

# Check-in Inventory Report



Awaiting  
Property Image

Finchley Road, Hillside  
Court, England

**TENANT NAME**

C Thomson

**TENANCY TYPE**

Single

**REPORT CONFIRMED BY**

Sheree - Smart  
Properties & Investments  
Ltd

**TENANCY START DATE**

05/02/2022

**PROPERTY VISIT DATE**

05/02/2022

**PREPARED ON BEHALF OF**

Landlord

**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.

## Tenancy Information

12 month tenancy

# 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



# Schedule of Cleanliness and Condition

## General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Property Overview	Clean & Tidy	● Good	● Good	📷 15 photos
	<p>🚫 Disagreed by tenant - 6th February 2022</p> <p><b>Information provided by tenant</b> Property is in good condition. But has some damages like stain from leak, scrapped away paint on walls from bumps. Bubbled paint in window sill. Cracks on walls and a broken window.</p>		● The inspector agreed	
Entrance/Hallway	Clean & Tidy	● Good	● Good	📷 2 photos
Kitchen	Clean & Tidy	● Good	● Good	📷 2 photos
Bathroom	Clean & Tidy	● Good	● Good	📷 2 photos
Bedroom	Clean & Tidy	● Good	● Good	📷 2 photos
Living Room/Lounge	Clean & Tidy	● Good	● Good	📷 4 photos



# Check-in Inventory Details

## Check-in Inventory Procedures

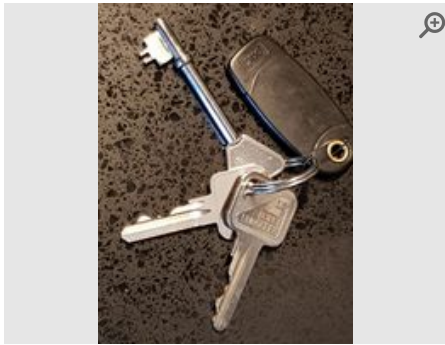
YES

Keys photographed, tested & handed over

N/A

Appliance manuals photographed & handed over

## Key Photos



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>05/02/2022</b>



# Utility Details

## Electricity - Single Rate Meter

**Supplier**

N/A

**Serial Number (MSN)**

S70a07392

**Location**

N/A

### Serial Photo



Provided by

**Inspector**

Captured (via App):

**05/02/2022 12:10 PM**

Added

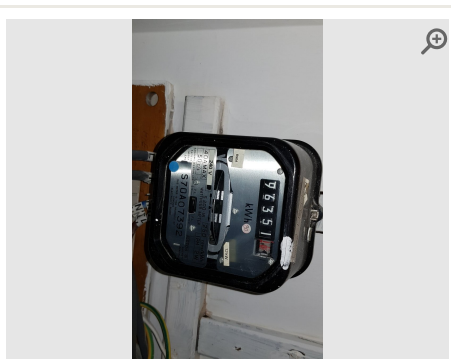
**05/02/2022**

## Access Details

### Notes

Located in hallway cupboard

Date	Notes	Reading
05/02/2022		96351



Provided by

**Inspector**

Captured (via App):

**05/02/2022 12:09 PM**

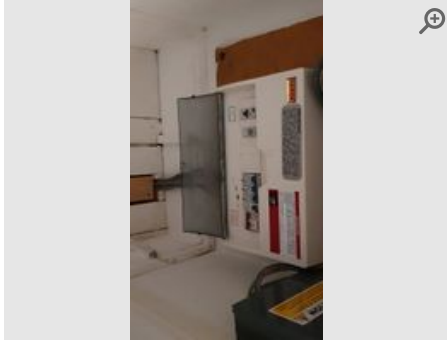
Added

**05/02/2022**

## General Utility Notes

Electric meter and fuse box located in hallway cupboard


## General Utility Photos



Provided by	<b>Inspector</b>
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Added	<b>05/02/2022</b>

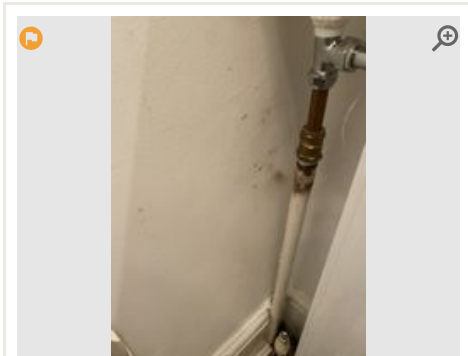
# Room Details

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

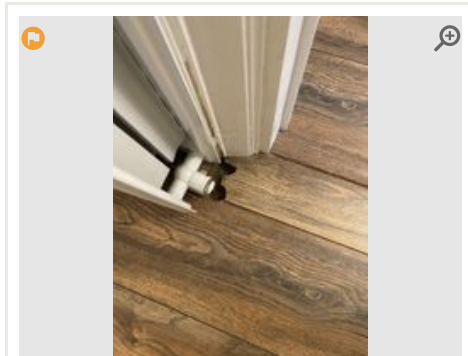
1 Property Overview				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	Clean & Tidy	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 15 photos
	<span style="color: red;">▶</span> <b>Disagreed by tenant - 6th February 2022</b>		<span style="color: green;">●</span> <b>The inspector agreed</b>	
	<b>Information provided by tenant</b> Property is in good condition. But has some damages like stain from leak, scrapped away paint on walls from bumps. Bubbled paint in window sill. Cracks on walls and a broken window.			

## Property Overview Photos

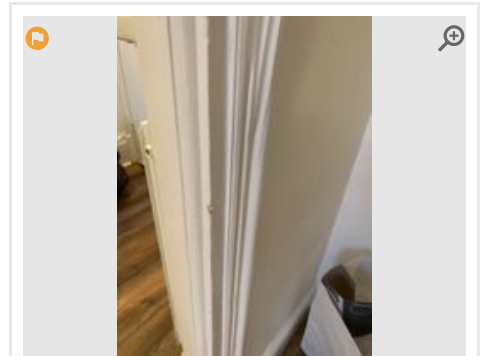
### General Overview



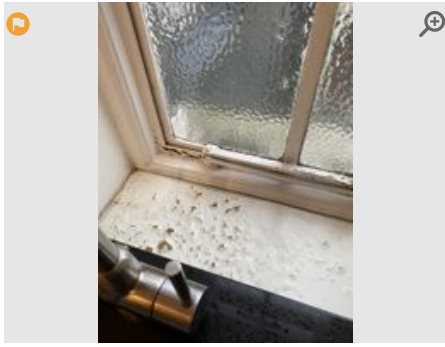
Provided by	<b>Tenant</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>1.1.1</b>



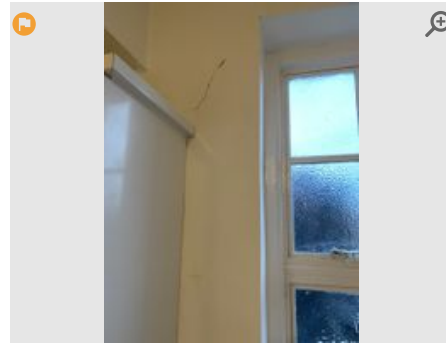
Provided by	<b>Tenant</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>1.1.2</b>



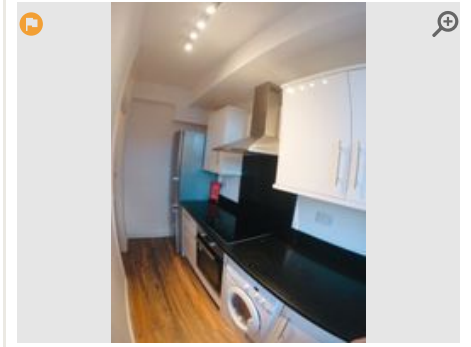
Provided by	<b>Tenant</b>
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Added	<b>06/02/2022</b>
Reference	<b>1.1.3</b>



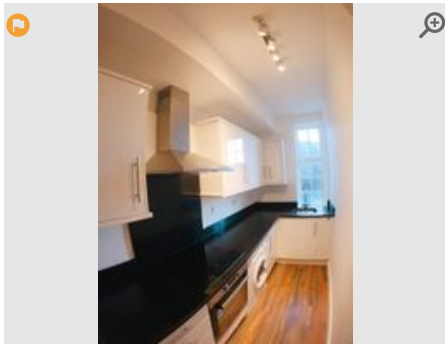
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Added	<b>06/02/2022</b>
Reference	<b>1.1.4</b>



Provided by	<b>Tenant</b>
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Added	<b>06/02/2022</b>
Reference	<b>1.1.5</b>



Provided by	<b>Inspector</b>
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Added	<b>05/02/2022</b>
Reference	<b>1.1.6</b>



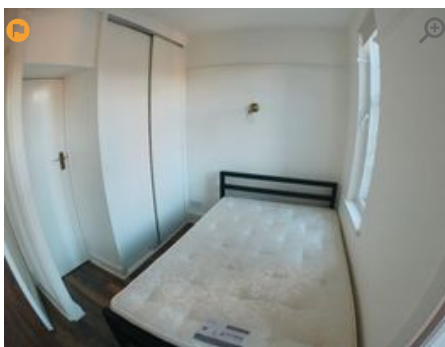
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Added	<b>05/02/2022</b>
Reference	<b>1.1.7</b>



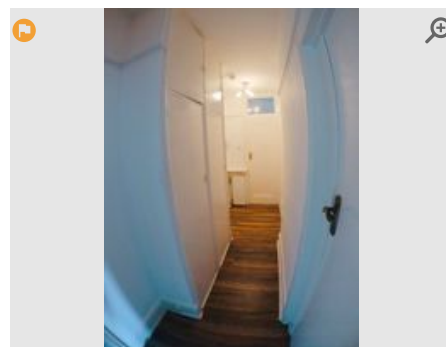
Provided by	<b>Inspector</b>
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Added	<b>05/02/2022</b>
Reference	<b>1.1.8</b>



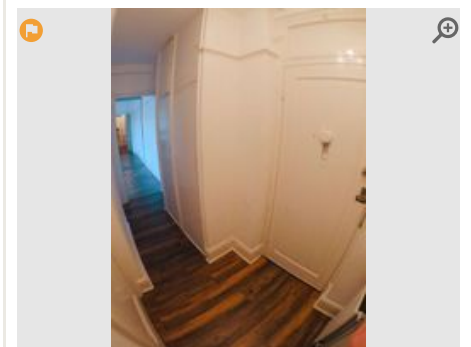
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Reference	<b>1.1.9</b>



Provided by	<b>Inspector</b>
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Added	<b>05/02/2022</b>
Reference	<b>1.1.10</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>05/02/2022</b>
Reference	<b>1.1.11</b>



Provided by	<b>Inspector</b>
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Added	<b>05/02/2022</b>
Reference	<b>1.1.12</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>05/02/2022</b>
Reference	<b>1.1.13</b>



Provided by	<b>Inspector</b>
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Added	<b>05/02/2022</b>
Reference	<b>1.1.14</b>

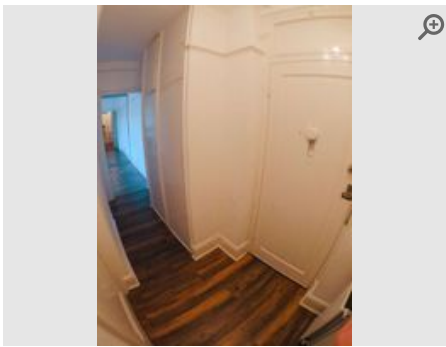


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>05/02/2022</b>
Reference	<b>1.1.15</b>

## 2 Entrance/Hallway

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 2.1	Clean & Tidy	● Good	● Good	📷 2 photos
<b>Front Door</b> 2.2	Wood (no glazing). Chrome knob. Spyhole. Yale lock. Latch. Security chain. Chrome Letterbox Door in working order. All locks and the internal latch in working order. Keys for this door is 2 silver keys. General wear and tear visable from scratches and scuffs.	● Good	● Good	📷 8 photos
<b>Ceiling</b> 2.3	Plastered/Painted white. Free of marks/mould. Leak stain present. Hairline crack present. Free of cobwebs/dust In good condition. Slight staining visable. Fire alarm present. This is managed externally by the building so cannot be tested.	● Good	● Good	📷 8 photos
<b>Light Fittings</b> 2.4	Ceiling. Light shade fitted. Glazed. 1 fixing in total. 3 bulbs/spotlights. All bulbs working In working order and 3 bulbs supplied.	● Good	● Good	📷 2 photos
<b>Walls</b> 2.5	Plastered & painted white. Hairline cracks. Smudges present. Scuffs present. Scratches present. White In good condition. Visable wear and tear with scuffs and scratches.	● Good	● Good	📷 8 photos
<b>Radiator</b> 2.6	White columned In working order. Heat source supplied externally by the building.	● Good	● Good	📷 7 photos
<b>Floor</b> 2.7	Laminate wood effect. Wooden threshold strip. Free of stains. Free of marks/scratches. Free of debris. Brown Good condition	● Good	● Good	📷 8 photos
<b>Storage Cupboard</b> 2.8	Wood panelled. White. Fixed handle. Fuse box present In good working order. Some visable marks and scuffs and old water stains.	● Good	● Good	📷 8 photos

### General Overview

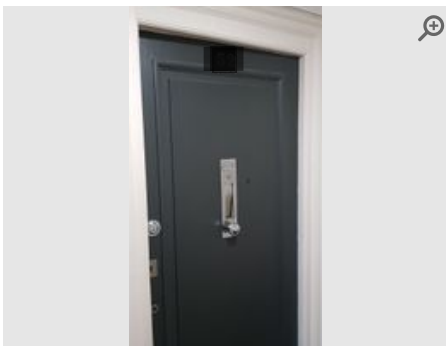


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>2.1.1</b>

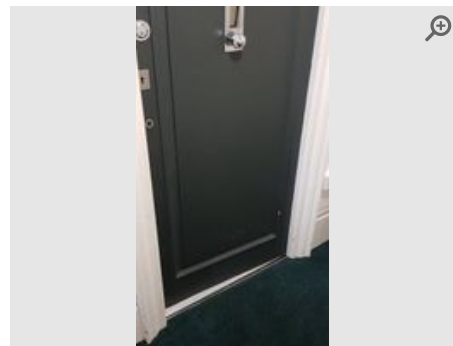


Provided by	<b>Inspector</b>
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Added	<b>06/02/2022</b>
Reference	<b>2.1.2</b>

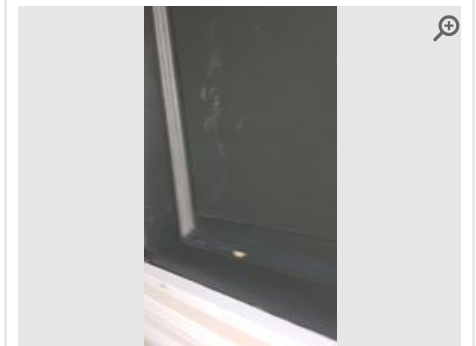
### Front Door



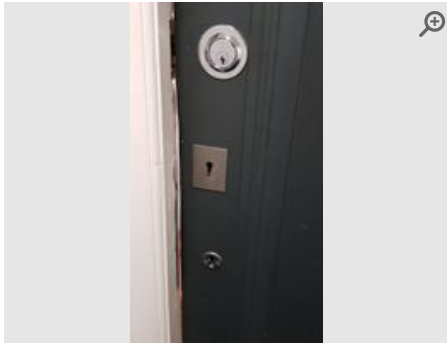
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:18 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.2.1</b>



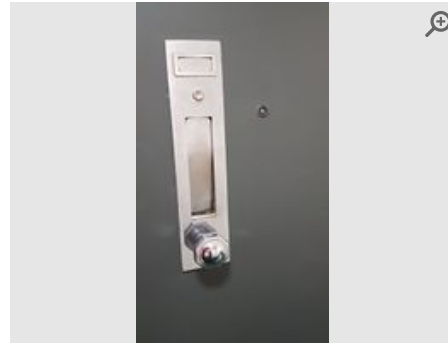
Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>2.2.2</b>



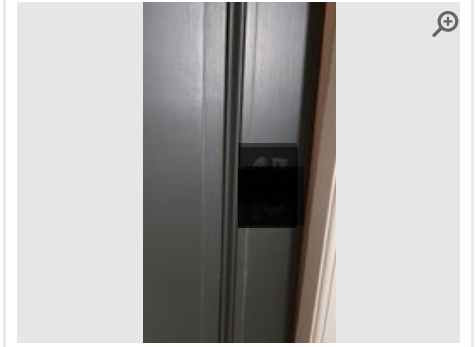
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Reference	<b>2.2.3</b>



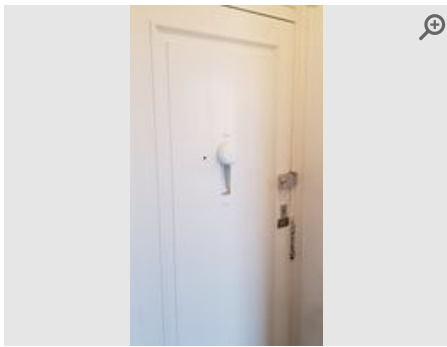
Provided by	<b>Inspector</b>
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Reference	<b>2.2.4</b>



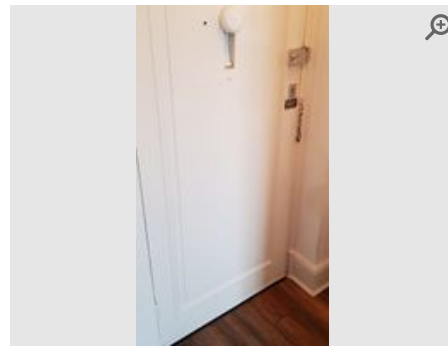
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Added	<b>04/02/2022</b>
Reference	<b>2.2.5</b>



Provided by	<b>Inspector</b>
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Reference	<b>2.2.6</b>

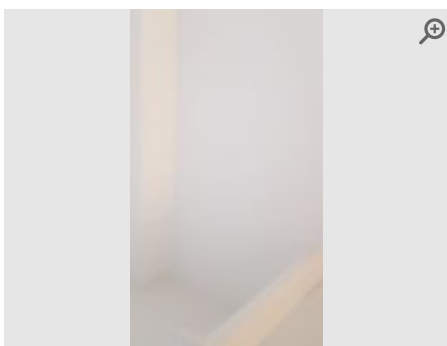


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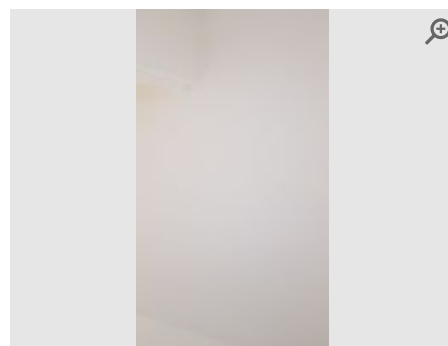


Provided by	<b>Inspector</b>
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Reference	<b>2.2.8</b>

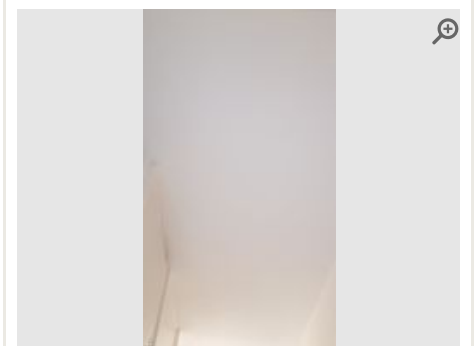
## Ceiling



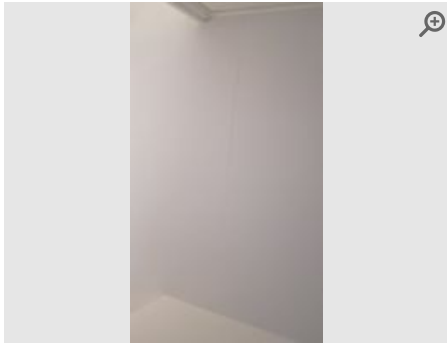
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Reference	<b>2.3.1</b>



Provided by	<b>Inspector</b>
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Provided by	<b>Inspector</b>
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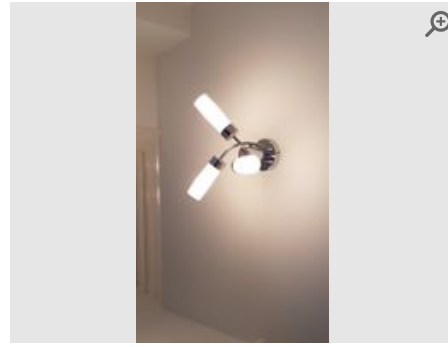


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.3.4**

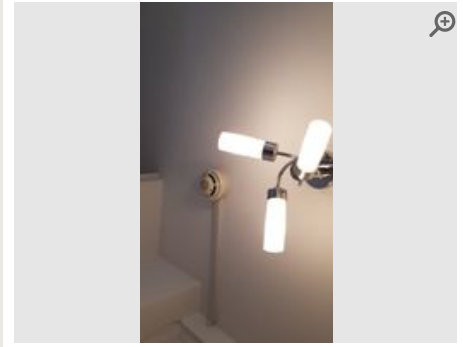


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Added **04/02/2022**

Reference **2.3.5**

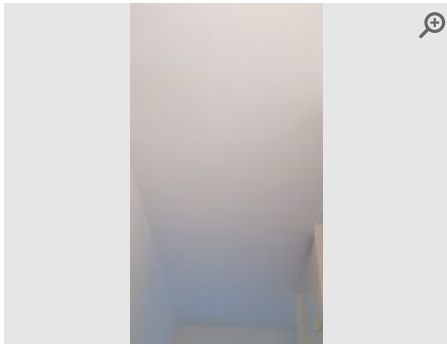


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.3.6**



Provided by **Inspector**

Captured (via App): **04/02/2022 12:26 PM**

Added **04/02/2022**

Reference **2.3.7**



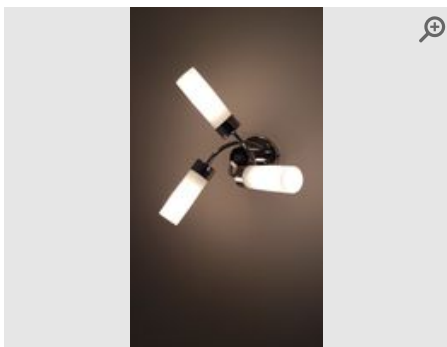
Provided by **Inspector**

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Added **04/02/2022**

Reference **2.3.8**

## Light Fittings

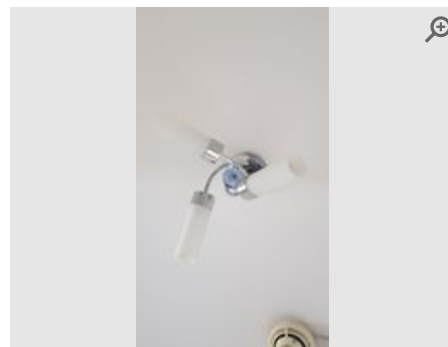


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Added **04/02/2022**

Reference **2.4.1**



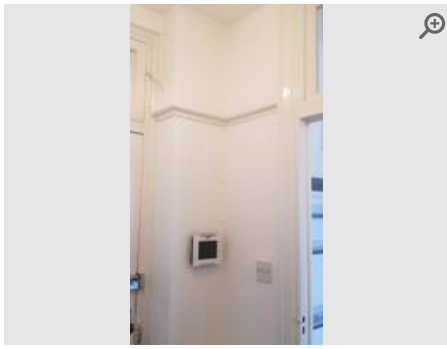
Provided by **Inspector**

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Added **04/02/2022**

Reference **2.4.2**

## Walls



Provided by **Inspector**

Captured (via App): **04/02/2022 12:29 PM**

Added **04/02/2022**

Reference **2.5.1**

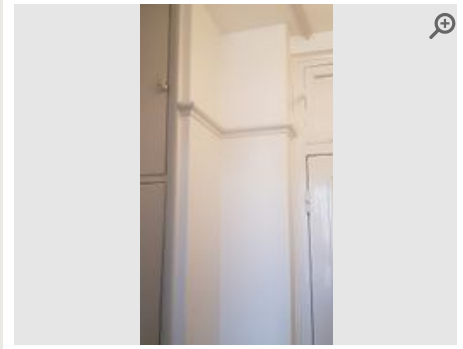


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.5.2**

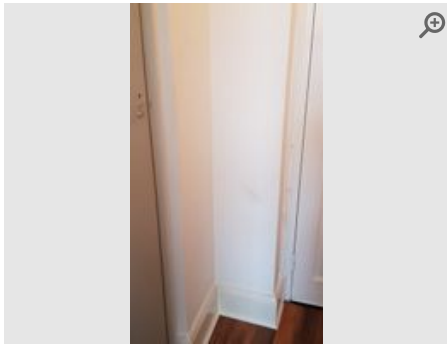


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.5.3**

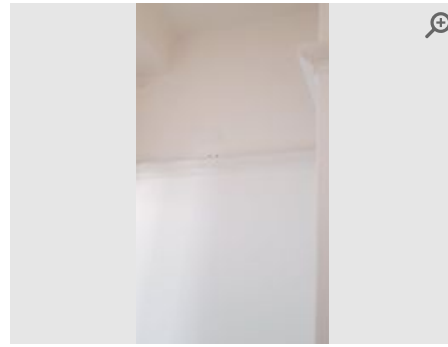


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.5.4**

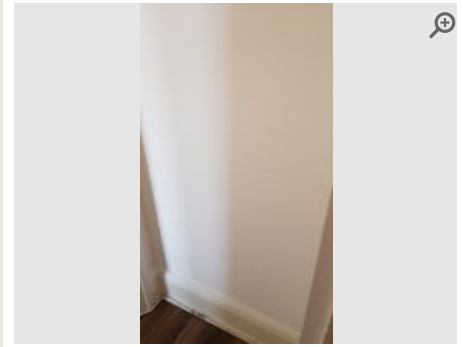


Provided by **Inspector**

Captured (via App): **04/02/2022 12:29 PM**

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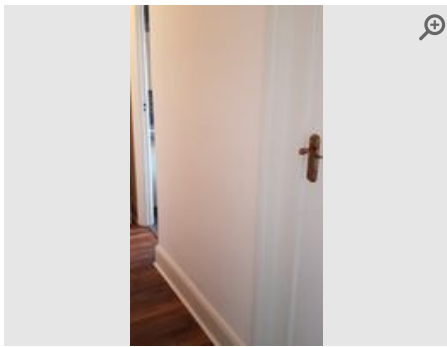


Provided by **Inspector**

Captured (via App): **04/02/2022 12:29 PM**

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Reference **2.5.6**

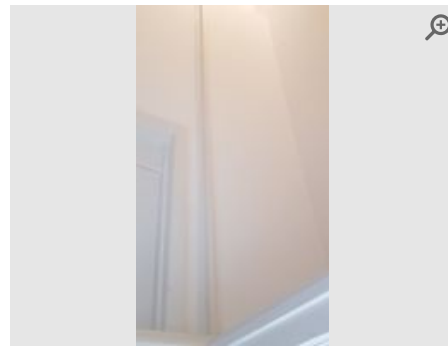


Provided by **Inspector**

Captured (via App): **04/02/2022 12:29 PM**

Added **04/02/2022**

Reference **2.5.7**



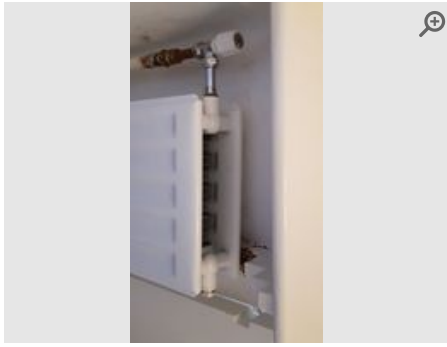
Provided by **Inspector**

Captured (via App): **04/02/2022 12:29 PM**

Added **04/02/2022**

Reference **2.5.8**

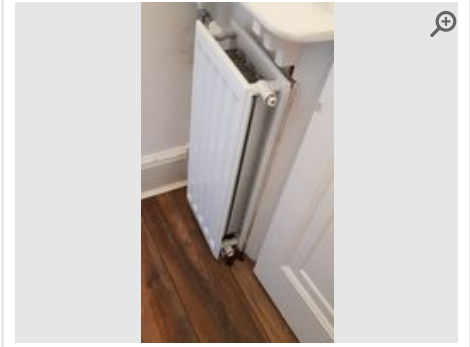
## Radiator



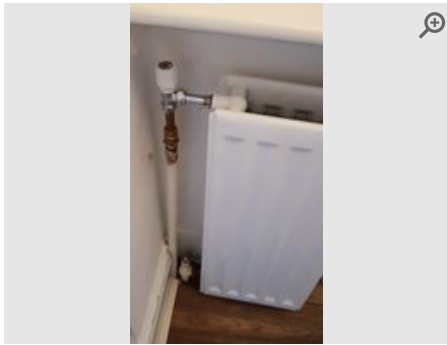
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.6.1</b>



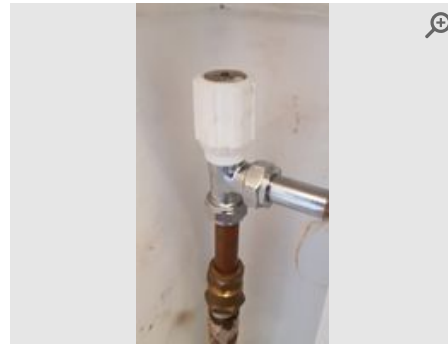
Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>2.6.2</b>



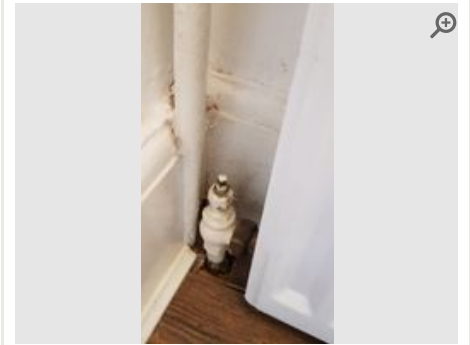
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Added	<b>04/02/2022</b>
Reference	<b>2.6.3</b>



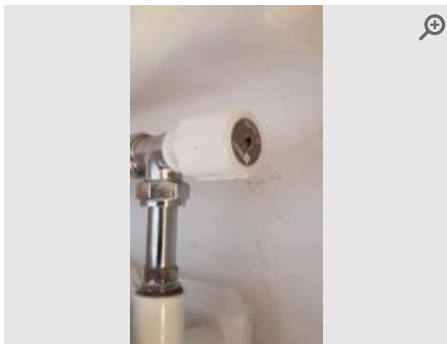
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.6.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.6.5</b>



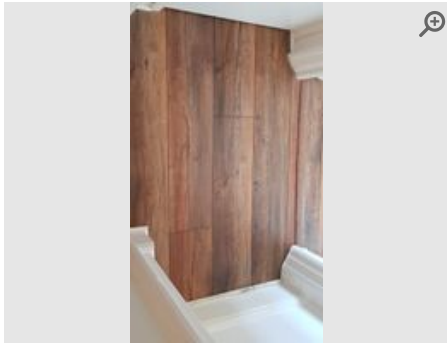
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.6.6</b>



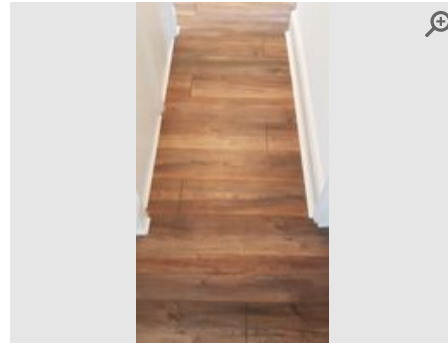
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.6.7</b>

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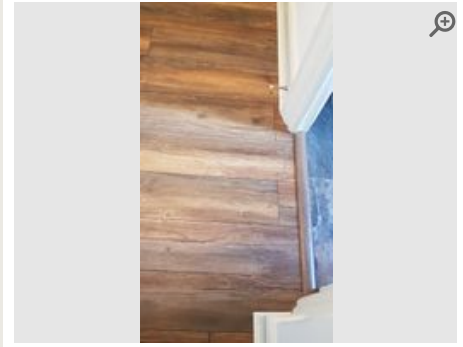
## Floor



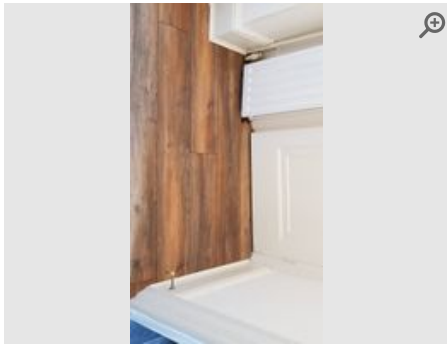
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:31 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.7.1</b>



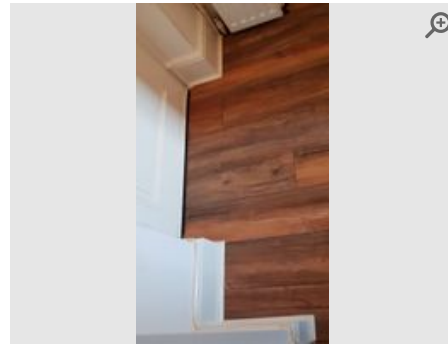
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:31 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.7.2</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>2.7.3</b>



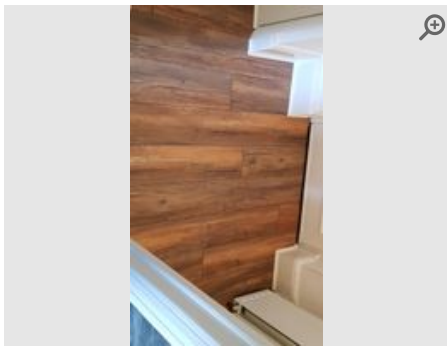
Provided by	<b>Inspector</b>
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Reference	<b>2.7.4</b>



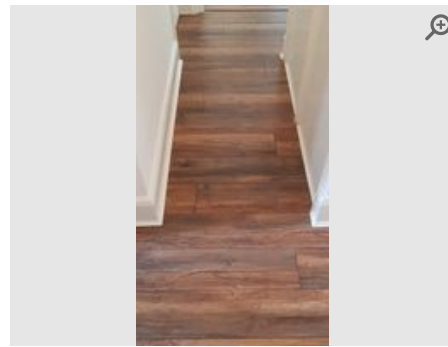
Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>2.7.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:31 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.7.6</b>



Provided by	<b>Inspector</b>
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Reference	<b>2.7.7</b>

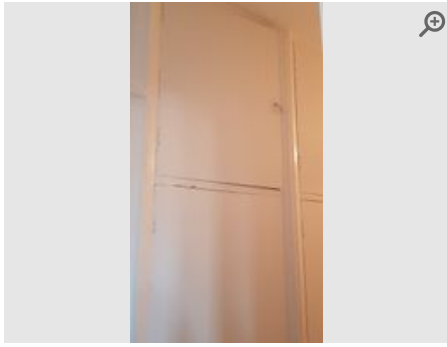


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:31 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>2.7.8</b>

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## Storage Cupboard

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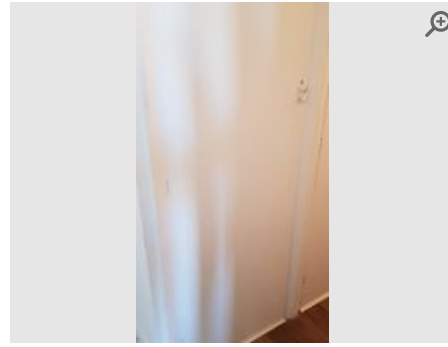


Provided by **Inspector**

Captured (via App): **04/02/2022 2:43 PM**

Added **04/02/2022**

Reference **2.8.1**

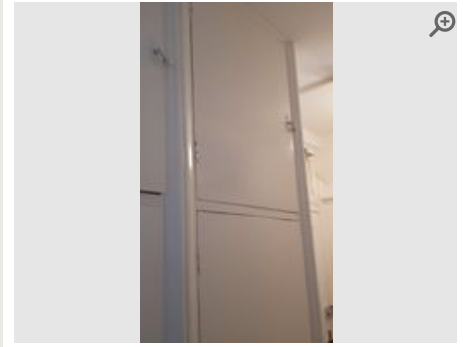


Provided by **Inspector**

Captured (via App): **04/02/2022 2:43 PM**

Added **04/02/2022**

Reference **2.8.2**

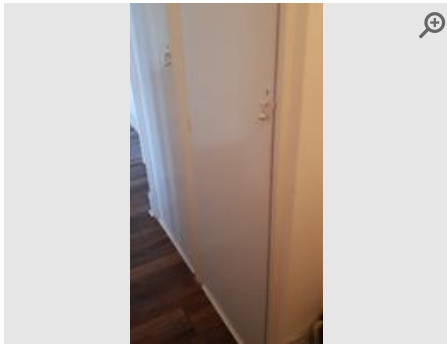


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.8.3**

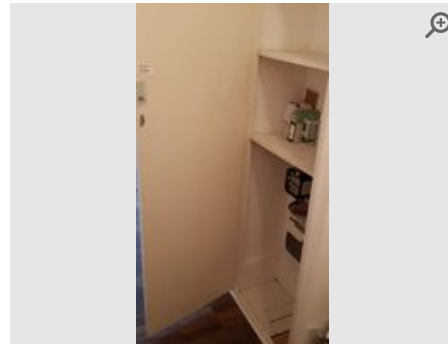


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.8.4**

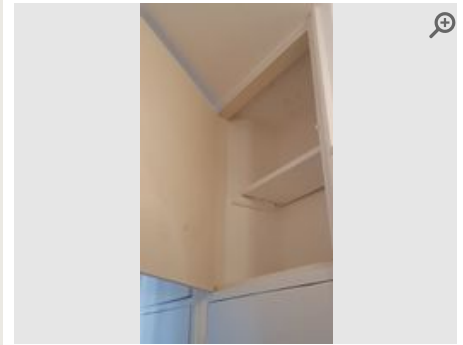


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.8.5**

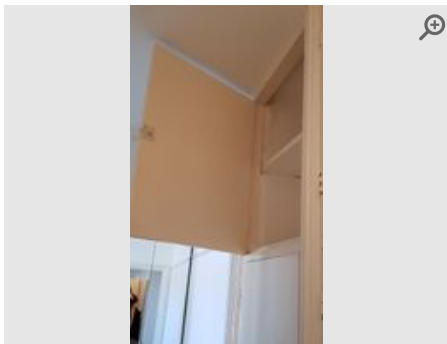


Provided by **Inspector**

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Added **04/02/2022**

Reference **2.8.6**

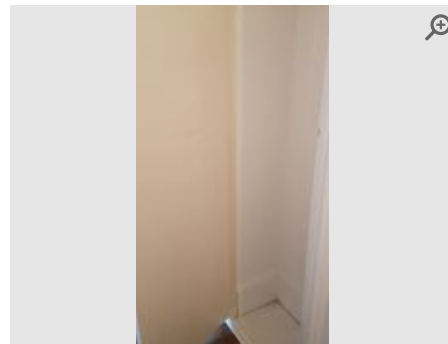


Provided by **Inspector**

Captured (via App): **04/02/2022 2:43 PM**

Added **04/02/2022**

Reference **2.8.7**



Provided by **Inspector**

Captured (via App): **04/02/2022 2:43 PM**

Added **04/02/2022**

Reference **2.8.8**

### 3 Kitchen

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 3.1	Clean & Tidy	● Good	● Good	📷 2 photos
<b>Door (Internal)</b> 3.2	Wood panelled; brass handle. White (gloss). Fixed handle. Free of marks/stains In good working condition.	● Good	● Good	📷 6 photos
<b>Ceiling</b> 3.3	Plastered/Painted white. White In good condition. Small amount if marks present.	● Good	● Good	📷 6 photos
<b>Light Fittings</b> 3.4	Ceiling. Spotlight(s). Chrome. 1 fixing in total. 4 bulbs/spotlights In working condition. 4 supplied bulbs.	● Good	● Good	📷 2 photos
<b>Walls</b> 3.5	Plastered & painted white. Scuffs present. Scratches present In good condition. Some small wear and tear marks present. 1 large movement crack left of window.	● Good	● Good	📷 8 photos
<b>Windows and Sills</b> 3.6	2 in total. Wood single glazed. Wooden sills Windows are visible aging as rust is visible through the current paint. Handles/latches in working condition.	● Fair	● Good	📷 6 photos
<b>Sockets &amp; Switches</b> 3.7	All sockets/switches plastic. 7 in total. All fixings present & intact In working order and good condition.	● Good	● Good	📷 5 photos
<b>Floor</b> 3.8	Laminate wood effect. Wooden threshold strip. Free of stains. Free of marks/scratches. Free of debris. Brown Good clean condition	● Good	● Good	📷 8 photos
<b>Kitchen Cupboards/Units</b> 3.9	Wall units present. 2 hinged doors. Laminate wood effect. Fixed handles. Wood shelving. All shelving is intact. Free of items inside. Free of stains underneath sink. Handles/hinges intact. Free of grease/food residue. White In good condition	● Good	● Good	📷 8 photos
<b>Kitchen Drawers</b> 3.10	3 drawers. Laminate wood effect. Fixed handles. Free of items inside. Free of grease/food residue. White Good working order. Some marks present.	● Good	● Good	📷 6 photos
<b>Kitchen Worksurfaces</b> 3.11	Laminate granite effect worksurface. Free of marks/scratches. Minor scuffs/scratches. Scorch mark present. Free of dust/dirt. Black In good order. Some light noticeable marks. Fire blanket present	● Good	● Good	📷 8 photos
<b>Kitchen Sink</b> 3.12	Single bowl. Stainless steel. Separate taps. Chrome taps. Stainless steel plug. Plug present. Free of dirt/dust. Free of grease Taps in working condition.	● Good	● Good	📷 6 photos
<b>Hob</b> 3.13	Ceramic hob. 4 rings. Rings intact. Free of grease. Free of dried food. Free of dust. Beko In good working order	● Good	● Good	📷 6 photos
<b>Oven</b> 3.14	Oven and grill. Electric cooker. Chrome rack x 2. Baking tray x 1. Grill tray. Dials/Knobs intact. Free of grease/residue inside. Beko In good working order	● Good	● Good	📷 8 photos
<b>Extractor Cooker Hood</b> 3.15	Hood filter clean. Fan switch responsive. Filter clean. Casing clean In working order	● Good	● Good	📷 5 photos
<b>Fridge Freezer</b> 3.16	Upright. 4 in total. 6 Shelves. Salad drawer. Grey. Free of marks. Free of grease. Free of food residue. Free of dirt/dust. Prof cleaned within last week In good working order. Fridge is turned off by main spur switches at far top of fridge. Very clean.	● Good	● Good	📷 8 photos

Item	Description	Condition	Cleanliness	Photos
<b>Washing Machine</b> 3.17	Front loader. Washer dryer. Detergent drawer clean. Seal is clean. Recently PAT tested. Free of marks and scratches. Free of dirt/dust. White In working order. Very clean order.	● Good	● Good	📷 8 photos

### General Overview

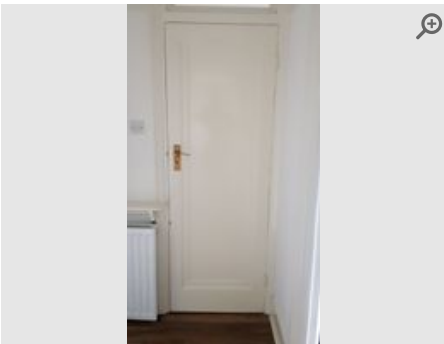


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>3.1.1</b>

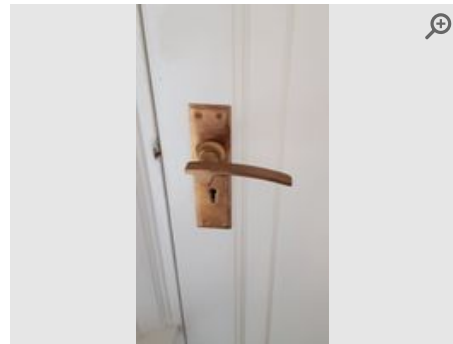


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>3.1.2</b>

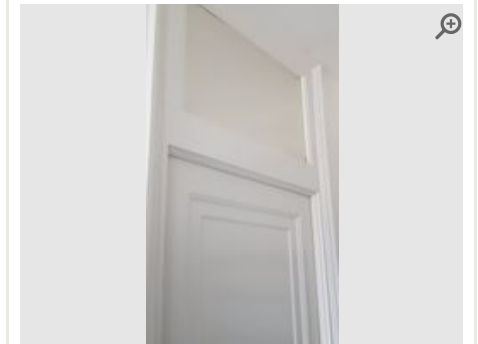
### Door (Internal)



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:57 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.2.1</b>



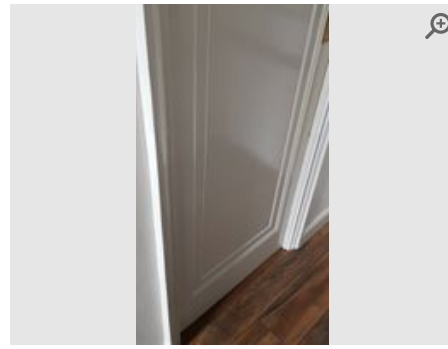
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:57 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.2.2</b>



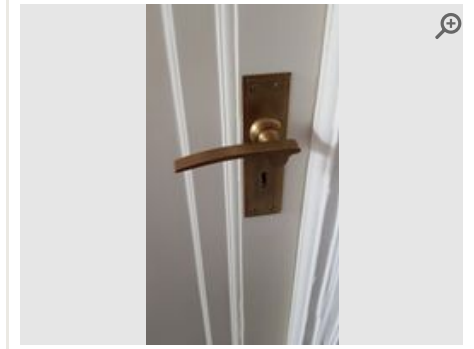
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:57 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.2.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:57 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.2.4</b>

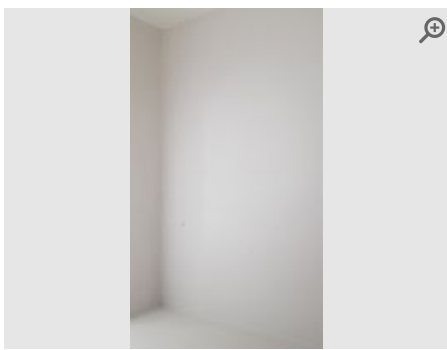


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:57 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.2.5</b>

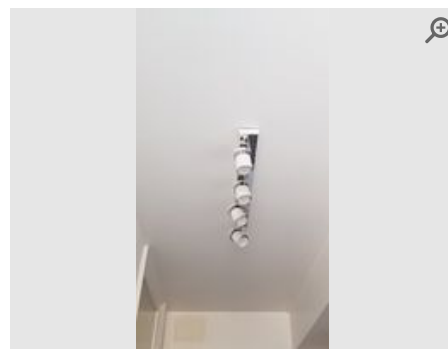


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:57 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.2.6</b>

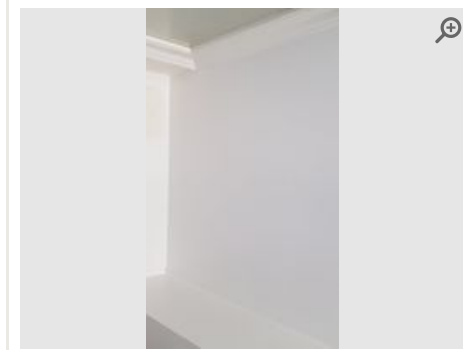
### Ceiling



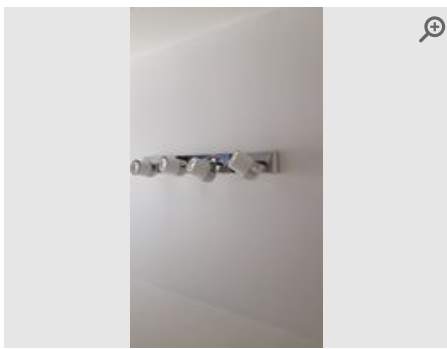
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Captured (via App):	<b>04/02/2022 12:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.3.1</b>



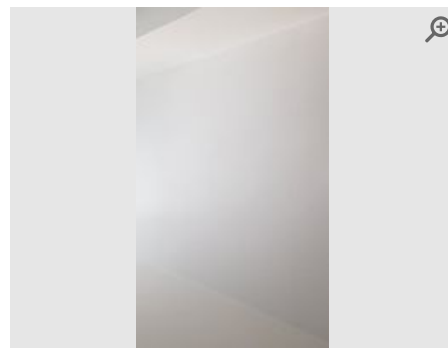
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Added	<b>04/02/2022</b>
Reference	<b>3.3.2</b>



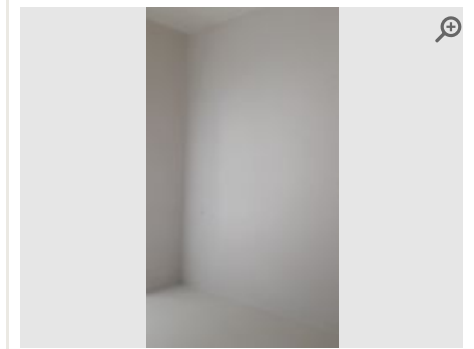
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.3.3</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>3.3.4</b>

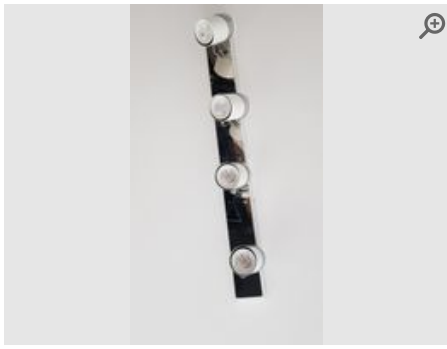


Provided by	<b>Inspector</b>
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Reference	<b>3.3.5</b>

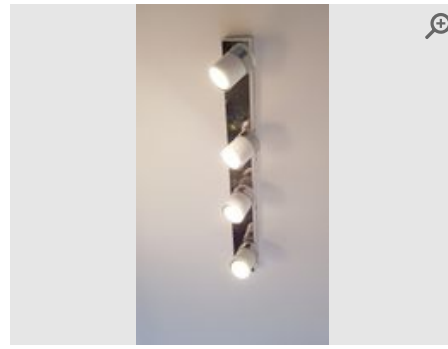


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 12:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.3.6</b>

### Light Fittings

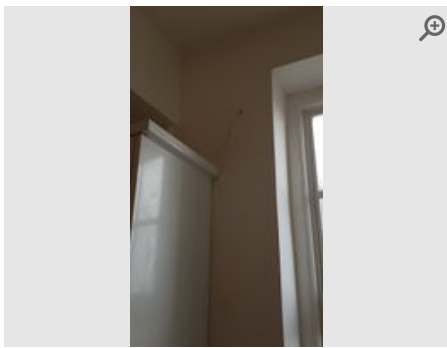


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:00 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.4.1</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>3.4.2</b>

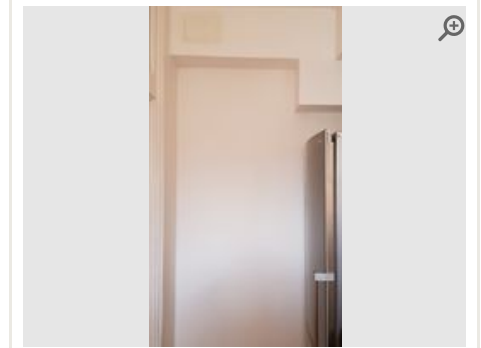
## Walls



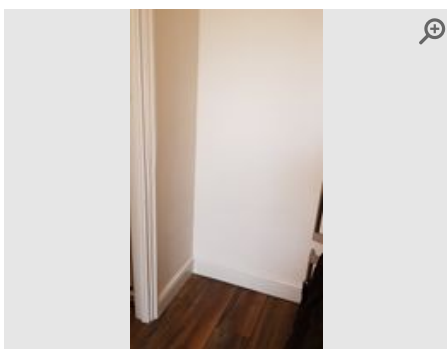
Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>3.5.1</b>



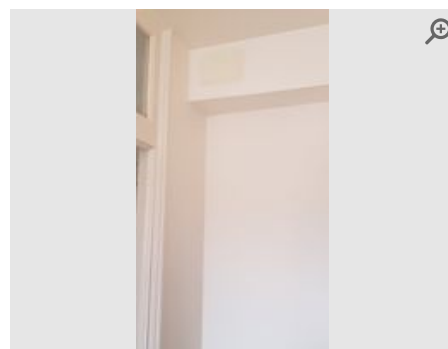
Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>3.5.2</b>



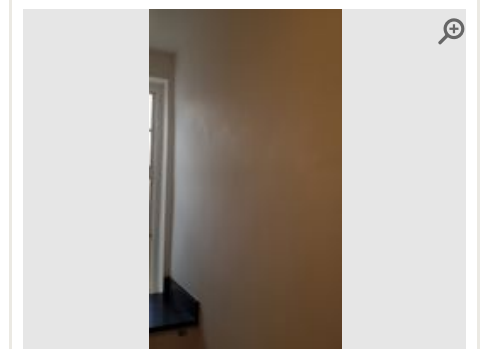
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Added	<b>04/02/2022</b>
Reference	<b>3.5.3</b>



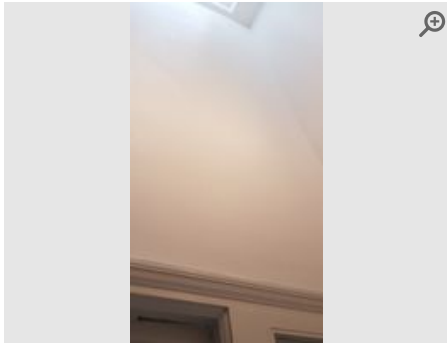
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Added	<b>04/02/2022</b>
Reference	<b>3.5.4</b>



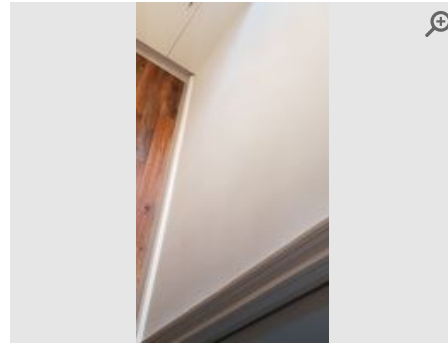
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Captured (via App):	<b>04/02/2022 1:05 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.5.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:05 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.5.6</b>

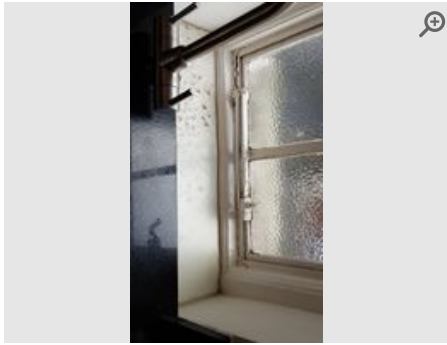


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:05 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.5.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:05 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.5.8</b>

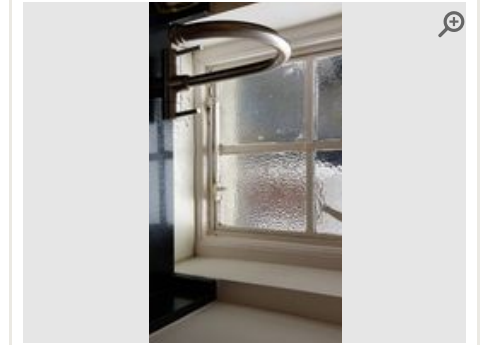
### Windows and Sills



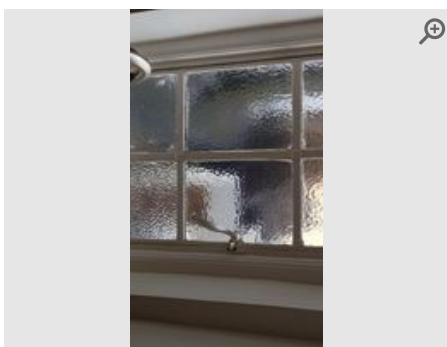
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Added	<b>04/02/2022</b>
Reference	<b>3.6.1</b>



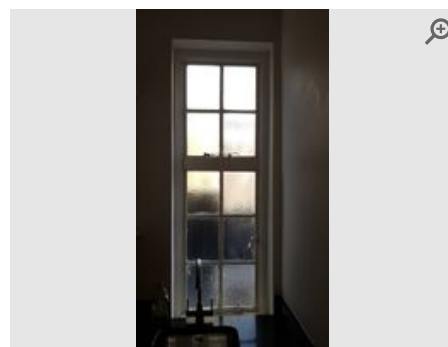
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:08 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.6.2</b>



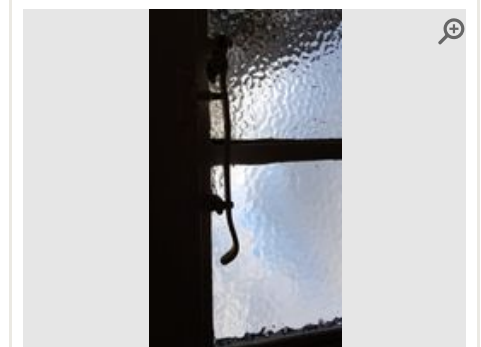
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:08 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.6.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:08 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.6.4</b>

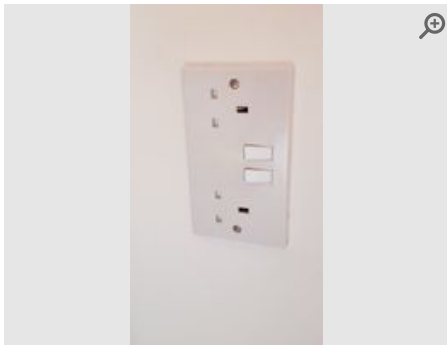


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:08 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.6.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:08 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.6.6</b>

### Sockets & Switches



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:11 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.7.1</b>



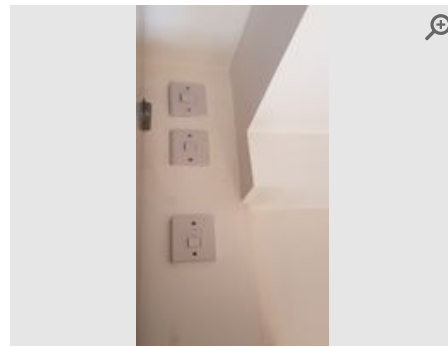
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:11 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.7.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:11 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.7.3</b>

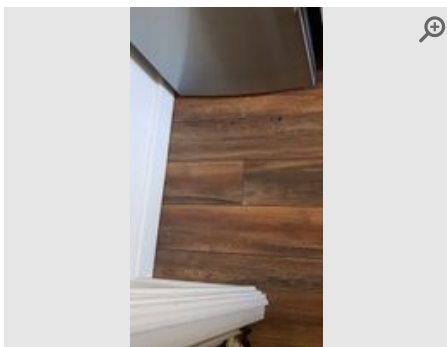


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:11 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.7.4</b>

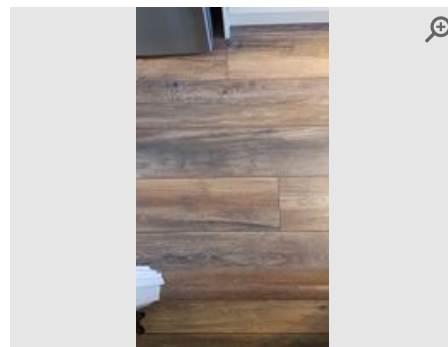


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:11 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.7.5</b>

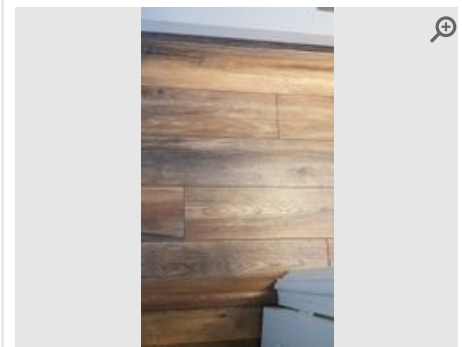
## Floor



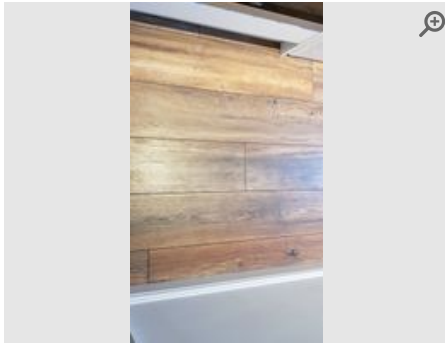
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.1</b>



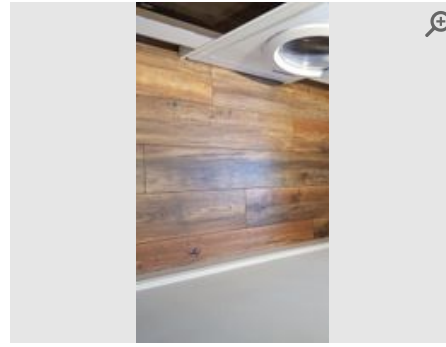
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.2</b>



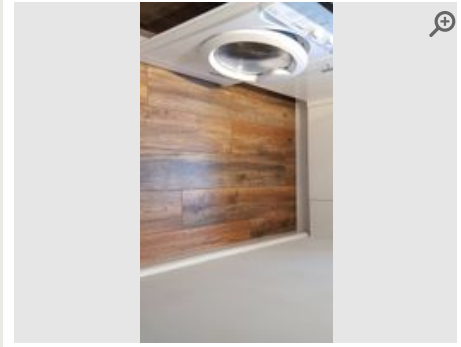
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.3</b>



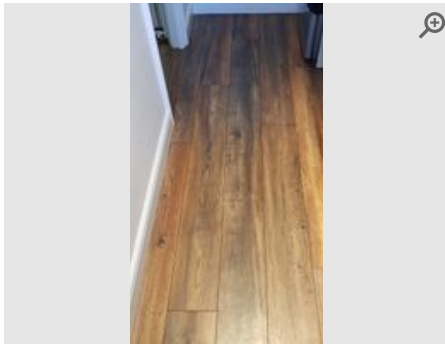
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.4</b>



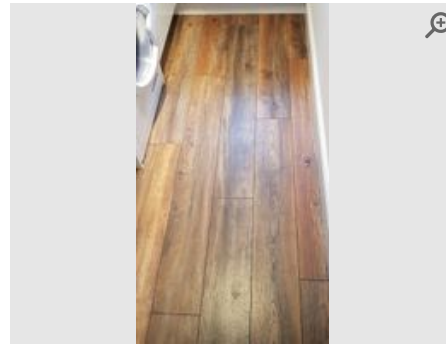
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.6</b>

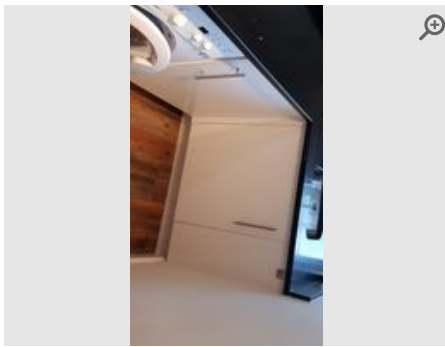


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:16 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.8.8</b>

### Kitchen Cupboards/Units



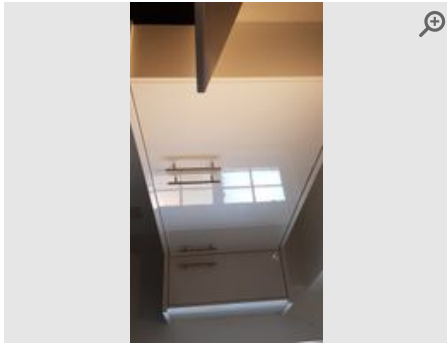
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.9.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.9.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.9.3</b>



Provided by **Inspector**

Captured (via App): **04/02/2022 1:24 PM**

Added **04/02/2022**

Reference **3.9.4**

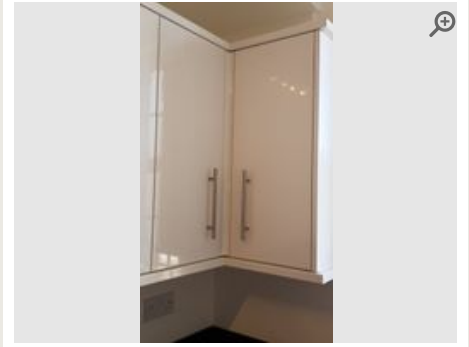


Provided by **Inspector**

Captured (via App): **04/02/2022 1:24 PM**

Added **04/02/2022**

Reference **3.9.5**

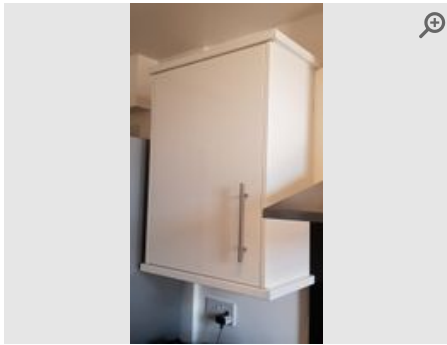


Provided by **Inspector**

Captured (via App): **04/02/2022 1:24 PM**

Added **04/02/2022**

Reference **3.9.6**



Provided by **Inspector**

Captured (via App): **04/02/2022 1:24 PM**

Added **04/02/2022**

Reference **3.9.7**



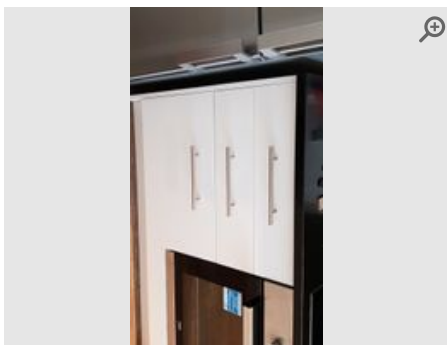
Provided by **Inspector**

Captured (via App): **04/02/2022 1:24 PM**

Added **04/02/2022**

Reference **3.9.8**

## Kitchen Drawers



Provided by **Inspector**

Captured (via App): **04/02/2022 1:30 PM**

Added **04/02/2022**

Reference **3.10.1**

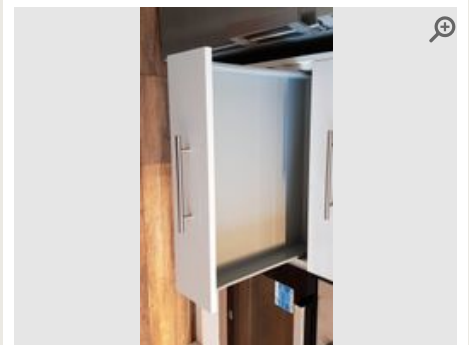


Provided by **Inspector**

Captured (via App): **04/02/2022 1:30 PM**

Added **04/02/2022**

Reference **3.10.2**



Provided by **Inspector**

Captured (via App): **04/02/2022 1:30 PM**

Added **04/02/2022**

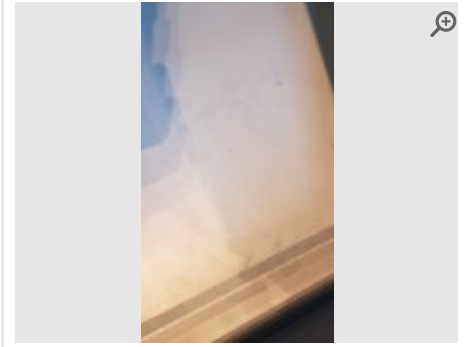
Reference **3.10.3**



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.10.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.10.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:30 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.10.6</b>

### Kitchen Worksurfaces



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.2</b>



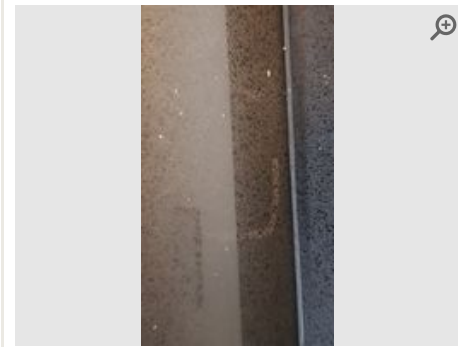
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.3</b>



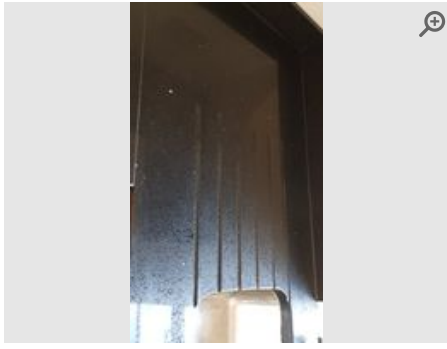
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.4</b>



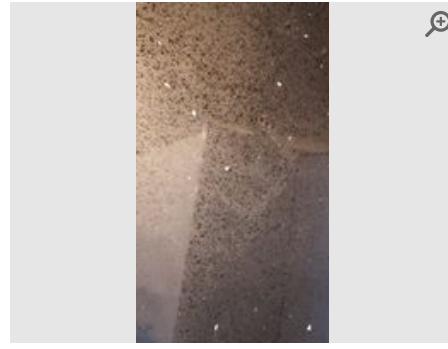
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.6</b>

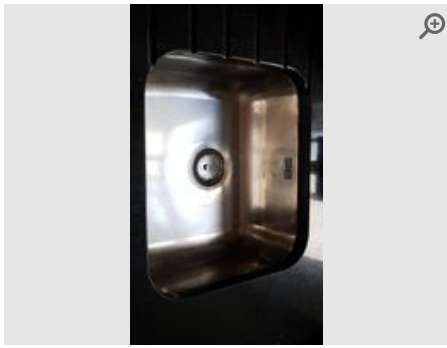


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.7</b>

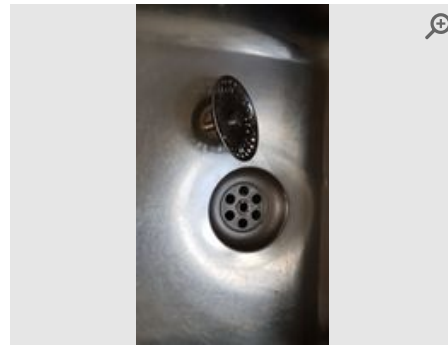


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.11.8</b>

### Kitchen Sink



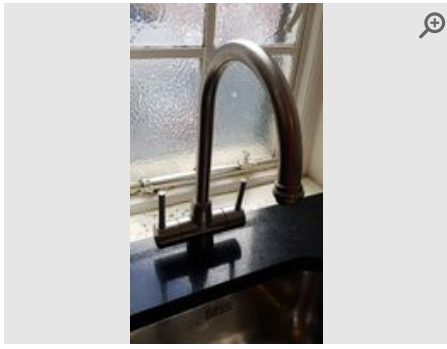
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:36 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.12.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:36 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.12.2</b>



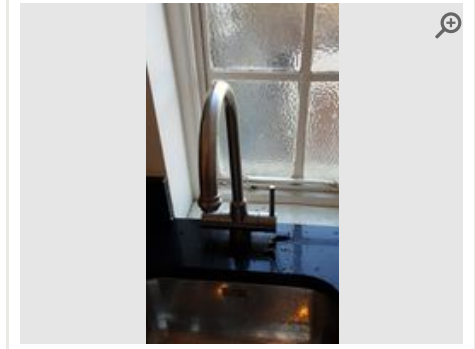
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:36 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.12.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:36 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.12.4</b>

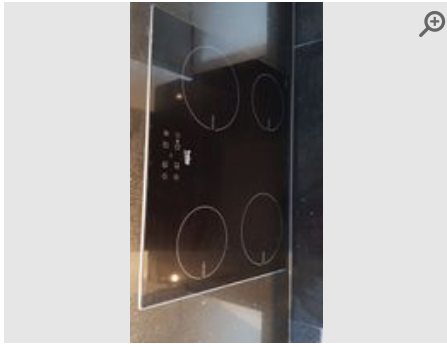


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 12:03 PM</b>
Added	<b>05/02/2022</b>
Reference	<b>3.12.5</b>

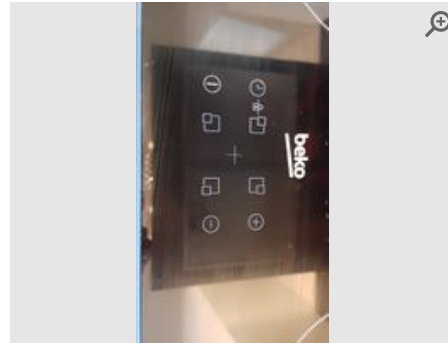


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 12:03 PM</b>
Added	<b>05/02/2022</b>
Reference	<b>3.12.6</b>

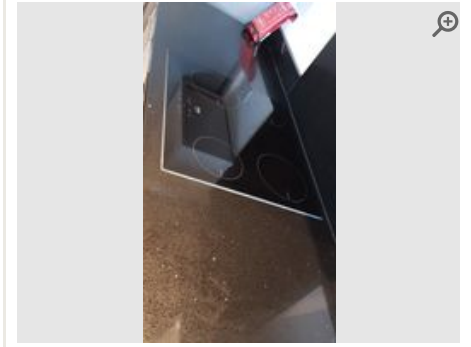
### Hob



Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:38 PM**  
 Added **04/02/2022**  
 Reference **3.13.1**



Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:38 PM**  
 Added **04/02/2022**  
 Reference **3.13.2**



Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:38 PM**  
 Added **04/02/2022**  
 Reference **3.13.3**



Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:38 PM**  
 Added **04/02/2022**  
 Reference **3.13.4**

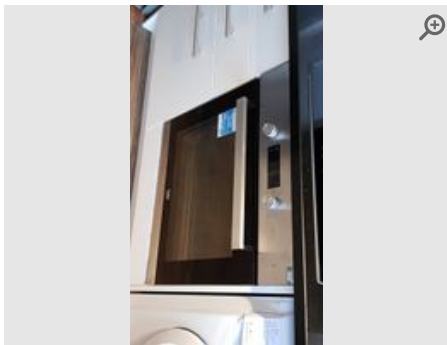


Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:38 PM**  
 Added **04/02/2022**  
 Reference **3.13.5**

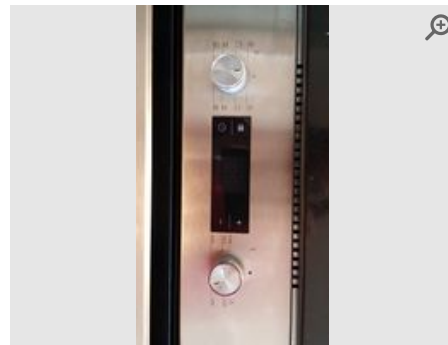


Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:38 PM**  
 Added **04/02/2022**  
 Reference **3.13.6**

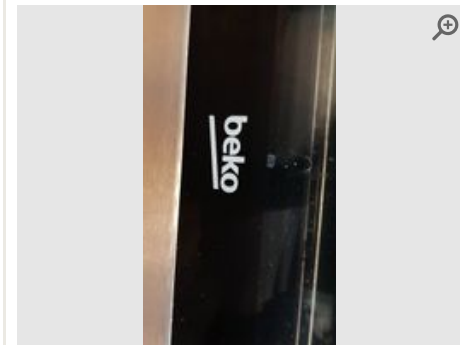
## Oven



Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:40 PM**  
 Added **04/02/2022**  
 Reference **3.14.1**



Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:40 PM**  
 Added **04/02/2022**  
 Reference **3.14.2**



Provided by **Inspector**  
 Captured (via App): **04/02/2022 1:40 PM**  
 Added **04/02/2022**  
 Reference **3.14.3**



Provided by **Inspector**

Captured (via App): **04/02/2022 1:40 PM**

Added **04/02/2022**

Reference **3.14.4**



Provided by **Inspector**

Captured (via App): **04/02/2022 1:40 PM**

Added **04/02/2022**

Reference **3.14.5**

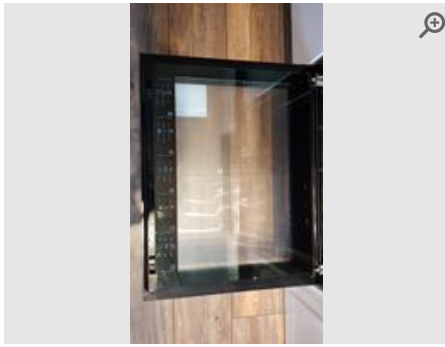


Provided by **Inspector**

Captured (via App): **04/02/2022 1:40 PM**

Added **04/02/2022**

Reference **3.14.6**

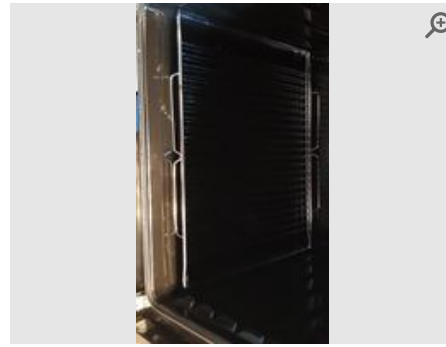


Provided by **Inspector**

Captured (via App): **04/02/2022 1:40 PM**

Added **04/02/2022**

Reference **3.14.7**



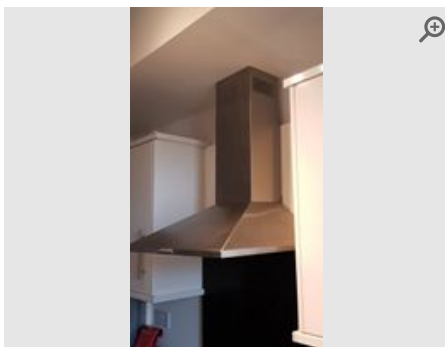
Provided by **Inspector**

Captured (via App): **04/02/2022 1:40 PM**

Added **04/02/2022**

Reference **3.14.8**

### Extractor Cooker Hood



Provided by **Inspector**

Captured (via App): **04/02/2022 1:43 PM**

Added **04/02/2022**

Reference **3.15.1**

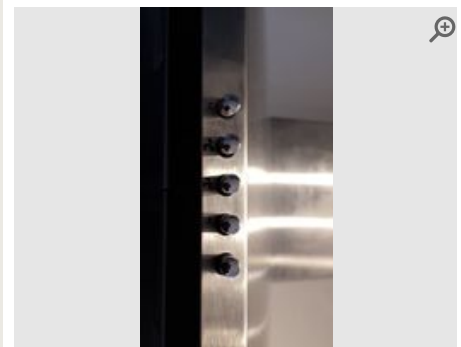


Provided by **Inspector**

Captured (via App): **04/02/2022 1:43 PM**

Added **04/02/2022**

Reference **3.15.2**

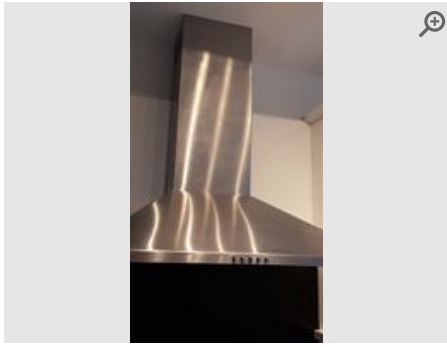


Provided by **Inspector**

Captured (via App): **04/02/2022 1:43 PM**

Added **04/02/2022**

Reference **3.15.3**



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:43 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.15.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:43 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.15.5</b>

### Fridge Freezer



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.1</b>



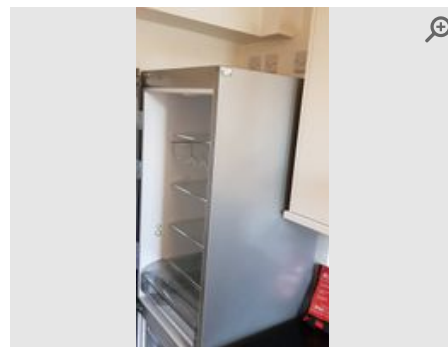
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.2</b>



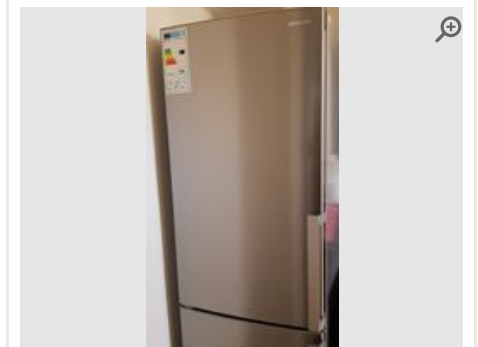
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.3</b>



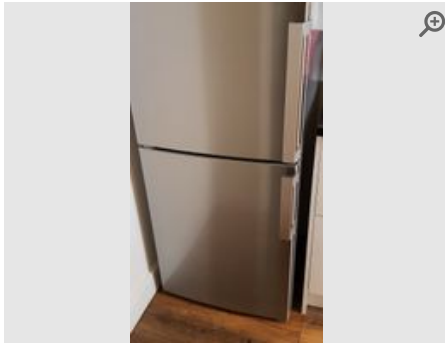
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.4</b>



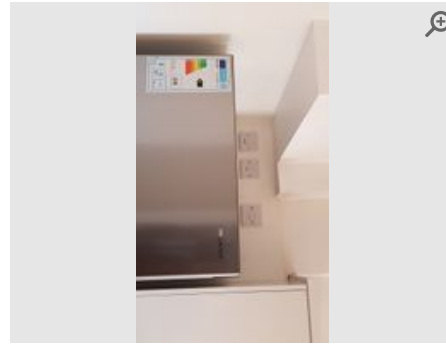
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.6</b>

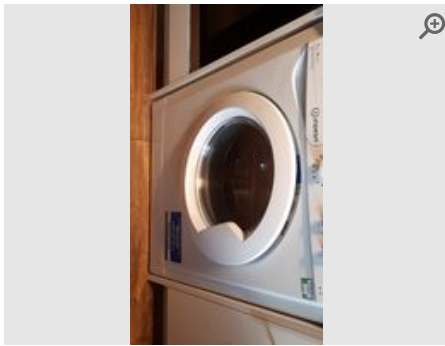


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 1:47 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.16.8</b>

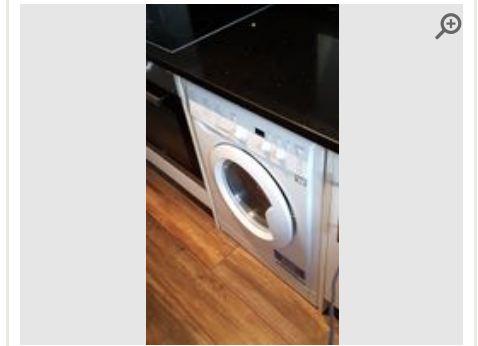
### Washing Machine



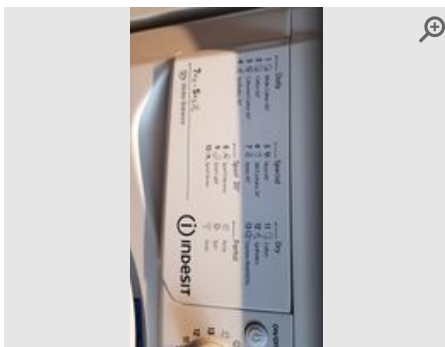
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:00 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.17.1</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>3.17.2</b>



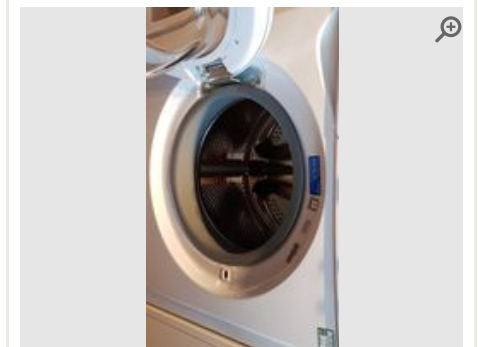
Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>3.17.3</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>3.17.4</b>



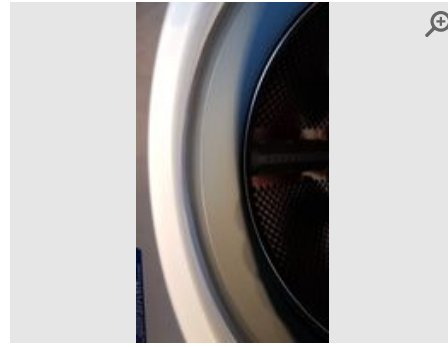
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:00 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.17.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:00 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.17.6</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:00 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.17.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:00 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>3.17.8</b>

## 4 Bathroom

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 4.1	Clean & Tidy	● Good	● Good	📷 2 photos
<b>Door (Internal)</b> 4.2	Wood panelled; brass handle. White (gloss). Fixed handle. Black handle. Latch. Free of dust and dirt. White In good working g order. Lock and internal latch working.	● Good	● Good	📷 8 photos
<b>Ceiling</b> 4.3	Plastered/Painted white. Free of marks/mould. White In good condition	● Good	● Good	📷 7 photos
<b>Light Fittings</b> 4.4	Ceiling. Dome fixing. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Ivory In working order. 1 bulb supplied. Pull cord in working order.	● Good	● Good	📷 4 photos
<b>Walls</b> 4.5	Tiled. Free of marks. Free of dirt/dust. Black Very good condition. No broken tiles present.	● Good	● Good	📷 8 photos
<b>Windows and Sills</b> 4.6	3 in total. Wood double glazed. Opaque glass. Keys present. Wooden sills. UPVC sills Single glazing door. 2 original windows with separate handles. Visible rust present showing from old paint.	● Fair	● Good	📷 8 photos
<b>Radiator</b> 4.7	Chrome columns. 1 in total. Free of marks. Thermostatic valve intact. Free of marks and scratches. Free of dirt/dust. Grey In working order	● Good	● Good	📷 6 photos
<b>Floor</b> 4.8	Tiled. Wooden threshold strip. Free of stains. Free of marks/scratches. Free of cracks/chips. Free of debris. Black Very good condition No broken chipped tiles.	● Good	● Good	📷 6 photos
<b>Shower</b> 4.9	Shower head & hose. Mixer Shower. Chrome. Shower head intact. Hose intact. Clean & free of mould In working order. Slight limescale present on shower head.	● Good	● Good	📷 8 photos
<b>Bath</b> 4.10	Standard. Porcelain. Separate taps. Chrome handles. Chrome plug. Free of debris. Free of dirt/dust. White Good condition.	● Good	● Good	📷 8 photos
<b>Sink/Basin</b> 4.11	Wall-mounted porcelain. Mixer tap. Chrome taps. Chrome plug. Plug present. Free of cracks/chips. No gaps to sealant. No mould to sealant. Clean & free of hairs. Free of limescale. White In good working order	● Good	● Good	📷 6 photos
<b>Toilet</b> 4.12	Porcelain. Flush intact. Seat secure & intact. Clean inside. White Toilet in working order.	● Good	● Good	📷 7 photos
<b>Cabinet</b> 4.13	2 hinged doors. 2 shelves. Laminate. Mirrored. Free of marks and scratches. Hinges intact. Free of dirt/dust In good working condition. Some slight staining.	● Good	● Good	📷 7 photos

### General Overview

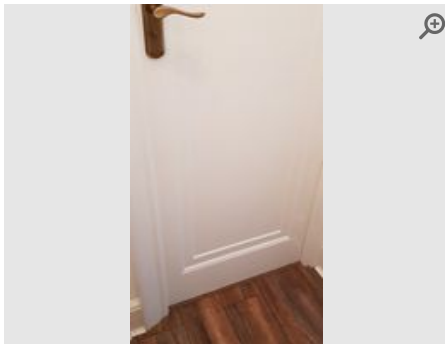


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>4.1.1</b>

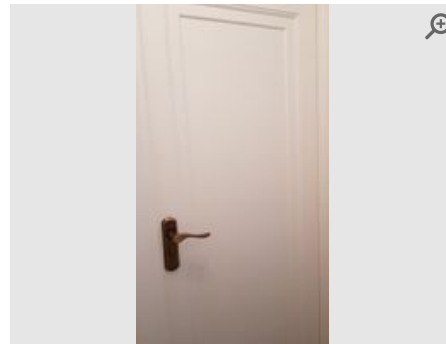


Provided by	<b>Inspector</b>
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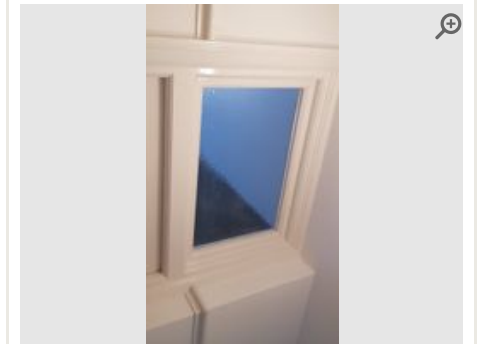
### Door (Internal)



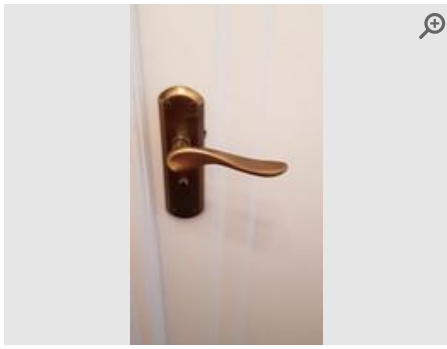
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Added	<b>04/02/2022</b>
Reference	<b>4.2.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:08 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.2.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:08 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.2.3</b>



Provided by **Inspector**

Captured (via App): **04/02/2022 2:08 PM**

Added **04/02/2022**

Reference **4.2.4**



Provided by **Inspector**

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Added **04/02/2022**

Reference **4.2.5**

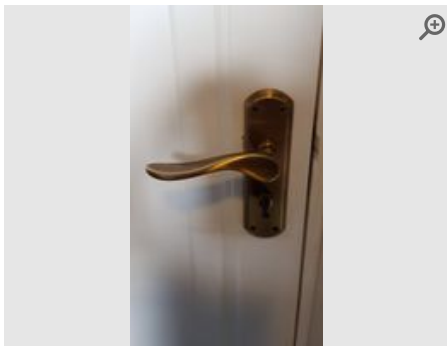


Provided by **Inspector**

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Reference **4.2.6**

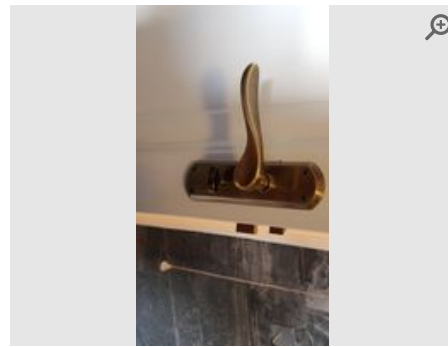


Provided by **Inspector**

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Added **04/02/2022**

Reference **4.2.7**



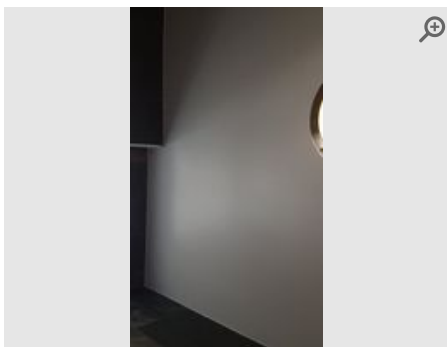
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Added **04/02/2022**

Reference **4.2.8**

## Ceiling

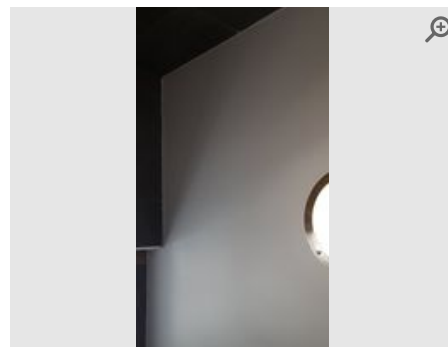


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Reference **4.3.1**

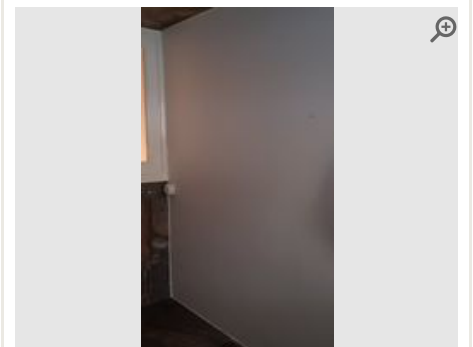


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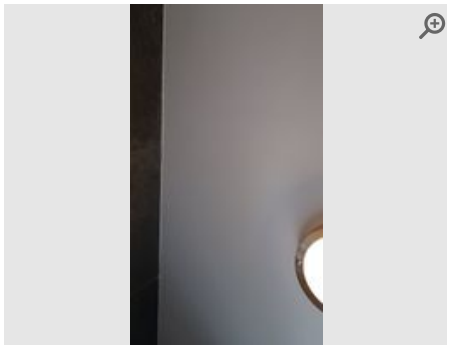


Provided by **Inspector**

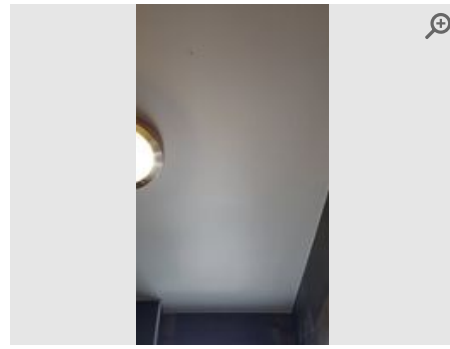
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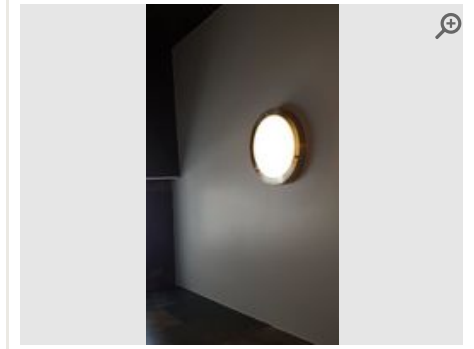
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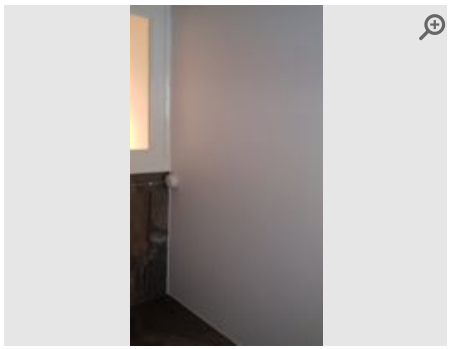
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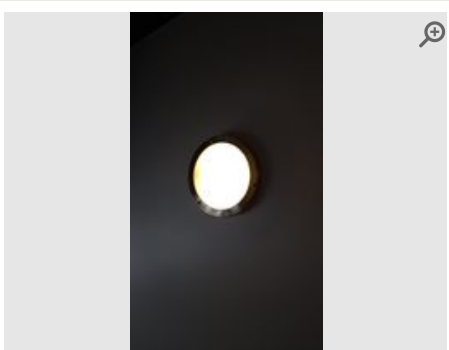


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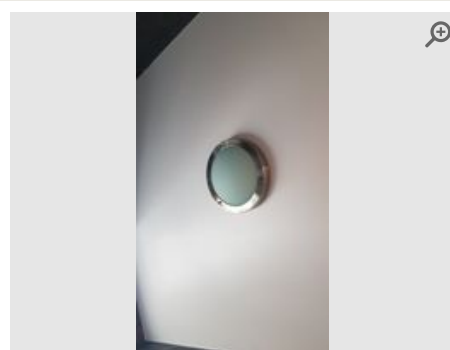


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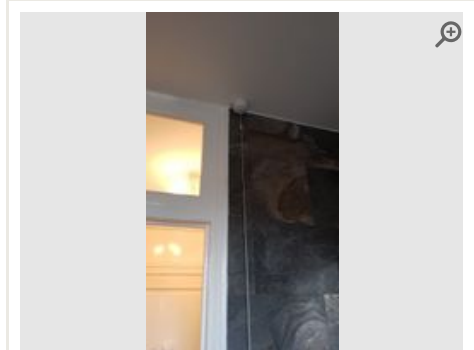
## Light Fittings



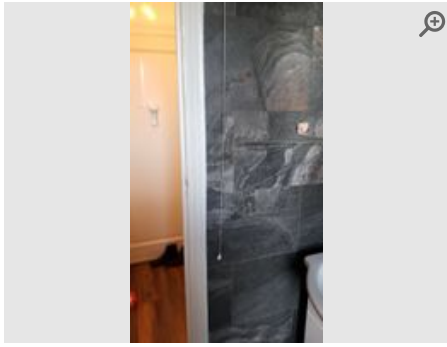
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Provided by	<b>Inspector</b>
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Provided by	<b>Inspector</b>
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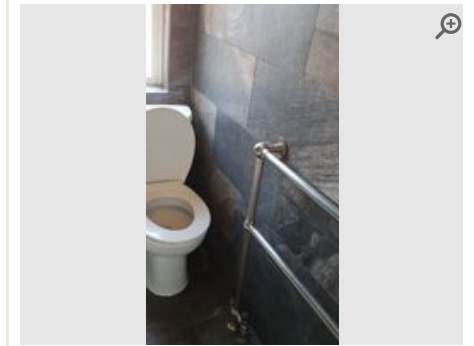
## Walls



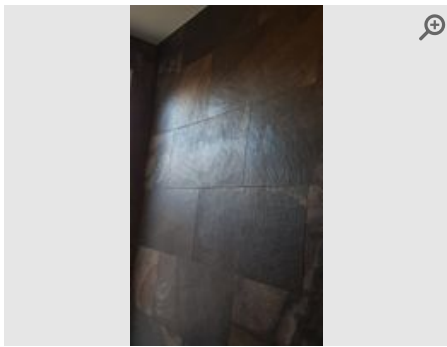
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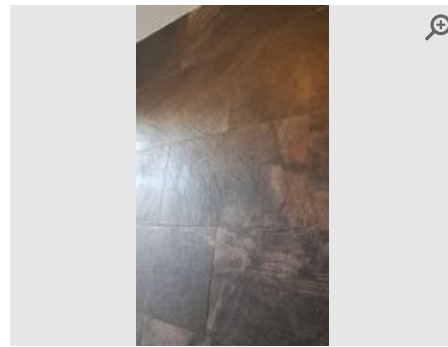
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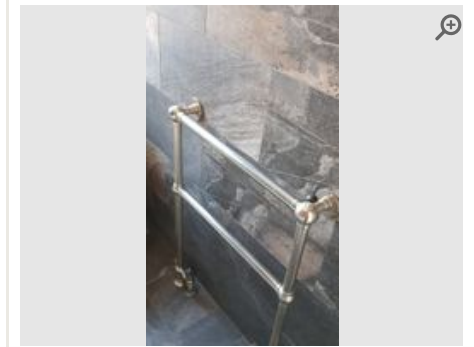
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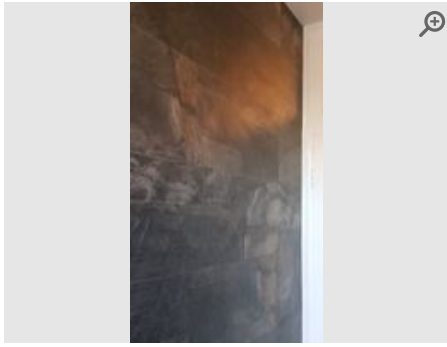
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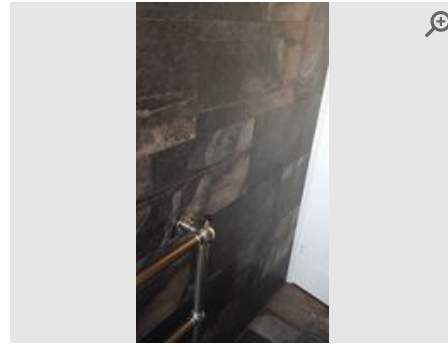
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Added	<b>04/02/2022</b>
Reference	<b>4.5.5</b>



Provided by	<b>Inspector</b>
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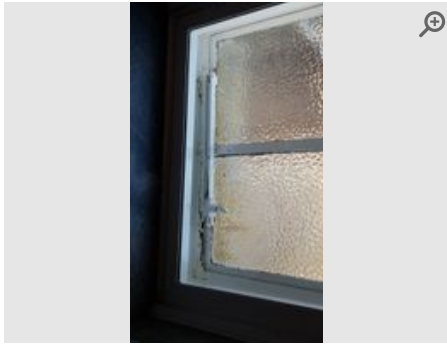


Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>4.5.7</b>



Provided by	<b>Inspector</b>
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Reference	<b>4.5.8</b>

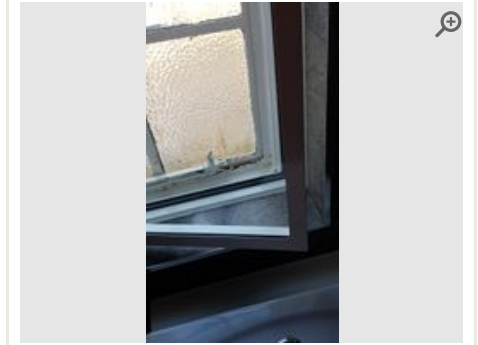
## Windows and Sills



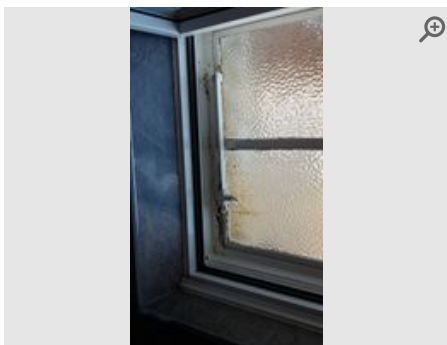
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Reference	<b>4.6.1</b>



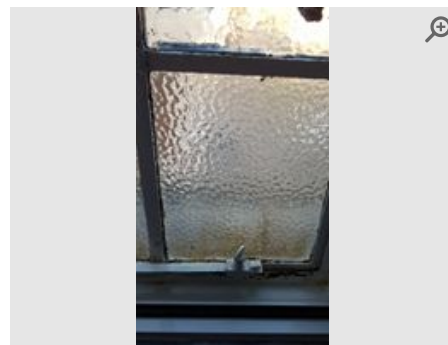
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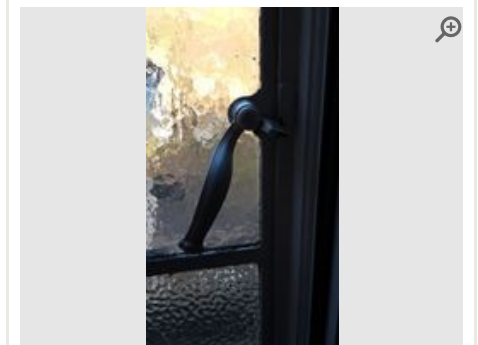
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Reference	<b>4.6.3</b>



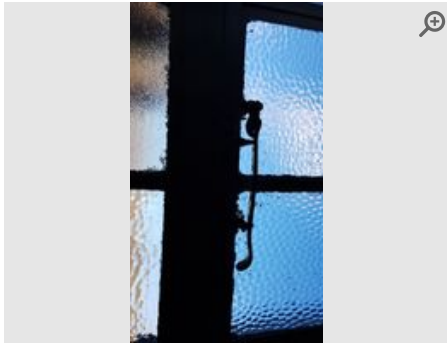
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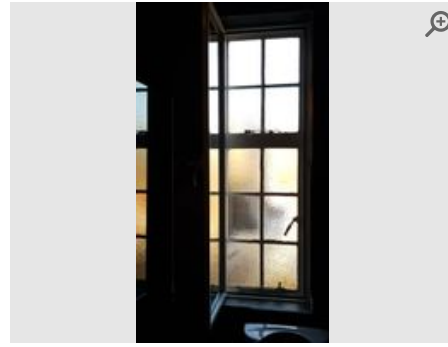
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Reference	<b>4.6.5</b>



Provided by	<b>Inspector</b>
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Provided by	<b>Inspector</b>
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Provided by	<b>Inspector</b>
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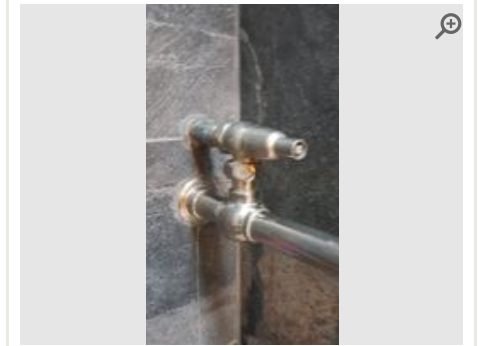
## Radiator



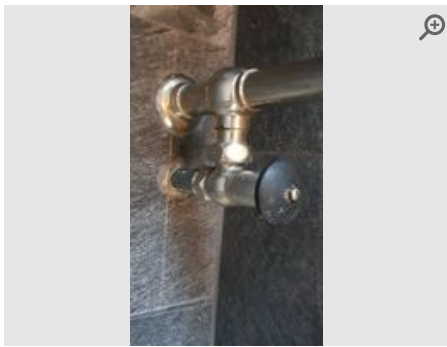
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Reference	<b>4.7.1</b>



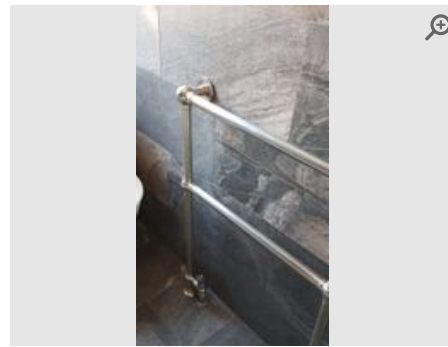
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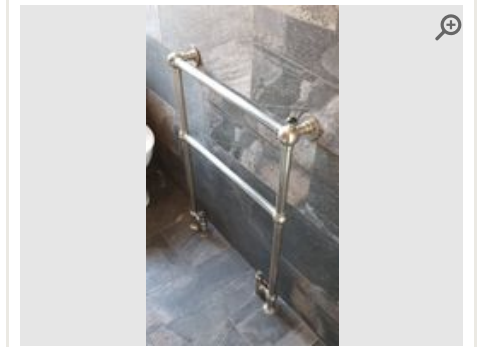
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Reference	<b>4.7.3</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
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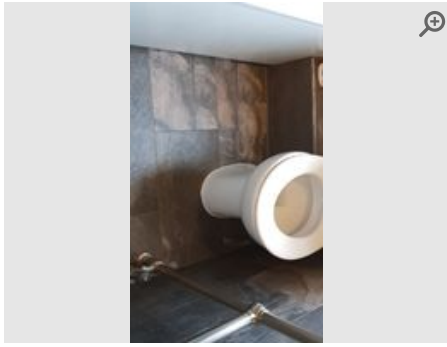


Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>4.7.5</b>



Provided by	<b>Inspector</b>
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Reference	<b>4.7.6</b>

## Floor

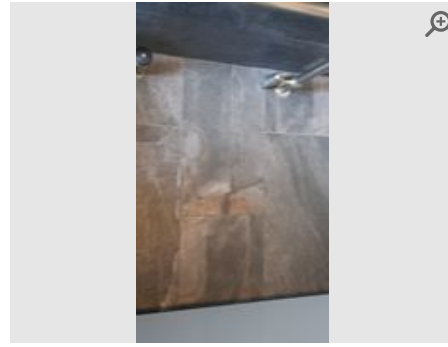


Provided by **Inspector**

Captured (via App): **04/02/2022 2:21 PM**

Added **04/02/2022**

Reference **4.8.1**

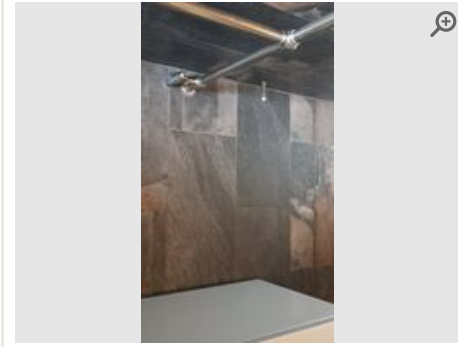


Provided by **Inspector**

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Added **04/02/2022**

Reference **4.8.2**

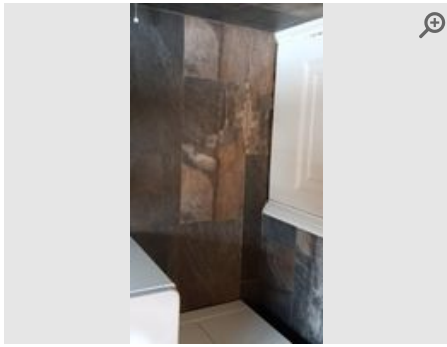


Provided by **Inspector**

Captured (via App): **04/02/2022 2:21 PM**

Added **04/02/2022**

Reference **4.8.3**



Provided by **Inspector**

Captured (via App): **04/02/2022 2:21 PM**

Added **04/02/2022**

Reference **4.8.4**



Provided by **Inspector**

Captured (via App): **04/02/2022 2:21 PM**

Added **04/02/2022**

Reference **4.8.5**



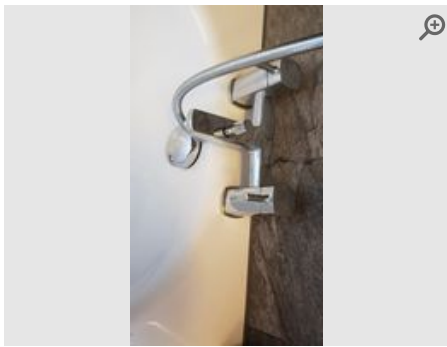
Provided by **Inspector**

Captured (via App): **04/02/2022 2:21 PM**

Added **04/02/2022**

Reference **4.8.6**

### Shower



Provided by **Inspector**

Captured (via App): **04/02/2022 2:23 PM**

Added **04/02/2022**

Reference **4.9.1**

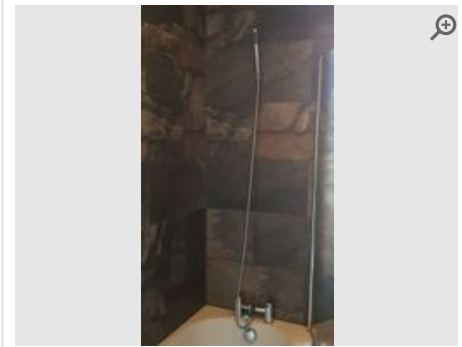


Provided by **Inspector**

Captured (via App): **04/02/2022 2:23 PM**

Added **04/02/2022**

Reference **4.9.2**

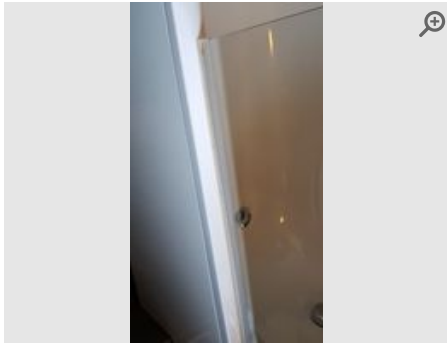


Provided by **Inspector**

Captured (via App): **04/02/2022 2:23 PM**

Added **04/02/2022**

Reference **4.9.3**

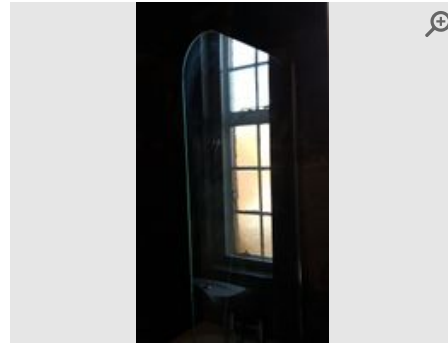


Provided by **Inspector**

Captured (via App): **04/02/2022 2:23 PM**

Added **04/02/2022**

Reference **4.9.4**

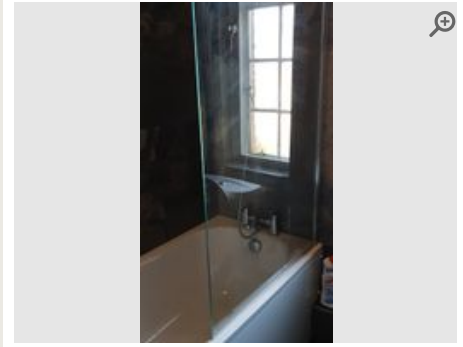


Provided by **Inspector**

Captured (via App): **04/02/2022 2:23 PM**

Added **04/02/2022**

Reference **4.9.5**

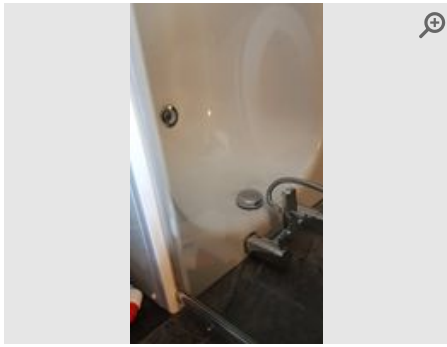


Provided by **Inspector**

Captured (via App): **04/02/2022 2:23 PM**

Added **04/02/2022**

Reference **4.9.6**

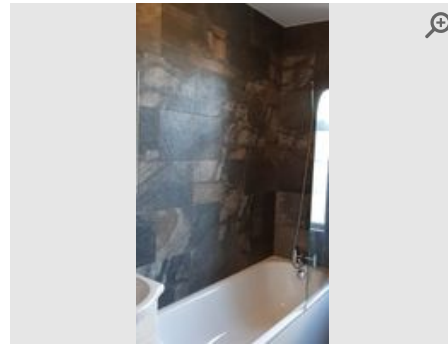


Provided by **Inspector**

Captured (via App): **04/02/2022 2:23 PM**

Added **04/02/2022**

Reference **4.9.7**



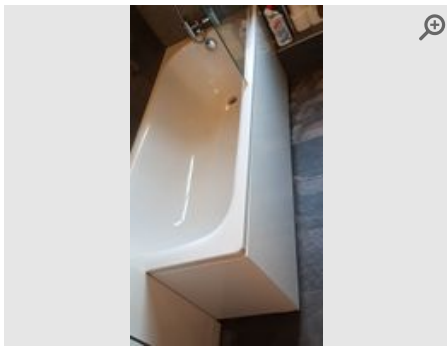
Provided by **Inspector**

Captured (via App): **04/02/2022 2:27 PM**

Added **04/02/2022**

Reference **4.9.8**

## Bath



Provided by **Inspector**

Captured (via App): **04/02/2022 2:26 PM**

Added **04/02/2022**

Reference **4.10.1**



Provided by **Inspector**

Captured (via App): **04/02/2022 2:26 PM**

Added **04/02/2022**

Reference **4.10.2**

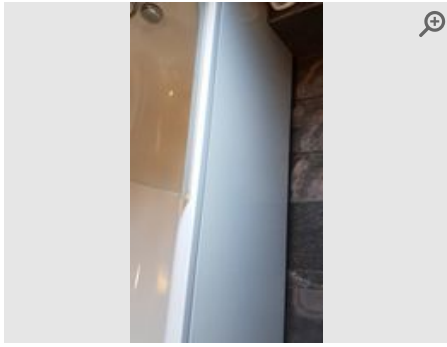


Provided by **Inspector**

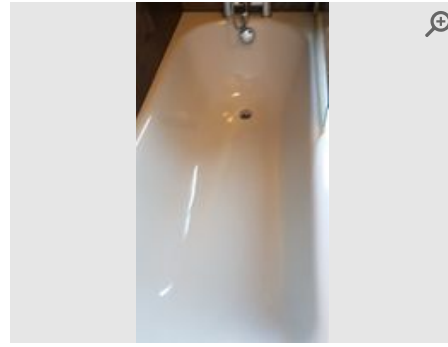
Captured (via App): **04/02/2022 2:26 PM**

Added **04/02/2022**

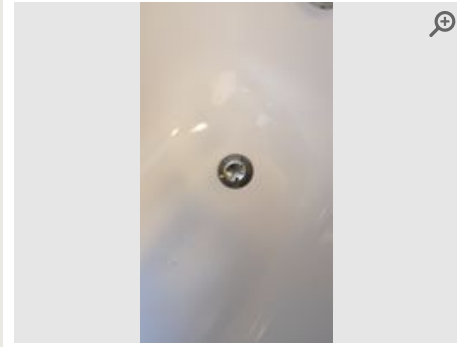
Reference **4.10.3**



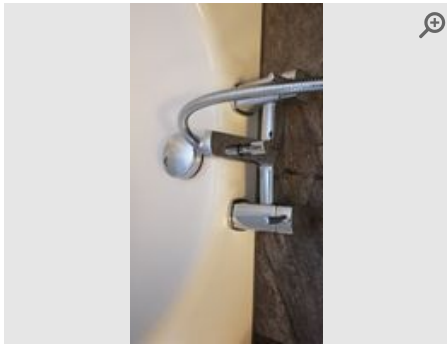
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:26 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.10.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:26 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.10.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:26 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.10.6</b>

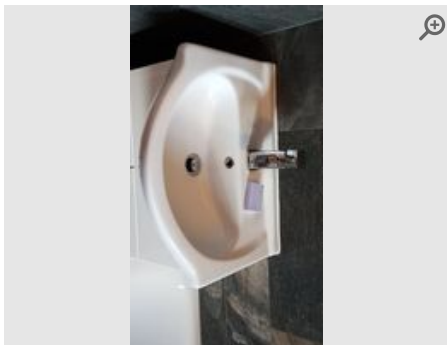


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:26 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.10.7</b>

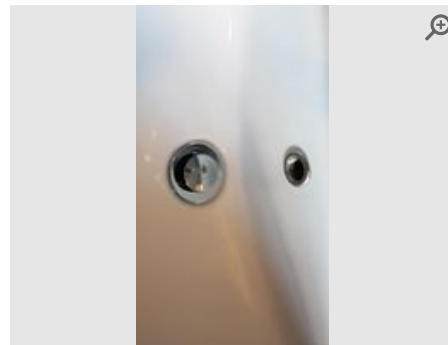


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 12:02 PM</b>
Added	<b>05/02/2022</b>
Reference	<b>4.10.8</b>

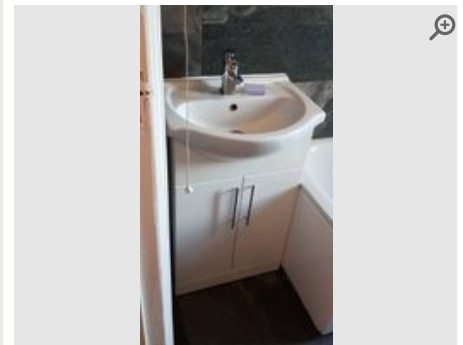
### Sink/Basin



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:28 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.11.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:28 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.11.2</b>



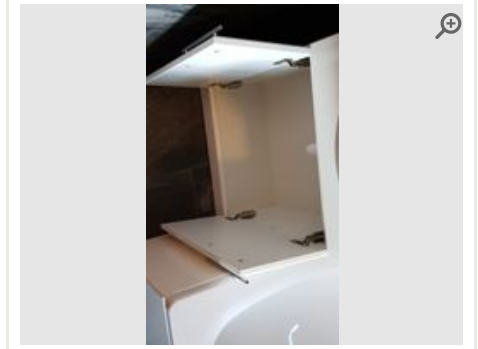
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:28 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.11.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:28 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.11.4</b>

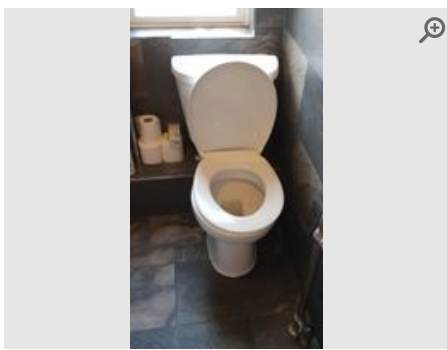


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:28 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.11.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:28 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.11.6</b>

### Toilet



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.12.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.12.2</b>



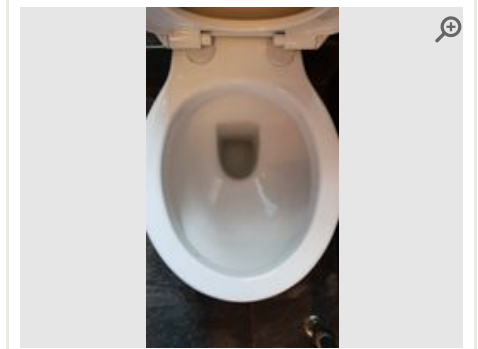
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.12.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.12.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.12.5</b>

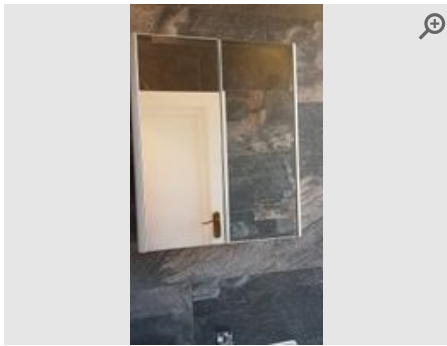


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:33 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.12.6</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>4.12.7</b>

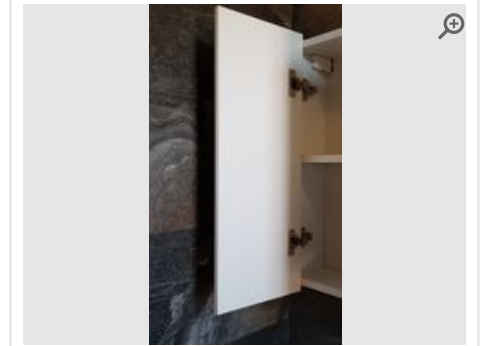
## Cabinet



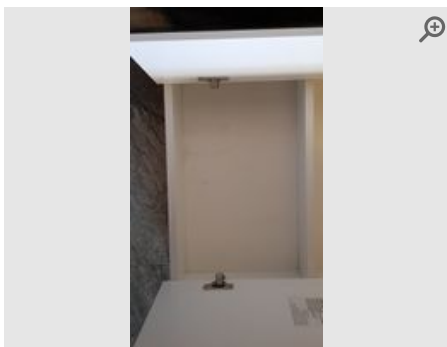
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:39 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.13.1</b>



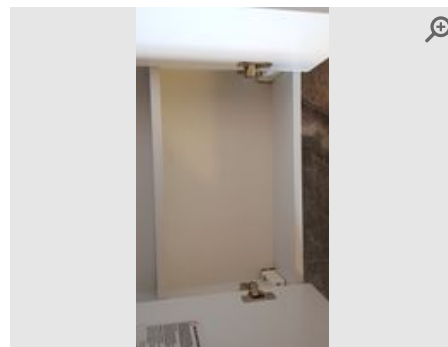
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:39 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.13.2</b>



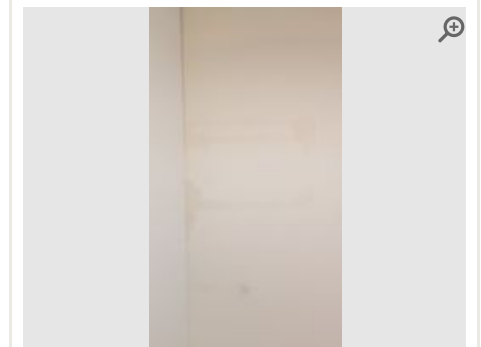
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:39 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.13.3</b>



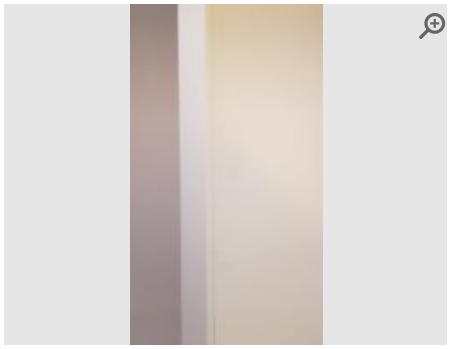
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:39 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.13.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:39 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.13.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:39 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.13.6</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:39 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>4.13.7</b>

## 5 Bedroom

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 5.1	Clean & Tidy	● Good	● Good	📷 2 photos
<b>Door (Internal)</b> 5.2	Wood panelled. White (gloss). Chrome handle In good order. Some scratches present.	● Good	● Good	📷 7 photos
<b>Ceiling</b> 5.3	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust. White In good condition.	● Good	● Good	📷 8 photos
<b>Walls</b> 5.4	Plastered & painted white. Hairline cracks. Deep cracks. Smudges present. Scuffs present. Scratches present. Dents present. White Visible wear and tear present. Scuffs, marks and scratches present. Movement cracks also.	● Good	● Good	📷 8 photos
<b>Light Fittings</b> 5.5	Wall. Glazed. Chrome. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Cream In working order. 1 bulb supplied.	● Good	● Good	📷 2 photos
<b>Windows and Sills</b> 5.6	3 in total. Clear glass. Keys present. Wooden sills. UPVC sills. Roller blind Single glazed PC window in working conditions 2 x original windows with different handles in working condition. Rust present through old paint work. 1 glass panel broken. Blind in working condition	● Good	● Good	📷 8 photos
<b>Floor</b> 5.7	Laminate wood effect. Free of stains. Free of debris. Brown In good condition	● Good	● Good	📷 7 photos
<b>Storage Cupboard/Wardrobe</b> 5.8	Built-in. Wood panelled. White. Rail present. Shelving present In good working condition. Sliding doors working. Some visible wear and tear present.	● Good	● Good	📷 8 photos
<b>Portable Heaters</b> 5.9	2 x portable heaters in working order. Pat Tested up to date.	● Good	● Good	📷 6 photos
<b>Bed Base Frame</b> 5.10	Metal base frame. Free of dirt. Free of dust Good sturdy condition	● Good	● Good	📷 8 photos
<b>Mattress</b> 5.11	Double. Fire safety label present. Free of marks/stains. Marks/stains present. Free of dirt/dust Very good condition. No marks.	● Good	● Good	📷 7 photos

### General Overview

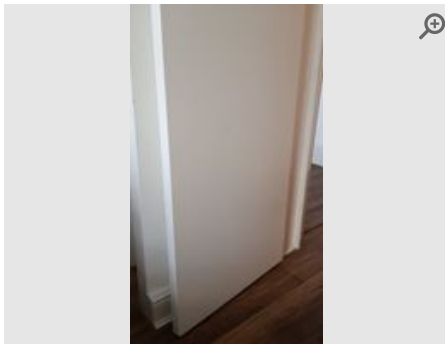


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>5.1.1</b>

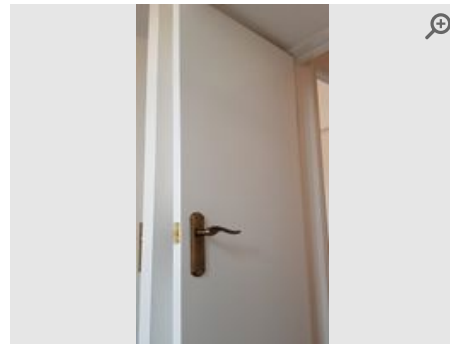


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>5.1.2</b>

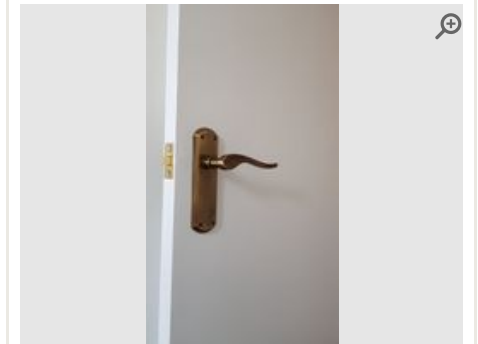
### Door (Internal)



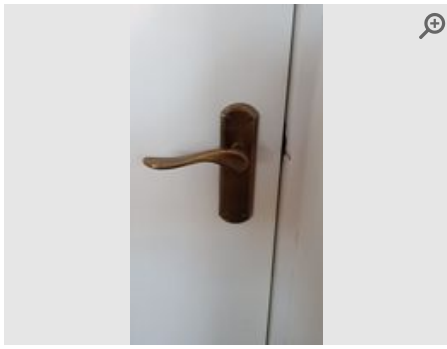
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.2.1</b>



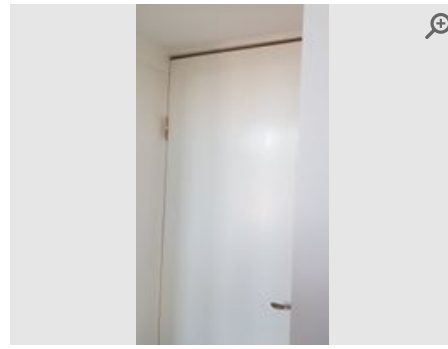
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Added	<b>04/02/2022</b>
Reference	<b>5.2.2</b>



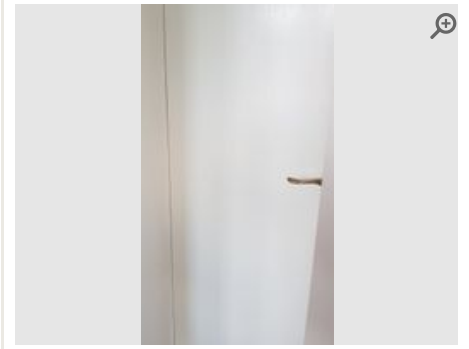
Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>5.2.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.2.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.2.5</b>

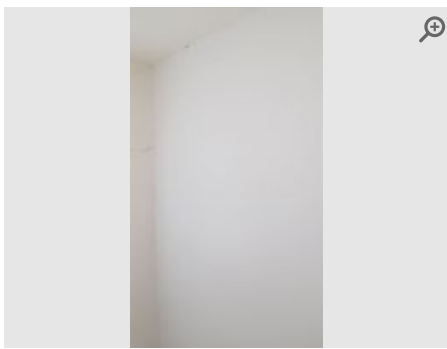


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.2.6</b>

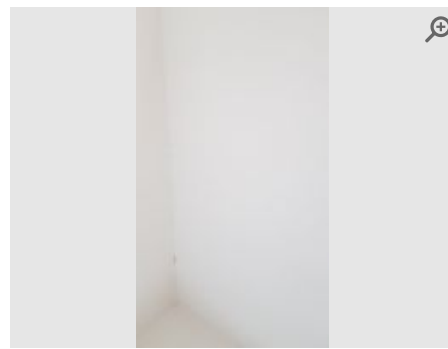


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:58 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.2.7</b>

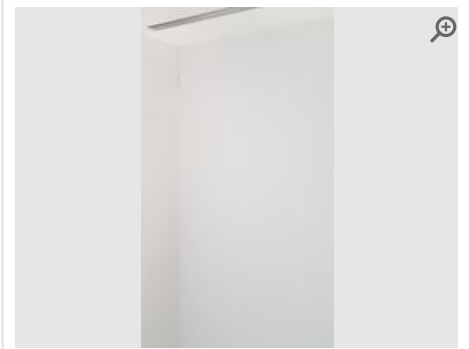
## Ceiling



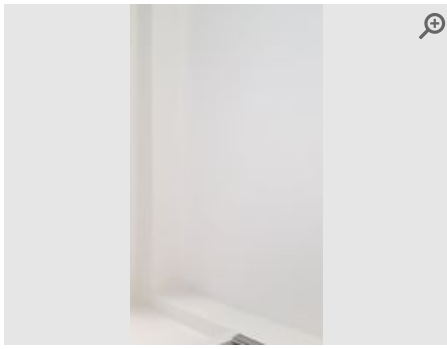
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:49 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.3.1</b>



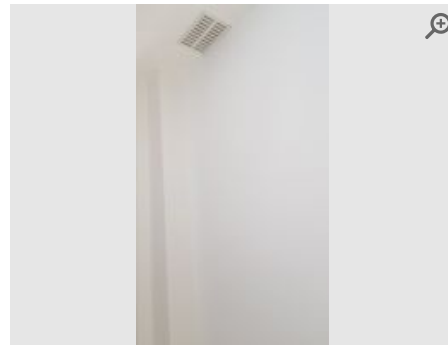
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:49 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.3.2</b>



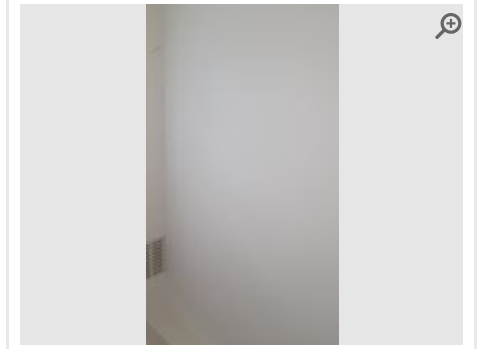
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:49 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.3.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:49 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.3.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:49 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.3.5</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>5.3.6</b>

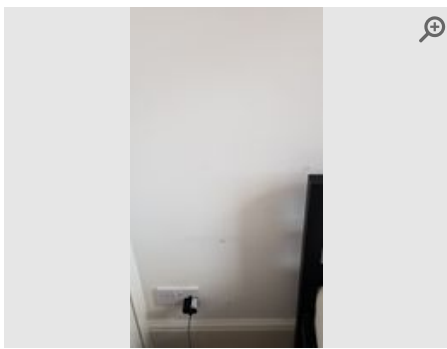


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:49 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.3.7</b>

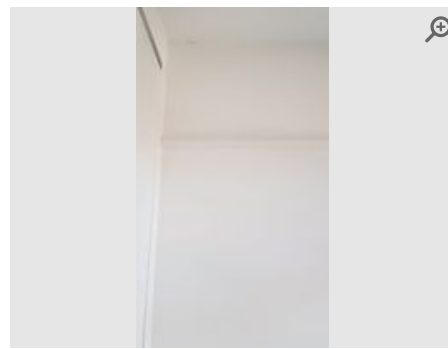


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:49 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.3.8</b>

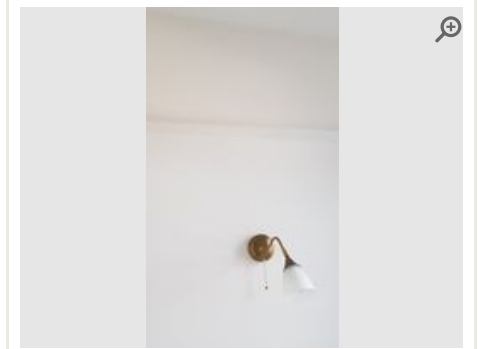
## Walls



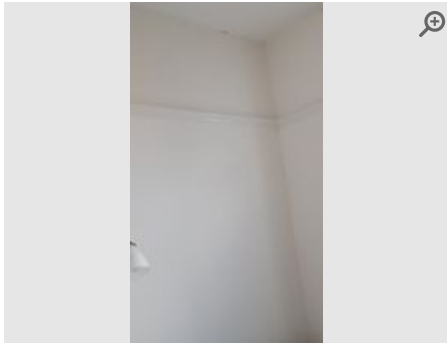
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:53 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.4.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:53 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.4.2</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2022</b>
Reference	<b>5.4.3</b>

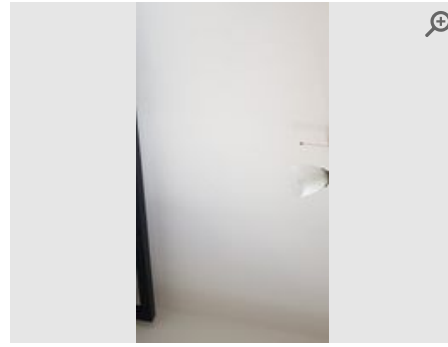


Provided by **Inspector**

Captured (via App): **04/02/2022 2:53 PM**

Added **04/02/2022**

Reference **5.4.4**



Provided by **Inspector**

Captured (via App): **04/02/2022 2:53 PM**

Added **04/02/2022**

Reference **5.4.5**

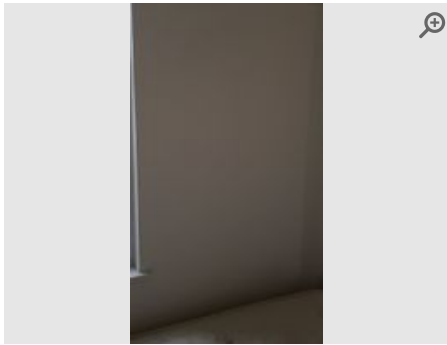


Provided by **Inspector**

Captured (via App): **04/02/2022 2:53 PM**

Added **04/02/2022**

Reference **5.4.6**



Provided by **Inspector**

Captured (via App): **04/02/2022 2:53 PM**

Added **04/02/2022**

Reference **5.4.7**



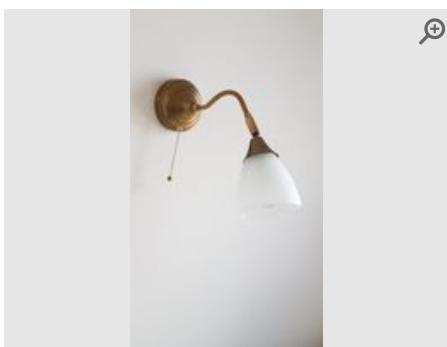
Provided by **Inspector**

Captured (via App): **04/02/2022 2:53 PM**

Added **04/02/2022**

Reference **5.4.8**

## Light Fittings

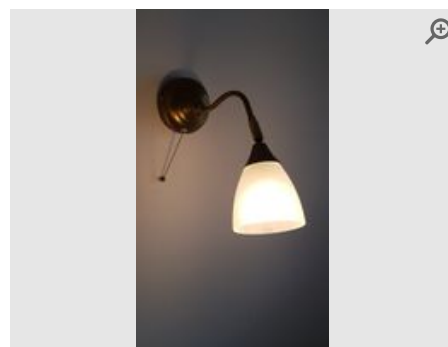


Provided by **Inspector**

Captured (via App): **04/02/2022 2:51 PM**

Added **04/02/2022**

Reference **5.5.1**



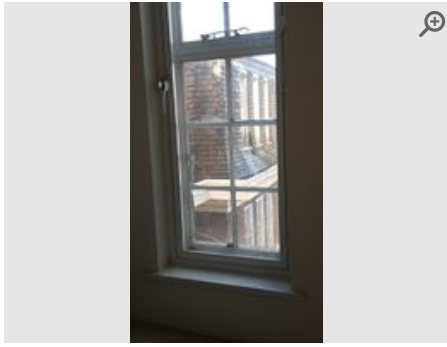
Provided by **Inspector**

Captured (via App): **04/02/2022 2:51 PM**

Added **04/02/2022**

Reference **5.5.2**

## Windows and Sills

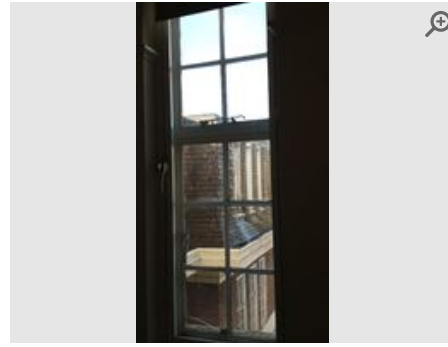


Provided by **Inspector**

Captured (via App): **04/02/2022 3:19 PM**

Added **04/02/2022**

Reference **5.6.1**

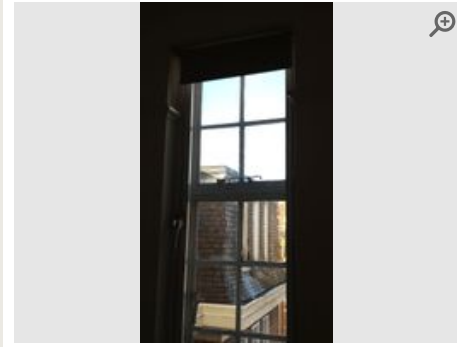


Provided by **Inspector**

Captured (via App): **04/02/2022 3:19 PM**

Added **04/02/2022**

Reference **5.6.2**

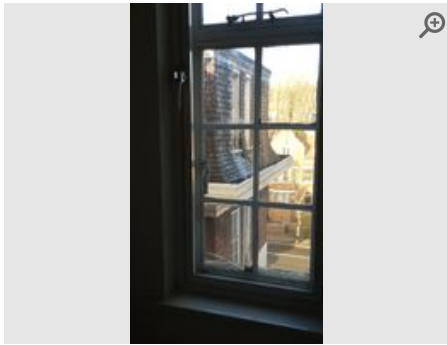


Provided by **Inspector**

Captured (via App): **04/02/2022 3:19 PM**

Added **04/02/2022**

Reference **5.6.3**

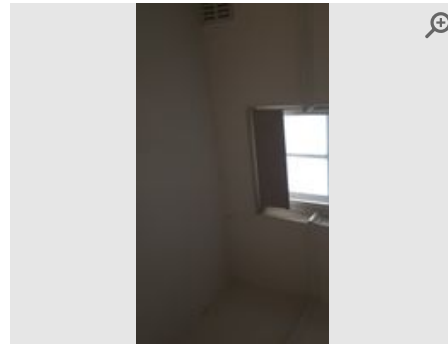


Provided by **Inspector**

Captured (via App): **04/02/2022 3:19 PM**

Added **04/02/2022**

Reference **5.6.4**

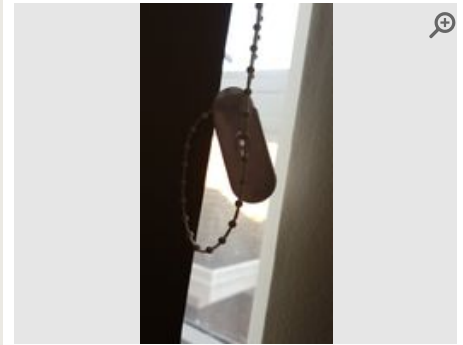


Provided by **Inspector**

Captured (via App): **04/02/2022 3:19 PM**

Added **04/02/2022**

Reference **5.6.5**

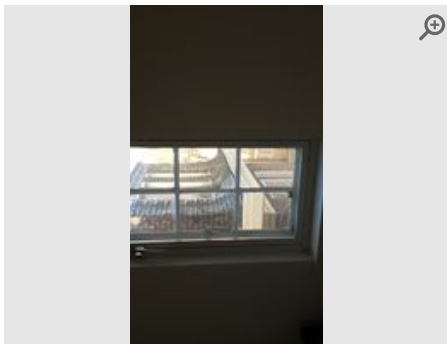


Provided by **Inspector**

Captured (via App): **05/02/2022 12:01 PM**

Added **05/02/2022**

Reference **5.6.6**

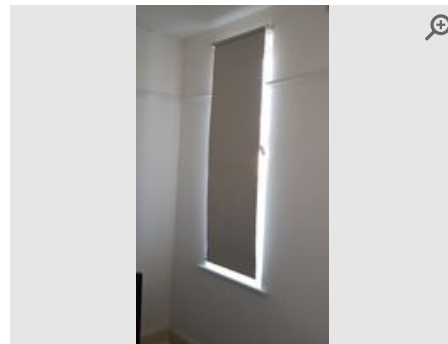


Provided by **Inspector**

Captured (via App): **04/02/2022 3:19 PM**

Added **04/02/2022**

Reference **5.6.7**



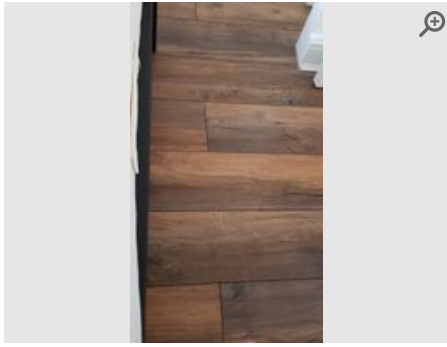
Provided by **Inspector**

Captured (via App): **05/02/2022 12:01 PM**

Added **05/02/2022**

Reference **5.6.8**

**Floor**

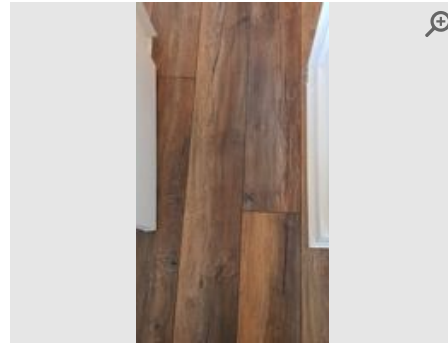


Provided by **Inspector**

Captured (via App): **04/02/2022 3:20 PM**

Added **04/02/2022**

Reference **5.7.1**

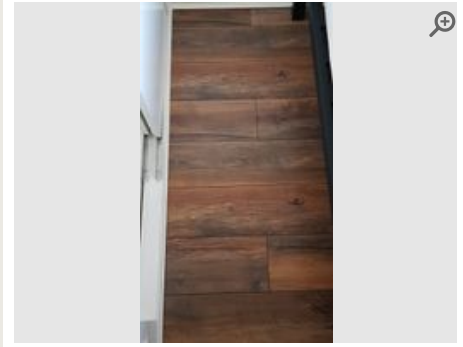


Provided by **Inspector**

Captured (via App): **04/02/2022 3:20 PM**

Added **04/02/2022**

Reference **5.7.2**

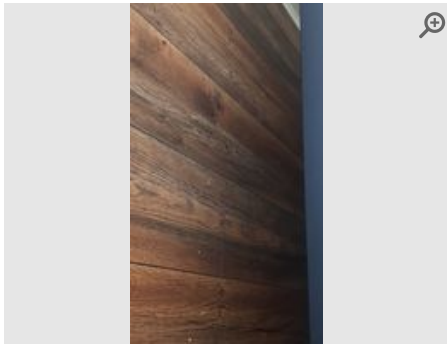


Provided by **Inspector**

Captured (via App): **04/02/2022 3:20 PM**

Added **04/02/2022**

Reference **5.7.3**

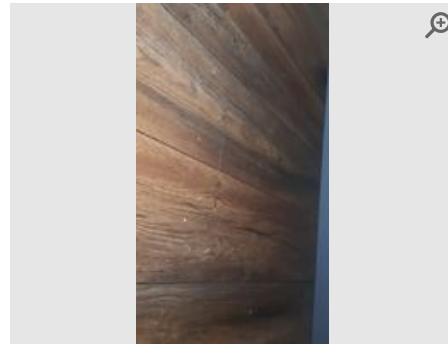


Provided by **Inspector**

Captured (via App): **04/02/2022 3:20 PM**

Added **04/02/2022**

Reference **5.7.4**

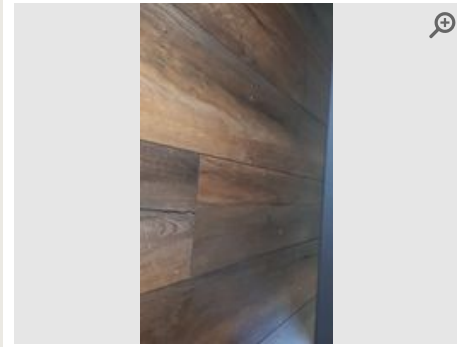


Provided by **Inspector**

Captured (via App): **04/02/2022 3:20 PM**

Added **04/02/2022**

Reference **5.7.5**

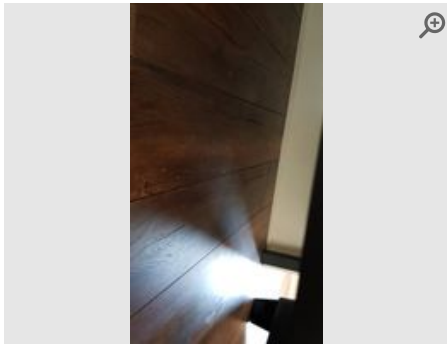


Provided by **Inspector**

Captured (via App): **04/02/2022 3:20 PM**

Added **04/02/2022**

Reference **5.7.6**



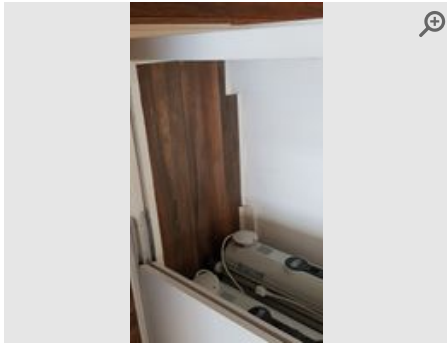
Provided by **Inspector**

Captured (via App): **04/02/2022 3:20 PM**

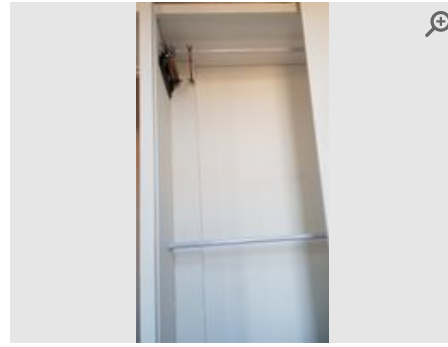
Added **04/02/2022**

Reference **5.7.7**

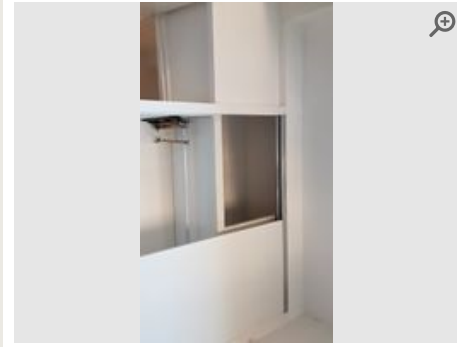
### Storage Cupboard/Wardrobe



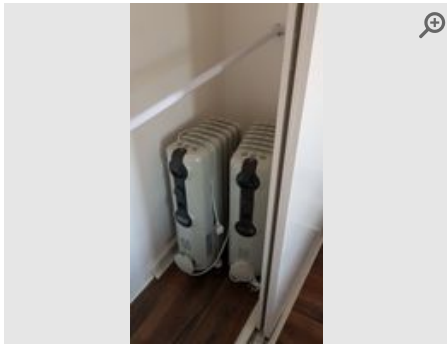
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.2</b>



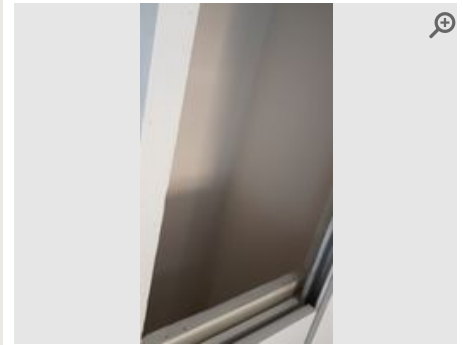
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.3</b>



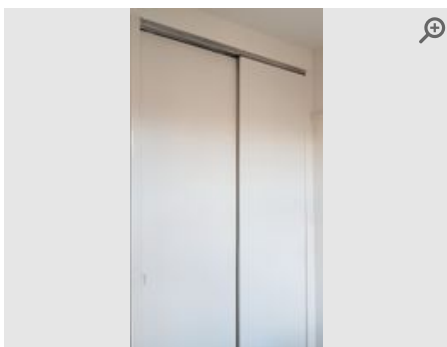
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.4</b>



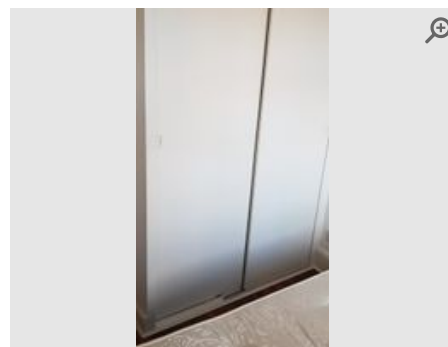
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.6</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:24 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.8.8</b>

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## Portable Heaters

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:56 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.9.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:56 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.9.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:56 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.9.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:56 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.9.4</b>

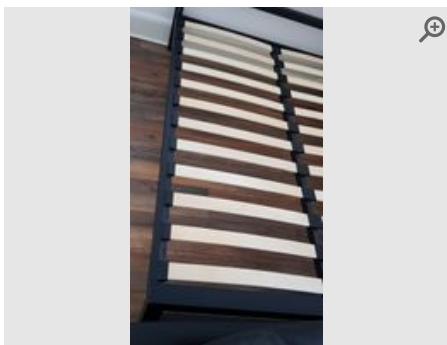


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:56 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.9.5</b>

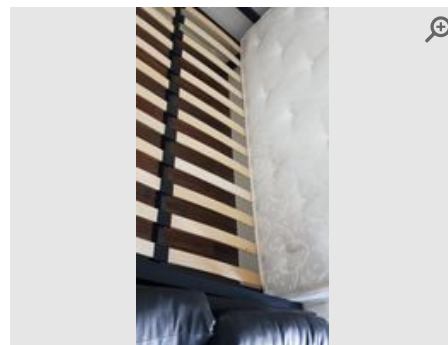


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 2:56 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.9.6</b>

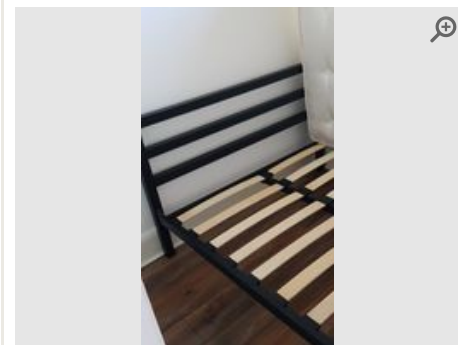
### Bed Base Frame



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:02 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.10.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:02 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.10.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2022 3:02 PM</b>
Added	<b>04/02/2022</b>
Reference	<b>5.10.3</b>

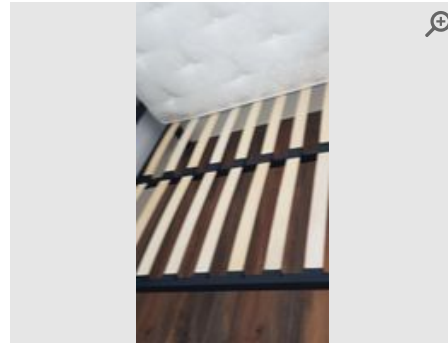


Provided by **Inspector**

Captured (via App): **04/02/2022 3:02 PM**

Added **04/02/2022**

Reference **5.10.4**

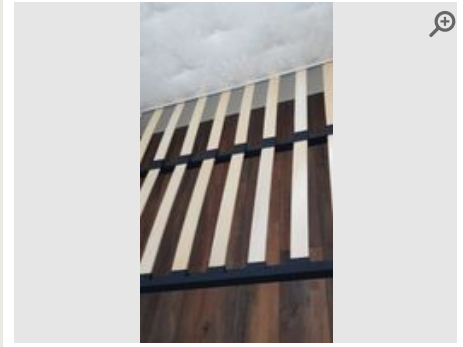


Provided by **Inspector**

Captured (via App): **04/02/2022 3:02 PM**

Added **04/02/2022**

Reference **5.10.5**



Provided by **Inspector**

Captured (via App): **04/02/2022 3:02 PM**

Added **04/02/2022**

Reference **5.10.6**



Provided by **Inspector**

Captured (via App): **04/02/2022 3:02 PM**

Added **04/02/2022**

Reference **5.10.7**



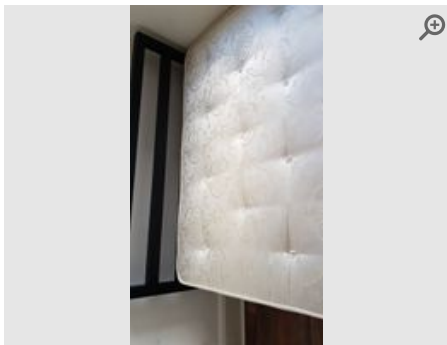
Provided by **Inspector**

Captured (via App): **04/02/2022 3:24 PM**

Added **04/02/2022**

Reference **5.10.8**

### Mattress

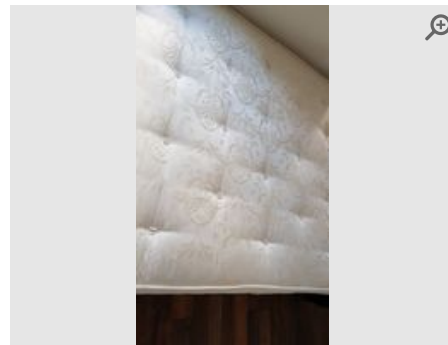


Provided by **Inspector**

Captured (via App): **04/02/2022 3:00 PM**

Added **04/02/2022**

Reference **5.11.1**

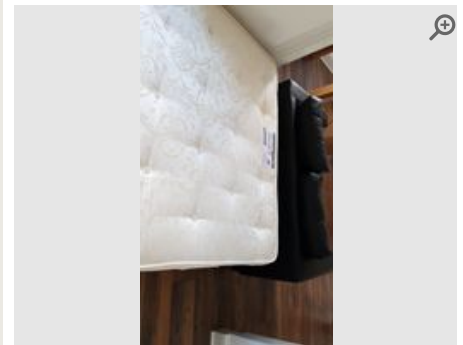


Provided by **Inspector**

Captured (via App): **04/02/2022 3:00 PM**

Added **04/02/2022**

Reference **5.11.2**

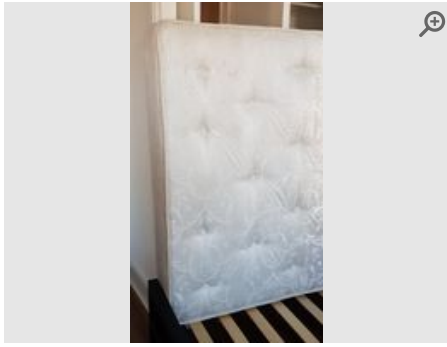


Provided by **Inspector**

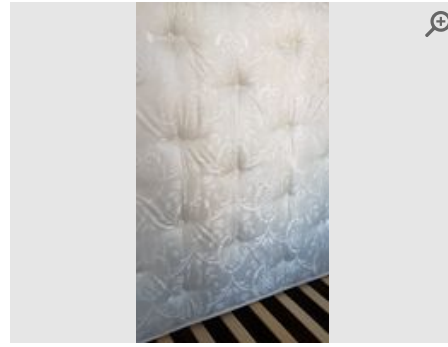
Captured (via App): **04/02/2022 3:00 PM**

Added **04/02/2022**

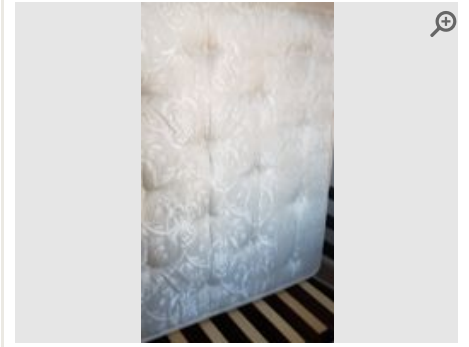
Reference **5.11.3**



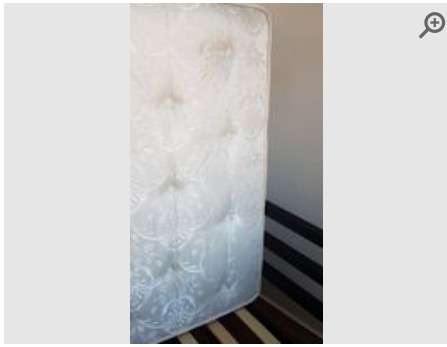
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:49 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>5.11.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:49 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>5.11.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:49 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>5.11.6</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:49 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>5.11.7</b>

## 6 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 6.1	Clean & Tidy	● Good	● Good	📷 4 photos
<b>Door (Internal)</b> 6.2	Wood flat-panel; brass handle. White (gloss). Fixed handle. Brass handle. Free of marks/stains. Free of dust and dirt. White In good working order.	● Good	● Good	📷 4 photos
<b>Ceiling</b> 6.3	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust. White In good order.	● Good	● Good	📷 8 photos
<b>Light Fittings</b> 6.4	Ceiling In working order. 1 bulb supplied.	● Good	● Good	📷 4 photos
<b>Walls</b> 6.5	Plastered & painted white. Free of dirt/dust. White Some visable old dry leak stains present. 1 patch of paint lifted under window. Some visable scratches, marks and scuffs due to previous wear and tear .	● Fair	● Good	📷 8 photos
<b>Windows and Sills</b> 6.6	6 in total. Clear glass. Keys present. Wooden sills. UPVC sills Visable rust through old paint showing due to age. All handles in working order. All double glazing windows in working order. All keys supplied. 2 broken glass panels in 1st window.	● Good	● Good	📷 8 photos
<b>Sockets &amp; Switches</b> 6.7	All sockets/switches plastic. 5 in total All in working order	● Good	● Good	📷 5 photos
<b>Fitted Wardrobe</b> 6.8	4 hinged doors. 4 shelves. 5 shelves. Laminate wood effect. Chrome handle. Free of dust/dirt. Brown (pale) All in good working order.	● Good	● Good	📷 5 photos
<b>Fireplace</b> 6.9	Marble surround. Laminate wood mantelpiece. Mantelpiece free of marks/scuffs. Surround free of marks/scuffs. Free of dirt/dust In good condition	● Good	● Good	📷 3 photos
<b>Sofa</b> 6.10	2 seater. Leather effect upholstered. Free of dirt/dust. Black Landlord provided sofa. Wear and tear visable on front of sofa.	● Good	● Good	📷 6 photos
<b>Table</b> 6.11		● Good	● Good	📷 5 photos
<b>Dining Table Chairs</b> 6.12		● Good	● Good	📷 5 photos
<b>Floor</b> 6.13	Laminate wood effect. Wooden threshold strip. Free of stains. Free of marks/scratches. Free of debris. Brown In good condition	● Good	● Good	📷 8 photos

## General Overview



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>6.1.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>6.1.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>6.1.3</b>

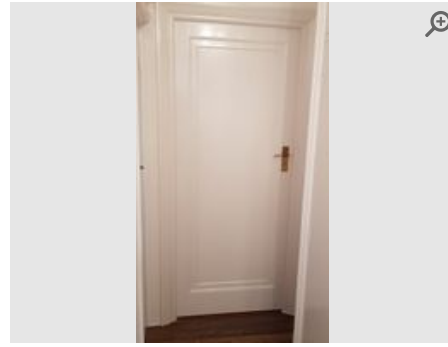


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>05/02/2022</b>
Added	<b>06/02/2022</b>
Reference	<b>6.1.4</b>

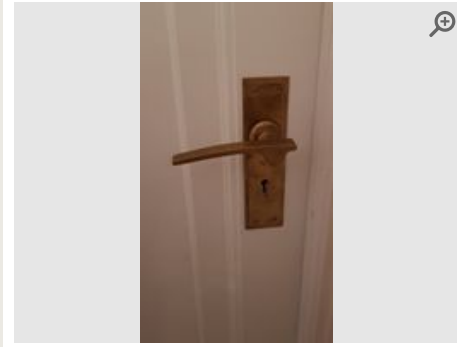
## Door (Internal)



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.2.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.2.2</b>

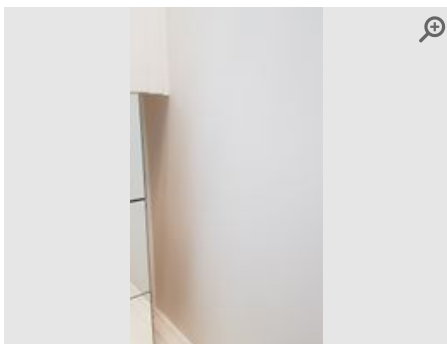


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.2.3</b>

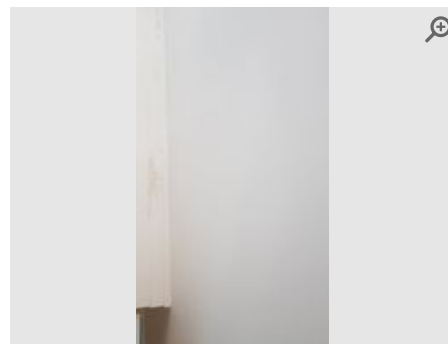


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.2.4</b>

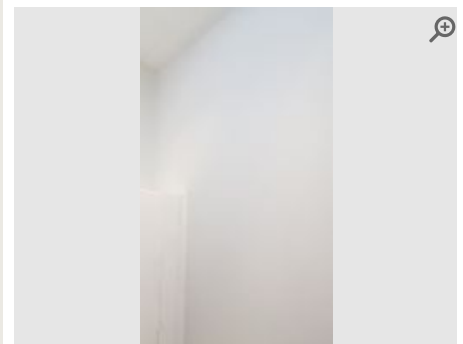
## Ceiling



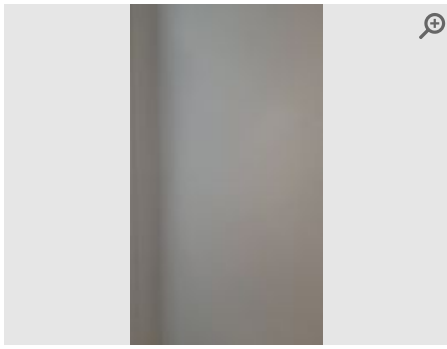
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:33 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.3.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:33 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.3.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:33 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.3.3</b>

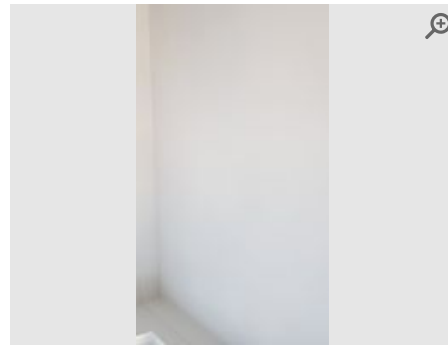


Provided by **Inspector**

Captured (via App): **05/02/2022 10:33 AM**

Added **05/02/2022**

Reference **6.3.4**

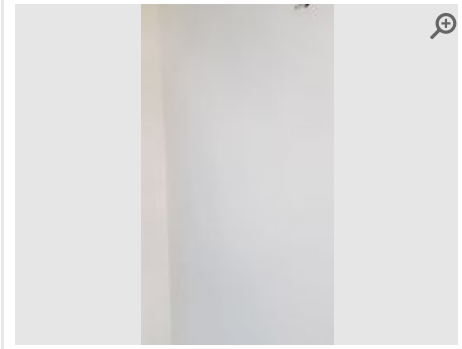


Provided by **Inspector**

Captured (via App): **05/02/2022 10:33 AM**

Added **05/02/2022**

Reference **6.3.5**

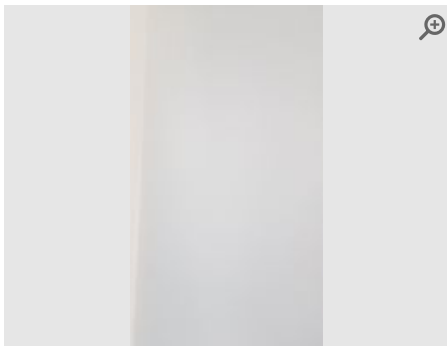


Provided by **Inspector**

Captured (via App): **05/02/2022 10:33 AM**

Added **05/02/2022**

Reference **6.3.6**

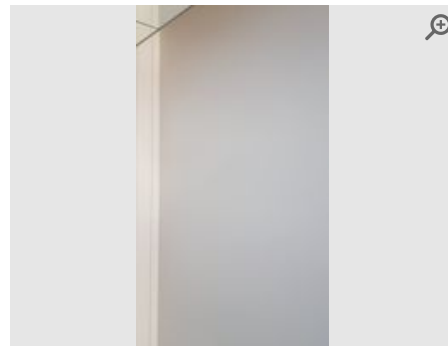


Provided by **Inspector**

Captured (via App): **05/02/2022 10:33 AM**

Added **05/02/2022**

Reference **6.3.7**



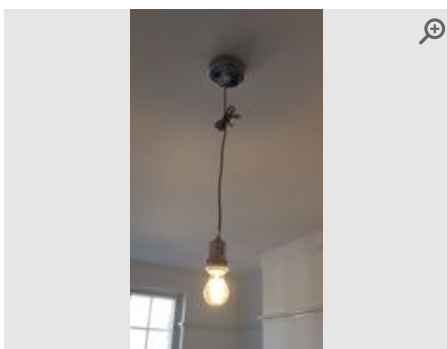
Provided by **Inspector**

Captured (via App): **05/02/2022 10:33 AM**

Added **05/02/2022**

Reference **6.3.8**

## Light Fittings

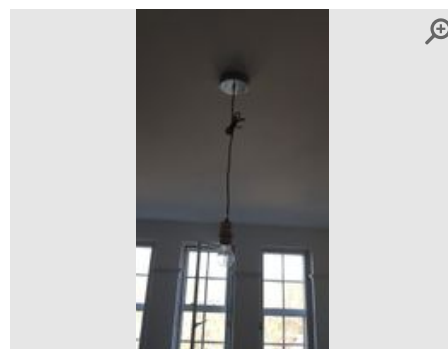


Provided by **Inspector**

Captured (via App): **05/02/2022 11:23 AM**

Added **05/02/2022**

Reference **6.4.1**

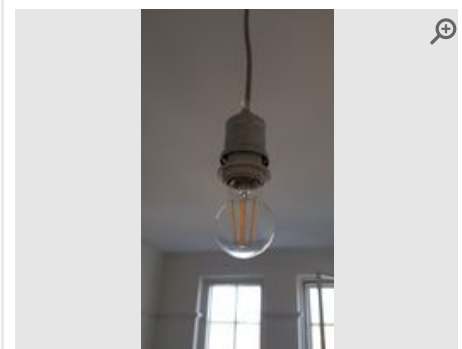


Provided by **Inspector**

Captured (via App): **05/02/2022 11:23 AM**

Added **05/02/2022**

Reference **6.4.2**



Provided by **Inspector**

Captured (via App): **05/02/2022 11:23 AM**

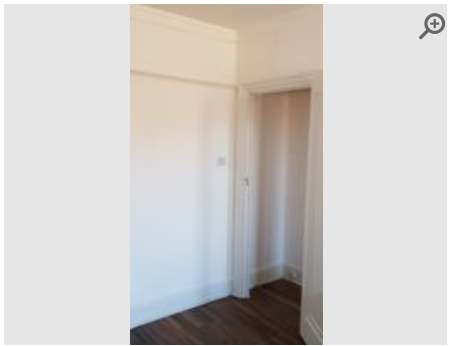
Added **05/02/2022**

Reference **6.4.3**

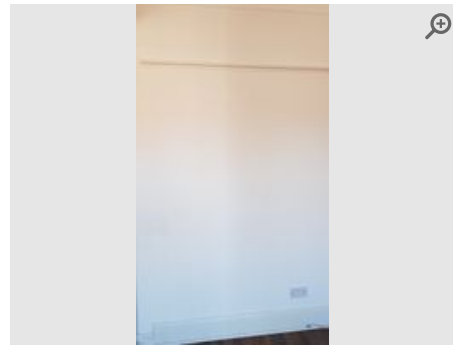


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:23 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.4.4</b>

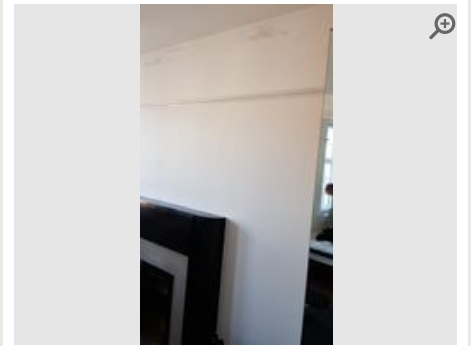
## Walls



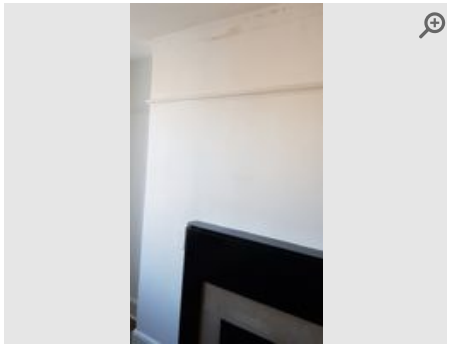
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:44 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.5.1</b>



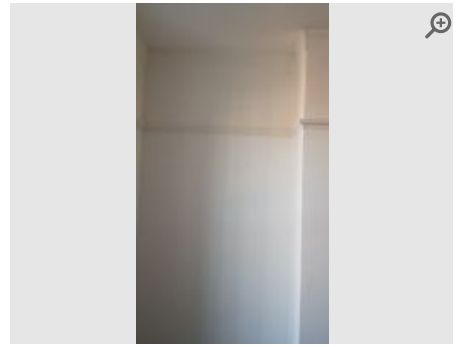
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:44 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.5.2</b>



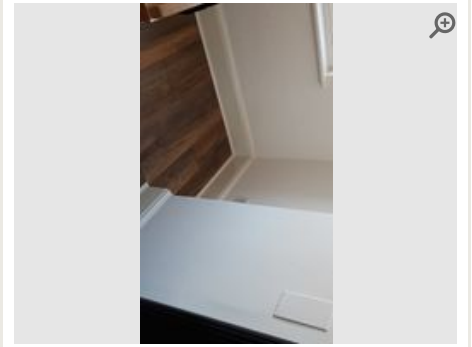
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:44 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.5.3</b>



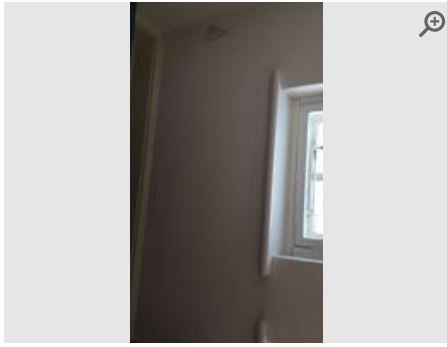
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:44 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.5.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:44 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.5.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 10:44 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.5.6</b>

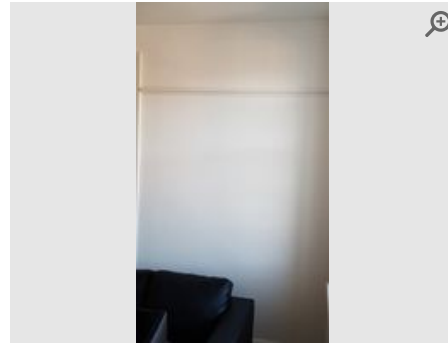


Provided by **Inspector**

Captured (via App): **05/02/2022 10:44 AM**

Added **05/02/2022**

Reference **6.5.7**



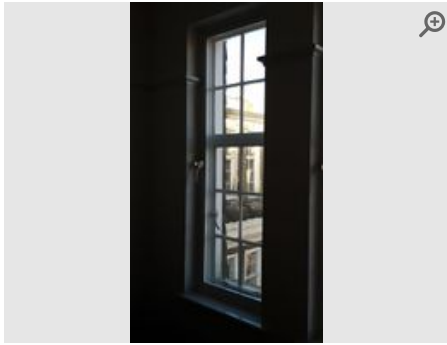
Provided by **Inspector**

Captured (via App): **05/02/2022 10:44 AM**

Added **05/02/2022**

Reference **6.5.8**

### Windows and Sills

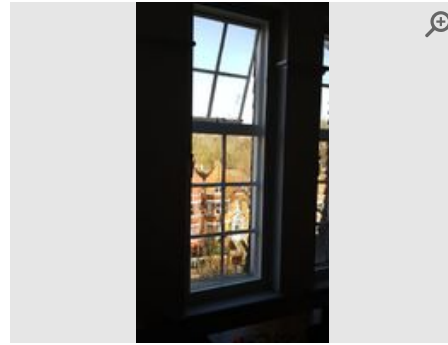


Provided by **Inspector**

Captured (via App): **05/02/2022 10:52 AM**

Added **05/02/2022**

Reference **6.6.1**

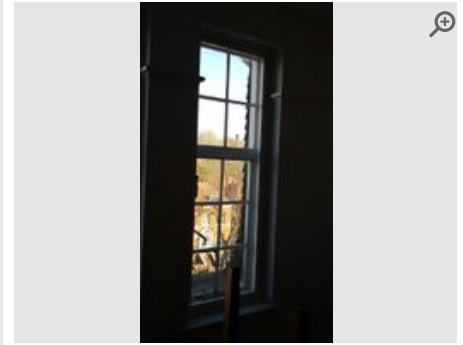


Provided by **Inspector**

Captured (via App): **05/02/2022 10:52 AM**

Added **05/02/2022**

Reference **6.6.2**

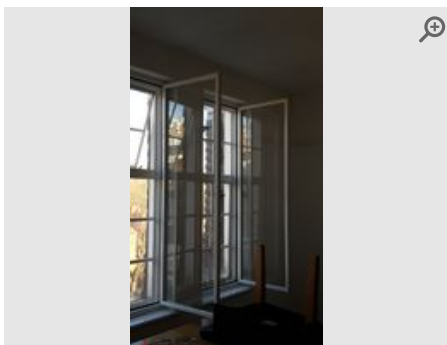


Provided by **Inspector**

Captured (via App): **05/02/2022 10:52 AM**

Added **05/02/2022**

Reference **6.6.3**

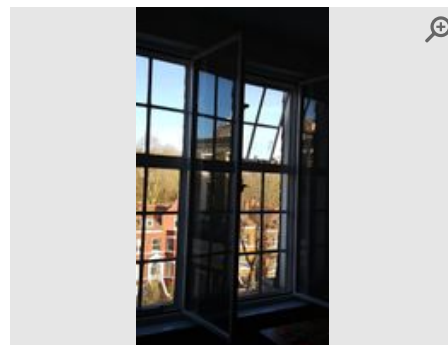


Provided by **Inspector**

Captured (via App): **05/02/2022 10:52 AM**

Added **05/02/2022**

Reference **6.6.4**

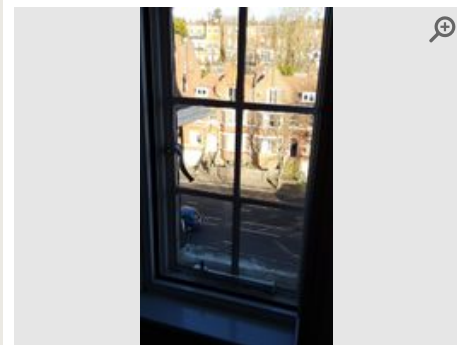


Provided by **Inspector**

Captured (via App): **05/02/2022 10:52 AM**

Added **05/02/2022**

Reference **6.6.5**

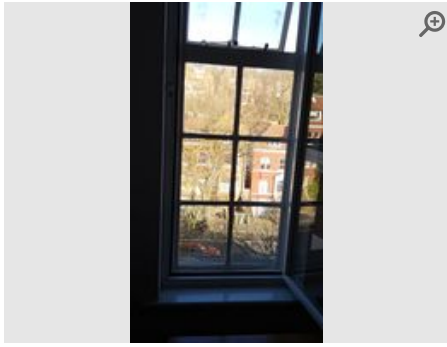


Provided by **Inspector**

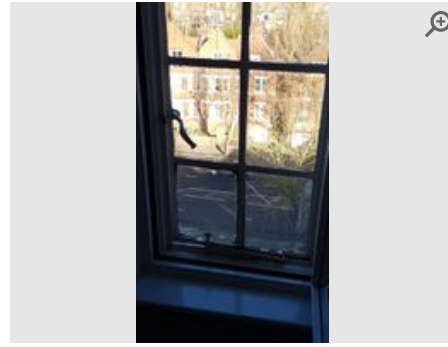
Captured (via App): **05/02/2022 10:52 AM**

Added **05/02/2022**

Reference **6.6.6**



Provided by **Inspector**  
Captured (via App): **05/02/2022 10:52 AM**  
Added **05/02/2022**  
Reference **6.6.7**



Provided by **Inspector**  
Captured (via App): **05/02/2022 10:52 AM**  
Added **05/02/2022**  
Reference **6.6.8**

### Sockets & Switches



Provided by **Inspector**  
Captured (via App): **05/02/2022 10:54 AM**  
Added **05/02/2022**  
Reference **6.7.1**



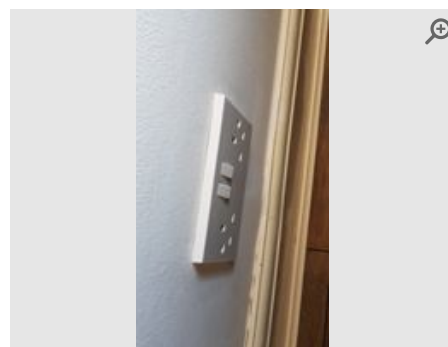
Provided by **Inspector**  
Captured (via App): **05/02/2022 10:54 AM**  
Added **05/02/2022**  
Reference **6.7.2**



Provided by **Inspector**  
Captured (via App): **05/02/2022 10:54 AM**  
Added **05/02/2022**  
Reference **6.7.3**



Provided by **Inspector**  
Captured (via App): **05/02/2022 10:54 AM**  
Added **05/02/2022**  
Reference **6.7.4**



Provided by **Inspector**  
Captured (via App): **05/02/2022 10:54 AM**  
Added **05/02/2022**  
Reference **6.7.5**

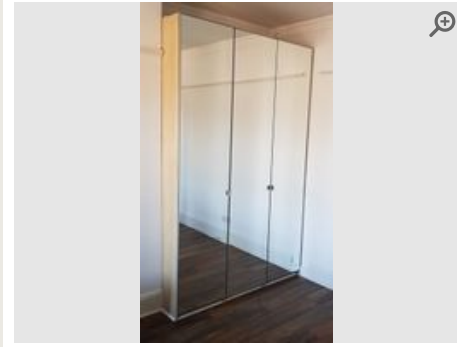
### Fitted Wardrobe



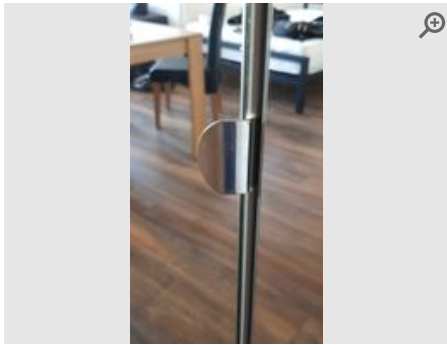
Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:21 AM**  
 Added **05/02/2022**  
 Reference **6.8.1**



Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:21 AM**  
 Added **05/02/2022**  
 Reference **6.8.2**



Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:21 AM**  
 Added **05/02/2022**  
 Reference **6.8.3**

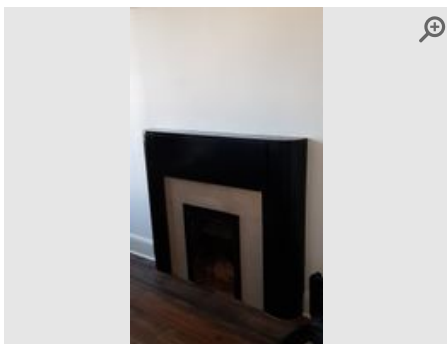


Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:21 AM**  
 Added **05/02/2022**  
 Reference **6.8.4**

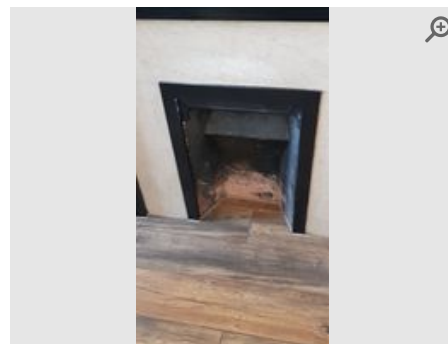


Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:21 AM**  
 Added **05/02/2022**  
 Reference **6.8.5**

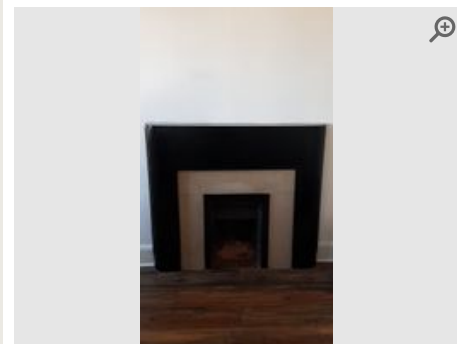
## Fireplace



Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:01 AM**  
 Added **05/02/2022**  
 Reference **6.9.1**

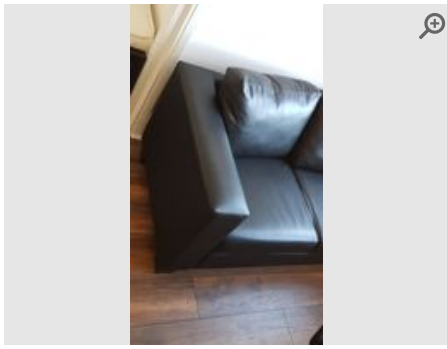


Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:01 AM**  
 Added **05/02/2022**  
 Reference **6.9.2**



Provided by **Inspector**  
 Captured (via App): **05/02/2022 11:01 AM**  
 Added **05/02/2022**  
 Reference **6.9.3**

## Sofa

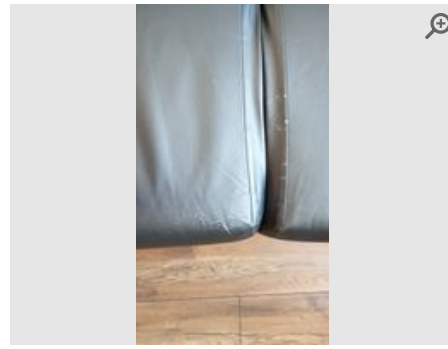


Provided by **Inspector**

Captured (via App): **05/02/2022 11:13 AM**

Added **05/02/2022**

Reference **6.10.1**

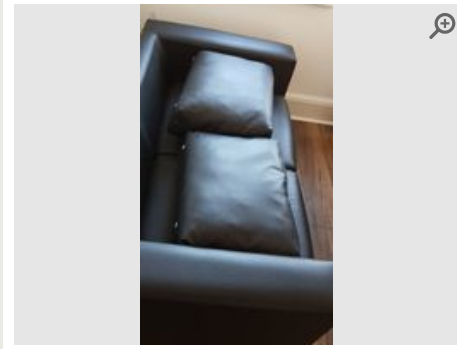


Provided by **Inspector**

Captured (via App): **05/02/2022 11:13 AM**

Added **05/02/2022**

Reference **6.10.2**

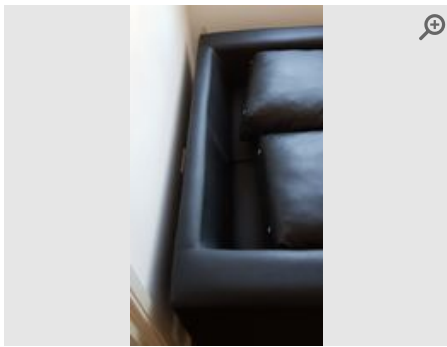


Provided by **Inspector**

Captured (via App): **05/02/2022 11:13 AM**

Added **05/02/2022**

Reference **6.10.3**



Provided by **Inspector**

Captured (via App): **05/02/2022 11:13 AM**

Added **05/02/2022**

Reference **6.10.4**

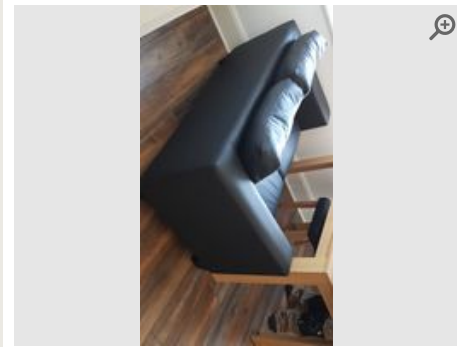


Provided by **Inspector**

Captured (via App): **05/02/2022 11:13 AM**

Added **05/02/2022**

Reference **6.10.5**



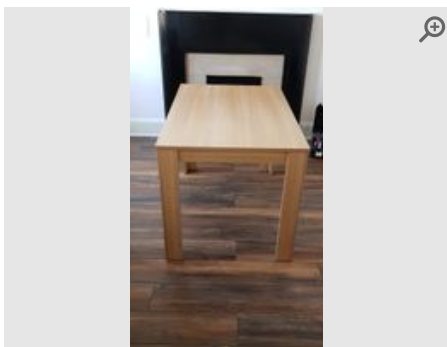
Provided by **Inspector**

Captured (via App): **05/02/2022 11:13 AM**

Added **05/02/2022**

Reference **6.10.6**

### Table



Provided by **Inspector**

Captured (via App): **05/02/2022 11:26 AM**

Added **05/02/2022**

Reference **6.11.1**

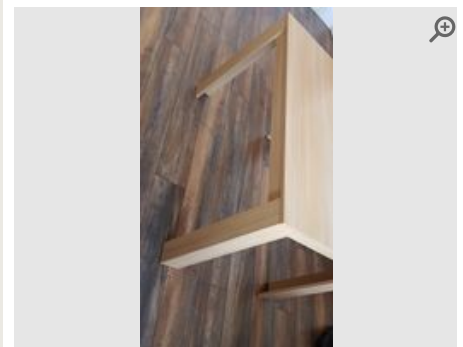


Provided by **Inspector**

Captured (via App): **05/02/2022 11:26 AM**

Added **05/02/2022**

Reference **6.11.2**

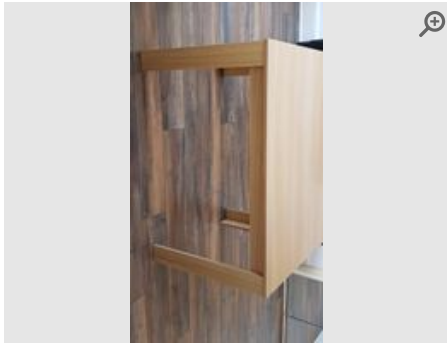


Provided by **Inspector**

Captured (via App): **05/02/2022 11:26 AM**

Added **05/02/2022**

Reference **6.11.3**

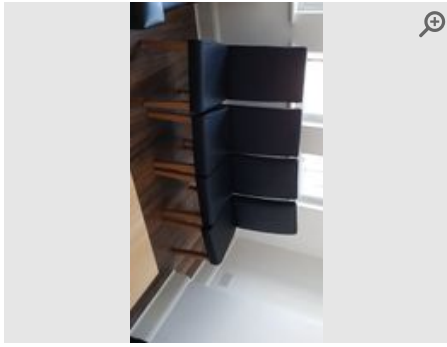


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:26 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.11.4</b>

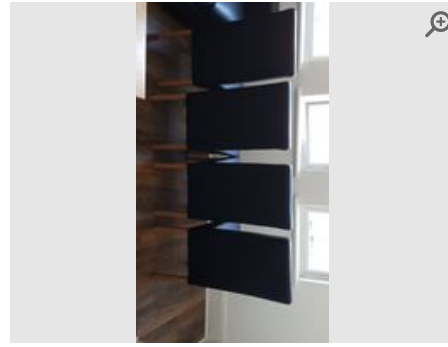


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:26 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.11.5</b>

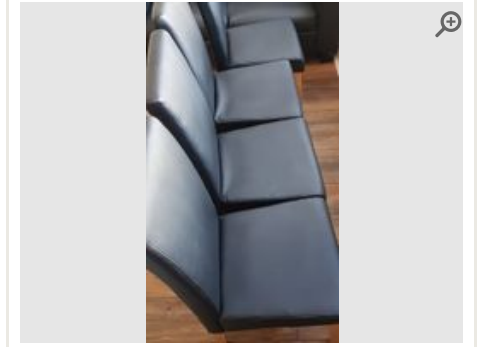
### Dining Table Chairs



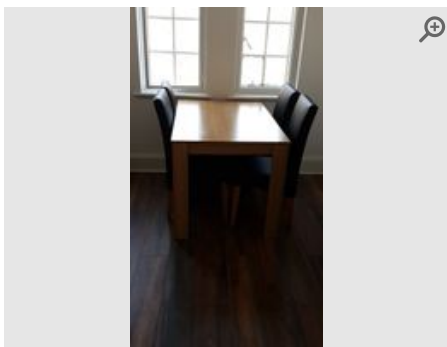
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.12.1</b>



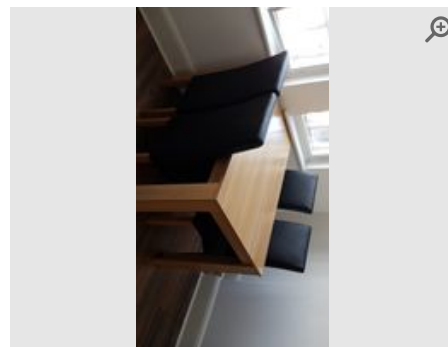
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.12.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.12.3</b>

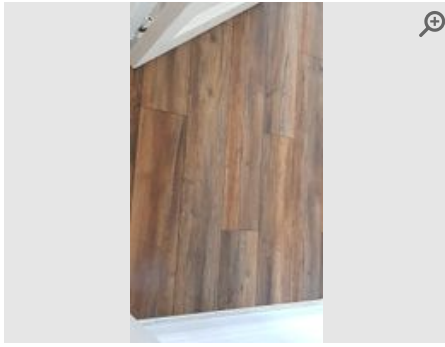


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.12.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/02/2022 11:29 AM</b>
Added	<b>05/02/2022</b>
Reference	<b>6.12.5</b>

### Floor

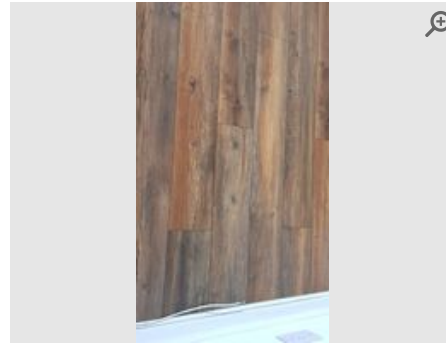


Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.1**

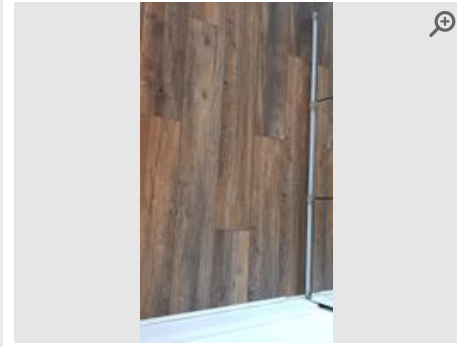


Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.2**

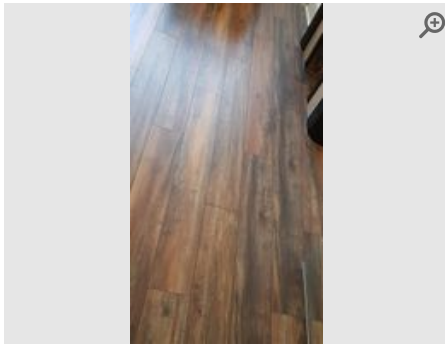


Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.3**

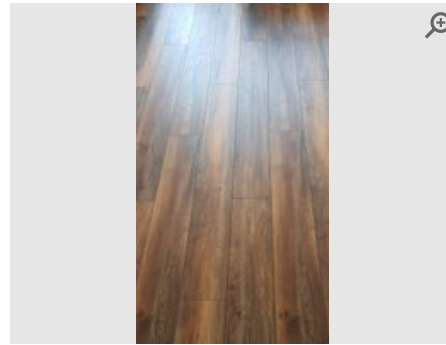


Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.4**

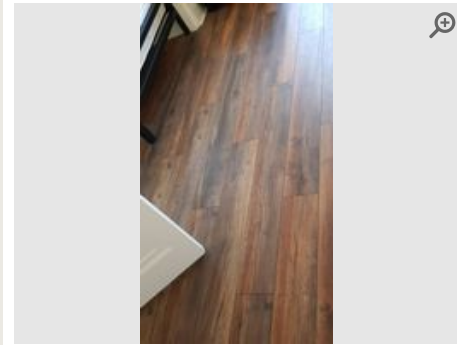


Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.5**

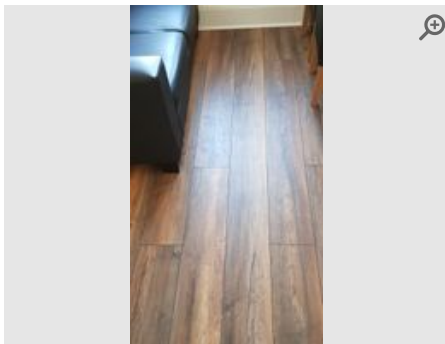


Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.6**

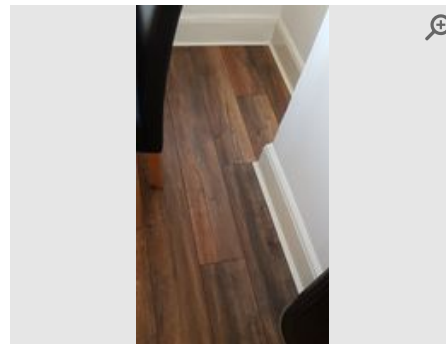


Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.7**



Provided by **Inspector**

Captured (via App): **05/02/2022 11:46 AM**

Added **05/02/2022**

Reference **6.13.8**

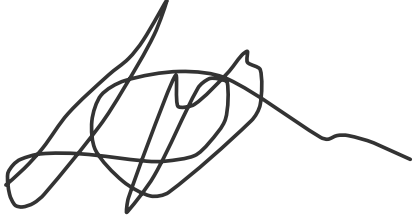
# Declaration

## 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  
Ltd

**Date:**

05/02/2022 at 10:26pm

### Tenant Signature



**Name:**

C Thomson

**Date:**

06/02/2022 at 8:38am

**Email address:**

**IP address:**

## 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.