



14 Longford Park, Longford, Newport,
Shropshire, England, TF10 8LW

TENANT NAME



TENANCY TYPE

Joint

OTHER TENANT(S)



REPORT CONFIRMED BY

Oisin Higgins

PROPERTY VISIT DATE

16/08/2024

PREPARED ON BEHALF OF

Ebor Inventories

Telephone: 07849512268

 [View Photo Gallery](#)

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

3-bed semi-detached grade 2 listed barn conversion.

Situation 1 mile outside of Newport, Shropshire, in the historic hamlet of Longford.

Dedicated parking and garage included.

Report Information

3 bed semi detached in Longford Park, Newport.

Dedicated parking, detached garage, garden front and rear.

Information provided by tenant

YES

Do you have any issues/concerns to highlight in relation to the contents of this report?

No major problems just updated a few points with some minor damages

**Inspector
Response**

Thanks for the points raised. All accepted and included.

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?
- NO** Are any smoke/heat alarms approaching the last 3 months of their life cycle?
- 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?
- NO** Are any carbon monoxide alarms approaching the last 3-months of their life cycle?



Health & Safety Alarm Compliance Photos



Provided by **Inspector**
Captured (via App): **16/08/2024 12:05 PM**
Added **16/08/2024**



Provided by **Inspector**
Captured (via App): **16/08/2024 12:05 PM**
Added **16/08/2024**



Provided by **Inspector**
Captured (via App): **16/08/2024 12:05 PM**
Added **16/08/2024**



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	3 photos
<u>Toilet</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	2 photos
<u>Kitchen</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	4 photos
<u>Dining Room</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	4 photos
<u>Living Room/Lounge</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	5 photos
<u>Stairway/Landing</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	4 photos
<u>Bedroom</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	3 photos
<u>Bathroom</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	2 photos
<u>Bedroom</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	3 photos
<u>Bedroom</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	3 photos
<u>Ensuite</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	2 photos
<u>Loft</u>	Clean & Tidy. Neutral smell/no odours evident No items remaining. Clean.	● Good	● Good	7 photos
<u>Front Garden</u>	Good seasonal order Good seasonal order. No rubbish present.	● Good	● Good	6 photos
<u>Back Garden</u>	Good seasonal order Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	8 photos
<u>Car Parking Space</u>	Tarmacked area See images.	● Good	● Good	2 photos
<u>Detached Garage</u>	Manual up & over door. Smooth opening Empty inside. Free of rubbish. Garage door in working order.	● Good	● Good	5 photos



Check-in Inventory Details

Habitation Compliance Checklist

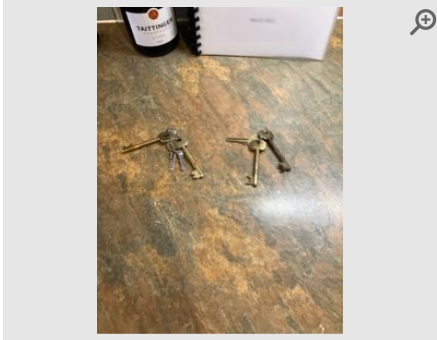
- | | |
|-----|--|
| YES | Tenant(s) have access to all escape routes in the event of a fire |
| YES | All entrances, exits and windows have secure locking mechanisms in working order with the appropriate keys, access cards and/or codes supplied to tenant(s). |
| NO | Evidence of damp/mould on walls/ceilings |
| 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

YES Appliance manuals photographed & handed over

Key Photos

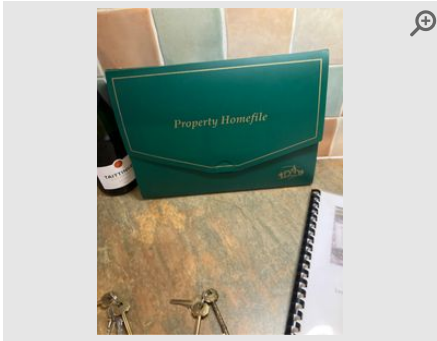


Provided by **Inspector**

Captured (via App): **16/08/2024 12:24 PM**

Added **16/08/2024**

Appliance Manual Photos



Provided by **Inspector**

Captured (via App): **16/08/2024 12:24 PM**

Added **16/08/2024**



Utility Details

Electricity - Single Rate Meter

Supplier

Serial Number (MSN)

N/A

Location

Serial Photo



Provided by

Inspector

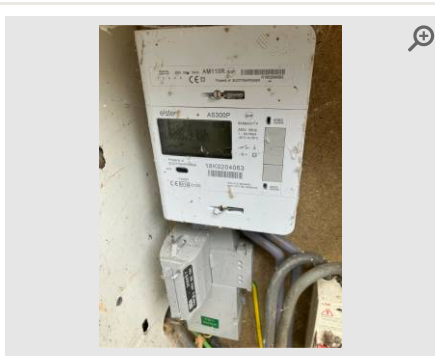
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16/08/2024

Date	Notes	Reading
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Provided by

Inspector

Captured (via App):

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Added

16/08/2024

Water - Single Rate Meter

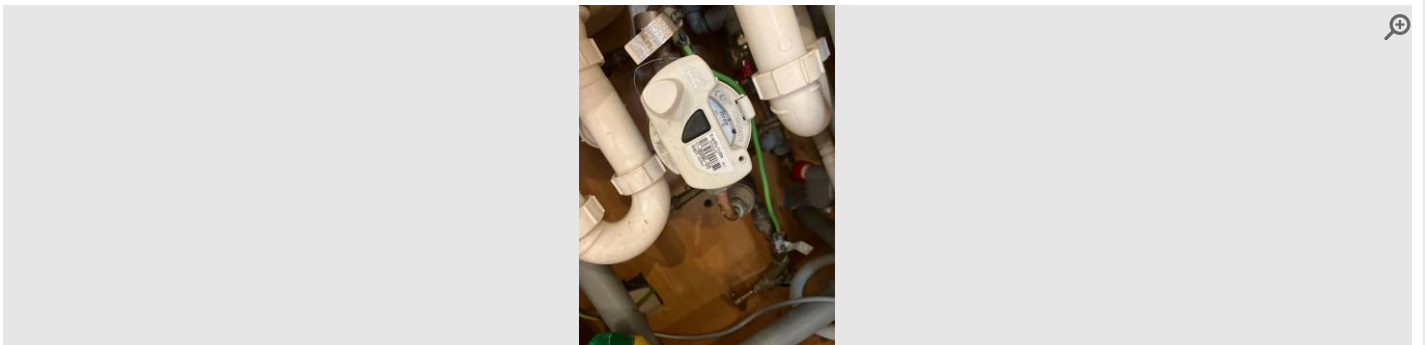
Supplier

Serial Number (MSN)

N/A

Location

**Serial
Photo**



Provided by

Inspector

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16/08/2024 12:06 PM

Added

16/08/2024

Date	Notes	Reading
16/08/2024		0619773



Provided by

Inspector

Captured (via App):

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Added

16/08/2024

 **Oil - Single Rate Meter**

Supplier

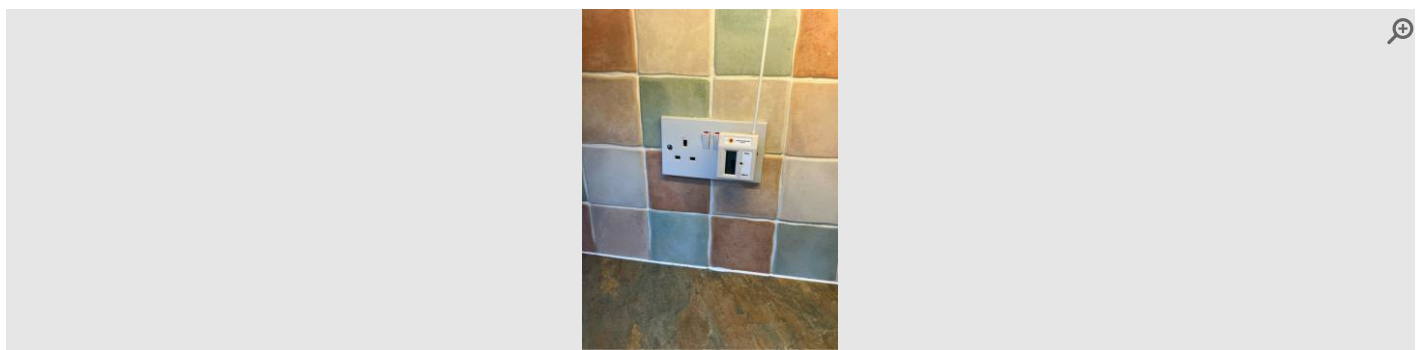
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Serial Number (MSN)

N/A

Location

**Location
Photo**



Provided by

Inspector

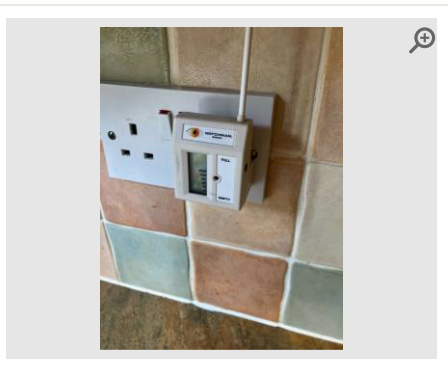
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16/08/2024 12:05 PM

Added

16/08/2024

Date	Notes	Reading
16/08/2024		6 bars



Provided by

Inspector

Captured (via App):











16/08/2024 12:06 PM

Added

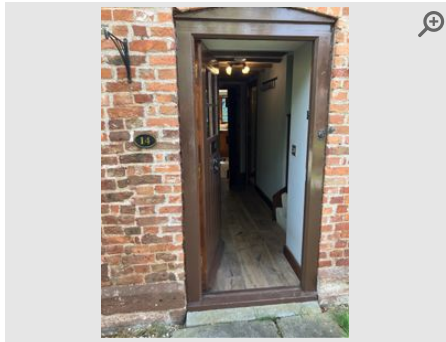
16/08/2024

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	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 3 photos
1.2 Front Door	Wood double glazed Free of marks and scratches to front side and reverse. Glazing in a good clean condition.	● Fair	● Good	 2 photos
1.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Free of marks, dents and dust.	● Good	● Good	 4 photos
1.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 2 photos
1.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
1.6 Smoke Alarm	Ceiling mounted. Test button/function working. Wired Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	 1 photo
1.7 Walls	Plastered & painted See images.	● Fair	● Good	 5 photos
1.8 Radiator	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 2 photos
	🚫 Disagreed by tenant - 19th August 2024 ● The inspector agreed			
	Information provided by tenant Light scratching and dirt			
1.9 Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
1.10 Floor	Laminate wood Free of stains, marks and scratches.	● Good	● Good	 4 photos
	🚫 Disagreed by tenant - 19th August 2024 ● The inspector agreed			
	Information provided by tenant Mark on the floor			

General Overview



Provided by	Inspector
Captured (via App):	16/08/2024 10:50 AM
Added	16/08/2024
Reference	1.1.1



Provided by	Inspector
Captured (via App):	16/08/2024 10:50 AM
Added	16/08/2024
Reference	1.1.2

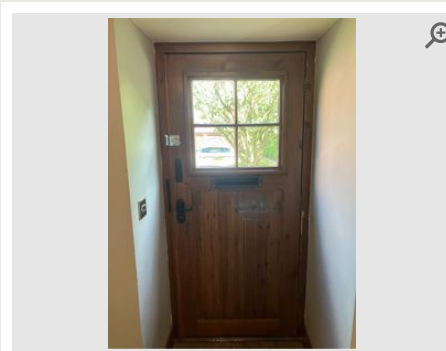


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Reference	1.1.3

Front Door

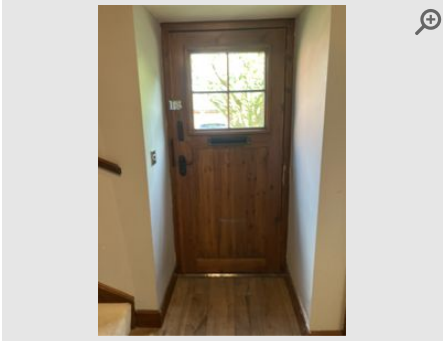


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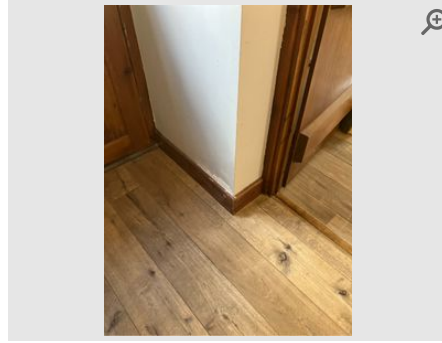


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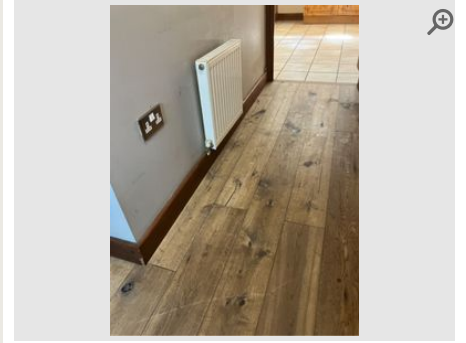
Door Frame & Skirting



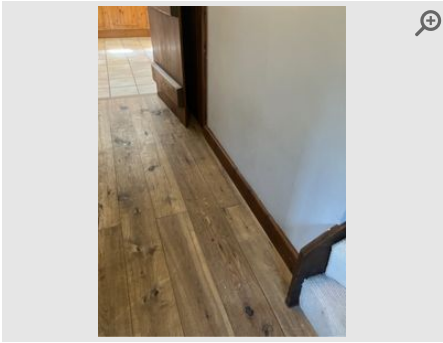
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Reference	1.3.1



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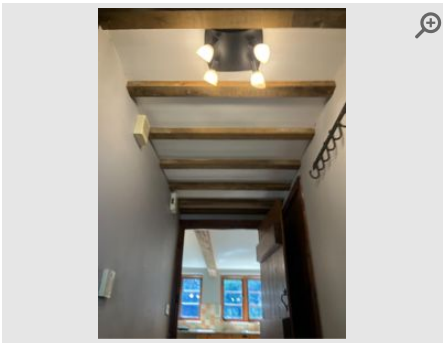


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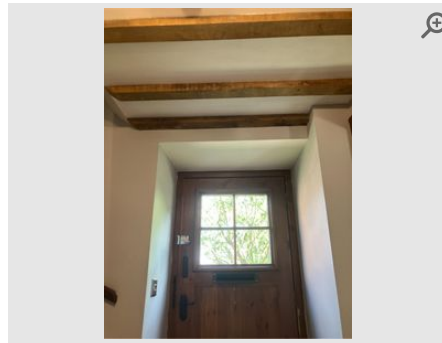


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Reference	1.3.4

Ceiling

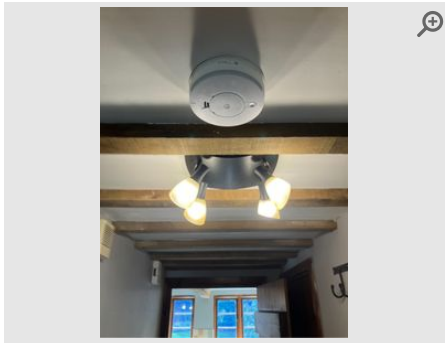


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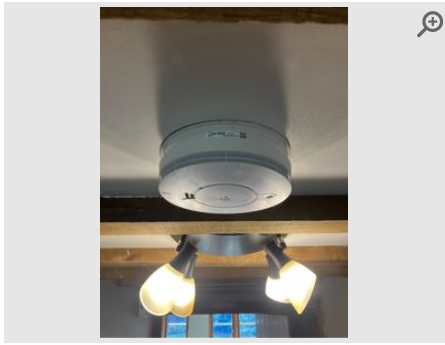
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Reference	1.4.2

Light Fittings



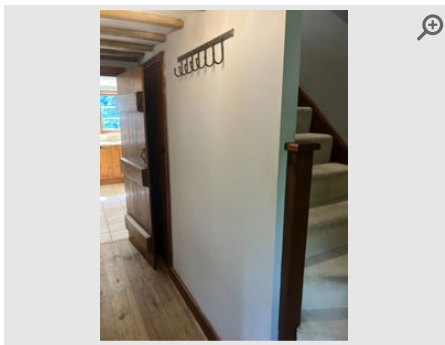
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Reference	1.5.1

Smoke Alarm

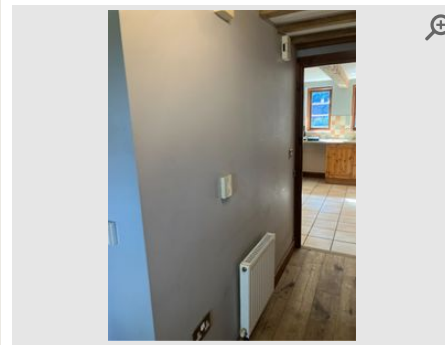


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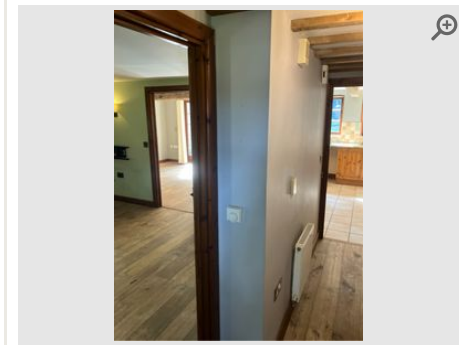
Walls



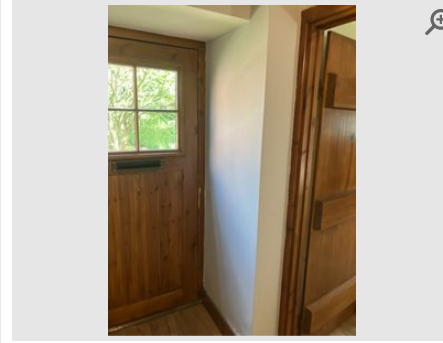
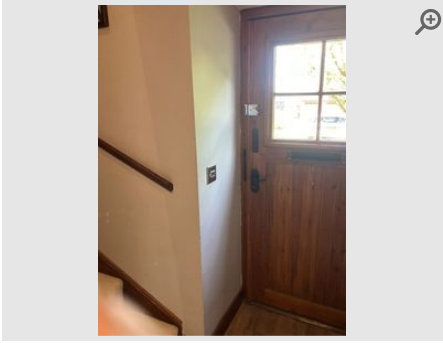
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Reference	1.7.1



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Added	16/08/2024
Reference	1.7.2



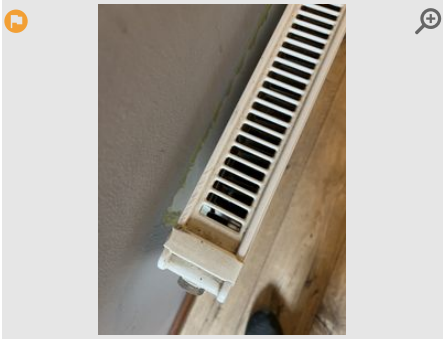
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Added	16/08/2024
Reference	1.7.3



Provided by	Inspector
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Added	16/08/2024
Reference	1.7.4

Provided by	Inspector
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Added	16/08/2024
Reference	1.7.5

Radiator



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	1.8.1

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Added	16/08/2024
Reference	1.8.2

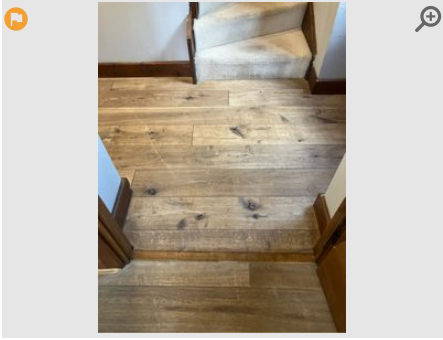
Floor



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	1.10.1












Provided by	Inspector
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Reference	1.10.2

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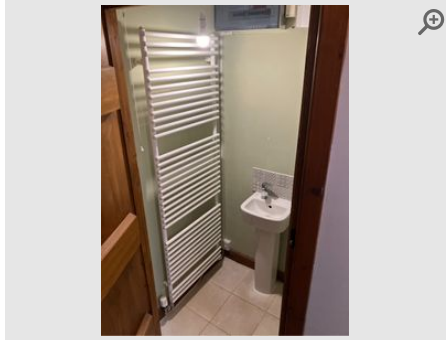


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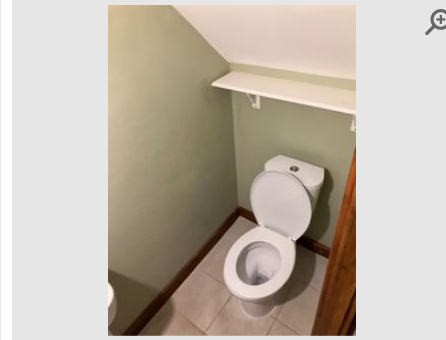
2 Toilet

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 2 photos
2.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	 3 photos
	Disagreed by tenant - 19th August 2024		● The inspector agreed	
Information provided by tenant Marks on the door				
2.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Free of marks, dents and dust.	● Fair	● Good	 3 photos
2.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 2 photos
2.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
2.6 Switches/Cord	Cord fixing Switch/cord present and intact.	● Good	● Good	 1 photo
2.7 Walls	Plastered & painted. Tiled (around wet areas) See images.	● Fair	● Good	 3 photos
2.8 Radiator	White ladder style Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
2.9 Floor	Tiled Free of stains, marks and scratches.	● Good	● Good	 3 photos
2.10 Sink/Basin	Pedestal porcelain. Mixer tap. Mechanised plug Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	 1 photo
2.11 Toilet	Porcelain. Plastic/Acrylic seat & lid Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	 1 photo

**General
Overview**

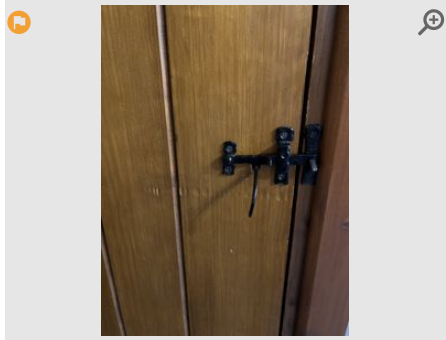


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Reference	2.1.1



Provided by	Inspector
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Added	16/08/2024
Reference	2.1.2

**Door
(Internal)**



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	2.2.1

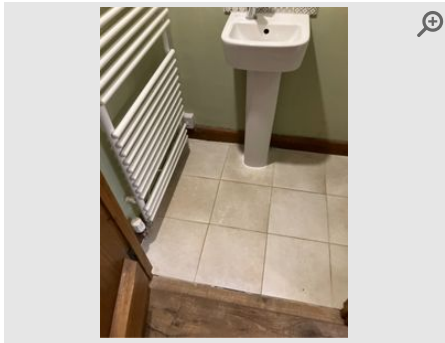


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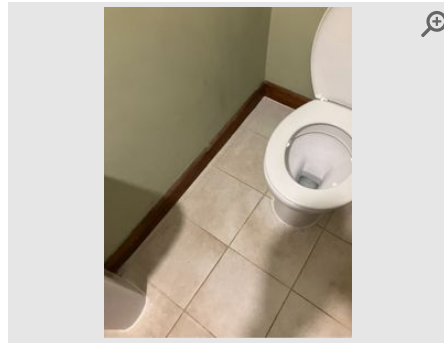


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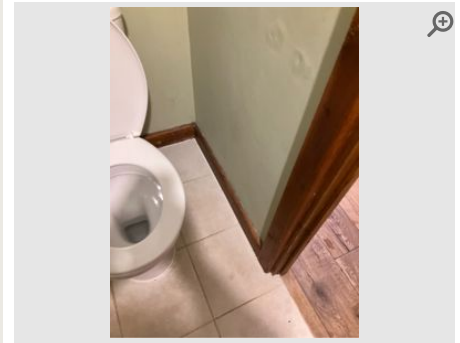
**Door Frame &
Skirting**



Provided by	Inspector
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Added	16/08/2024
Reference	2.3.1

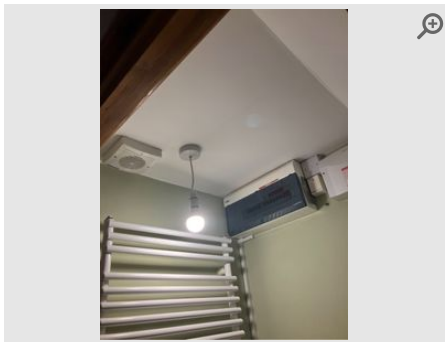


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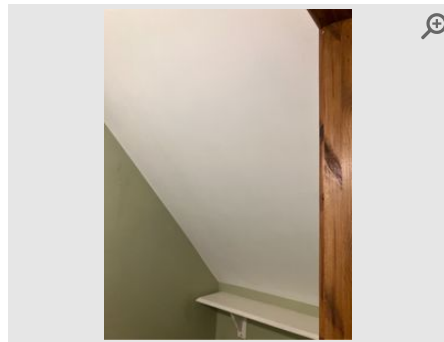


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Reference	2.3.3

Ceiling

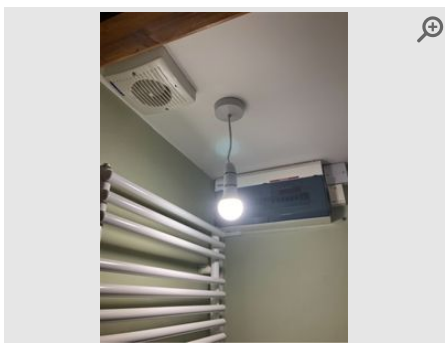


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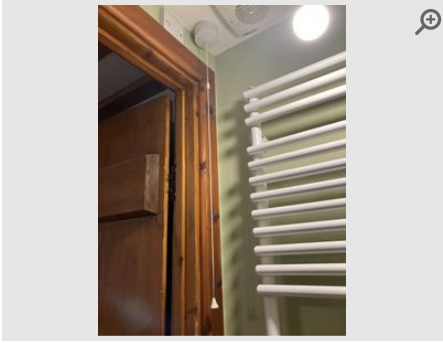
Provided by	Inspector
Captured (via App):	16/08/2024 10:57 AM
Added	16/08/2024
Reference	2.4.2

Light Fittings



Provided by	Inspector
Captured (via App):	16/08/2024 10:57 AM
Added	16/08/2024
Reference	2.5.1

Switches/Cord

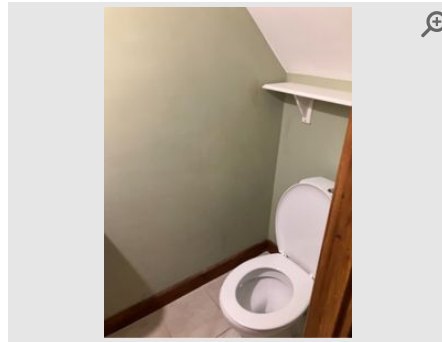


Provided by	Inspector
Captured (via App):	16/08/2024 10:57 AM
Added	16/08/2024
Reference	2.6.1

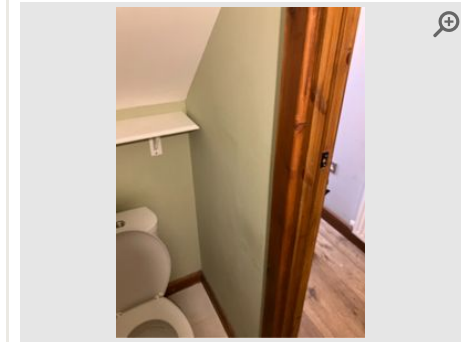
Walls



Provided by	Inspector
Captured (via App):	16/08/2024 10:58 AM
Added	16/08/2024
Reference	2.7.1

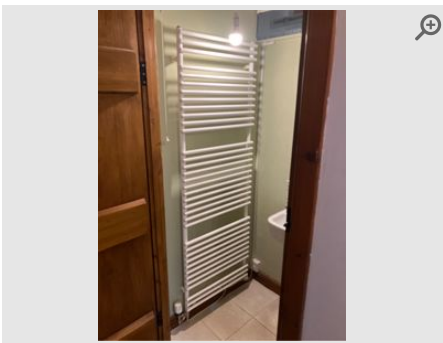


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Captured (via App):	16/08/2024 10:58 AM
Added	16/08/2024
Reference	2.7.2



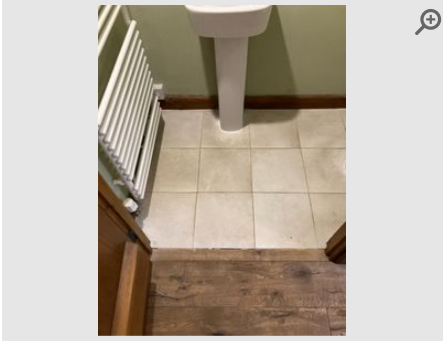
Provided by	Inspector
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Added	16/08/2024
Reference	2.7.3

Radiator

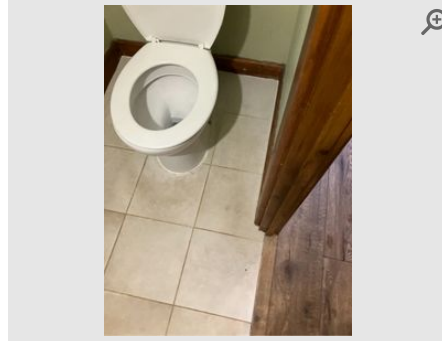


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Added	16/08/2024
Reference	2.8.1

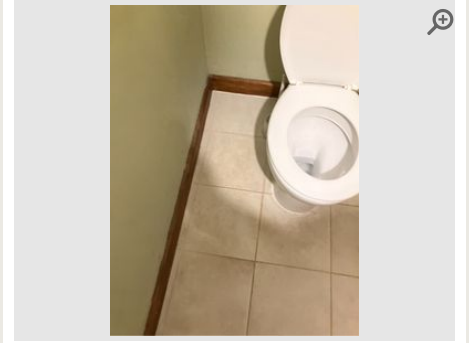
Floor



Provided by	Inspector
Captured (via App):	16/08/2024 10:58 AM
Added	16/08/2024
Reference	2.9.1

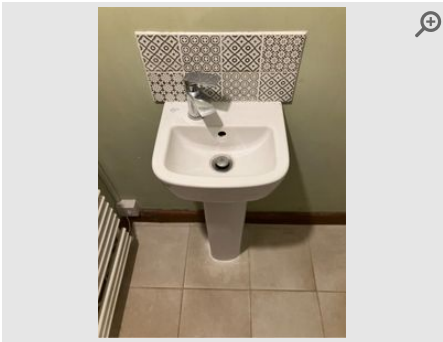


Provided by	Inspector
Captured (via App):	16/08/2024 10:58 AM
Added	16/08/2024
Reference	2.9.2



Provided by	Inspector
Captured (via App):	16/08/2024 10:58 AM
Added	16/08/2024
Reference	2.9.3

Sink/Basin



Provided by	Inspector
Captured (via App):	16/08/2024 10:59 AM
Added	16/08/2024
Reference	2.10.1





Toilet



Provided by	Inspector
Captured (via App):	16/08/2024 10:59 AM
Added	16/08/2024
Reference	2.11.1

3 Kitchen

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	4 photos
3.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	2 photos
3.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Free of marks, dents and dust.	● Good	● Good	6 photos
	Disagreed by tenant - 19th August 2024 ● The inspector agreed			
	Information provided by tenant Door frame loose			
3.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	3 photos
3.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	5 photos
3.6 Walls	Plastered & painted. Tiled (around wet areas) See images.	● Good	● Good	7 photos
	Disagreed by tenant - 19th August 2024 ● The inspector agreed			
	Information provided by tenant Existing holes in wall			
3.7 Windows and Sills	Standard window. 3 in total Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	2 photos
3.8 Radiator	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	2 photos
	Disagreed by tenant - 19th August 2024 ● The inspector agreed			
	Information provided by tenant Old paint on it			
3.9 Sockets & Switches	All sockets/switches metal clad All sockets and switches present and intact with no signs of damage.	● Good	● Good	N/A
3.10 Floor	Tiled Free of stains, marks and scratches.	● Good	● Good	5 photos
3.11 Kitchen Cupboards/Units	Wall units present. Base units present All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Good	8 photos
3.12 Kitchen Drawers	6 drawers All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	8 photos
3.13 Kitchen Worksurfaces	Laminated worksurface Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Good	3 photos
3.14 Kitchen Sink	Double bowl. Plastic Free of scratches and cracks. No food residue or grease present. Plug present.	● Fair	● Fair	3 photos
3.15 Hob	Ceramic hob. 4 rings Free of grease and food residue. Free of dust. Dials/knobs intact.	● Good	● Good	2 photos

Item	Description	Condition	Cleanliness	Photos
3.16 Oven	Double oven. Chrome rack x 3. Baking tray x 1. Grill tray Free of grease and food residue inside. Seal intact and door hinge functioning smoothly.	● Good	● Good	 6 photos
3.17 Extractor Cooker Hood	Integrated hood Hood filter free of grease and food residue. All bulbs/spots in working order. Fan switches are responsive.	● Good	● Good	 2 photos
3.18 Fridge	Upright. 4 Drawers. 3 Shelves Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order.	● Good	● Good	 5 photos
3.19 Dishwasher	Integrated full sized Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly.	● Good	● Good	 6 photos

General Overview



Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.1.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.1.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.1.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.1.4

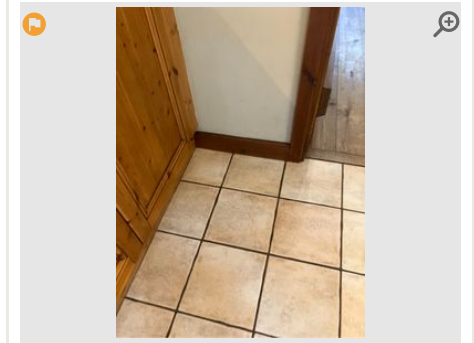
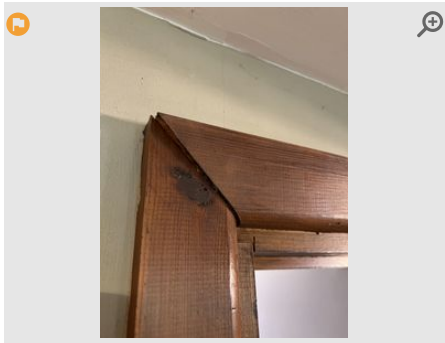
Door (Internal)



Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.2.1

Provided by	Inspector
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Added	16/08/2024
Reference	3.2.2

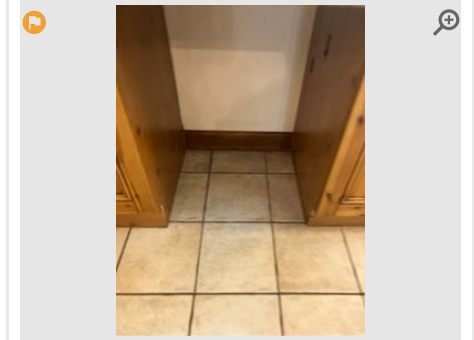
Door Frame & Skirting



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	3.3.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.3.2

Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.3.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.3.4

Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.3.5

Provided by	Inspector
Captured (via App):	16/08/2024 11:00 AM
Added	16/08/2024
Reference	3.3.6

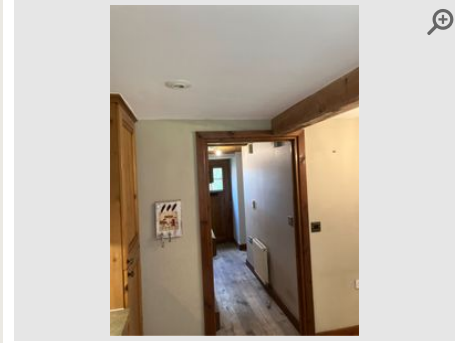
Ceiling



Provided by	Inspector
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Added	16/08/2024
Reference	3.4.1

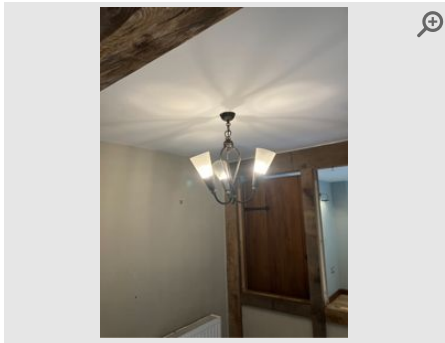


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Added	16/08/2024
Reference	3.4.2

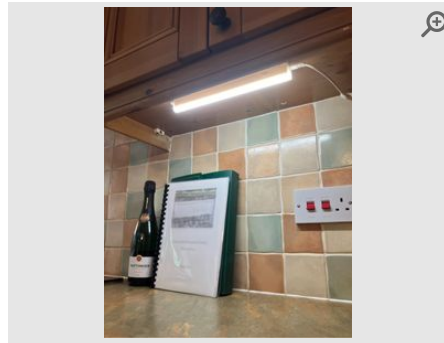


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Added	16/08/2024
Reference	3.4.3

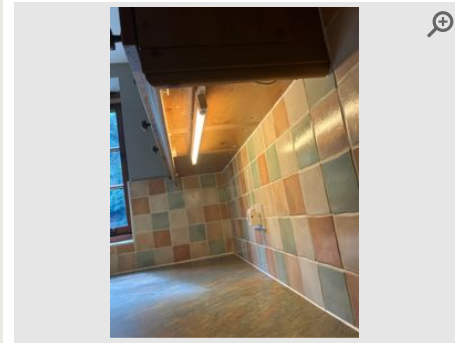
Light Fittings



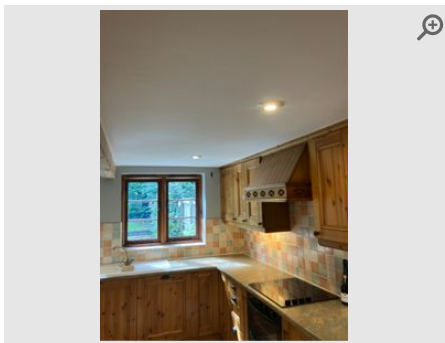
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Added	16/08/2024
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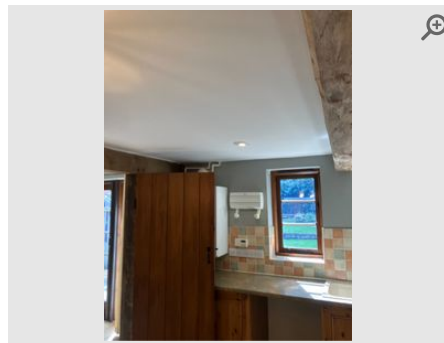
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Added	16/08/2024
Reference	3.5.2



Provided by	Inspector
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Added	16/08/2024
Reference	3.5.3

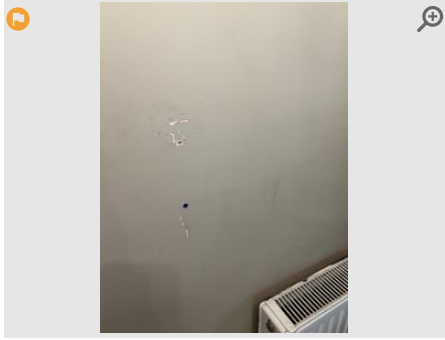


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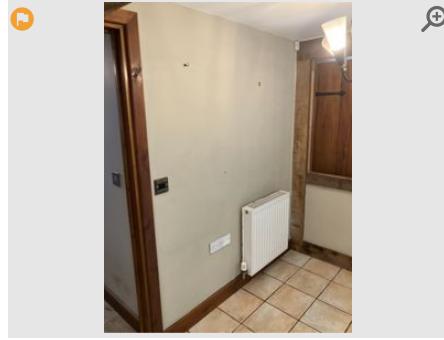


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Reference	3.5.5

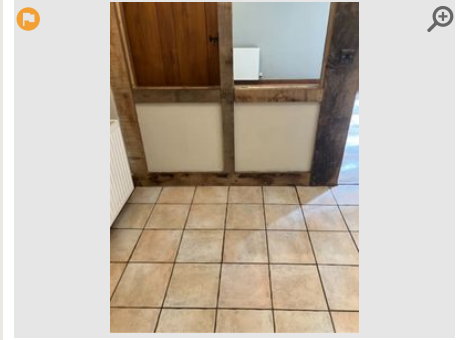
Walls



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	3.6.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:02 AM
Added	16/08/2024
Reference	3.6.2



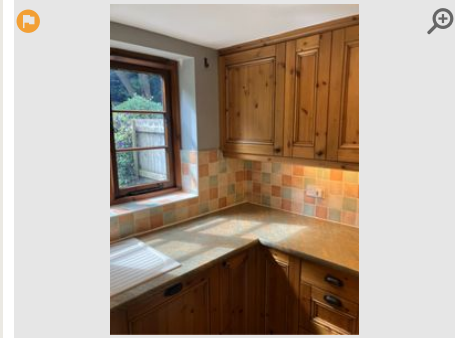
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Added	16/08/2024
Reference	3.6.3



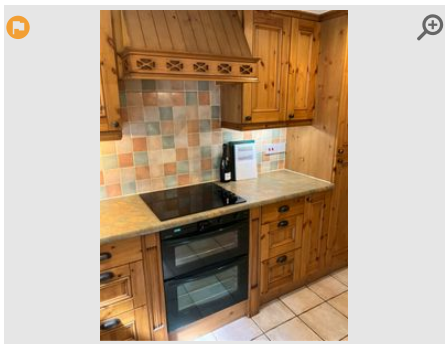
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Added	16/08/2024
Reference	3.6.4



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Added	16/08/2024
Reference	3.6.5

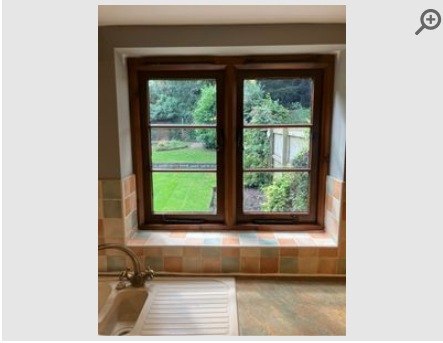


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Reference	3.6.6

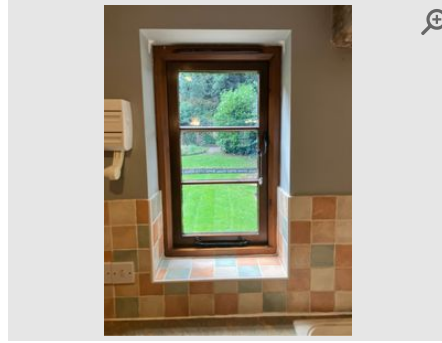


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Added	16/08/2024
Reference	3.6.7

Windows and Sills

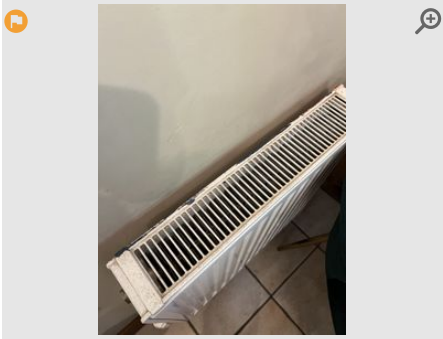


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Added	16/08/2024
Reference	3.7.1

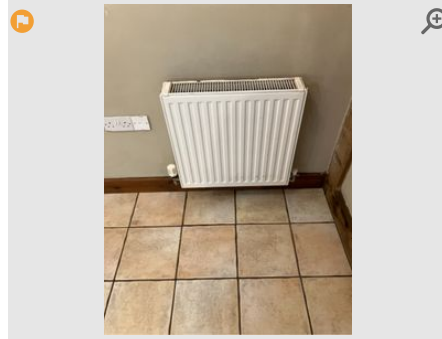


Provided by	Inspector
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Added	16/08/2024
Reference	3.7.2

Radiator



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	3.8.1

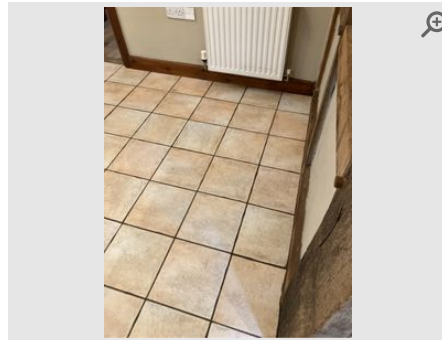


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Added	16/08/2024
Reference	3.8.2

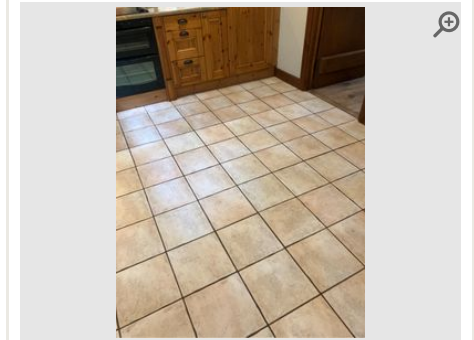
Floor



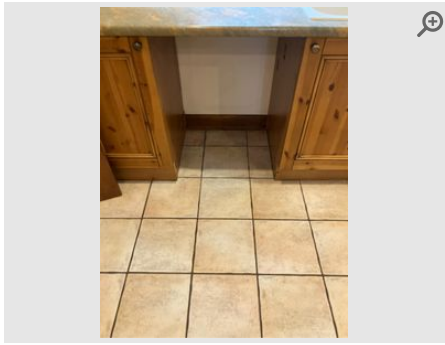
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Added	16/08/2024
Reference	3.10.1



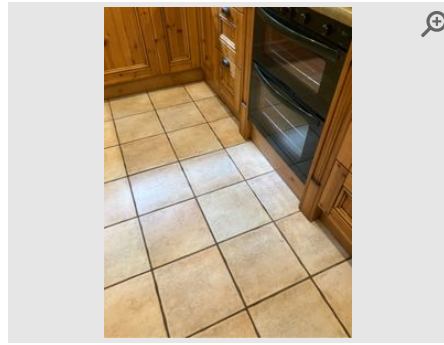
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Added	16/08/2024
Reference	3.10.2



Provided by	Inspector
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Added	16/08/2024
Reference	3.10.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:03 AM
Added	16/08/2024
Reference	3.10.4



Provided by	Inspector
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Added	16/08/2024
Reference	3.10.5

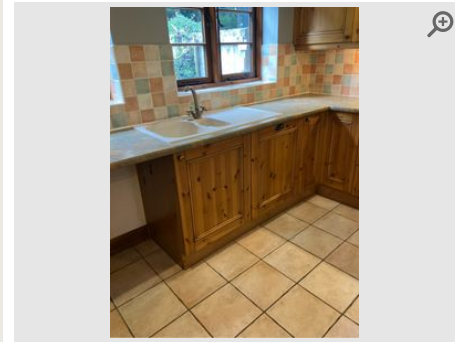
Kitchen Cupboards/Units



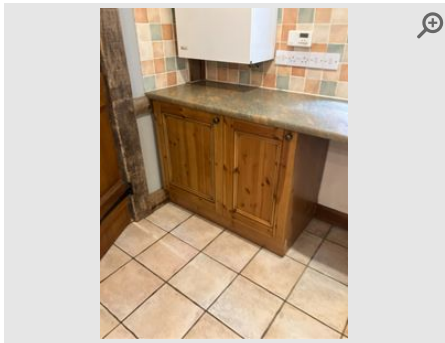
Provided by	Inspector
Captured (via App):	16/08/2024 11:04 AM
Added	16/08/2024
Reference	3.11.1



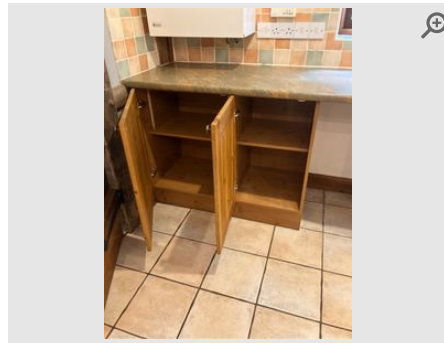
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Added	16/08/2024
Reference	3.11.2



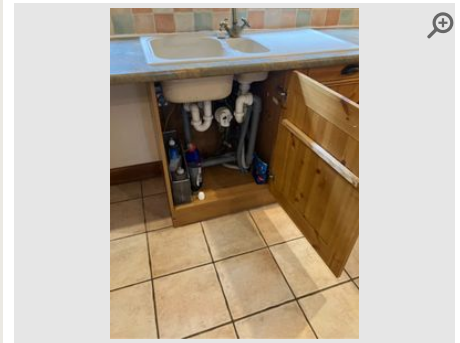
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Added	16/08/2024
Reference	3.11.3



Provided by	Inspector
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Added	16/08/2024
Reference	3.11.4



Provided by	Inspector
Captured (via App):	16/08/2024 11:04 AM
Added	16/08/2024
Reference	3.11.5



Provided by	Inspector
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Added	16/08/2024
Reference	3.11.6

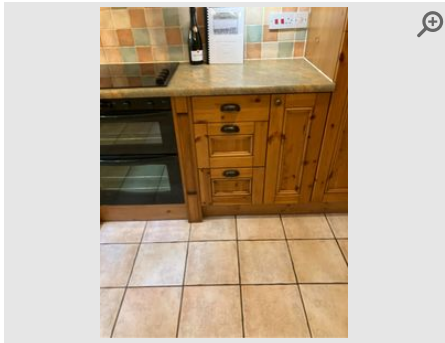


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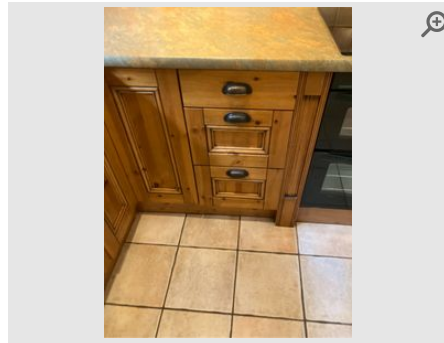


Provided by	Inspector
Captured (via App):	16/08/2024 11:04 AM
Added	16/08/2024
Reference	3.11.8

Kitchen Drawers



Provided by	Inspector
Captured (via App):	16/08/2024 11:05 AM
Added	16/08/2024
Reference	3.12.1



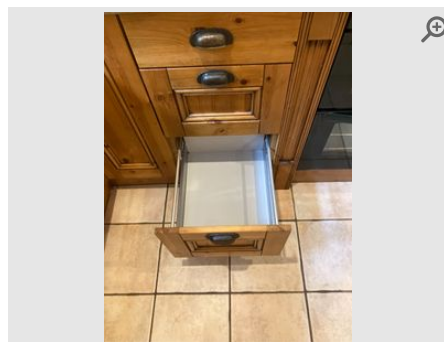
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Added	16/08/2024
Reference	3.12.2



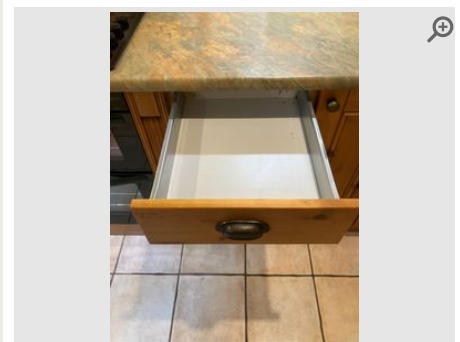
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Added	16/08/2024
Reference	3.12.3



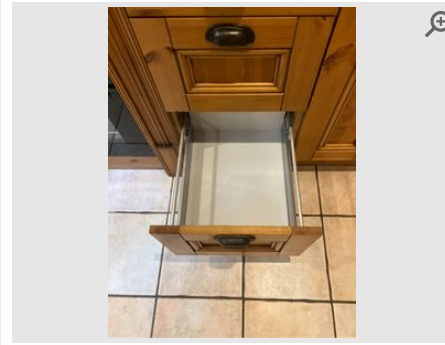
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Added	16/08/2024
Reference	3.12.4



Provided by	Inspector
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Added	16/08/2024
Reference	3.12.5



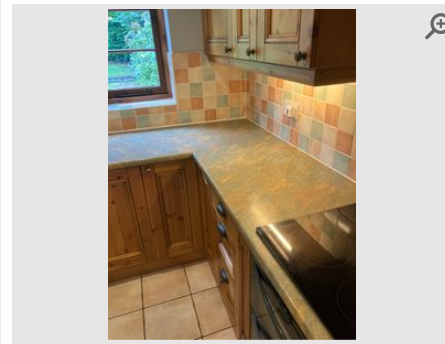
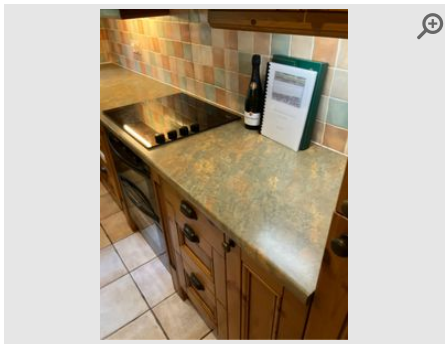
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Added	16/08/2024
Reference	3.12.6



Provided by	Inspector
Captured (via App):	16/08/2024 11:05 AM
Added	16/08/2024
Reference	3.12.7

Provided by	Inspector
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Added	16/08/2024
Reference	3.12.8

Kitchen Worksurfaces

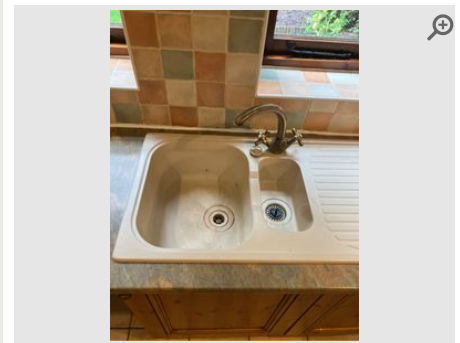
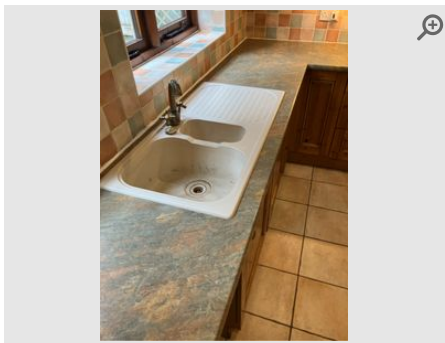


Provided by	Inspector
Captured (via App):	16/08/2024 11:05 AM
Added	16/08/2024
Reference	3.13.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:05 AM
Added	16/08/2024
Reference	3.13.2

Provided by	Inspector
Captured (via App):	16/08/2024 11:05 AM
Added	16/08/2024
Reference	3.13.3

Kitchen Sink



Provided by	Inspector
Captured (via App):	16/08/2024 11:06 AM
Added	16/08/2024
Reference	3.14.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:06 AM
Added	16/08/2024
Reference	3.14.2

Provided by	Inspector
Captured (via App):	16/08/2024 11:06 AM
Added	16/08/2024
Reference	3.14.3

Hob



Provided by	Inspector
Captured (via App):	16/08/2024 11:06 AM
Added	16/08/2024
Reference	3.15.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:06 AM
Added	16/08/2024
Reference	3.15.2

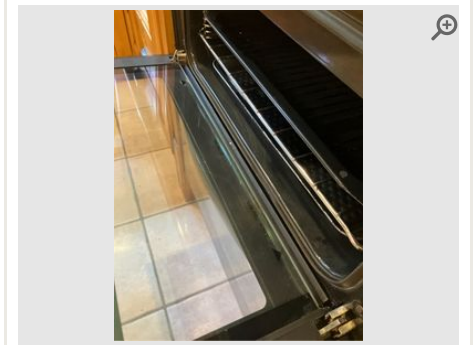
Oven



Provided by	Inspector
Captured (via App):	16/08/2024 11:07 AM
Added	16/08/2024
Reference	3.16.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:07 AM
Added	16/08/2024
Reference	3.16.2

Provided by	Inspector
Captured (via App):	16/08/2024 11:07 AM
Added	16/08/2024
Reference	3.16.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:07 AM
Added	16/08/2024
Reference	3.16.4

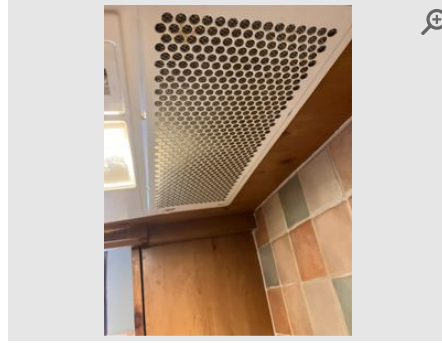
Provided by	Inspector
Captured (via App):	16/08/2024 11:07 AM
Added	16/08/2024
Reference	3.16.5

Provided by	Inspector
Captured (via App):	16/08/2024 11:07 AM
Added	16/08/2024
Reference	3.16.6

Extractor Cooker Hood

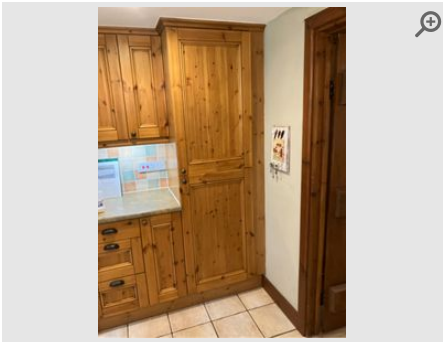


Provided by **Inspector**
 Captured (via App): **16/08/2024 11:07 AM**
 Added **16/08/2024**
 Reference **3.17.1**



Provided by **Inspector**
 Captured (via App): **16/08/2024 11:07 AM**
 Added **16/08/2024**
 Reference **3.17.2**

Fridge



Provided by **Inspector**
 Captured (via App): **16/08/2024 11:08 AM**
 Added **16/08/2024**
 Reference **3.18.1**



Provided by **Inspector**
 Captured (via App): **16/08/2024 11:08 AM**
 Added **16/08/2024**
 Reference **3.18.2**



Provided by **Inspector**
 Captured (via App): **16/08/2024 11:08 AM**
 Added **16/08/2024**
 Reference **3.18.3**

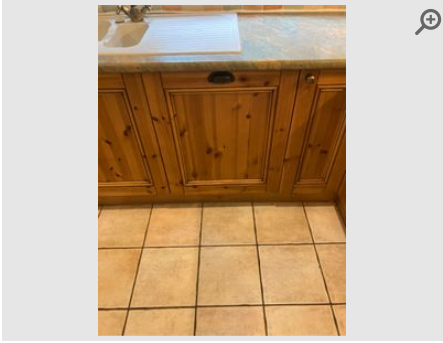


Provided by **Inspector**
 Captured (via App): **16/08/2024 11:08 AM**
 Added **16/08/2024**
 Reference **3.18.4**



Provided by **Inspector**
 Captured (via App): **16/08/2024 11:08 AM**
 Added **16/08/2024**
 Reference **3.18.5**

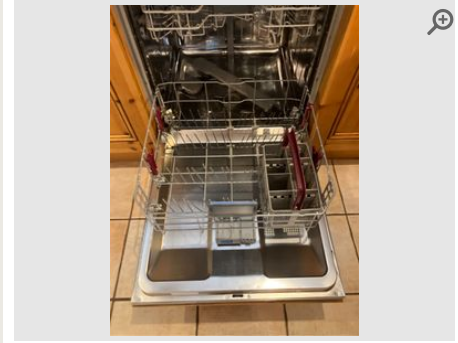
Dishwasher



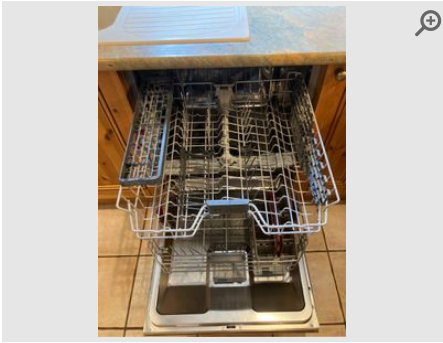
Provided by	Inspector
Captured (via App):	16/08/2024 11:09 AM
Added	16/08/2024
Reference	3.19.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:09 AM
Added	16/08/2024
Reference	3.19.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:09 AM
Added	16/08/2024
Reference	3.19.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:09 AM
Added	16/08/2024
Reference	3.19.4

















Provided by	Inspector
Captured (via App):	16/08/2024 11:09 AM
Added	16/08/2024
Reference	3.19.5



Provided by	Inspector
Captured (via App):	16/08/2024 11:09 AM
Added	16/08/2024
Reference	3.19.6

4 Dining Room

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 4 photos
4.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
4.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Free of marks, dents and dust.	● Good	● Good	 5 photos
4.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 4 photos
	 Disagreed by tenant - 19th August 2024		● The inspector agreed	
Information provided by tenant Some marking				
4.5 Light Fittings	Ceiling. Wall No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 2 photos
4.6 Walls	Plastered & painted See images.	● Good	● Good	 7 photos
	 Disagreed by tenant - 19th August 2024		● The inspector agreed	
Information provided by tenant Hole in wall				
4.7 Radiator	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
4.8 Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
4.9 Floor	Laminate wood Free of stains, marks and scratches.	● Good	● Good	 4 photos
4.10 Patio Doors	Wood double glazed. Clear glass	● Good	● Good	 7 photos
	 Disagreed by tenant - 19th August 2024		● The inspector agreed	
Information provided by tenant Wood worn				
4.11 Curtains	Free of marks and stains See images.	● Good	● Good	 4 photos

General Overview



Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.1.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.1.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.1.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.1.4

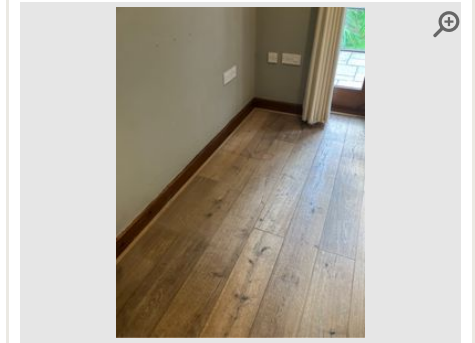
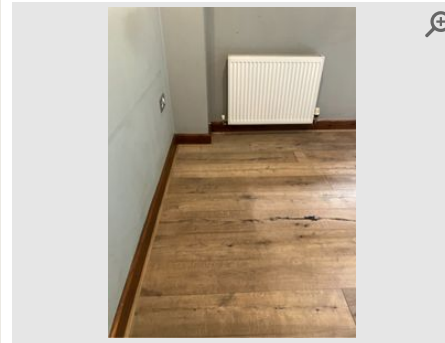
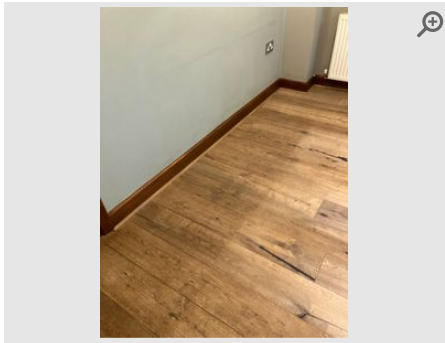
Door (Internal)



Provided by	Inspector
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Added	16/08/2024
Reference	4.2.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.2.2

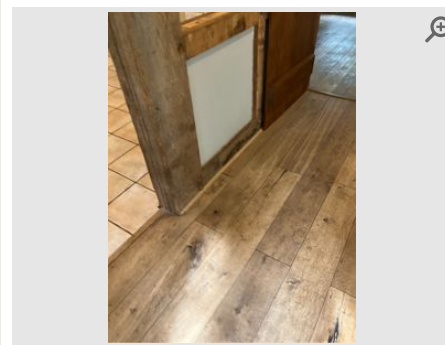
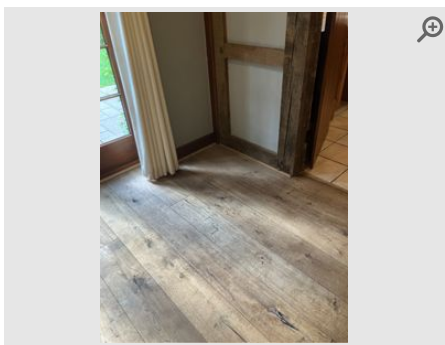
Door Frame & Skirting



Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.3.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.3.2

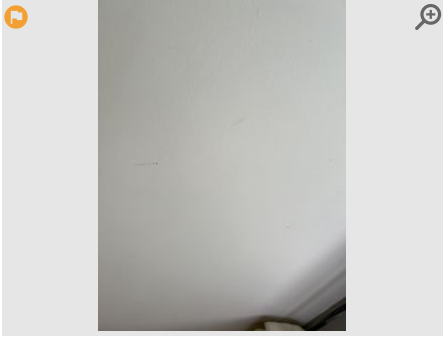
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Added	16/08/2024
Reference	4.3.3



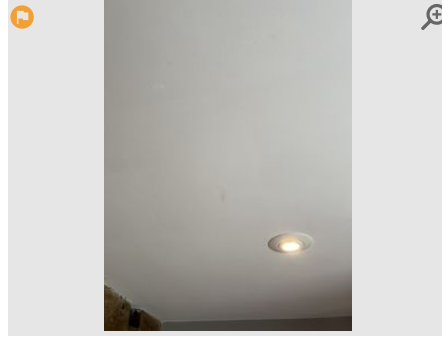
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Added	16/08/2024
Reference	4.3.4

Provided by	Inspector
Captured (via App):	16/08/2024 11:11 AM
Added	16/08/2024
Reference	4.3.5

Ceiling



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	4.4.1



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	4.4.2

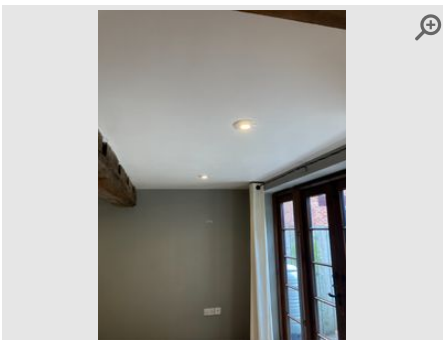


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Reference	4.4.3

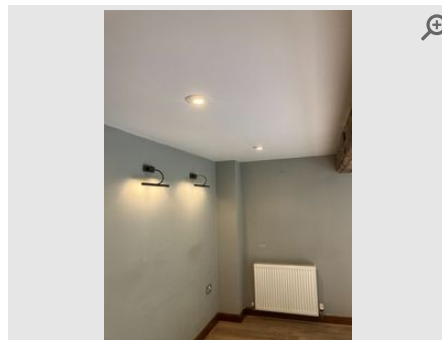


Provided by	Inspector
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Added	16/08/2024
Reference	4.4.4

Light Fittings



Provided by	Inspector
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Added	16/08/2024
Reference	4.5.1

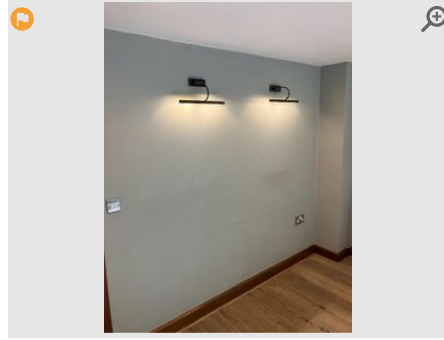


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Captured (via App):	16/08/2024 11:12 AM
Added	16/08/2024
Reference	4.5.2

Walls



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	4.6.1



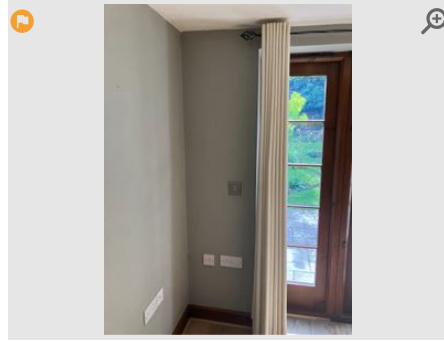
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Added	16/08/2024
Reference	4.6.2



Provided by	Inspector
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Added	16/08/2024
Reference	4.6.3



Provided by	Inspector
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Added	16/08/2024
Reference	4.6.4



Provided by	Inspector
Captured (via App):	16/08/2024 11:12 AM
Added	16/08/2024
Reference	4.6.5



Provided by	Inspector
Captured (via App):	16/08/2024 11:12 AM
Added	16/08/2024
Reference	4.6.6



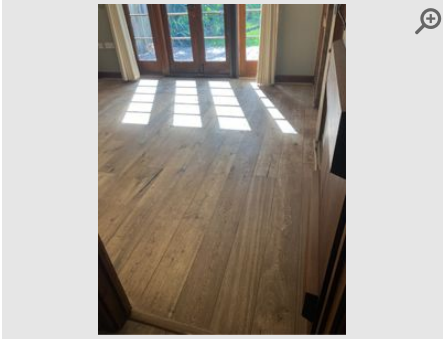
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Added	16/08/2024
Reference	4.6.7

Radiator

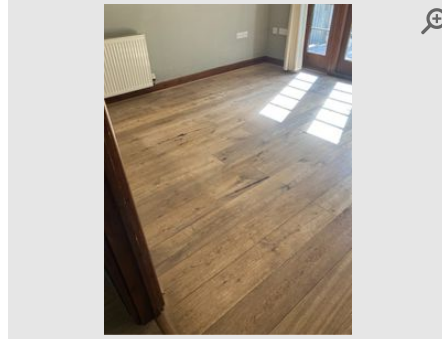


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Added	16/08/2024
Reference	4.7.1

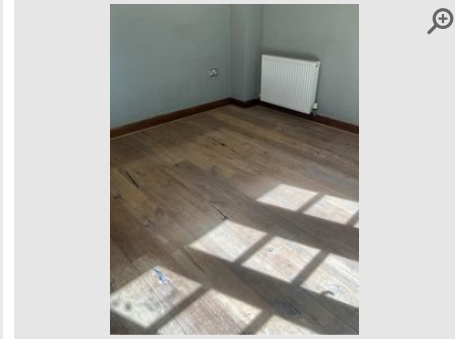
Floor



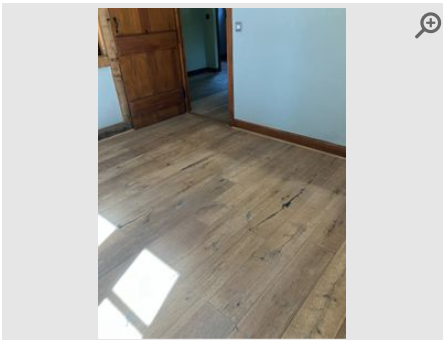
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Added	16/08/2024
Reference	4.9.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:13 AM
Added	16/08/2024
Reference	4.9.2



Provided by	Inspector
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Added	16/08/2024
Reference	4.9.3

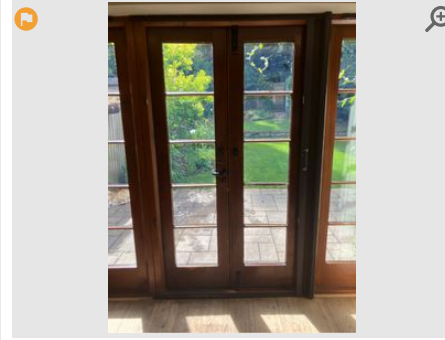


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Added	16/08/2024
Reference	4.9.4

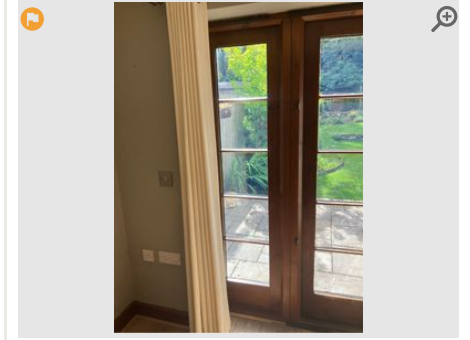
Patio Doors



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	4.10.1



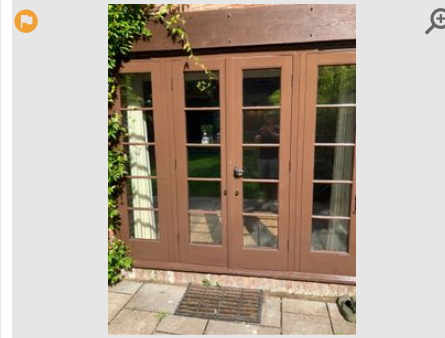
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Added	16/08/2024
Reference	4.10.2



Provided by	Inspector
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Added	16/08/2024
Reference	4.10.3



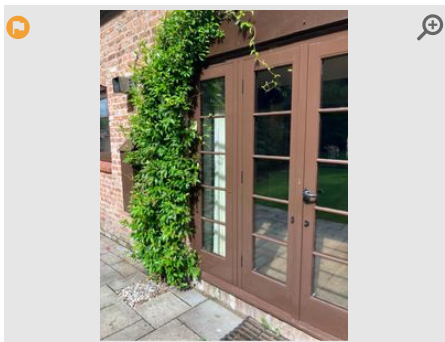
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Added	16/08/2024
Reference	4.10.4



Provided by	Inspector
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Added	16/08/2024
Reference	4.10.5



Provided by	Inspector
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Added	16/08/2024
Reference	4.10.6



Provided by	Inspector
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Added	16/08/2024
Reference	4.10.7

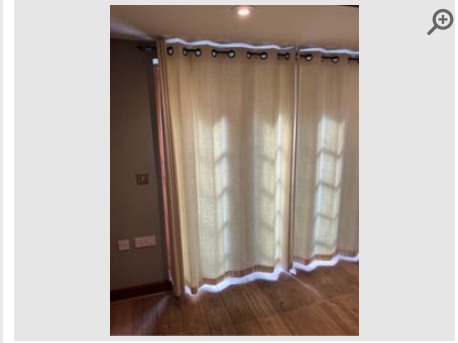
Curtains



Provided by	Inspector
Captured (via App):	16/08/2024 11:15 AM
Added	16/08/2024
Reference	4.11.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:15 AM
Added	16/08/2024
Reference	4.11.2














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Added	16/08/2024
Reference	4.11.3

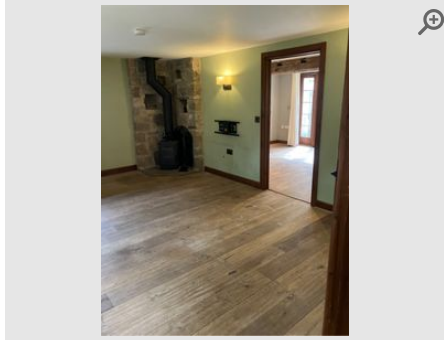


Provided by	Inspector
Captured (via App):	16/08/2024 11:15 AM
Added	16/08/2024
Reference	4.11.4

5 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 5 photos
5.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	 4 photos
5.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) See images.	● Fair	● Good	 6 photos
5.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 4 photos
5.5 Light Fittings	Wall No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 3 photos
5.6 Walls	Plastered & painted See images.	● Good	● Good	 8 photos
5.7 Windows and Sills	Bay window Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 1 photo
5.8 Radiator	White panelled. 2 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 2 photos
5.9 Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
5.10 Floor	Laminate wood Free of stains, marks and scratches.	● Good	● Good	 5 photos
5.11 Fireplace	Log burner Mantelpiece free of marks, scuffs and stains.	● Good	● Good	 5 photos

General Overview



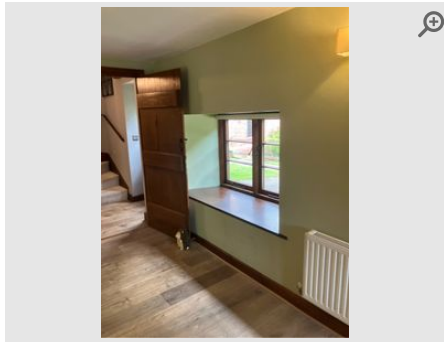
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Added	16/08/2024
Reference	5.1.1



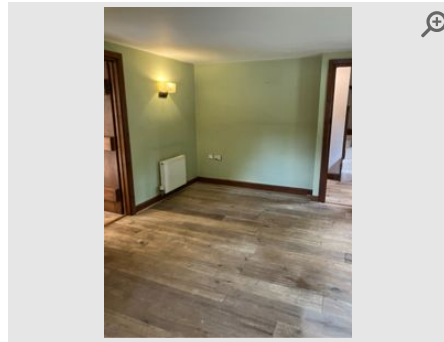
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Added	16/08/2024
Reference	5.1.2



Provided by	Inspector
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Added	16/08/2024
Reference	5.1.3

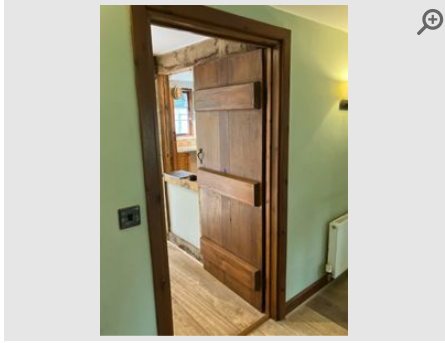


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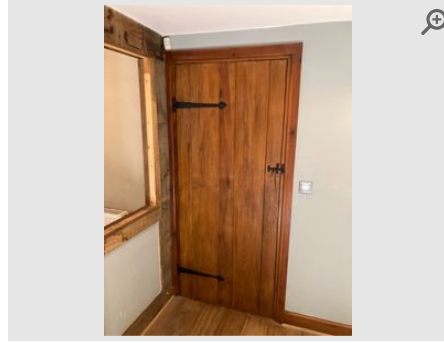


Provided by	Inspector
Captured (via App):	16/08/2024 11:16 AM
Added	16/08/2024
Reference	5.1.5

Door (Internal)



Provided by	Inspector
Captured (via App):	16/08/2024 11:17 AM
Added	16/08/2024
Reference	5.2.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:17 AM
Added	16/08/2024
Reference	5.2.2

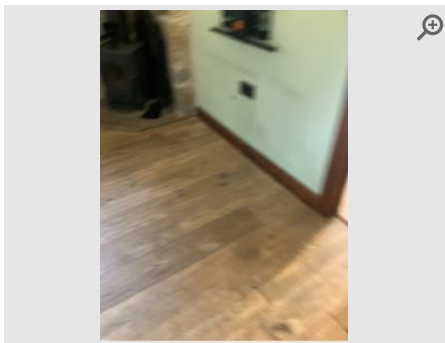


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Reference	5.2.3

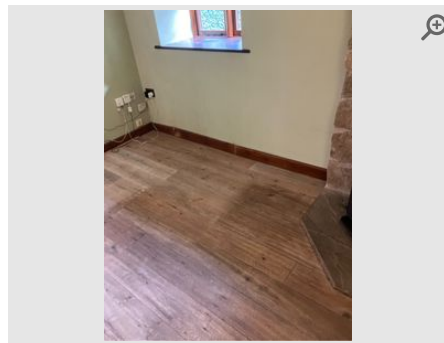


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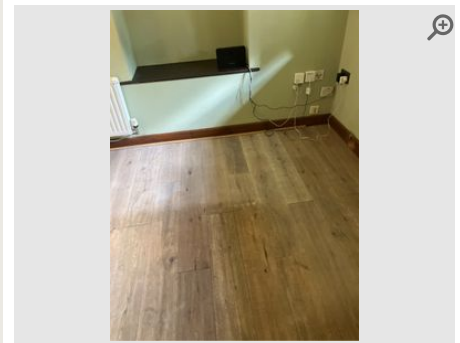
Door Frame & Skirting



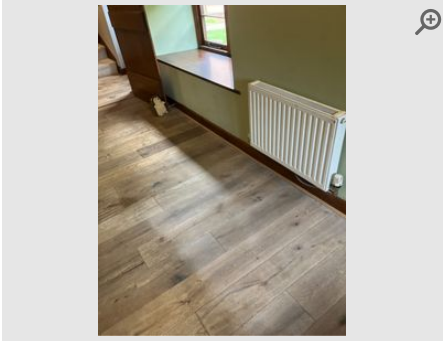
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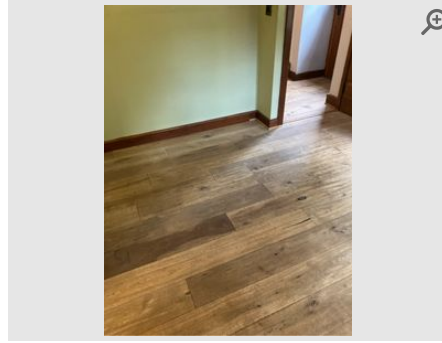
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Reference	5.3.2



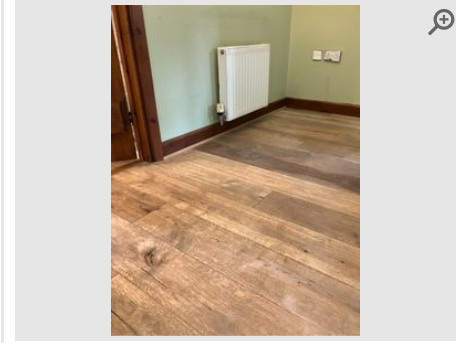
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Added	16/08/2024
Reference	5.3.3



Provided by	Inspector
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Added	16/08/2024
Reference	5.3.4

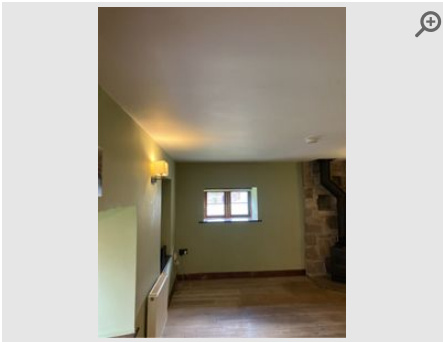


Provided by	Inspector
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Added	16/08/2024
Reference	5.3.5

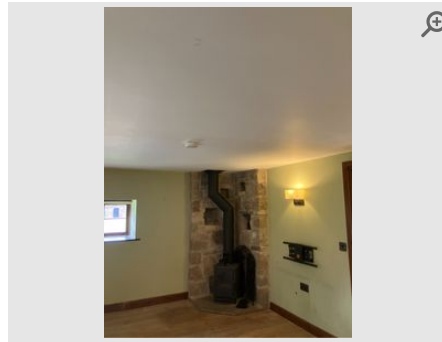


Provided by	Inspector
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Added	16/08/2024
Reference	5.3.6

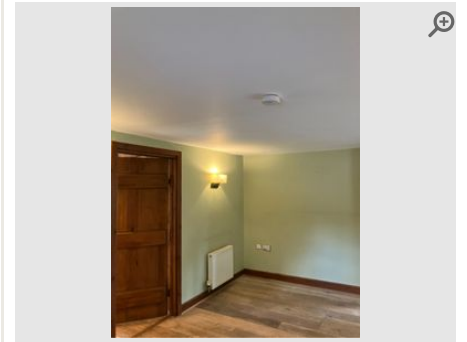
Ceiling



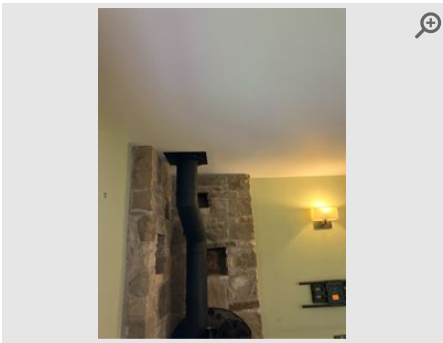
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Added	16/08/2024
Reference	5.4.1



Provided by	Inspector
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Added	16/08/2024
Reference	5.4.2

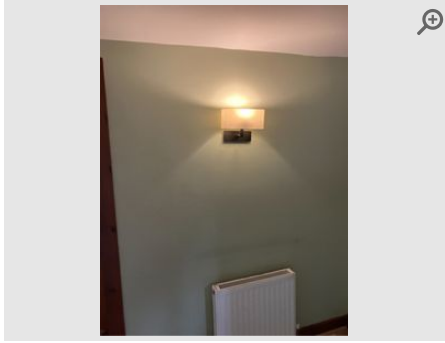


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Added	16/08/2024
Reference	5.4.3

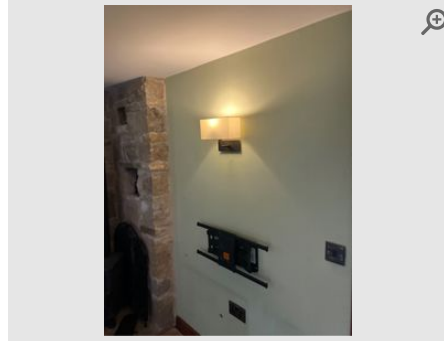


Provided by	Inspector
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Added	16/08/2024
Reference	5.4.4

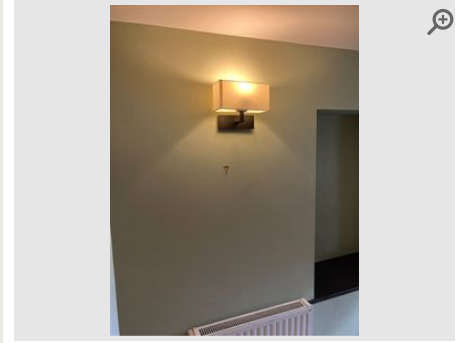
Light Fittings



Provided by	Inspector
Captured (via App):	16/08/2024 11:18 AM
Added	16/08/2024
Reference	5.5.1

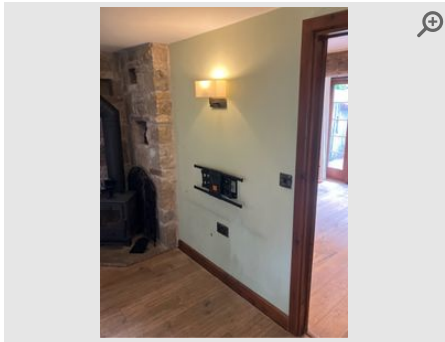


Provided by	Inspector
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Added	16/08/2024
Reference	5.5.2

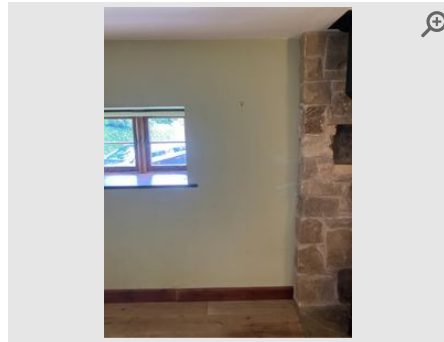


Provided by	Inspector
Captured (via App):	16/08/2024 11:18 AM
Added	16/08/2024
Reference	5.5.3

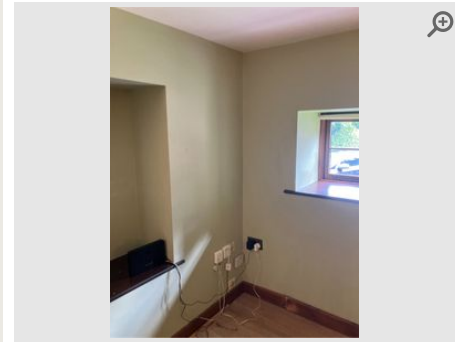
Walls



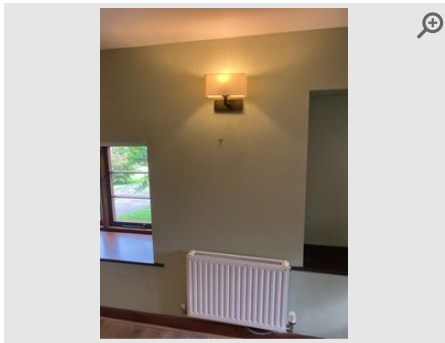
Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.2



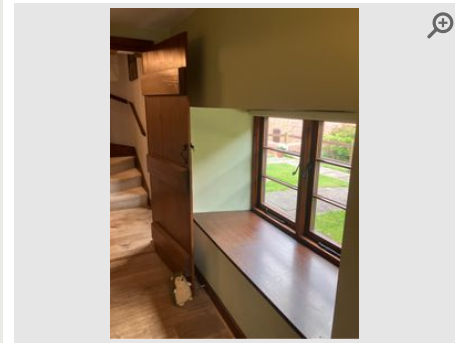
Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.3



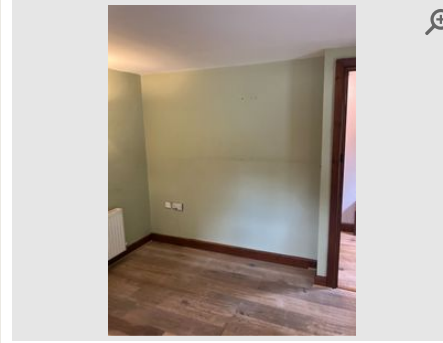
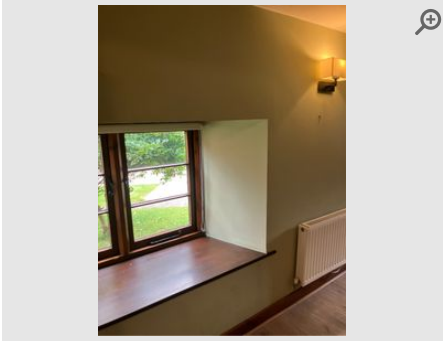
Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.4



Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.5



Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.6



Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.7

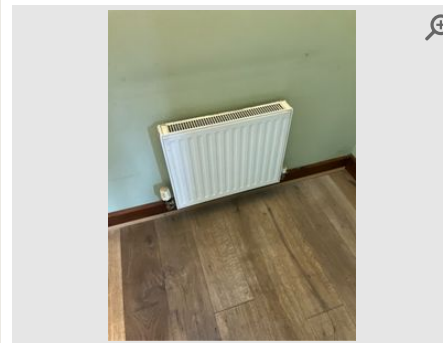
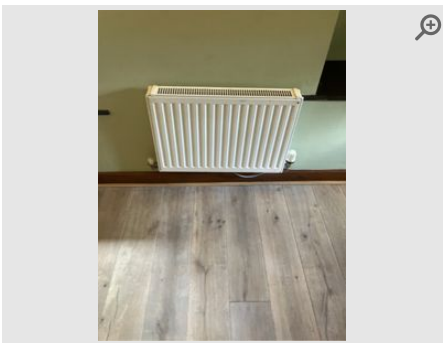
Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.6.8

Windows and Sills



Provided by	Inspector
Captured (via App):	16/08/2024 11:19 AM
Added	16/08/2024
Reference	5.7.1

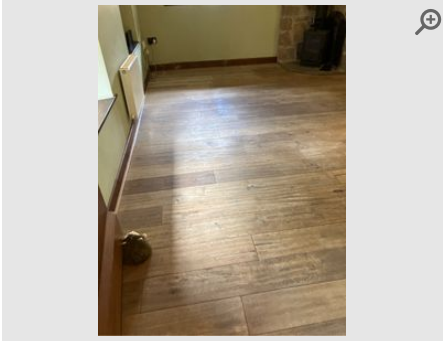
Radiator



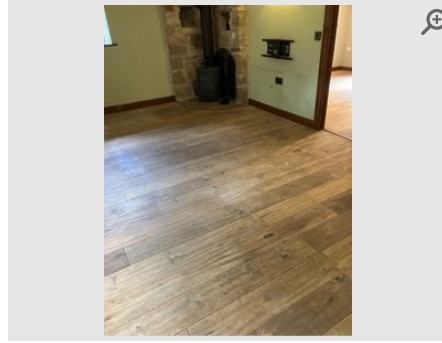
Provided by	Inspector
Captured (via App):	16/08/2024 11:20 AM
Added	16/08/2024
Reference	5.8.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:20 AM
Added	16/08/2024
Reference	5.8.2

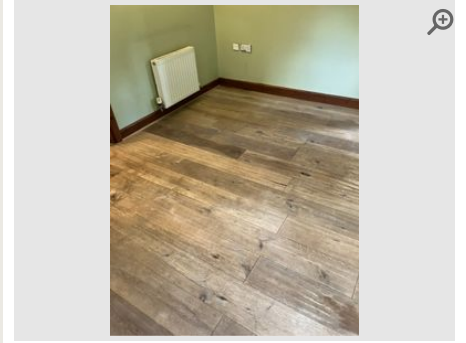
Floor



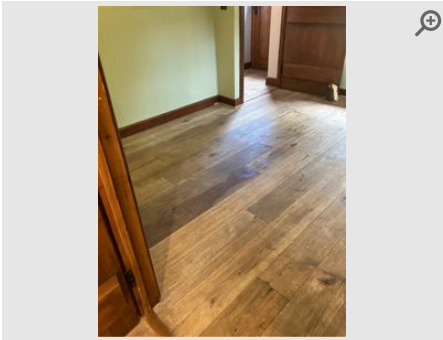
Provided by	Inspector
Captured (via App):	16/08/2024 11:21 AM
Added	16/08/2024
Reference	5.10.1



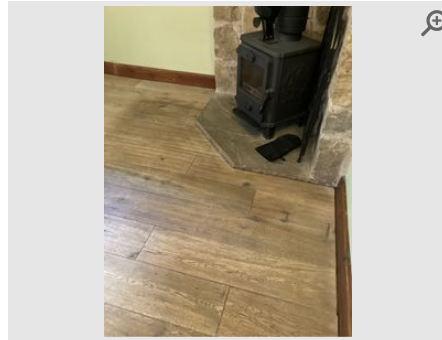
Provided by	Inspector
Captured (via App):	16/08/2024 11:21 AM
Added	16/08/2024
Reference	5.10.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:21 AM
Added	16/08/2024
Reference	5.10.3

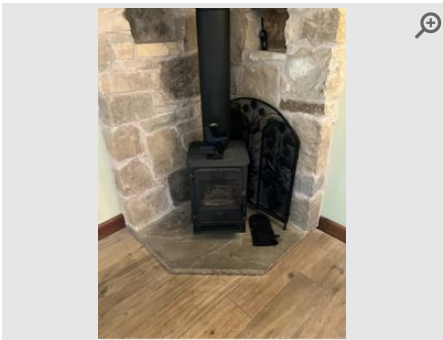


Provided by	Inspector
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Added	16/08/2024
Reference	5.10.4

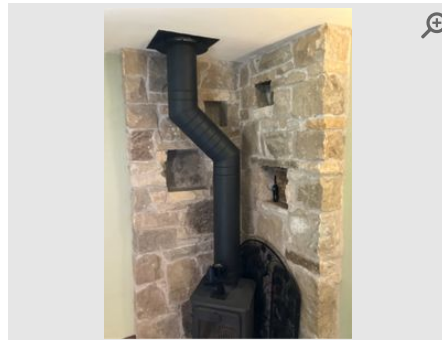


Provided by	Inspector
Captured (via App):	16/08/2024 11:21 AM
Added	16/08/2024
Reference	5.10.5

Fireplace



Provided by	Inspector
Captured (via App):	16/08/2024 11:21 AM
Added	16/08/2024
Reference	5.11.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:21 AM
Added	16/08/2024
Reference	5.11.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:21 AM
Added	16/08/2024
Reference	5.11.3



Provided by **Inspector**

Captured (via App): **16/08/2024 11:21 AM**

Added **16/08/2024**

Reference **5.11.4**














Provided by **Inspector**

Captured (via App): **16/08/2024 11:21 AM**

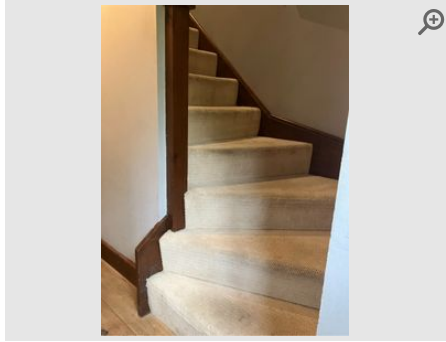
Added **16/08/2024**

Reference **5.11.5**

6 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 4 photos
6.2 Bannister/Hand Rail	Wooden handrail Appears securely fixed and intact. Free of marks and scratches.	● Good	● Good	 1 photo
6.3 Floor	Carpeted See images.	● Fair	● Fair	 4 photos
6.4 Walls	Plastered & painted See images.	● Good	● Good	 9 photos
	🚫 Disagreed by tenant - 19th August 2024 ● The inspector agreed			
	Information provided by tenant A few marks			
6.5 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 3 photos
6.6 Loft Hatch	PVC/Plastic Free of marks and scratches.	● Good	● Good	 1 photo
6.7 Smoke Alarm	Ceiling mounted. Test button/function working. Wired Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	 1 photo
6.8 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 2 photos
6.9 Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
6.10 Skirting Board	Natural wood (skirting) Free of marks, dents and dust.	● Fair	● Fair	 6 photos
6.11 Boiler/Storage Cupboard	Wood panelled Free of marks and scratches to front side and reverse of door. Free of items and rubbish inside.	● Good	● Good	 3 photos

General Overview



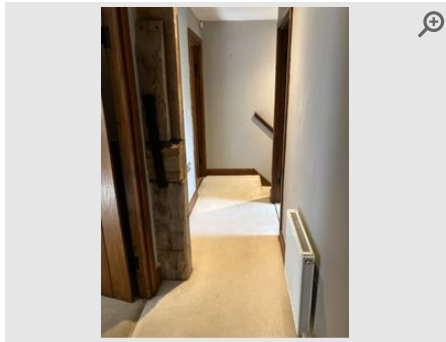
Provided by	Inspector
Captured (via App):	16/08/2024 11:22 AM
Added	16/08/2024
Reference	6.1.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:22 AM
Added	16/08/2024
Reference	6.1.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:22 AM
Added	16/08/2024
Reference	6.1.3



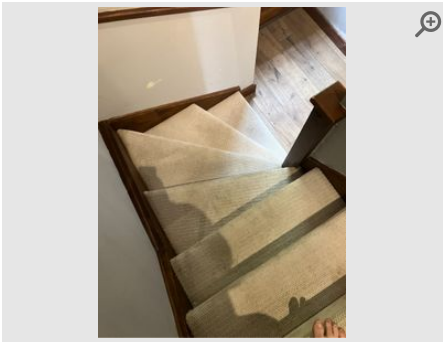
Provided by	Inspector
Captured (via App):	16/08/2024 11:22 AM
Added	16/08/2024
Reference	6.1.4

Bannister/Hand Rail

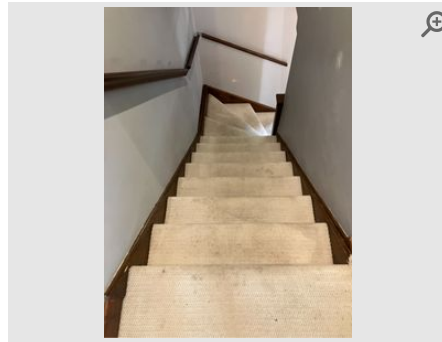


Provided by	Inspector
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Added	16/08/2024
Reference	6.2.1

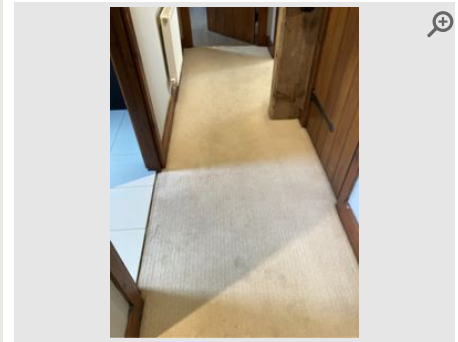
Floor



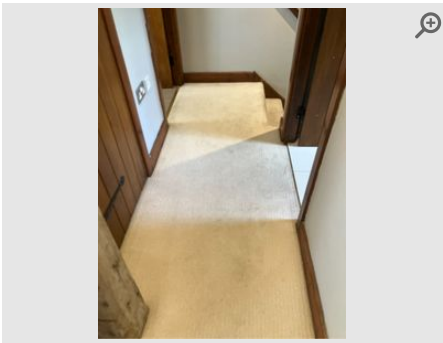
Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.3.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.3.2

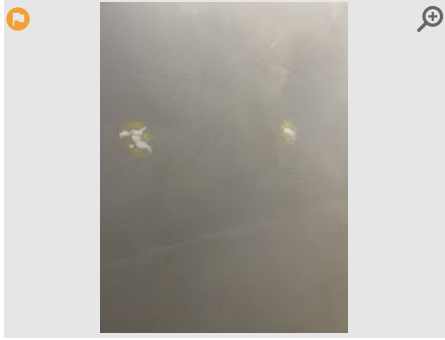


Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.3.3

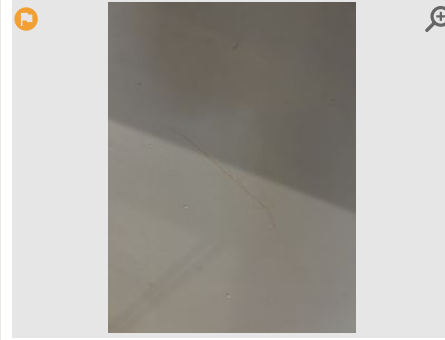


Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.3.4

Walls



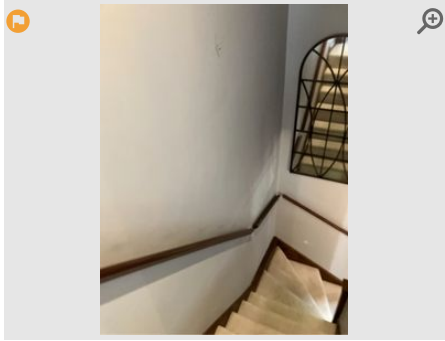
Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	6.4.1



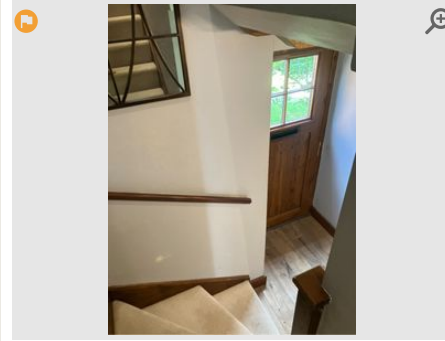
Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	6.4.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.4.3



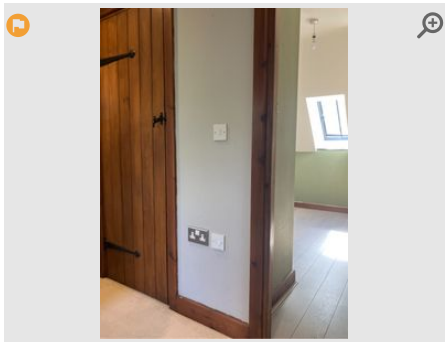
Provided by	Inspector
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Added	16/08/2024
Reference	6.4.4



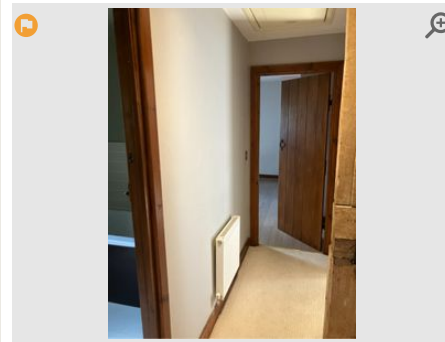
Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.4.5



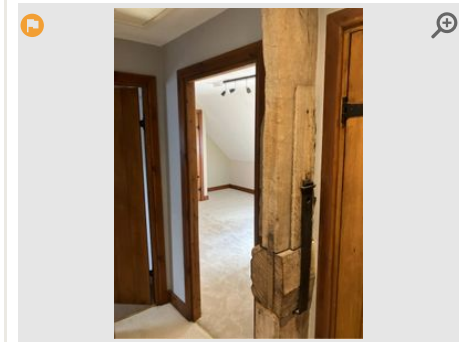
Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.4.6



Provided by	Inspector
Captured (via App):	16/08/2024 11:23 AM
Added	16/08/2024
Reference	6.4.7

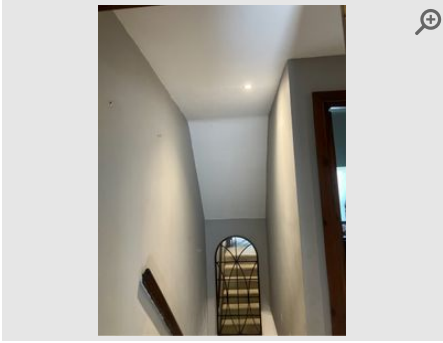


Provided by	Inspector
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Added	16/08/2024
Reference	6.4.8

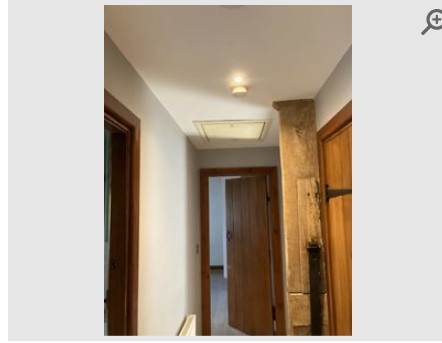


Provided by	Inspector
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Added	16/08/2024
Reference	6.4.9

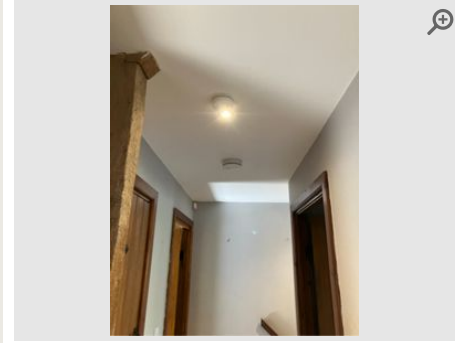
Ceiling



Provided by	Inspector
Captured (via App):	16/08/2024 11:24 AM
Added	16/08/2024
Reference	6.5.1

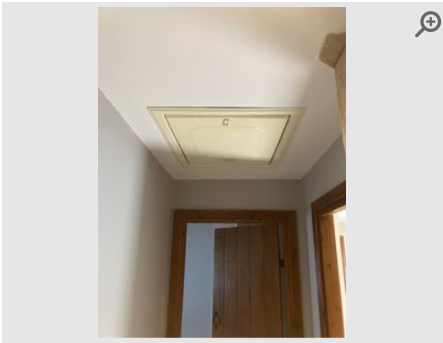


Provided by	Inspector
Captured (via App):	16/08/2024 11:24 AM
Added	16/08/2024
Reference	6.5.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:24 AM
Added	16/08/2024
Reference	6.5.3

Loft Hatch



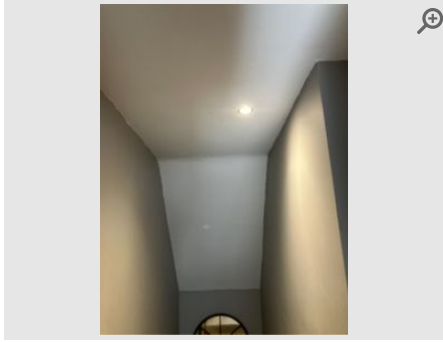
Provided by	Inspector
Captured (via App):	16/08/2024 11:24 AM
Added	16/08/2024
Reference	6.6.1

Smoke Alarm

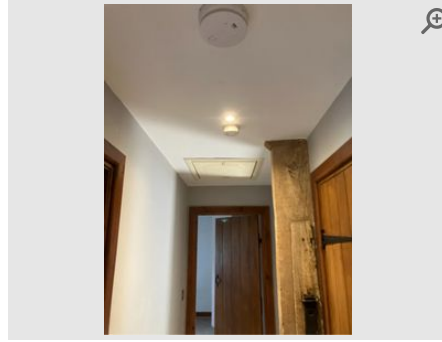


Provided by	Inspector
Captured (via App):	16/08/2024 11:24 AM
Added	16/08/2024
Reference	6.7.1

Light Fittings

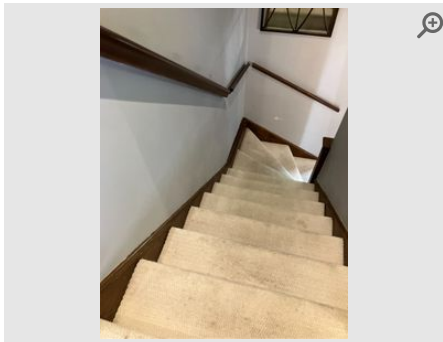


Provided by	Inspector
Captured (via App):	16/08/2024 11:24 AM
Added	16/08/2024
Reference	6.8.1

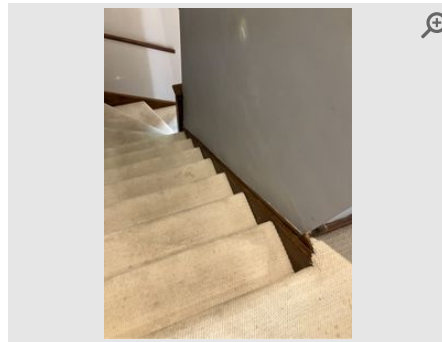


Provided by	Inspector
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Added	16/08/2024
Reference	6.8.2

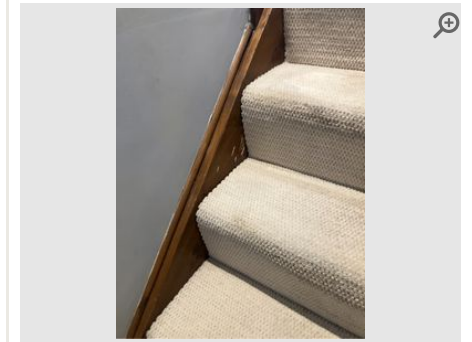
Skirting Board



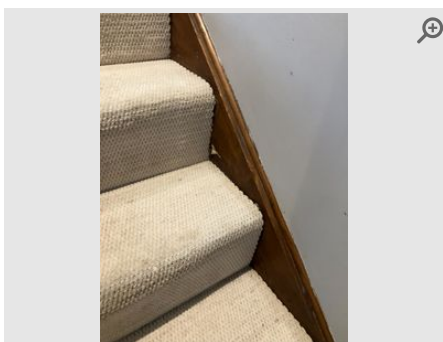
Provided by	Inspector
Captured (via App):	16/08/2024 11:25 AM
Added	16/08/2024
Reference	6.10.1



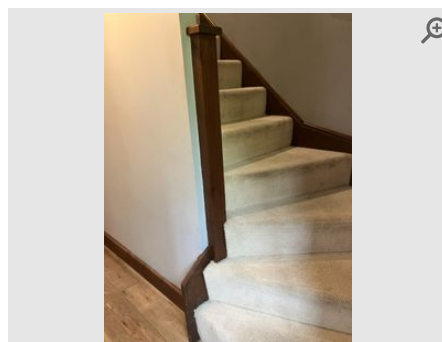
Provided by	Inspector
Captured (via App):	16/08/2024 11:25 AM
Added	16/08/2024
Reference	6.10.2



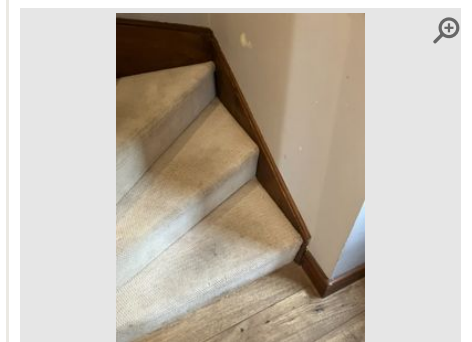
Provided by	Inspector
Captured (via App):	16/08/2024 11:25 AM
Added	16/08/2024
Reference	6.10.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:25 AM
Added	16/08/2024
Reference	6.10.4

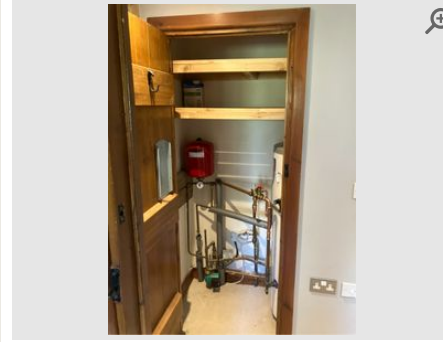
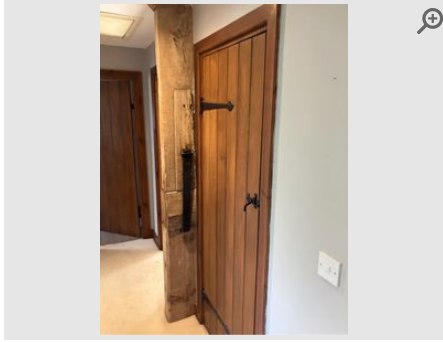


Provided by	Inspector
Captured (via App):	16/08/2024 11:25 AM
Added	16/08/2024
Reference	6.10.5



Provided by	Inspector
Captured (via App):	16/08/2024 11:25 AM
Added	16/08/2024
Reference	6.10.6

Boiler/Storage Cupboard













Provided by	Inspector
Captured (via App):	16/08/2024 11:26 AM
Added	16/08/2024
Reference	6.11.1

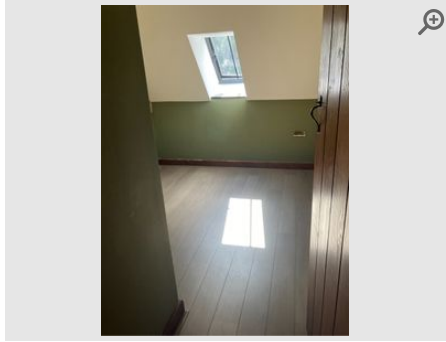
Provided by	Inspector
Captured (via App):	16/08/2024 11:26 AM
Added	16/08/2024
Reference	6.11.2

Provided by	Inspector
Captured (via App):	16/08/2024 11:26 AM
Added	16/08/2024
Reference	6.11.3

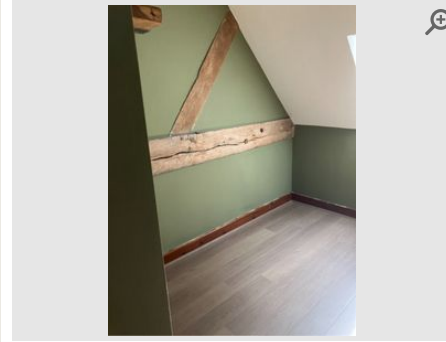
7 Bedroom

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 3 photos
7.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
7.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Free of marks, dents and dust.	● Good	● Good	 5 photos
7.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 4 photos
7.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
7.6 Walls	Plastered & painted Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 5 photos
7.7 Windows and Sills	Velux window Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 3 photos
7.8 Radiator	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
7.9 Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
7.10 Floor	Laminate wood Free of stains, marks and scratches.	● Good	● Good	 3 photos

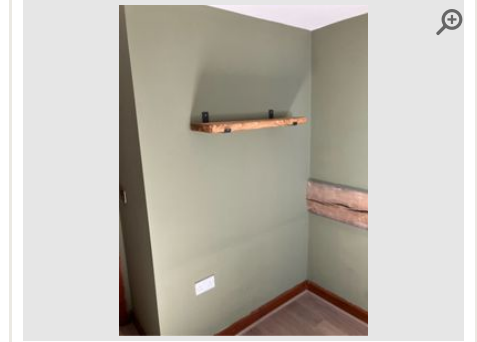
**General
Overview**



Provided by	Inspector
Captured (via App):	16/08/2024 11:26 AM
Added	16/08/2024
Reference	7.1.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:26 AM
Added	16/08/2024
Reference	7.1.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:26 AM
Added	16/08/2024
Reference	7.1.3

**Door
(Internal)**

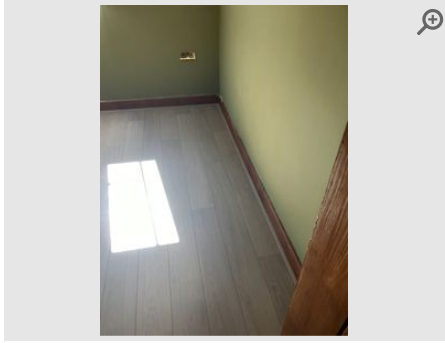


Provided by	Inspector
Captured (via App):	16/08/2024 11:26 AM
Added	16/08/2024
Reference	7.2.1

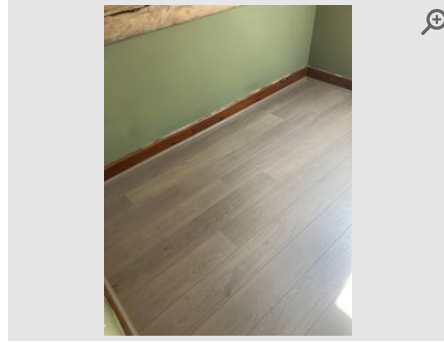


Provided by	Inspector
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Added	16/08/2024
Reference	7.2.2

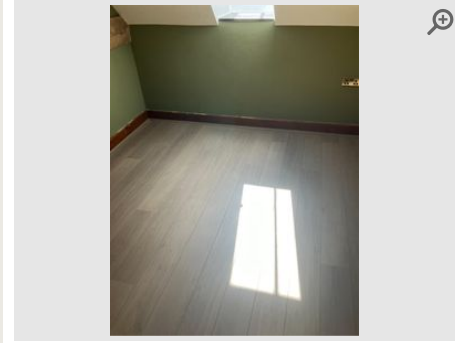
**Door Frame &
Skirting**



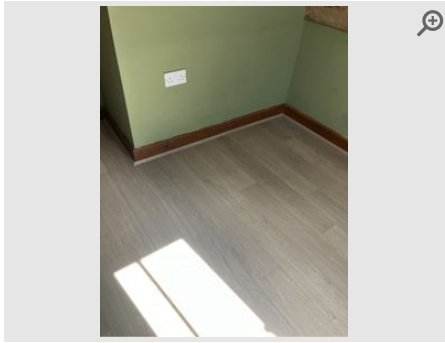
Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.3.1



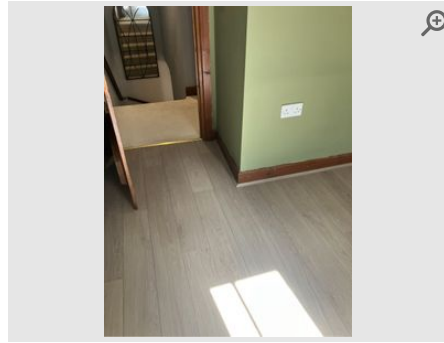
Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.3.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.3.3

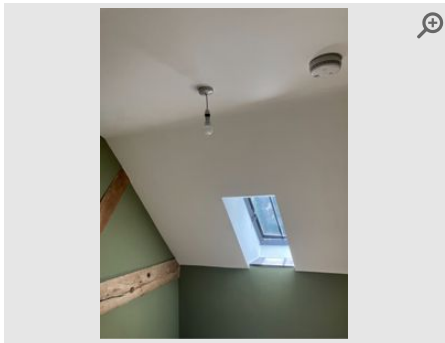


Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.3.4

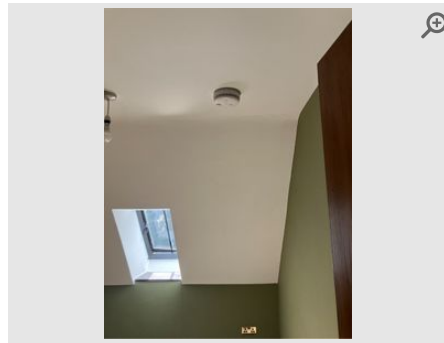


Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.3.5

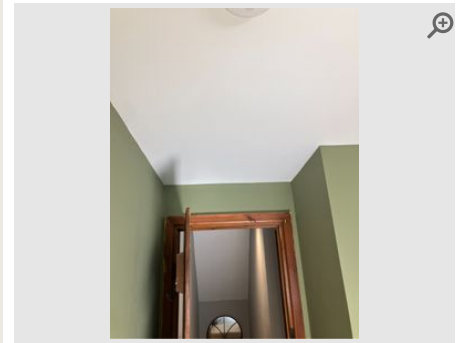
Ceiling



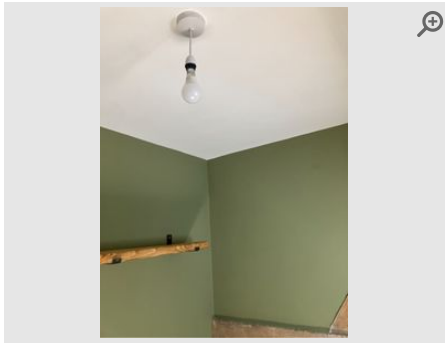
Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.4.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.4.2

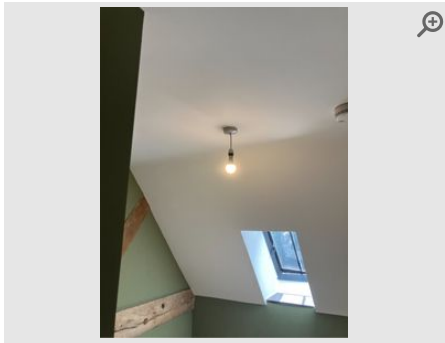


Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.4.3



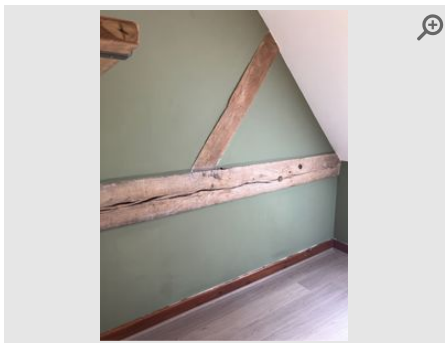
Provided by	Inspector
Captured (via App):	16/08/2024 11:27 AM
Added	16/08/2024
Reference	7.4.4

Light Fittings

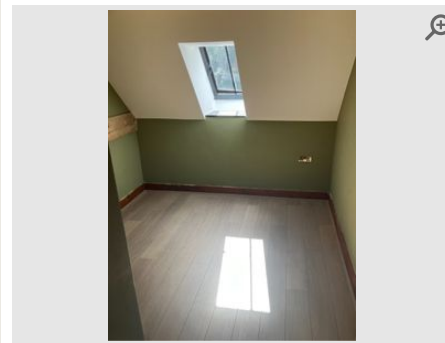


Provided by	Inspector
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Added	16/08/2024
Reference	7.5.1

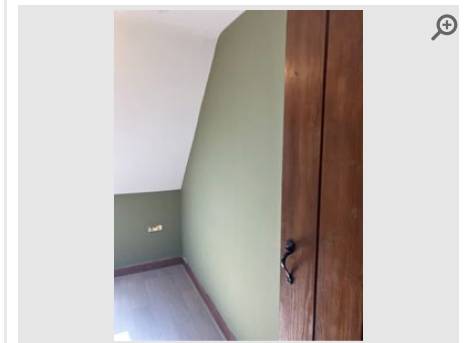
Walls



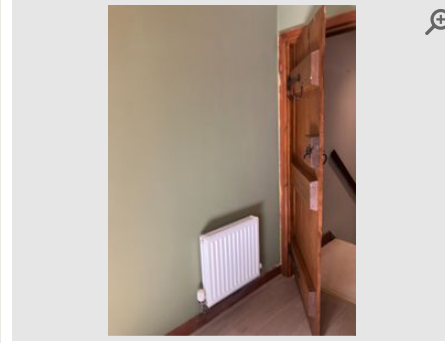
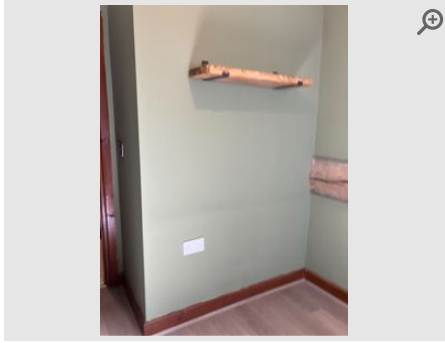
Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.6.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.6.2



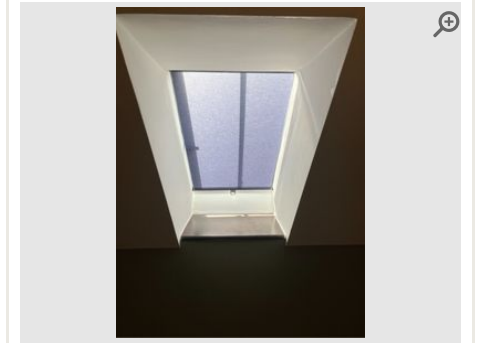
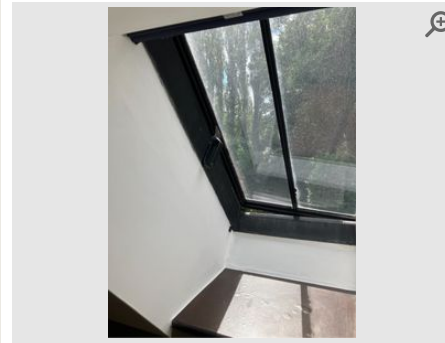
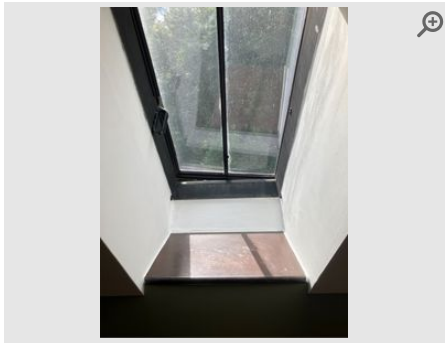
Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.6.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.6.4

Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.6.5

Windows and Sills

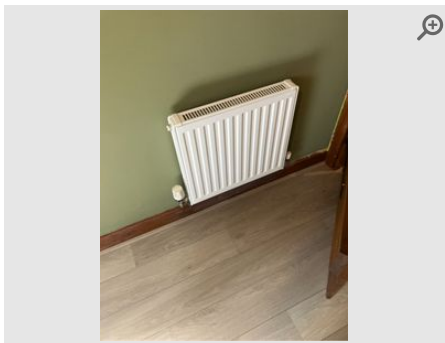


Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.7.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.7.2

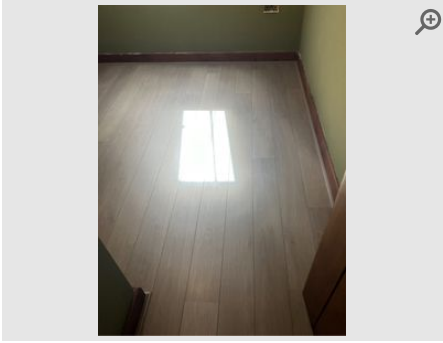
Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.7.3

Radiator

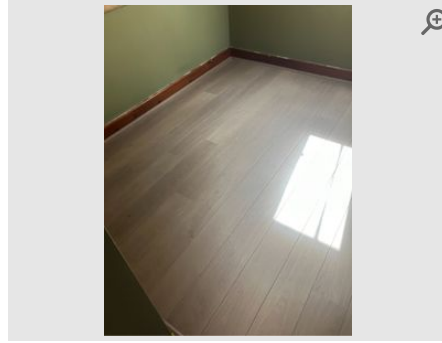


Provided by	Inspector
Captured (via App):	16/08/2024 11:28 AM
Added	16/08/2024
Reference	7.8.1

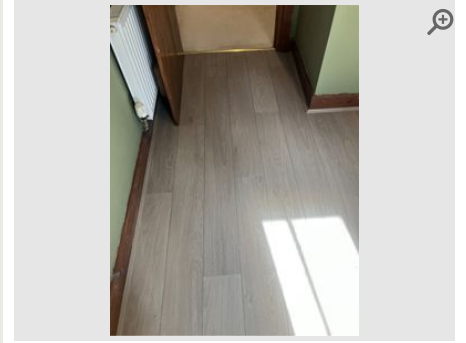
Floor



Provided by	Inspector
Captured (via App):	16/08/2024 11:29 AM
Added	16/08/2024
Reference	7.10.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:29 AM
Added	16/08/2024
Reference	7.10.2

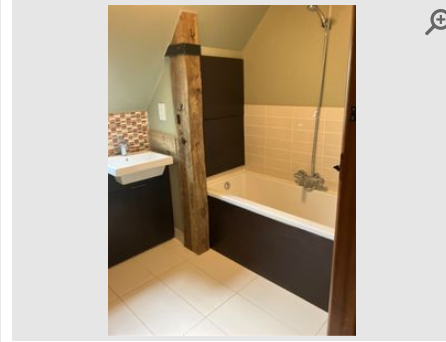
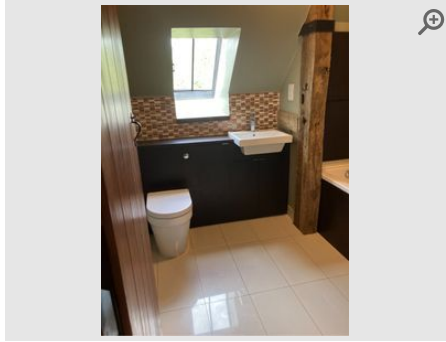


Provided by	Inspector
Captured (via App):	16/08/2024 11:29 AM
Added	16/08/2024
Reference	7.10.3

8 Bathroom

Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	2 photos
8.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	2 photos
8.3 Door Frame & Skirting	Natural wood (frame). Tiled (skirting) Free of marks, dents and dust.	● Good	● Good	2 photos
8.4 Ceiling	Plastered/Painted Free of marks, mould and cobwebs.	● Good	● Good	2 photos
8.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	1 photo
8.6 Extractor Fan	White casing Responsive when switched. Free of dust inside.	● Good	● Good	1 photo
8.7 Switches/Cord	Cord fixing Present and intact.	● Good	● Good	1 photo
8.8 Walls	Plastered & painted. Tiled (around wet areas) See images.	● Good	● Good	4 photos
8.9 Windows and Sills	Velux window Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	3 photos
8.10 Radiator	Chrome ladder style Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	1 photo
8.11 Floor	Tiled Free of stains, marks and scratches.	● Good	● Good	3 photos
8.12 Shower	Shower head & hose Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant.	● Good	● Good	2 photos
8.13 Bath	Standard No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Good	2 photos
8.14 Sink/Basin	Countertop porcelain Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	1 photo
8.15 Toilet	Porcelain. Plastic/Acrylic seat & lid Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	2 photos
		Disagreed by tenant - 19th August 2024		
		The inspector agreed		
		Information provided by tenant Black dirt in toilet		
8.16 Cabinet	5 hinged doors Securely fixed to wall. Free of soiling/stains inside. Free of items inside. Hinges functioning well.	● Good	● Good	3 photos
8.17 Mirror	Wall-mounted Wall-mounted and securely fixed. No cracks/chips.	● Good	● Fair	1 photo

General Overview



Provided by	Inspector
Captured (via App):	16/08/2024 11:29 AM
Added	16/08/2024
Reference	8.1.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:29 AM
Added	16/08/2024
Reference	8.1.2

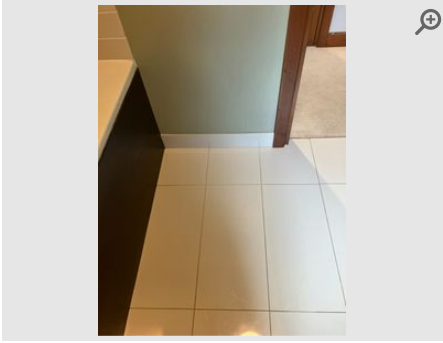
Door (Internal)



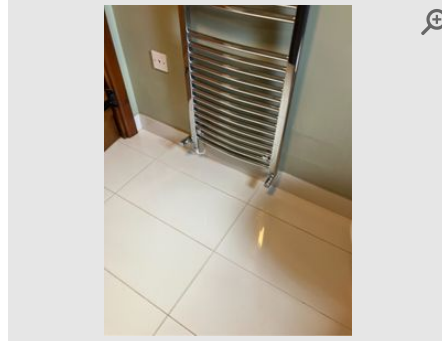
Provided by	Inspector
Captured (via App):	16/08/2024 11:29 AM
Added	16/08/2024
Reference	8.2.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:29 AM
Added	16/08/2024
Reference	8.2.2

Door Frame & Skirting

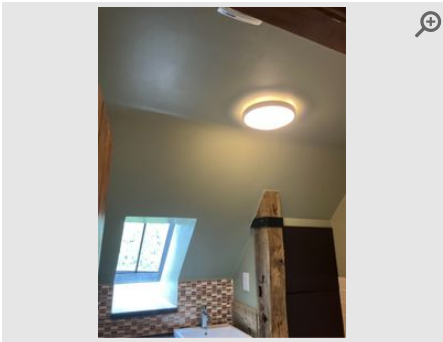


Provided by	Inspector
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Added	16/08/2024
Reference	8.3.1

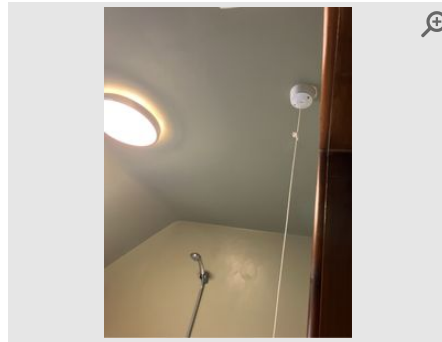


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Added	16/08/2024
Reference	8.3.2

Ceiling

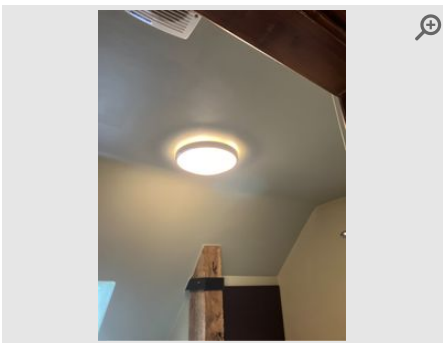


Provided by	Inspector
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Added	16/08/2024
Reference	8.4.1



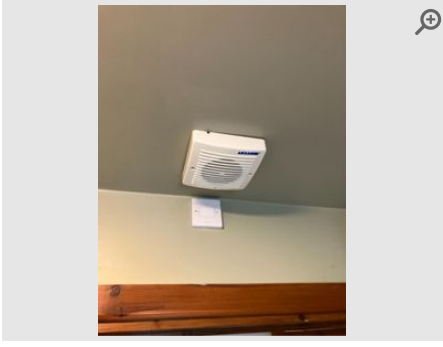
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Added	16/08/2024
Reference	8.4.2

Light Fittings



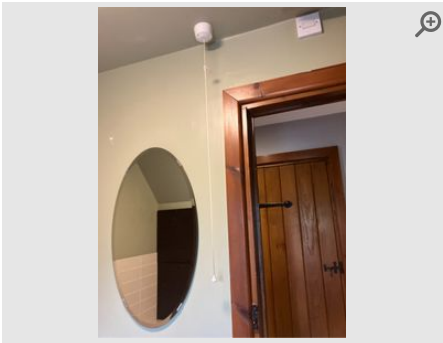
Provided by	Inspector
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Added	16/08/2024
Reference	8.5.1

Extractor Fan



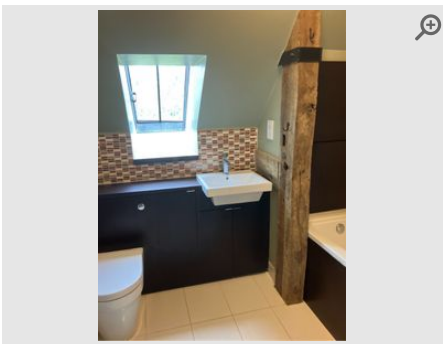
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Added	16/08/2024
Reference	8.6.1

Switches/Cord

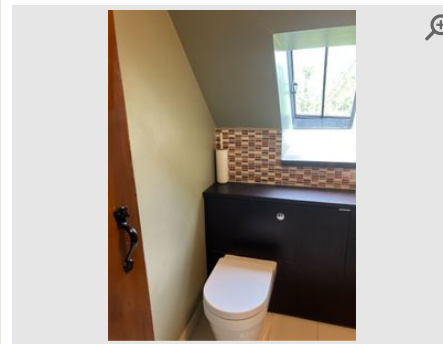


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Added	16/08/2024
Reference	8.7.1

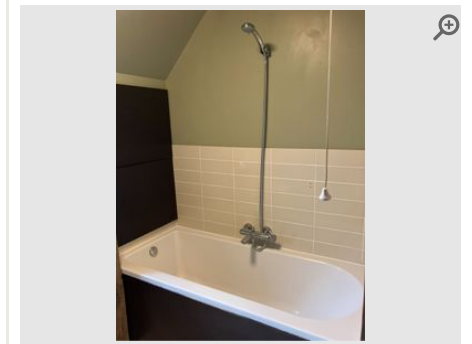
Walls



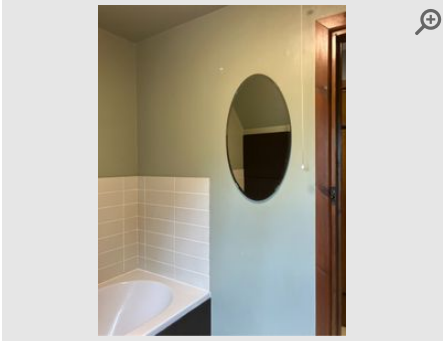
Provided by	Inspector
Captured (via App):	16/08/2024 11:31 AM
Added	16/08/2024
Reference	8.8.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:31 AM
Added	16/08/2024
Reference	8.8.2

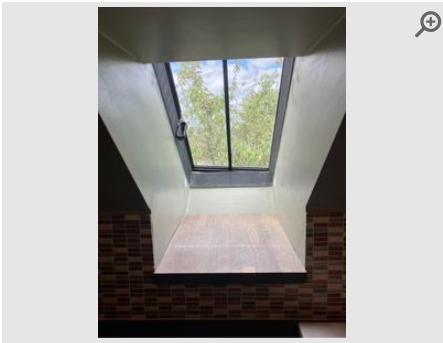


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Added	16/08/2024
Reference	8.8.3

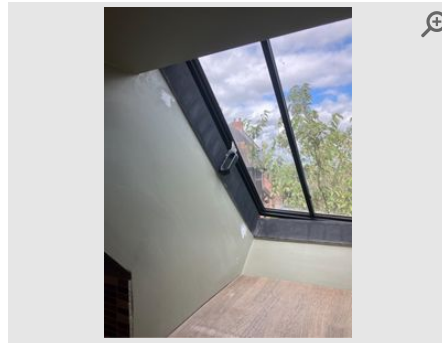


Provided by	Inspector
Captured (via App):	16/08/2024 11:31 AM
Added	16/08/2024
Reference	8.8.4

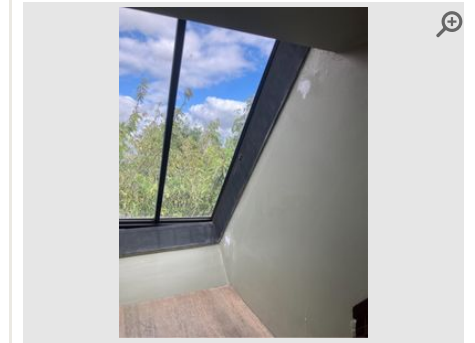
Windows and Sills



Provided by	Inspector
Captured (via App):	16/08/2024 11:31 AM
Added	16/08/2024
Reference	8.9.1

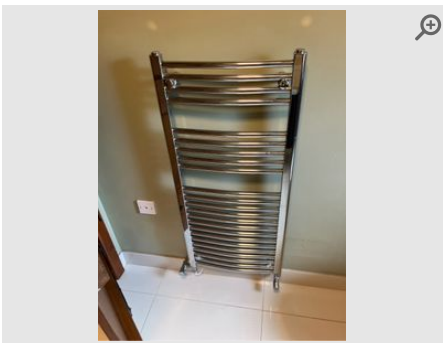


Provided by	Inspector
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Added	16/08/2024
Reference	8.9.2



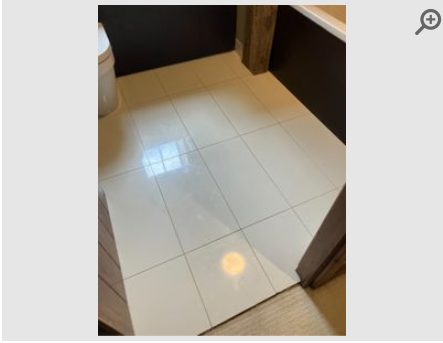
Provided by	Inspector
Captured (via App):	16/08/2024 11:31 AM
Added	16/08/2024
Reference	8.9.3

Radiator

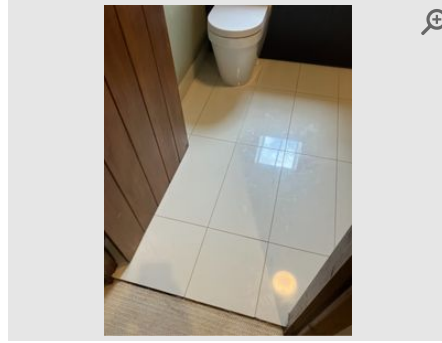


Provided by	Inspector
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Added	16/08/2024
Reference	8.10.1

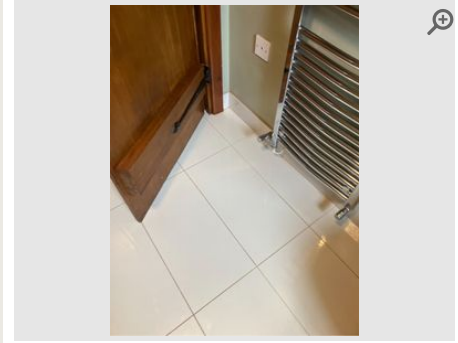
Floor



Provided by	Inspector
Captured (via App):	16/08/2024 11:32 AM
Added	16/08/2024
Reference	8.11.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:32 AM
Added	16/08/2024
Reference	8.11.2

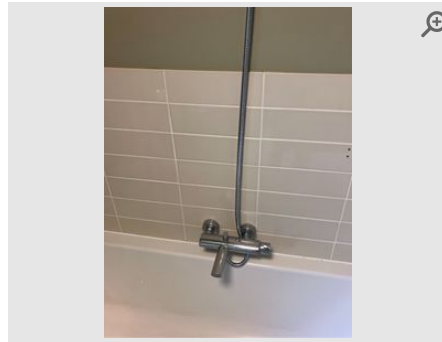


Provided by	Inspector
Captured (via App):	16/08/2024 11:32 AM
Added	16/08/2024
Reference	8.11.3

Shower

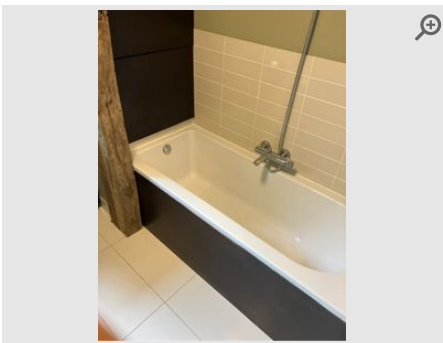


Provided by	Inspector
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Added	16/08/2024
Reference	8.12.1

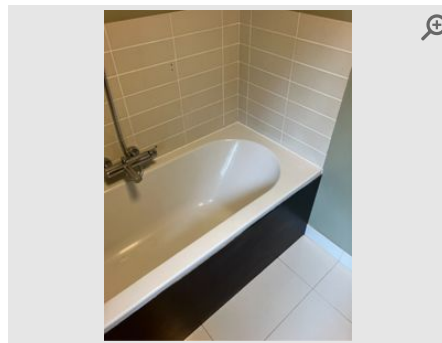


Provided by	Inspector
Captured (via App):	16/08/2024 11:32 AM
Added	16/08/2024
Reference	8.12.2

Bath

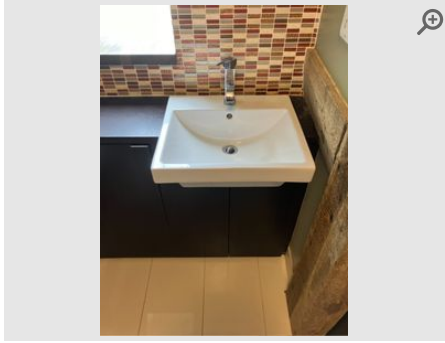


Provided by	Inspector
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Added	16/08/2024
Reference	8.13.1



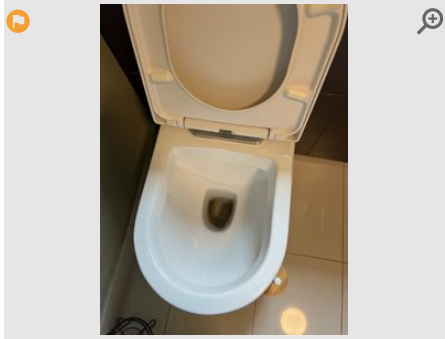
Provided by	Inspector
Captured (via App):	16/08/2024 11:32 AM
Added	16/08/2024
Reference	8.13.2

Sink/Basin

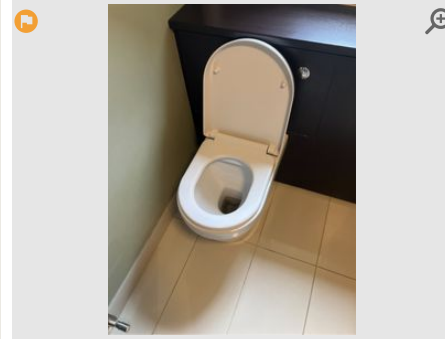


Provided by	Inspector
Captured (via App):	16/08/2024 11:33 AM
Added	16/08/2024
Reference	8.14.1

Toilet



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	8.15.1

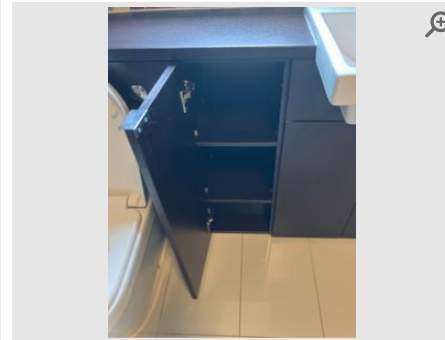


Provided by	Inspector
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Added	16/08/2024
Reference	8.15.2

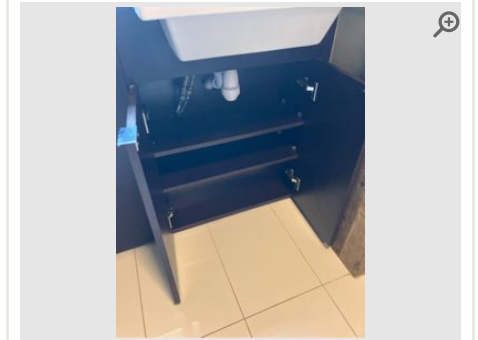
Cabinet



Provided by	Inspector
Captured (via App):	16/08/2024 11:33 AM
Added	16/08/2024
Reference	8.16.1

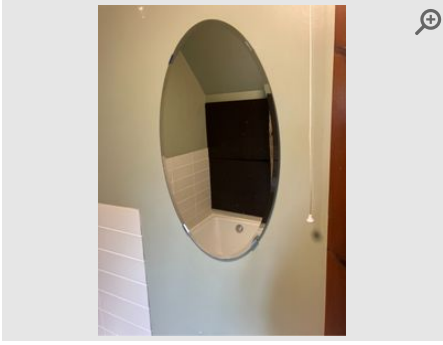


Provided by	Inspector
Captured (via App):	16/08/2024 11:33 AM
Added	16/08/2024
Reference	8.16.2














Provided by	Inspector
Captured (via App):	16/08/2024 11:33 AM
Added	16/08/2024
Reference	8.16.3

Mirror

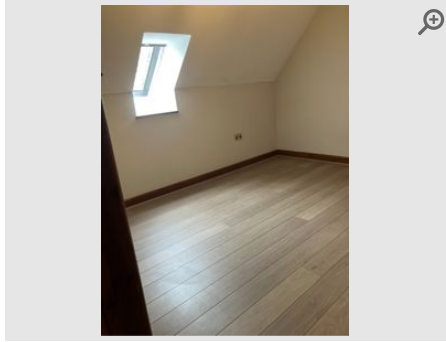


Provided by	Inspector
Captured (via App):	16/08/2024 11:34 AM
Added	16/08/2024
Reference	8.17.1

9 Bedroom

Item	Description	Condition	Cleanliness	Photos
9.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 3 photos
9.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
9.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Free of marks, dents and dust.	● Good	● Good	 4 photos
9.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 3 photos
9.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
9.6 Walls	Plastered & painted See images.	● Good	● Good	 8 photos
	 Disagreed by tenant - 19th August 2024		● The inspector agreed	
Information provided by tenant				
Mark on wall				
9.7 Windows and Sills	Velux window Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 4 photos
9.8 Radiator	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
9.9 Sockets & Switches	All sockets/switches metal clad All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
9.10 Floor	Laminate wood Free of stains, marks and scratches.	● Good	● Good	 4 photos

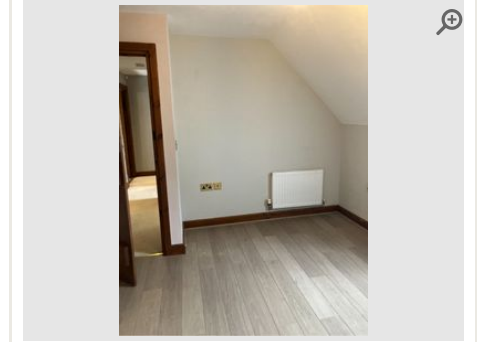
**General
Overview**



Provided by	Inspector
Captured (via App):	16/08/2024 11:45 AM
Added	16/08/2024
Reference	9.1.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:45 AM
Added	16/08/2024
Reference	9.1.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:45 AM
Added	16/08/2024
Reference	9.1.3

**Door
(Internal)**



Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.2.1

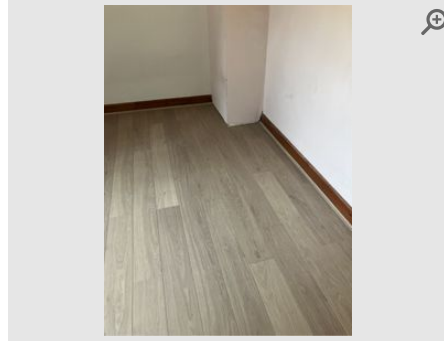


Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.2.2

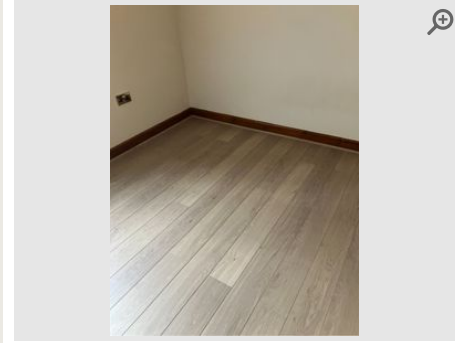
**Door Frame &
Skirting**



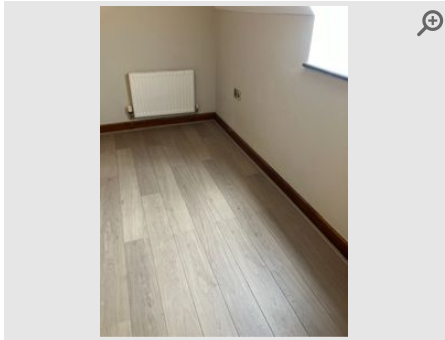
Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.3.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.3.2

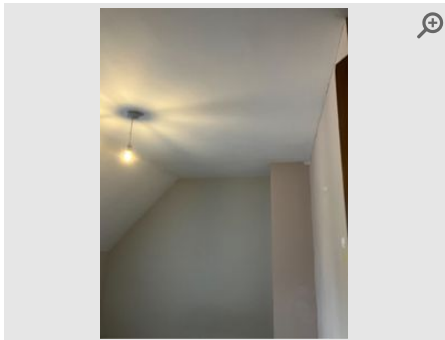


Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.3.3

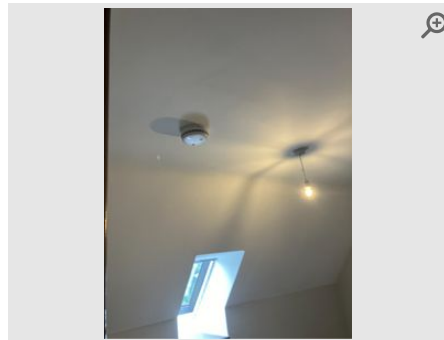


Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.3.4

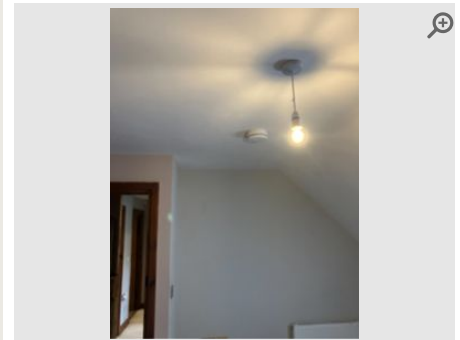
Ceiling



Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.4.1

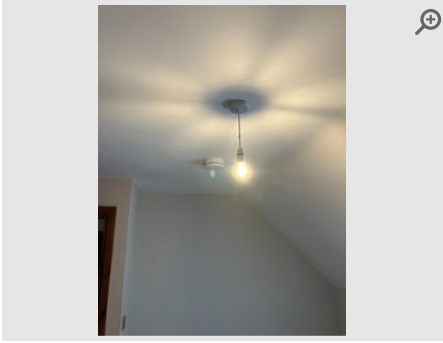


Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.4.2



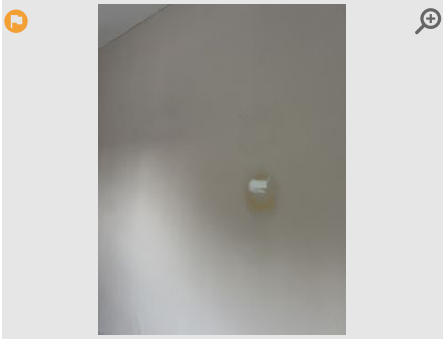
Provided by	Inspector
Captured (via App):	16/08/2024 11:46 AM
Added	16/08/2024
Reference	9.4.3

Light Fittings

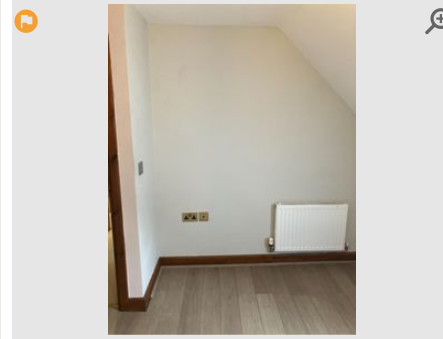


Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.5.1

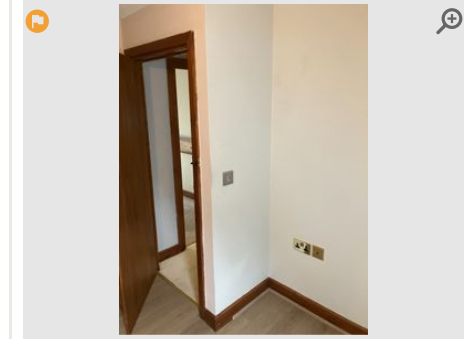
Walls



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	9.6.1



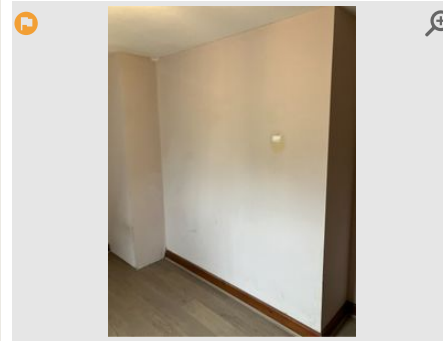
Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.6.2



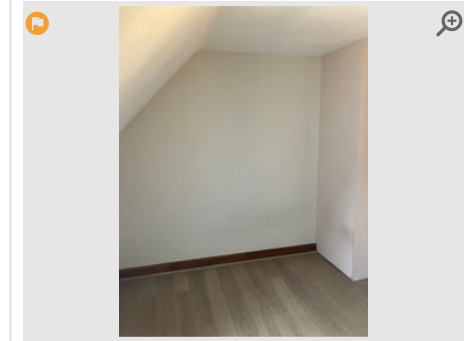
Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.6.3



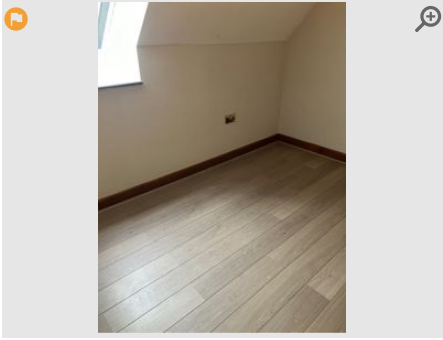
Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.6.4



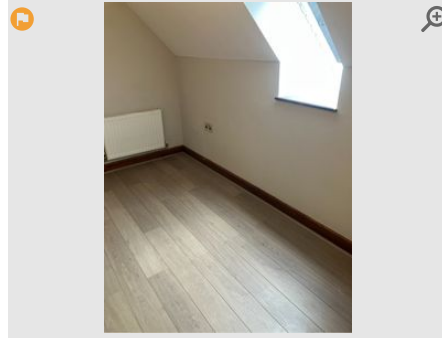
Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.6.5



Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.6.6

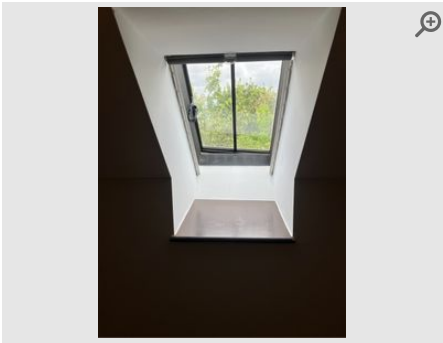


Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.6.7

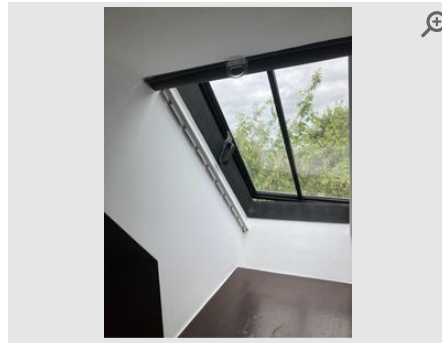


Provided by	Inspector
Captured (via App):	16/08/2024 11:47 AM
Added	16/08/2024
Reference	9.6.8

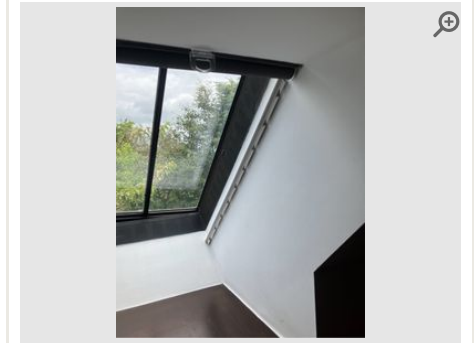
Windows and Sills



Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.7.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.7.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.7.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.7.4

Radiator

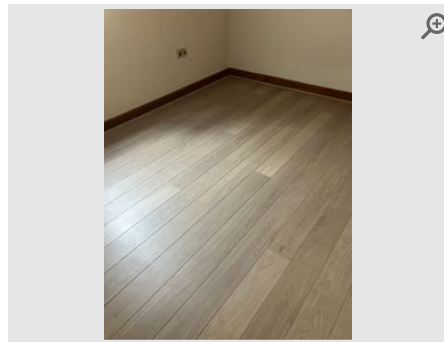


Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.8.1

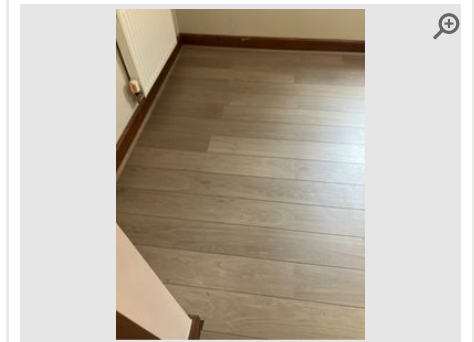
Floor



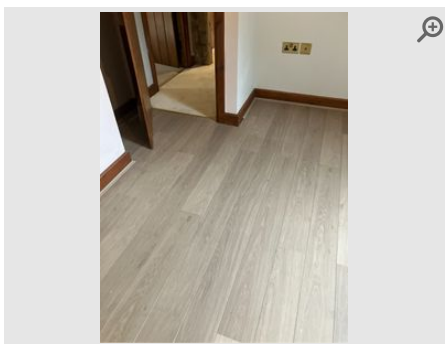
Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.10.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.10.2
















Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.10.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:48 AM
Added	16/08/2024
Reference	9.10.4

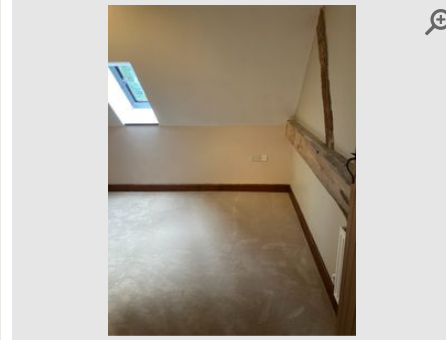
10 Bedroom

Item	Description	Condition	Cleanliness	Photos
10.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 3 photos
10.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
10.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Free of marks, dents and dust.	● Good	● Good	 4 photos
10.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 3 photos
10.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
10.6 Walls	Plastered & painted Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 5 photos
10.7 Windows and Sills	Velux window Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 4 photos
10.8 Radiator	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
10.9 Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
10.10 Floor	Carpeted Free of stains, marks and scratches.	● New Item	● Excellent	 4 photos
10.11 Storage Cupboard/Wardrobe	Built-in Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside.	● Good	● Good	 5 photos
	 Disagreed by tenant - 19th August 2024		 The inspector agreed	
Information provided by tenant No handle and mark				

**General
Overview**



Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.1.1

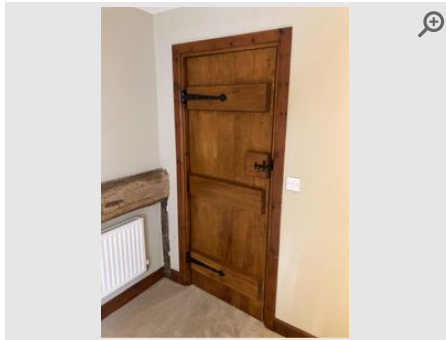


Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.1.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.1.3

**Door
(Internal)**

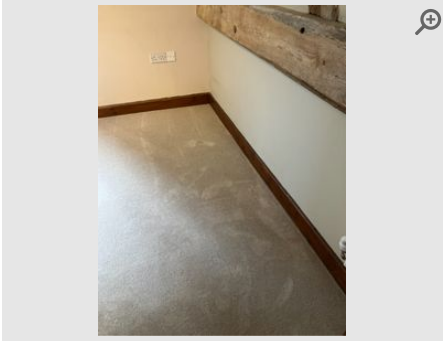


Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.2.1

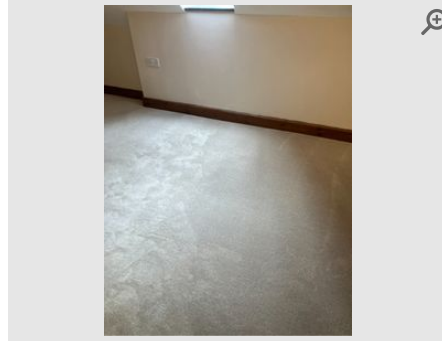


Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.2.2

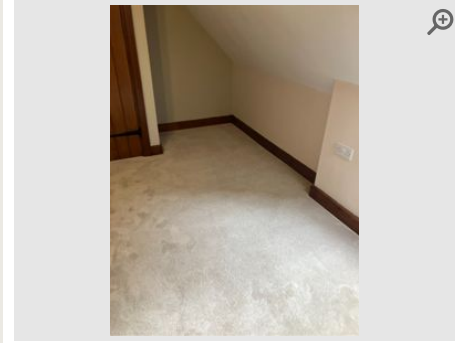
**Door Frame &
Skirting**



Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.3.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.3.2

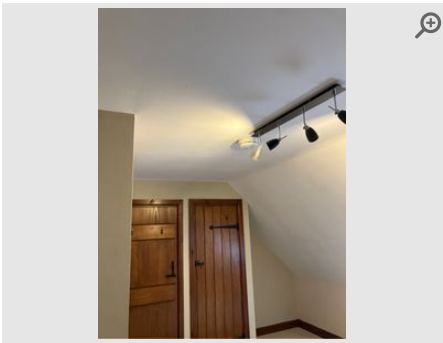


Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.3.3

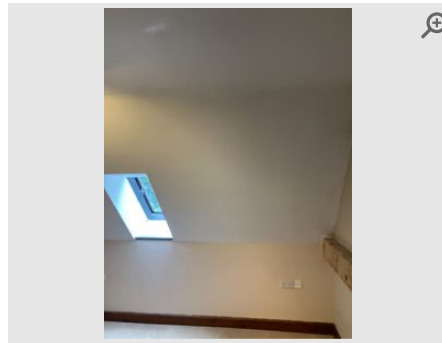


Provided by	Inspector
Captured (via App):	16/08/2024 11:49 AM
Added	16/08/2024
Reference	10.3.4

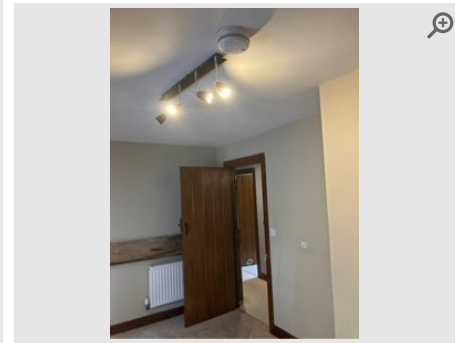
Ceiling



Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.4.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.4.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.4.3

Light Fittings

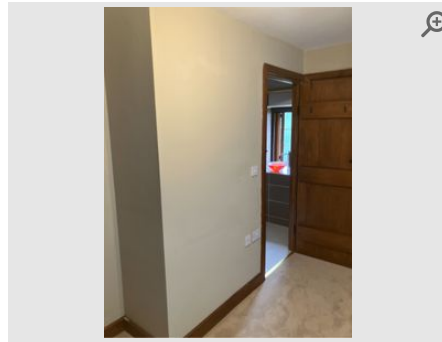


Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.5.1

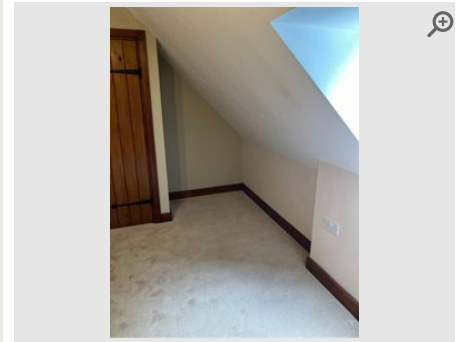
Walls



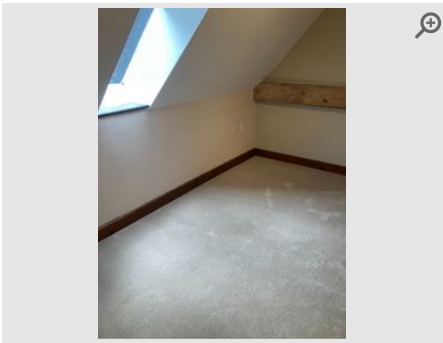
Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.6.1



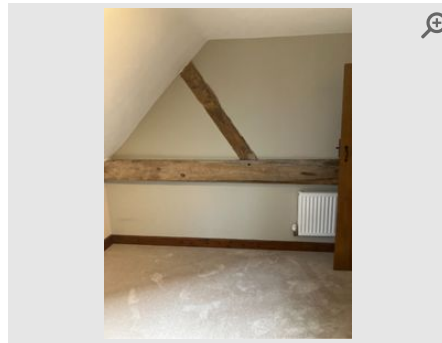
Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.6.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.6.3

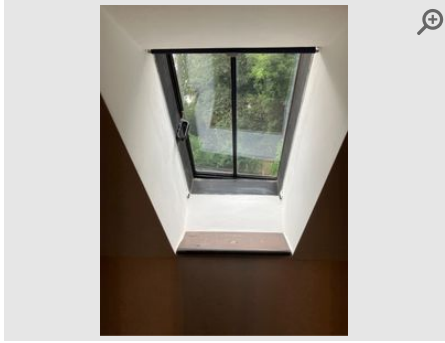


Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.6.4

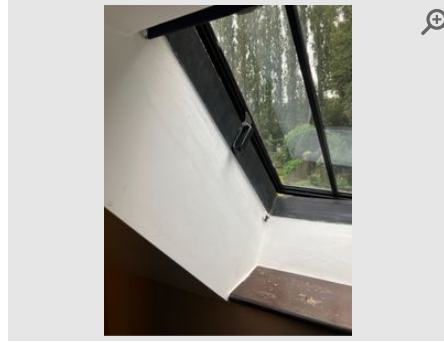


Provided by	Inspector
Captured (via App):	16/08/2024 11:50 AM
Added	16/08/2024
Reference	10.6.5

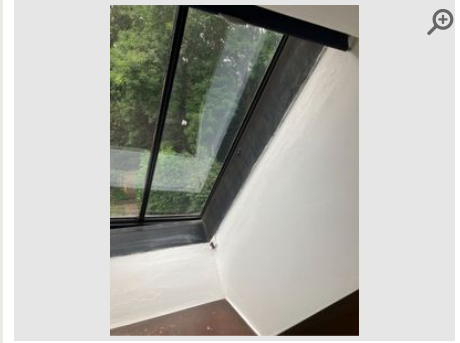
Windows and Sills



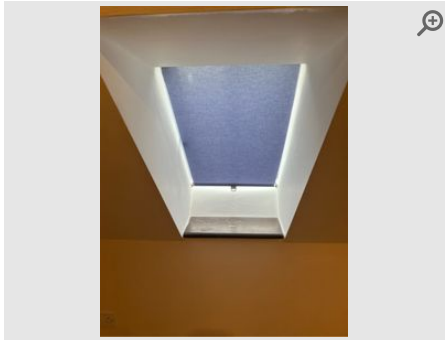
Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.7.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.7.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.7.3



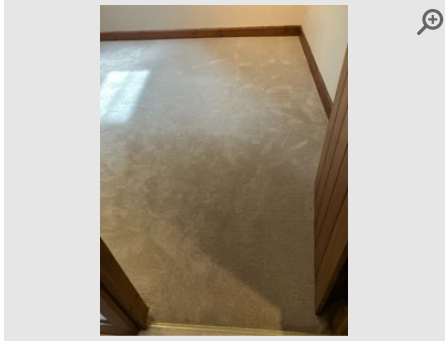
Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.7.4

Radiator



Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.8.1

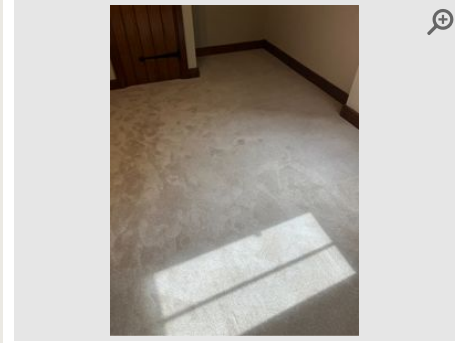
Floor



Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.10.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.10.2

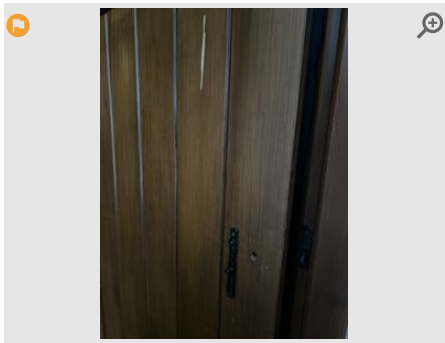


Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.10.3

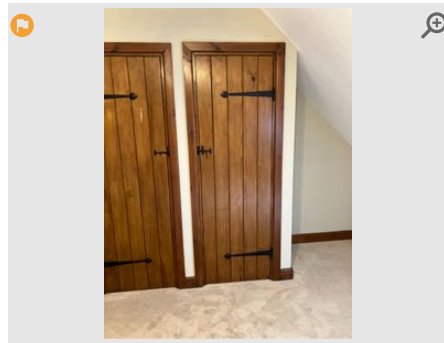


Provided by	Inspector
Captured (via App):	16/08/2024 11:51 AM
Added	16/08/2024
Reference	10.10.4

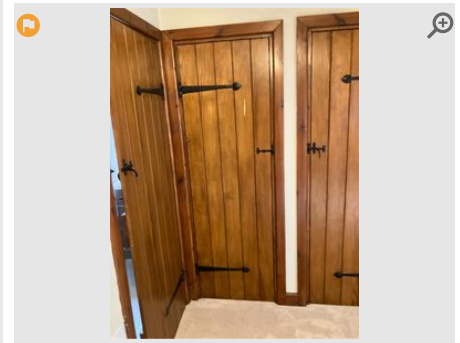
Storage Cupboard/Wardrobe



Provided by	Tenant
Captured (Certified by inspector)	16/08/2024
Added	19/08/2024
Reference	10.11.1



Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	10.11.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	10.11.3


















Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	10.11.4

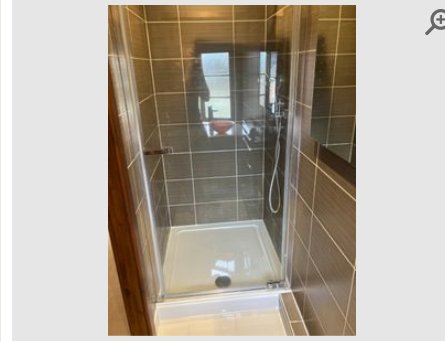
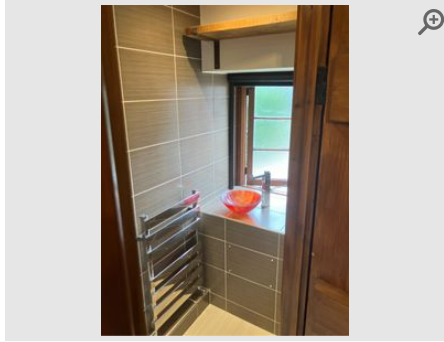


Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	10.11.5

11 Ensuite

Item	Description	Condition	Cleanliness	Photos
11.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 2 photos
11.2 Door (Internal)	Hinged door Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
11.3 Door Frame & Skirting	Natural wood (frame). Tiled (skirting) Free of marks, dents and dust.	● Good	● Good	 3 photos
11.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 2 photos
11.5 Light Fittings	Ceiling No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 2 photos
11.6 Extractor Fan	White casing Responsive when switched. Free of dust inside.	● Good	● Good	 1 photo
11.7 Walls	Tiled Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 3 photos
11.8 Windows and Sills	Standard window Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 1 photo
11.9 Radiator	Chrome ladder style Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
11.10 Floor	Tiled Free of stains, marks and scratches.	● Good	● Good	 1 photo
11.11 Shower Cubicle/Screen/Tray	Hinged enclosure with chrome frame Screen intact. Hinges/runners functioning well. No gaps to sealant. Tray clean and intact.	● Good	● Good	 5 photos
11.12 Shower	Shower head & hose. Fixed shower head Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant.	● Good	● Good	 2 photos
11.13 Sink/Basin	Mixer tap Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	 1 photo
11.14 Mirror	Wall-mounted Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust.	● Good	● Good	 1 photo
11.15 Bathroom Fixings	Cup holder Securely fixed.	● Good	● Good	 1 photo

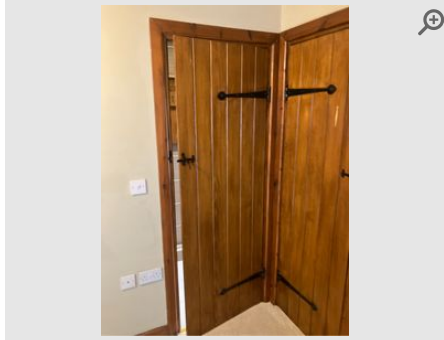
**General
Overview**



Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	11.1.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	11.1.2

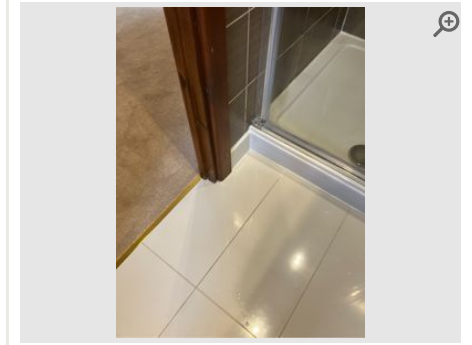
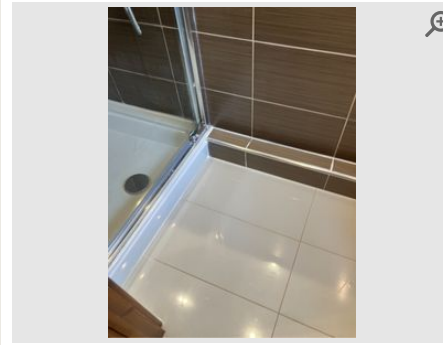
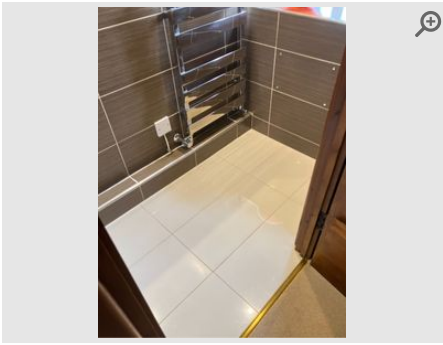
**Door
(Internal)**



Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	11.2.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:52 AM
Added	16/08/2024
Reference	11.2.2

**Door Frame &
Skirting**

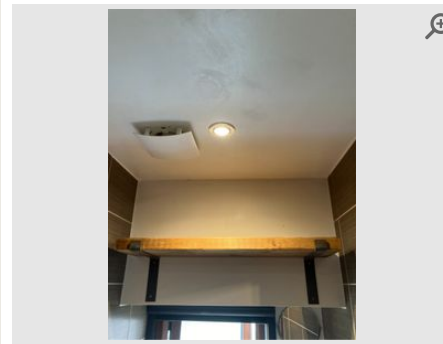
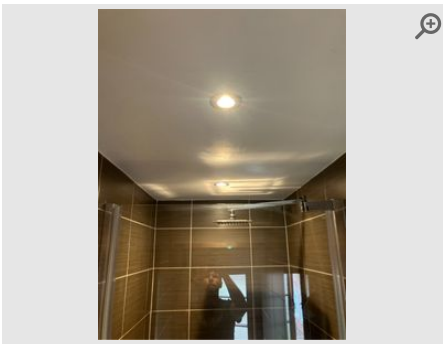


Provided by	Inspector
Captured (via App):	16/08/2024 11:53 AM
Added	16/08/2024
Reference	11.3.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:53 AM
Added	16/08/2024
Reference	11.3.2

Provided by	Inspector
Captured (via App):	16/08/2024 11:53 AM
Added	16/08/2024
Reference	11.3.3

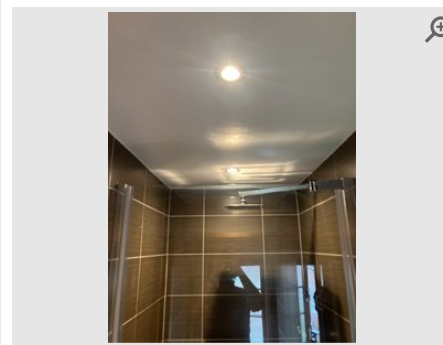
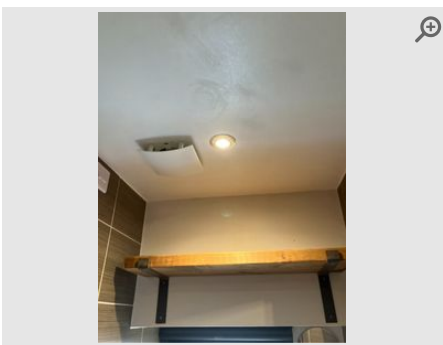
Ceiling



Provided by	Inspector
Captured (via App):	16/08/2024 11:53 AM
Added	16/08/2024
Reference	11.4.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:53 AM
Added	16/08/2024
Reference	11.4.2

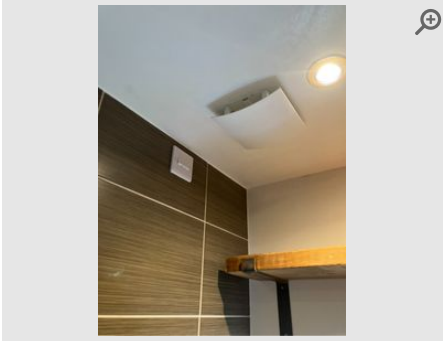
Light Fittings



Provided by	Inspector
Captured (via App):	16/08/2024 11:53 AM
Added	16/08/2024
Reference	11.5.1

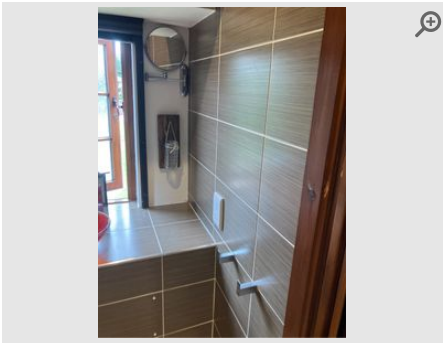
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Added	16/08/2024
Reference	11.5.2

Extractor Fan

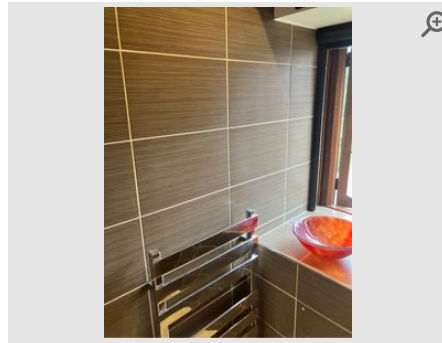


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Added	16/08/2024
Reference	11.6.1

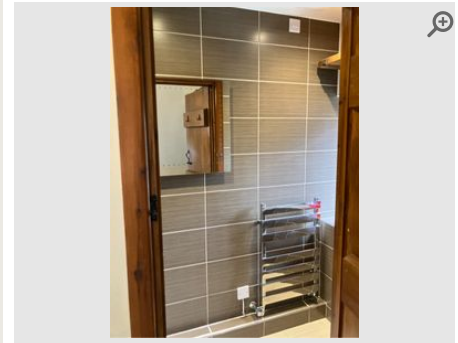
Walls



Provided by	Inspector
Captured (via App):	16/08/2024 11:54 AM
Added	16/08/2024
Reference	11.7.1

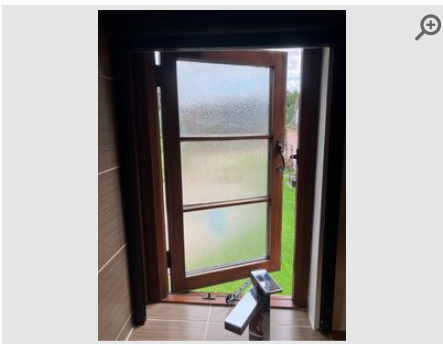


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Added	16/08/2024
Reference	11.7.2



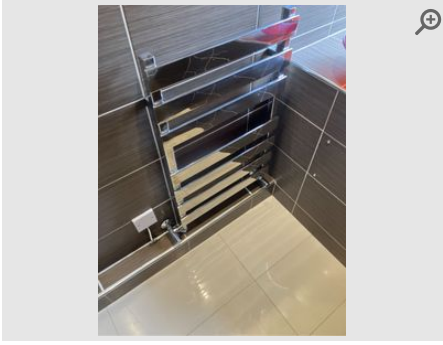
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Added	16/08/2024
Reference	11.7.3

Windows and Sills



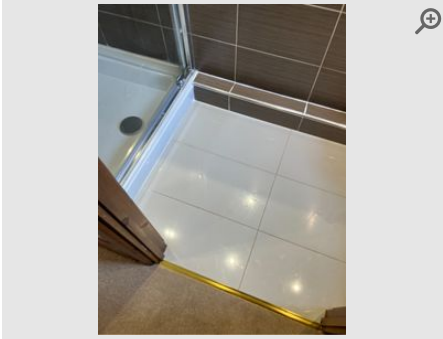
Provided by	Inspector
Captured (via App):	16/08/2024 11:54 AM
Added	16/08/2024
Reference	11.8.1

Radiator



Provided by	Inspector
Captured (via App):	16/08/2024 11:54 AM
Added	16/08/2024
Reference	11.9.1

Floor

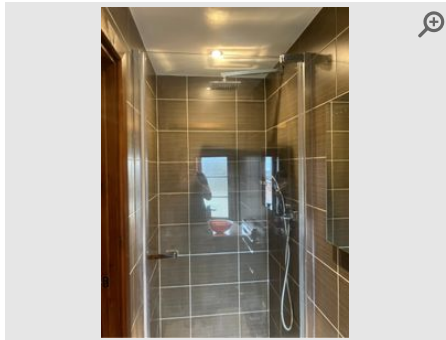


Provided by	Inspector
Captured (via App):	16/08/2024 11:54 AM
Added	16/08/2024
Reference	11.10.1

Shower Cubicle/Screen/Tray



Provided by	Inspector
Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.11.1



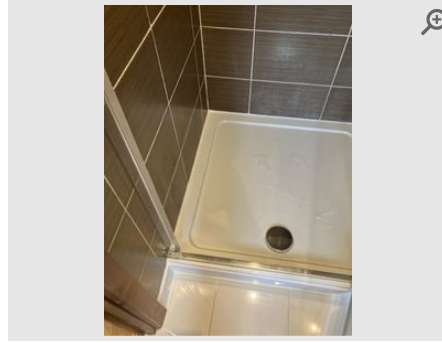
Provided by	Inspector
Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.11.2



Provided by	Inspector
Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.11.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.11.4



Provided by	Inspector
Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.11.5

Shower



Provided by	Inspector
Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.12.1



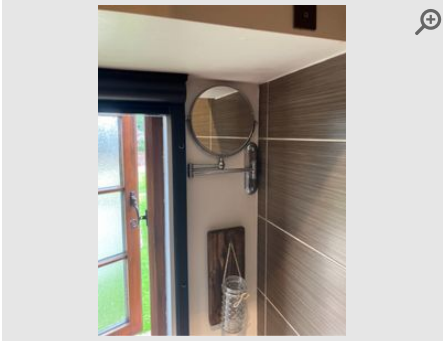
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Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.12.2

Sink/Basin



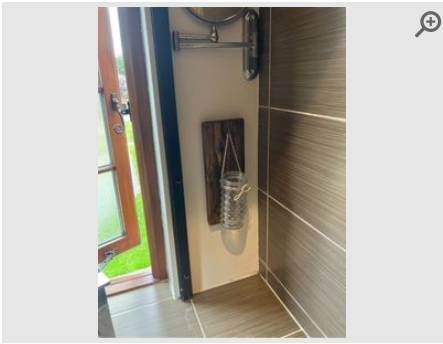
Provided by	Inspector
Captured (via App):	16/08/2024 11:55 AM
Added	16/08/2024
Reference	11.13.1

Mirror



Provided by	Inspector
Captured (via App):	16/08/2024 11:56 AM
Added	16/08/2024
Reference	11.14.1

Bathroom Fixings



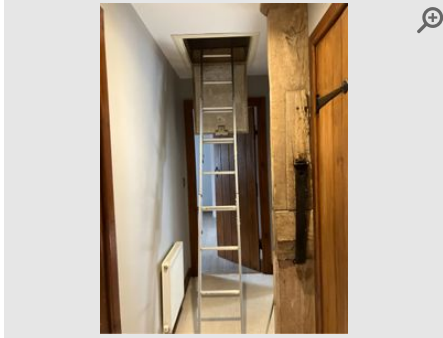
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Added	16/08/2024
Reference	11.15.1

12 Loft

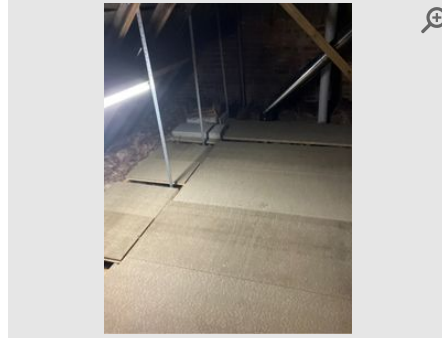
Item	Description	Condition	Cleanliness	Photos
12.1 General Overview	Clean & Tidy. Neutral smell/no odours evident No items remaining. Clean.	● Good	● Good	📷 7 photos

📷 Loft Photos

General Overview



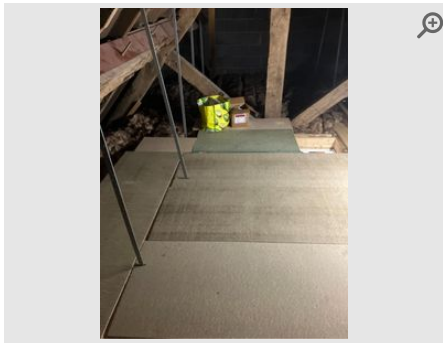
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Added	16/08/2024
Reference	12.1.1



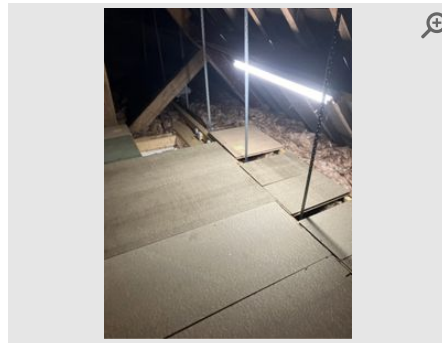
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Added	16/08/2024
Reference	12.1.2



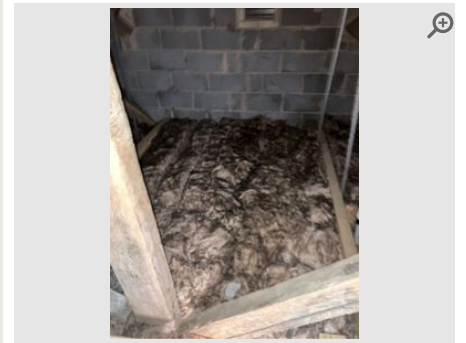
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Added	16/08/2024
Reference	12.1.3



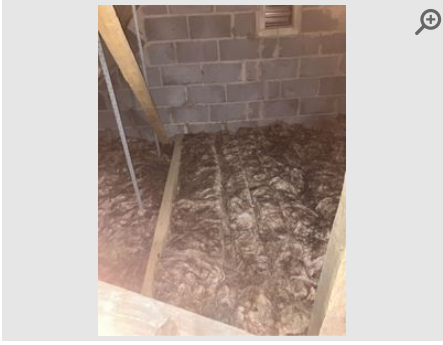
Provided by	Inspector
Captured (via App):	16/08/2024 12:04 PM
Added	16/08/2024
Reference	12.1.4



Provided by	Inspector
Captured (via App):	16/08/2024 12:04 PM
Added	16/08/2024
Reference	12.1.5



Provided by	Inspector
Captured (via App):	16/08/2024 12:04 PM
Added	16/08/2024
Reference	12.1.6



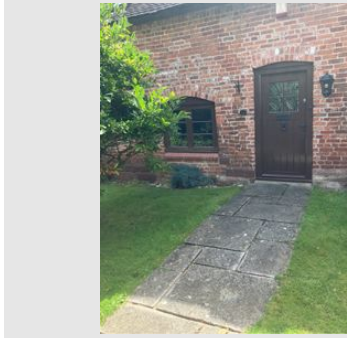
Provided by	Inspector
Captured (via App):	16/08/2024 12:04 PM
Added	16/08/2024
Reference	12.1.7

13 Front Garden

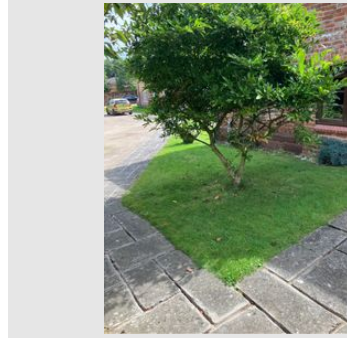
Item	Description	Condition	Cleanliness	Photos
13.1 Overview (External)	Good seasonal order Good seasonal order. No rubbish present.	● Good	● Good	📷 6 photos

📷 Front Garden Photos

Overview (External)



Provided by	Inspector
Captured (via App):	16/08/2024 11:59 AM
Added	16/08/2024
Reference	13.1.1



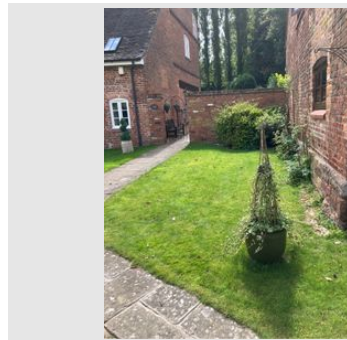
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Added	16/08/2024
Reference	13.1.2



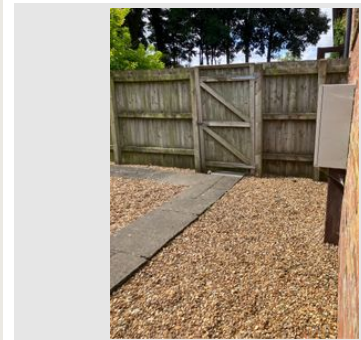
Provided by	Inspector
Captured (via App):	16/08/2024 11:59 AM
Added	16/08/2024
Reference	13.1.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:59 AM
Added	16/08/2024
Reference	13.1.4



Provided by	Inspector
Captured (via App):	16/08/2024 11:59 AM
Added	16/08/2024
Reference	13.1.5



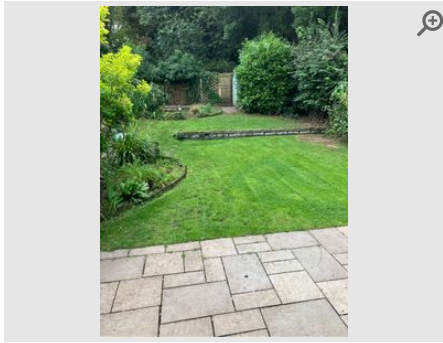
Provided by	Inspector
Captured (via App):	16/08/2024 11:59 AM
Added	16/08/2024
Reference	13.1.6

14 Back Garden

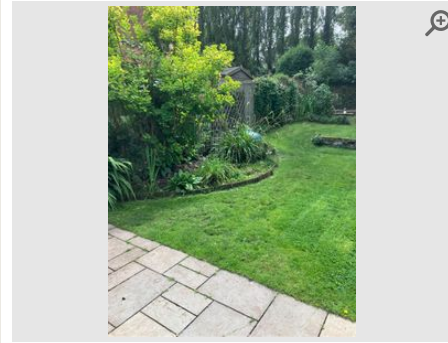
Item	Description	Condition	Cleanliness	Photos
14.1 Overview (External)	Good seasonal order Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos
14.2 Shed	Wood panelled Hinged door with padlock present. Free of items inside.	● Fair	● Fair	📷 2 photos

📷 Back Garden Photos

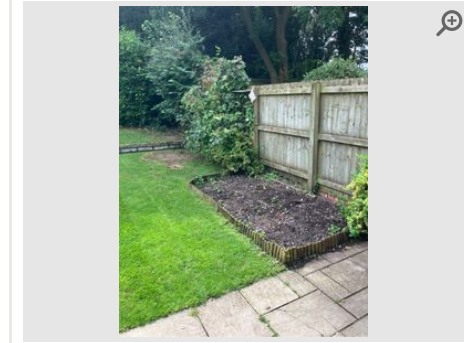
Overview (External)



Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.1.1



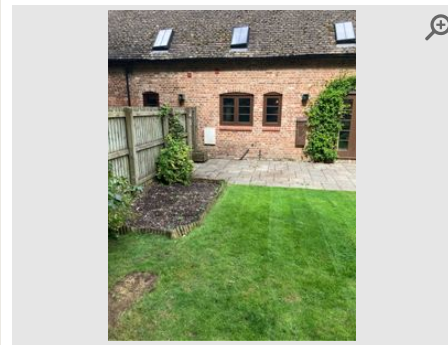
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Added	16/08/2024
Reference	14.1.2



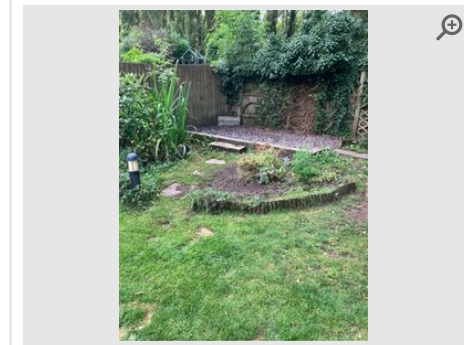
Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.1.3



Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.1.4



Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.1.5



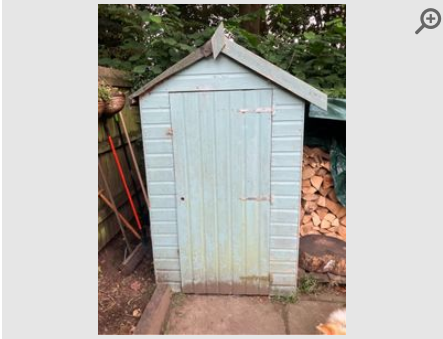
Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.1.6



Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.1.7

Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.1.8

Shed



Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.2.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:57 AM
Added	16/08/2024
Reference	14.2.2

15 Car Parking Space

Item	Description	Condition	Cleanliness	Photos
15.1 Overview (Parking Space)	Tarmacked area See images.	● Good	● Good	📷 2 photos

📷 Car Parking Space Photos

Overview (Parking Space)



Provided by	Inspector
Captured (via App):	16/08/2024 11:58 AM
Added	16/08/2024
Reference	15.1.1

Provided by	Inspector
Captured (via App):	16/08/2024 11:58 AM
Added	16/08/2024
Reference	15.1.2

16 Detached Garage

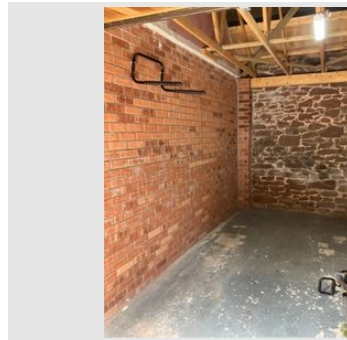
Item	Description	Condition	Cleanliness	Photos
16.1 Overview (Garage)	Manual up & over door. Smooth opening Empty inside. Free of rubbish. Garage door in working order.	● Good	● Good	📷 5 photos
16.2 Floor (Garage)	Free of oil and paint stains.	● Good	● Good	📷 N/A
16.3 Walls (Garage)	Free of oil and paint stains.	● Good	● Good	📷 N/A
16.4 Ceiling (Garage)	Intact and free of damage.	● Good	● Good	📷 N/A
16.5 Garage Door	Runners intact and functioning well.	● Good	● Good	📷 N/A
16.6 Sockets & Switches	All sockets and switches present and intact.	● Good	● Good	📷 N/A
16.7 Light Fittings	All bulbs in working order.	● Good	● Good	📷 N/A

📷 Detached Garage Photos

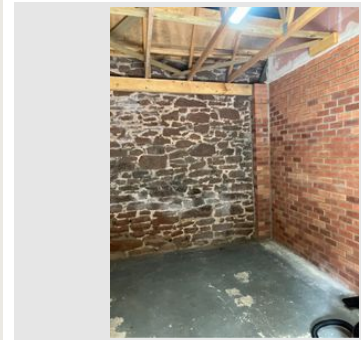
Overview (Garage)



Provided by	Inspector
Captured (via App):	16/08/2024 12:00 PM
Added	16/08/2024
Reference	16.1.1



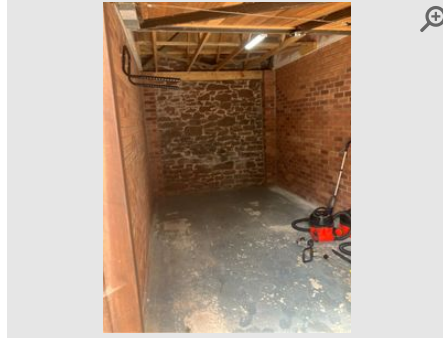
Provided by	Inspector
Captured (via App):	16/08/2024 12:00 PM
Added	16/08/2024
Reference	16.1.2



Provided by	Inspector
Captured (via App):	16/08/2024 12:00 PM
Added	16/08/2024
Reference	16.1.3



Provided by	Inspector
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Added	16/08/2024
Reference	16.1.4



Provided by	Inspector
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Added	16/08/2024
Reference	16.1.5

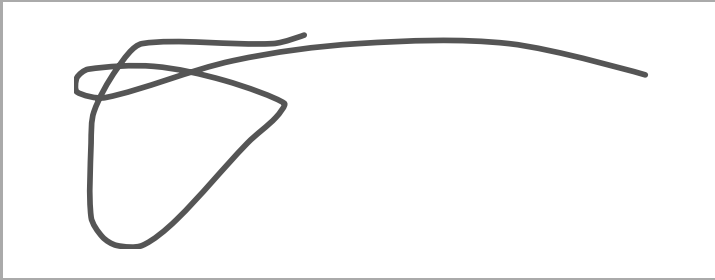
Declaration

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:

Oisín Higgins

Date:

16/08/2024 at 12:10pm

Disclaimer

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

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

Health & Safety / Insurance Risk-Avoidance Steps

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

Guidance Notes to Tenants

What should I know about the check-out process?

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

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

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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