

# Check-in Inventory Report



Harrier Way, LONDON, England,

**TENANT NAME**  
V A

**TENANCY TYPE**  
Joint

**OTHER TENANT(S)**  
D A

**REPORT CONFIRMED BY**  
Sheree - Smart  
Properties & Investments  
Limited

**TENANCY START DATE**  
17/10/2020

**PROPERTY VISIT DATE**  
17/10/2020

**PREPARED ON BEHALF OF**  
Landlord name  
**Telephone:**  
02033 182453

 [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).



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



Disclaimer and check-out guidance details.

# 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

# Pre-arrival Document Serving

The following documents are available by visiting your unique URL below

## Prescribed Information

 How to Rent Guide

 EPC

 Electrical Safety Certificate

I can confirm safe receipt of this property report email sent to me on **30/10/2020** and agree to receiving any pre-arrival safety certificates/documents electronically, of which I am successfully able to access at the following link:

<https://www.inventoryhive.co.uk/report-documents/e65yp/370414>

**Tenant Signature**

**Tenant Signature**

[View Pre-Arrival Documents](#)



# Schedule of Cleanliness and Condition

## General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<b>Building Entrance/Hallway</b>	Clean & Tidy The entrance into the building is externally managed and is in clean condition. Door Frames -White painted wood and in good condition. Flooring - Grey Carpets -Few shaded marks, wear and tear in common areas. Walls - White painted and few marks. Ceiling -Hairline structure fracture present. Doors - Light wood colour - Brass handles and brushed numerals. Lighting - 3 Crome lighting units. Tested and working. Smoke Alarm - Plastic ceiling mounted. - Not tested. Intercom - Tested and working.	● Good	● Good	📷 10 photos
<b>Boiler Room</b>	Clean & Tidy. Consistent with age. Worn/Tired Integrated. Medium wooden door. Brushed metal doorknob. White painted wooden frame. Brushed threshold. Flat boiler. Interior: white painted walls and ceiling. Partially carpeted floor. Carpet is in a heavy wear and tear, and damaged condition. Walls and ceiling, heavy wear and tear. Heavy scuff marks. Ceiling visual cracks from leak.	● Fair	● Fair	📷 10 photos
<b>Storage Room</b>	Clean & Tidy. Consistent with age Door - Medium Wood, Brushed metal handles. I scratch visible. Door Frame - Painted White. Chipping to the top level. Flooring - Bare concrete floor on good condition. Walls - Painted white. Heavy scuffs and cracking on the RHC edge. Ceiling - White painted and in good condition. Miscellaneous items Coffee Table Ironing Board Wooden Step Vacuum	● Good	● Good	📷 1 photo
<b>Living Room/Lounge</b>	Clean & Tidy In good clean order	● Good	● Good	📷 3 photos
<b>Kitchen</b>	Clean & Tidy	● Good	● Good	📷 2 photos
<b>Hallway</b>	Clean & Tidy. Consistent with age. Worn/Tired	● Good	● Good	📷 2 photos
<b>Bathroom</b>	Clean & Tidy. Consistent with age. Worn/Tired	● Good	● Fair	📷 1 photo
<b>Bedroom</b>	Clean & Tidy. Consistent with age. Worn/Tired	● Fair	● Fair	📷 3 photos



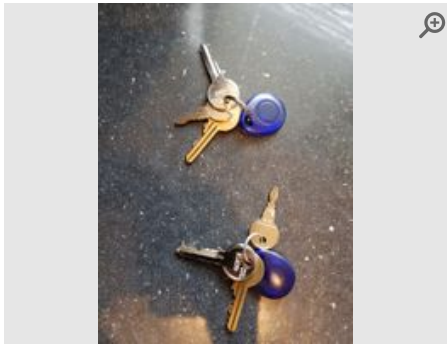
# Check-in Inventory Details

## Check-in Inventory Procedures

**YES** Keys photographed, tested & handed over

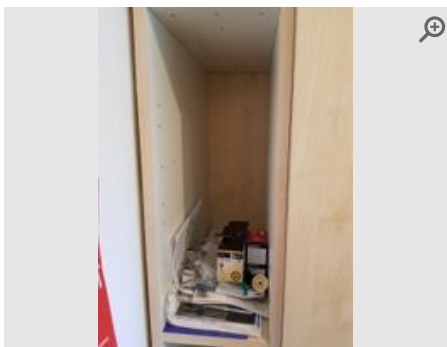
**YES** Appliance manuals photographed & handed over

## Key Photos



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>29/10/2020</b>

## Appliance Manual Photos



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>29/10/2020</b>



# Utility Details

## Electricity - Single Rate Meter

Supplier	Serial Number (MSN)	Location
N/A	N/A	N/A

### Notes

Meter on the left

Date	Notes	Reading
17/10/2020		15777

## General Utility Notes

In store Cupboard in hallway outside property

## General Utility Photos



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>29/10/2020</b>




Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>29/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>29/10/2020</b>

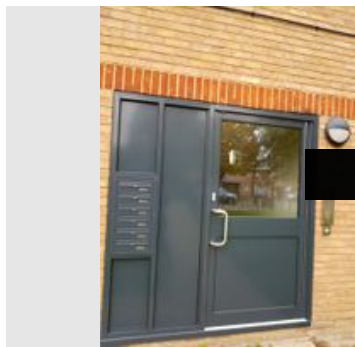
# Room Details

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

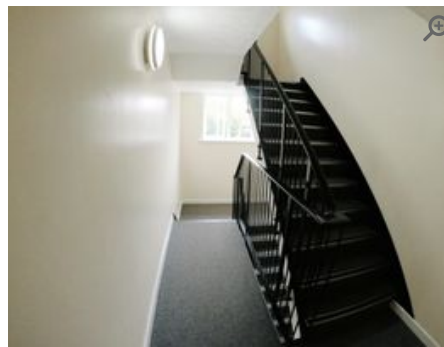
Building Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 1.1	Clean & Tidy The entrance into the building is externally managed and is in clean condition. Door Frames -White painted wood and in good condition. Flooring - Grey Carpets -Few shaded marks, wear and tear in common areas. Walls - White painted and few marks. Ceiling -Hairline structure fracture present. Doors - Light wood colour - Brass handles and brushed numerals. Lighting - 3 Chrome lighting units. Tested and working. Smoke Alarm - Plastic ceiling mounted. - Not tested. Intercom - Tested and working.	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 10 photos

## Building Entrance/Hallway Photos

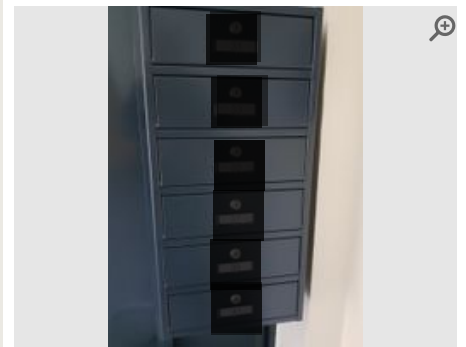
### General Overview



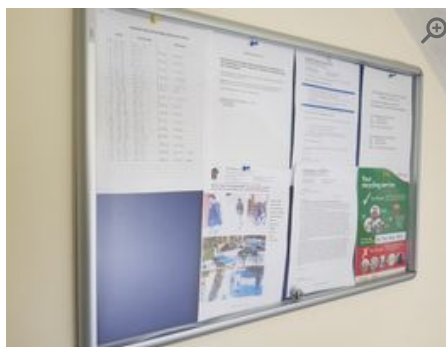
Provided by **Inspector**  
 Captured (External device) **17/10/2020**  
 Added **25/10/2020**



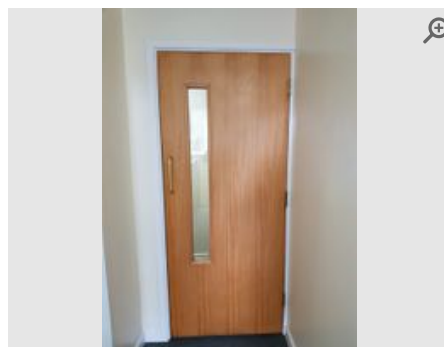
Provided by **Inspector**  
 Captured (External device) **18/10/2020**  
 Added **25/10/2020**



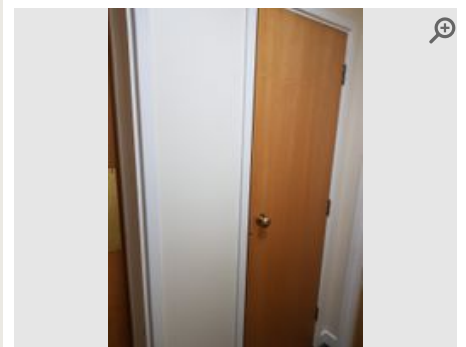
Provided by **Inspector**  
 Captured (External device) **17/10/2020**  
 Added **25/10/2020**



Provided by **Inspector**  
 Captured (External device) **17/10/2020**  
 Added **25/10/2020**



Provided by **Inspector**  
 Captured (External device) **17/10/2020**  
 Added **25/10/2020**



Provided by **Inspector**  
 Captured (External device) **17/10/2020**  
 Added **25/10/2020**



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
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Added	<b>25/10/2020</b>



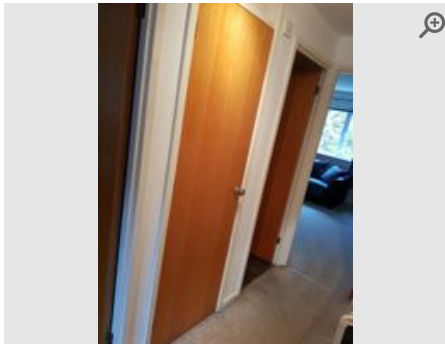
Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

## Boiler Room

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 2.1	Clean & Tidy. Consistent with age. Worn/Tired Integrated. Medium wooden door. Brushed metal doorknob. White painted wooden frame. Brushed threshold. Flat boiler. Interior: white painted walls and ceiling. Partially carpeted floor. Carpet is in a heavy wear and tear, and damaged condition. Walls and ceiling, heavy wear and tear. Heavy scuff marks. Ceiling visual cracks from leak.	Fair	Fair	10 photos

### Boiler Room Photos

#### General Overview



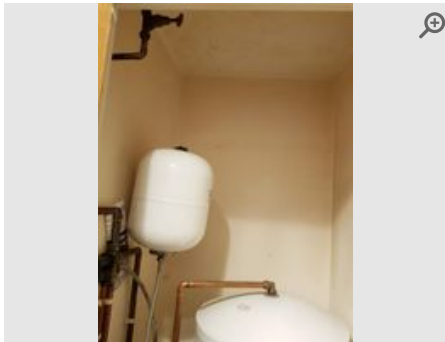
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Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



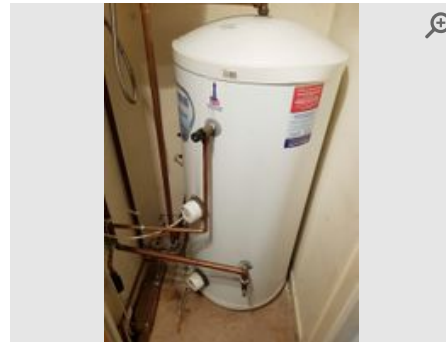
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



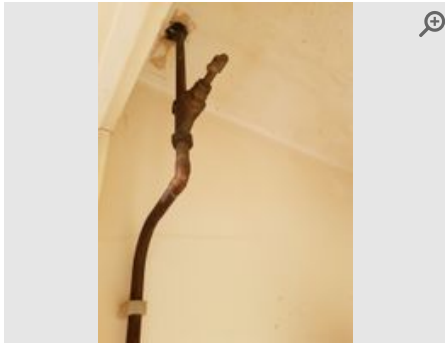
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



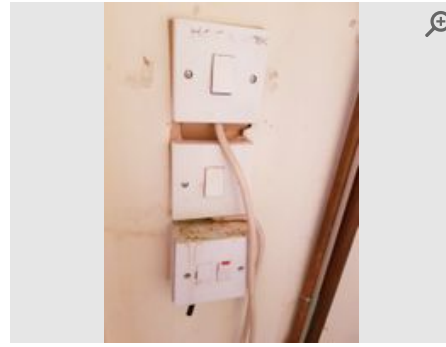
Provided by	<b>Inspector</b>
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Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
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Added	<b>25/10/2020</b>



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Added	<b>25/10/2020</b>



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Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



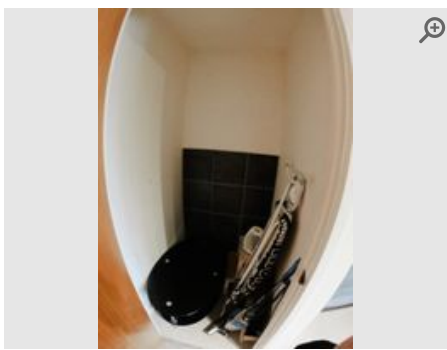
Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

## Storage Room

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 3.1	Clean & Tidy. Consistent with age Door - Medium Wood, Brushed metal handles. 1 scratch visible. Door Frame - Painted White. Chipping to the top level. Flooring - Bare concrete floor on good condition. Walls - Painted white. Heavy scuffs and cracking on the RHC edge. Ceiling - White painted and in good condition. Miscellaneous items Coffee Table Ironing Board Wooden Step Vacuum	● Good	● Good	 1 photo

### Storage Room Photos

#### General Overview



Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

## Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 4.1	Clean & Tidy In good clean order	● Good	● Good	📷 3 photos
<b>Door (Internal)</b> 4.2	Wood panelled; brass handle. Free of dust and dirt. Brown In good conditions. White door frames	● Good	● Good	📷 2 photos
<b>Ceiling</b> 4.3	Plastered/Painted. Hairline crack present. Dents present. White Chip to the ceiling, RHS of lighting unit. Another crack to the ceiling, just in front of LHS of window unit. In good condition.	● Good	● Good	📷 4 photos
<b>Light Fittings</b> 4.4	Spotlight(s). Glazed. Brushed chrome Chrome lighting unit. 3 light bulbs. In working Order.	● Good	● Good	📷 2 photos
<b>Walls</b> 4.5	Plastered & painted white. Hairline cracks. Patchy paintwork. Dusty. Scuffs present. Scratches present. Stains present. Painted over defects Scuff marks to the LHS lower levels immediate upon entrance to reception. Blue stencilled outline for LHS of the wall upper levels. Filler marks to the walls above sofa unit. Chips to the corner edge of wall, RHS midlevel corner edge of storage unit exterior. RHS, more scuff marks mid to lower levels. Cracking to the RHS corner edge of walls, RHS of fireplace (as per picture). LHS fireplace, further cracking to the paint.	● Fair	● Fair	📷 8 photos
<b>Windows and Sills</b> 4.6	Standard window. 3 in total. UPVC double glazed. Clear glass. Plastic handle. Venetian blind. Aluminium slats. Dust present (blinds) Tested. In working condition. Slightly dusted condition. Ceiling to midlevel grey cotton curtains.	● Fair	● Fair	📷 8 photos
<b>Floor</b> 4.7	Carpeted. Metal threshold strip. Free of stains. Stained patches. Green (pale). White Few shaded marks amongst commonly traded areas and around corner edges. Some damage to the carpet to the midsection. In okay condition.	● Fair	● Good	📷 7 photos
<b>Fireplace</b> 4.8	Electric. Mantelpiece is scuffed/marked. Free of dirt/dust Brushed metal frame. Grey metal fitting to the wall. Decorative stones to the midsection.	● Good	● Good	📷 3 photos
<b>Sofa</b> 4.9	2 seater. Leather effect upholstered. Fabric upholstered. Free of marks and stains. Black. Grey Grey cotton, 2-seater. Black leather armrest and back. 2 grey cotton skirted cushions and 1 black leather skirted cushion.	● Good	● Good	📷 4 photos
<b>Dining Table/Chairs</b> 4.10	Dining chairs. White wooden seat and backrest with chrome legs. Small dining table. White wooden with white wooden legs. Small green stain on base of one chair. In good condition.	● Good	● Good	📷 6 photos
<b>TV Stand</b> 4.11	Black glass. Chrome legs. 3 black glass shelves. In good condition.	● Good	● Good	📷 N/A

### General Overview



Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

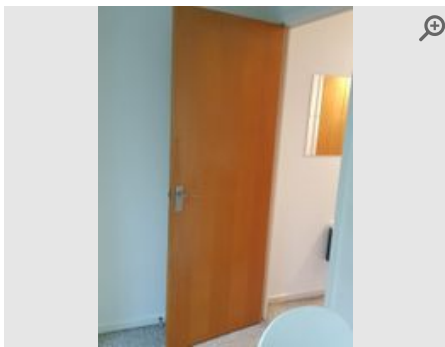


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

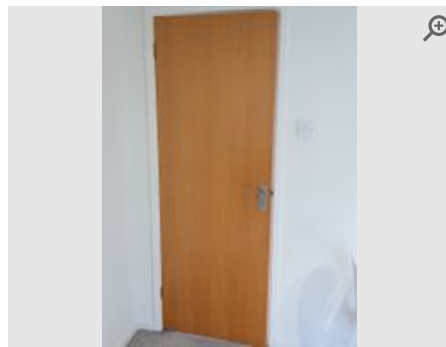


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

### Door (Internal)

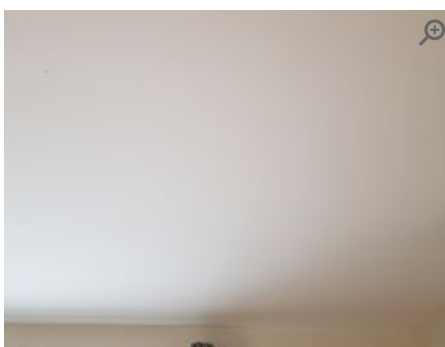


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

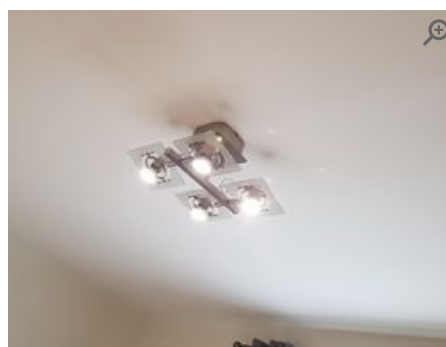


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

### Ceiling



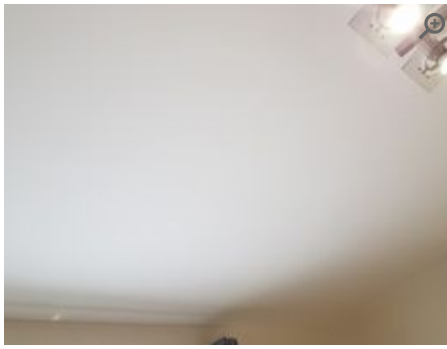
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
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Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
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Added	<b>25/10/2020</b>

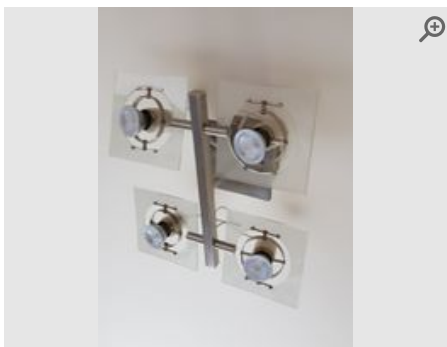


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

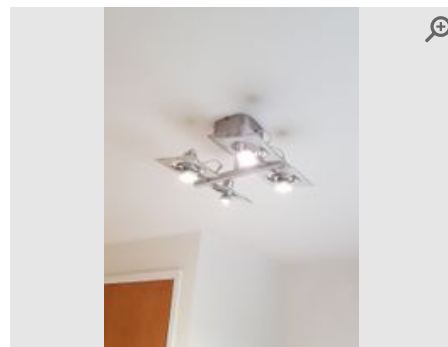
## Light Fittings



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

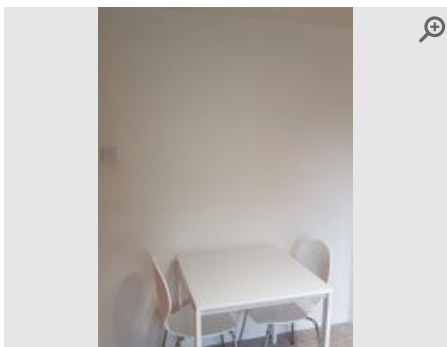


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

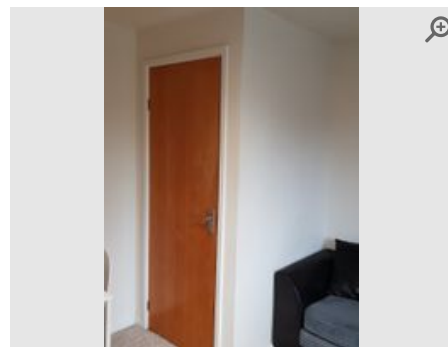
## Walls



Provided by **Inspector**

Captured (External device) **17/10/2020**

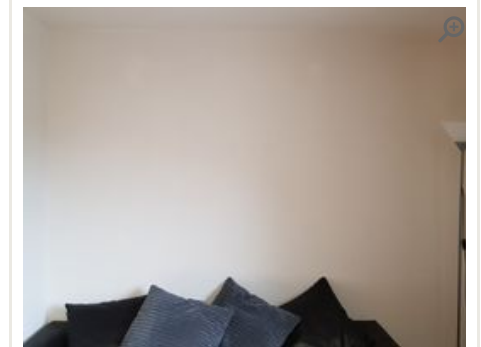
Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

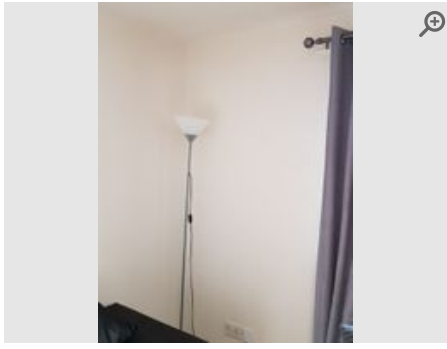
Added **25/10/2020**



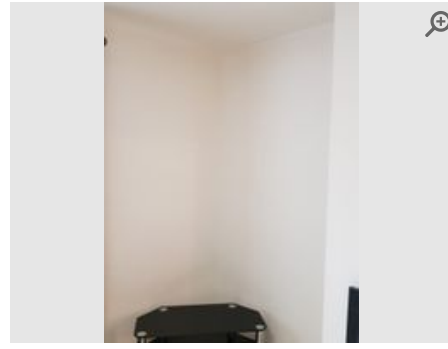
Provided by **Inspector**

Captured (External device) **17/10/2020**

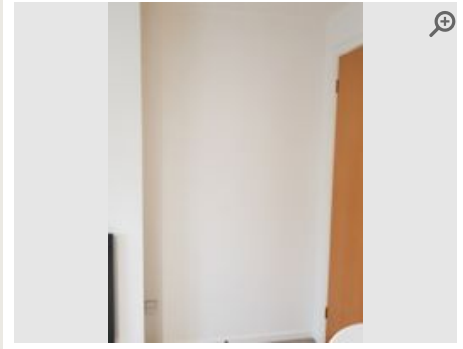
Added **25/10/2020**



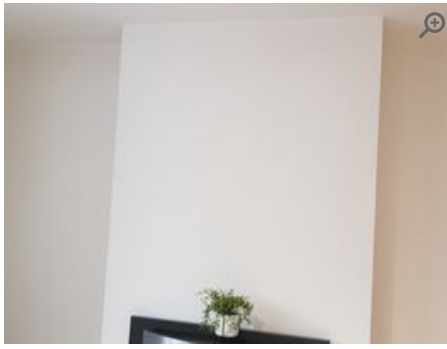
Provided by	<b>Inspector</b>
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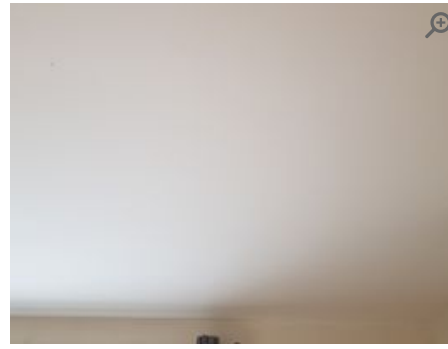
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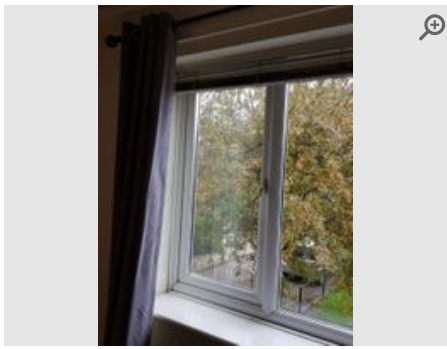


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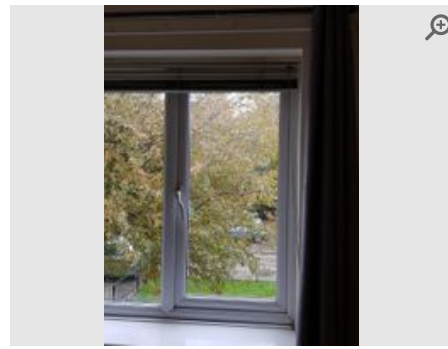


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Windows and Sills



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



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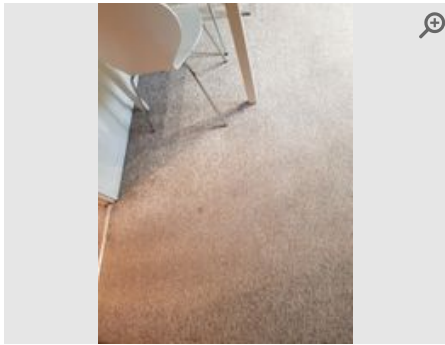


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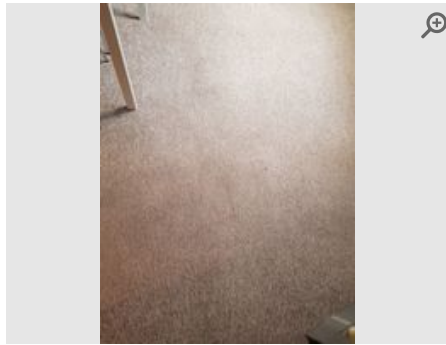


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Floor



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



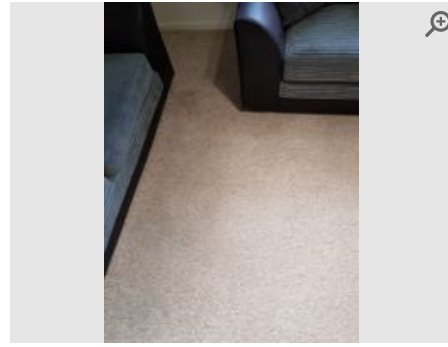
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Fireplace



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

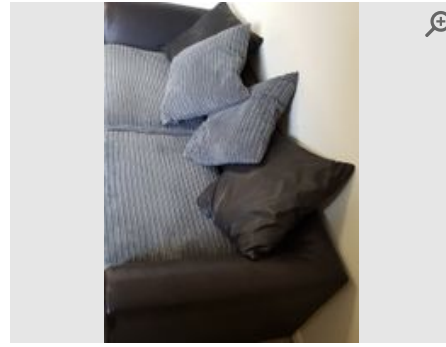


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Sofa



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Dining Table/Chairs



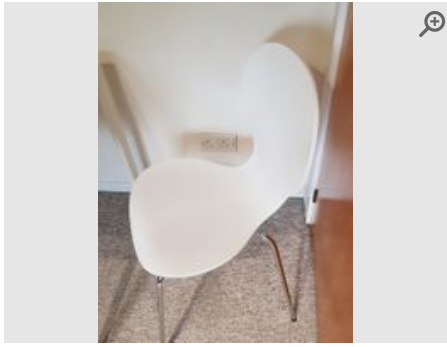
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

Kitchen				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 5.1	Clean & Tidy	● Good	● Good	📷 2 photos
<b>Ceiling</b> 5.2	Plastered/Painted White painted. In good condition Fire Alarm tested and working.	● Good	● Good	📷 5 photos
<b>Light Fittings</b> 5.3	Ceiling Ceiling mounted. Brushed metal with 3 light bulbs. Tested and Working.	● Good	● Good	📷 2 photos
<b>Walls</b> 5.4	Plastered & painted white White painted. Walls to the midsection are black tiled with white grouting. In good condition. Fire blanket present. Extractor fan in working order.	● Good	● Good	📷 7 photos
<b>Floor</b> 5.5	Grey Grey tiled effect lino.	● Good	● Good	📷 3 photos
<b>Kitchen Cupboards/Units</b> 5.6	Wall units present. Base units present. Fixed handles Light laminated wood. White laminated wooden shelves to the interior. Brushed metal handles. Handles have markings and are sticky to touch handles in certain areas. Require further cleaning. Unit to the RHS of lower cabinet unit to the RHS of freezer section of fridge-freezer unit: Loose bottom hinge. Interior: Has repaired shelf to the corner edge. Underneath wall mounted units to the LHS and RHS of extractor hood, various grease and splash marks to the underneath section.	● Good	● Good	📷 8 photos
<b>Kitchen Drawers</b> 5.7	4 drawers Clean condition	● Good	● Good	📷 6 photos
<b>Kitchen Sink</b> 5.8	Single bowl. Stainless steel Black stone. 1 chrome swan neck mixer tap. Brushed metal overflow and drain. Heavy wear and tear to the base. Limescale build up around LHS section and around base of taps.	● Fair	● Fair	📷 4 photos
<b>Oven</b> 5.9	Electric cooker Brand: Beko White metal handle. Clear glass to the midsection of door. 3 white plastic dials. Interior: 1 black metal tray. 2 chrome shelves.	● Fair	● Good	📷 3 photos
<b>Extractor Cooker Hood</b> 5.10	Stainless steel. Has 2 integrated lighting units to underneath section. Tested. In working condition. Lights are tested, both not in working condition. Underneath requires further cleaning. Splash and grease stain marks.	● Good	● Fair	📷 3 photos
<b>Fridge/ Freezer</b> 5.11	Integrated. Lower freezer: 3 clear plastic drawers. Interior fridge door: 3 clear plastic shelves. Bottom shelf has white metal fitting. Interior fridge: 6 clear glass shelves with white plastic fittings. Bottom section, 2 clear plastic vegetable drawers. In clean and good condition.	● Good	● Good	📷 8 photos
<b>Washing Machine</b> 5.12	Front loader. Detergent drawer clean Grey Plastic. In good working order.	● Good	● Good	📷 3 photos
<b>Windows and Sills</b> 5.13	Standard window. UPVC double glazed. UPVC sills. Venetian blind. Aluminium slats. Dust present (sills). Dust present (blinds) Grey Heavily dusted condition. In working condition. Require further cleaning.plastic. Grey cotton pull cord. Clear plastic acorn. Clear plastic adjuster.	● Good	● Fair	📷 4 photos
<b>Hob</b> 5.14	4 black plastic dials. Surface: Heavy wear and tear, and usage marks. In okay condition.	● Fair	● Good	📷 3 photos
<b>Kitchen Worksurfaces</b> 5.15	Laminate stone effect worksurface. Minor scuffs/scratches. Black	● Good	● Good	📷 4 photos
<b>Resident Parking Permits</b> 5.16	1 x Resident Parking Ticket. 1 x Guest Parking Ticket. Note this was sent over separately but image is included.	● Good	● Good	📷 3 photos

### General Overview

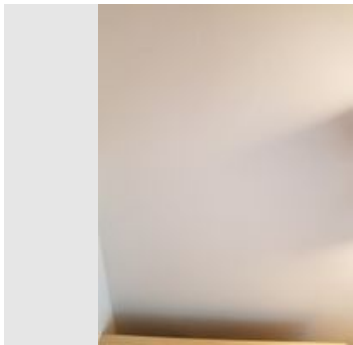


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

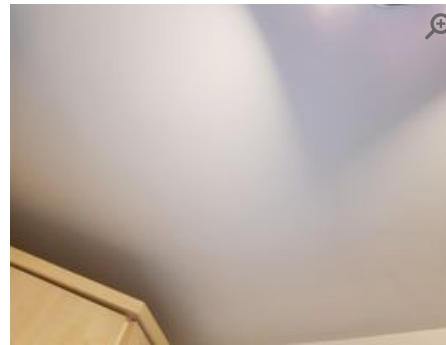


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>25/10/2020</b>

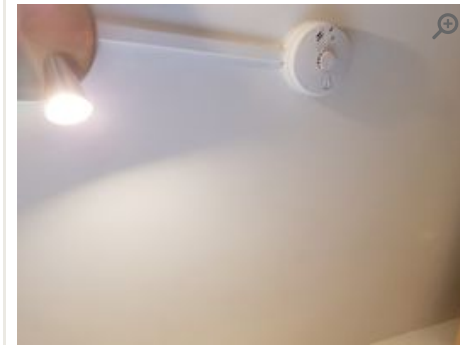
### Ceiling



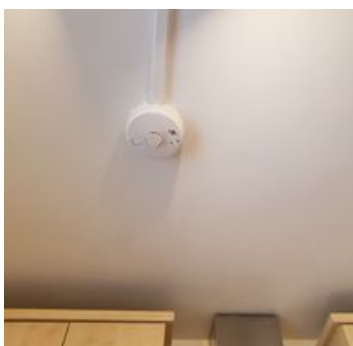
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



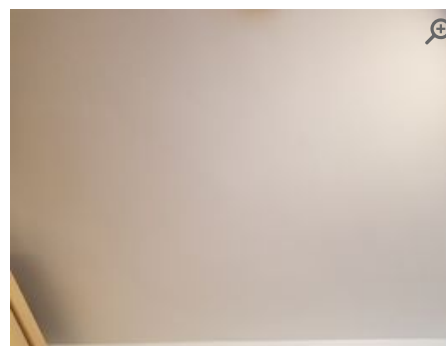
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

### Light Fittings



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

## Walls



Provided by **Inspector**

Captured (External device) **17/10/2020**

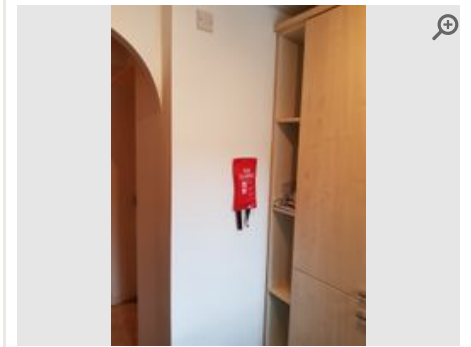
Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

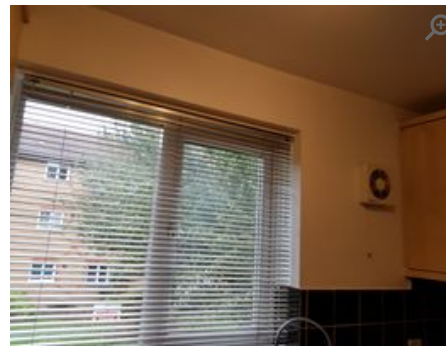
Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

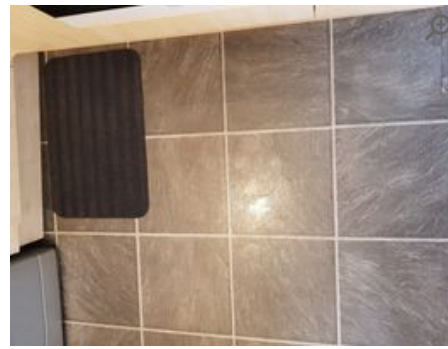


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Floor



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

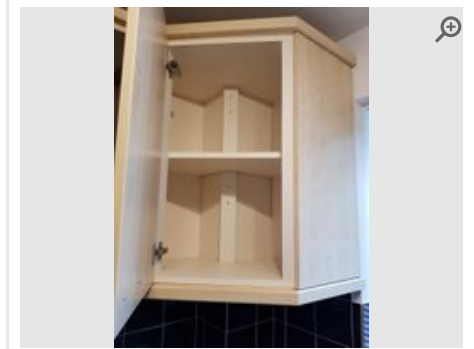
## Kitchen Cupboards/Units



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



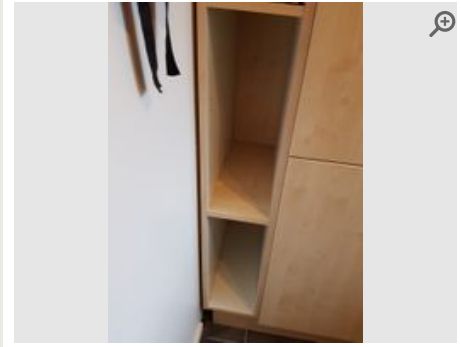
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

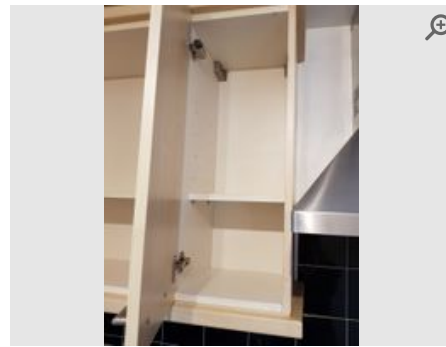


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

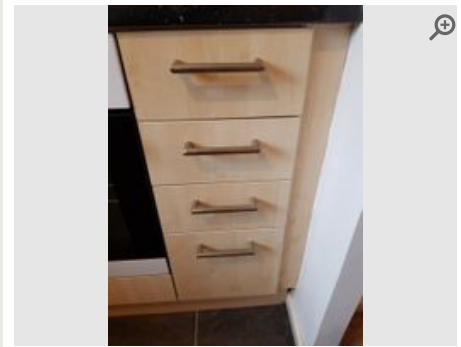
## Kitchen Drawers



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

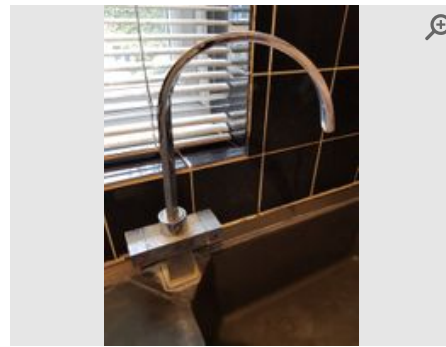


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Kitchen Sink



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

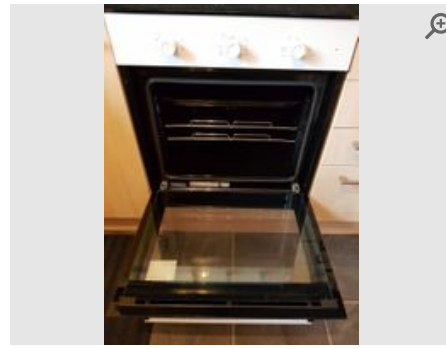
## Oven



Provided by **Inspector**

Captured (External device) **17/10/2020**

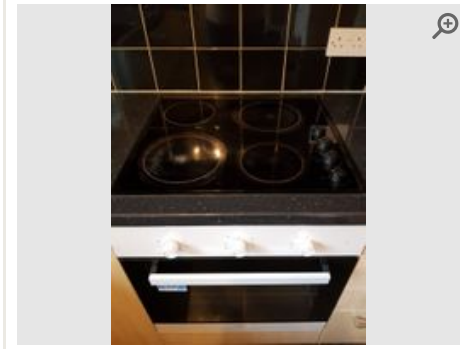
Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

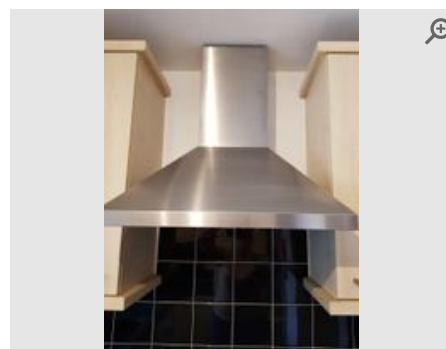
### Extractor Cooker Hood



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

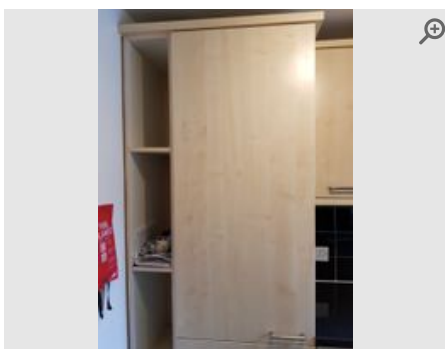


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**

### Fridge/ Freezer



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **25/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

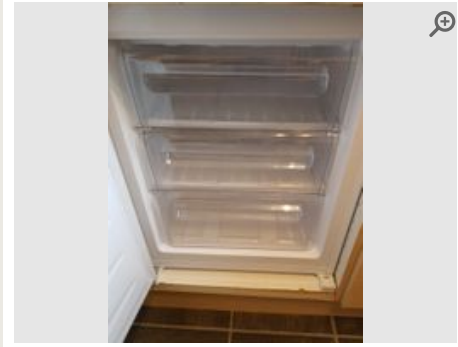
Added **25/10/2020**



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Washing Machine



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Windows and Sills



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

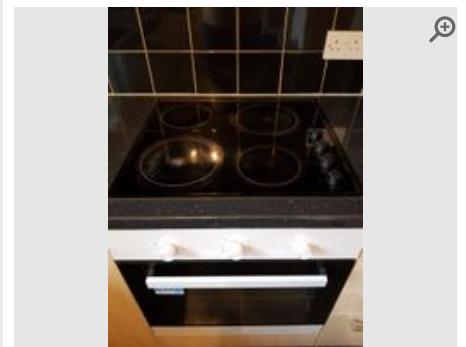
## Hob



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Kitchen Worksurfaces



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>25/10/2020</b>

## Resident Parking Permits



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>29/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>29/10/2020</b>

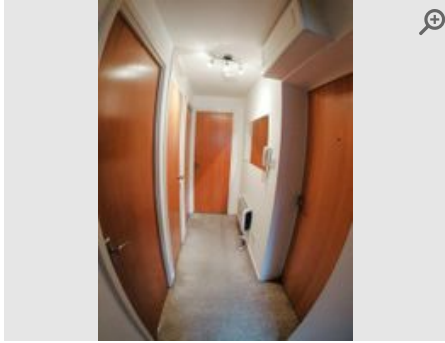


Provided by	<b>Inspector</b>
Captured (External device)	<b>29/10/2020</b>
Added	<b>29/10/2020</b>

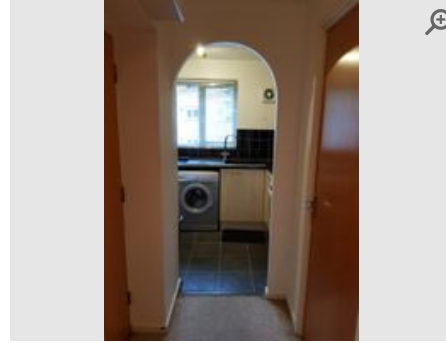
## Hallway

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 6.1	Clean & Tidy. Consistent with age. Worn/Tired	● Good	● Good	📷 2 photos
<b>Door (Internal)</b> 6.2	Wood panelled	● Fair	● Fair	📷 3 photos
<b>Light Fittings</b> 6.3	Ceiling. 3 bulbs/spotlights Chrome lighting unit. 3 light bulbs. Tested. In working condition. Dust present.	● Fair	● Fair	📷 4 photos
<b>Telephone Entry System</b> 6.4	Wall-mounted hardwired Tested and working order.	● Good	● Good	📷 2 photos
<b>Electric Heater</b> 6.5	Wall mounted, electric. LHS: Heavy black scuff mark In clean and good condition.	● Fair	● Fair	📷 3 photos
<b>Fire Alarm</b> 6.6	Ceiling mounted. Test button/function working Tested and Working in front of tenant.	● Good	● Good	📷 2 photos
<b>Fuse Board</b> 6.7	Located above the entrance door	● Good	● Good	📷 1 photo
<b>Flooring</b> 6.8	Few shaded marks around corner edges. Bit of wear and tear marks commonly traded areas. In clean and good condition. Grey Colour.	● Fair	● Fair	📷 5 photos
<b>Walls</b> 6.9	Plastered & painted white. Dusty. Smudges present. Scuffs present. Painted over defects Few shaded marks in certain areas In clean and good condition. Painted over defects.	● Fair	● Fair	📷 8 photos
<b>Wall Mirror</b> 6.10	Wall mounted. 8 square mirrored panels. Clean condition.	● Good	● Good	📷 2 photos

### General Overview

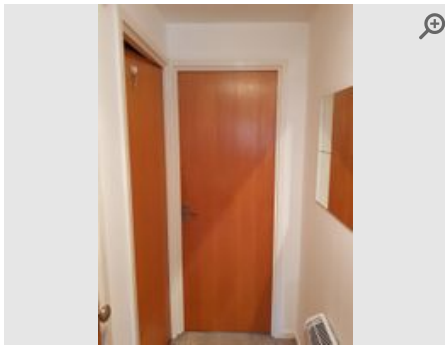


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>30/10/2020</b>

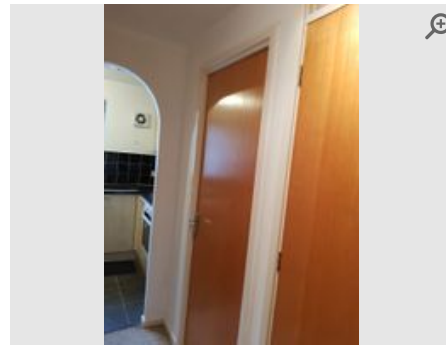


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

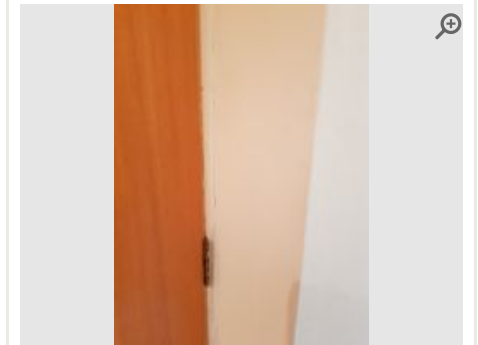
### Door (Internal)



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

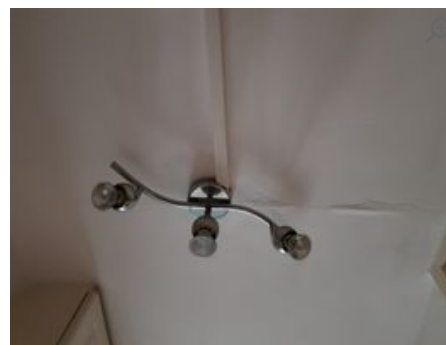


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

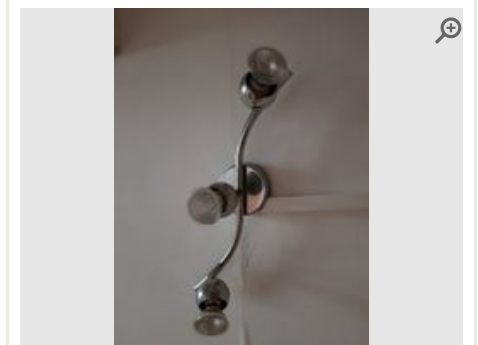
### Light Fittings



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

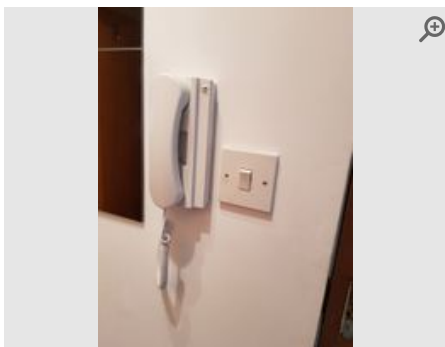


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

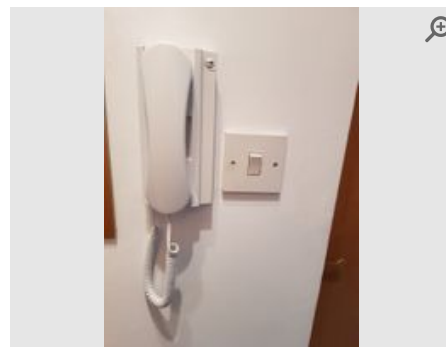
### Telephone Entry System



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

### Electric Heater



Provided by **Inspector**

Captured (External device) **17/10/2020**

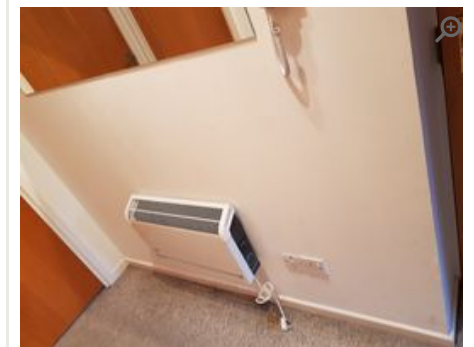
Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**



Provided by **Inspector**

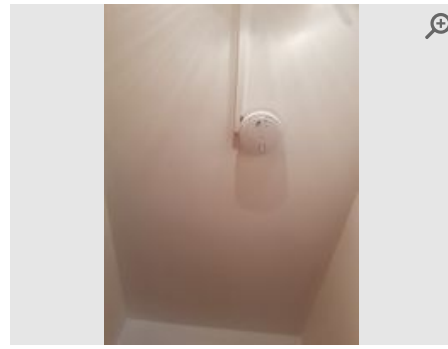
Captured (External device) **17/10/2020**

Added **30/10/2020**

### Fire Alarm



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



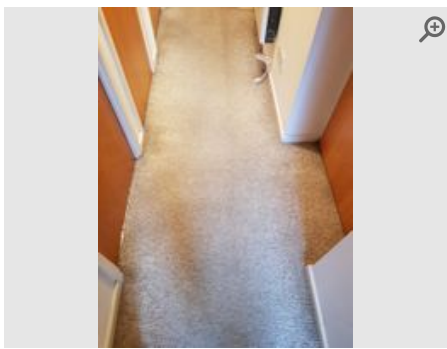
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

## Fuse Board

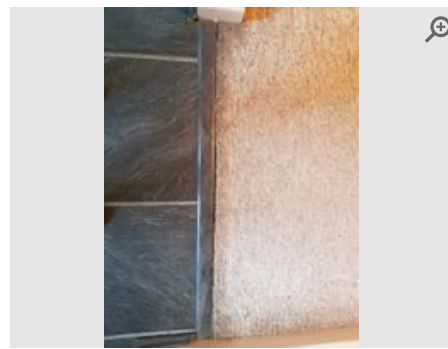


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

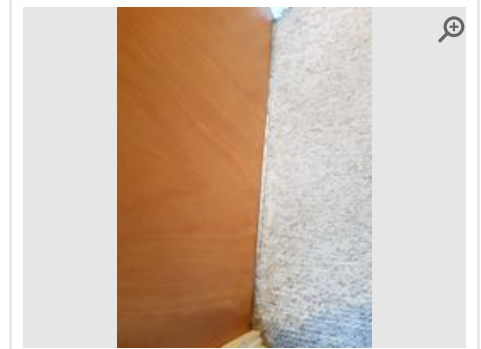
## Flooring



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

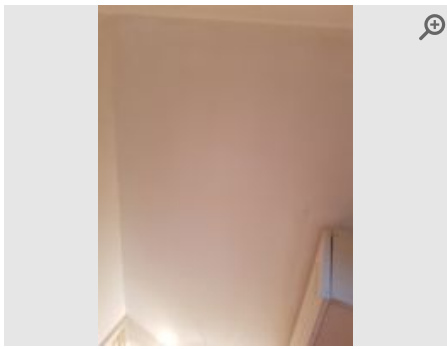


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

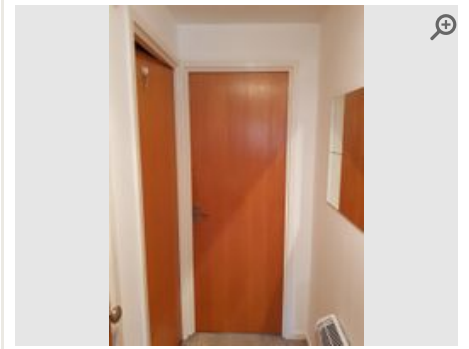
## Walls



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



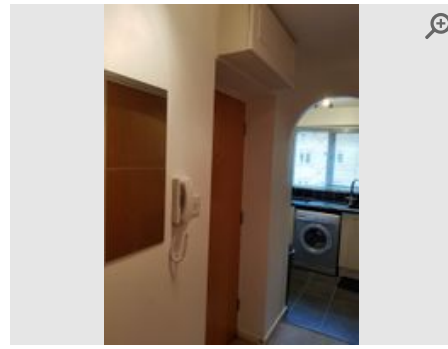
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

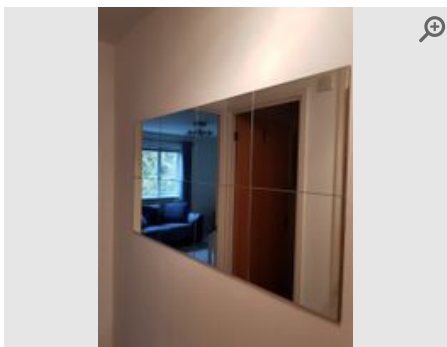


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

## Wall Mirror



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

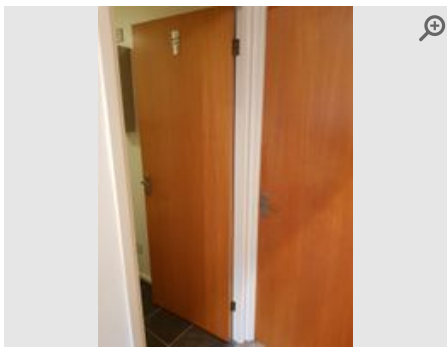
Bathroom				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 7.1	Clean & Tidy. Consistent with age. Worn/Tired	● Good	● Fair	📷 1 photo
<b>Door (Internal)</b> 7.2	Wood panelled; chrome handle Medium wood. Small mirrored toilet to the top-level exterior. Brushed metal handles. Brushed metal thumb twist lock. 1 white peg to the top level.	● Good	● Good	📷 2 photos
<b>Ceiling</b> 7.3	Plastered/Painted white. Free of cobwebs/dust. White	● Good	● Good	📷 4 photos
<b>Light Fittings</b> 7.4	Wall. 1 fixing in total Ceiling mounted. Single light bulb. Frosted glass light shade.	● Good	● Good	📷 2 photos
<b>Extractor Fan</b> 7.5	Responsive when switched. Dusty inside Ceiling mounted, white plastic. White cotton pull cord. White plastic acorn.	● Fair	● Fair	📷 1 photo
<b>Walls</b> 7.6	Plastered & painted white. Tiled Majority is white painted. Remaining walls are black and white tiled with white grouting. Few minimal discolorations to the lower levels where tiles meet sealant. In clean and good condition.	● Good	● Good	📷 7 photos
<b>Radiator</b> 7.7	Signs of rust. Dusty Chrome, wall mounted. Small spotted white paint marks to the top level.	● Good	● Fair	📷 2 photos
<b>Floor</b> 7.8	Beading/trim present. Loose debris present Grey tiled effect lino. Skirting is noticeably aged. Domestically clean not professional. I need of cleaning.	● Good	● Good	📷 4 photos
<b>Shower/Bath</b> 7.9	White plastic. Chrome drainer 2 chrome handles. Chrome overflow. Chrome taps. Chrome flexi pipe shower head with white plastic head. Chrome, wall mounted flexi pipe shower head. Crack in bath panel. White plastic shower curtain rail. 1 white plastic shower curtain.	● Good	● Good	📷 8 photos
<b>Sink/Basin</b> 7.10	Countertop porcelain. Separate taps. Chrome taps. Limescale to taps. Free of limescale White ceramic. White ceramic pedestal. Chrome taps. Black rubber plug with beaded chain. In clean and good condition.	● Good	● Good	📷 2 photos
<b>Toilet</b> 7.11	Toilet - White ceramic. White plastic seating lid. Chrome flush handle. In clean and good condition. Toilet Roll Holder -Wall mounted, chrome.Bit of wear and tear. Bit of rust damage.	● Good	● Good	📷 4 photos
<b>Cabinet</b> 7.12	1 hinged door. Mirrored. Free of dirt/dust Wall mounted. Mirrored surface to the exterior and interior door. Mirrored metallic surface to the interior of the cabinet unit itself. In clean and good condition.	● Good	● Good	📷 3 photos

### General Overview

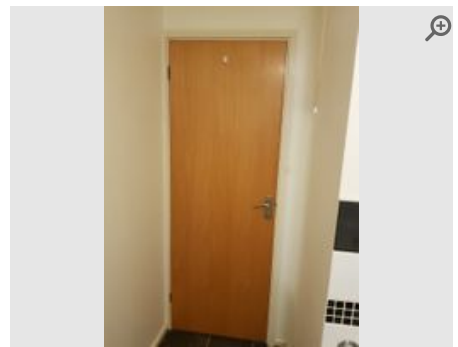


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>30/10/2020</b>

### Door (Internal)

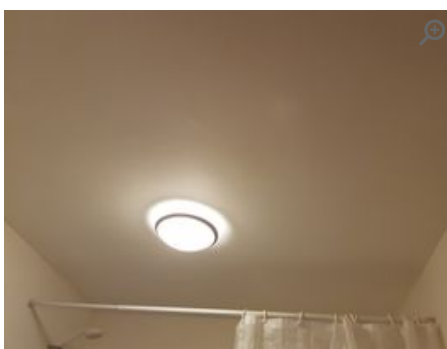


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

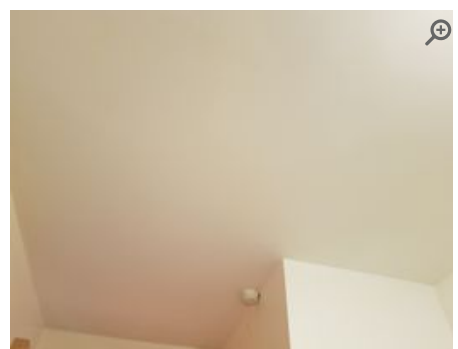


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

### Ceiling



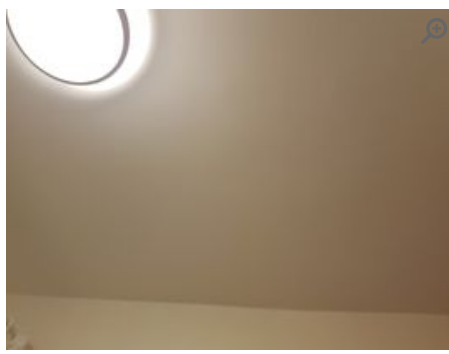
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

## Light Fittings



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

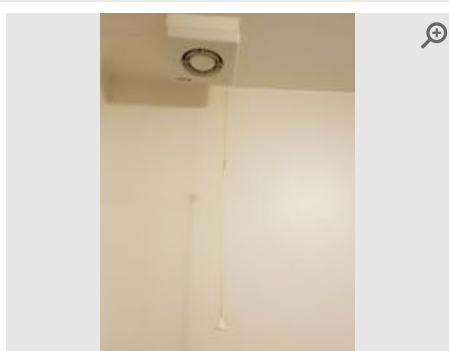


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

## Extractor Fan

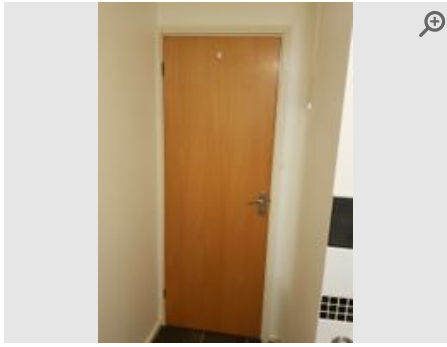


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

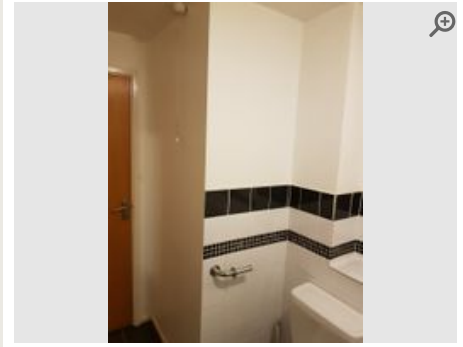
## Walls



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



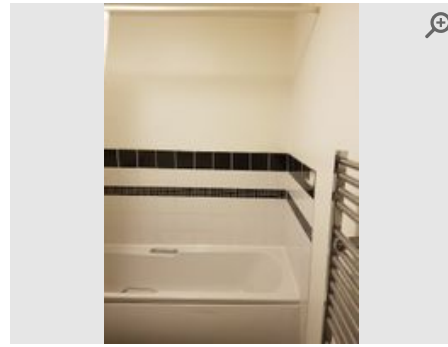
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

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## Radiator



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

## Floor



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

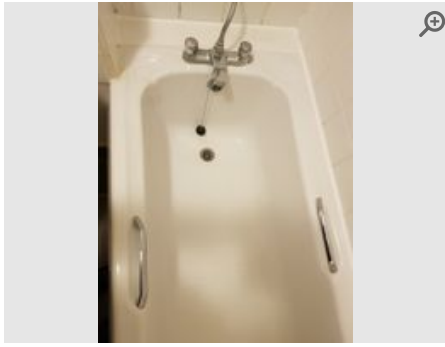


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

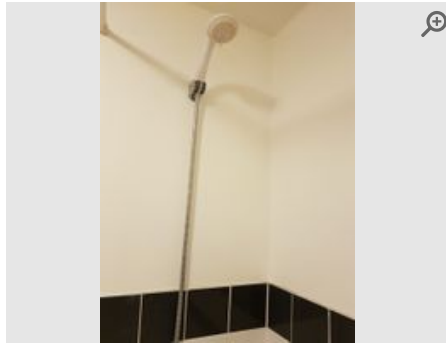


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

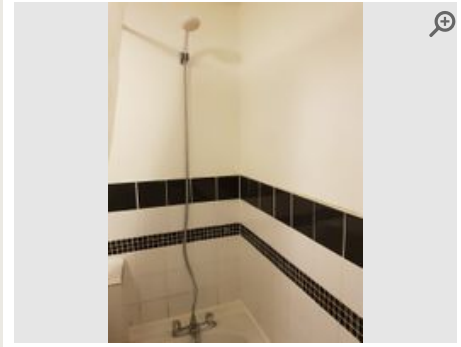
## Shower/Bath



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

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### Sink/Basin

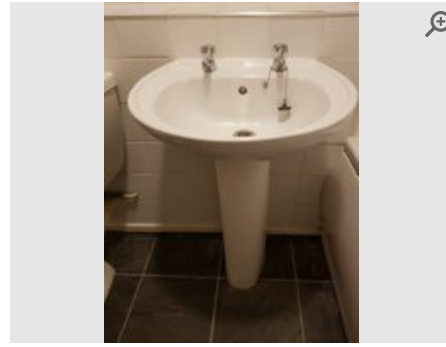
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Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

### Toilet



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

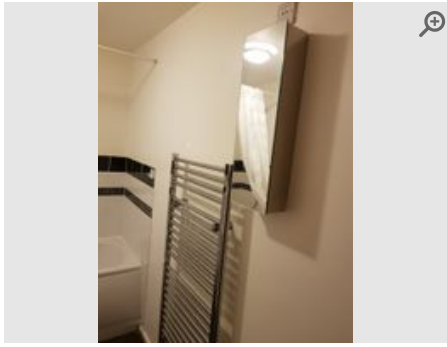


Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

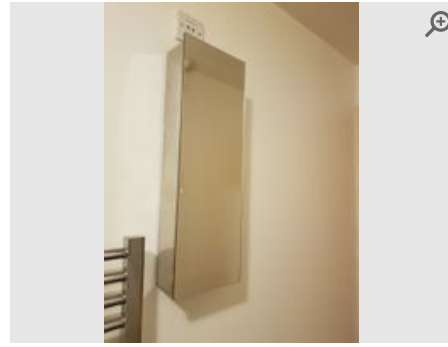
### Cabinet



Provided by **Inspector**

Captured (External device) **17/10/2020**

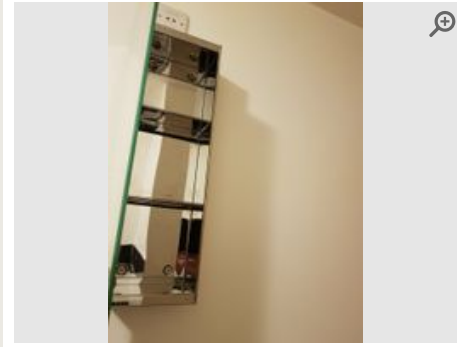
Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**



Provided by **Inspector**

Captured (External device) **17/10/2020**

Added **30/10/2020**

Bedroom				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 8.1	Clean & Tidy. Consistent with age. Worn/Tired	● Fair	● Fair	📷 3 photos
<b>Door (Internal)</b> 8.2	Medium wood. Brushed metal handle.	● Good	● Good	📷 2 photos
<b>Ceiling</b> 8.3	Plastered/Painted. White Heavy scuff marks to the ceiling area above wardrobe unit. Visible leak stain above wardrobe.	● Good	● Good	📷 5 photos
<b>Light Fittings</b> 8.4	Brushed metal. 2 light bulbs. Clear glass fitting. Lighting unit is in a slightly dusted condition. Requires further cleaning. Tested. Both lights in working condition.	● Good	● Good	📷 2 photos
<b>Walls</b> 8.5	Plastered & painted white Door facing wall top level just RHS of bed unit, chipping to the wall. LHS wall, LHS of window unit: Filler marks. LHS wall corner edge immediate upon entrance to bedroom: Heavy chipping. Heavy shaded marks and further chipping to paint underneath window unit to the wall space and above window unit.	● Fair	● Fair	📷 N/A
<b>Windows and Sills</b> 8.6	Standard window. 2 in total. Keys not present. Venetian blind. Aluminium slats LHS and RHS: Chipping and black shaded marks to the corner edges of window unit. Shaded mark to the midsection of windowsill. Blinds evidence of visible dust.	● Good	● Fair	📷 3 photos
<b>Floor</b> 8.7	Carpeted. Grey Carpet around threshold is loose and in aged condition, wear and tear. Slightly aged condition. Shaded marks amongst most commonly traded areas, around corner edges in certain places. In okay condition.	● Fair	● Fair	📷 4 photos
<b>Wardrobe</b> 8.8	Integrated. 4 light laminated wooden doors. 2 doors to the midsection have mirrored panel to the exterior. Interior: 1 grey metal rail. Interior RHS: 1 light laminated wooden shelf. 1 grey metal rail. 3 light laminated wooden drawers with brushed metal handles. Sticker residue marks to the bottom level interior of LHS middle door. Few cracks and scratches to the bottom level interior. Some slight marks to the bottom section RHS. Handles have markings in it, a wear and tear. Bit of wear and tear. Chipping to the bottom level of top drawer. Laminated wood seems to be peeling in certain areas as well. Interior for top drawer: Dust marks. Requires further cleaning.	● Fair	● Fair	📷 8 photos
<b>Bed</b> 8.9	Black leather base with medium wooden legs. Black leather headboard. Numerous white paint marks. Requires further cleaning. Requires a wipe down.	● Good	● Fair	📷 4 photos
<b>Mattress</b> 8.10	Double. Covered by mattress protector. Free of dirt/dust	● Good	● Good	📷 2 photos
<b>Drawers</b> 8.11	5 drawer chest. Natural wood (no varnish) Light laminated wood. Grey plastic handles. 5 light laminated wooden drawers in total.	● Good	● Good	📷 6 photos
<b>Lamp</b> 8.12	Floor lamp Freestanding. Grey metal with frosted glass lampshade. Single light bulb. Not Tested Dusty	● Fair	● Fair	📷 1 photo

### General Overview



Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>30/10/2020</b>

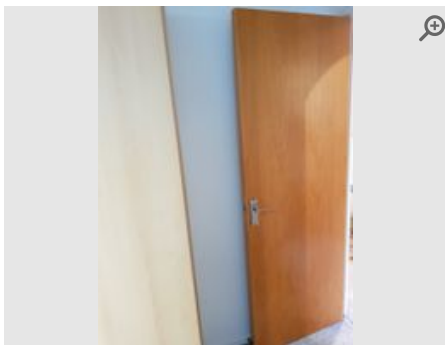


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>30/10/2020</b>

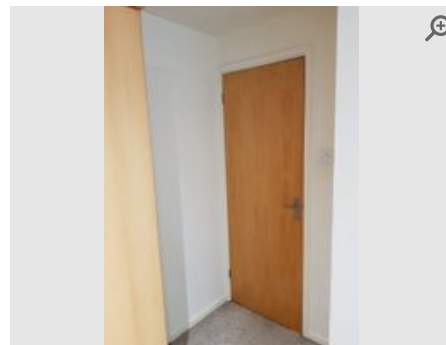


Provided by	<b>Inspector</b>
Captured (External device)	<b>18/10/2020</b>
Added	<b>30/10/2020</b>

### Door (Internal)

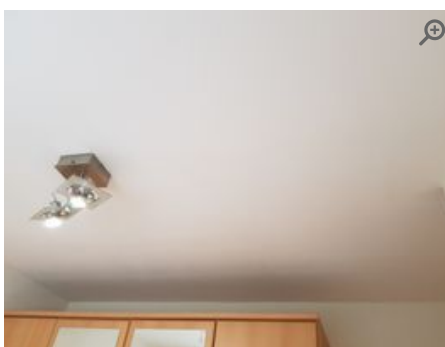


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

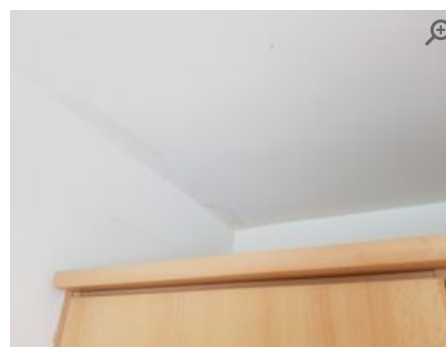


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

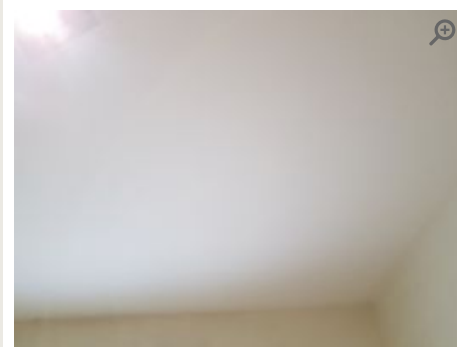
### Ceiling



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



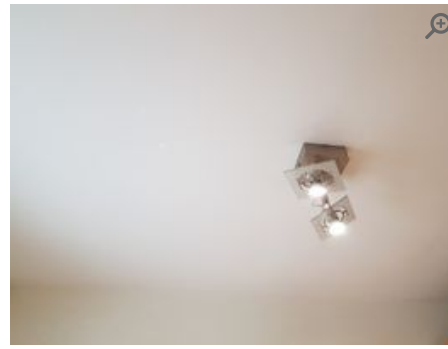
Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

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## Light Fittings

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Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

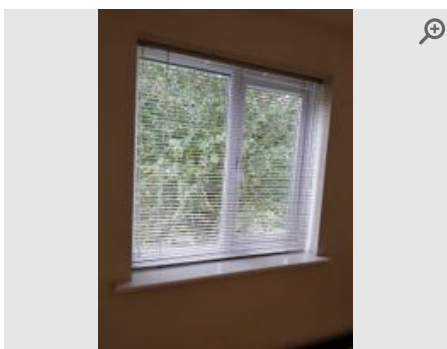


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Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

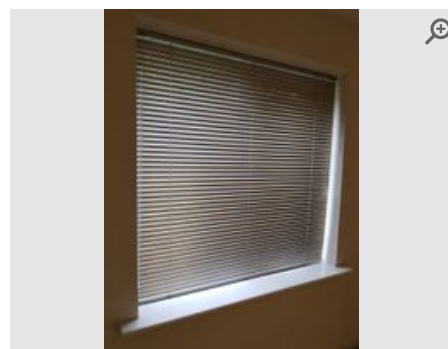
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## Windows and Sills

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Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

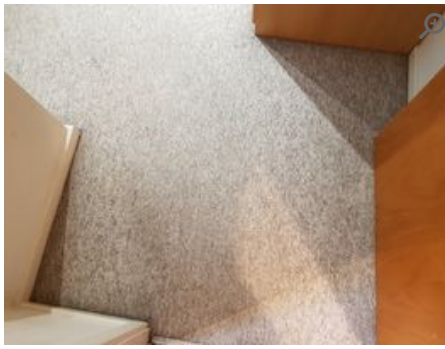


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Added	<b>30/10/2020</b>

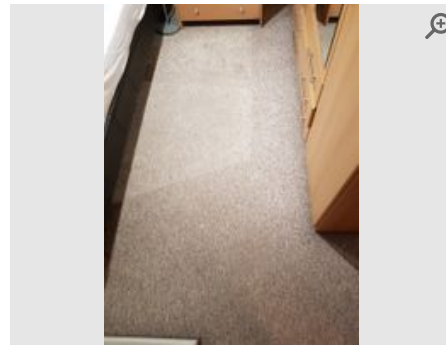
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## Floor

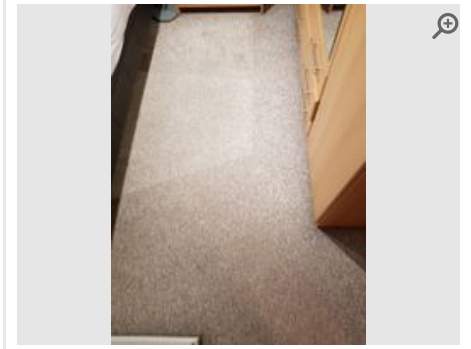
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Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



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Added	<b>30/10/2020</b>

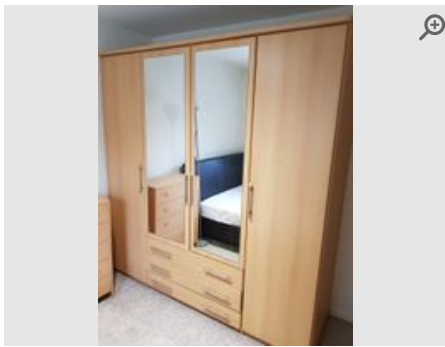


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

## Wardrobe



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



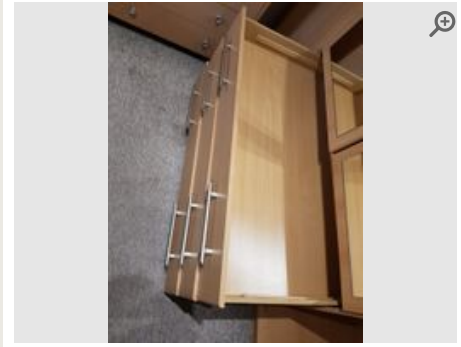
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Added	<b>30/10/2020</b>



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Captured (External device)	<b>17/10/2020</b>
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Captured (External device)	<b>17/10/2020</b>
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Provided by	<b>Inspector</b>
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Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

## Bed



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
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Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

## Mattress



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

## Drawers



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



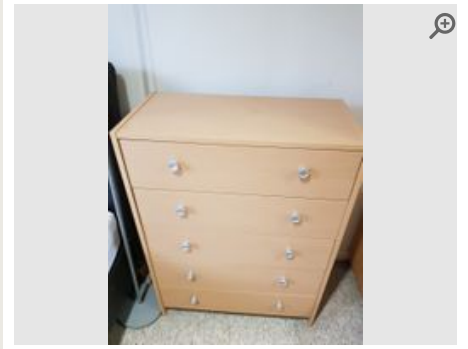
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Added	<b>30/10/2020</b>



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Added	<b>30/10/2020</b>

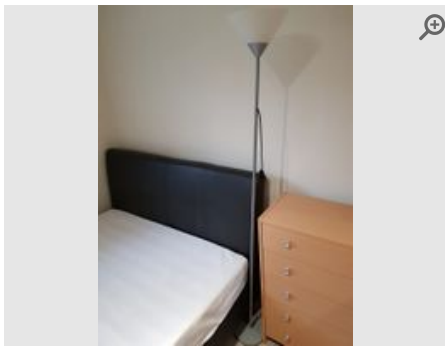


Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

## Lamp



Provided by	<b>Inspector</b>
Captured (External device)	<b>17/10/2020</b>
Added	<b>30/10/2020</b>

# Declaration

## Was the tenant present during the inspection

NO

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

### Inspector Signature



**Name:**

Sheree - Smart  
Properties & Investments  
Limited

**Date:**

30/10/2020 at 9:21pm

### Tenant Signature



### Additional Tenant(s)

### Tenant Signature



## 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**

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.

## 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.