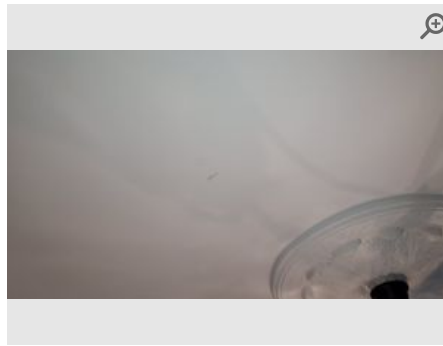


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.3.2

Ceiling

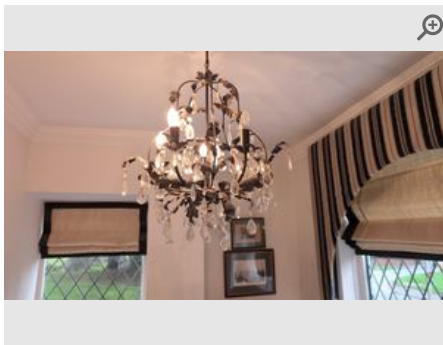


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.4.1

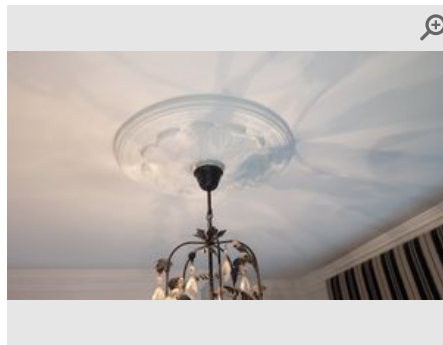


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.4.2

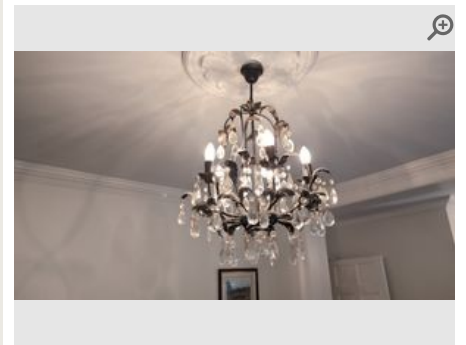
Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.5.1

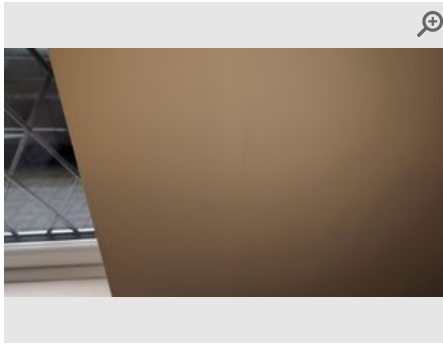


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.5.2

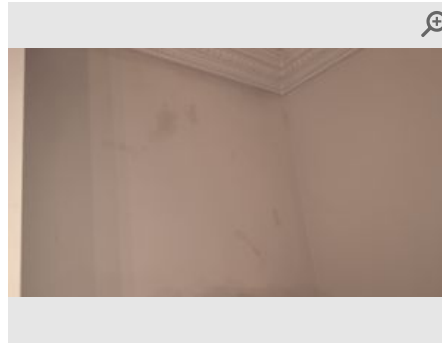


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.5.3

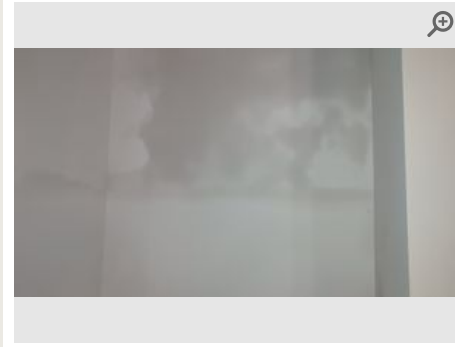
Walls



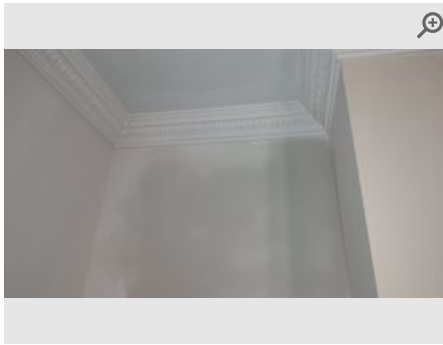
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.6.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.6.2

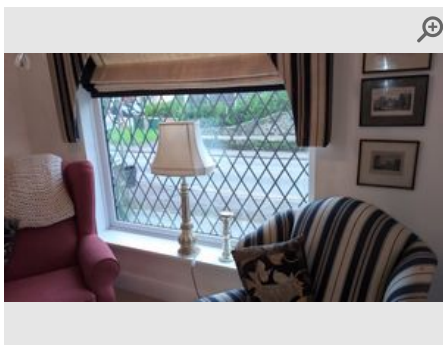


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.6.3

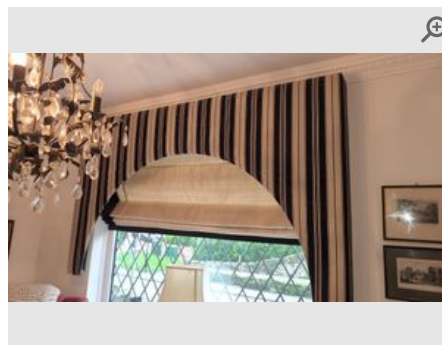


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.6.4

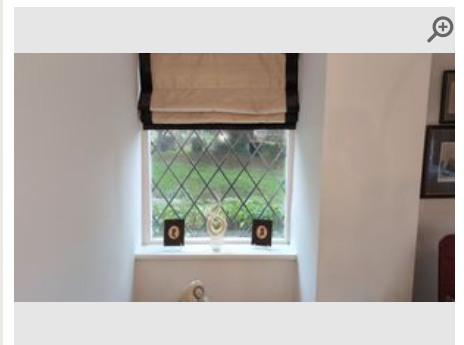
Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.7.1



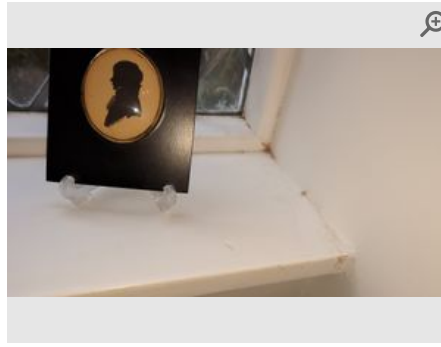
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.7.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.7.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.7.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.7.5

Radiator

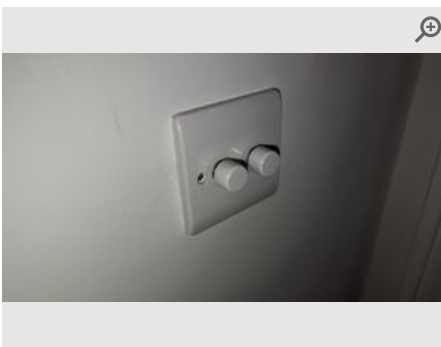


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.8.1

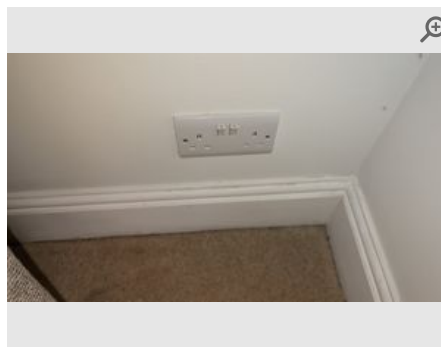


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.8.2

Sockets & Switches

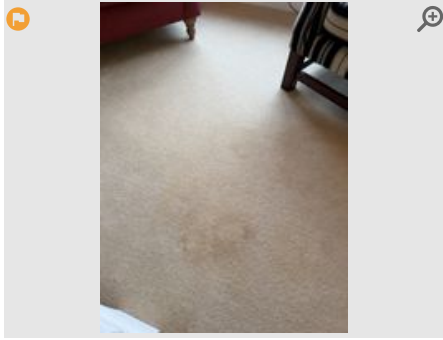


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.9.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.9.2

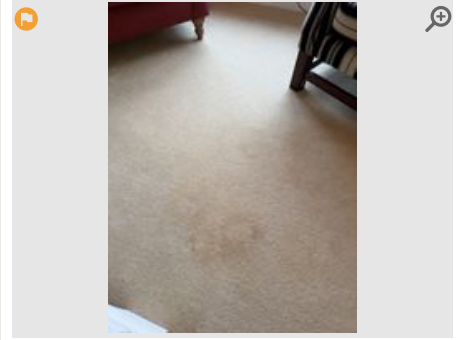
Floor



Provided by	Tenant
Captured (External device)	12/11/2024
Added	13/11/2024
Reference	2.10.1



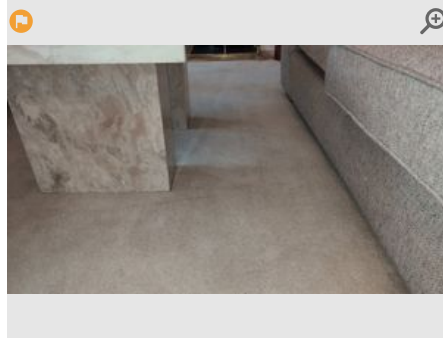
Provided by	Tenant
Captured (External device)	12/11/2024
Added	13/11/2024
Reference	2.10.2



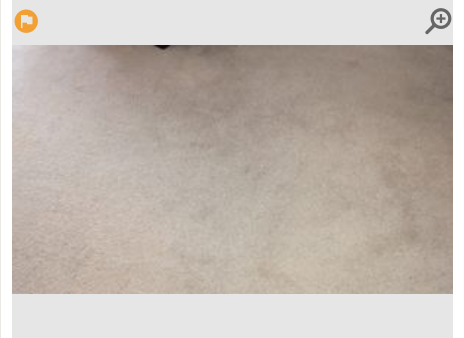
Provided by	Inspector
Captured (External device)	12/11/2024
Added	13/11/2024
Reference	2.10.3



Provided by	Inspector
Captured (External device)	12/11/2024
Added	13/11/2024
Reference	2.10.4

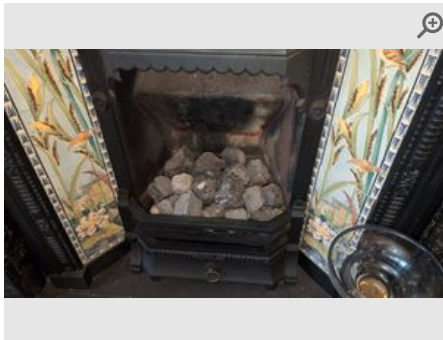


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.10.5

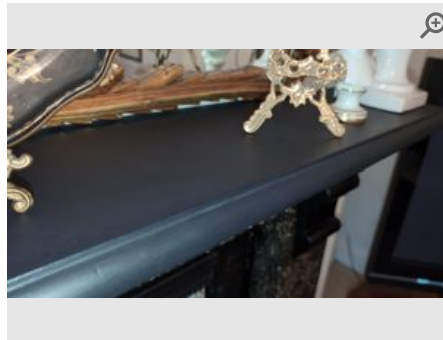


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.10.6

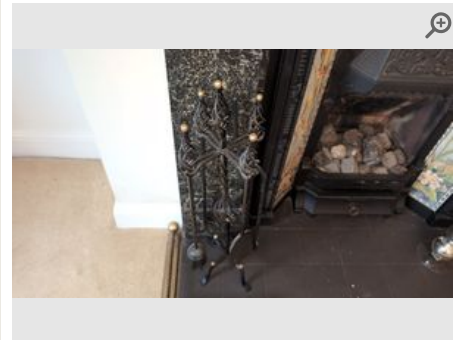
Fireplace



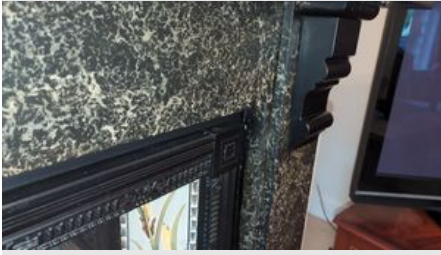
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.11.1



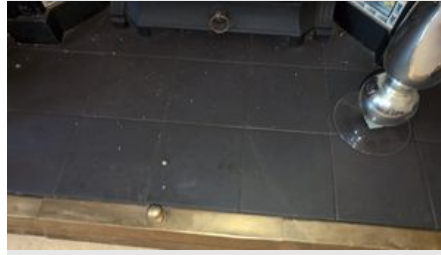
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.11.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.11.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.11.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.11.5

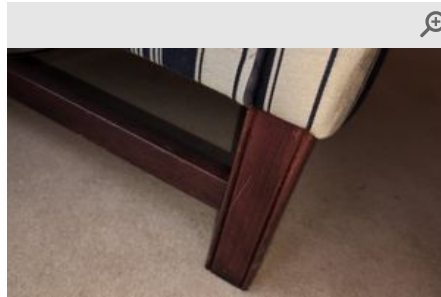


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.11.6

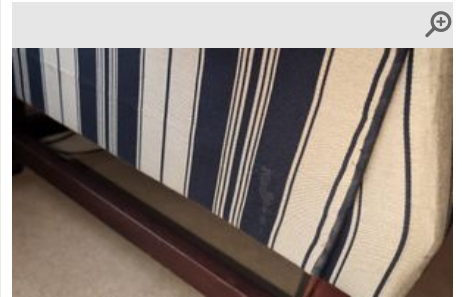
Armchair



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.12.1

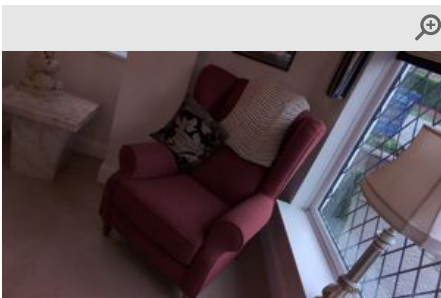


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.12.2

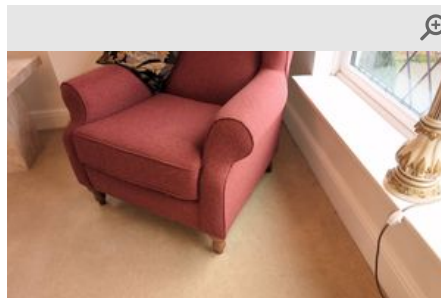


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.12.3

Armchair



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.13.1

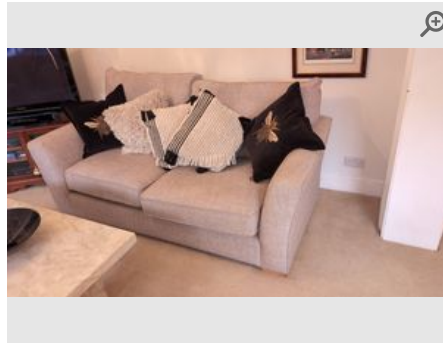


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.13.2

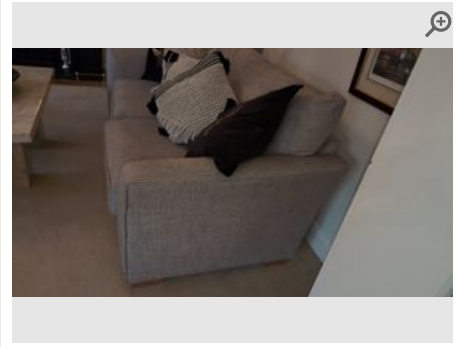
Sofa



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.14.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.14.2

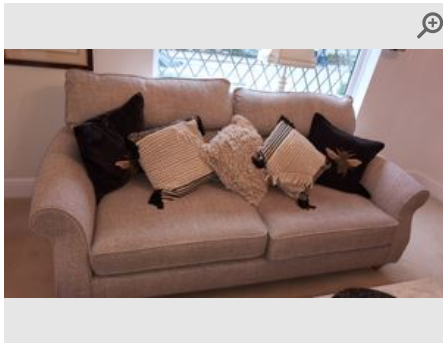


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.14.3

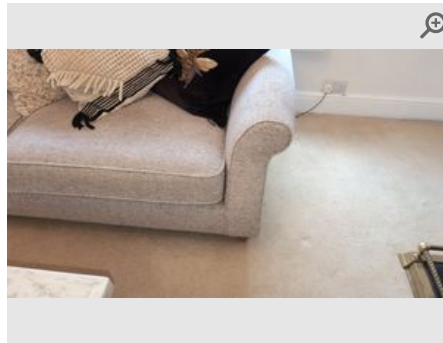


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.14.4

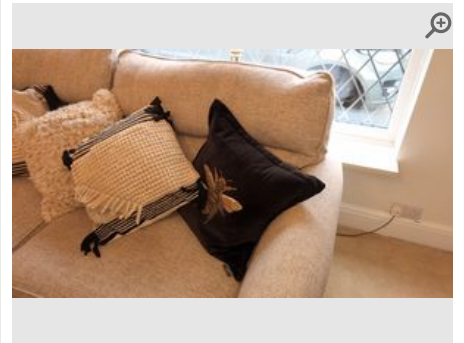
Sofa



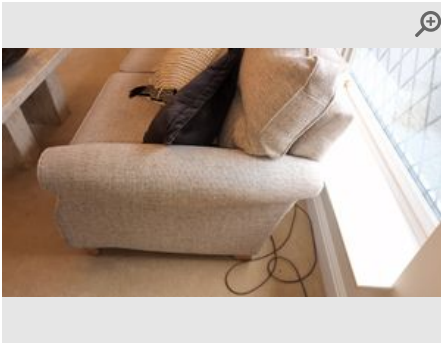
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.15.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.15.2

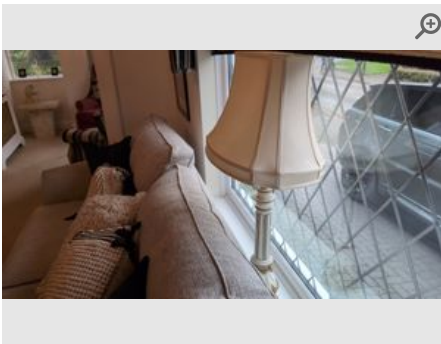


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.15.3

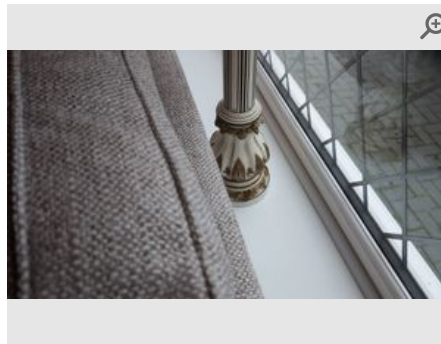


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.15.4

Lamp

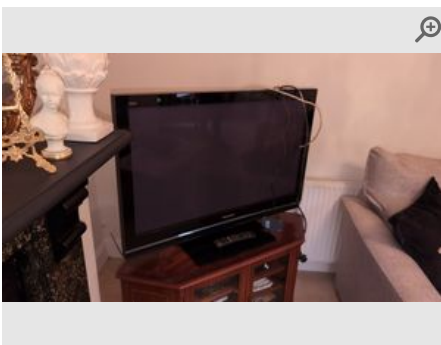


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.16.1

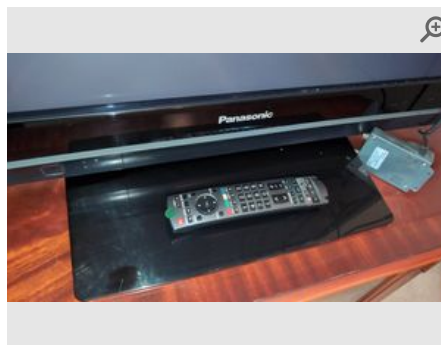


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.16.2

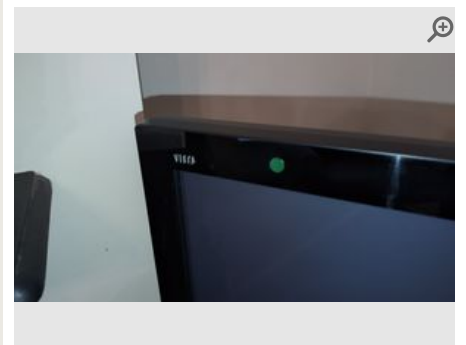
Television



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.17.1

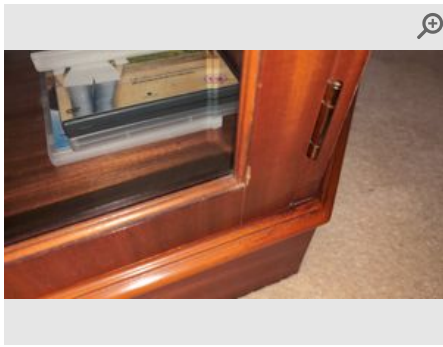


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.17.2

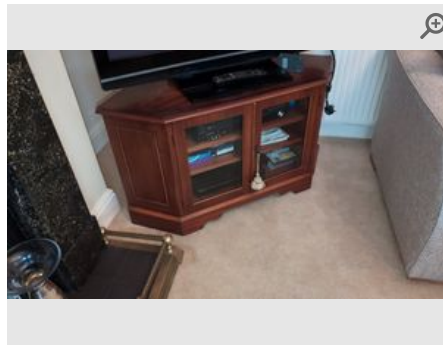


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.17.3

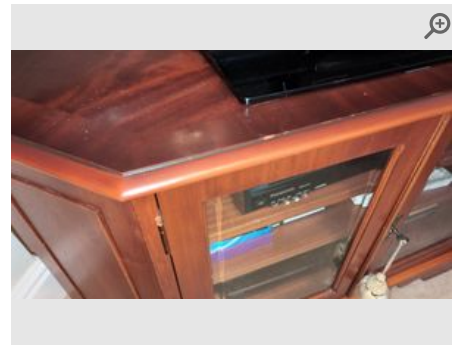
Multi-media Unit



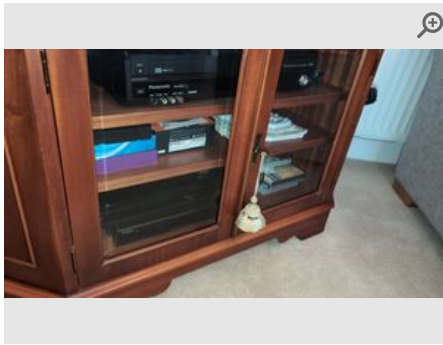
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.18.1



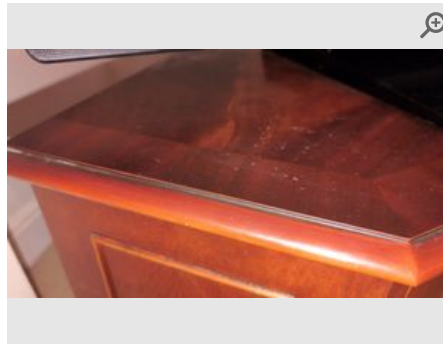
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.18.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.18.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.18.4



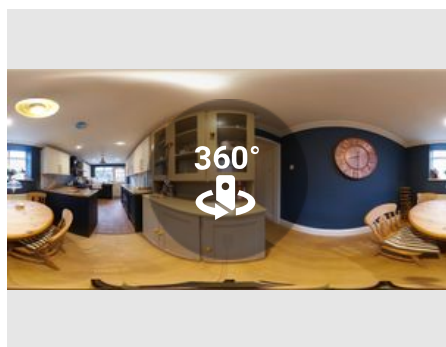
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	2.18.5

3 Dining Room

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
3.2 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 2 photos
3.3 Ceiling	Plastered/Painted white Condition: Minor evidence of marks, smudges and/or stains, particularly around the recessed lights. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Fair	● Good	 2 photos
3.4 Light Fittings	1x metal pendant style light with a built in shade and 2x recessed spotlights. All bulbs are in working order. Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	 2 photos
3.5 Walls	Plastered & painted Condition: Minor evidence of marks, smudges and/or scuffs to the walls, particularly around the light switches. Minimal picture hooks, rawl plugs and/or filled holes present. Patchy paintwork evident. Appears to be cosmetic damage only. Cleanliness: Minor evidence of dirt/dust and cobwebs and/or drip marks. No evidence of mould or mildew.	● Fair	● Fair	 5 photos
3.6 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Glazing leading. Acrylic coated handle. Wooden sills Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Frames and sills free of dirt, dust and loose debris. No loose items present. The sill and glazing edges and frames are free of dirt and mould. The glazing is clean.	● Good	● Good	 4 photos
3.7 Radiator	White panelled. 1 in total Condition: Minor evidence of marks, scratches and/or chips to the radiator panels. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Fair	● Good	 3 photos
3.8 Sockets & Switches	All sockets/switches plastic Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 2 photos
3.9 Floor	Laminate wood effect Condition: Minor evidence of marks, stains, and scratches. Cleanliness: Free of dirt, dust and loose debris.	● Fair	● Good	 5 photos
3.10 Dining Table	Solid wood dining table. Pine Condition: Free of scratches and marks to the surface. The legs appear securely fixed. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 4 photos
3.11 Dining Table Chairs	4 in total. Standard Chair. Wood frame Condition: Free of marks and scratches. Legs appear securely fixed. Cushion upholstery intact and free from stains, scratches and rips. Cleanliness: Free of dirt, dust, stains and loose debris. No cobwebs evident.	● Good	● Good	 8 photos

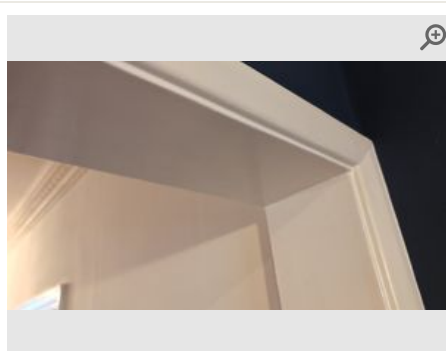
Item	Description	Condition	Cleanliness	Photos
3.12 Cabinet	Painted wooden display cabinet with 3x floor level cupboards and 3x eye-line cupboards with glazed doors. Condition: Largely free of marks, scratches, chips and stains; very minor cosmetic scuffs evident. The doors are intact and the hinges are in working order. The shelving is intact and appears securely constructed. Miscellaneous items inside. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 5 photos
3.13 Clock	Mechanical. Wall-mounted Condition: Free of marks, scratches, chips and stains. Clock not currently in working order. No visible defects evident. Cleanliness: Free of dirt, dust and cobwebs.	● Good	● Good	 2 photos

General Overview

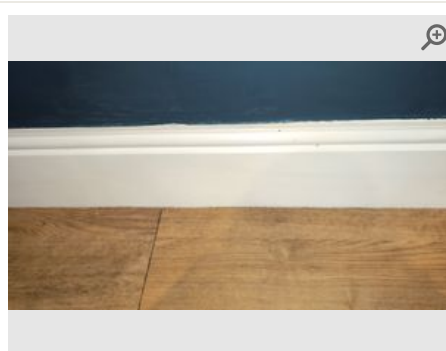


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.1.1

Door Frame & Skirting

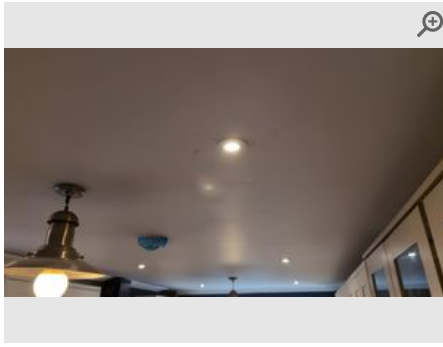


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.2.1

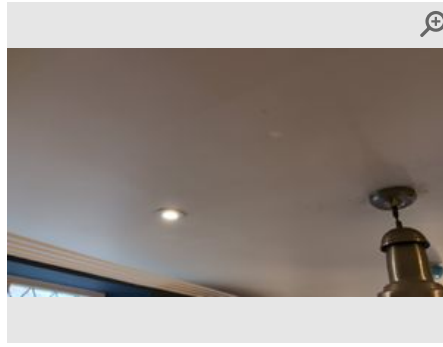


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.2.2

Ceiling

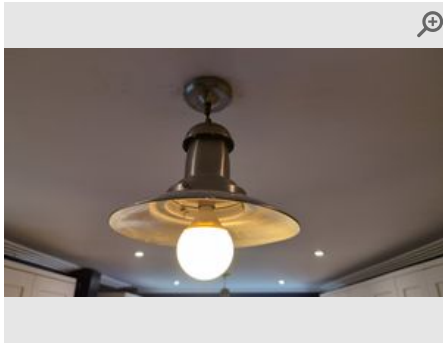


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.3.1

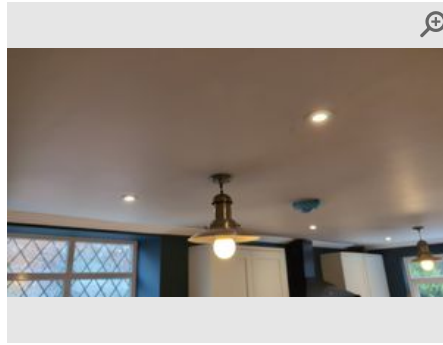


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.3.2

Light Fittings

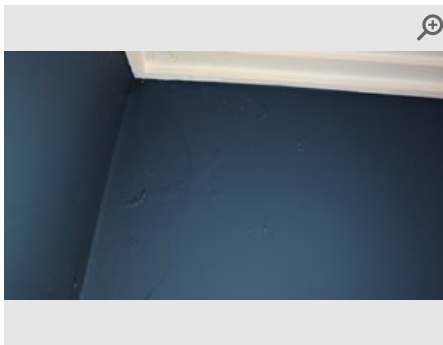


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.4.1

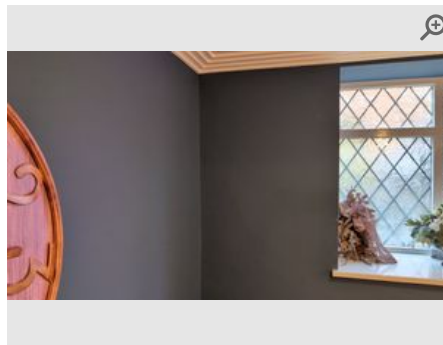


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.4.2

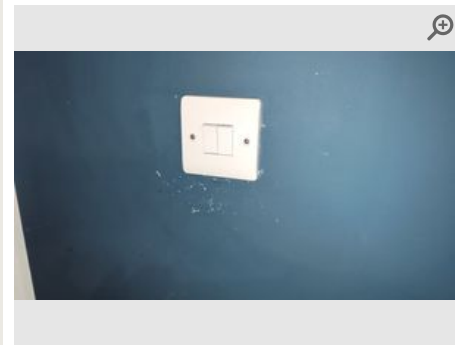
Walls



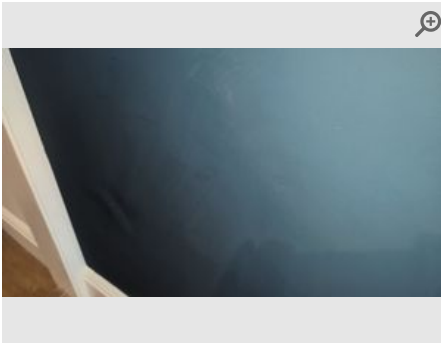
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.5.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.5.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.5.3

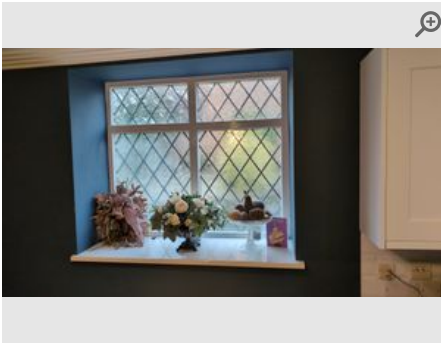


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.5.4

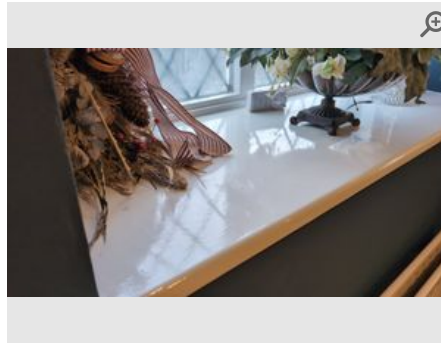


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.5.5

Windows and Sills



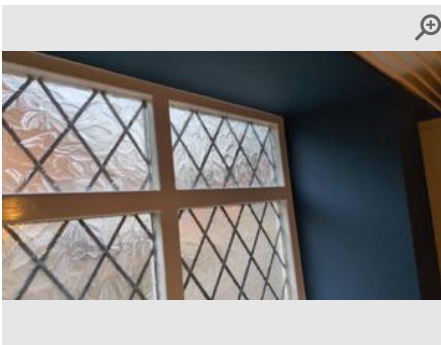
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.6.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.6.2

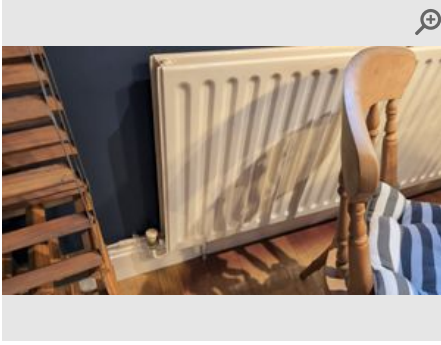


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.6.3

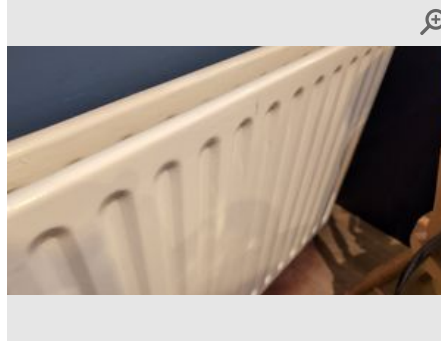


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.6.4

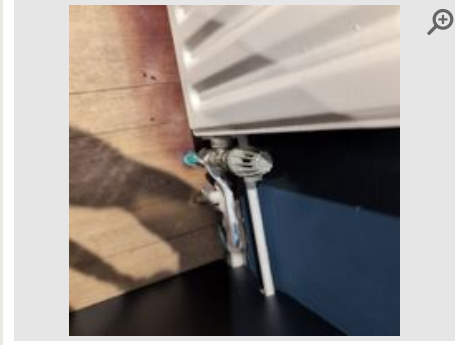
Radiator



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.7.1

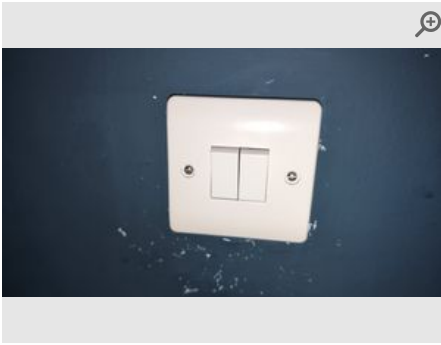


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.7.2

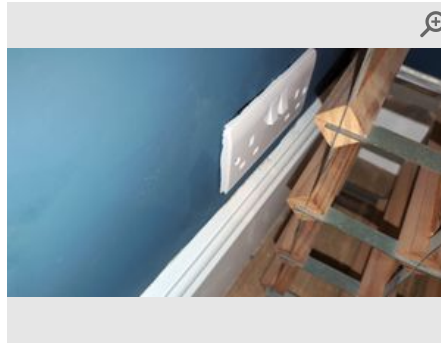


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.7.3

Sockets & Switches

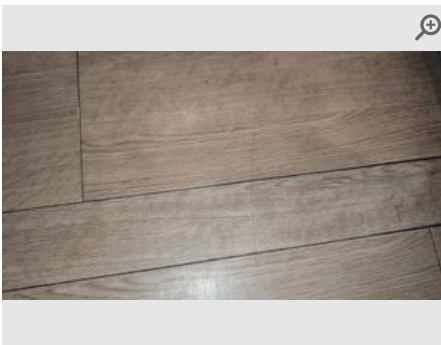


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.8.1

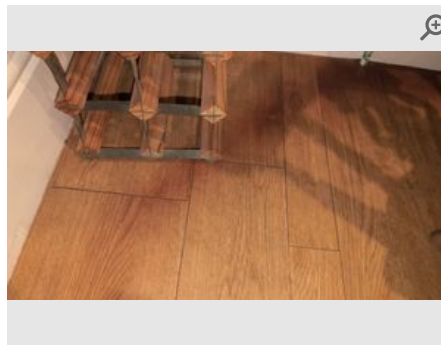


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.8.2

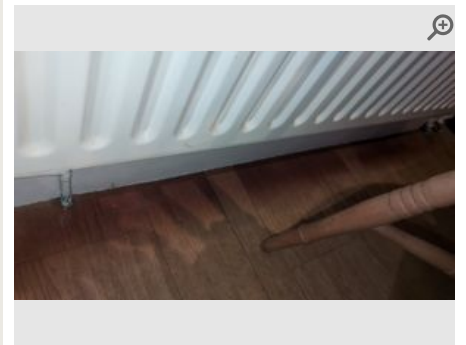
Floor



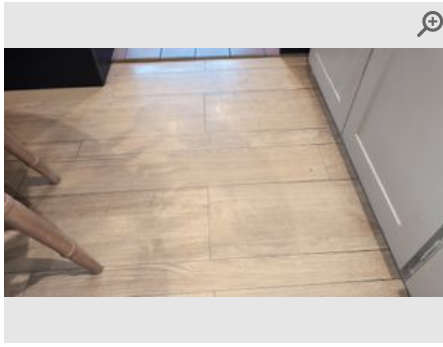
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.9.1



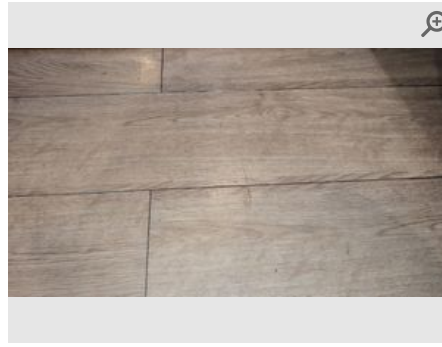
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.9.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.9.3

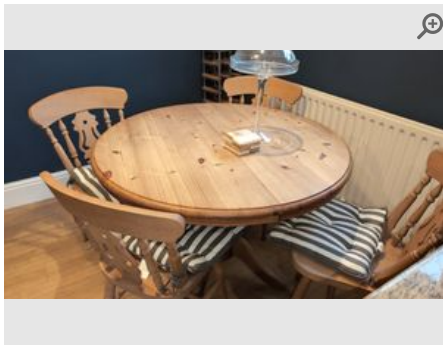


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.9.4

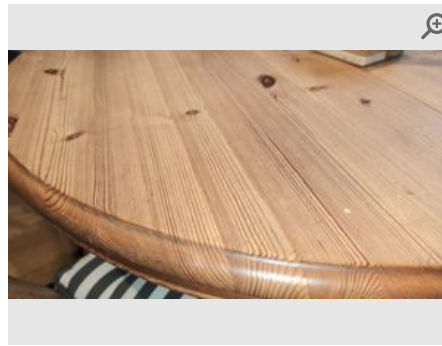


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.9.5

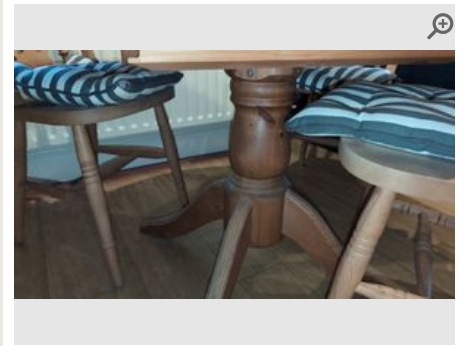
Dining Table



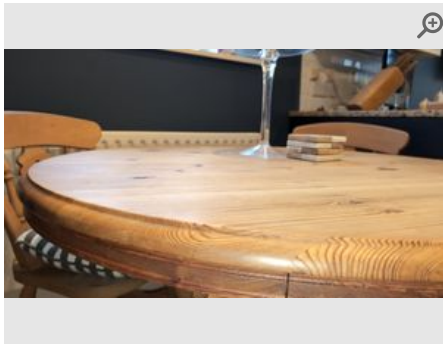
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.10.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.10.2

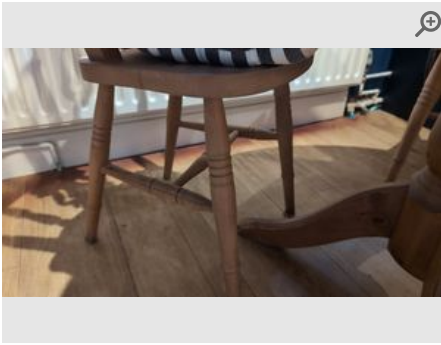


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.10.3

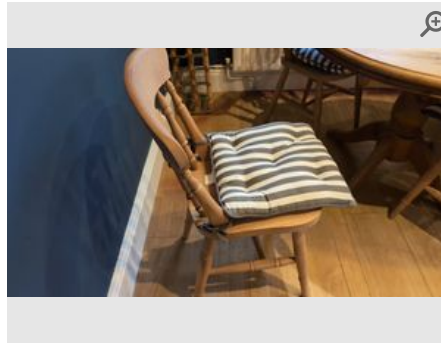


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.10.4

Dining Table Chairs



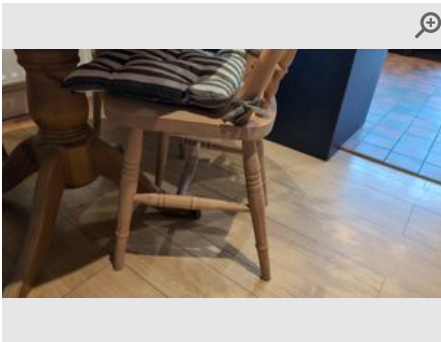
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.1



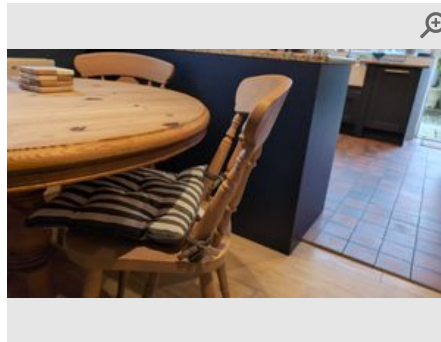
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.2



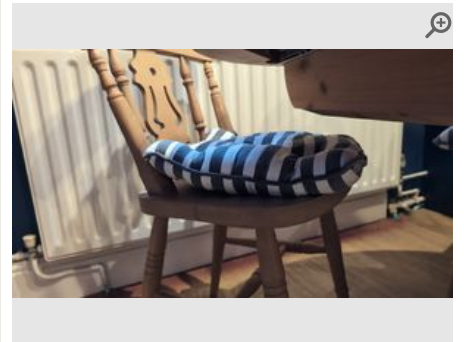
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.3



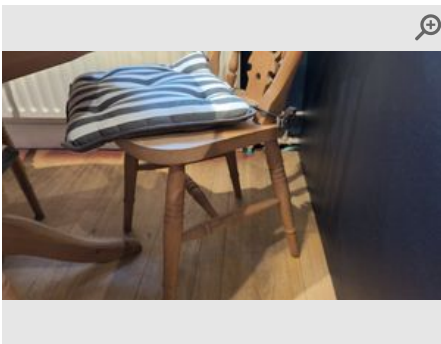
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.4



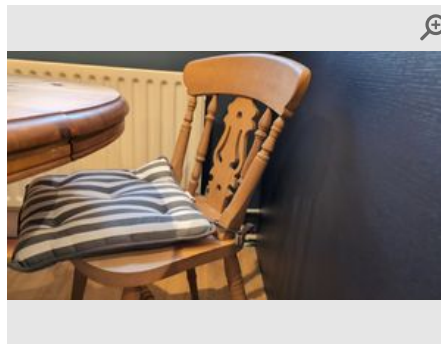
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.5



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.6

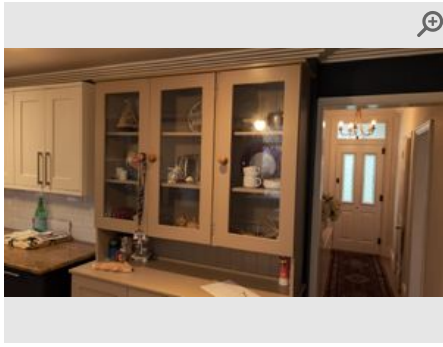


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.7

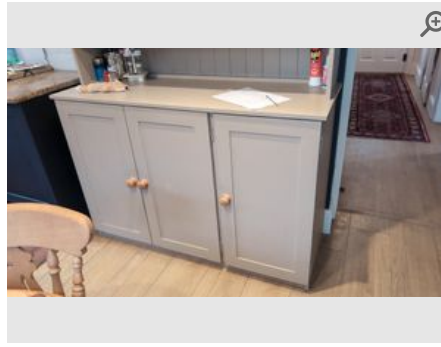


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.11.8

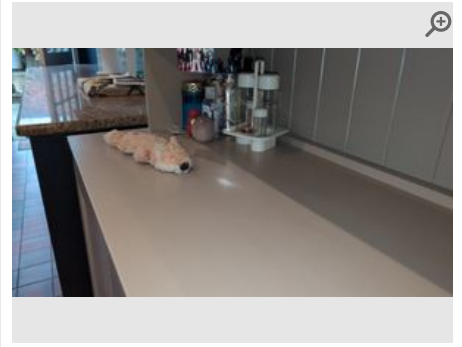
Cabinet



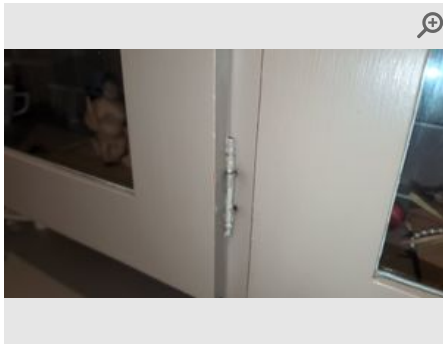
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.12.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.12.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.12.3

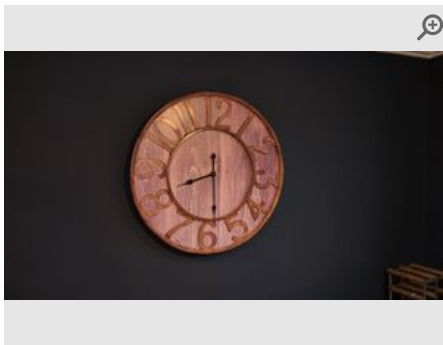


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.12.4

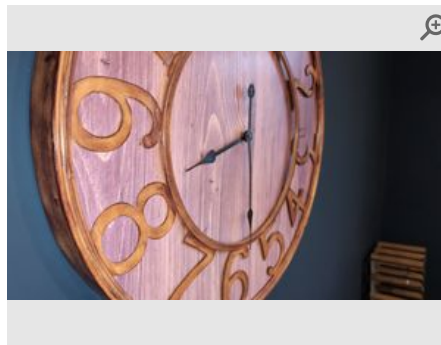


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.12.5

[Clock](#)



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.13.1



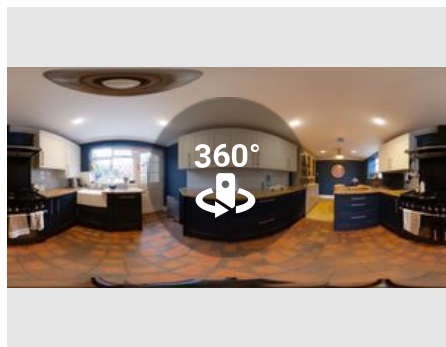
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	3.13.2

4 Kitchen

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
4.2 Door Frame & Skirting	Gloss painted wood (skirting) Condition: Minor evidence of marks, scratches, chips and/or scuffs. Cleanliness: Minor evidence of dirt/dust or loose debris, behind the back door.	● Fair	● Fair	 2 photos
4.3 Ceiling	Plastered/Painted white. White coving Condition: Minor evidence of marks, smudges and/or stains. Patchy paintwork evident and there is some minor damage to the edge of the coving. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Fair	● Good	 3 photos
4.4 Light Fittings	1x metal pendant style light with a built in shade and 4x recessed spotlights. All bulbs are in working order. Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	 2 photos
4.5 Walls	Plastered & painted. Tiled (around worktops). Acrylic splashback (behind cooker) Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Minimal picture hooks, rawl plugs and/or filled holes present. Patchy paintwork evident. Appears to be cosmetic damage only. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Fair	● Good	 5 photos
4.6 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Obscured glass. Glazing leading. Brass handle. Tiled sills Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Minor evidence of dirt/dust and/or loose debris to the frame and/or sill. Minor smears to the glazing.	● Good	● Fair	 4 photos
4.7 Sockets & Switches	All sockets/switches plastic Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 1 photo
4.8 Floor	Tiled Condition: Free of marks, stains, cracks and chips. Cleanliness: Minor evidence of dust, dirt and/loose debris present.	● Good	● Fair	 3 photos
4.9 Kitchen Cupboards/Units	Wall units present. Base units present. 9 hinged doors. Laminated. Fixed handles. Chrome handles. Laminated shelving Condition: Unit frames and doors free of marks, scratches and stains. Shelving free of marks, stains and chips. Miscellaneous items inside. All hinges and handles intact. Cleanliness: Doors and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the cupboard(s).	● Good	● Good	 5 photos
4.10 Kitchen Drawers	2 drawers. Laminated. Fixed handles. Chrome handles Condition: All drawers handles and drawers fascias intact and free for marks, stains and scratches. All runners intact and drawers open smoothly. Miscellaneous items inside. Cleanliness: Drawer fascias and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the drawers.	● Good	● Good	 3 photos
4.11 Kitchen Worksurfaces	Marble worksurface Condition: Free of marks, stains and scratches. No burn marks present. Edging is intact and no visible damage apparent. Cleanliness: Free of dirt, dust and loose debris. No grease or food residue evident.	● Good	● Good	 2 photos

Item	Description	Condition	Cleanliness	Photos
4.12 Kitchen Sink	Single bowl. Belfast sink. Ceramic. Mixer tap. Lever taps. Chrome taps Condition: Sink free of cracks, scratches and stains. Draining board free of scratches and stains. Plug present. Taps intact and no evidence of leaks or dripping. Cleanliness: Free of dirt and loose debris to the basin and draining board. No grease or food residue present. Taps free of limescale.	● Good	● Good	 5 photos
4.13 Hob	Gas hob. 5 rings Condition: Rings intact and free from visible defects. The surface is free of marks, scratches and wearing. Cleanliness: Minor evidence of smears and loose debris present.	● Good	● Fair	 5 photos
4.14 Oven	Range cooker. Chrome rack x 3. Grill tray & rack Condition: Door and hinges intact. Seal intact with no visible marks or damage. Interior is free from marks, scratches and scuffs. Rack shelving present and intact. Cleanliness: Minor evidence of grease/burnt food residue to the interior of the bottom left hand oven, and shelving.	● Good	● Fair	 8 photos
4.15 Extractor Cooker Hood	Chimney hood Condition: Casing is free of marks, stains and scratches. Fan is responsive and in working order. Cleanliness: Free of dirt, dust, grease and food residue to the filters, controls and casing.	● Good	● Good	 4 photos
4.16 Fridge	Integrated freezer Condition: Casing and doors intact and free of marks, dents and stains. Shelving, drawers and trays intact and free from cracks and visible defects. The interior light is in working order. No build up of frost or ice. Cleanliness: Free of dirt, dust and stains to the interior and exterior. No grease or food residue present to the shelves and drawers.	● Good	● Good	 6 photos
4.17 Dishwasher	Integrated slimline. Rack. Plate rack. Glass rack. Cutlery holder Condition: Casing and door free of marks, dents and stains. Door hinges and rack runners operating smoothly. Rack shelving intact. Cleanliness: Free of dirt, grease and food residue to the exterior and interior.	● Good	● Good	 3 photos
4.18 Television	Free standing. LED. Logik Condition: Unit free of scratches and marks. The screen appears intact with no scratches and no imperfections or dead pixels. On-unit controls are intact. Remote control present. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 3 photos
4.19 Kettle	Stainless steel Condition: Free of marks, cracks or stains to the unit. No fraying to the power cable. Appears to be in working order. Cleanliness: Free of dirt, dust, loose debris and stains to the unit.	● Good	● Good	 1 photo
4.20 Tea, Coffee, Sugar Canisters	Ceramic jar Condition: Free of marks, scratches, chips and stains. No damage or defects evident. All lids present and intact. Cleanliness: Free of dirt, dust and stains to the exterior and interior of the canisters. The interiors are free of dirt, loose debris and food residue.	● Good	● Good	 2 photos
4.21 Knife Block	Wooden Condition: Free of marks, scratches, chips or stains. All knives present. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 1 photo
4.22 Back Door	Wooden barn-style back door with a brass lever handle and clear glazing panels. Condition: Free of marks and scratches to the interior and exterior sides. Glazing is intact. Handles and closing mechanism are in working order. Lock in working order. Cleanliness: Free of dirt, dust and drip marks. Glazing in a good clean condition.	● Good	● Good	 7 photos

General Overview

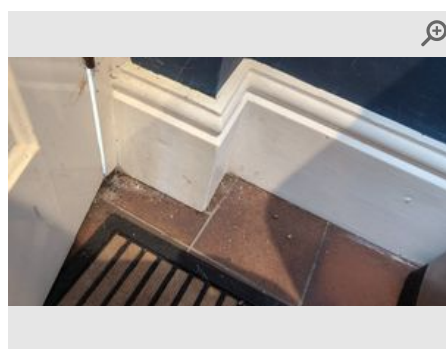


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.1.1

Door Frame & Skirting

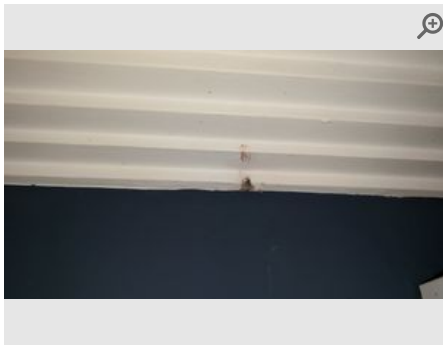


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.2.1

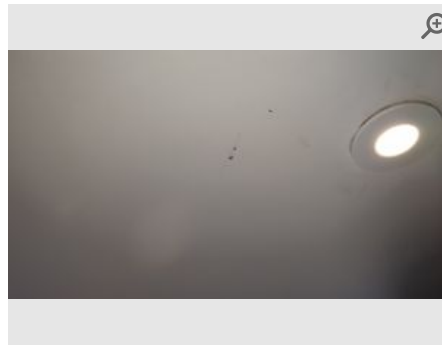


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.2.2

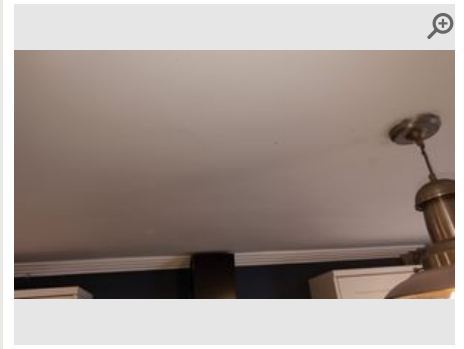
Ceiling



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.3.1

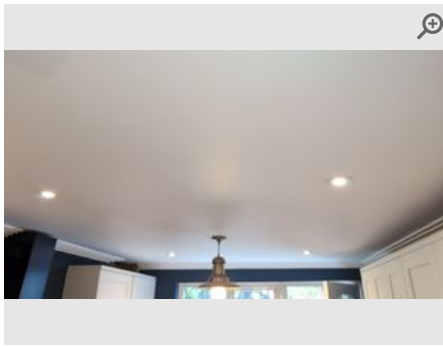


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.3.2

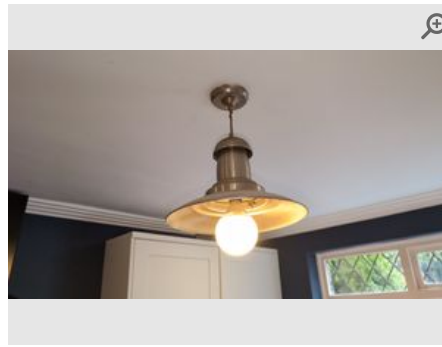


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.3.3

Light Fittings

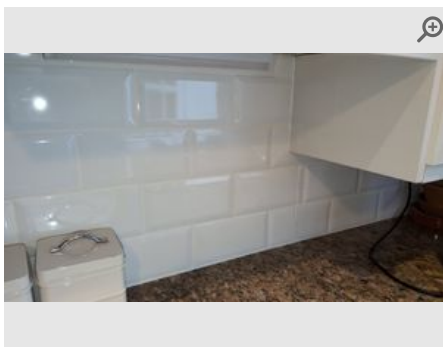


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.4.1

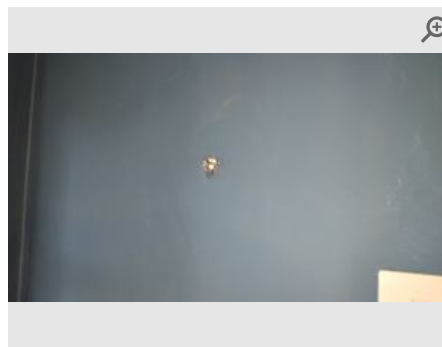


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.4.2

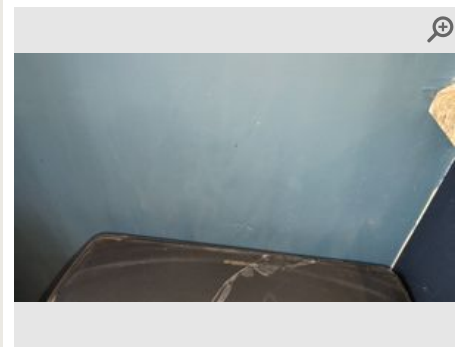
Walls



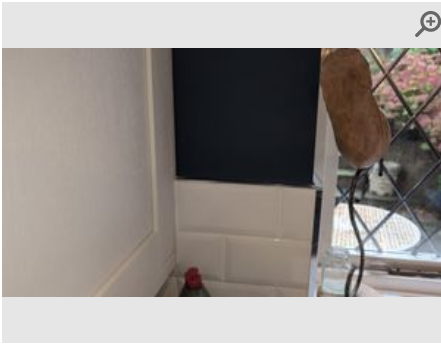
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.5.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.5.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.5.3

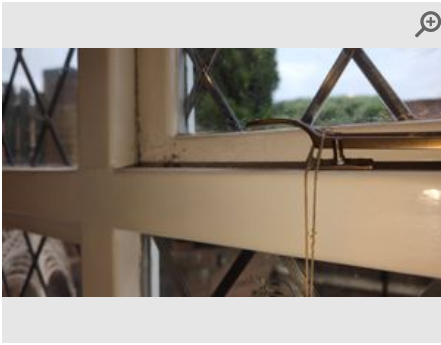


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.5.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.5.5

Windows and Sills



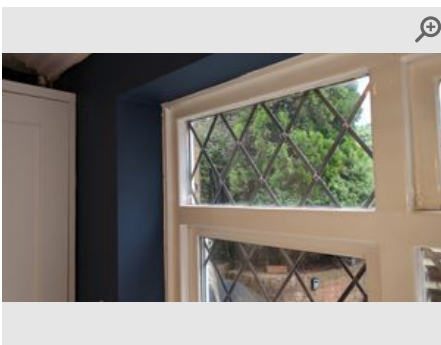
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.6.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.6.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.6.3



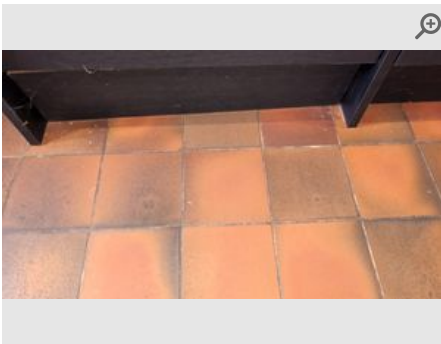
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.6.4

Sockets & Switches

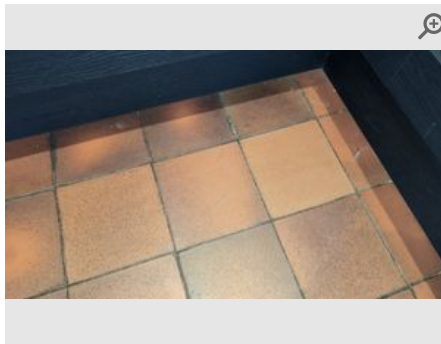


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.7.1

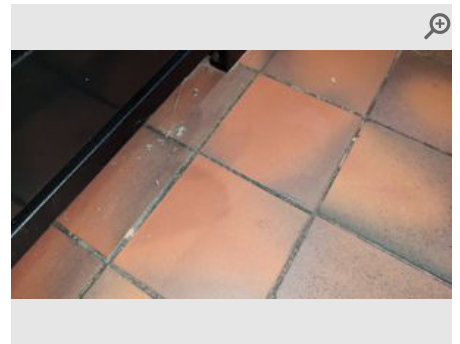
Floor



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.8.1

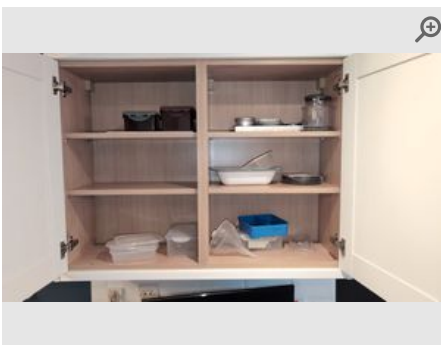


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.8.2

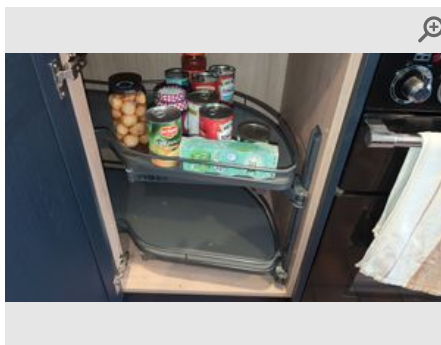


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.8.3

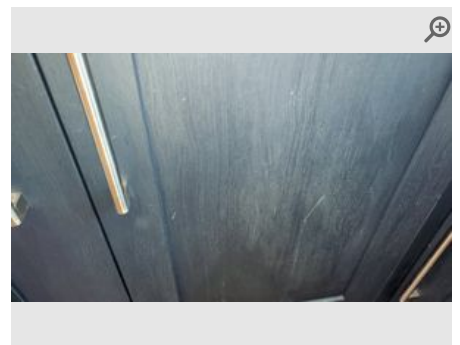
Kitchen Cupboards/Units



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.9.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.9.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.9.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.9.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.9.5

Kitchen Drawers



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.10.1

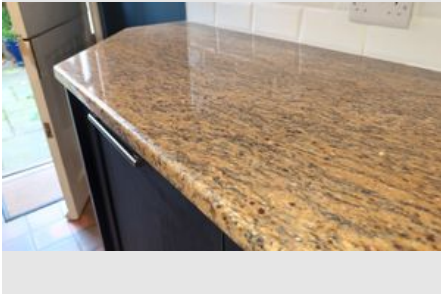


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.10.2

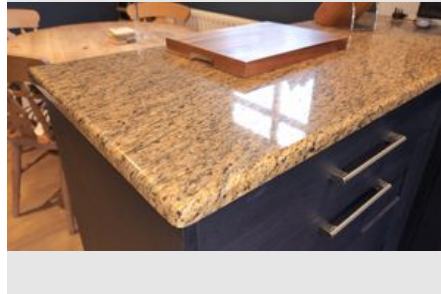


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.10.3

Kitchen Worksurfaces



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.11.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.11.2

Kitchen Sink



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.12.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.12.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.12.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.12.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.12.5

Hob



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.13.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.13.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.13.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.13.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.13.5

Oven



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.5



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.6



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.7



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.14.8

Extractor Cooker Hood



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.15.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.15.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.15.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.15.4

Fridge



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.16.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.16.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.16.3



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.16.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.16.5



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.16.6

Dishwasher



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.17.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.17.2



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.17.3

Television



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.18.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.18.2



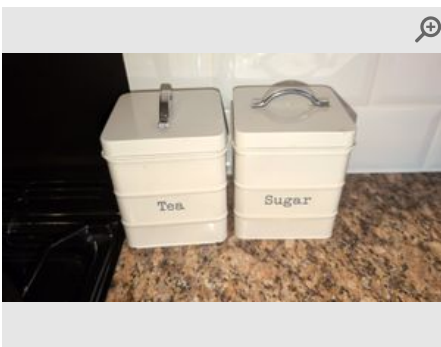
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.18.3

Kettle

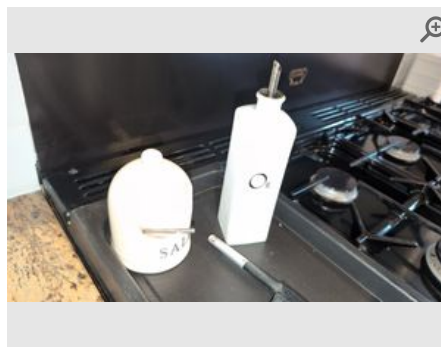


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.19.1

Tea, Coffee, Sugar Canisters

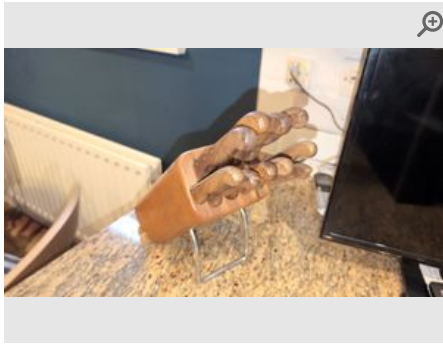


Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.20.1



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.20.2

Knife Block



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.21.1

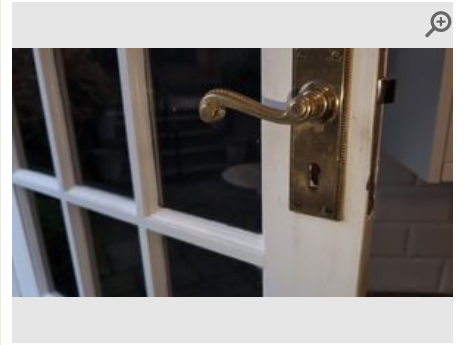
Back Door



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.22.1



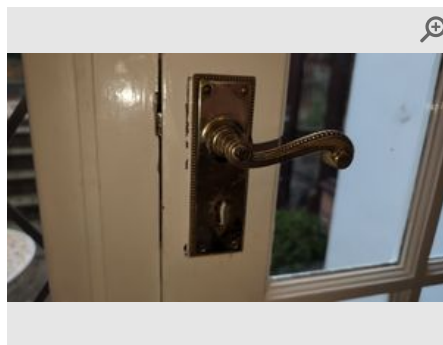
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.22.2



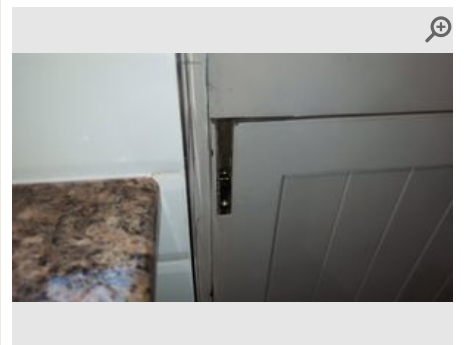
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.22.3



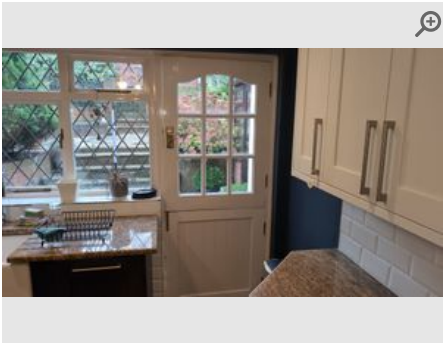
Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.22.4



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.22.5



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.22.6



Provided by	Inspector
Captured (Certified by inspector)	12/11/2024
Added	12/11/2024
Reference	4.22.7



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: Joe Bloggs
Date: 13/11/2024 at 9:55am

Tenant Signature



Name: Peter Parker
Date: 13/11/2024 at 10:03am
Email address: info@inventoryhive.co.uk
IP address: 2a0d:3344:18e:1e00:f9b7:ff

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

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

Health & Safety / Insurance Risk-Avoidance Steps

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

Guidance Notes to Tenants

What should I know about the check-out process?

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

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

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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