

Check-in Inventory Report



Eastern Quay Apartments,
LONDON, London, England

TENANT NAME

H S

TENANCY TYPE

Joint

OTHER TENANT(S)

REPORT CONFIRMED BY
Sheree - Smart
Properties & Investments
Limited

TENANCY START DATE

10/07/2021

PROPERTY VISIT DATE

10/07/2021

PREPARED ON BEHALF OF

Landlord name

Telephone: 02033 182453

 [View Photo Gallery](#)

This report contains



Check-in Inventory details: Record of appliance manuals (if any present); Record of key handover; Record of meter readings (where accessible).



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



Disclaimer and check-out guidance details.

Property Information

12 month contract

Tenancy Information

12 month contract

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
Entrance/Hallway	Clean & Tidy Clean, nice and neat. Few marks on walls from wear and tear. Fire alarm tested and in working order.	● Good	● Good	3 photos
Storage Room	CO2 alarm has been tested and is working. Compact area though organised. Few marks on the walls from wear and tear.	● Good	● Good	2 photos
Kitchen	Clean & Tidy Nice and Clean Splash back has dark marks from the new hob. Fire Blanket is fitted in the kitchen. Few marks around from wear and tear.	● Good	● Good	2 photos
Living Room/Lounge	Clean & Tidy Clean and neat. Some wear and tear marks on the walls	● Good	● Good	2 photos
Balcony	Clean & Tidy Clean and tidy. No issues to report.	● Good	● Good	3 photos
Bedroom	Clean & Tidy Clean and neat.	● Good	● Good	3 photos
Ensuite	Clean & Tidy Clean and in working order.	● Good	● Good	2 photos



Check-in Inventory Details

Check-in Inventory Procedures

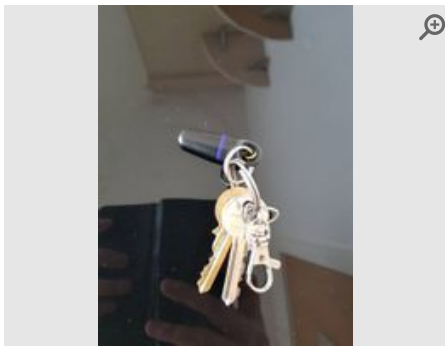
YES

Keys photographed, tested & handed over

N/A

Appliance manuals photographed & handed over

Key Photos



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	23/07/2021




Utility Details

General Utility Notes

All utilities are external to the flat

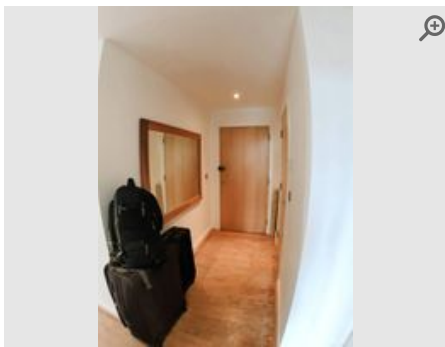
Room Details

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

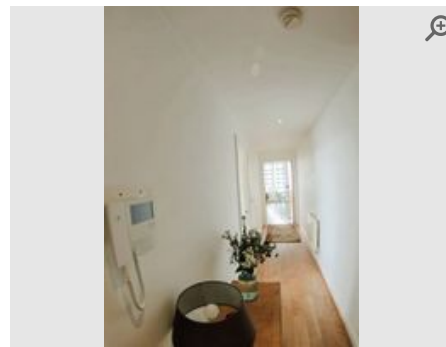
1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	Clean & Tidy Clean, nice and neat. Few marks on walls from wear and tear. Fire alarm tested and in working order.	● Good	● Good	 3 photos

Entrance/Hallway Photos

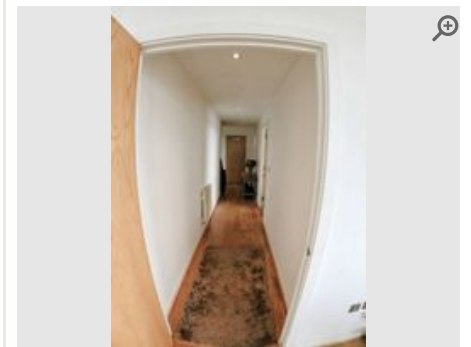
General Overview



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	18/07/2021
Reference	1.1.1



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	18/07/2021
Reference	1.1.2



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	18/07/2021
Reference	1.1.3

2 Storage Room

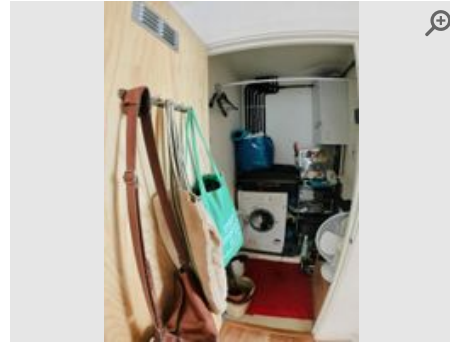
Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	CO2 alarm has been tested and is working. Compact area though organised. Few marks on the walls from wear and tear.	● Good	● Good	📷 2 photos

📷 Storage Room Photos

General Overview



Provided by	Inspector
Captured (External device)	10/07/2021
Added	21/07/2021
Reference	2.1.1



Provided by	Inspector
Captured (External device)	10/07/2021
Added	21/07/2021
Reference	2.1.2

3 Kitchen

Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Clean & Tidy Nice and Clean Splash back has dark marks from the new hob. Fire Blanket is fitted in the kitchen. Few marks around from wear and tear.	● Good	● Good	📷 2 photos

📷 Kitchen Photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	21/07/2021
Reference	3.1.1



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	21/07/2021
Reference	3.1.2

4 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	Clean & Tidy Clean and neat. Some wear and tear marks on the walls	● Good	● Good	📷 2 photos

📷 Living Room/Lounge Photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	21/07/2021
Reference	4.1.1



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	21/07/2021
Reference	4.1.2

5 Balcony

Item	Description	Condition	Cleanliness	Photos
General Overview 5.1	Clean & Tidy Clean and tidy. No issues to report.	● Good	● Good	📷 3 photos

📷 Balcony Photos

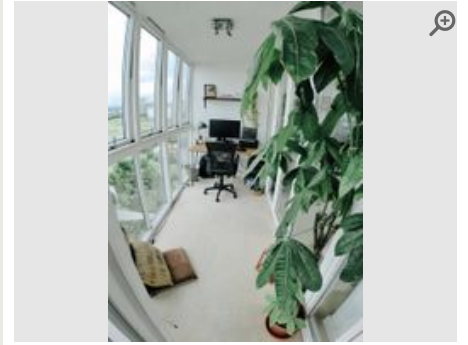
General Overview



Provided by	Inspector
Captured (External device)	10/07/2021
Added	23/07/2021
Reference	5.1.1



Provided by	Inspector
Captured (External device)	10/07/2021
Added	23/07/2021
Reference	5.1.2



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	23/07/2021
Reference	5.1.3

6 Bedroom

Item	Description	Condition	Cleanliness	Photos
General Overview 6.1	Clean & Tidy Clean and neat.	● Good	● Good	📷 3 photos
Door 6.2	In working order. Handle is working order. Minor wear and tear visible.	● Good	● Good	📷 5 photos
Floor 6.3	Carpeted New carpet, good condition, no marks	● Good	● Good	📷 6 photos
Walls 6.4	Plastered & painted white Refreshed with paint no marks, holes or dents in walls.	● Good	● Good	📷 4 photos
Ceiling 6.5	Plastered/Painted Refreshed with paint. Small dent in ceiling. Clean and no cover webs.	● Good	● Good	📷 8 photos
Light Fittings 6.6	Ceiling. Pendant fixing Bulb present and fitting In working order	● Good	● Good	📷 2 photos
Windows, Sills and Blind 6.7	In working order. Some old marks on the window frames from wear and tear. Blind in working order also though visible light dust accumulated.	● Good	● Good	📷 8 photos
Mattress Side1 & Protector 6.8	Both new and new condition	● New Item	● Excellent	📷 8 photos
Mattress Side 2 6.9	New item, no stains or marks present.	● New Item	● Excellent	📷 8 photos
Built in Wardrobe 6.10	In clean condition, minor wear and tear. Contains a safe - unknown if working. Small table inside the wardrobe. clean condition.	● Good	● Good	📷 8 photos
Double Wardrobe 6.11	Minor wear and tear, in clean and working order.	● Good	● Good	📷 8 photos
Desk & Shelves 6.12	Desk Supplied by other tenant. Desk is in good order. Minor wear and tear. Black glass table in good condition. Small chips at front and side of desk.	● Good	● Good	📷 8 photos
Radiator 6.13	Fixed to wall. In working order. Clean condition.	● Good	● Good	📷 3 photos
Bed Base 6.14	Frame in good secure order. Extra wood on frame so mattress sits well.	● Good	● Good	📷 7 photos
Bedside Table 6.15	Minor wear and tear and in good working order. Clean condition.	● Good	● Good	📷 5 photos

General Overview



Provided by	Inspector
Captured (External device)	10/07/2021
Added	23/07/2021
Reference	6.1.1

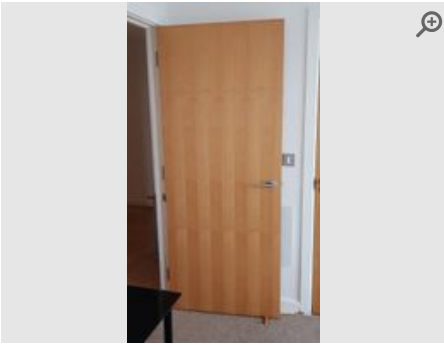


Provided by	Inspector
Captured (External device)	10/07/2021
Added	23/07/2021
Reference	6.1.2



Provided by	Inspector
Captured (External device)	10/07/2021
Added	23/07/2021
Reference	6.1.3

Door



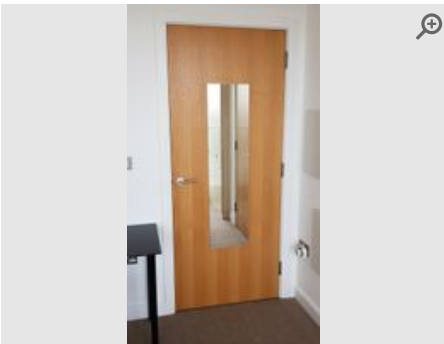
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Added	10/07/2021
Reference	6.2.1



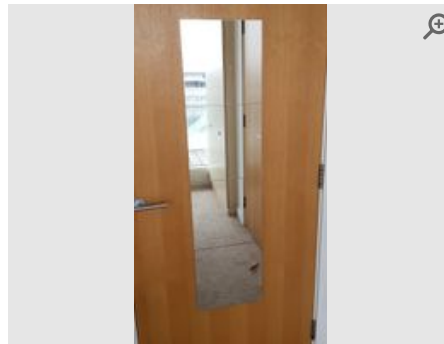
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Added	10/07/2021
Reference	6.2.2



Provided by	Inspector
Captured (via App):	10/07/2021 9:56 AM
Added	10/07/2021
Reference	6.2.3

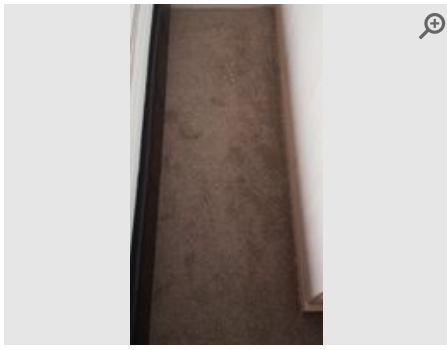


Provided by	Inspector
Captured (via App):	10/07/2021 9:56 AM
Added	10/07/2021
Reference	6.2.4



Provided by	Inspector
Captured (via App):	10/07/2021 9:56 AM
Added	10/07/2021
Reference	6.2.5

Floor

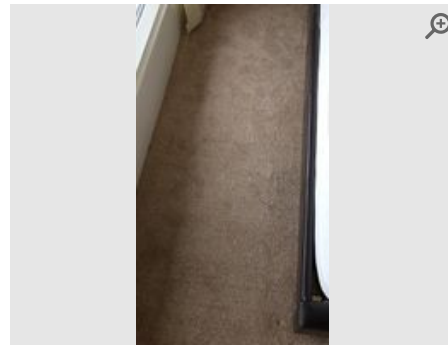


Provided by **Inspector**

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Added **10/07/2021**

Reference **6.3.1**

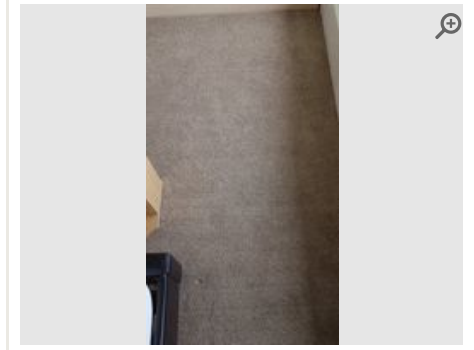


Provided by **Inspector**

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Added **10/07/2021**

Reference **6.3.2**

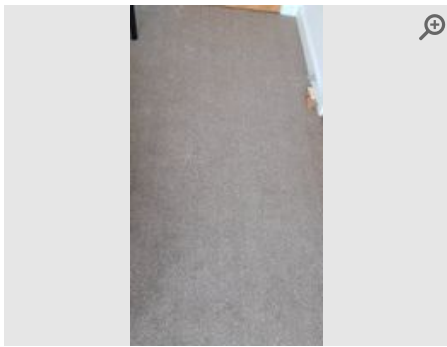


Provided by **Inspector**

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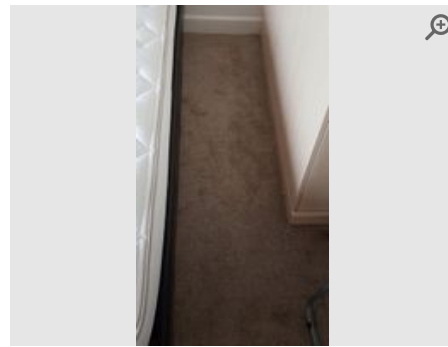


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Reference **6.3.4**

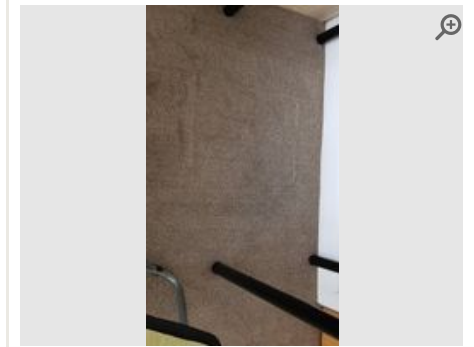


Provided by **Inspector**

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Added **10/07/2021**

Reference **6.3.5**



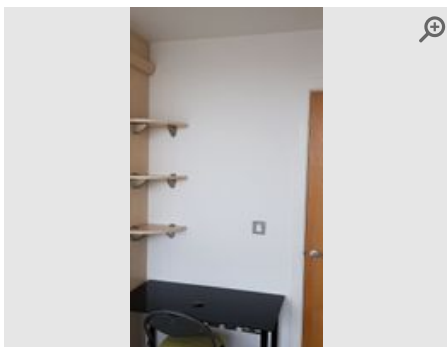
Provided by **Inspector**

Captured (via App): **10/07/2021 10:07 AM**

Added **10/07/2021**

Reference **6.3.6**

Walls

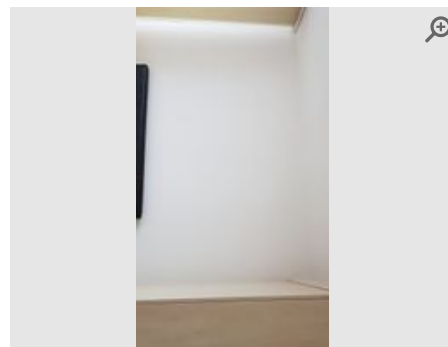


Provided by **Inspector**

Captured (via App): **10/07/2021 9:59 AM**

Added **10/07/2021**

Reference **6.4.1**

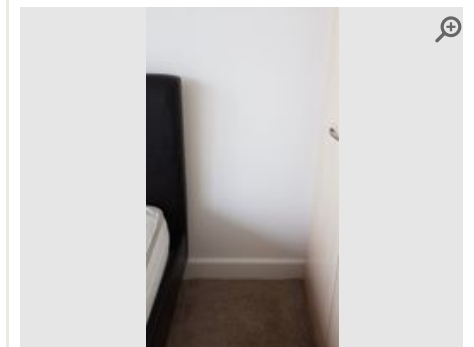


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Added **10/07/2021**

Reference **6.4.2**

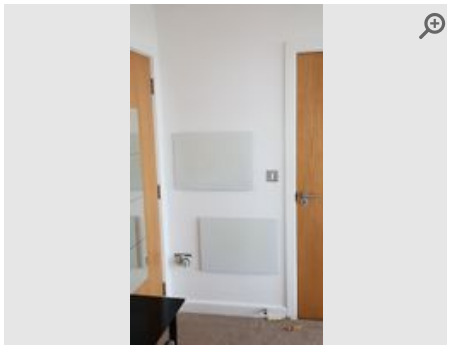


Provided by **Inspector**

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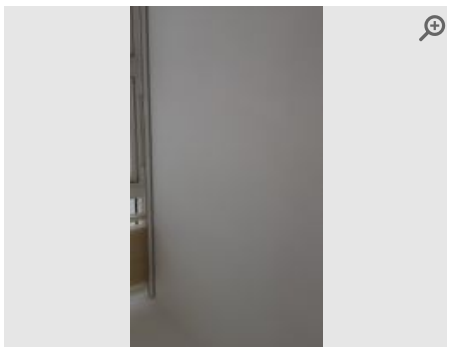
Added **10/07/2021**

Reference **6.4.3**

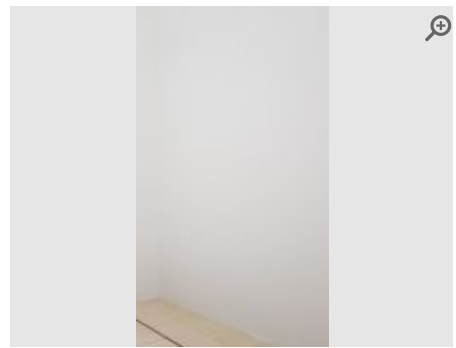


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Added	10/07/2021
Reference	6.4.4

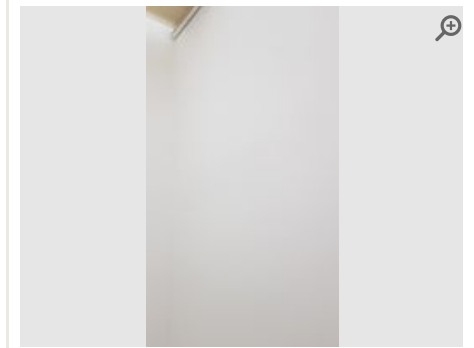
Ceiling



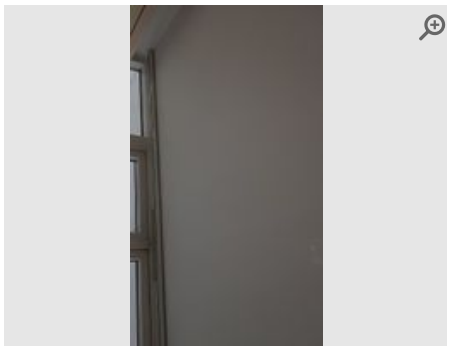
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Added	10/07/2021
Reference	6.5.1



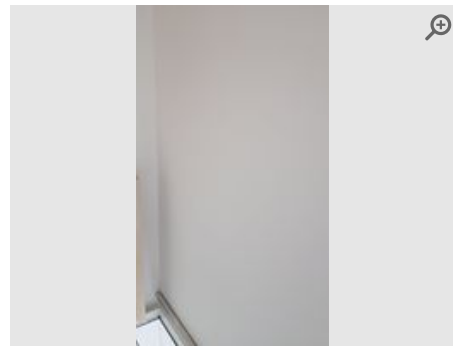
Provided by	Inspector
Captured (via App):	10/07/2021 10:01 AM
Added	10/07/2021
Reference	6.5.2



Provided by	Inspector
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Added	10/07/2021
Reference	6.5.3



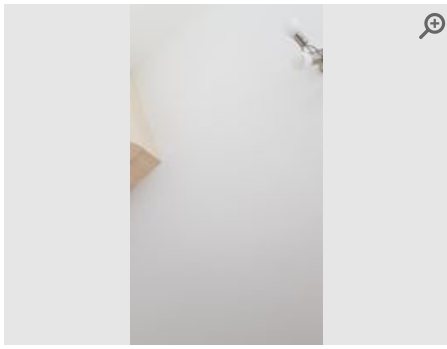
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Added	10/07/2021
Reference	6.5.4



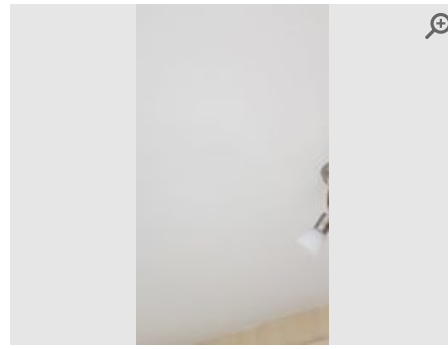
Provided by	Inspector
Captured (via App):	10/07/2021 10:01 AM
Added	10/07/2021
Reference	6.5.5



Provided by	Inspector
Captured (via App):	10/07/2021 10:01 AM
Added	10/07/2021
Reference	6.5.6

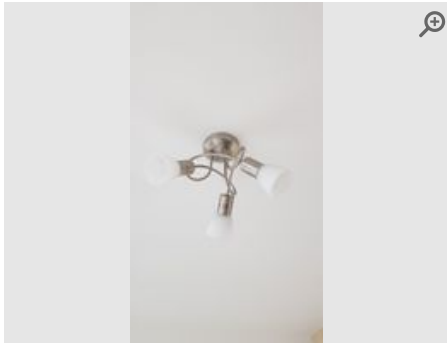


Provided by	Inspector
Captured (via App):	10/07/2021 10:01 AM
Added	10/07/2021
Reference	6.5.7

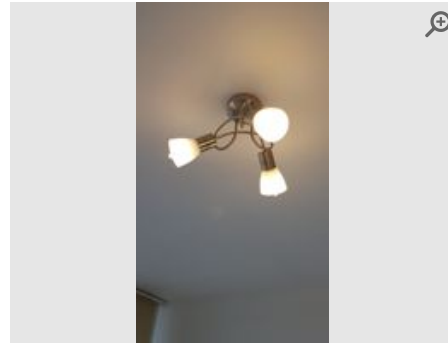


Provided by	Inspector
Captured (via App):	10/07/2021 10:01 AM
Added	10/07/2021
Reference	6.5.8

Light Fittings

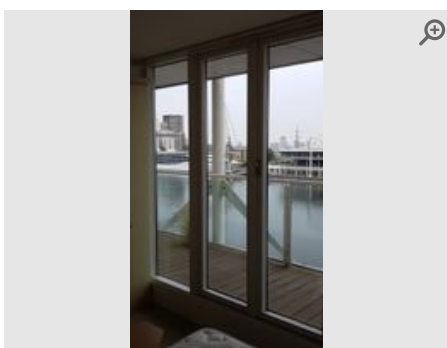


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Added	10/07/2021
Reference	6.6.1

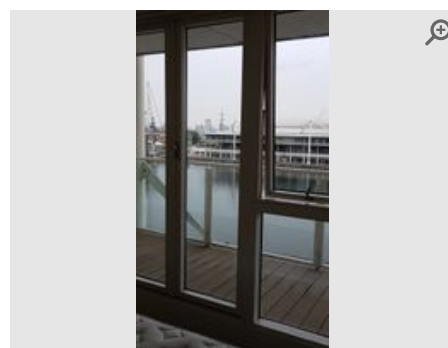


Provided by	Inspector
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Added	10/07/2021
Reference	6.6.2

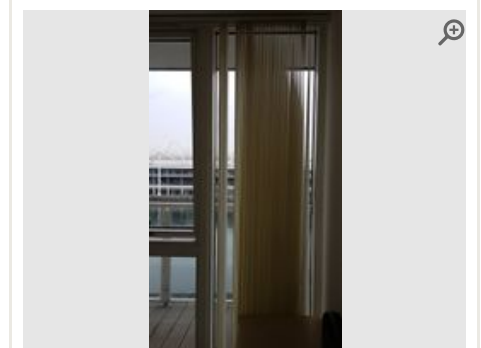
Windows, Sills and Blind



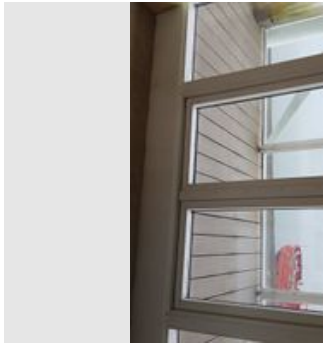
Provided by	Inspector
Captured (via App):	10/07/2021 10:04 AM
Added	10/07/2021
Reference	6.7.1



Provided by	Inspector
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Added	10/07/2021
Reference	6.7.2



Provided by	Inspector
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Reference	6.7.3

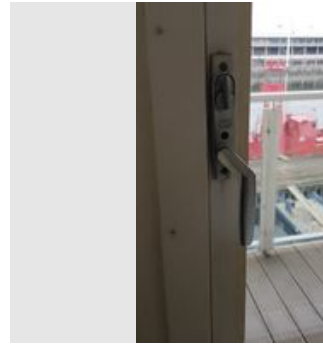


Provided by **Inspector**

Captured (via App): **10/07/2021 10:04 AM**

Added **10/07/2021**

Reference **6.7.4**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:04 AM**

Added **10/07/2021**

Reference **6.7.5**

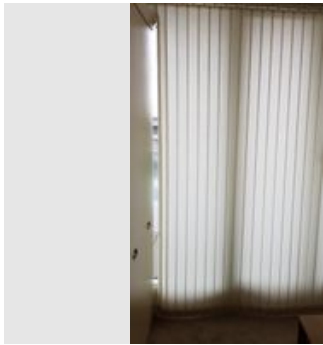


Provided by **Inspector**

Captured (via App): **10/07/2021 10:04 AM**

Added **10/07/2021**

Reference **6.7.6**

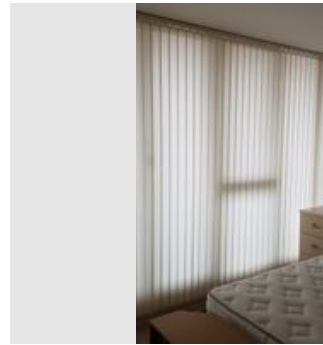


Provided by **Inspector**

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Added **10/07/2021**

Reference **6.7.7**



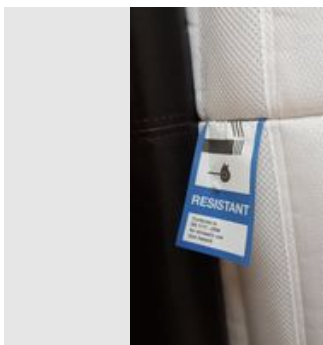
Provided by **Inspector**

Captured (via App): **10/07/2021 10:04 AM**

Added **10/07/2021**

Reference **6.7.8**

Mattress Side1 & Protector

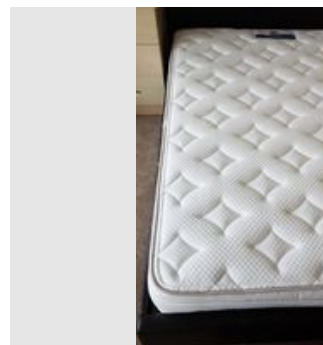


Provided by **Inspector**

Captured (via App): **10/07/2021 10:16 AM**

Added **10/07/2021**

Reference **6.8.1**

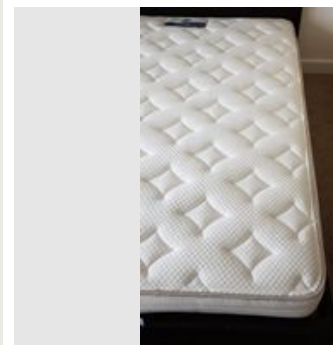


Provided by **Inspector**

Captured (via App): **10/07/2021 10:16 AM**

Added **10/07/2021**

Reference **6.8.2**

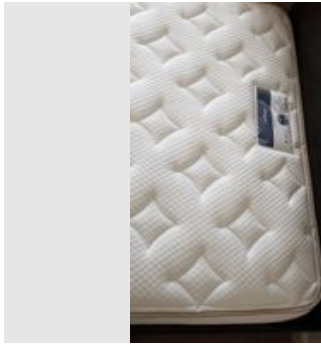


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Reference **6.8.3**

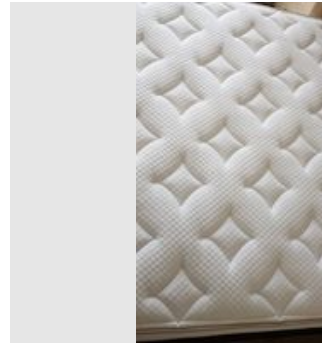


Provided by **Inspector**

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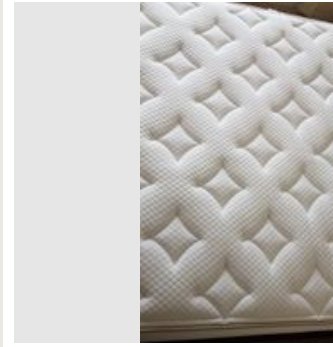


Provided by **Inspector**

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Added **10/07/2021**

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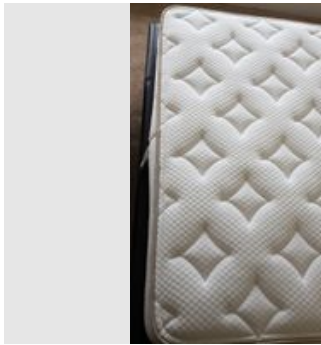


Provided by **Inspector**

Captured (via App): **10/07/2021 10:16 AM**

Added **10/07/2021**

Reference **6.8.6**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:16 AM**

Added **10/07/2021**

Reference **6.8.7**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:16 AM**

Added **10/07/2021**

Reference **6.8.8**

Mattress Side 2

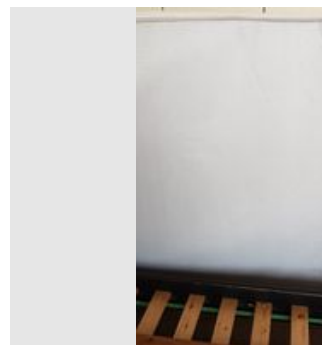


Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.1**

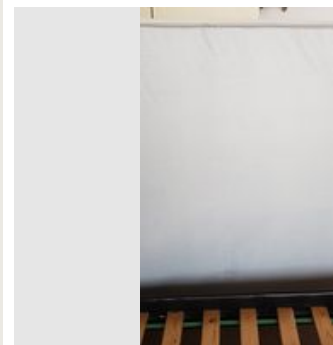


Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.2**

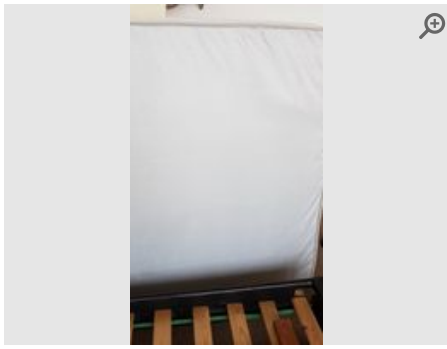


Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.3**

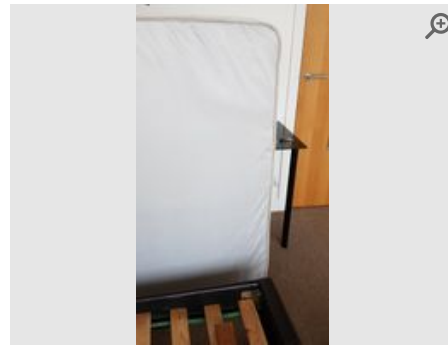


Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.4**

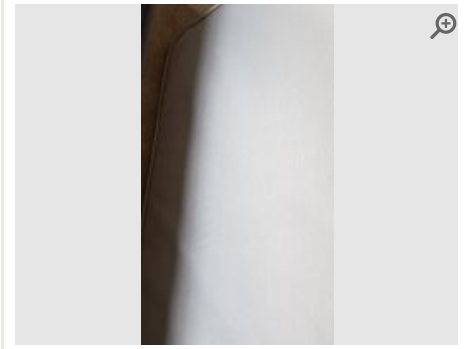


Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.5**

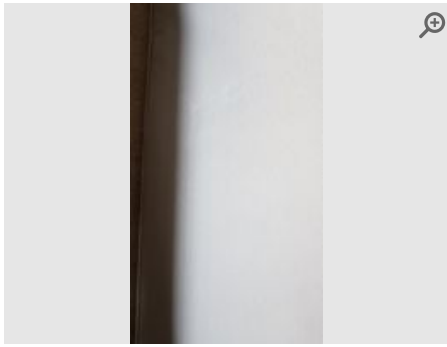


Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.6**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.7**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:21 AM**

Added **10/07/2021**

Reference **6.9.8**

Built in Wardrobe

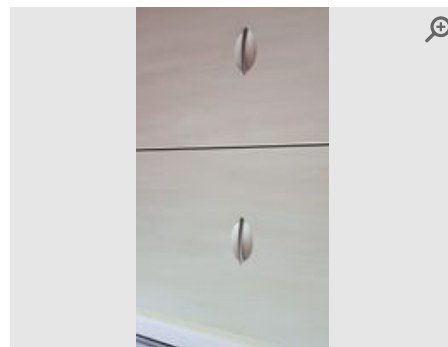


Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.1**

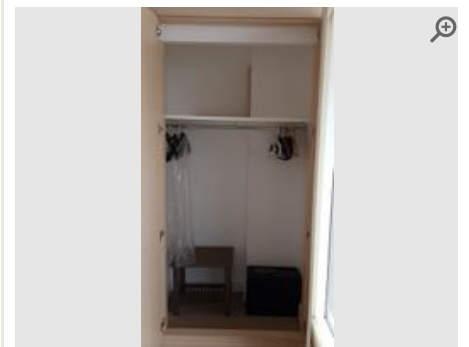


Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.2**

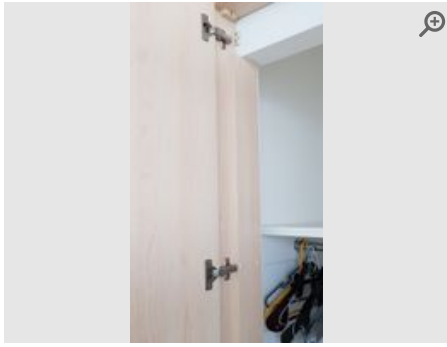


Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.3**

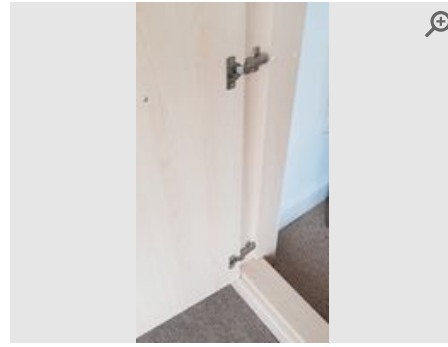


Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.4**

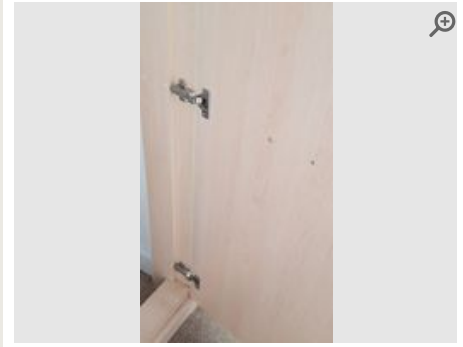


Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.5**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.6**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.7**



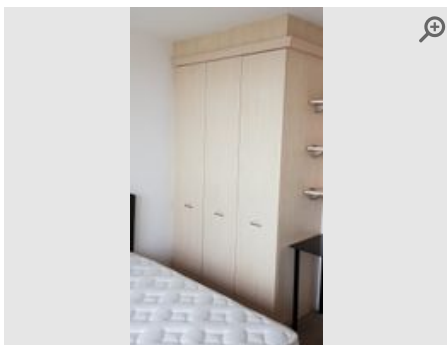
Provided by **Inspector**

Captured (via App): **10/07/2021 10:09 AM**

Added **10/07/2021**

Reference **6.10.8**

Double Wardrobe

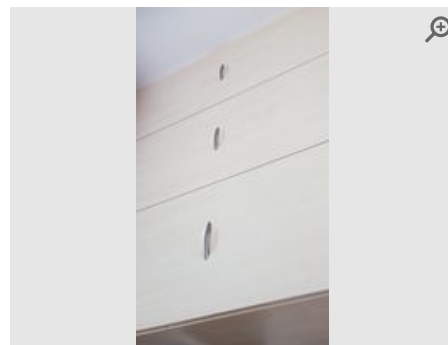


Provided by **Inspector**

Captured (via App): **10/07/2021 10:12 AM**

Added **10/07/2021**

Reference **6.11.1**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:12 AM**

Added **10/07/2021**

Reference **6.11.2**

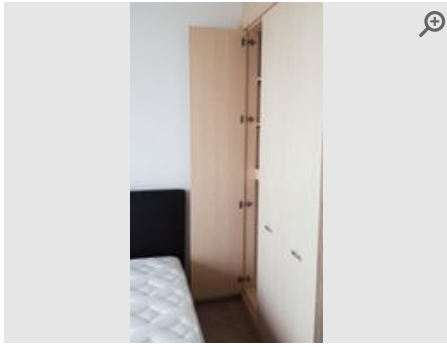


Provided by **Inspector**

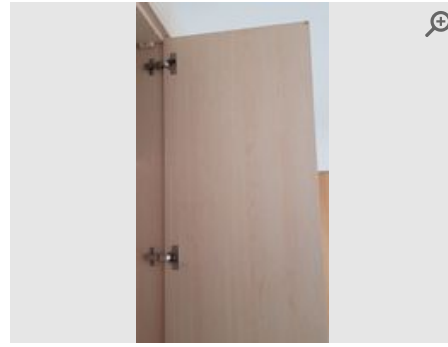
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Added **10/07/2021**

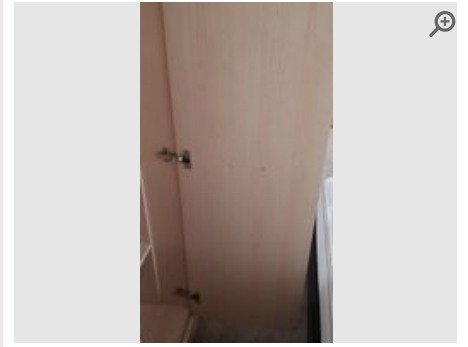
Reference **6.11.3**



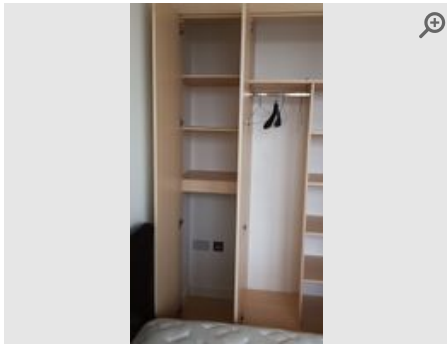
Provided by	Inspector
Captured (via App):	10/07/2021 10:12 AM
Added	10/07/2021
Reference	6.11.4



Provided by	Inspector
Captured (via App):	10/07/2021 10:12 AM
Added	10/07/2021
Reference	6.11.5



Provided by	Inspector
Captured (via App):	10/07/2021 10:12 AM
Added	10/07/2021
Reference	6.11.6

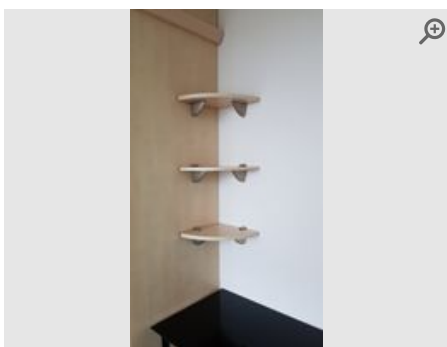


Provided by	Inspector
Captured (via App):	10/07/2021 10:12 AM
Added	10/07/2021
Reference	6.11.7

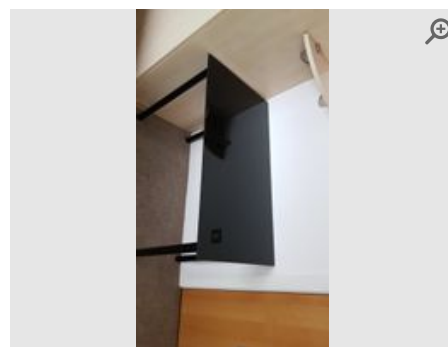


Provided by	Inspector
Captured (via App):	10/07/2021 10:12 AM
Added	10/07/2021
Reference	6.11.8

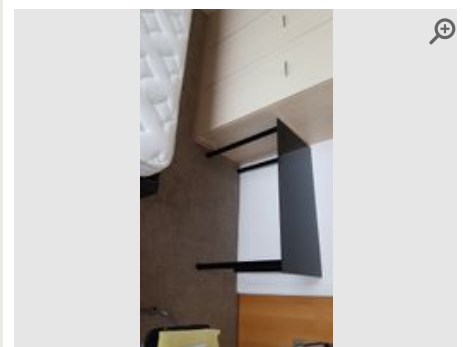
Desk & Shelves



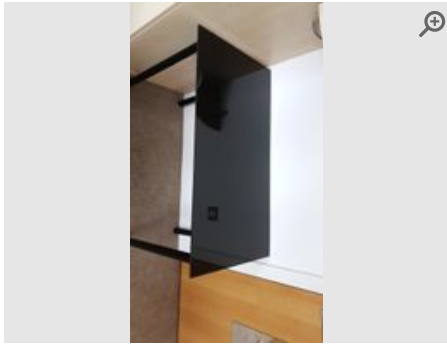
Provided by	Inspector
Captured (via App):	10/07/2021 10:13 AM
Added	10/07/2021
Reference	6.12.1



Provided by	Inspector
Captured (via App):	10/07/2021 10:13 AM
Added	10/07/2021
Reference	6.12.2



Provided by	Inspector
Captured (via App):	10/07/2021 10:13 AM
Added	10/07/2021
Reference	6.12.3



Provided by **Inspector**

Captured (via App): **10/07/2021 10:13 AM**

Added **10/07/2021**

Reference **6.12.4**

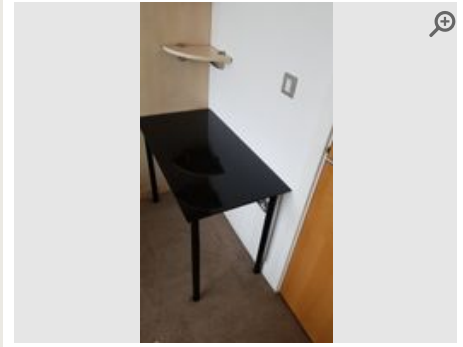


Provided by **Inspector**

Captured (via App): **10/07/2021 10:13 AM**

Added **10/07/2021**

Reference **6.12.5**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:13 AM**

Added **10/07/2021**

Reference **6.12.6**

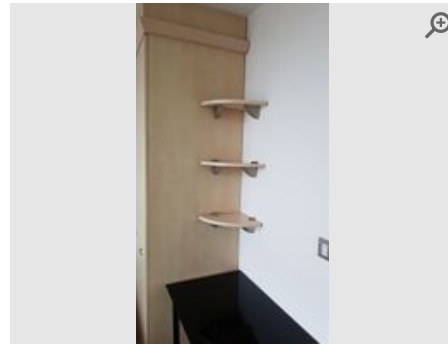


Provided by **Inspector**

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Added **10/07/2021**

Reference **6.12.7**



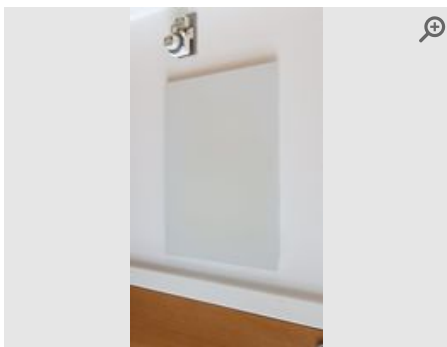
Provided by **Inspector**

Captured (via App): **10/07/2021 10:13 AM**

Added **10/07/2021**

Reference **6.12.8**

Radiator

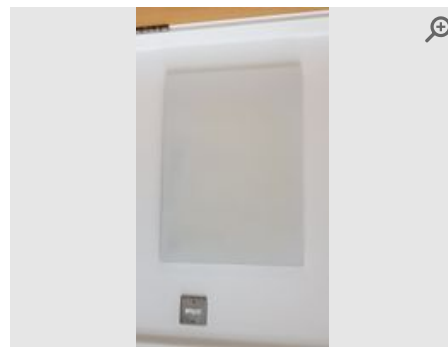


Provided by **Inspector**

Captured (via App): **10/07/2021 10:14 AM**

Added **10/07/2021**

Reference **6.13.1**

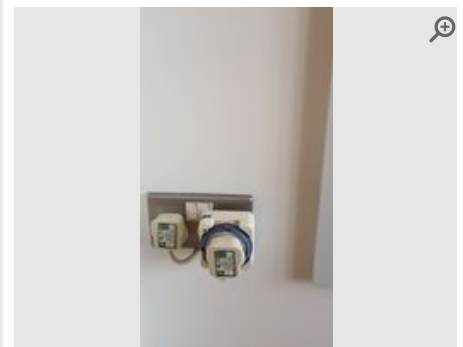


Provided by **Inspector**

Captured (via App): **10/07/2021 10:14 AM**

Added **10/07/2021**

Reference **6.13.2**



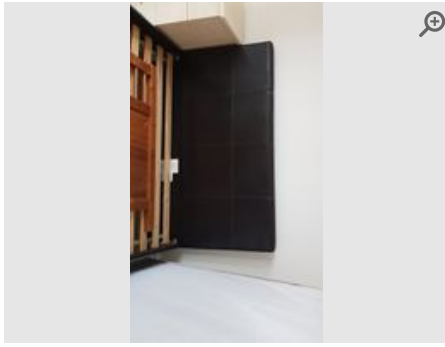
Provided by **Inspector**

Captured (via App): **10/07/2021 10:14 AM**

Added **10/07/2021**

Reference **6.13.3**

Bed Base



Provided by **Inspector**

Captured (via App): **10/07/2021 10:19 AM**

Added **10/07/2021**

Reference **6.14.1**

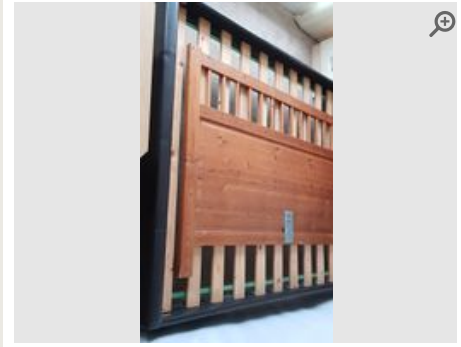


Provided by **Inspector**

Captured (via App): **10/07/2021 10:19 AM**

Added **10/07/2021**

Reference **6.14.2**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:19 AM**

Added **10/07/2021**

Reference **6.14.3**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:19 AM**

Added **10/07/2021**

Reference **6.14.4**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:19 AM**

Added **10/07/2021**

Reference **6.14.5**

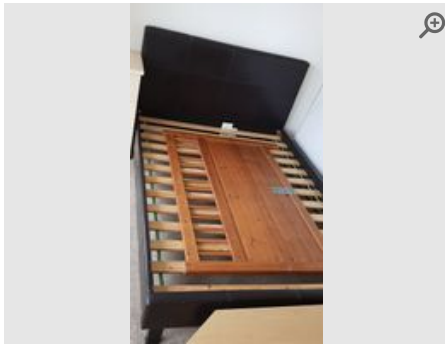


Provided by **Inspector**

Captured (via App): **10/07/2021 10:19 AM**

Added **10/07/2021**

Reference **6.14.6**



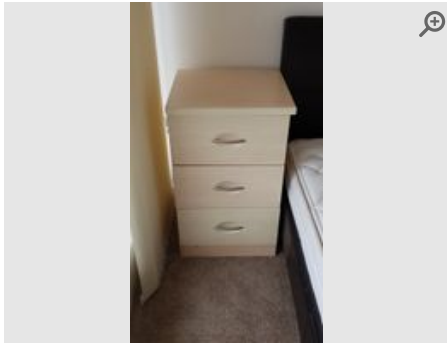
Provided by **Inspector**

Captured (via App): **10/07/2021 10:19 AM**

Added **10/07/2021**

Reference **6.14.7**

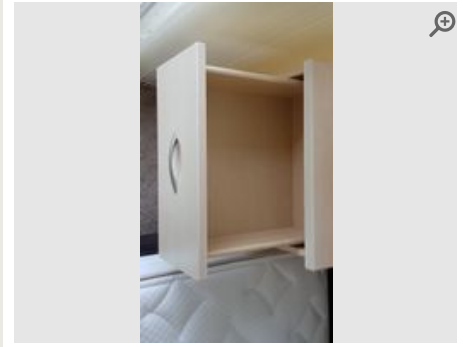
Bedside Table



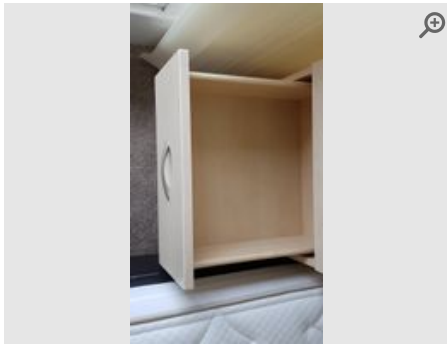
Provided by	Inspector
Captured (via App):	10/07/2021 10:46 AM
Added	10/07/2021
Reference	6.15.1



Provided by	Inspector
Captured (via App):	10/07/2021 10:46 AM
Added	10/07/2021
Reference	6.15.2



Provided by	Inspector
Captured (via App):	10/07/2021 10:46 AM
Added	10/07/2021
Reference	6.15.3



Provided by	Inspector
Captured (via App):	10/07/2021 10:46 AM
Added	10/07/2021
Reference	6.15.4



Provided by	Inspector
Captured (via App):	10/07/2021 10:46 AM
Added	10/07/2021
Reference	6.15.5

7 Ensuite

Item	Description	Condition	Cleanliness	Photos
General Overview 7.1	Clean & Tidy Clean and in working order.	● Good	● Good	📷 2 photos
Door 7.2	In working order. No dents or marks.	● Good	● Good	📷 2 photos
Ceiling 7.3	Both light fittings working. Exhaust fan is not working currently Good clean order.	● Good	● Good	📷 7 photos
Light Fittings 7.4	All light fittings working. Good clean order.	● Good	● Good	📷 5 photos
Mirror, Radiator, Toilet Roll Holder 7.5	Mirror, clean and no chips. Toilet roll holder - Ages, in working order though slight metal stains. Radiator - slightly dusty, in working order and good condition.	● Good	● Good	📷 5 photos
Floor 7.6	Tiled No chips or cracks, Clean condition,	● Good	● Good	📷 5 photos
Sink/Basin Unit 7.7	Pedestal porcelain. No mould to sealant. Free of cracks/chips Clean condition	● Good	● Good	📷 4 photos
Toilet 7.8	Clean and in working order. Slight chemical stains internally of bowl.	● Good	● Good	📷 6 photos
Shower Cubicle/Screen/Tray 7.9	Aged shower unit. Few wear and tear stains on the tray area. Metal frame unit has minor built up old lime scale evidence. Overall clean	● Fair	● Fair	📷 8 photos
Shower 7.10	Tiles are has visible aging in some grouted areas. Some discoloration to the original grout colour. New should mixer unite has been replace due to old mixer ceasing. Shower in working order. Some evidence of build up lime scale from age. Overall clean condition.	● Fair	● Fair	📷 8 photos

General Overview

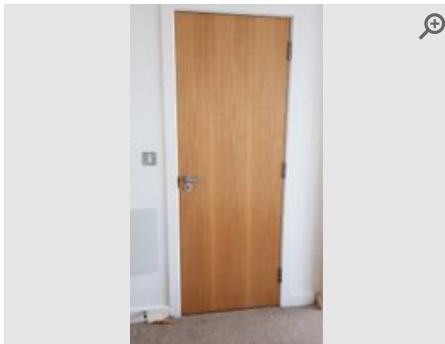


Provided by	Inspector
Captured (External device)	10/07/2021
Added	23/07/2021
Reference	7.1.1

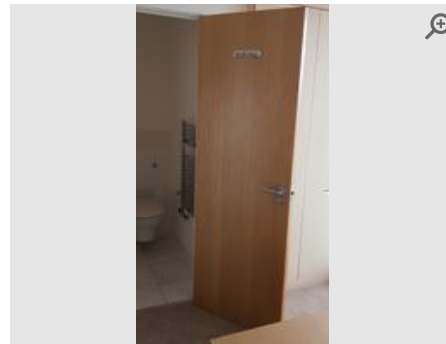


Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	23/07/2021
Reference	7.1.2

Door

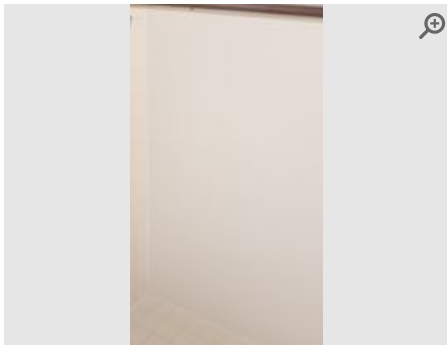


Provided by	Inspector
Captured (via App):	10/07/2021 10:22 AM
Added	10/07/2021
Reference	7.2.1



Provided by	Inspector
Captured (via App):	10/07/2021 10:22 AM
Added	10/07/2021
Reference	7.2.2

Ceiling

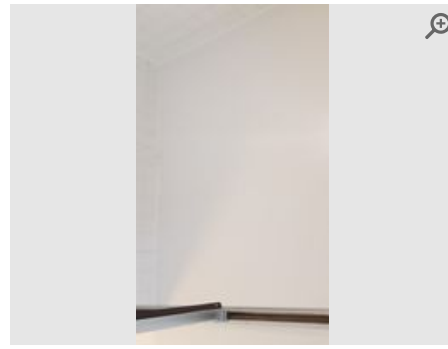


Provided by **Inspector**

Captured (via App): **10/07/2021 10:30 AM**

Added **10/07/2021**

Reference **7.3.1**

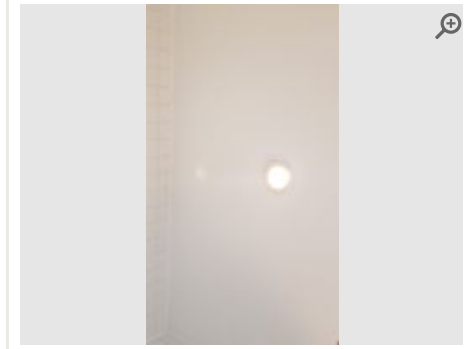


Provided by **Inspector**

Captured (via App): **10/07/2021 10:30 AM**

Added **10/07/2021**

Reference **7.3.2**

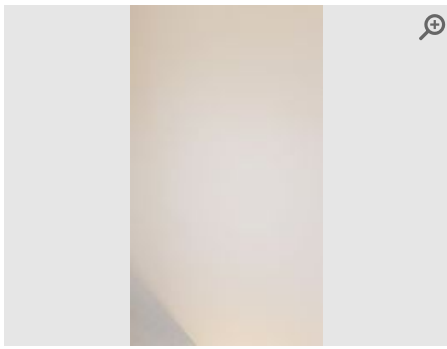


Provided by **Inspector**

Captured (via App): **10/07/2021 10:30 AM**

Added **10/07/2021**

Reference **7.3.3**

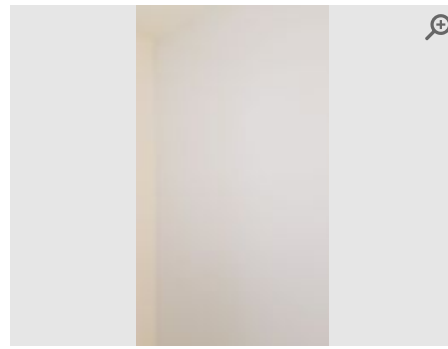


Provided by **Inspector**

Captured (via App): **10/07/2021 10:30 AM**

Added **10/07/2021**

Reference **7.3.4**

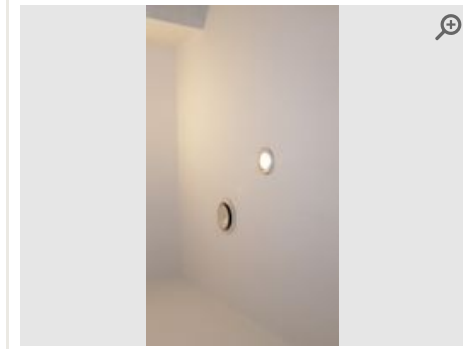


Provided by **Inspector**

Captured (via App): **10/07/2021 10:30 AM**

Added **10/07/2021**

Reference **7.3.5**

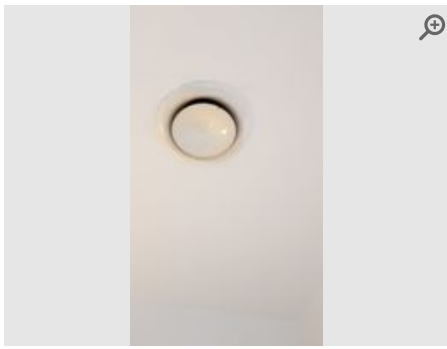


Provided by **Inspector**

Captured (via App): **10/07/2021 10:30 AM**

Added **10/07/2021**

Reference **7.3.6**



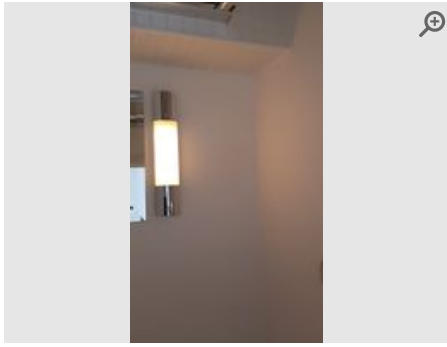
Provided by **Inspector**

Captured (via App): **10/07/2021 10:38 AM**

Added **10/07/2021**

Reference **7.3.7**

Light Fittings

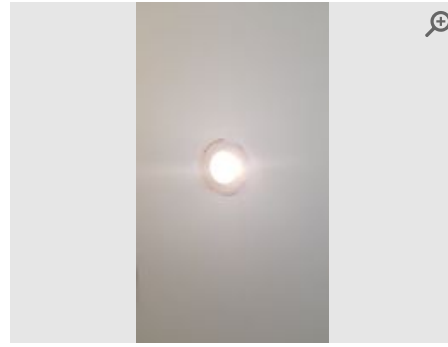


Provided by **Inspector**

Captured (via App): **10/07/2021 10:29 AM**

Added **10/07/2021**

Reference **7.4.1**

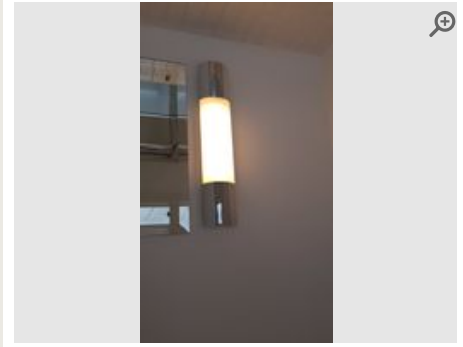


Provided by **Inspector**

Captured (via App): **10/07/2021 10:29 AM**

Added **10/07/2021**

Reference **7.4.2**

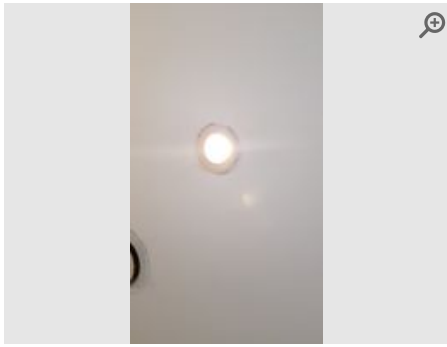


Provided by **Inspector**

Captured (via App): **10/07/2021 10:29 AM**

Added **10/07/2021**

Reference **7.4.3**



Provided by **Inspector**

Captured (via App): **10/07/2021 10:29 AM**

Added **10/07/2021**

Reference **7.4.4**



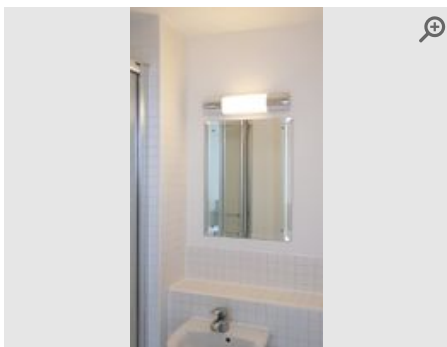
Provided by **Inspector**

Captured (via App): **10/07/2021 10:30 AM**

Added **10/07/2021**

Reference **7.4.5**

Mirror, Radiator, Toilet Roll Holder

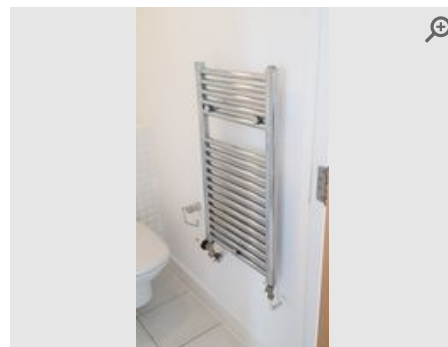


Provided by **Inspector**

Captured (via App): **10/07/2021 10:33 AM**

Added **10/07/2021**

Reference **7.5.1**

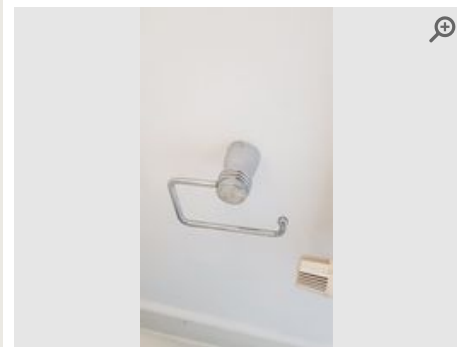


Provided by **Inspector**

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Added **10/07/2021**

Reference **7.5.2**

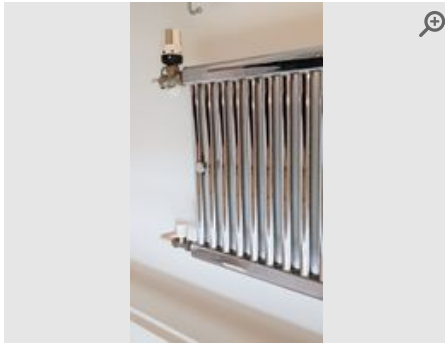


Provided by **Inspector**

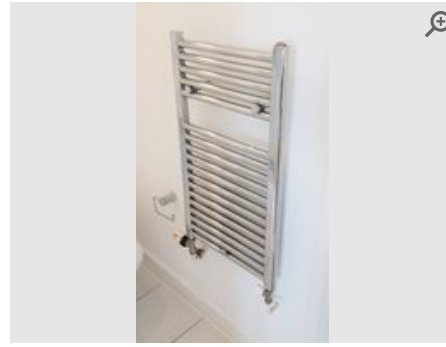
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Added **10/07/2021**

Reference **7.5.3**

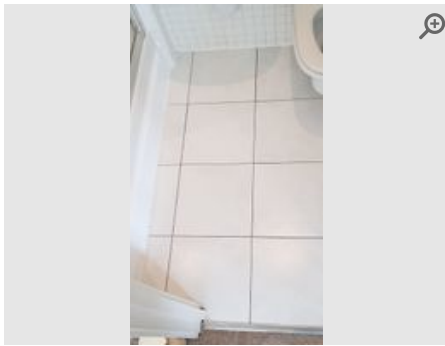


Provided by **Inspector**
Captured (via App): **10/07/2021 10:33 AM**
Added **10/07/2021**
Reference **7.5.4**



Provided by **Inspector**
Captured (via App): **10/07/2021 10:33 AM**
Added **10/07/2021**
Reference **7.5.5**

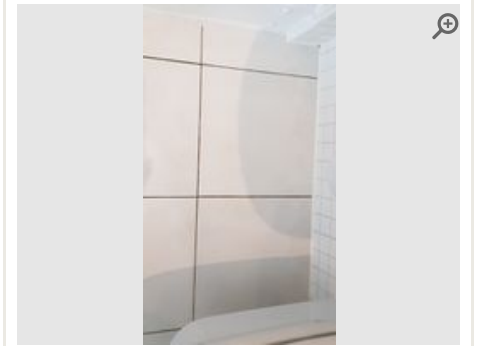
Floor



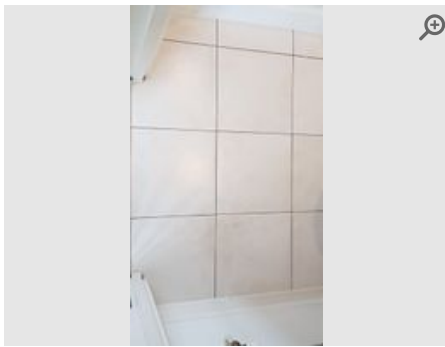
Provided by **Inspector**
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Added **10/07/2021**
Reference **7.6.1**



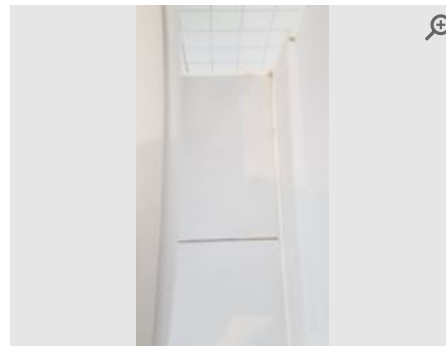
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Added **10/07/2021**
Reference **7.6.2**



Provided by **Inspector**
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Reference **7.6.3**

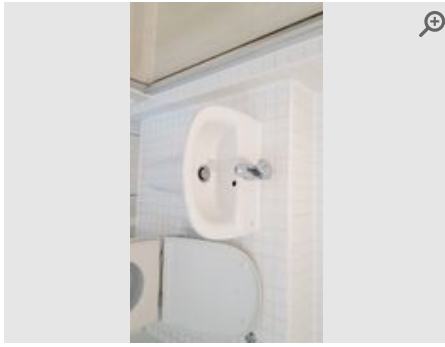


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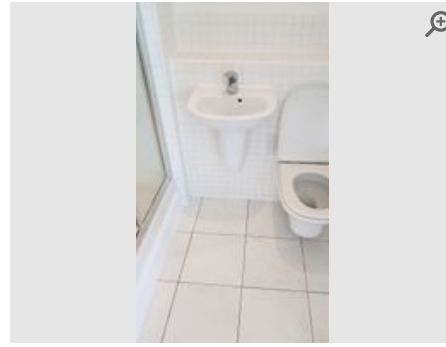


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Reference **7.6.5**

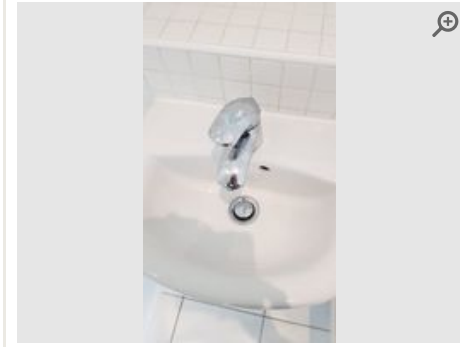
Sink/Basin Unit



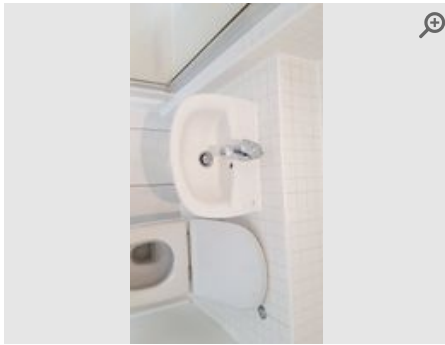
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Added	10/07/2021
Reference	7.7.1



Provided by	Inspector
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Reference	7.7.2

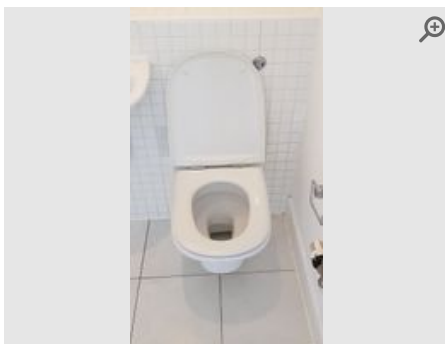


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Added	10/07/2021
Reference	7.7.3

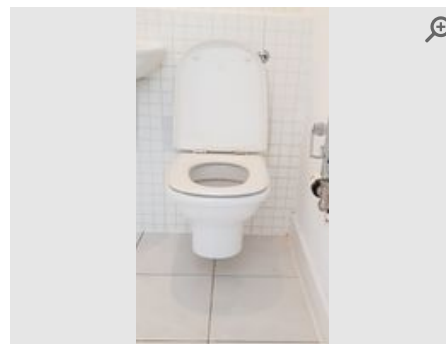


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Added	10/07/2021
Reference	7.7.4

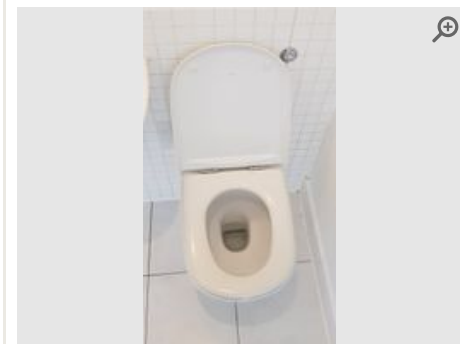
Toilet



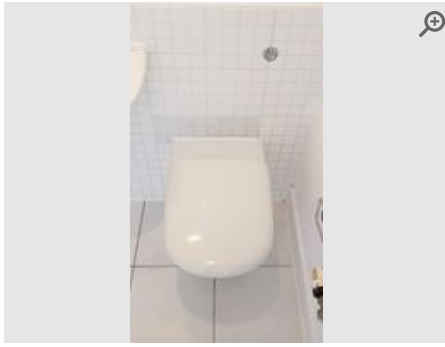
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Added	10/07/2021
Reference	7.8.1



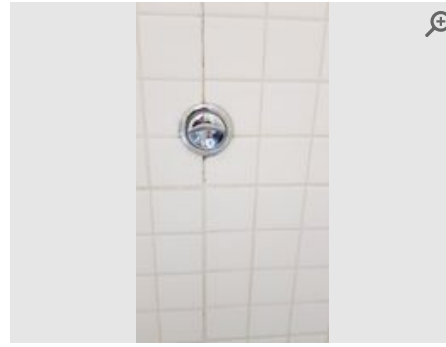
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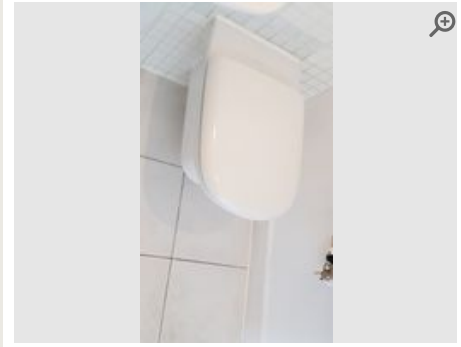
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Added	10/07/2021
Reference	7.8.3



Provided by **Inspector**
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Added **10/07/2021**
Reference **7.8.4**

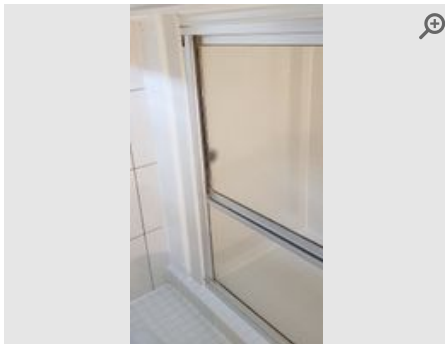


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Added **10/07/2021**
Reference **7.8.5**

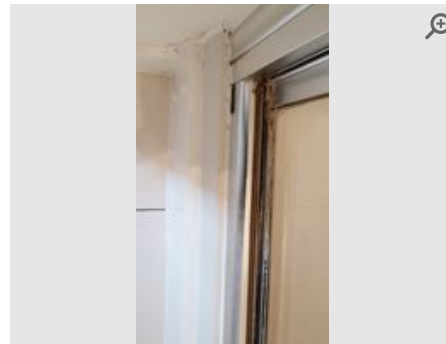


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Added **10/07/2021**
Reference **7.8.6**

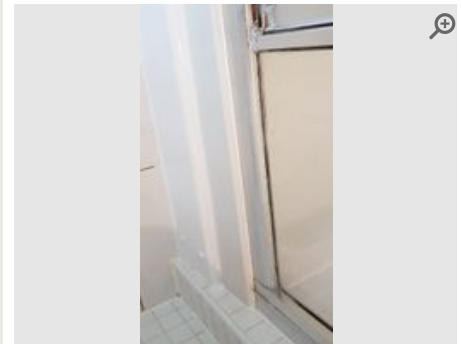
Shower Cubicle/Screen/Tray



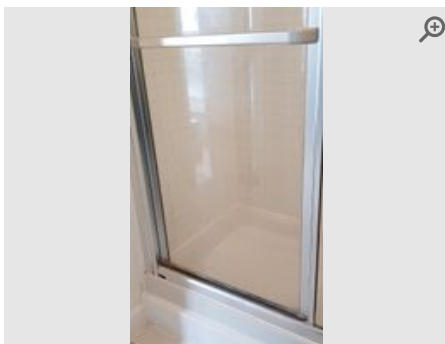
Provided by **Inspector**
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Added **10/07/2021**
Reference **7.9.1**



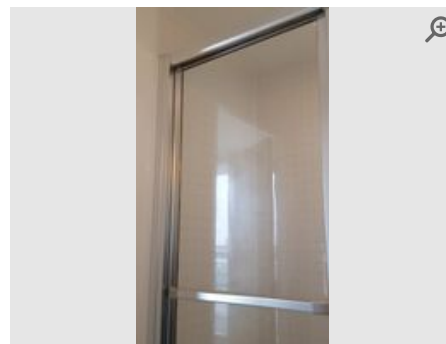
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Reference **7.9.2**



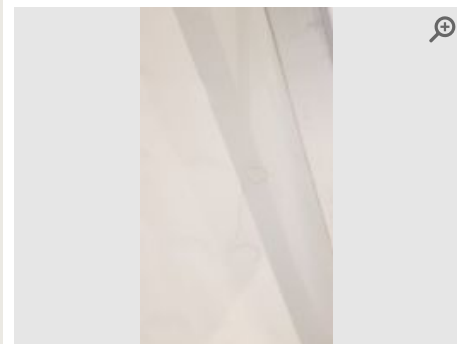
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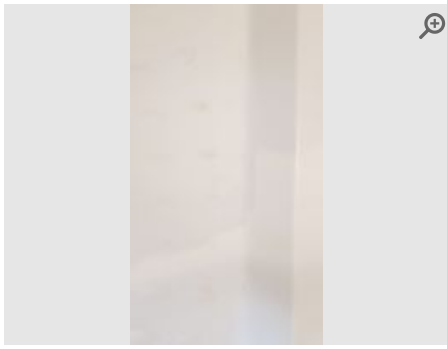
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Added **10/07/2021**
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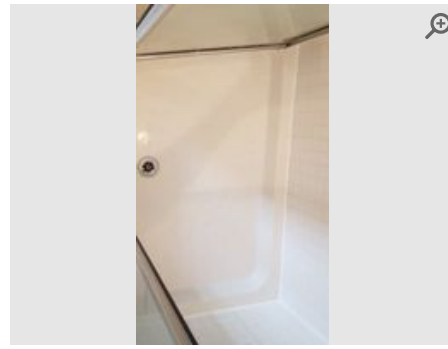
Provided by **Inspector**
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Added **10/07/2021**
Reference **7.9.5**



Provided by **Inspector**
Captured (via App): **10/07/2021 10:36 AM**
Added **10/07/2021**
Reference **7.9.6**



Provided by	Inspector
Captured (via App):	10/07/2021 10:36 AM
Added	10/07/2021
Reference	7.9.7



Provided by	Inspector
Captured (via App):	10/07/2021 10:36 AM
Added	10/07/2021
Reference	7.9.8

Shower



Provided by	Inspector
Captured (Certified by inspector)	10/07/2021
Added	23/07/2021
Reference	7.10.1



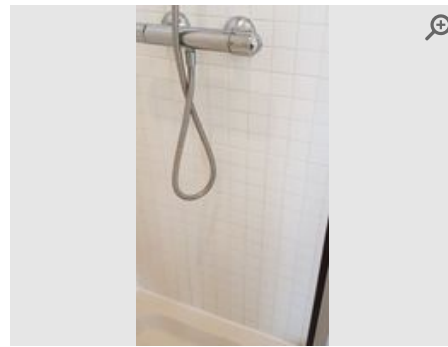
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Added	10/07/2021
Reference	7.10.2



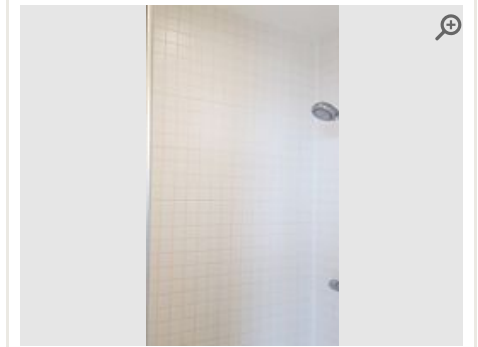
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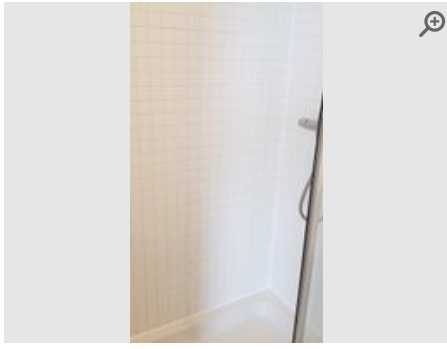
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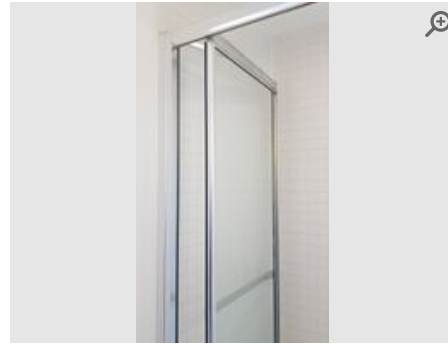
Provided by	Inspector
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Added	10/07/2021
Reference	7.10.5



Provided by	Inspector
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Added	10/07/2021
Reference	7.10.6



Provided by	Inspector
Captured (via App):	10/07/2021 10:37 AM
Added	10/07/2021
Reference	7.10.7



Provided by	Inspector
Captured (via App):	10/07/2021 10:37 AM
Added	10/07/2021
Reference	7.10.8

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
Limited

Date:

23/07/2021 at 2:32pm

Tenant Signature



Name:

H S

Date:

23/07/2021 at 3:55pm

Email address:

IP address:

Additional Tenant(s)

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.