



36 New Road, Hertford, Hertfordshire,
England, SG14 3JL

TENANT NAME

Ruth Smith

TENANCY TYPE

Joint

OTHER TENANT(S)

Gavin Smith

REPORT CONFIRMED BY

Stephen Branch

TENANCY START DATE

02/12/2023

PROPERTY VISIT DATE

01/12/2023

PREPARED ON BEHALF OF

Sarah Chapman

Telephone: 01992501511

 [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.



Detailed descriptions and schedule of condition and cleanliness for all fixtures and fittings.



Disclaimer and check-out guidance details.

Maintenance Action Required

Name	Status
Living Room/Lounge	
Carbon Monoxide Alarm	🔧 Landlord responsibility 🔄 Replace

Property Information

This is a three bedroom house with a front garden, of street parking, a garage, living room, a fitted kitchen, a dining area, cloakroom/utility room, a family bathroom & a back garden.

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 solid fuel burning source?




YES

Do all carbon monoxide alarms have working test buttons?

NO

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

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
Living Room/Lounge	Carbon Monoxide Alarm	No expiry date present. Note to tenant, by signing this document you are acknowledging that you have tested the alarms on the day of the tenancy commencing.	01/12/2023	N/A	 1 photo
Kitchen/Diner	Smoke Alarm	Wall mounted. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Note to tenant, by signing this document you are acknowledging that you have tested the alarms on the day of the tenancy commencing. New item being installed, expires 30th Sept 2033.	01/12/2023	N/A	 N/A
Stairway/Landing	Smoke Alarm	Wall mounted. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Note to tenant, by signing this document you are acknowledging that you have tested the alarms on the day of the tenancy commencing.	01/12/2023	31/08/2032	 1 photo



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 7 photos
Utility/Laundry Room	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 7 photos
Toilet	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 6 photos
Living Room/Lounge	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
Kitchen/Diner	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
Stairway/Landing	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
Bedroom - Back Left	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
Bedroom - Back Right	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
Bedroom - Front	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
Bathroom	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 7 photos
Front Garden	Numerous weeds present. Moss present. Gravel area. Block paved area Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 6 photos
	<p>🚫 Disagreed by tenant - 6th December 2023</p> <p>● The inspector agreed</p> <p>Information provided by tenant Front external light only partially working and very little light from it</p>			
Back Garden	Numerous weeds present. Moss present. Overgrown plants. Overgrown shrubs. Gravel area. Paved area. Gate present Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos
Integral Garage	Miscellaneous items present inside. Garage door in working order.	● Good	● Fair	📷 7 photos



Check-in Inventory Details

Check-in Inventory Procedures

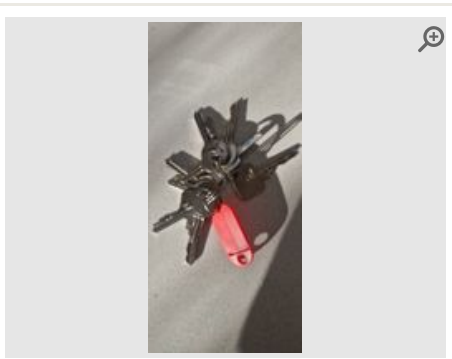
YES

Keys photographed, tested & handed over

YES

Appliance manuals photographed & handed over

Key Photos



Provided by	Inspector
Captured (via App):	01/12/2023 11:36 AM
Added	01/12/2023

Appliance Manual Photos



Provided by	Inspector
Captured (via App):	01/12/2023 11:36 AM
Added	01/12/2023



Utility Details

🔥 Gas - Standard Meter

Supplier

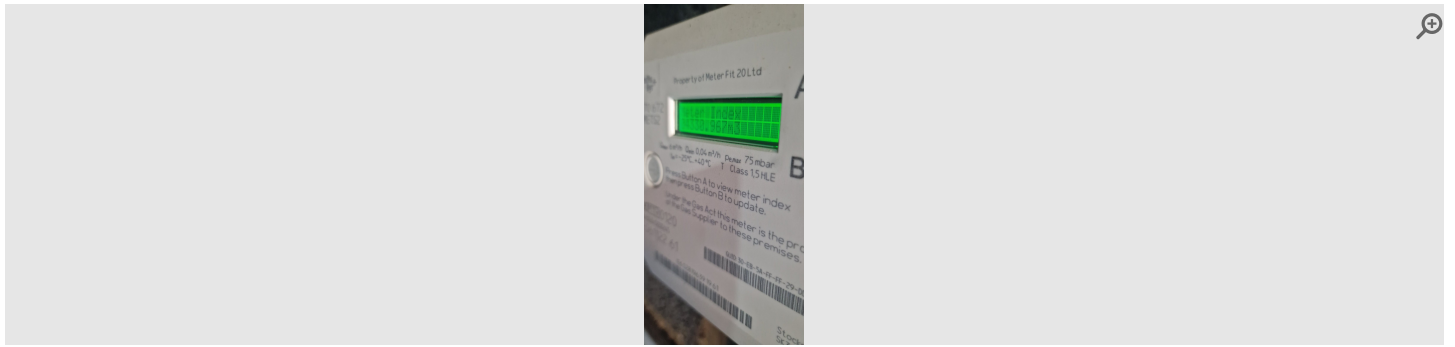
Serial Number (MSN)

N/A

Location

Garage

Serial Photo



Provided by

Inspector

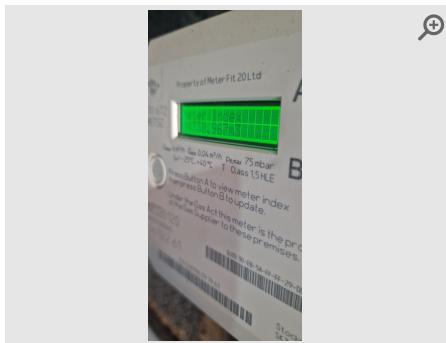
Captured (via App):

01/12/2023 11:42 AM

Added

01/12/2023

Date	Notes	Reading
01/12/2023		4330



Provided by

Inspector

Captured (Certified by inspector)

01/12/2023

Added

01/12/2023

Electricity - Single Rate Meter

Supplier

Serial Number (MSN)

N/A

Location

Garage

Serial Photo



Provided by

Inspector

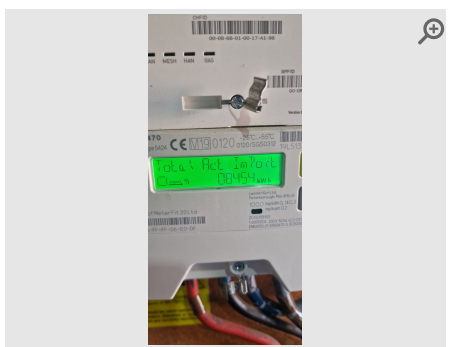
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Added

01/12/2023

Date	Notes	Reading
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Provided by

Inspector

Captured (via App):

01/12/2023 11:43 AM









Added

01/12/2023

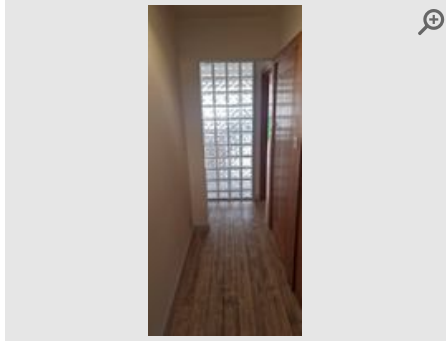
Room Details

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

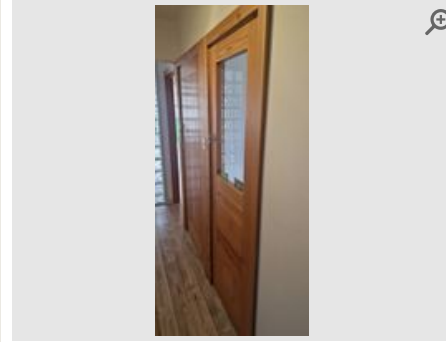
1 Entrance/Hallway

Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 7 photos
1.2 Front Door	For any marks, dirt, cobwebs or scratches to front side and reverse please see pictures. Glazing in a good clean condition.	● Good	● Good	 4 photos
1.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Good	● Good	 4 photos
1.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	 1 photo
1.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 N/A
1.6 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Fair	● Fair	 5 photos
1.7 Sockets & Switches	All sockets/switches plastic. 3 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
1.8 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Good	● Good	 N/A

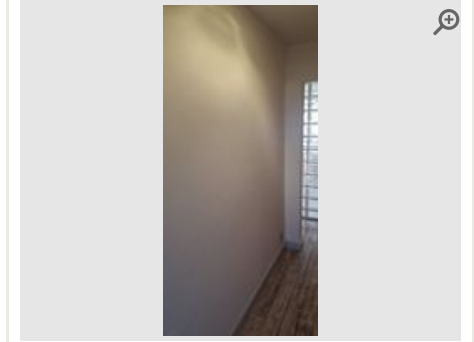
General Overview



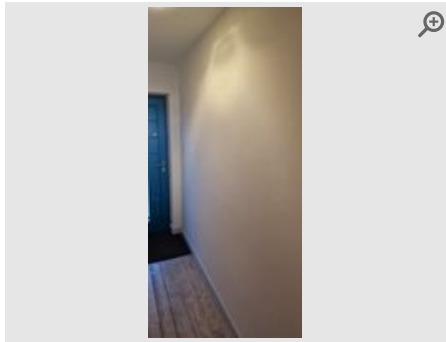
Provided by	Inspector
Captured (via App):	01/12/2023 10:50 AM
Added	01/12/2023
Reference	1.1.1



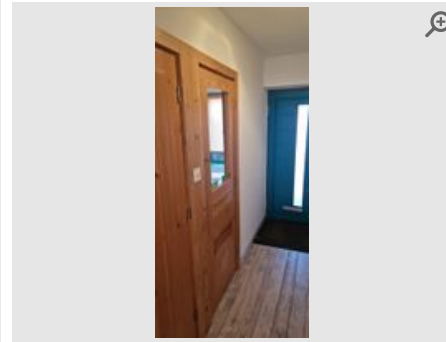
Provided by	Inspector
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Added	01/12/2023
Reference	1.1.2



Provided by	Inspector
Captured (via App):	01/12/2023 10:50 AM
Added	01/12/2023
Reference	1.1.3



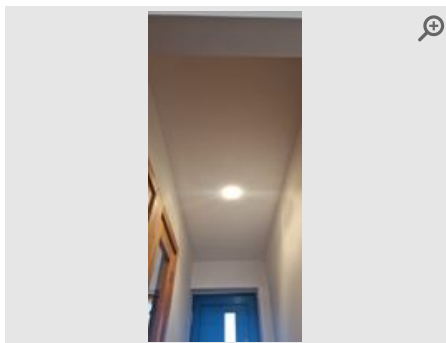
Provided by	Inspector
Captured (via App):	01/12/2023 10:50 AM
Added	01/12/2023
Reference	1.1.4



Provided by	Inspector
Captured (via App):	01/12/2023 10:50 AM
Added	01/12/2023
Reference	1.1.5

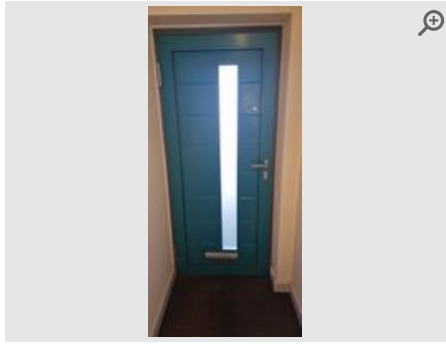


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Reference	1.1.6

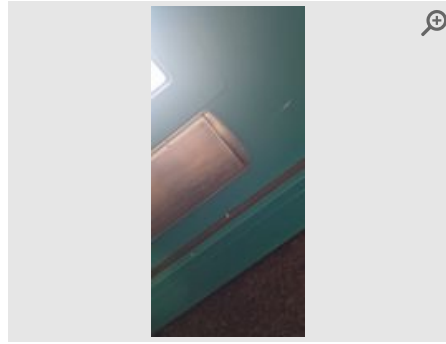


Provided by	Inspector
Captured (via App):	01/12/2023 10:50 AM
Added	01/12/2023
Reference	1.1.7

Front Door



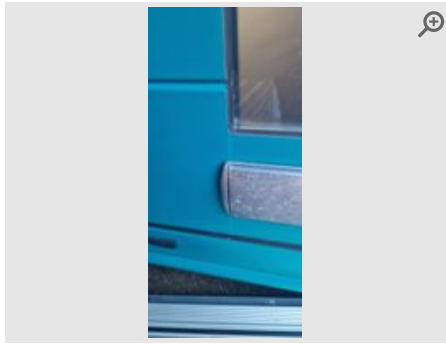
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Added	01/12/2023
Reference	1.2.1



Provided by	Inspector
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Added	01/12/2023
Reference	1.2.2

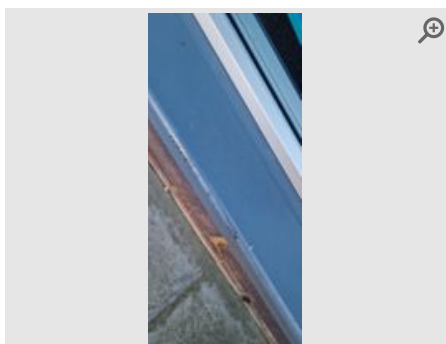


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Reference	1.2.3

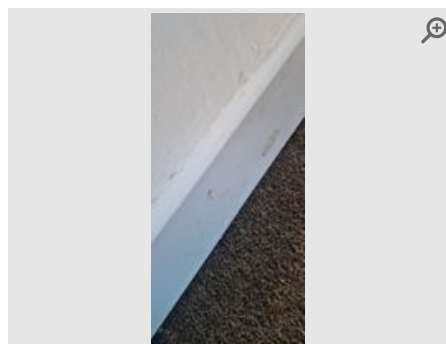


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Added	01/12/2023
Reference	1.2.4

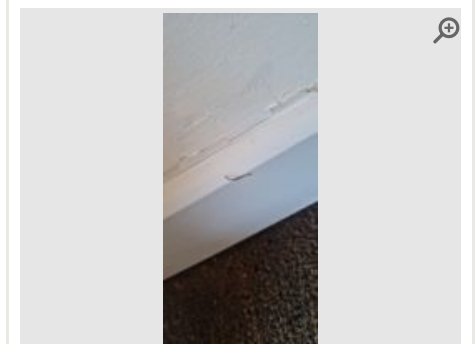
Door Frame & Skirting



Provided by	Inspector
Captured (via App):	01/12/2023 10:52 AM
Added	01/12/2023
Reference	1.3.1



Provided by	Inspector
Captured (via App):	01/12/2023 10:52 AM
Added	01/12/2023
Reference	1.3.2

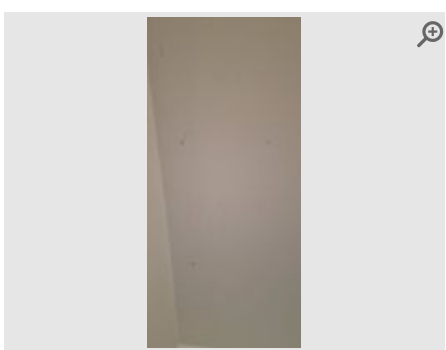


Provided by	Inspector
Captured (via App):	01/12/2023 10:52 AM
Added	01/12/2023
Reference	1.3.3



Provided by	Inspector
Captured (via App):	01/12/2023 10:52 AM
Added	01/12/2023
Reference	1.3.4

Ceiling

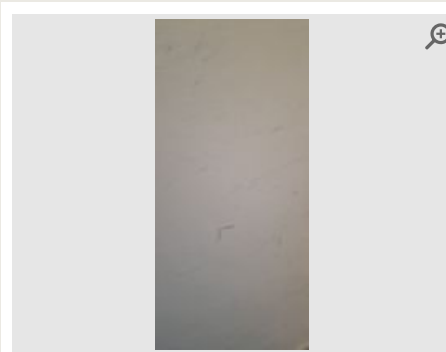


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Added	01/12/2023
Reference	1.4.1

Walls



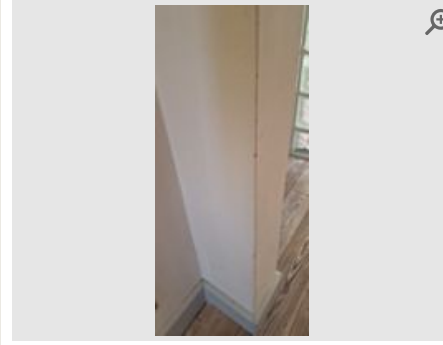
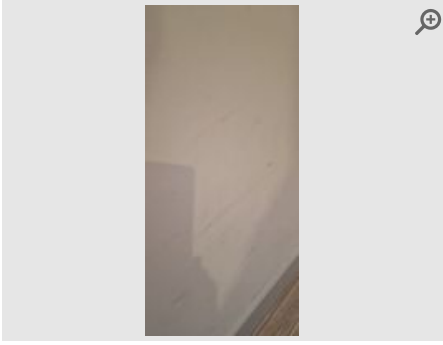
Provided by	Inspector
Captured (via App):	01/12/2023 10:56 AM
Added	01/12/2023
Reference	1.6.1



Provided by	Inspector
Captured (via App):	01/12/2023 10:56 AM
Added	01/12/2023
Reference	1.6.2



Provided by	Inspector
Captured (via App):	01/12/2023 10:56 AM
Added	01/12/2023
Reference	1.6.3



Provided by	Inspector
Captured (via App):	01/12/2023 10:56 AM
Added	01/12/2023
Reference	1.6.4

Provided by	Inspector
Captured (via App):	01/12/2023 10:56 AM
Added	01/12/2023
Reference	1.6.5

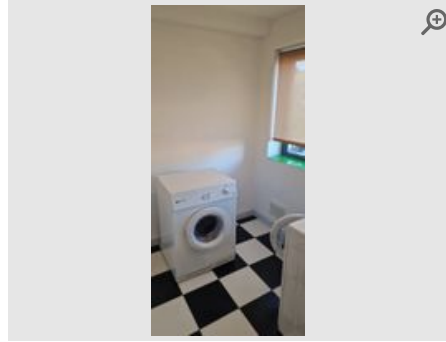
2 Utility/Laundry Room

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 7 photos
2.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Good	● Good	📷 2 photos
2.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Good	● Good	📷 3 photos
2.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 N/A
2.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
2.6 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Good	● Good	📷 5 photos
2.7 Windows and Sills	UPVC double glazed. Roller blind. Trickle vents present Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 3 photos
2.8 Sockets & Switches	All sockets/switches plastic. 2 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
2.9 Washing Machine	Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly. Detergent drawer is clean.	● Good	● Good	📷 3 photos
2.10 Tumble Dryer	Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly.	● Good	● Good	📷 4 photos
	🚫 Disagreed by tenant - 6th December 2023		● The inspector agreed	
	Information provided by tenant The plastic catch to lock the door is broken (will report separately)			
2.11 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Fair	● Good	📷 2 photos

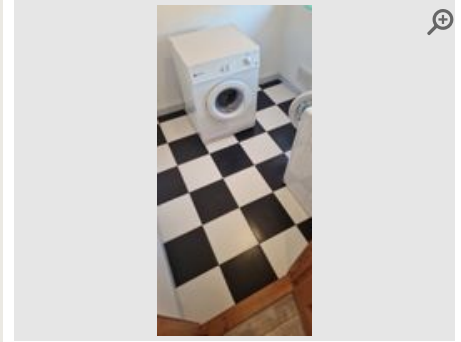
General Overview



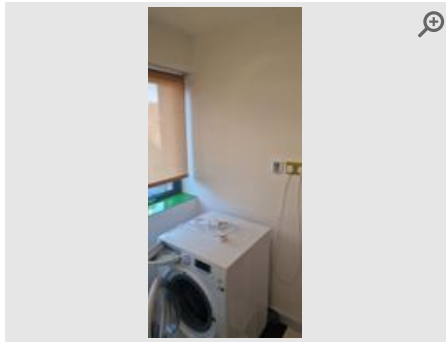
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Added	01/12/2023
Reference	2.1.1



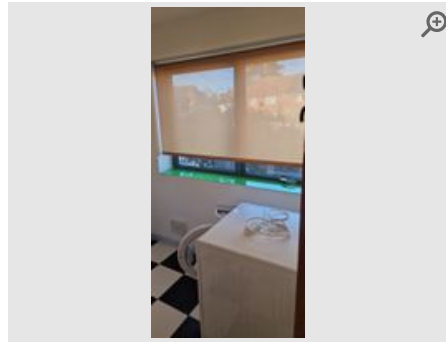
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Added	01/12/2023
Reference	2.1.2



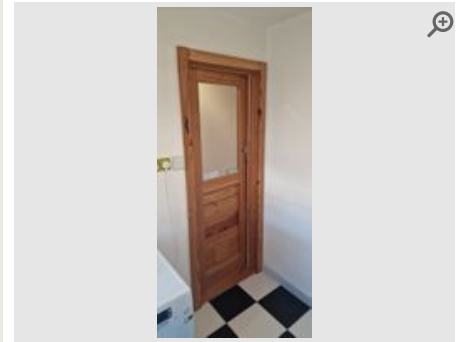
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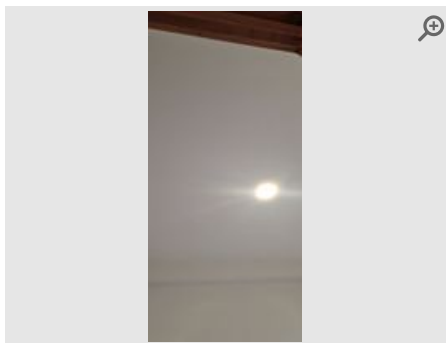
Provided by	Inspector
Captured (via App):	01/12/2023 10:54 AM
Added	01/12/2023
Reference	2.1.4



Provided by	Inspector
Captured (via App):	01/12/2023 10:54 AM
Added	01/12/2023
Reference	2.1.5



Provided by	Inspector
Captured (via App):	01/12/2023 10:54 AM
Added	01/12/2023
Reference	2.1.6



Provided by	Inspector
Captured (via App):	01/12/2023 10:54 AM
Added	01/12/2023
Reference	2.1.7

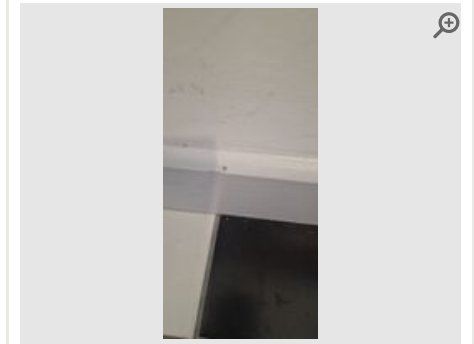
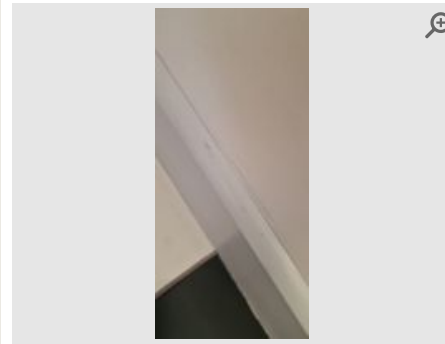
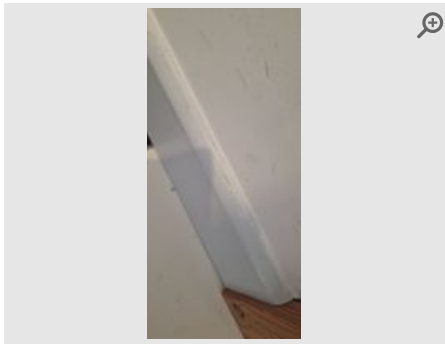
Door (Internal)



Provided by	Inspector
Captured (via App):	01/12/2023 10:55 AM
Added	01/12/2023
Reference	2.2.1

Provided by	Inspector
Captured (via App):	01/12/2023 10:55 AM
Added	01/12/2023
Reference	2.2.2

Door Frame & Skirting

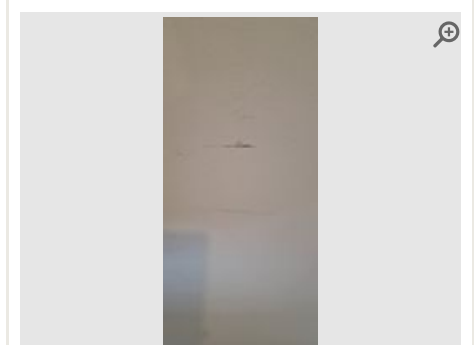
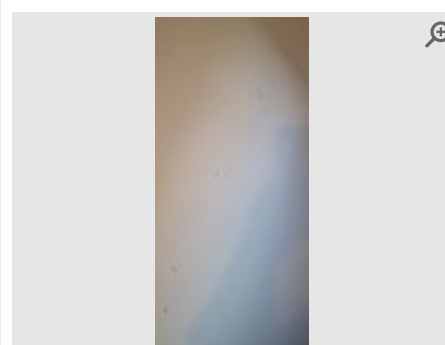
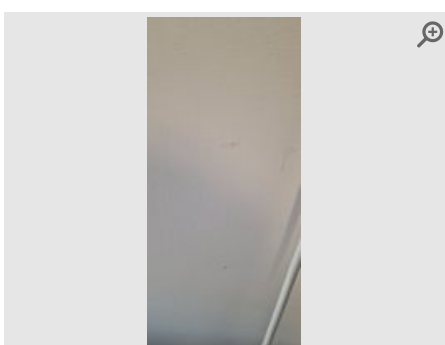


Provided by	Inspector
Captured (via App):	01/12/2023 10:55 AM
Added	01/12/2023
Reference	2.3.1

Provided by	Inspector
Captured (via App):	01/12/2023 10:55 AM
Added	01/12/2023
Reference	2.3.2

Provided by	Inspector
Captured (via App):	01/12/2023 10:55 AM
Added	01/12/2023
Reference	2.3.3

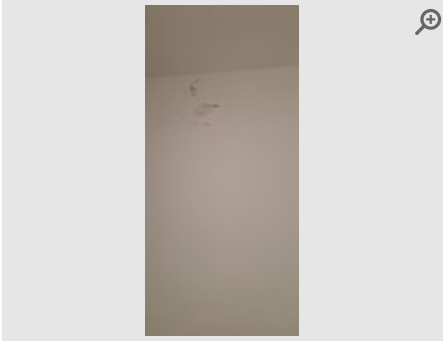
Walls



Provided by	Inspector
Captured (via App):	01/12/2023 10:56 AM
Added	01/12/2023
Reference	2.6.1

Provided by	Inspector
Captured (via App):	01/12/2023 10:56 AM
Added	01/12/2023
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Added	01/12/2023
Reference	2.6.3

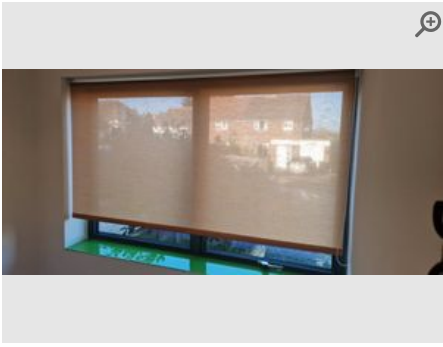


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Added	01/12/2023
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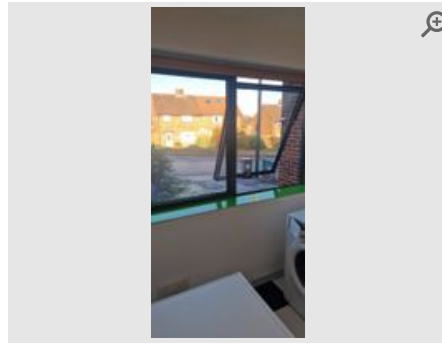


Provided by	Inspector
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Added	01/12/2023
Reference	2.6.5

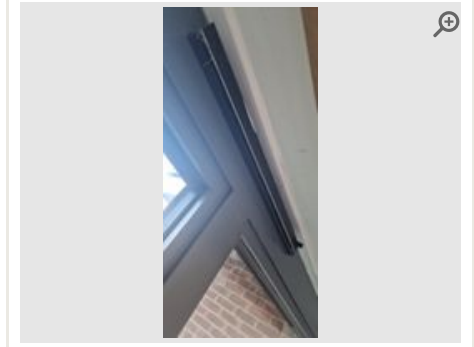
Windows and Sills



Provided by	Inspector
Captured (via App):	01/12/2023 10:59 AM
Added	01/12/2023
Reference	2.7.1



Provided by	Inspector
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Reference	2.7.2

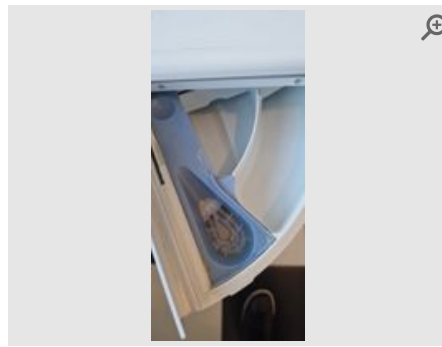


Provided by	Inspector
Captured (via App):	01/12/2023 10:59 AM
Added	01/12/2023
Reference	2.7.3

Washing Machine



Provided by	Inspector
Captured (via App):	01/12/2023 11:00 AM
Added	01/12/2023
Reference	2.9.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:00 AM
Added	01/12/2023
Reference	2.9.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:00 AM
Added	01/12/2023
Reference	2.9.3

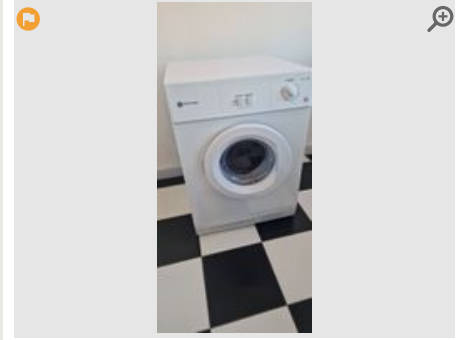
Tumble Dryer



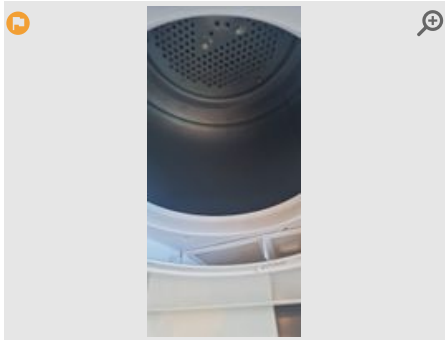
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	2.10.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	2.10.2

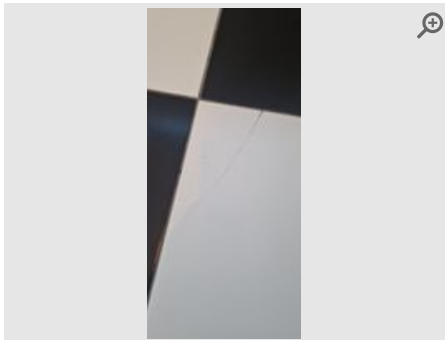


Provided by	Inspector
Captured (via App):	01/12/2023 11:00 AM
Added	01/12/2023
Reference	2.10.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:00 AM
Added	01/12/2023
Reference	2.10.4

Floor



Provided by	Inspector
Captured (via App):	01/12/2023 11:00 AM
Added	01/12/2023
Reference	2.11.1

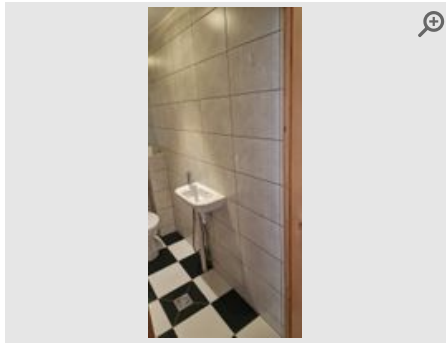


Provided by	Inspector
Captured (via App):	01/12/2023 11:00 AM
Added	01/12/2023
Reference	2.11.2

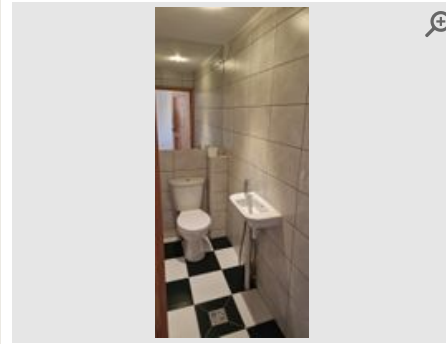
3 Toilet

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 6 photos
3.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Good	● Good	📷 4 photos
3.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Good	● Good	📷 N/A
3.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 N/A
3.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
3.6 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Good	● Good	📷 2 photos
3.7 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Good	● Good	📷 1 photo
	<div style="display: flex; justify-content: space-between;"> 🚫 Disagreed by tenant - 6th December 2023 🚫 The inspector disagreed </div>			
	Information provided by tenant Adhesive mark around base of toilet			
3.8 Sink/Basin	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	📷 3 photos
3.9 Toilet	Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	📷 3 photos

General Overview



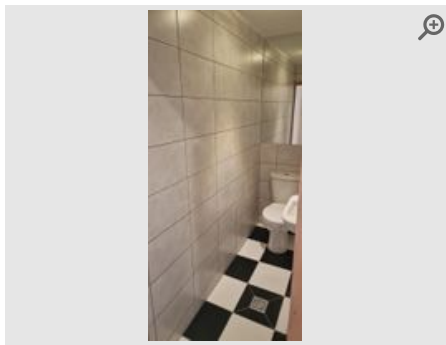
Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.1.1



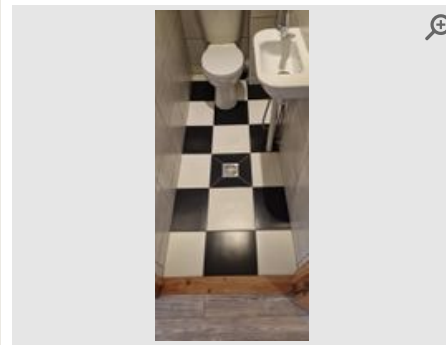
Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.1.2



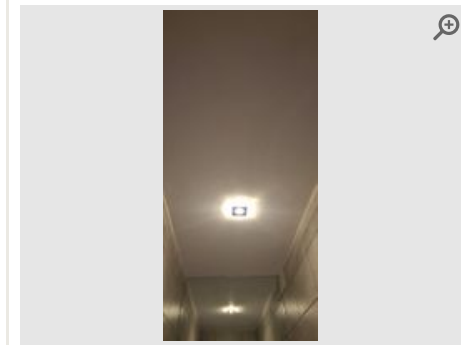
Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.1.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.1.4



Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.1.5

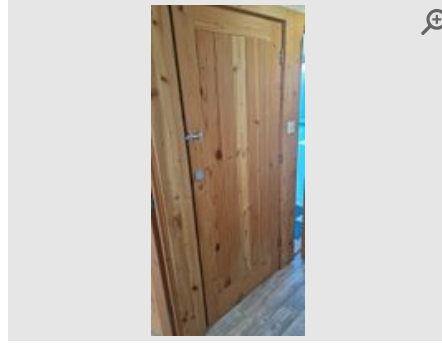


Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.1.6

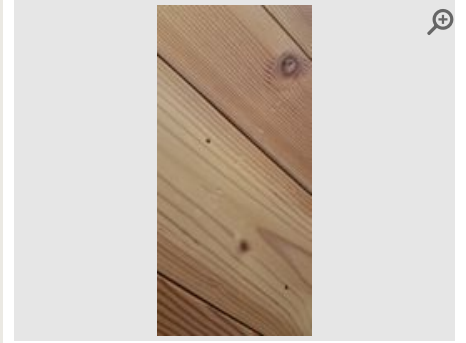
Door (Internal)



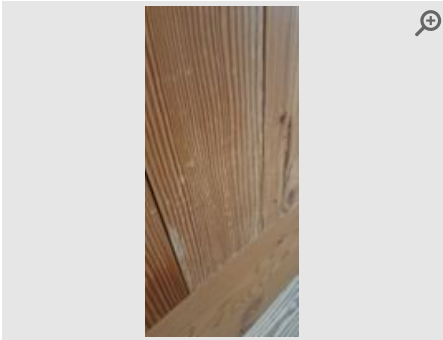
Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.2.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.2.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.2.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:01 AM
Added	01/12/2023
Reference	3.2.4

Walls

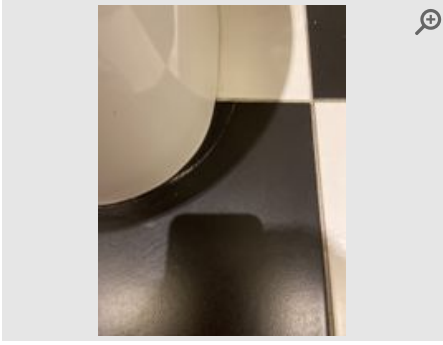


Provided by	Inspector
Captured (via App):	01/12/2023 11:03 AM
Added	01/12/2023
Reference	3.6.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:03 AM
Added	01/12/2023
Reference	3.6.2

Floor



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	3.7.1

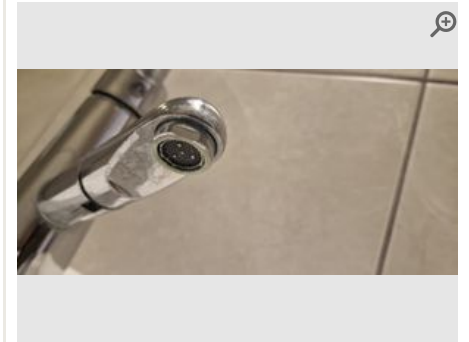
Sink/Basin



Provided by	Inspector
Captured (via App):	01/12/2023 11:02 AM
Added	01/12/2023
Reference	3.8.1

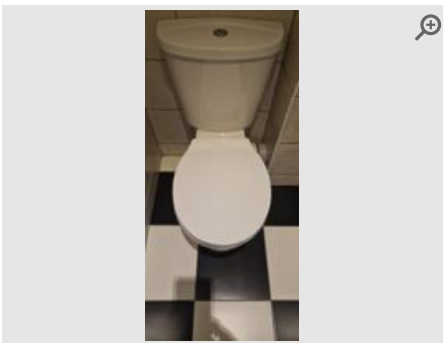


Provided by	Inspector
Captured (via App):	01/12/2023 11:02 AM
Added	01/12/2023
Reference	3.8.2

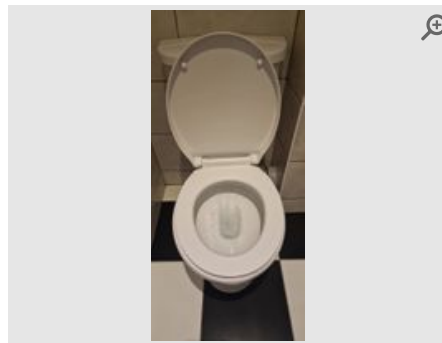


Provided by	Inspector
Captured (via App):	01/12/2023 11:02 AM
Added	01/12/2023
Reference	3.8.3

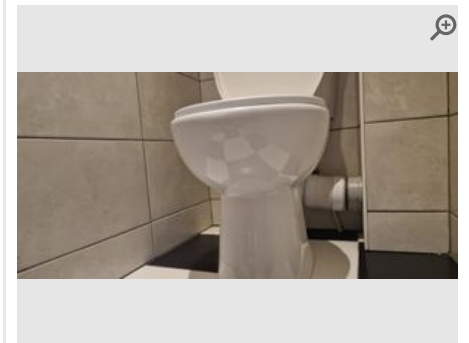
Toilet



Provided by	Inspector
Captured (via App):	01/12/2023 11:02 AM
Added	01/12/2023
Reference	3.9.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:02 AM
Added	01/12/2023
Reference	3.9.2

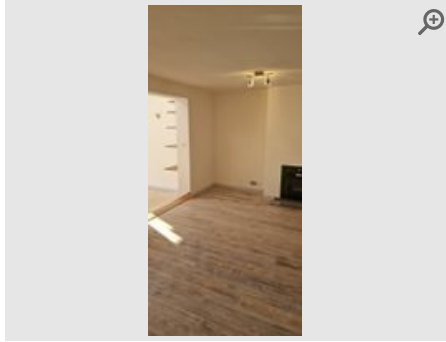


Provided by	Inspector
Captured (via App):	01/12/2023 11:02 AM
Added	01/12/2023
Reference	3.9.3

4 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
4.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Good	● Good	📷 6 photos
	🚫 Disagreed by tenant - 6th December 2023 Information provided by tenant Scratch on hallway side		● The inspector agreed	
4.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Good	● Good	📷 5 photos
4.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 1 photo
4.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
4.6 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Good	● Fair	📷 8 photos
4.7 Sockets & Switches	All sockets/switches plastic. 5 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
4.8 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Fair	● Good	📷 8 photos
4.9 Fireplace	Mantelpiece free of marks, scuffs and stains.	● Good	● Good	📷 4 photos
4.10 Carbon Monoxide Alarm	No expiry date present. Note to tenant, by signing this document you are acknowledging that you have tested the alarms on the day of the tenancy commencing.	● Very Poor	● Good	📷 1 photo
	🚫 Landlord responsibility		🔄 Replace	
4.11 Shelf		● Good	● Good	📷 1 photo
4.12 Storage Cupboard		● Fair	● Good	📷 5 photos

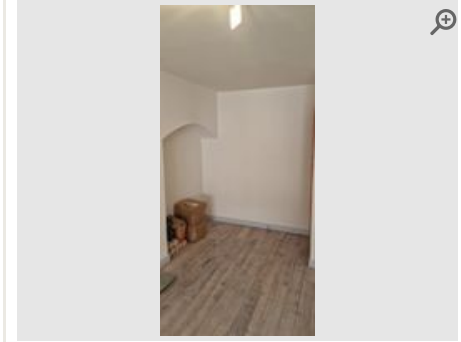
General Overview



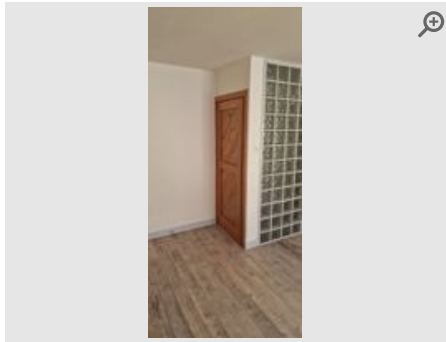
Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.1



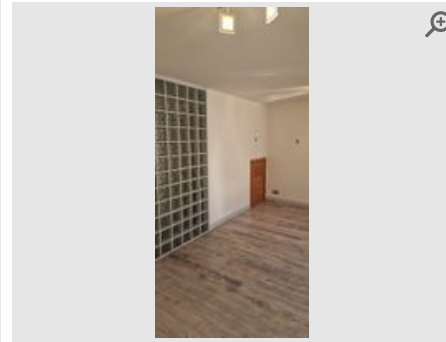
Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.2



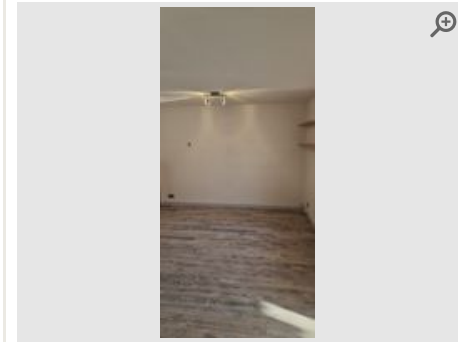
Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.3



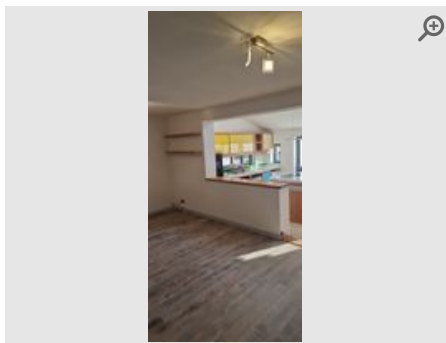
Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.4



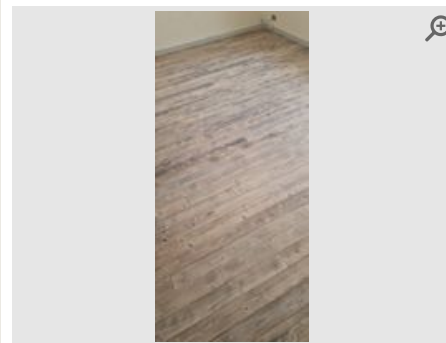
Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.5



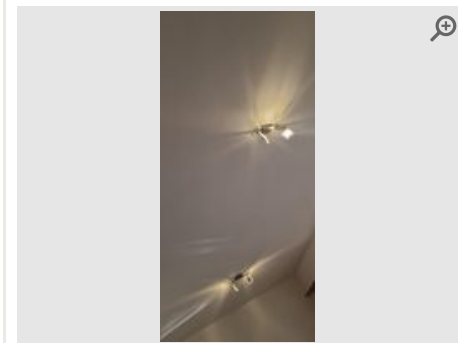
Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.6



Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.7

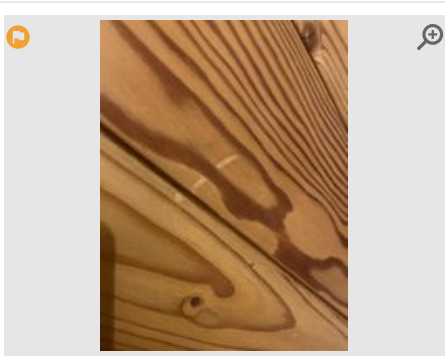


Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.8

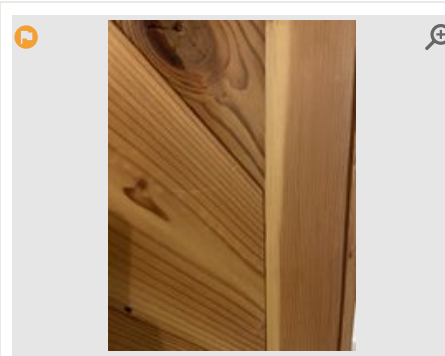


Provided by	Inspector
Captured (via App):	01/12/2023 11:04 AM
Added	01/12/2023
Reference	4.1.9

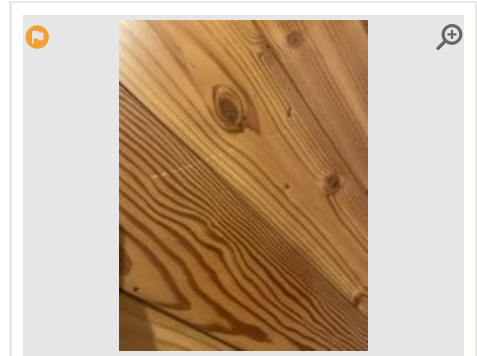
Door (Internal)



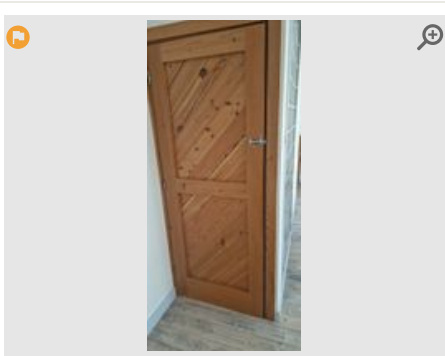
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	4.2.1



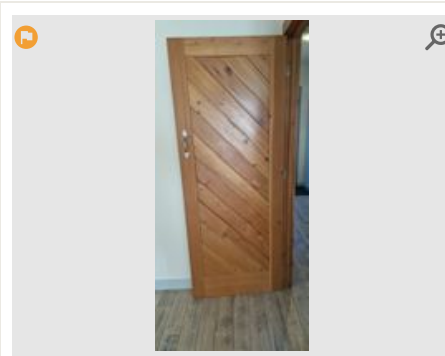
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	4.2.2



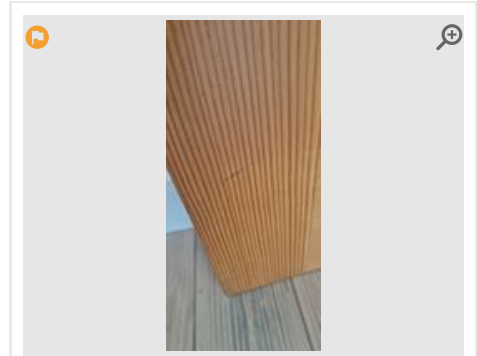
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	4.2.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:05 AM
Added	01/12/2023
Reference	4.2.4

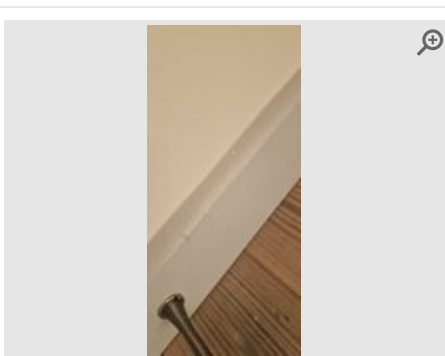


Provided by	Inspector
Captured (via App):	01/12/2023 11:05 AM
Added	01/12/2023
Reference	4.2.5

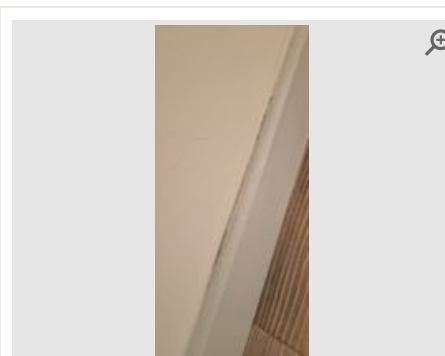


Provided by	Inspector
Captured (via App):	01/12/2023 11:05 AM
Added	01/12/2023
Reference	4.2.6

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	01/12/2023 11:06 AM
Added	01/12/2023
Reference	4.3.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:06 AM
Added	01/12/2023
Reference	4.3.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:06 AM
Added	01/12/2023
Reference	4.3.3

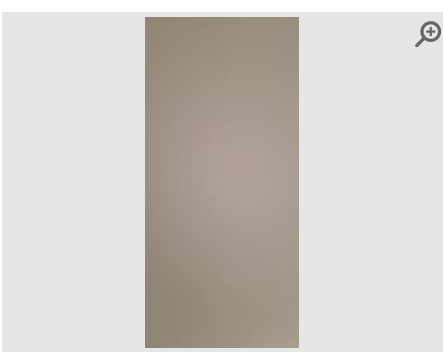


Provided by	Inspector
Captured (via App):	01/12/2023 11:06 AM
Added	01/12/2023
Reference	4.3.4



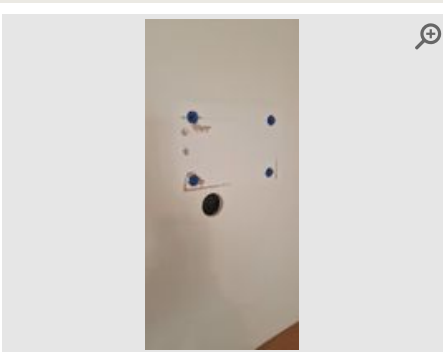
Provided by	Inspector
Captured (via App):	01/12/2023 11:06 AM
Added	01/12/2023
Reference	4.3.5

Ceiling

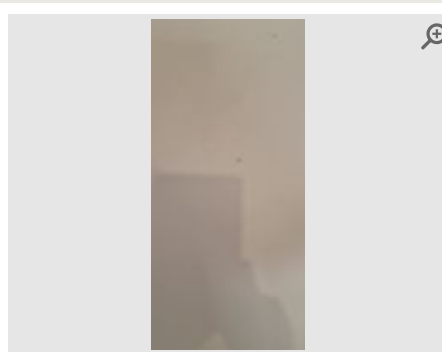


Provided by	Inspector
Captured (via App):	01/12/2023 11:06 AM
Added	01/12/2023
Reference	4.4.1

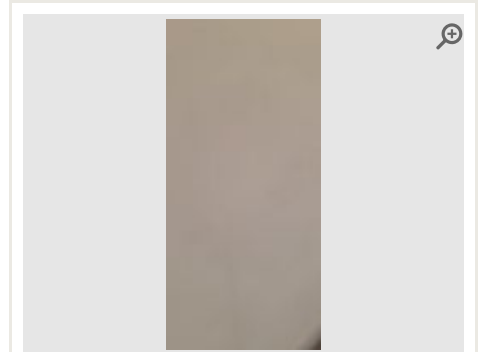
Walls



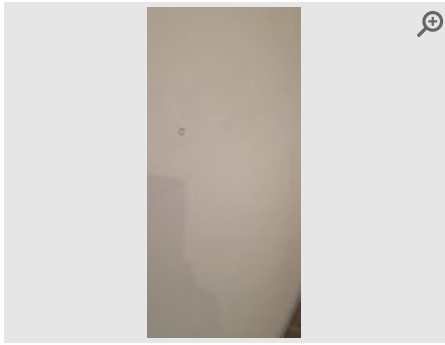
Provided by	Inspector
Captured (via App):	01/12/2023 11:07 AM
Added	01/12/2023
Reference	4.6.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:07 AM
Added	01/12/2023
Reference	4.6.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:07 AM
Added	01/12/2023
Reference	4.6.3

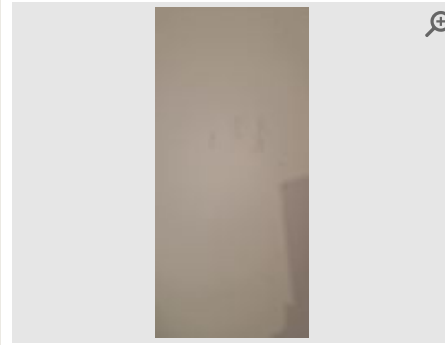


Provided by **Inspector**

Captured (via App): **01/12/2023 11:07 AM**

Added **01/12/2023**

Reference **4.6.4**

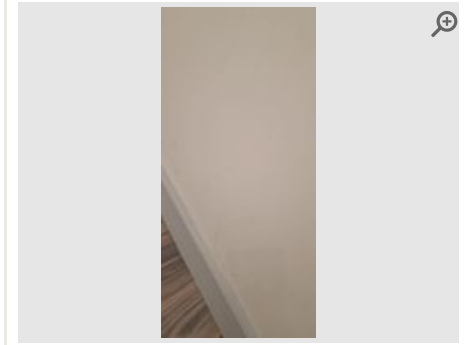


Provided by **Inspector**

Captured (via App): **01/12/2023 11:07 AM**

Added **01/12/2023**

Reference **4.6.5**

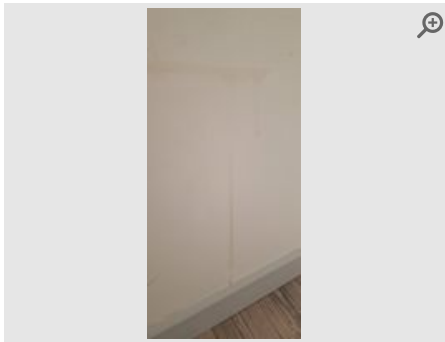


Provided by **Inspector**

Captured (via App): **01/12/2023 11:07 AM**

Added **01/12/2023**

Reference **4.6.6**

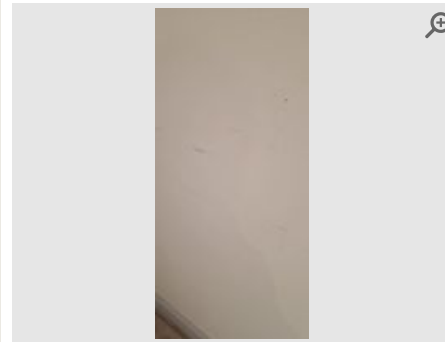


Provided by **Inspector**

Captured (via App): **01/12/2023 11:07 AM**

Added **01/12/2023**

Reference **4.6.7**



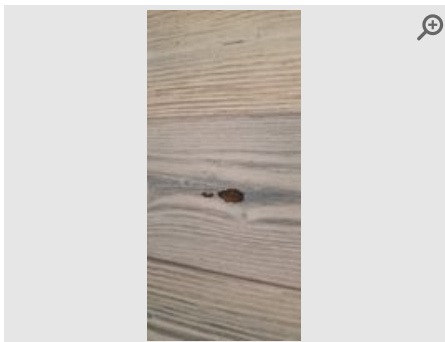
Provided by **Inspector**

Captured (via App): **01/12/2023 11:07 AM**

Added **01/12/2023**

Reference **4.6.8**

Floor

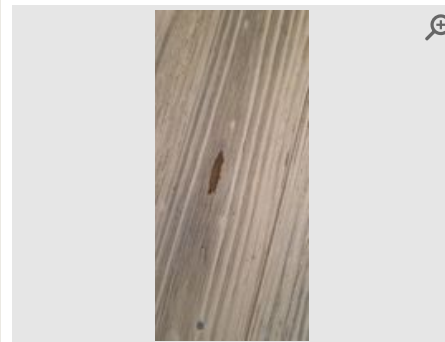


Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.1**

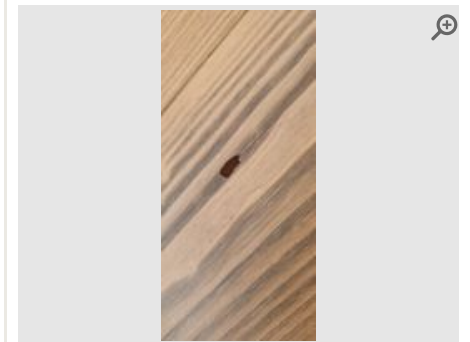


Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.2**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.3**

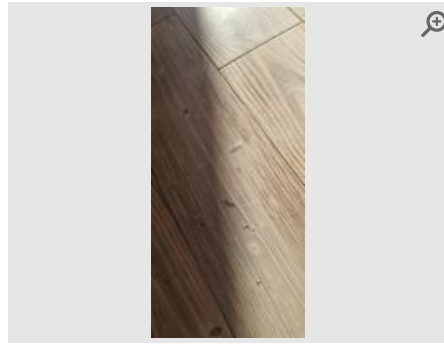


Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.4**

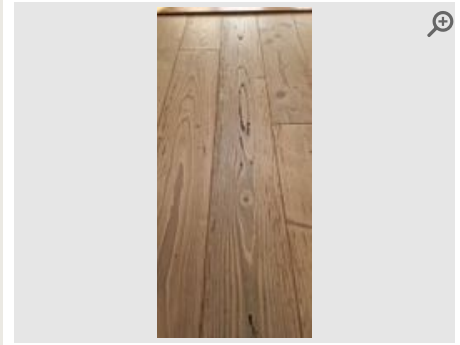


Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.5**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.6**

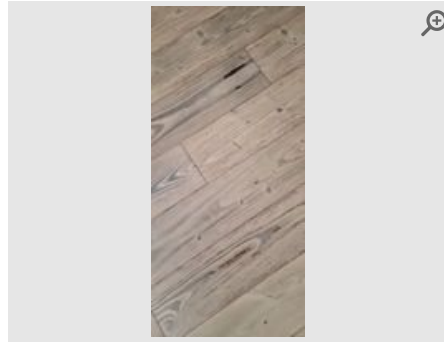


Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.7**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.8.8**

Fireplace



Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.9.1**

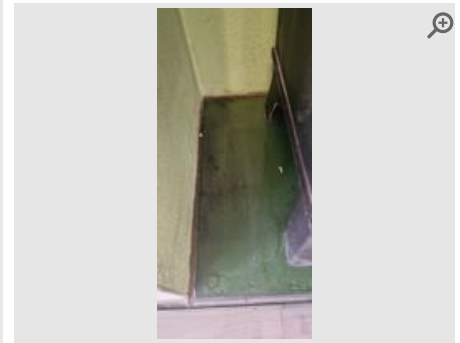


Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.9.2**

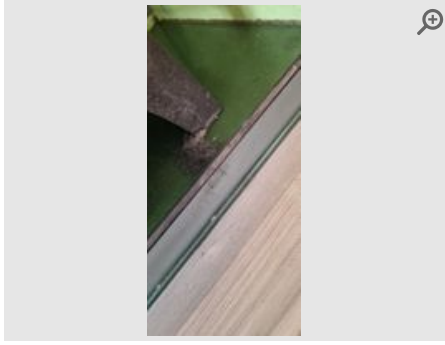


Provided by **Inspector**

Captured (via App): **01/12/2023 11:08 AM**

Added **01/12/2023**

Reference **4.9.3**



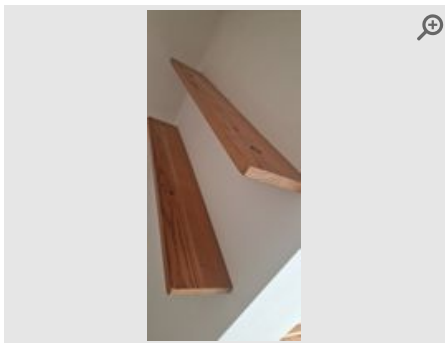
Provided by	Inspector
Captured (via App):	01/12/2023 11:08 AM
Added	01/12/2023
Reference	4.9.4

Carbon Monoxide Alarm



Provided by	Inspector
Captured (via App):	01/12/2023 11:10 AM
Added	01/12/2023
Reference	4.10.1

Shelf



Provided by	Inspector
Captured (via App):	01/12/2023 12:21 PM
Added	01/12/2023
Reference	4.11.1

Storage Cupboard

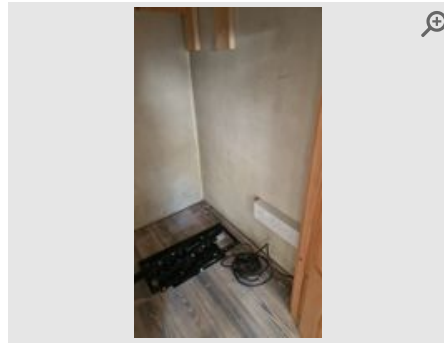


Provided by **Inspector**

Captured (via App): **01/12/2023 12:22 PM**

Added **01/12/2023**

Reference **4.12.1**

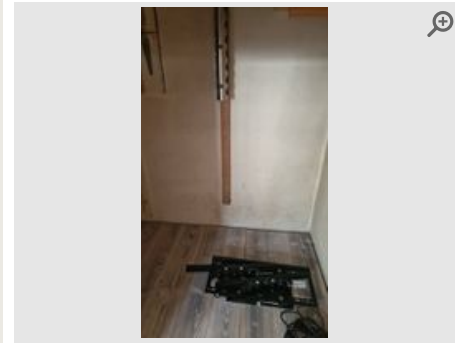


Provided by **Inspector**

Captured (via App): **01/12/2023 12:22 PM**

Added **01/12/2023**

Reference **4.12.2**

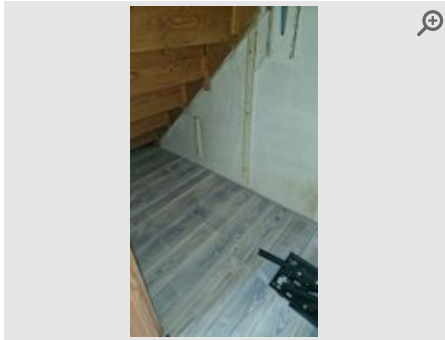


Provided by **Inspector**

Captured (via App): **01/12/2023 12:22 PM**

Added **01/12/2023**

Reference **4.12.3**



Provided by **Inspector**

Captured (via App): **01/12/2023 12:22 PM**

Added **01/12/2023**

Reference **4.12.4**



Provided by **Inspector**







Captured (via App): **01/12/2023 12:22 PM**

Added **01/12/2023**

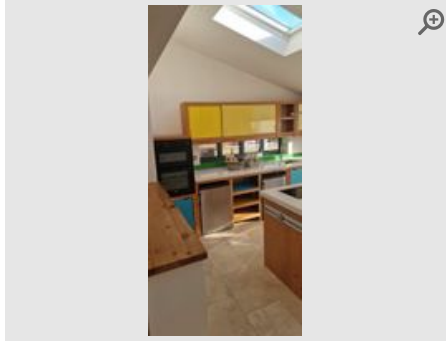
Reference **4.12.5**

5 Kitchen/Diner

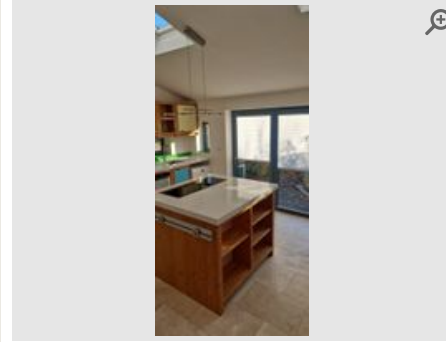
Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
5.2 Skirting Board	For any marks, dents or dust please see pictures.	● Fair	● Good	📷 6 photos
5.3 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 2 photos
	<p>🚫 Disagreed by tenant - 6th December 2023 ● The inspector agreed</p> <p>Information provided by tenant Large crack in plaster from skylight to outside wall</p> <p>The inspector responded to the above tenant comments with the following: This is structural and isn't usually pointed out on an inventory.</p>			
5.4 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 1 photo
5.5 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Fair	● Good	📷 6 photos
5.6 Windows and Sills	Standard window. Velux window. 3 in total. UPVC double glazed. Keys present Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 4 photos
5.7 Sockets & Switches	All sockets/switches mixed metal/plastic. 6 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
5.8 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Fair	● Good	📷 10 photos
	<p>🚫 Disagreed by tenant - 6th December 2023 ● The inspector agreed</p> <p>Information provided by tenant Two wooden steps from lounge to kitchen are loose and move when stood on.</p>			
5.9 Kitchen Cupboards/Units	All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Fair	● Fair	📷 8 photos
5.10 Kitchen Drawers	All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	📷 7 photos
5.11 Kitchen Worksurfaces	Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Good	📷 3 photos
5.12 Kitchen Sink	Free of scratches and cracks. No food residue or grease present. Plug present.	● Good	● Good	📷 4 photos
5.13 Hob	Free of grease and food residue. Free of dust. Dials/knobs intact.	● Fair	● Good	📷 3 photos
5.14 Oven	Free of grease and food residue inside. Seal intact and door hinge functioning smoothly.	● Good	● Good	📷 3 photos
5.15 Fridge	Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order.	● Good	● Good	📷 8 photos
	<p>🚫 Disagreed by tenant - 6th December 2023 ● The inspector disagreed</p> <p>Information provided by tenant Fridge and freezer are separate. Scuff at top inside freezer</p>			
5.16 Dishwasher	Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly.	● Good	● Good	📷 4 photos

Item	Description	Condition	Cleanliness	Photos
5.17 Smoke Alarm	Wall mounted. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Note to tenant, by signing this document you are acknowledging that you have tested the alarms on the day of the tenancy commencing. New item being installed, expires 30th Sept 2033.	 New Item	 Excellent	 N/A
5.18 Patio Doors	UPVC double glazed. Bi-folding aluminium double glazed doors. Keys present. Roller blind. Trickle vents present	 Good	 Good	 3 photos

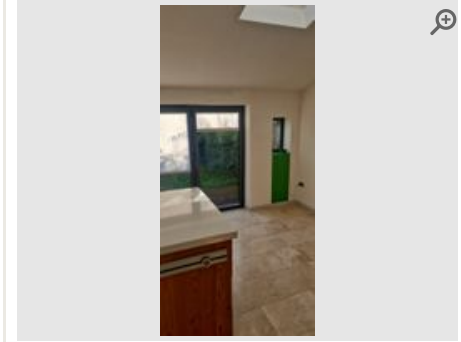
General Overview



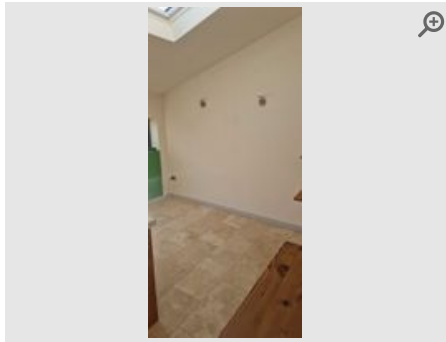
Provided by	Inspector
Captured (via App):	01/12/2023 11:13 AM
Added	01/12/2023
Reference	5.1.1



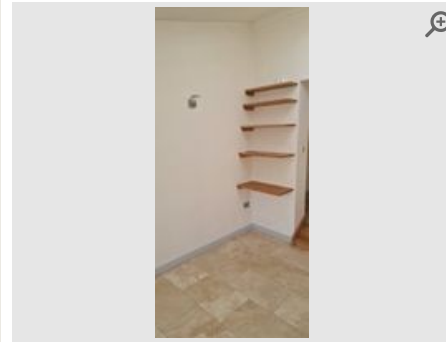
Provided by	Inspector
Captured (via App):	01/12/2023 11:13 AM
Added	01/12/2023
Reference	5.1.2



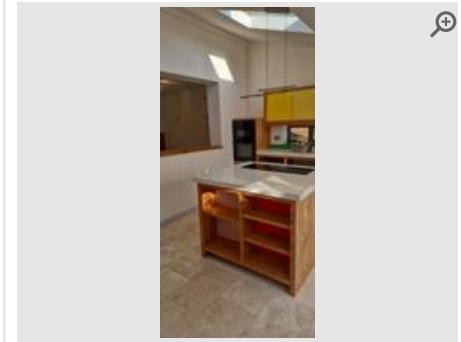
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Captured (via App):	01/12/2023 11:13 AM
Added	01/12/2023
Reference	5.1.3



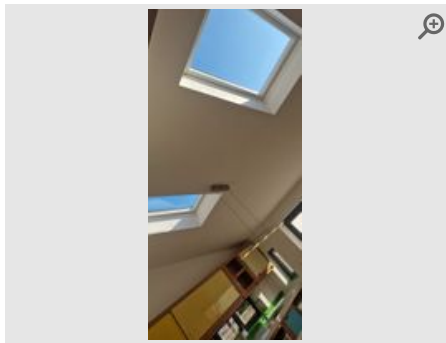
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Added	01/12/2023
Reference	5.1.4



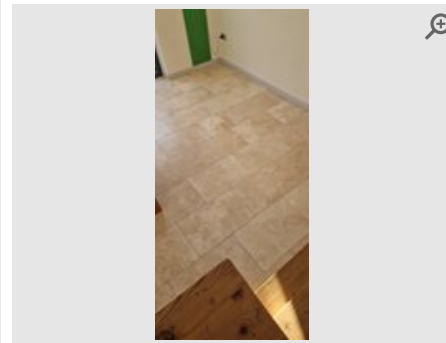
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Added	01/12/2023
Reference	5.1.5



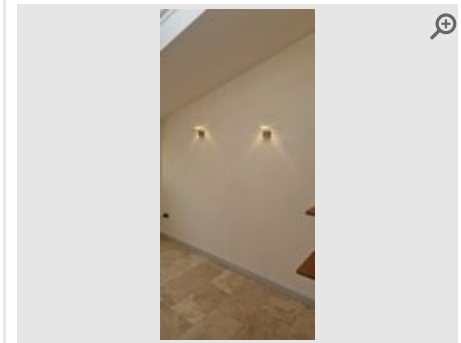
Provided by	Inspector
Captured (via App):	01/12/2023 11:13 AM
Added	01/12/2023
Reference	5.1.6



Provided by	Inspector
Captured (via App):	01/12/2023 11:13 AM
Added	01/12/2023
Reference	5.1.7

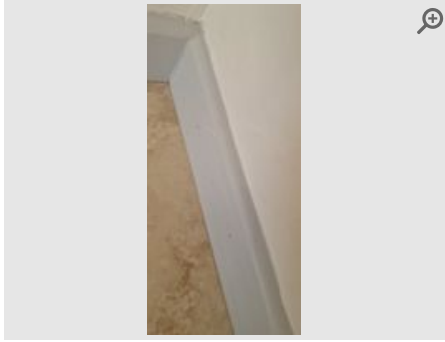


Provided by	Inspector
Captured (via App):	01/12/2023 11:13 AM
Added	01/12/2023
Reference	5.1.8



Provided by	Inspector
Captured (via App):	01/12/2023 11:13 AM
Added	01/12/2023
Reference	5.1.9

Skirting Board

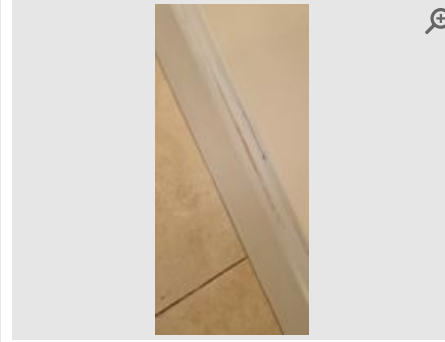


Provided by **Inspector**

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Added **01/12/2023**

Reference **5.2.1**

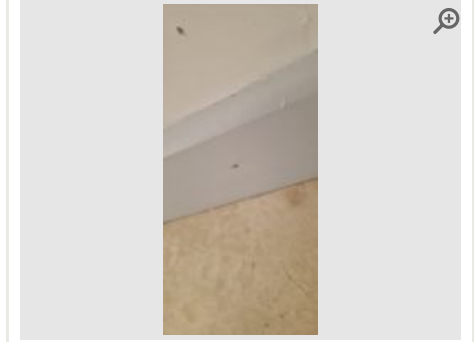


Provided by **Inspector**

Captured (via App): **01/12/2023 11:13 AM**

Added **01/12/2023**

Reference **5.2.2**



Provided by **Inspector**

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Added **01/12/2023**

Reference **5.2.3**

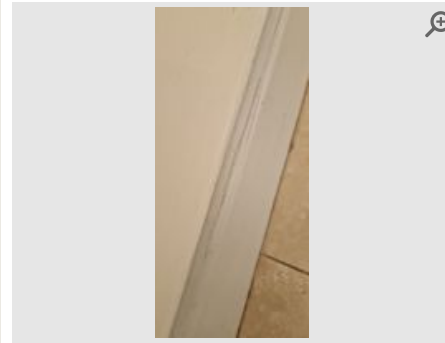


Provided by **Inspector**

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Added **01/12/2023**

Reference **5.2.4**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:13 AM**

Added **01/12/2023**

Reference **5.2.5**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:13 AM**

Added **01/12/2023**

Reference **5.2.6**

Ceiling

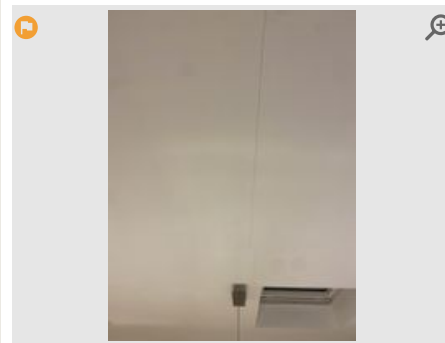


Provided by **Tenant**

Captured (Certified by inspector) **01/12/2023**

Added **06/12/2023**

Reference **5.3.1**



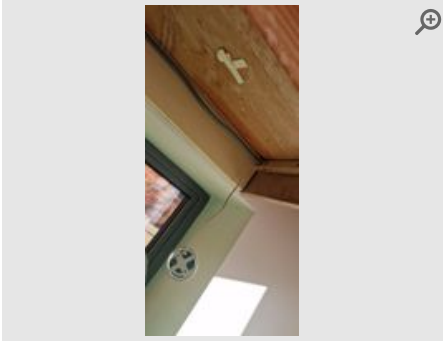
Provided by **Tenant**

Captured (Certified by inspector) **01/12/2023**

Added **06/12/2023**

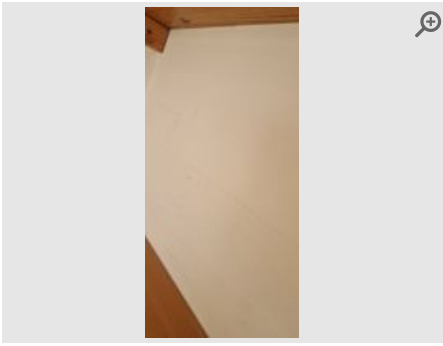
Reference **5.3.2**

Light Fittings

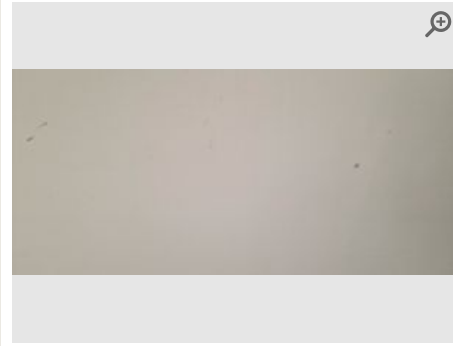


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Captured (via App):	01/12/2023 11:23 AM
Added	01/12/2023
Reference	5.4.1

Walls



Provided by	Inspector
Captured (via App):	01/12/2023 11:15 AM
Added	01/12/2023
Reference	5.5.1



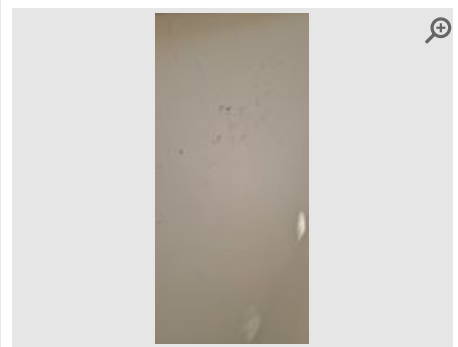
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Added	01/12/2023
Reference	5.5.2



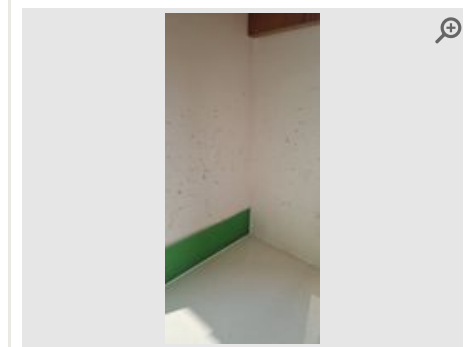
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Captured (via App):	01/12/2023 11:15 AM
Added	01/12/2023
Reference	5.5.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:15 AM
Added	01/12/2023
Reference	5.5.4



Provided by	Inspector
Captured (via App):	01/12/2023 11:15 AM
Added	01/12/2023
Reference	5.5.5



Provided by	Inspector
Captured (via App):	01/12/2023 11:15 AM
Added	01/12/2023
Reference	5.5.6

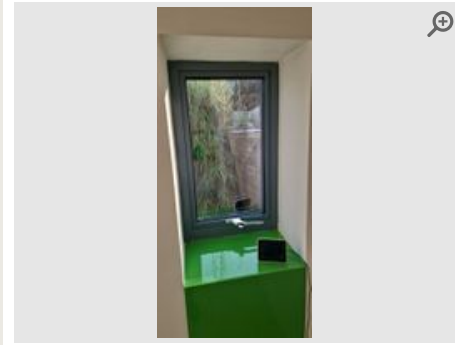
Windows and Sills



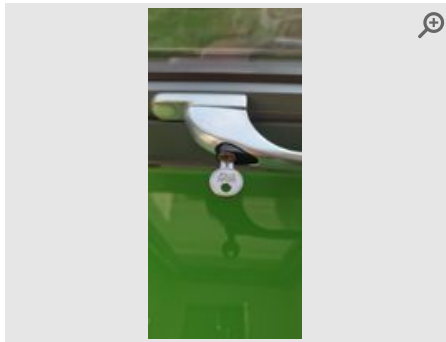
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Added	01/12/2023
Reference	5.6.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:16 AM
Added	01/12/2023
Reference	5.6.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:16 AM
Added	01/12/2023
Reference	5.6.3



Provided by	Inspector
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Added	01/12/2023
Reference	5.6.4

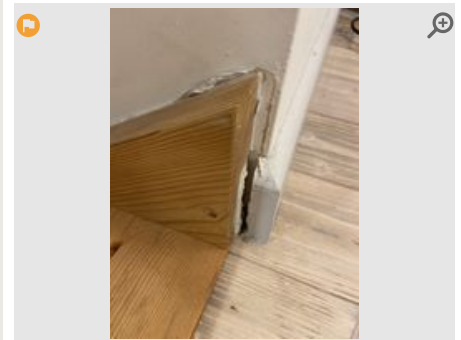
Floor



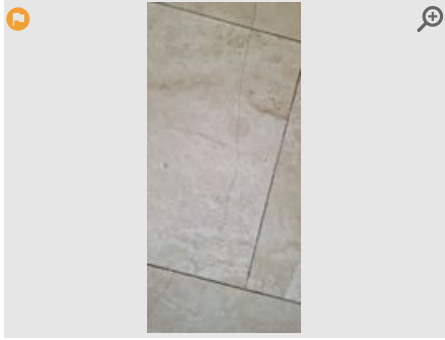
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	5.8.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	5.8.2



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	5.8.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:17 AM
Added	01/12/2023
Reference	5.8.4



Provided by	Inspector
Captured (via App):	01/12/2023 11:17 AM
Added	01/12/2023
Reference	5.8.5



Provided by	Inspector
Captured (via App):	01/12/2023 11:17 AM
Added	01/12/2023
Reference	5.8.6



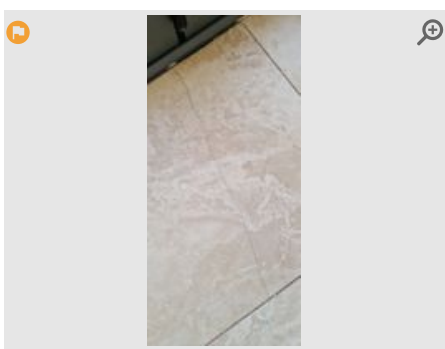
Provided by	Inspector
Captured (via App):	01/12/2023 11:17 AM
Added	01/12/2023
Reference	5.8.7



Provided by	Inspector
Captured (via App):	01/12/2023 11:17 AM
Added	01/12/2023
Reference	5.8.8

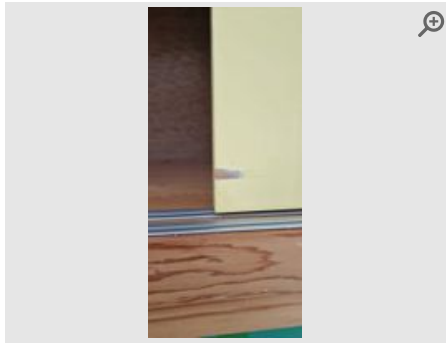


Provided by	Inspector
Captured (via App):	01/12/2023 11:17 AM
Added	01/12/2023
Reference	5.8.9



Provided by	Inspector
Captured (via App):	01/12/2023 11:17 AM
Added	01/12/2023
Reference	5.8.10

Kitchen Cupboards/Units



Provided by	Inspector
Captured (via App):	01/12/2023 11:19 AM
Added	01/12/2023
Reference	5.9.1



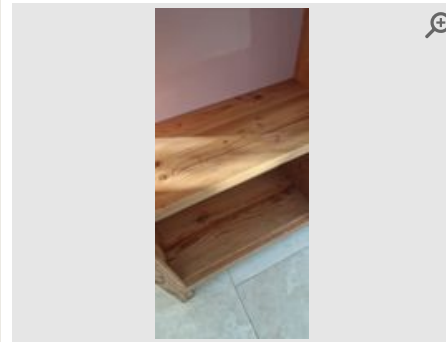
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Captured (via App):	01/12/2023 11:19 AM
Added	01/12/2023
Reference	5.9.2



Provided by	Inspector
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Added	01/12/2023
Reference	5.9.3



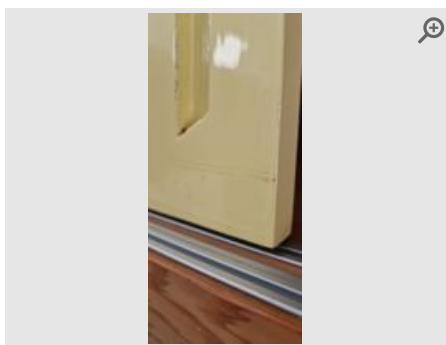
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Added	01/12/2023
Reference	5.9.4



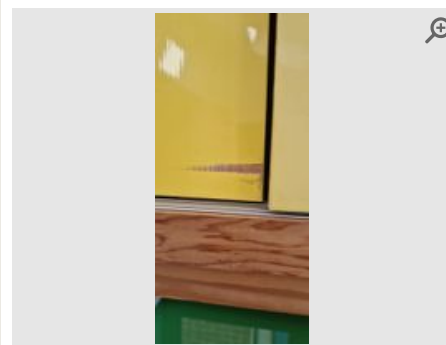
Provided by	Inspector
Captured (via App):	01/12/2023 11:19 AM
Added	01/12/2023
Reference	5.9.5



Provided by	Inspector
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Added	01/12/2023
Reference	5.9.6

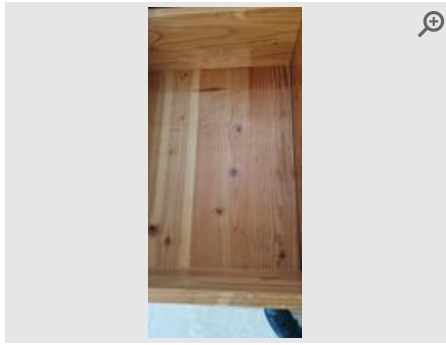


Provided by	Inspector
Captured (via App):	01/12/2023 11:19 AM
Added	01/12/2023
Reference	5.9.7



Provided by	Inspector
Captured (via App):	01/12/2023 11:19 AM
Added	01/12/2023
Reference	5.9.8

Kitchen Drawers

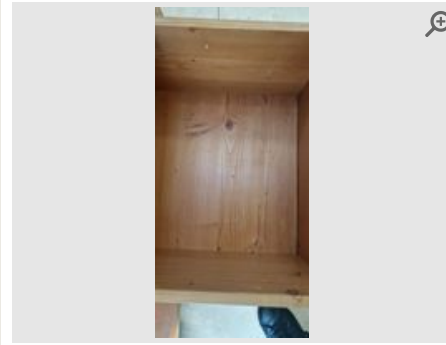


Provided by **Inspector**

Captured (via App): **01/12/2023 11:20 AM**

Added **01/12/2023**

Reference **5.10.1**

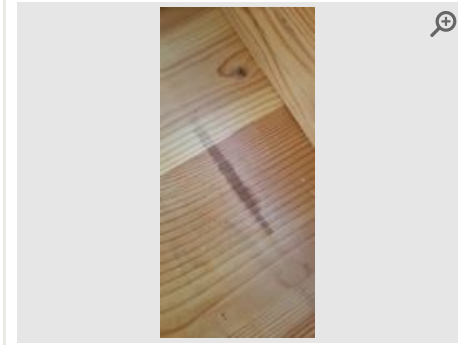


Provided by **Inspector**

Captured (via App): **01/12/2023 11:20 AM**

Added **01/12/2023**

Reference **5.10.2**



Provided by **Inspector**

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Added **01/12/2023**

Reference **5.10.3**

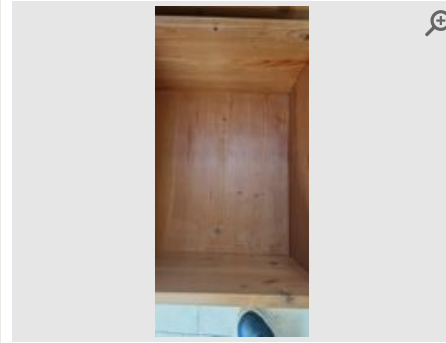


Provided by **Inspector**

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Added **01/12/2023**

Reference **5.10.4**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:20 AM**

Added **01/12/2023**

Reference **5.10.5**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:20 AM**

Added **01/12/2023**

Reference **5.10.6**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:20 AM**

Added **01/12/2023**

Reference **5.10.7**

Kitchen Worksurfaces



Provided by **Inspector**

Captured (via App): **01/12/2023 11:23 AM**

Added **01/12/2023**

Reference **5.11.1**

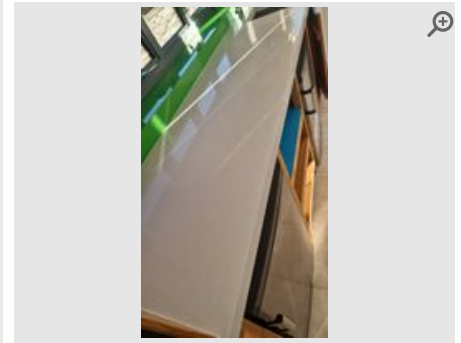


Provided by **Inspector**

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Added **01/12/2023**

Reference **5.11.2**



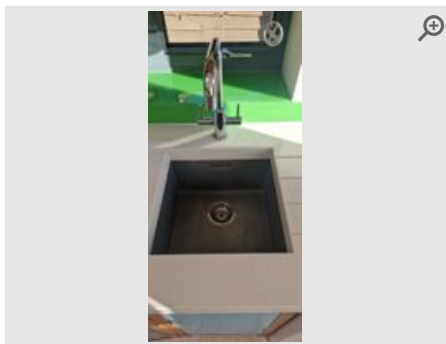
Provided by **Inspector**

Captured (via App): **01/12/2023 11:23 AM**

Added **01/12/2023**

Reference **5.11.3**

Kitchen Sink

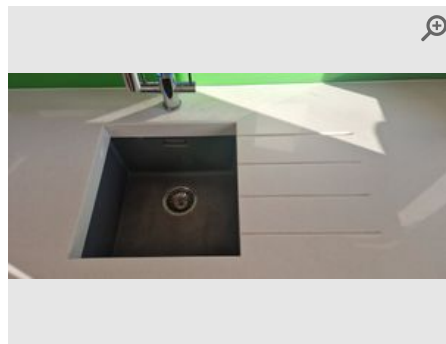


Provided by **Inspector**

Captured (via App): **01/12/2023 11:24 AM**

Added **01/12/2023**

Reference **5.12.1**

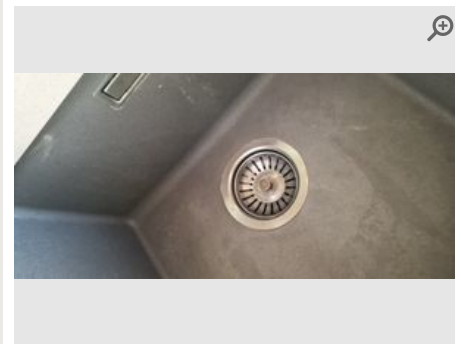


Provided by **Inspector**

Captured (via App): **01/12/2023 11:24 AM**

Added **01/12/2023**

Reference **5.12.2**

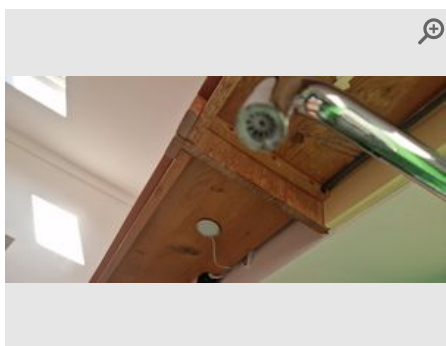


Provided by **Inspector**

Captured (via App): **01/12/2023 11:24 AM**

Added **01/12/2023**

Reference **5.12.3**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:24 AM**

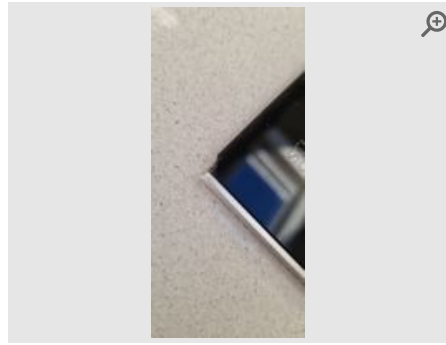
Added **01/12/2023**

Reference **5.12.4**

Hob



Provided by	Inspector
Captured (via App):	01/12/2023 11:24 AM
Added	01/12/2023
Reference	5.13.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:24 AM
Added	01/12/2023
Reference	5.13.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:24 AM
Added	01/12/2023
Reference	5.13.3

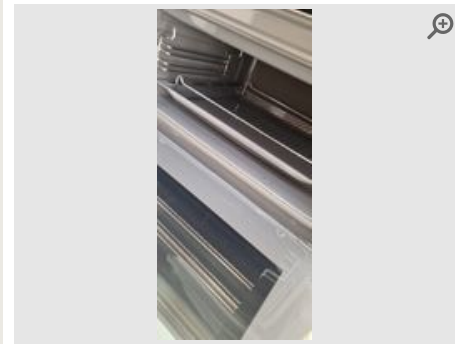
Oven



Provided by	Inspector
Captured (via App):	01/12/2023 11:25 AM
Added	01/12/2023
Reference	5.14.1

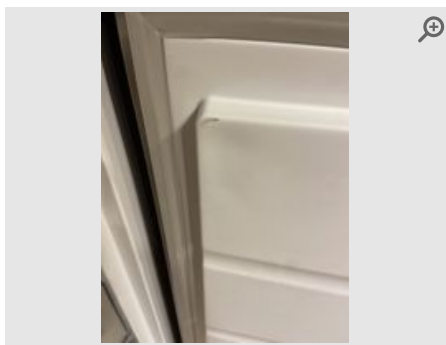


Provided by	Inspector
Captured (via App):	01/12/2023 11:25 AM
Added	01/12/2023
Reference	5.14.2

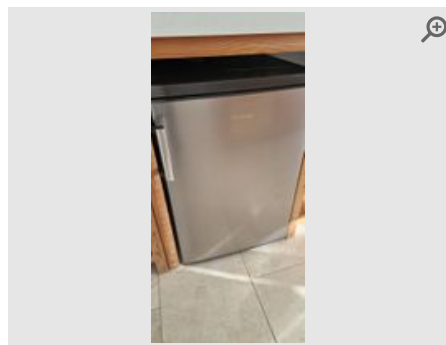


Provided by	Inspector
Captured (via App):	01/12/2023 11:25 AM
Added	01/12/2023
Reference	5.14.3

Fridge



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	5.15.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:25 AM
Added	01/12/2023
Reference	5.15.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:25 AM
Added	01/12/2023
Reference	5.15.3



Provided by **Inspector**

Captured (via App): **01/12/2023 11:25 AM**

Added **01/12/2023**

Reference **5.15.4**

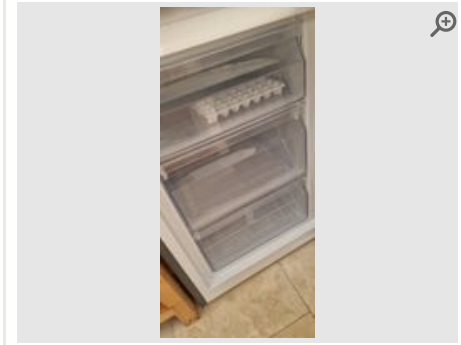


Provided by **Inspector**

Captured (via App): **01/12/2023 11:25 AM**

Added **01/12/2023**

Reference **5.15.5**

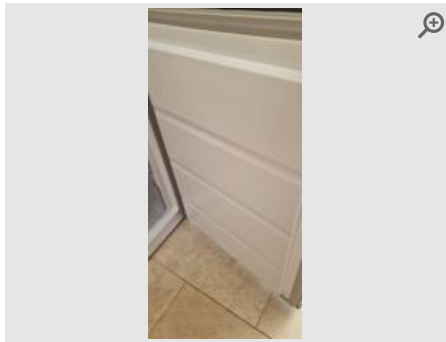


Provided by **Inspector**

Captured (via App): **01/12/2023 11:25 AM**

Added **01/12/2023**

Reference **5.15.6**

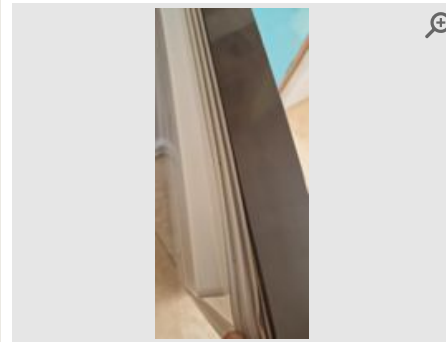


Provided by **Inspector**

Captured (via App): **01/12/2023 11:25 AM**

Added **01/12/2023**

Reference **5.15.7**



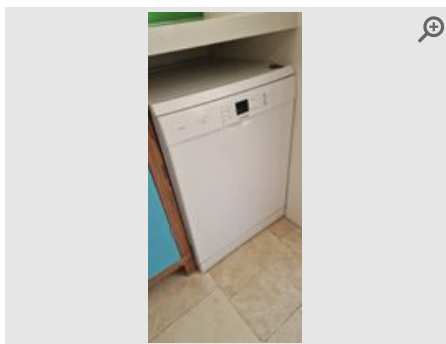
Provided by **Inspector**

Captured (via App): **01/12/2023 11:25 AM**

Added **01/12/2023**

Reference **5.15.8**

Dishwasher

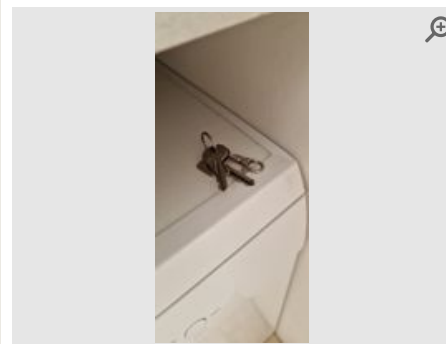


Provided by **Inspector**

Captured (via App): **01/12/2023 11:26 AM**

Added **01/12/2023**

Reference **5.16.1**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:26 AM**

Added **01/12/2023**

Reference **5.16.2**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:26 AM**

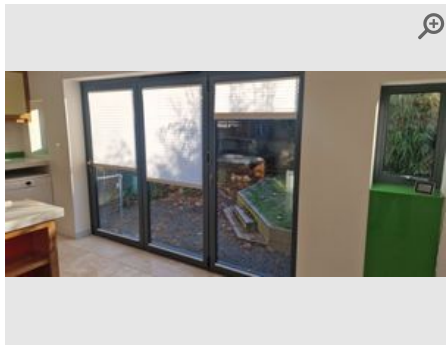
Added **01/12/2023**

Reference **5.16.3**

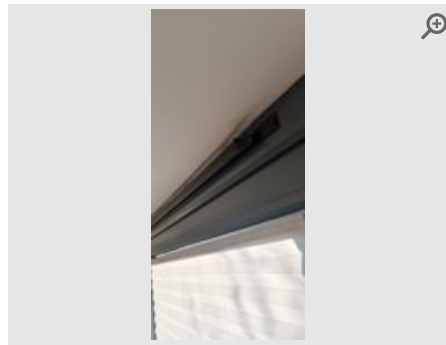


Provided by	Inspector
Captured (via App):	01/12/2023 11:26 AM
Added	01/12/2023
Reference	5.16.4

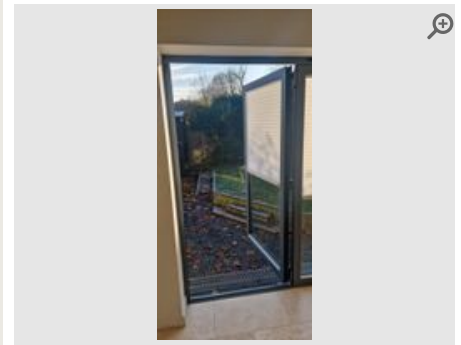
Patio Doors



Provided by	Inspector
Captured (via App):	01/12/2023 11:32 AM
Added	01/12/2023
Reference	5.18.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:32 AM
Added	01/12/2023
Reference	5.18.2

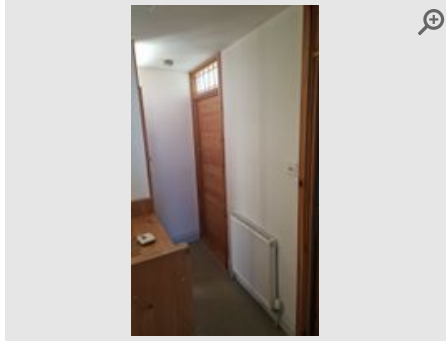


Provided by	Inspector
Captured (via App):	01/12/2023 11:32 AM
Added	01/12/2023
Reference	5.18.3

6 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
6.2 Bannister/Hand Rail	Appears securely fixed and intact. Free of marks and scratches.	● Good	● Good	📷 9 photos
	Disagreed by tenant - 6th December 2023		● The inspector agreed	
Information provided by tenant More marks and chips than documented				
6.3 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Good	● Good	📷 3 photos
	Disagreed by tenant - 6th December 2023		● The inspector agreed	
Information provided by tenant Some marks and stains to carpet				
6.4 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Fair	● Good	📷 13 photos
	Disagreed by tenant - 6th December 2023		● The inspector agreed	
Information provided by tenant More marks, cracks and filled in holes than documented.				
6.5 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 1 photo
	Disagreed by tenant - 6th December 2023		● The inspector agreed	
Information provided by tenant Large crack from loft hatch to bedroom				
6.6 Loft Hatch	Free of marks and scratches.	● Good	● Good	📷 3 photos
	Disagreed by tenant - 6th December 2023		● The inspector agreed	
Information provided by tenant Marks not seen in photo - hand marks				
6.7 Smoke Alarm	Wall mounted. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Note to tenant, by signing this document you are acknowledging that you have tested the alarms on the day of the tenancy commencing.	● Good	● Good	📷 1 photo
	Information provided by inspector: No expiry date.			
6.8 Light Fittings	No cobwebs present to light fittings. One bulb not in working order.	● Poor	● Good	📷 1 photo
6.9 Sockets & Switches	All sockets/switches plastic. 4 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
6.10 Skirting Board	Free of marks, dents and dust.	● Fair	● Fair	📷 4 photos
	Disagreed by tenant - 6th December 2023		● The inspector agreed	
Information provided by tenant Further photos of damage				
6.11 Radiator	Wall mounted radiator(s) for any marks or scuffs please see pictures. All valve caps present and intact.	● Good	● Good	📷 2 photos

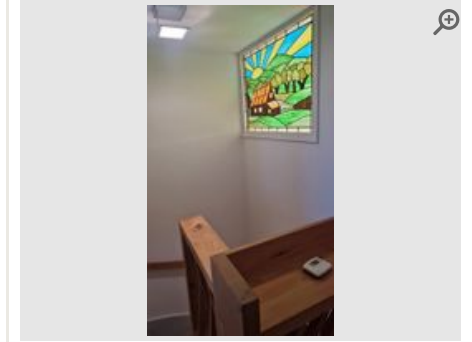
General Overview



Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.1



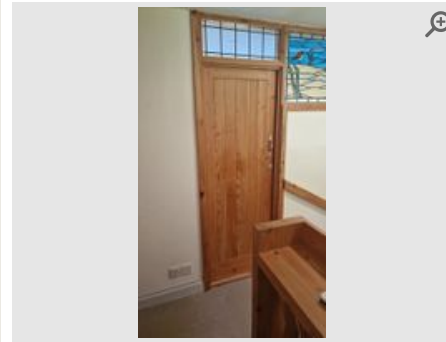
Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.2



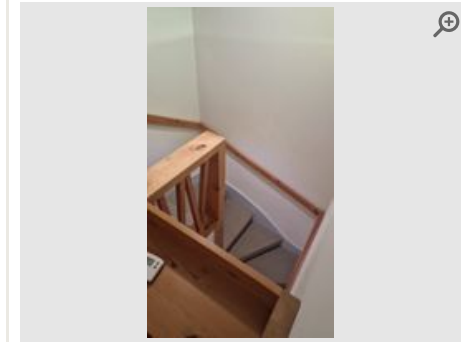
Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.4



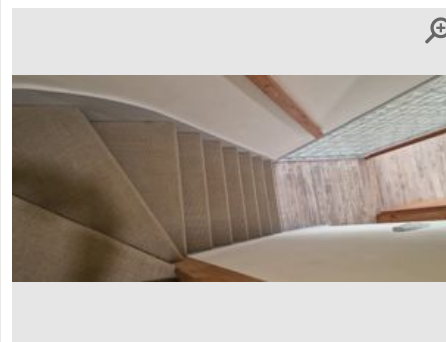
Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.5



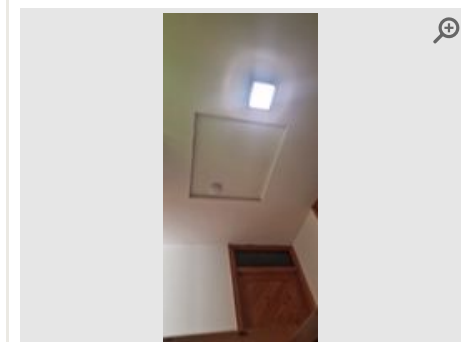
Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.6



Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.7



Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.8



Provided by	Inspector
Captured (via App):	01/12/2023 11:46 AM
Added	01/12/2023
Reference	6.1.9

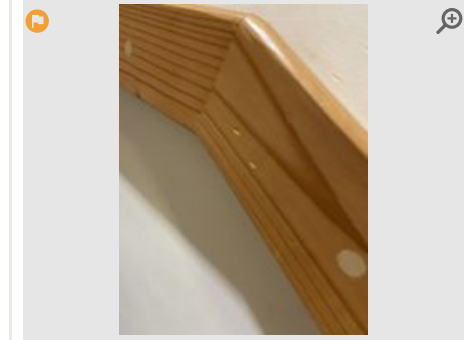
Bannister/Hand Rail



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.2.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.2.2



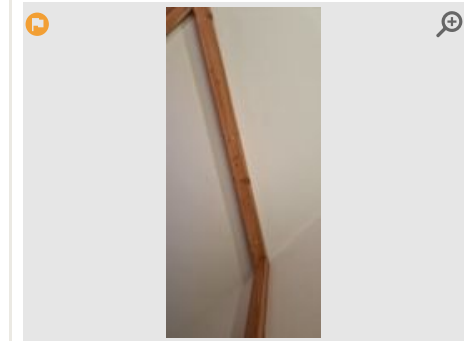
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.2.3



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.2.4



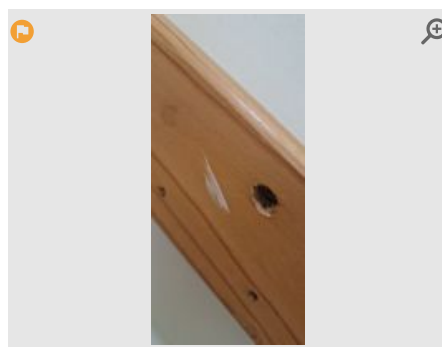
Provided by	Inspector
Captured (via App):	01/12/2023 11:47 AM
Added	01/12/2023
Reference	6.2.5



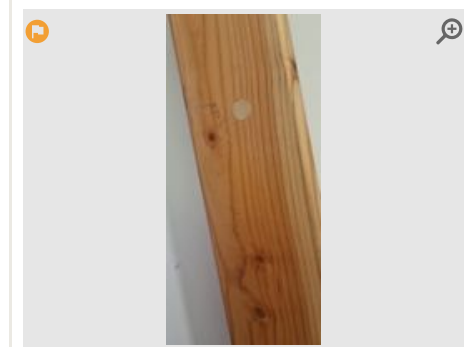
Provided by	Inspector
Captured (via App):	01/12/2023 11:47 AM
Added	01/12/2023
Reference	6.2.6



Provided by	Inspector
Captured (via App):	01/12/2023 11:47 AM
Added	01/12/2023
Reference	6.2.7



Provided by	Inspector
Captured (via App):	01/12/2023 11:47 AM
Added	01/12/2023
Reference	6.2.8



Provided by	Inspector
Captured (via App):	01/12/2023 11:47 AM
Added	01/12/2023
Reference	6.2.9

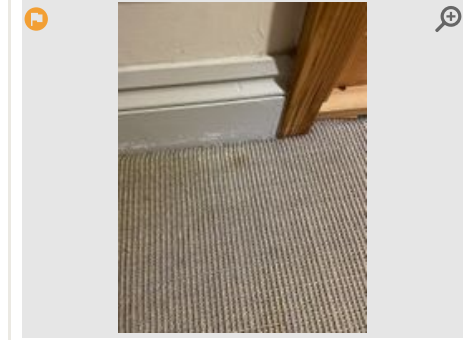
Floor



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.3.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.3.2

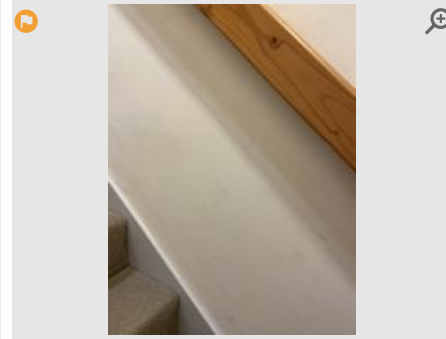


Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.3.3

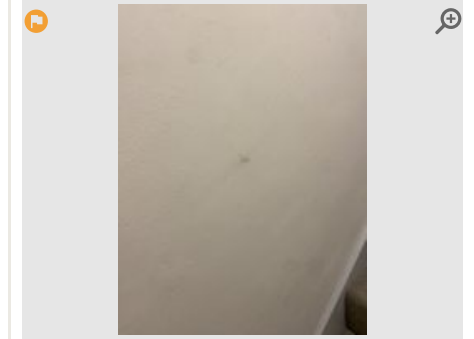
Walls



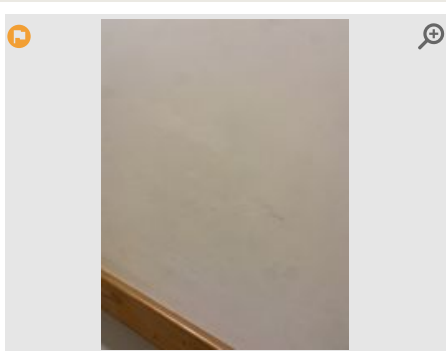
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.4.1



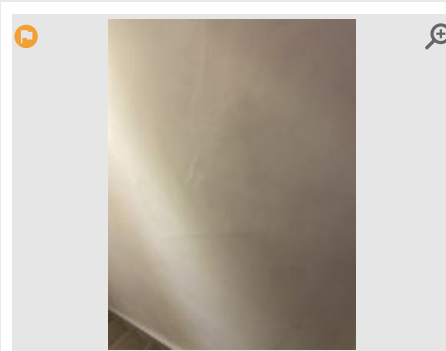
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.4.2



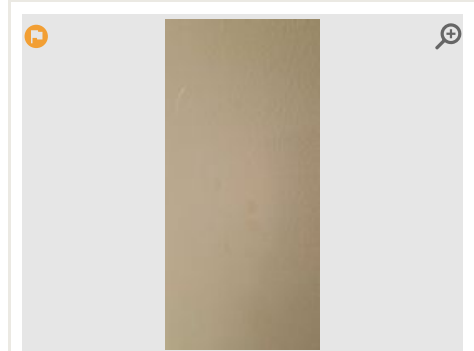
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.4.3



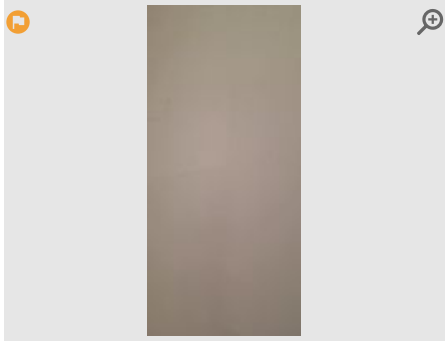
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.4.4



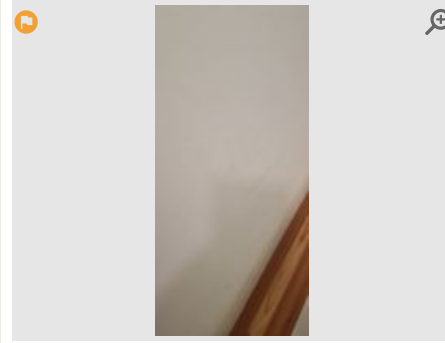
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.4.5



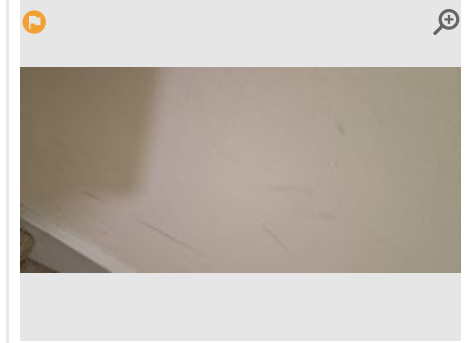
Provided by	Inspector
Captured (via App):	01/12/2023 11:48 AM
Added	01/12/2023
Reference	6.4.6



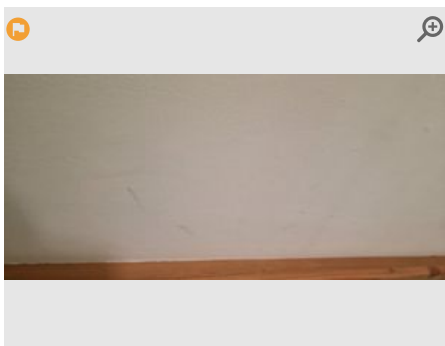
Provided by	Inspector
Captured (via App):	01/12/2023 11:48 AM
Added	01/12/2023
Reference	6.4.7



Provided by	Inspector
Captured (via App):	01/12/2023 11:48 AM
Added	01/12/2023
Reference	6.4.8



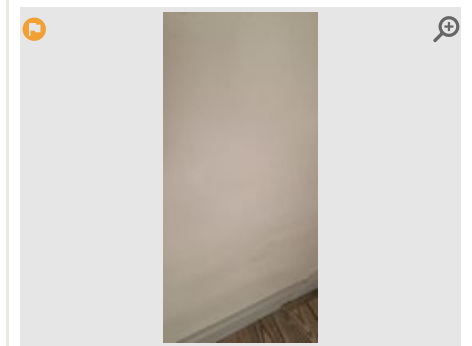
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Added	01/12/2023
Reference	6.4.9



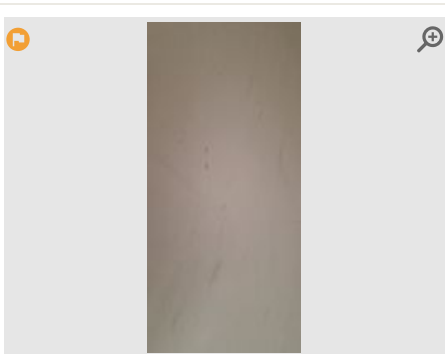
Provided by	Inspector
Captured (via App):	01/12/2023 11:48 AM
Added	01/12/2023
Reference	6.4.10



Provided by	Inspector
Captured (via App):	01/12/2023 11:48 AM
Added	01/12/2023
Reference	6.4.11

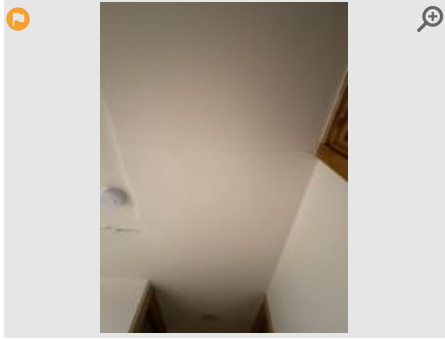


Provided by	Inspector
Captured (via App):	01/12/2023 11:48 AM
Added	01/12/2023
Reference	6.4.12



Provided by	Inspector
Captured (via App):	01/12/2023 11:48 AM
Added	01/12/2023
Reference	6.4.13

Ceiling

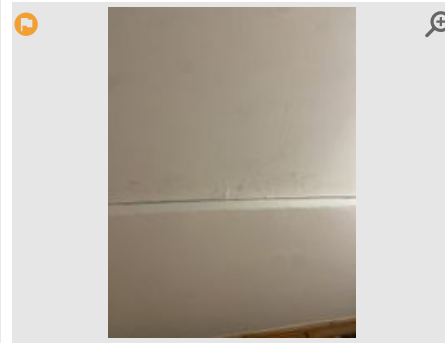


Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.5.1

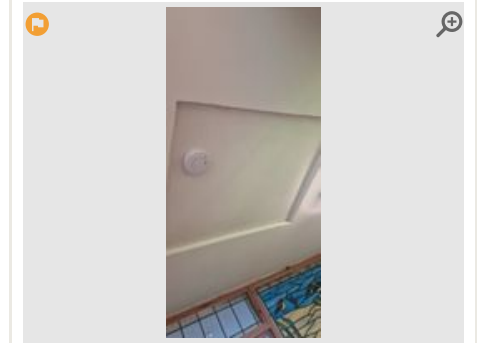
Loft Hatch



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.6.1

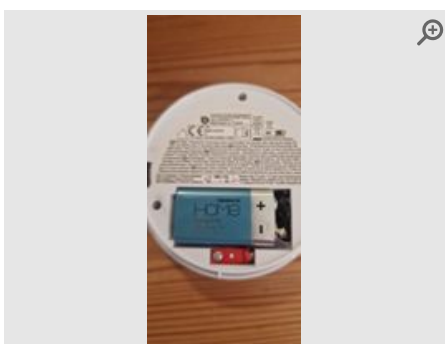


Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.6.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:49 AM
Added	01/12/2023
Reference	6.6.3

Smoke Alarm



Provided by	Inspector
Captured (via App):	01/12/2023 11:54 AM
Added	01/12/2023
Reference	6.7.1

Light Fittings



Provided by	Inspector
Captured (via App):	01/12/2023 11:57 AM
Added	01/12/2023
Reference	6.8.1

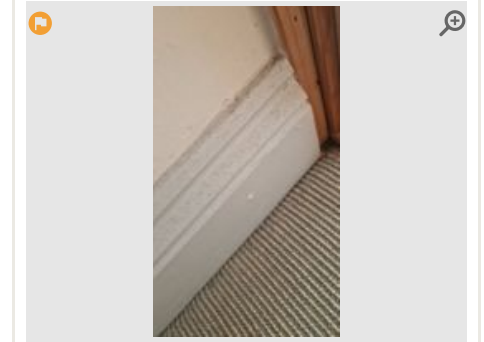
Skirting Board



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.10.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	6.10.2

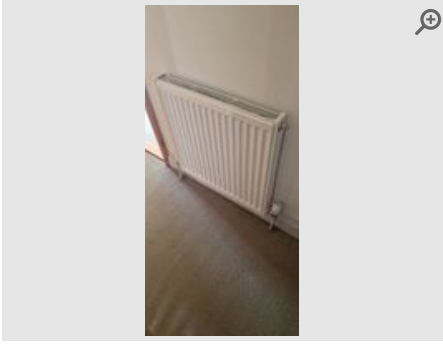


Provided by	Inspector
Captured (via App):	01/12/2023 11:58 AM
Added	01/12/2023
Reference	6.10.3

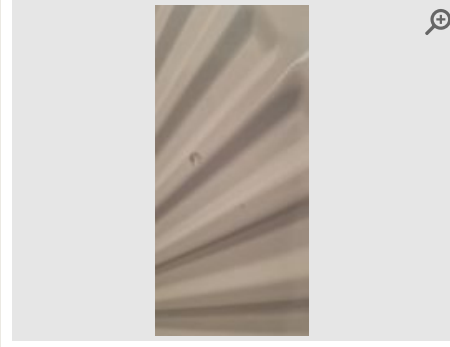


Provided by	Inspector
Captured (via App):	01/12/2023 11:58 AM
Added	01/12/2023
Reference	6.10.4

Radiator



Provided by	Inspector
Captured (via App):	01/12/2023 11:59 AM
Added	01/12/2023
Reference	6.11.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:59 AM
Added	01/12/2023
Reference	6.11.2

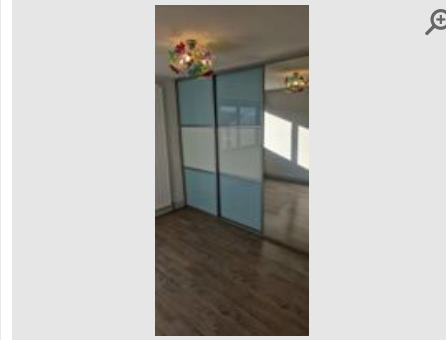
7 Bedroom - Back Left

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
7.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Good	● Good	📷 2 photos
7.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Good	● Good	📷 N/A
7.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 1 photo
7.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
7.6 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Good	● Good	📷 6 photos
7.7 Windows and Sills	Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 5 photos
7.8 Radiator	Wall mounted radiator(s) for any marks or scuffs please see pictures. All valve caps present and intact.	● Good	● Good	📷 1 photo
7.9 Sockets & Switches	All sockets/switches plastic. 2 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
7.10 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Good	● Good	📷 N/A
7.11 Storage Cupboard/Wardrobe	Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside. Walls are heavily scuffed.	● Fair	● Good	📷 8 photos

General Overview



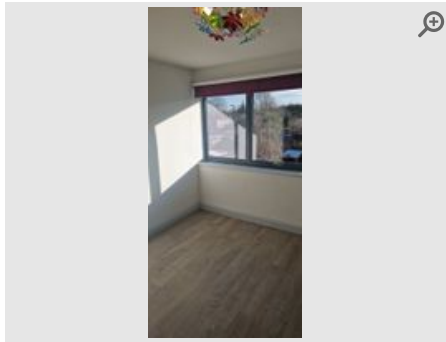
Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.1



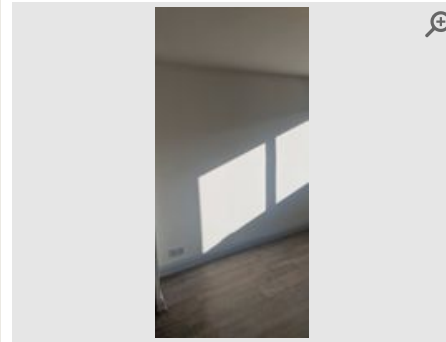
Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.2



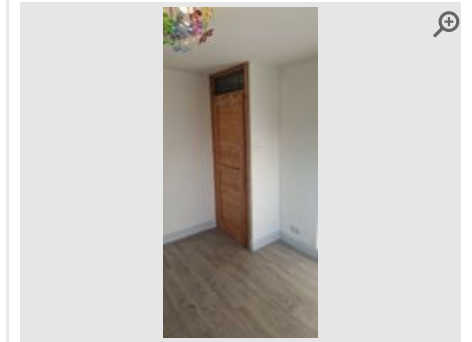
Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.3



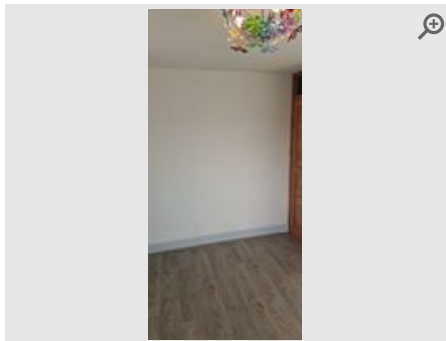
Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.4



Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.5



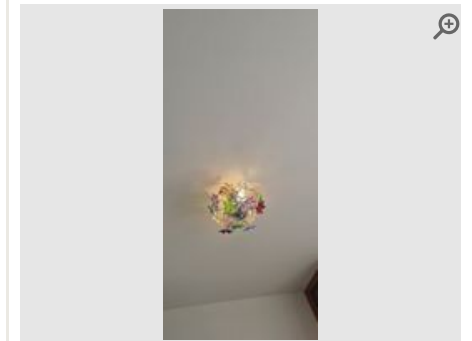
Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.6



Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.7

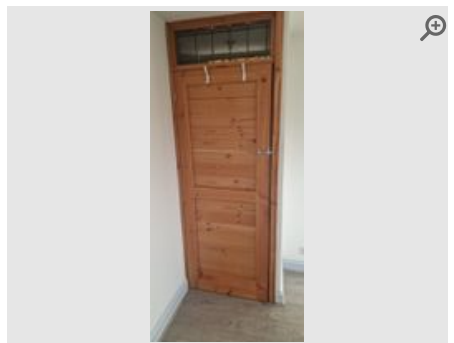


Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.8



Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.1.9

Door (Internal)

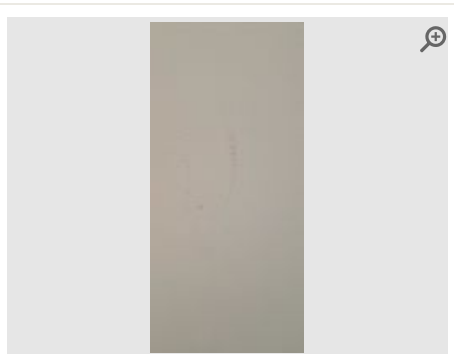


Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.2.1



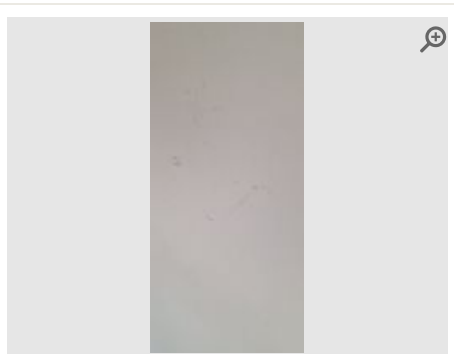
Provided by	Inspector
Captured (via App):	01/12/2023 12:07 PM
Added	01/12/2023
Reference	7.2.2

Ceiling

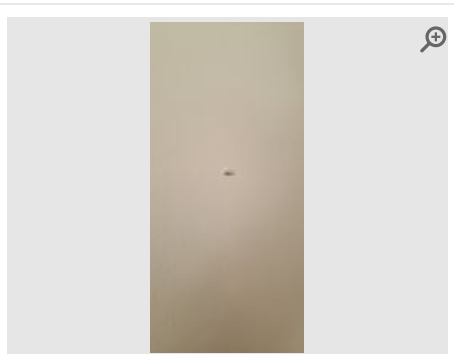


Provided by	Inspector
Captured (via App):	01/12/2023 12:08 PM
Added	01/12/2023
Reference	7.4.1

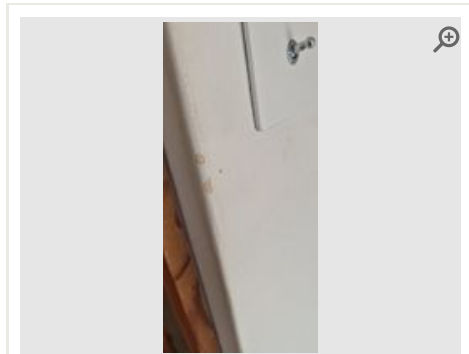
Walls



Provided by	Inspector
Captured (via App):	01/12/2023 12:08 PM
Added	01/12/2023
Reference	7.6.1



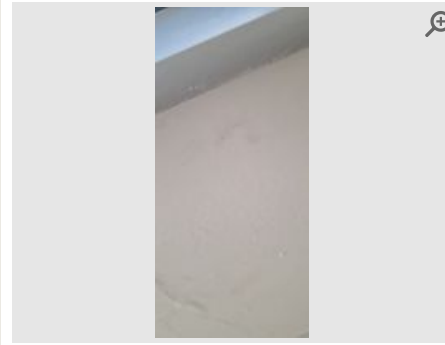
Provided by	Inspector
Captured (via App):	01/12/2023 12:08 PM
Added	01/12/2023
Reference	7.6.2



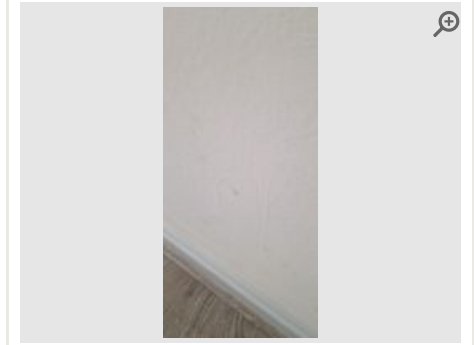
Provided by	Inspector
Captured (via App):	01/12/2023 12:08 PM
Added	01/12/2023
Reference	7.6.3



Provided by	Inspector
Captured (via App):	01/12/2023 12:08 PM
Added	01/12/2023
Reference	7.6.4

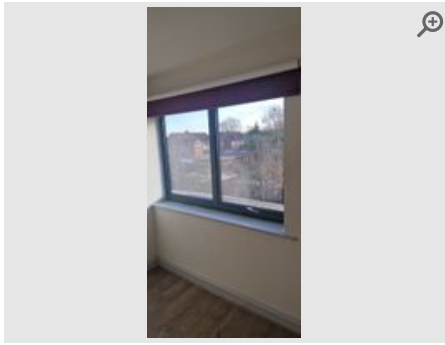


Provided by	Inspector
Captured (via App):	01/12/2023 12:08 PM
Added	01/12/2023
Reference	7.6.5

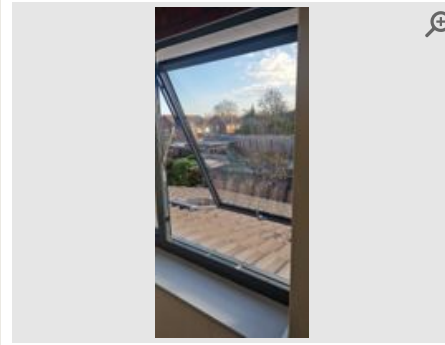


Provided by	Inspector
Captured (via App):	01/12/2023 12:08 PM
Added	01/12/2023
Reference	7.6.6

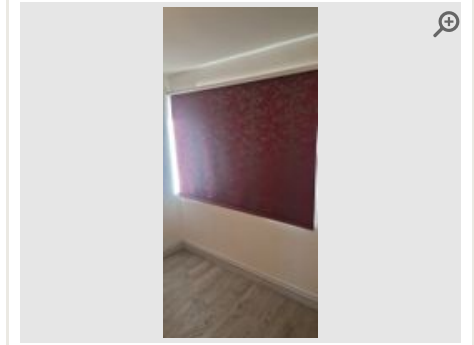
Windows and Sills



Provided by	Inspector
Captured (via App):	01/12/2023 12:09 PM
Added	01/12/2023
Reference	7.7.1



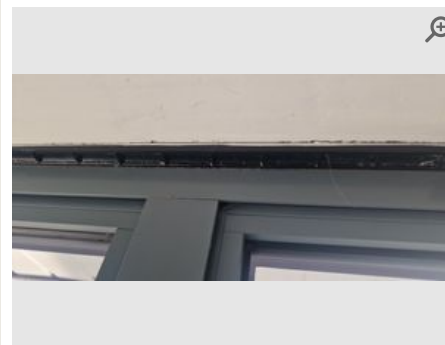
Provided by	Inspector
Captured (via App):	01/12/2023 12:09 PM
Added	01/12/2023
Reference	7.7.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:09 PM
Added	01/12/2023
Reference	7.7.3



Provided by	Inspector
Captured (via App):	01/12/2023 12:09 PM
Added	01/12/2023
Reference	7.7.4



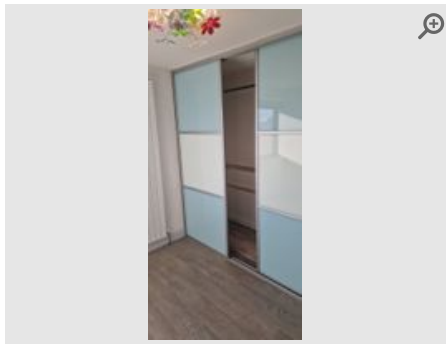
Provided by	Inspector
Captured (via App):	01/12/2023 12:09 PM
Added	01/12/2023
Reference	7.7.5

Radiator

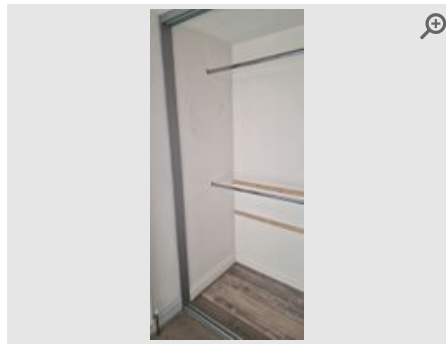


Provided by	Inspector
Captured (via App):	01/12/2023 12:09 PM
Added	01/12/2023
Reference	7.8.1

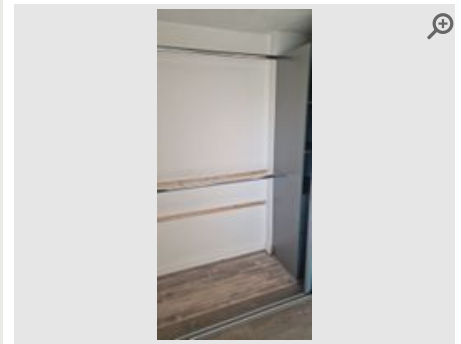
Storage Cupboard/Wardrobe



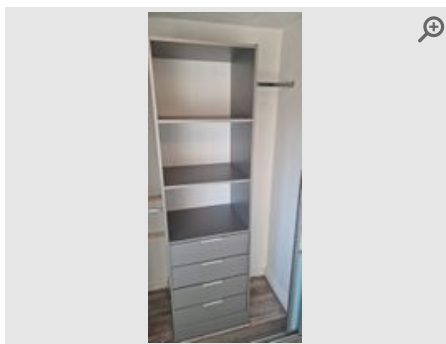
Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.1



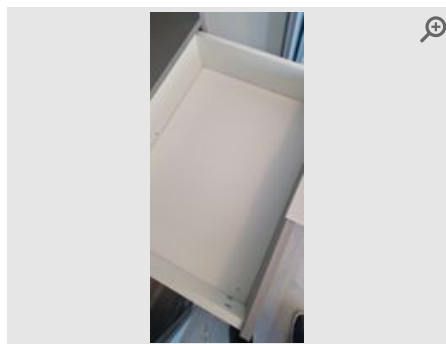
Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.3



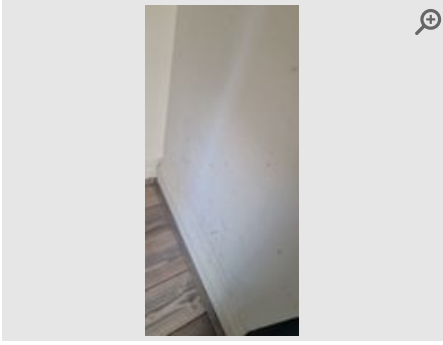
Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.4



Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.5



Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.6



Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.7

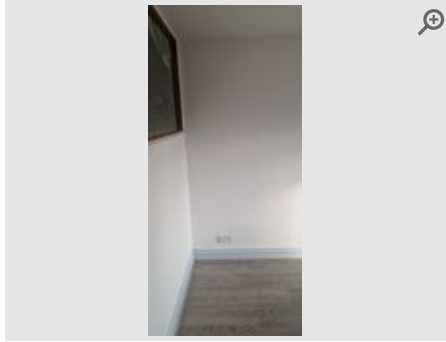


Provided by	Inspector
Captured (via App):	01/12/2023 12:12 PM
Added	01/12/2023
Reference	7.11.8

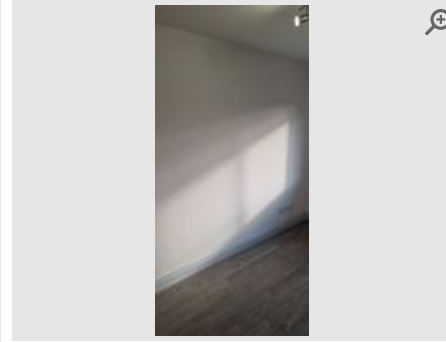
8 Bedroom - Back Right

Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 9 photos
8.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Very Poor	● Good	📷 4 photos
8.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Good	● Good	📷 3 photos
8.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 3 photos
	<p>🚫 Disagreed by tenant - 6th December 2023</p> <p>Information provided by tenant Mark and scratch</p>		● The inspector agreed	
8.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
8.6 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Fair	● Good	📷 7 photos
	<p>🚫 Disagreed by tenant - 6th December 2023</p> <p>Information provided by tenant Further photo of marks on wall near window</p>		● The inspector agreed	
8.7 Windows and Sills	Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 7 photos
8.8 Radiator	Wall mounted radiator(s) for any marks or scuffs please see pictures. All valve caps present and intact.	● Good	● Fair	📷 2 photos
8.9 Sockets & Switches	All sockets/switches plastic. 4 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
8.10 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Good	● Good	📷 N/A

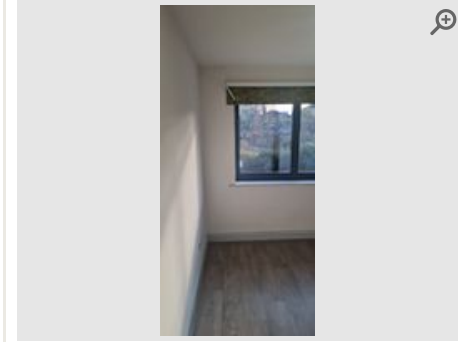
General Overview



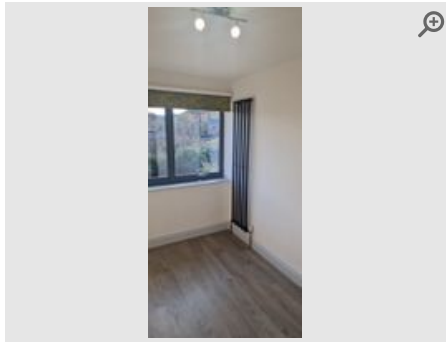
Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.1



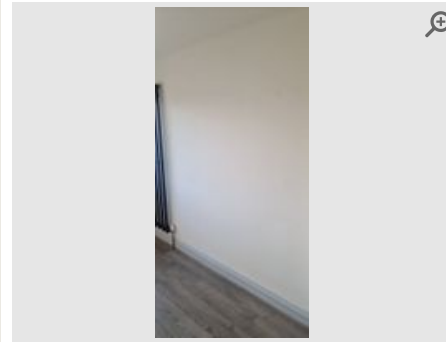
Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.3



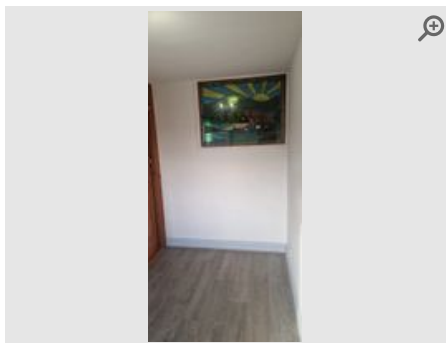
Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.4



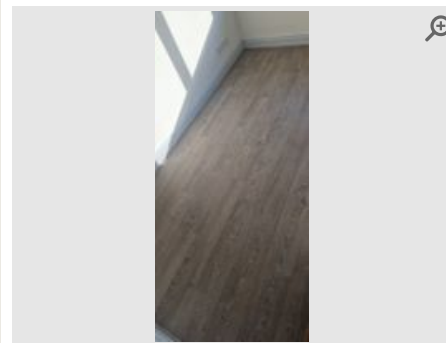
Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.5



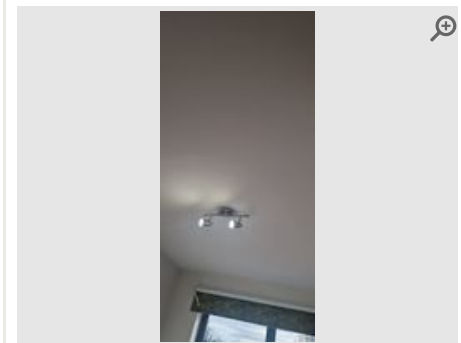
Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.6



Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.7



Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.8

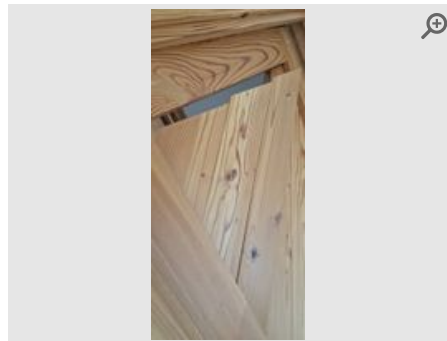


Provided by	Inspector
Captured (via App):	01/12/2023 12:15 PM
Added	01/12/2023
Reference	8.1.9

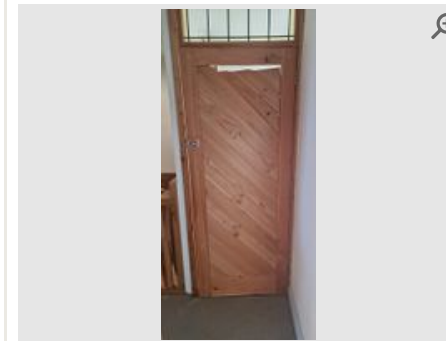
Door (Internal)



Provided by	Inspector
Captured (via App):	01/12/2023 12:16 PM
Added	01/12/2023
Reference	8.2.1



Provided by	Inspector
Captured (via App):	01/12/2023 12:16 PM
Added	01/12/2023
Reference	8.2.2

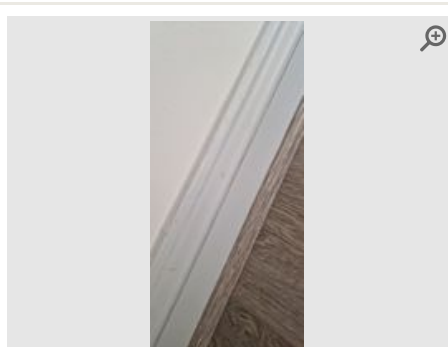


Provided by	Inspector
Captured (via App):	01/12/2023 12:16 PM
Added	01/12/2023
Reference	8.2.3

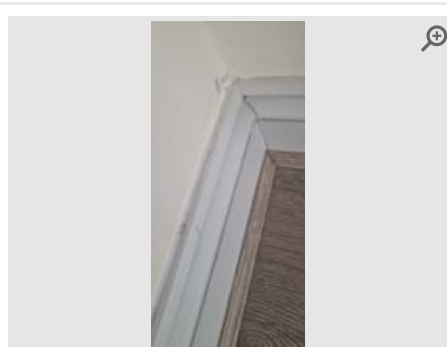


Provided by	Inspector
Captured (via App):	01/12/2023 12:16 PM
Added	01/12/2023
Reference	8.2.4

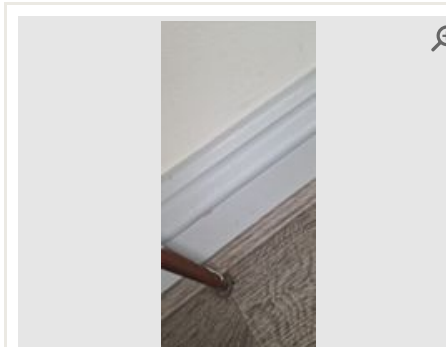
Door Frame & Skirting



Provided by	Inspector
Captured (via App):	01/12/2023 12:17 PM
Added	01/12/2023
Reference	8.3.1

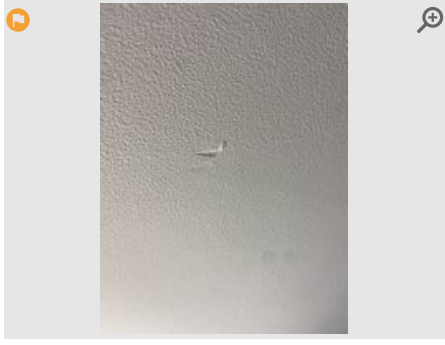


Provided by	Inspector
Captured (via App):	01/12/2023 12:17 PM
Added	01/12/2023
Reference	8.3.2

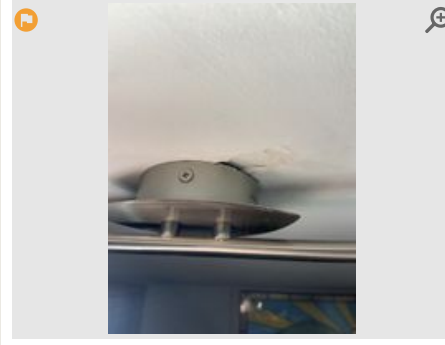


Provided by	Inspector
Captured (via App):	01/12/2023 12:17 PM
Added	01/12/2023
Reference	8.3.3

Ceiling



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	8.4.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	8.4.2



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	8.4.3

Walls



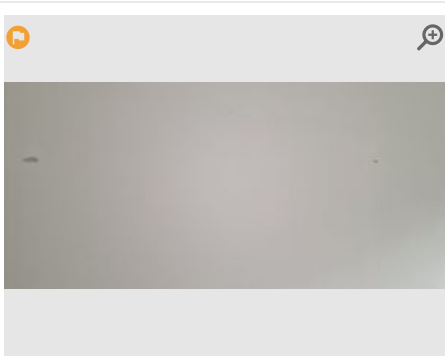
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	8.6.1



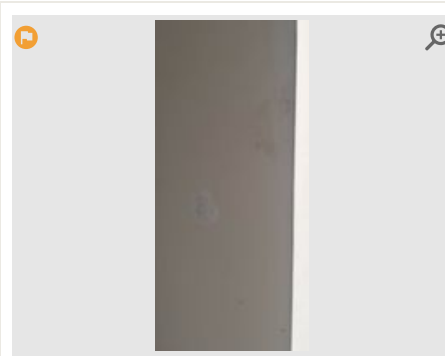
Provided by	Inspector
Captured (via App):	01/12/2023 12:18 PM
Added	01/12/2023
Reference	8.6.2



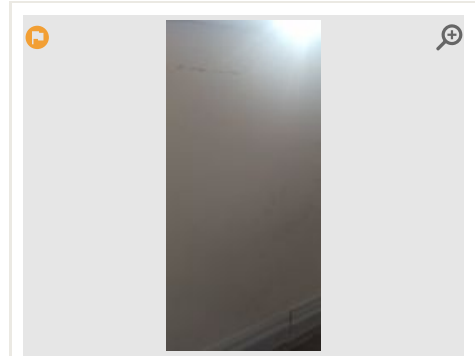
Provided by	Inspector
Captured (via App):	01/12/2023 12:18 PM
Added	01/12/2023
Reference	8.6.3



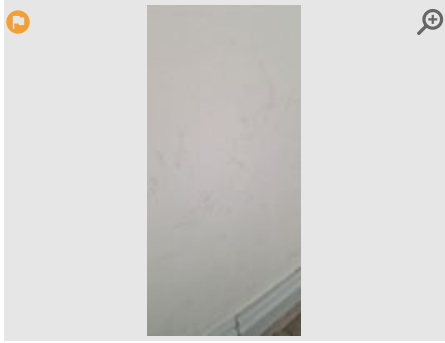
Provided by	Inspector
Captured (via App):	01/12/2023 12:18 PM
Added	01/12/2023
Reference	8.6.4



Provided by	Inspector
Captured (via App):	01/12/2023 12:18 PM
Added	01/12/2023
Reference	8.6.5

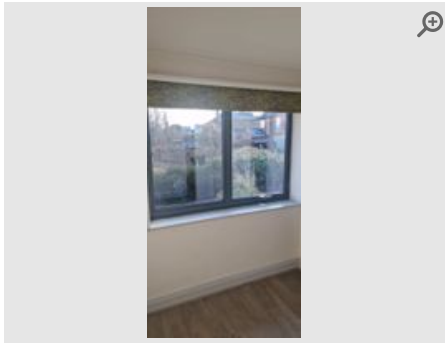


Provided by	Inspector
Captured (via App):	01/12/2023 12:18 PM
Added	01/12/2023
Reference	8.6.6



Provided by	Inspector
Captured (via App):	01/12/2023 12:18 PM
Added	01/12/2023
Reference	8.6.7

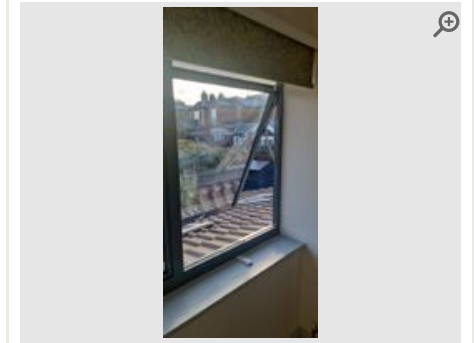
Windows and Sills



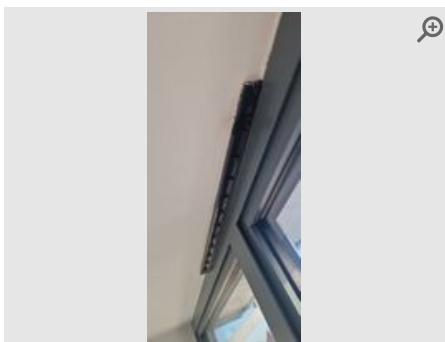
Provided by	Inspector
Captured (via App):	01/12/2023 12:19 PM
Added	01/12/2023
Reference	8.7.1



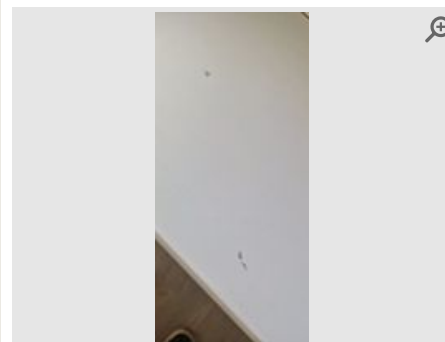
Provided by	Inspector
Captured (via App):	01/12/2023 12:19 PM
Added	01/12/2023
Reference	8.7.2



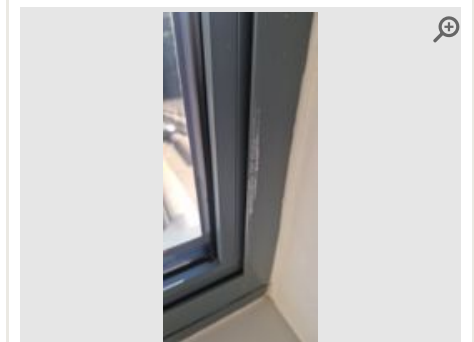
Provided by	Inspector
Captured (via App):	01/12/2023 12:19 PM
Added	01/12/2023
Reference	8.7.3



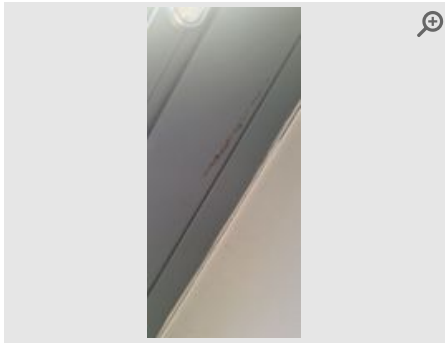
Provided by	Inspector
Captured (via App):	01/12/2023 12:19 PM
Added	01/12/2023
Reference	8.7.4



Provided by	Inspector
Captured (via App):	01/12/2023 12:19 PM
Added	01/12/2023
Reference	8.7.5



Provided by	Inspector
Captured (via App):	01/12/2023 12:19 PM
Added	01/12/2023
Reference	8.7.6



Provided by	Inspector
Captured (via App):	01/12/2023 12:19 PM
Added	01/12/2023
Reference	8.7.7

Radiator



Provided by	Inspector
Captured (via App):	01/12/2023 12:20 PM
Added	01/12/2023
Reference	8.8.1

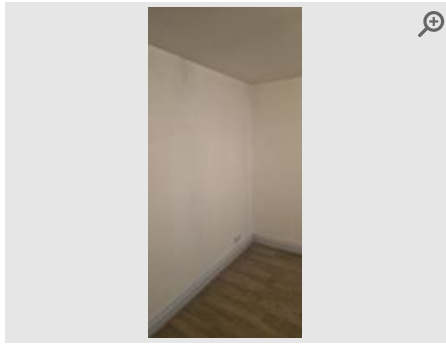


Provided by	Inspector
Captured (via App):	01/12/2023 12:20 PM
Added	01/12/2023
Reference	8.8.2

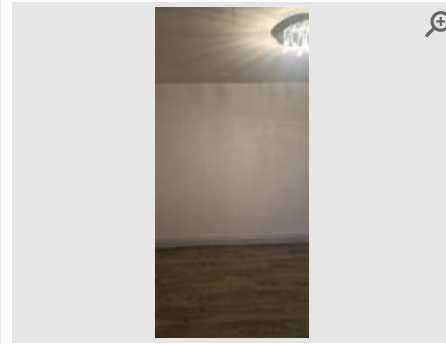
9 Bedroom - Front

Item	Description	Condition	Cleanliness	Photos
9.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
9.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Good	● Good	📷 6 photos
	🚫 Disagreed by tenant - 6th December 2023 ● The inspector agreed Information provided by tenant Marks on outside of door and inside close to hinge			
9.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Fair	● Good	📷 3 photos
9.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Good	● Good	📷 N/A
9.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
9.6 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Fair	● Good	📷 7 photos
9.7 Windows and Sills	Trickle vents present Sills free of marks and mould. Windows intact and free of mould to edges. Blinds present.	● Good	● Good	📷 4 photos
9.8 Radiator	Wall mounted radiator(s) for any marks or scuffs please see pictures. All valve caps present and intact.	● Fair	● Good	📷 5 photos
9.9 Sockets & Switches	All sockets/switches plastic. 4 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
9.10 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Good	● Good	📷 N/A

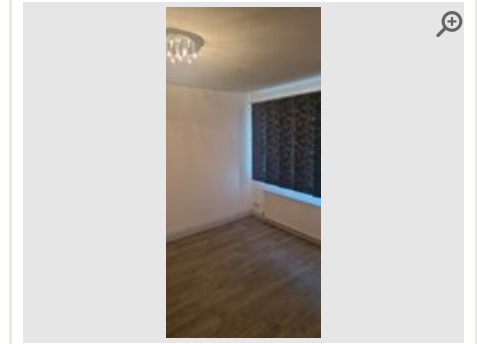
General Overview



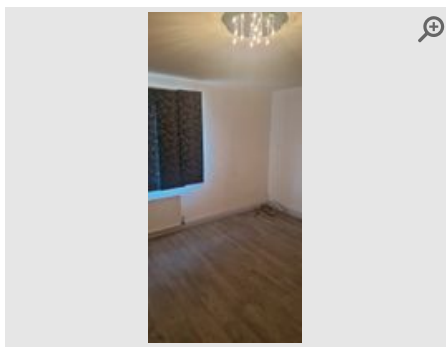
Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.1



Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.2



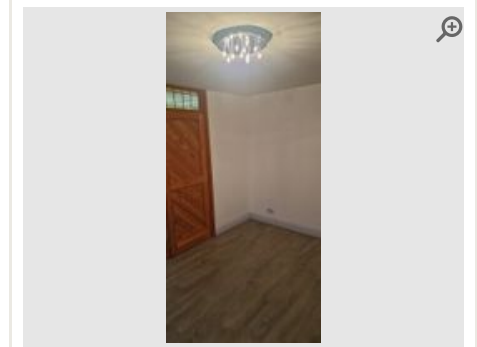
Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.3



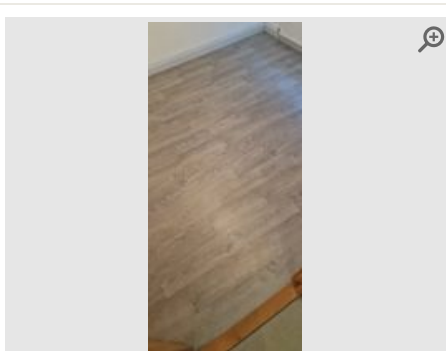
Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.4



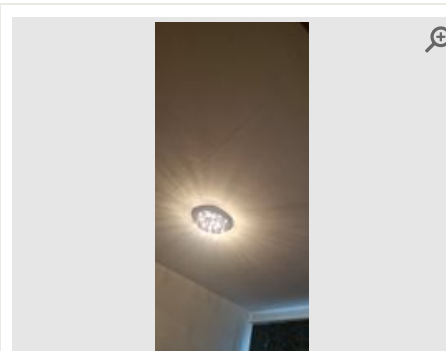
Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.5



Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.6

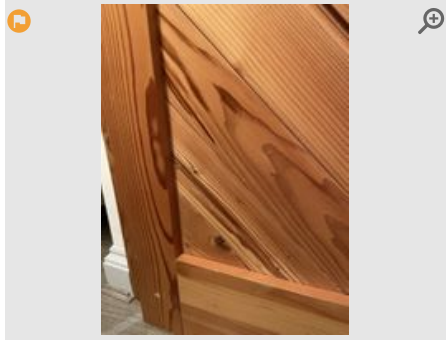


Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.7

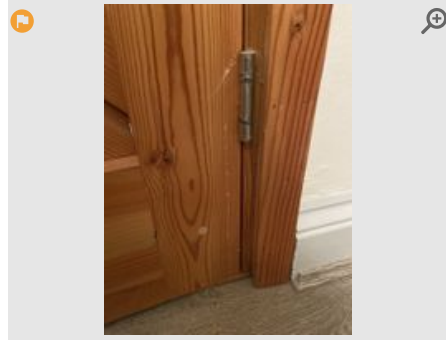


Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.1.8

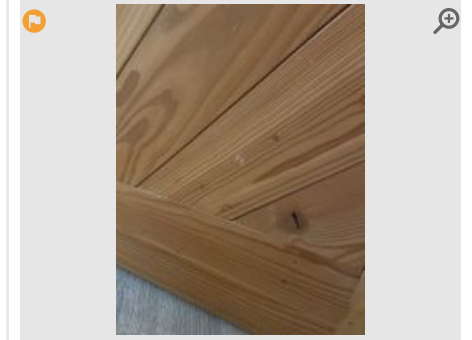
Door (Internal)



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	9.2.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	9.2.2



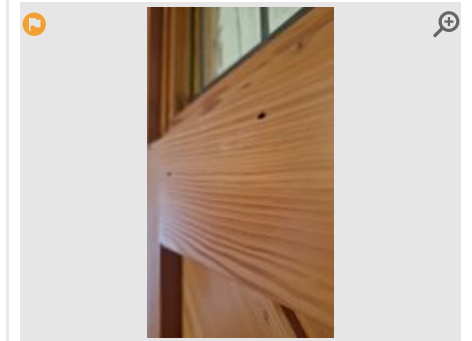
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	9.2.3



Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.2.4

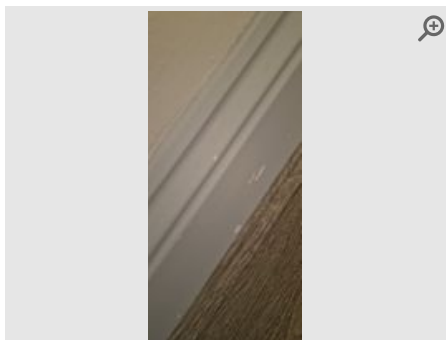


Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.2.5

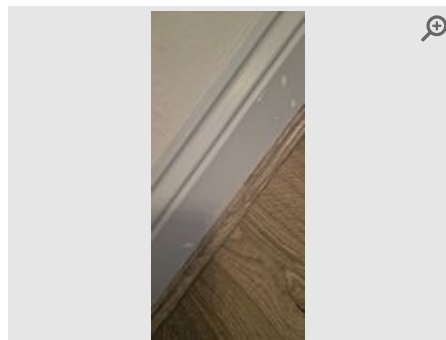


Provided by	Inspector
Captured (via App):	01/12/2023 12:01 PM
Added	01/12/2023
Reference	9.2.6

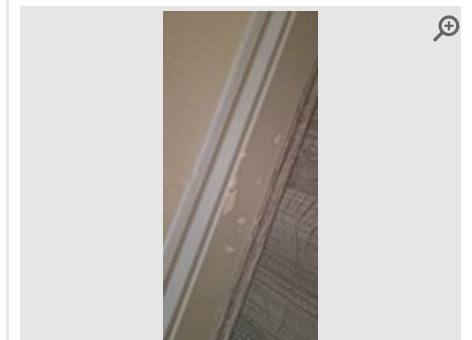
Door Frame & Skirting



Provided by	Inspector
Captured (via App):	01/12/2023 12:02 PM
Added	01/12/2023
Reference	9.3.1



Provided by	Inspector
Captured (via App):	01/12/2023 12:02 PM
Added	01/12/2023
Reference	9.3.2

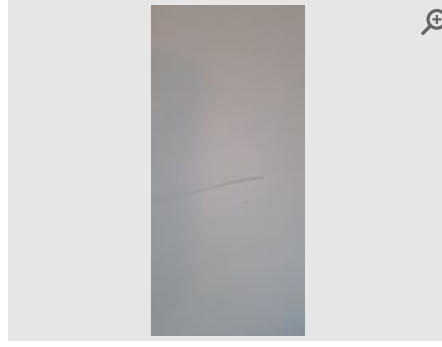


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Added	01/12/2023
Reference	9.3.3

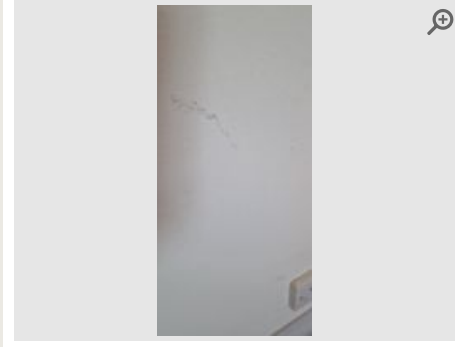
Walls



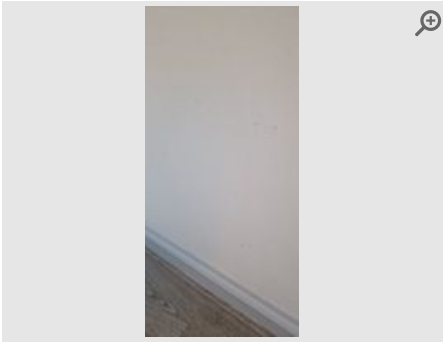
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Added	01/12/2023
Reference	9.6.1



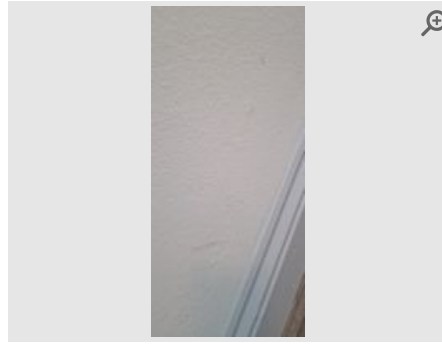
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Added	01/12/2023
Reference	9.6.2



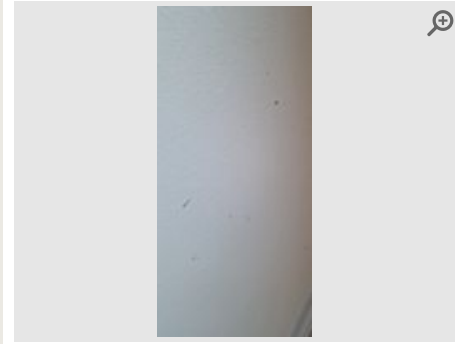
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Captured (via App):	01/12/2023 12:03 PM
Added	01/12/2023
Reference	9.6.3



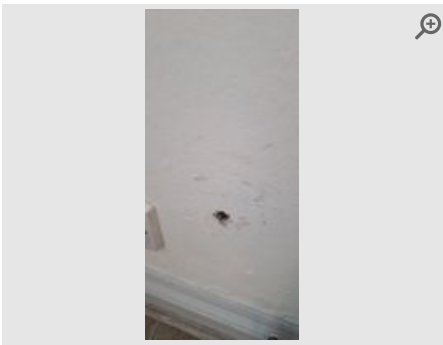
Provided by	Inspector
Captured (via App):	01/12/2023 12:03 PM
Added	01/12/2023
Reference	9.6.4



Provided by	Inspector
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Added	01/12/2023
Reference	9.6.5

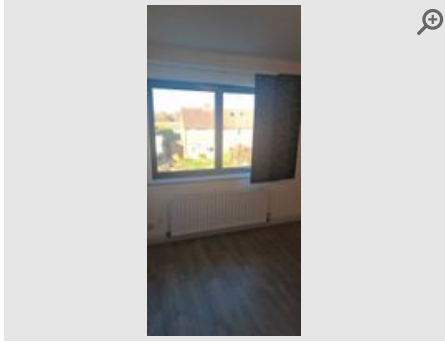


Provided by	Inspector
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Added	01/12/2023
Reference	9.6.6

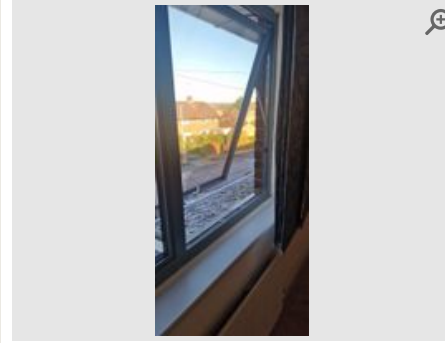


Provided by	Inspector
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Added	01/12/2023
Reference	9.6.7

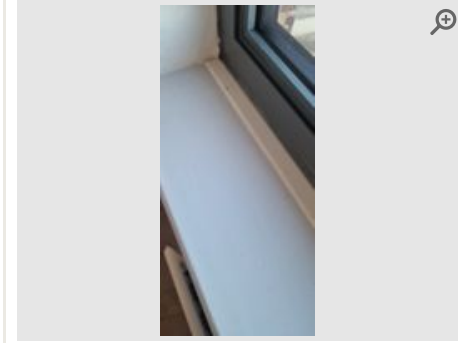
Windows and Sills



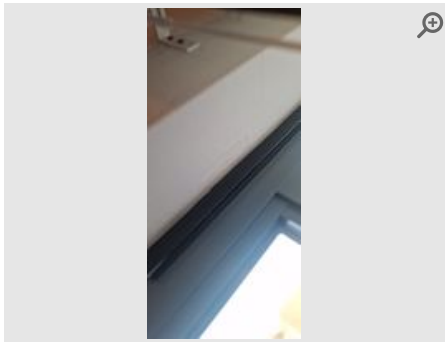
Provided by	Inspector
Captured (via App):	01/12/2023 12:05 PM
Added	01/12/2023
Reference	9.7.1



Provided by	Inspector
Captured (via App):	01/12/2023 12:05 PM
Added	01/12/2023
Reference	9.7.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:05 PM
Added	01/12/2023
Reference	9.7.3

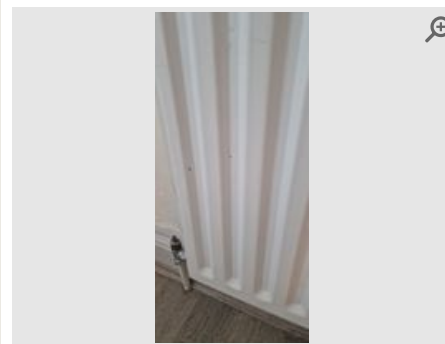


Provided by	Inspector
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Added	01/12/2023
Reference	9.7.4

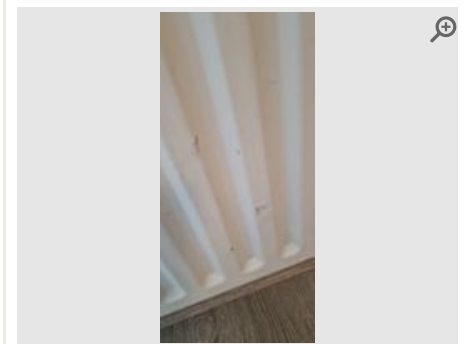
Radiator



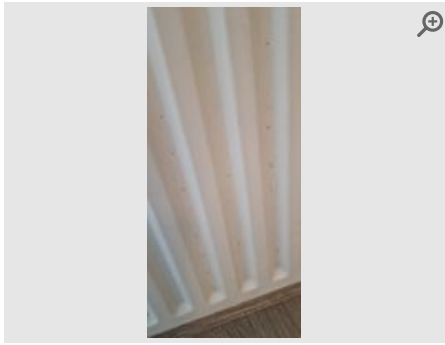
Provided by	Inspector
Captured (via App):	01/12/2023 12:05 PM
Added	01/12/2023
Reference	9.8.1



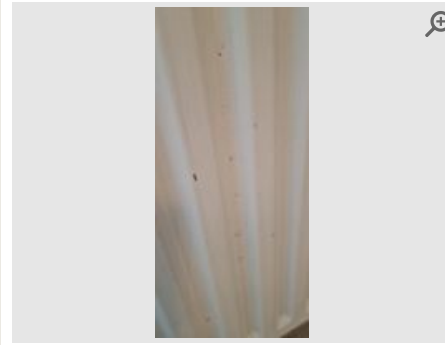
Provided by	Inspector
Captured (via App):	01/12/2023 12:05 PM
Added	01/12/2023
Reference	9.8.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:05 PM
Added	01/12/2023
Reference	9.8.3



Provided by	Inspector
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Added	01/12/2023
Reference	9.8.4



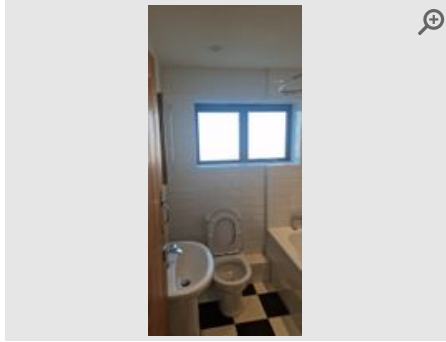
Provided by	Inspector
Captured (via App):	01/12/2023 12:05 PM
Added	01/12/2023
Reference	9.8.5

10 Bathroom

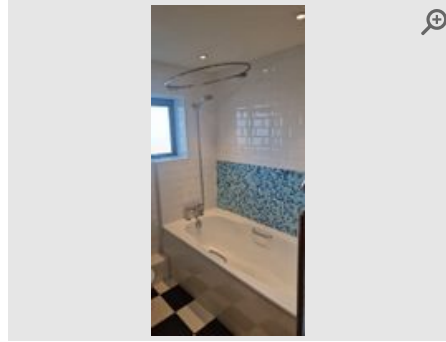
Item	Description	Condition	Cleanliness	Photos
10.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 7 photos
10.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Good	● Fair	📷 4 photos
10.3 Door Frame & Skirting	For any marks, dents or dust please see pictures.	● Good	● Good	📷 3 photos
	<p>🚫 Disagreed by tenant - 6th December 2023</p> <p>Information provided by tenant Mark near catch and threshold is split and loose</p>		● The inspector agreed	
10.4 Ceiling	For any marks, mould or cobwebs please see pictures.	● Fair	● Fair	📷 1 photo
10.5 Light Fittings	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 1 photo
10.6 Extractor Fan	Responsive when switched. Free of dust inside.	● Good	● Good	📷 1 photo
	<p>🚫 Disagreed by tenant - 6th December 2023</p> <p>Information provided by tenant No extractor fan located</p> <p>The inspector responded to the above tenant comments with the following: Apologies this should have been deleted.</p>		● The inspector agreed	
10.7 Switches/Cord	Present and intact.	● Good	● Good	📷 1 photo
10.8 Walls	For any marks, stains, scuffs, picture hooks, raw plug or filled holes present please see pictures.	● Good	● Good	📷 10 photos
	<p>🚫 Disagreed by tenant - 6th December 2023</p> <p>Information provided by tenant Tile near internal stained glass window is chipped. Some mould in grout around toilet cistern.</p>		● The inspector agreed	
10.9 Windows and Sills	Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 3 photos
10.10 Radiator	Wall mounted radiator(s) for any marks or scuffs please see pictures. All valve caps present and intact.	● Good	● Good	📷 1 photo
10.11 Floor	For any stains, marks, cracks, chips, scratches or indentations please see pictures.	● Good	● Good	📷 N/A
10.12 Shower	Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant.	● Good	● Good	📷 1 photo
10.13 Bath	No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Good	📷 5 photos
	<p>🚫 Disagreed by tenant - 6th December 2023</p> <p>Information provided by tenant End bath panel is loose and cracked</p>		● The inspector agreed	
10.14 Sink/Basin	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	📷 3 photos

Item	Description	Condition	Cleanliness	Photos
10.15 Toilet	Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	📷 4 photos
	🚫 Disagreed by tenant - 6th December 2023		● The inspector agreed	
	Information provided by tenant Toilet slow to empty when full flush is used			
10.16 Cabinet	Securely fixed to wall. Free of soiling/stains inside. Free of items inside. Hinges functioning well.	● Good	● Good	📷 5 photos
	🚫 Disagreed by tenant - 6th December 2023		● The inspector agreed	
	Information provided by tenant Marks on inside of cabinet doors and around frame			
10.17 Bathroom Fixings	Securely fixed.	● Good	● Good	📷 4 photos
	🚫 Disagreed by tenant - 6th December 2023		● The inspector agreed	
	Information provided by tenant Is not securely fixed with significant movement			

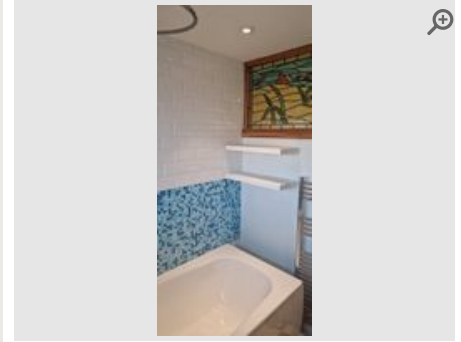
General Overview



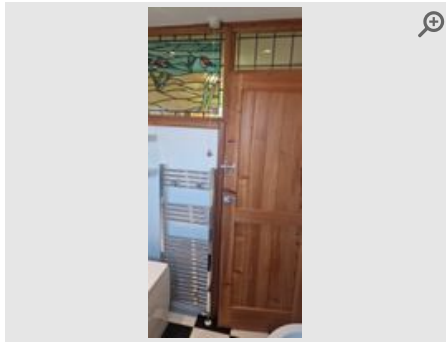
Provided by	Inspector
Captured (via App):	01/12/2023 12:23 PM
Added	01/12/2023
Reference	10.1.1



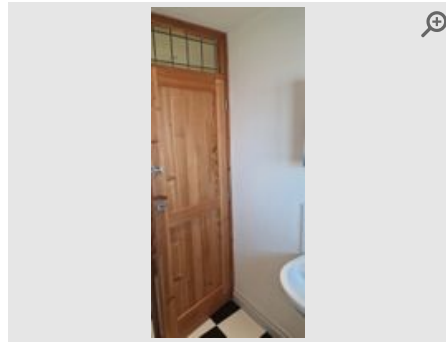
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Added	01/12/2023
Reference	10.1.2



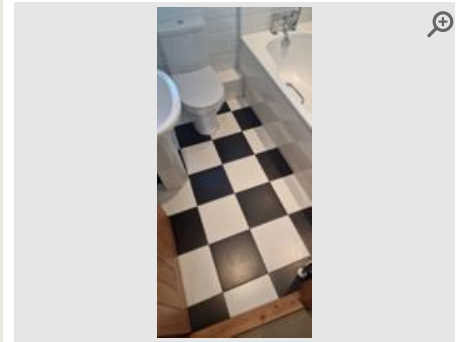
Provided by	Inspector
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Added	01/12/2023
Reference	10.1.3



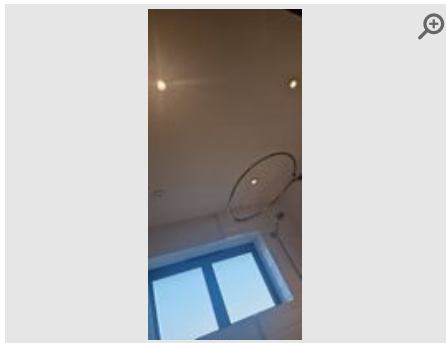
Provided by	Inspector
Captured (via App):	01/12/2023 12:23 PM
Added	01/12/2023
Reference	10.1.4



Provided by	Inspector
Captured (via App):	01/12/2023 12:23 PM
Added	01/12/2023
Reference	10.1.5

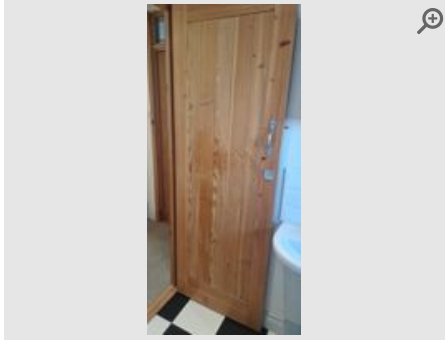


Provided by	Inspector
Captured (via App):	01/12/2023 12:23 PM
Added	01/12/2023
Reference	10.1.6

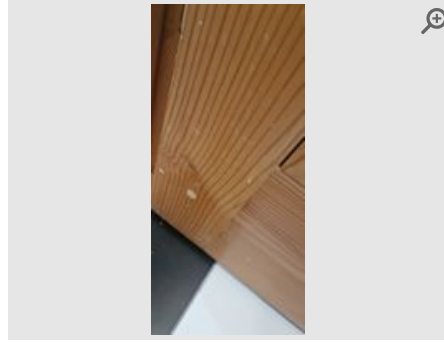


Provided by	Inspector
Captured (via App):	01/12/2023 12:23 PM
Added	01/12/2023
Reference	10.1.7

Door (Internal)



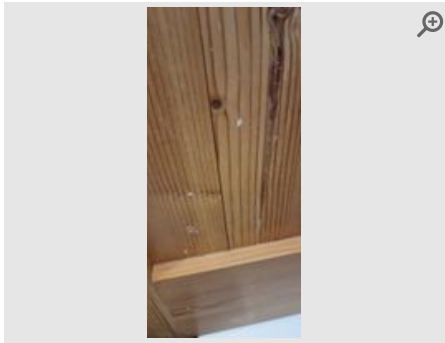
Provided by	Inspector
Captured (via App):	01/12/2023 12:24 PM
Added	01/12/2023
Reference	10.2.1



Provided by	Inspector
Captured (via App):	01/12/2023 12:24 PM
Added	01/12/2023
Reference	10.2.2

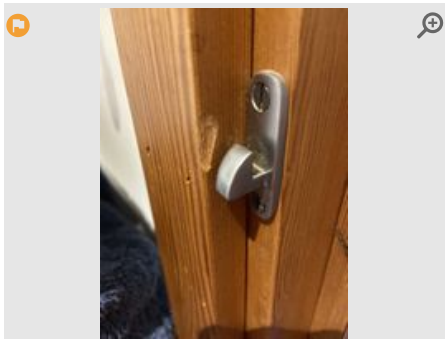


Provided by	Inspector
Captured (via App):	01/12/2023 12:24 PM
Added	01/12/2023
Reference	10.2.3

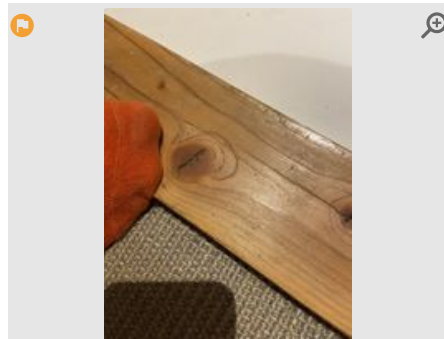


Provided by	Inspector
Captured (via App):	01/12/2023 12:24 PM
Added	01/12/2023
Reference	10.2.4

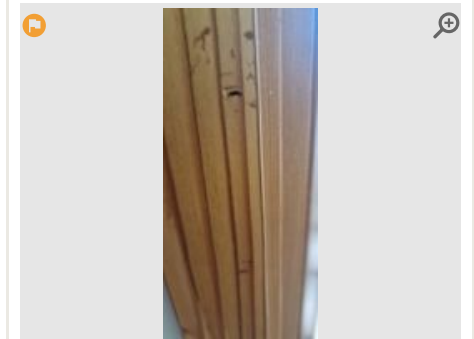
Door Frame & Skirting



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.3.1

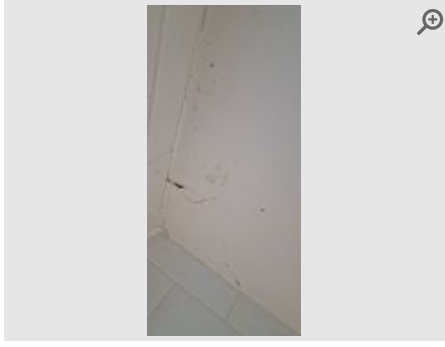


Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.3.2



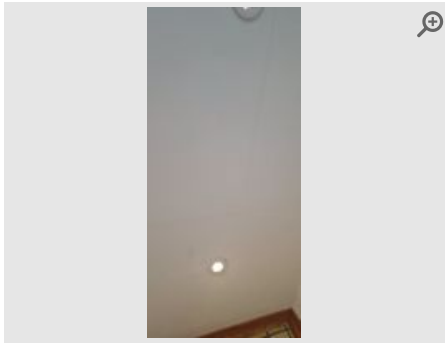
Provided by	Inspector
Captured (via App):	01/12/2023 12:24 PM
Added	01/12/2023
Reference	10.3.3

Ceiling



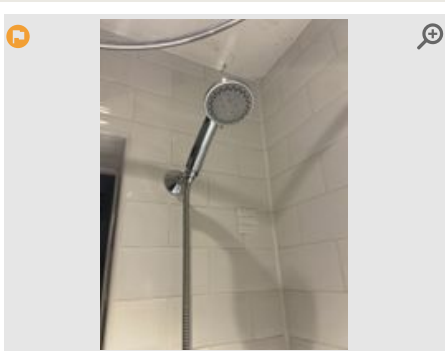
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Added	01/12/2023
Reference	10.4.1

Light Fittings



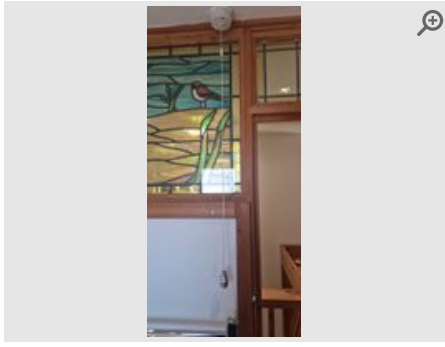
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Captured (via App):	01/12/2023 12:26 PM
Added	01/12/2023
Reference	10.5.1

Extractor Fan



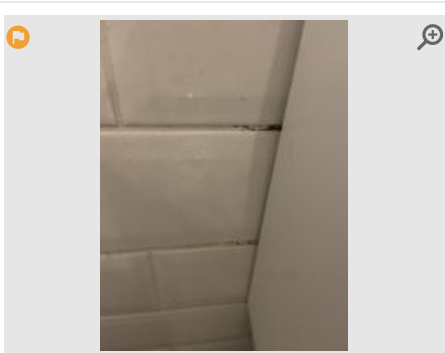
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.6.1

Switches/Cord

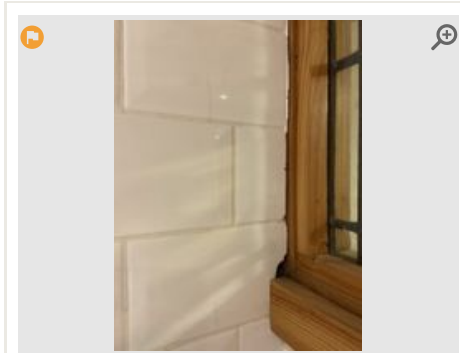


Provided by	Inspector
Captured (via App):	01/12/2023 12:26 PM
Added	01/12/2023
Reference	10.7.1

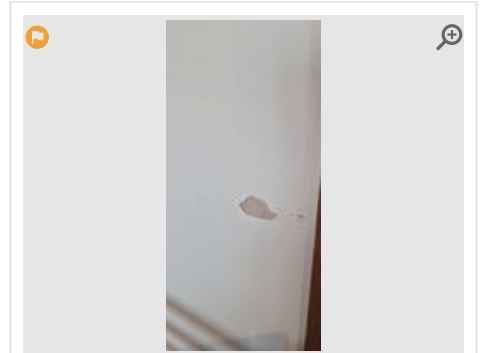
Walls



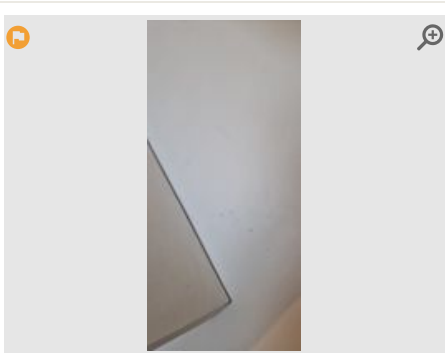
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.8.1



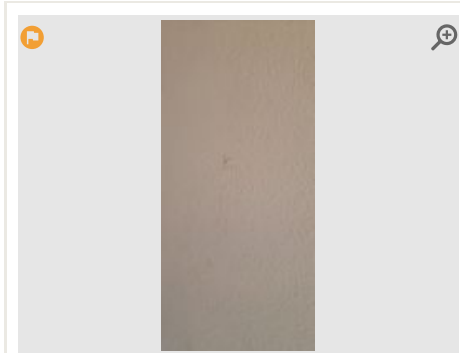
Provided by	Tenant
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Added	06/12/2023
Reference	10.8.2



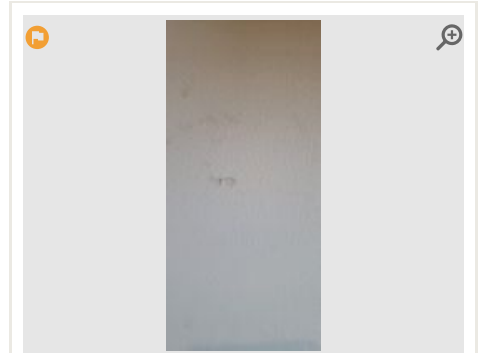
Provided by	Inspector
Captured (via App):	01/12/2023 12:27 PM
Added	01/12/2023
Reference	10.8.3



Provided by	Inspector
Captured (via App):	01/12/2023 12:27 PM
Added	01/12/2023
Reference	10.8.4



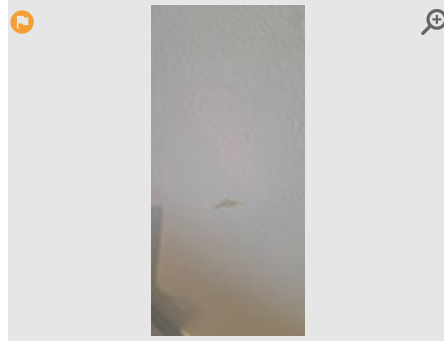
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Added	01/12/2023
Reference	10.8.5



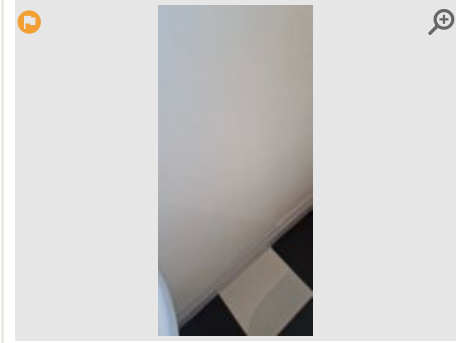
Provided by	Inspector
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Added	01/12/2023
Reference	10.8.6



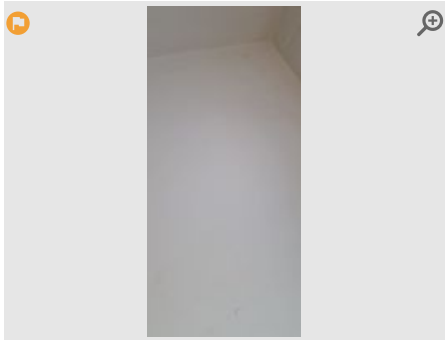
Provided by	Inspector
Captured (via App):	01/12/2023 12:27 PM
Added	01/12/2023
Reference	10.8.7



Provided by	Inspector
Captured (via App):	01/12/2023 12:27 PM
Added	01/12/2023
Reference	10.8.8

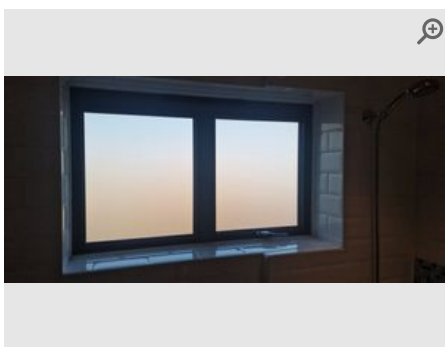


Provided by	Inspector
Captured (via App):	01/12/2023 12:27 PM
Added	01/12/2023
Reference	10.8.9

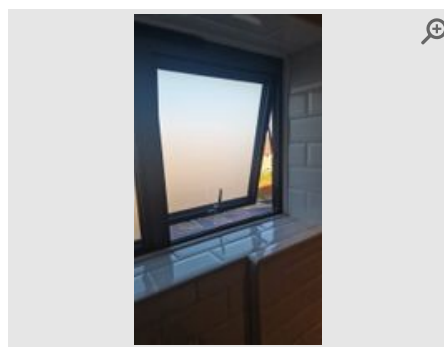


Provided by	Inspector
Captured (via App):	01/12/2023 12:27 PM
Added	01/12/2023
Reference	10.8.10

Windows and Sills



Provided by	Inspector
Captured (via App):	01/12/2023 12:28 PM
Added	01/12/2023
Reference	10.9.1

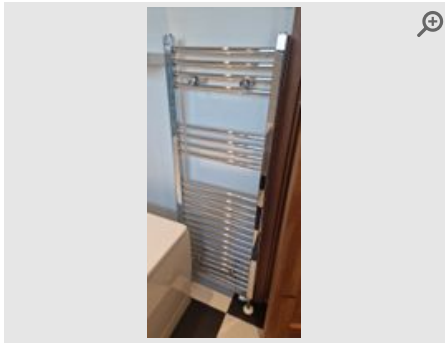


Provided by	Inspector
Captured (via App):	01/12/2023 12:28 PM
Added	01/12/2023
Reference	10.9.2



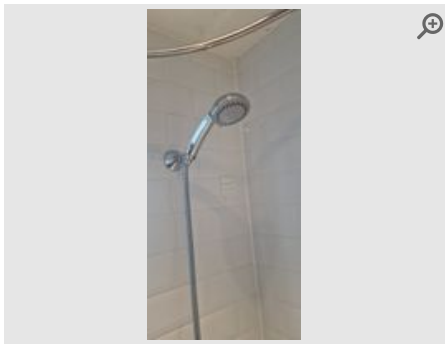
Provided by	Inspector
Captured (via App):	01/12/2023 12:28 PM
Added	01/12/2023
Reference	10.9.3

Radiator



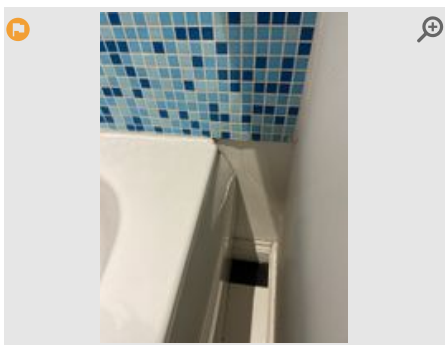
Provided by	Inspector
Captured (via App):	01/12/2023 12:28 PM
Added	01/12/2023
Reference	10.10.1

Shower

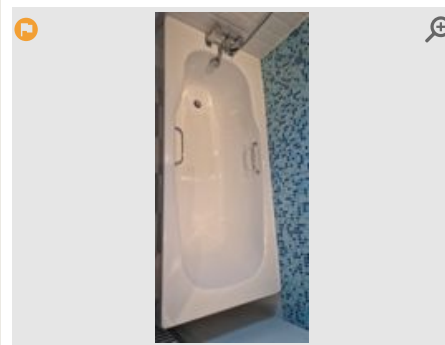


Provided by	Inspector
Captured (via App):	01/12/2023 12:28 PM
Added	01/12/2023
Reference	10.12.1

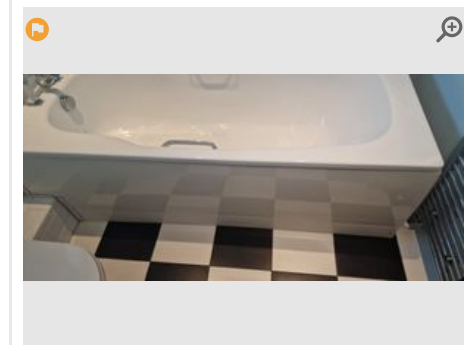
Bath



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.13.1



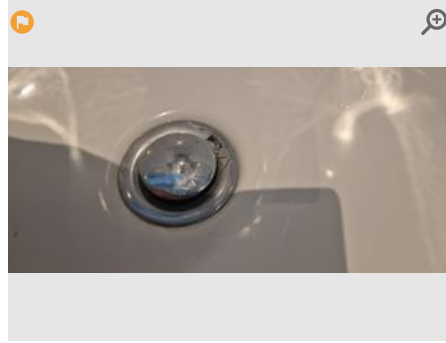
Provided by	Inspector
Captured (via App):	01/12/2023 12:29 PM
Added	01/12/2023
Reference	10.13.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:29 PM
Added	01/12/2023
Reference	10.13.3

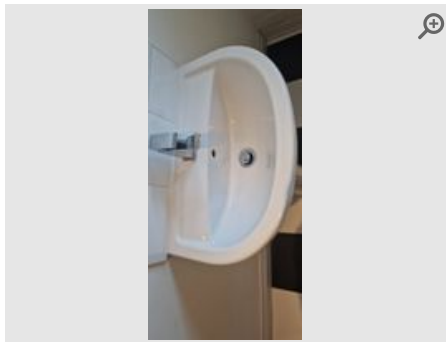


Provided by	Inspector
Captured (via App):	01/12/2023 12:29 PM
Added	01/12/2023
Reference	10.13.4

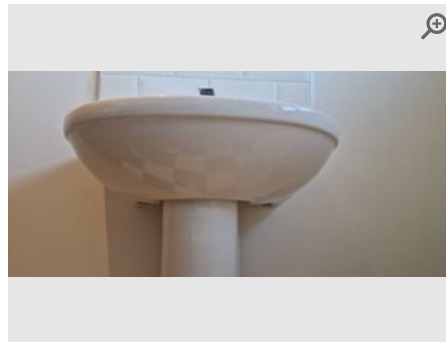


Provided by	Inspector
Captured (via App):	01/12/2023 12:29 PM
Added	01/12/2023
Reference	10.13.5

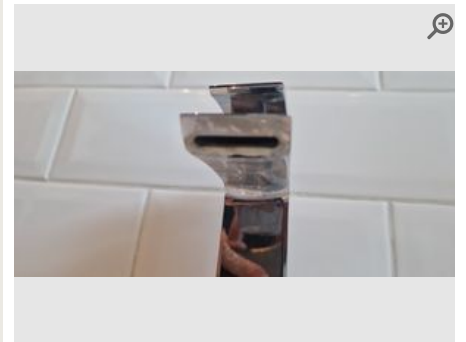
Sink/Basin



Provided by	Inspector
Captured (via App):	01/12/2023 12:29 PM
Added	01/12/2023
Reference	10.14.1



Provided by	Inspector
Captured (via App):	01/12/2023 12:29 PM
Added	01/12/2023
Reference	10.14.2

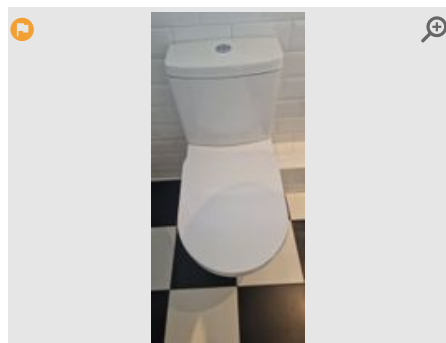


Provided by	Inspector
Captured (via App):	01/12/2023 12:29 PM
Added	01/12/2023
Reference	10.14.3

Toilet



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.15.1



Provided by	Inspector
Captured (via App):	01/12/2023 12:30 PM
Added	01/12/2023
Reference	10.15.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:30 PM
Added	01/12/2023
Reference	10.15.3



Provided by	Inspector
Captured (via App):	01/12/2023 12:30 PM
Added	01/12/2023
Reference	10.15.4

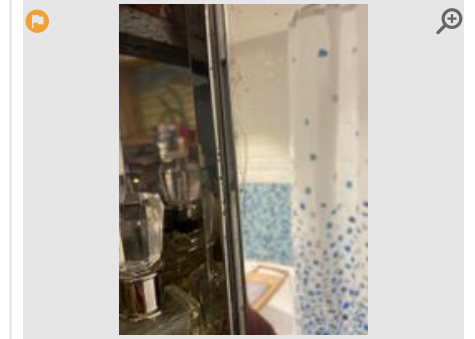
Cabinet



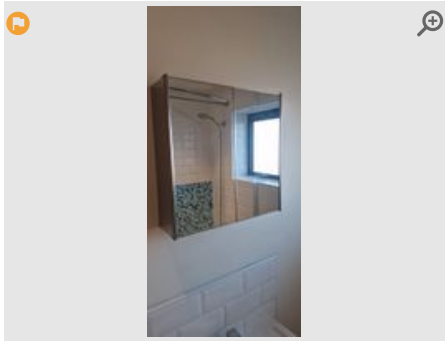
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.16.1



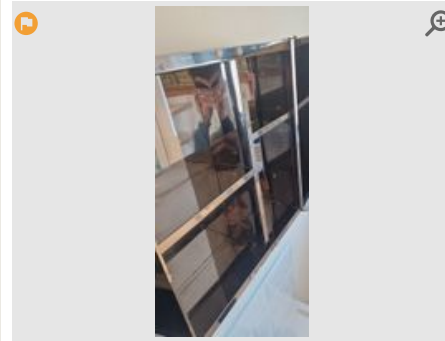
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.16.2



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.16.3

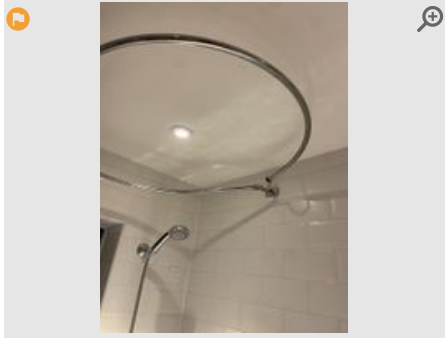


Provided by	Inspector
Captured (via App):	01/12/2023 12:30 PM
Added	01/12/2023
Reference	10.16.4

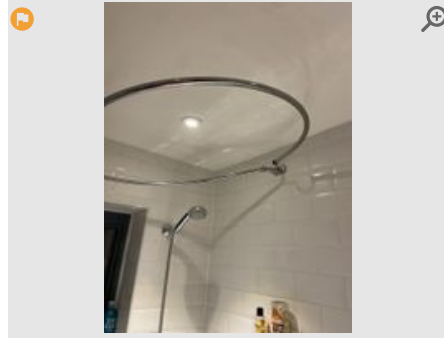


Provided by	Inspector
Captured (via App):	01/12/2023 12:30 PM
Added	01/12/2023
Reference	10.16.5

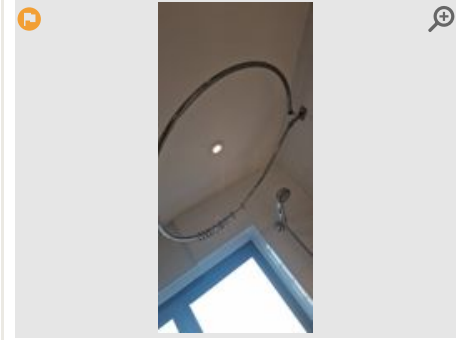
Bathroom Fixings



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.17.1



Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	10.17.2



Provided by	Inspector
Captured (via App):	01/12/2023 12:31 PM
Added	01/12/2023
Reference	10.17.3



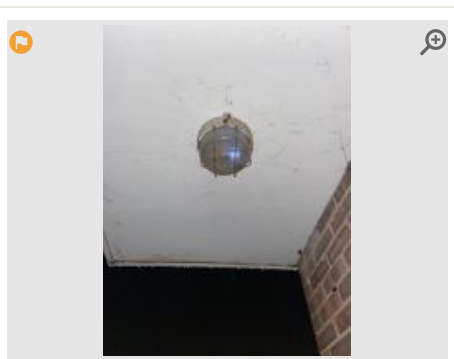
Provided by	Inspector
Captured (via App):	01/12/2023 12:31 PM
Added	01/12/2023
Reference	10.17.4

11 Front Garden

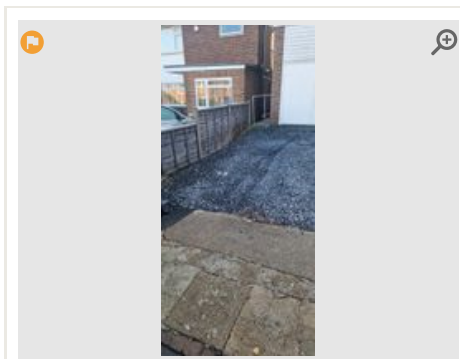
Item	Description	Condition	Cleanliness	Photos
11.1 Overview (External)	Numerous weeds present. Moss present. Gravel area. Block paved area Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 6 photos
	🚫 Disagreed by tenant - 6th December 2023		● The inspector agreed	
	Information provided by tenant Front external light only partially working and very little light from it			

📷 Front Garden Photos

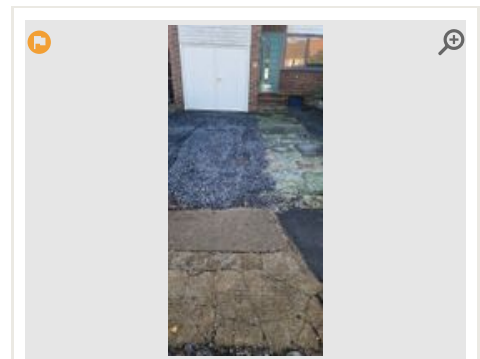
Overview (External)



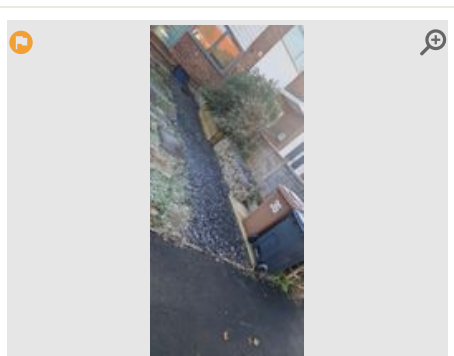
Provided by	Tenant
Captured (Certified by inspector)	01/12/2023
Added	06/12/2023
Reference	11.1.1



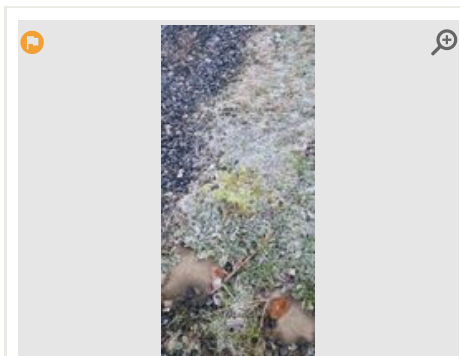
Provided by	Inspector
Captured (via App):	01/12/2023 10:49 AM
Added	01/12/2023
Reference	11.1.2



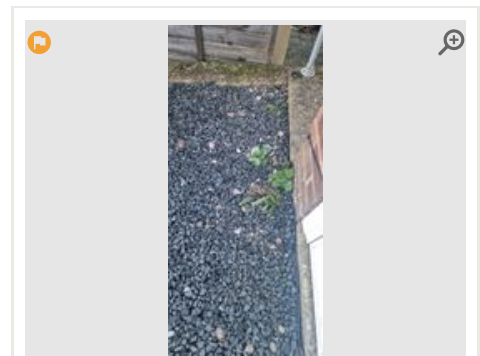
Provided by	Inspector
Captured (via App):	01/12/2023 10:49 AM
Added	01/12/2023
Reference	11.1.3



Provided by	Inspector
Captured (via App):	01/12/2023 10:49 AM
Added	01/12/2023
Reference	11.1.4



Provided by	Inspector
Captured (via App):	01/12/2023 10:49 AM
Added	01/12/2023
Reference	11.1.5



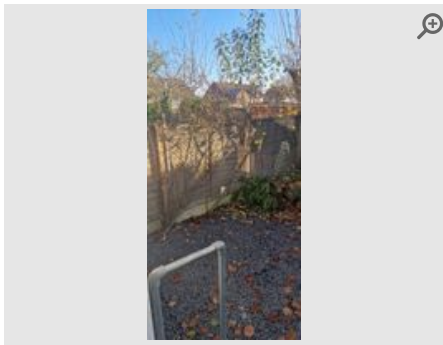
Provided by	Inspector
Captured (via App):	01/12/2023 10:49 AM
Added	01/12/2023
Reference	11.1.6

12 Back Garden

Item	Description	Condition	Cleanliness	Photos
12.1 Overview (External)	Numerous weeds present. Moss present. Overgrown plants. Overgrown shrubs. Gravel area. Paved area. Gate present Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos
12.2 Shed	Hinged door with padlock present. Miscellaneous items present inside.	● Fair	● Good	📷 8 photos

📷 Back Garden Photos

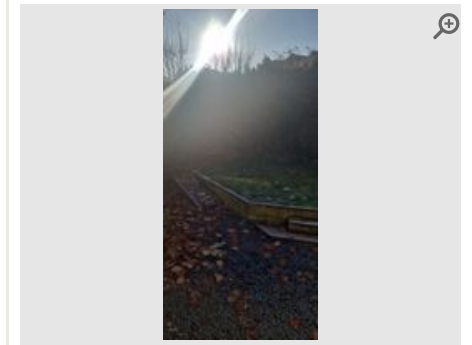
Overview (External)



Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.1



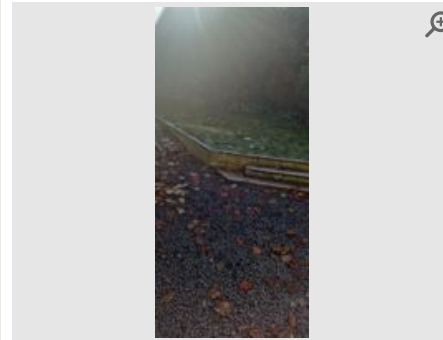
Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.4



Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.5



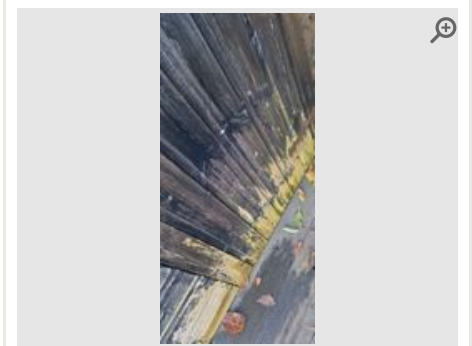
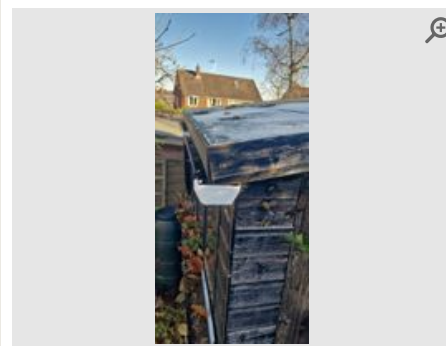
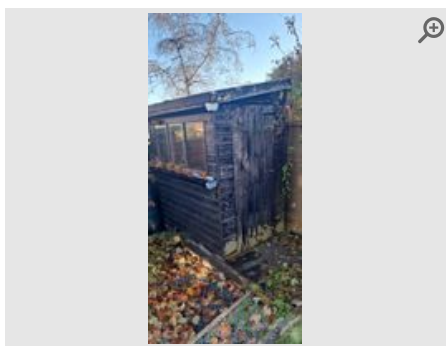
Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.6



Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.7

Provided by	Inspector
Captured (via App):	01/12/2023 11:34 AM
Added	01/12/2023
Reference	12.1.8

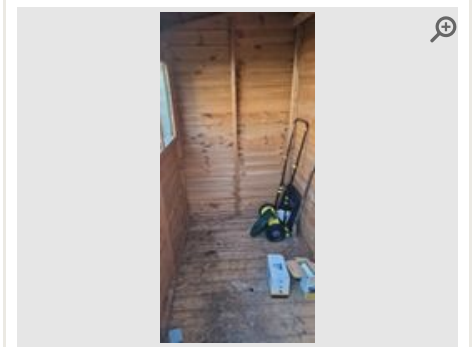
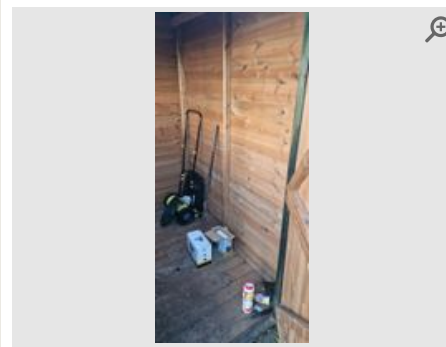
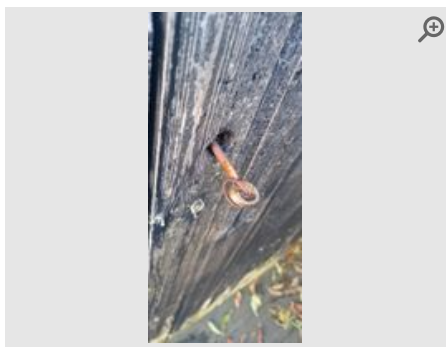
Shed



Provided by	Inspector
Captured (via App):	01/12/2023 11:35 AM
Added	01/12/2023
Reference	12.2.1

Provided by	Inspector
Captured (via App):	01/12/2023 11:35 AM
Added	01/12/2023
Reference	12.2.2

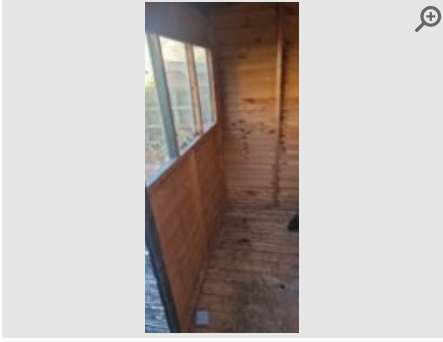
Provided by	Inspector
Captured (via App):	01/12/2023 11:35 AM
Added	01/12/2023
Reference	12.2.3



Provided by	Inspector
Captured (via App):	01/12/2023 11:35 AM
Added	01/12/2023
Reference	12.2.4

Provided by	Inspector
Captured (via App):	01/12/2023 11:35 AM
Added	01/12/2023
Reference	12.2.5

Provided by	Inspector
Captured (via App):	01/12/2023 11:35 AM
Added	01/12/2023
Reference	12.2.6

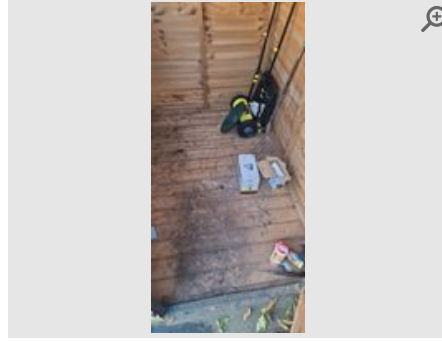


Provided by **Inspector**

Captured (via App): **01/12/2023 11:35 AM**

Added **01/12/2023**

Reference **12.2.7**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:35 AM**

Added **01/12/2023**

Reference **12.2.8**

13 Integral Garage

Item	Description	Condition	Cleanliness	Photos
13.1 Overview (Garage)	Miscellaneous items present inside. Garage door in working order.	● Good	● Fair	📷 7 photos
13.2 Door (Internal)	For any marks, scuffs or scratches to front side and reverse please see pictures.	● Good	● Poor	📷 5 photos
13.3 Floor (Garage)	Debris and oil stains present.	● Good	● Poor	📷 3 photos
13.4 Walls (Garage)	Paint stains present.	● Fair	● Fair	📷 N/A
13.5 Ceiling (Garage)	Intact and free of damage.	● Good	● Good	📷 N/A
13.6 Sockets & Switches	All sockets/switches mixed metal/plastic. 6 in total All sockets and switches present and intact.	● Good	● Good	📷 N/A
13.7 Light Fittings	All bulbs in working order.	● Good	● Good	📷 N/A

📷 Integral Garage Photos

Overview (Garage)



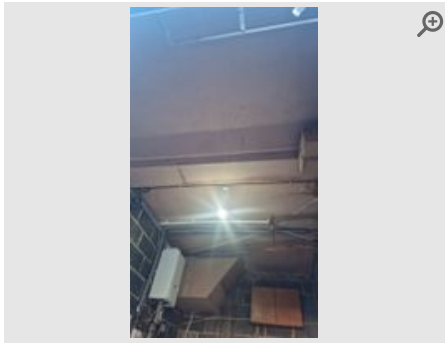
Provided by	Inspector
Captured (via App):	01/12/2023 11:38 AM
Added	01/12/2023
Reference	13.1.1



Provided by	Inspector
Captured (via App):	01/12/2023 11:38 AM
Added	01/12/2023
Reference	13.1.2



Provided by	Inspector
Captured (via App):	01/12/2023 11:38 AM
Added	01/12/2023
Reference	13.1.3

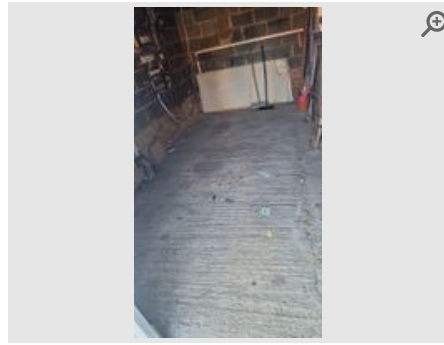


Provided by **Inspector**

Captured (via App): **01/12/2023 11:38 AM**

Added **01/12/2023**

Reference **13.1.4**

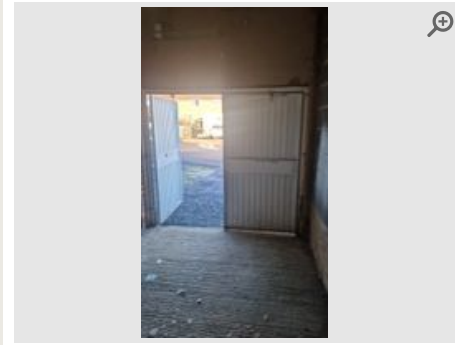


Provided by **Inspector**

Captured (via App): **01/12/2023 11:38 AM**

Added **01/12/2023**

Reference **13.1.5**



Provided by **Inspector**

Captured (via App): **01/12/2023 11:38 AM**

Added **01/12/2023**

Reference **13.1.6**



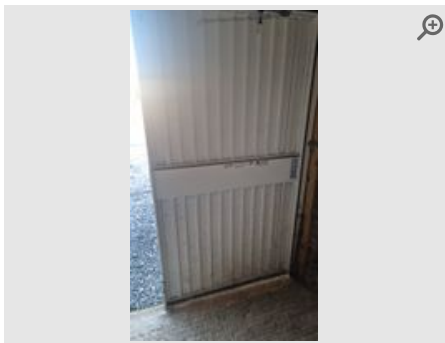
Provided by **Inspector**

Captured (via App): **01/12/2023 11:38 AM**

Added **01/12/2023**

Reference **13.1.7**

Door (Internal)

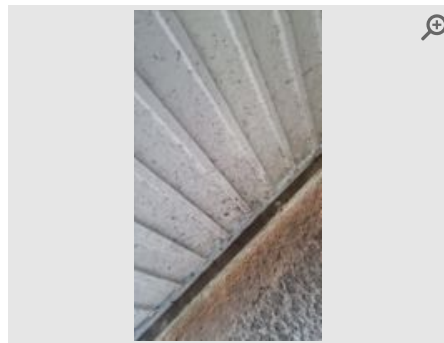


Provided by **Inspector**

Captured (via App): **01/12/2023 11:38 AM**

Added **01/12/2023**

Reference **13.2.1**

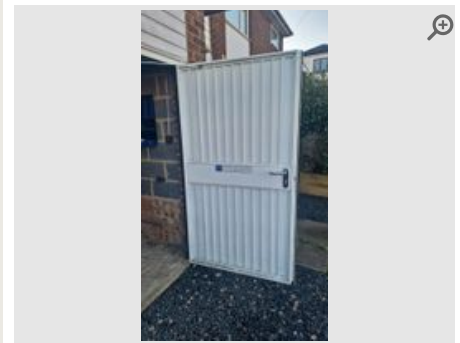


Provided by **Inspector**

Captured (via App): **01/12/2023 11:38 AM**

Added **01/12/2023**

Reference **13.2.2**

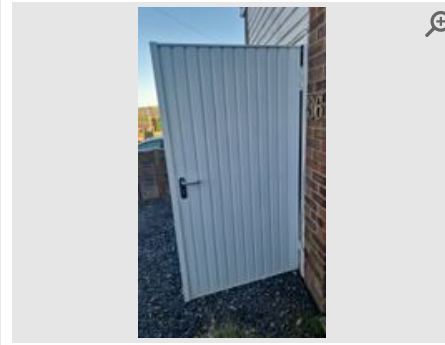


Provided by **Inspector**

Captured (via App): **01/12/2023 11:38 AM**

Added **01/12/2023**

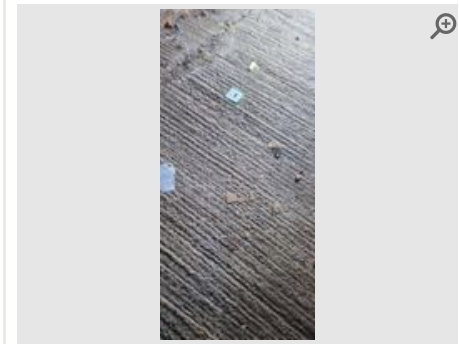
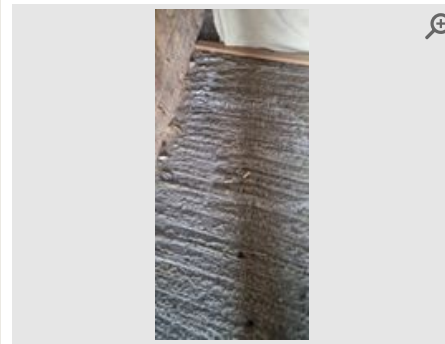
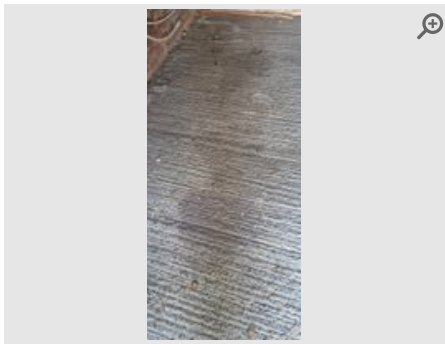
Reference **13.2.3**



Provided by	Inspector
Captured (via App):	01/12/2023 11:38 AM
Added	01/12/2023
Reference	13.2.4

Provided by	Inspector
Captured (via App):	01/12/2023 11:38 AM
Added	01/12/2023
Reference	13.2.5

Floor (Garage)



Provided by	Inspector
Captured (via App):	01/12/2023 11:39 AM
Added	01/12/2023
Reference	13.3.1

Provided by	Inspector
Captured (via App):	01/12/2023 11:39 AM
Added	01/12/2023
Reference	13.3.2

Provided by	Inspector
Captured (via App):	01/12/2023 11:39 AM
Added	01/12/2023
Reference	13.3.3


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: Stephen Branch
Date: 01/12/2023 at 10:30am

Tenant Signature



Name: Ruth Smith
Date: 06/12/2023 at 5:54pm

Email address: ruthsmithy@outlook.com
IP address: 2a00:23c4:d124:1101:6922:

Additional Tenant(s)

Tenant Signature



Name: Gavin Smith
Date: 01/12/2023 at 6:11pm

Email address: gavsmithy@hotmail.co.uk
IP address: 2a00:23c4:d124:1101:cfc:9989:ff76:9702

Disclaimer

The term 'Inspector' is used hereafter to define the Inventory Plus 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 Plus software to highlight issues that may exist at the property at the date of preparing this report. Inventory Plus 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

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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 Plus user).

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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