



2 London Road Terrace London Road,
Moreton-in-Marsh, Gloucestershire,
England, GL56 0HN

REPORT CONFIRMED BY
Kim Golding

PROPERTY VISIT DATE
27/03/2025

PREPARED ON BEHALF OF
Hayman Joyce

Telephone: 01608651188

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This report contains

-  Check-out 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.

Maintenance Action Required

Name	Status
<u>Entrance/Hallway</u>	
<u>Front Door</u>	 Tenant responsibility  Clean

Name	Status
<u>Door Frame & Skirting</u>	! Tenant responsibility 🚫 Clean
<u>Ceiling</u>	! Tenant responsibility 🚫 Clean
<u>Light Fittings</u>	! Tenant responsibility 🚫 Clean
<u>Walls</u>	! Tenant responsibility 🚫 Clean
<u>Sockets & Switches</u>	! Tenant responsibility 🚫 Clean
<u>Floor</u>	! Tenant responsibility 🚫 Clean
Toilet	
<u>General Overview</u>	! Tenant responsibility 🚫 Clean
<u>Ceiling</u>	! Tenant responsibility 🚫 Clean
<u>Light Fittings</u>	! Tenant responsibility 🚫 Clean
<u>Walls</u>	! Tenant responsibility 🚫 Clean
<u>Floor</u>	! Tenant responsibility 🚫 Clean
<u>Sink/Basin</u>	! Tenant responsibility 🚫 Clean
<u>Toilet</u>	! Tenant responsibility 🚫 Clean
<u>Toilet Fixings</u>	! Tenant responsibility 🚫 Clean
<u>External door to garden</u>	! Tenant responsibility 🚫 Clean
Hallway	
<u>General Overview</u>	! Tenant responsibility 🚫 Clean
<u>Ceiling</u>	! Tenant responsibility 🚫 Clean
<u>Floor</u>	! Tenant responsibility 🚫 Clean
<u>Walls</u>	! Tenant responsibility 🚫 Clean
<u>Light Fittings</u>	! Tenant responsibility 🚫 Clean
Living Room/Lounge	
<u>General Overview</u>	! Tenant responsibility 🚫 Items left behind require removal
<u>Door Frame & Skirting</u>	! Tenant responsibility 🚫 Clean
<u>Walls</u>	! Tenant responsibility 🚫 Clean
<u>Windows and Sills</u>	! Tenant responsibility 🚫 Clean
<u>Radiator</u>	! Tenant responsibility 🚫 Clean
<u>Fireplace</u>	! Tenant responsibility 🚫 Clean
Dining Room	
<u>General Overview</u>	! Tenant responsibility 🚫 Clean
<u>Door Frame & Skirting</u>	! Tenant responsibility 🚫 Clean
Kitchen	
<u>Walls</u>	! Tenant responsibility 🚫 Clean
<u>Sockets & Switches</u>	! Tenant responsibility 🚫 Clean
<u>Floor</u>	! Tenant responsibility 🚫 Clean
<u>Kitchen Cupboards/Units</u>	! Tenant responsibility 🚫 Clean

Name	Status
Hob	 Tenant responsibility  Clean
Oven	 Tenant responsibility  Clean
Stairway/Landing	
Floor	 Tenant responsibility  Clean
Light Fittings	 Tenant responsibility  Clean
Bedroom 2	
General Overview	 Tenant responsibility  Items left behind require removal
Stairway/Landing	
Floor	 Tenant responsibility  Clean

Report Information

Smoke alarms not present on first or second floor

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



Changed since the last report.



Disagreed by tenant



Repair



Beyond fair wear and tear



Replace



Missing

Health & Safety Alarm Compliance Checks



Health & Safety Alarm Compliance Checks

YES

Do all floors have smoke/heat alarms present?

YES

Do all smoke/heat alarms have working test buttons?

NO

Are any areas requiring a smoke/heat alarm missing an installed unit?

NO

Are carbon monoxide alarms present in rooms with a fuel burning source (excluding gas cooking appliances) or flue?

NO

Do all carbon monoxide alarms have working test buttons?

YES

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

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Stairway/Landing</u>	<u>Smoke Alarm</u>	Ceiling mounted. Test button/function working. Battery powered. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	N/A	N/A	N/A



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Requires cleaning. Musty odour evident	● Fair	● Poor	360° photo
<u>Toilet</u>	Requires cleaning. Neutral smell/no odours evident. Items left behind Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Poor	1 photo 360° photo
	! Tenant responsibility			Clean
<u>Hallway</u>	Requires cleaning. Neutral smell/no odours evident	● Fair	● Poor	1 photo 360° photo
	! Tenant responsibility			Clean
<u>Living Room/Lounge</u>	Untidy. Requires cleaning. Items left behind. Furniture left behind Multiple items left behind - unable to see all of floor in order to report.	● Fair	● Very Poor	1 photo 360° photo
	! Tenant responsibility			Items left behind require removal
<u>Dining Room</u>	Requires cleaning. Neutral smell/no odours evident. Items left behind. Furniture left behind Furniture and rug left behind partially covering floor, unable to inspect whole floor.	● Fair	● Fair	1 photo 360° photo
	! Tenant responsibility			Clean
<u>Kitchen</u>	Untidy. Requires cleaning. Items left behind. Furniture left behind	● Fair	● Fair	360° photo
<u>Stairway/Landing</u>	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	6 photos 360° photo
<u>Bathroom</u>	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<u>Shower Room</u>	Clean & Tidy. Neutral smell/no odours evident. No maintenance issues raised	● Good	● Good	360° photo
<u>Bedroom 1</u>	Consistent with age. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<u>Bedroom 2</u>	Clean & Tidy. Neutral smell/no odours evident. Items left behind. Furniture left behind	● Good	● Good	3 photos 360° photo
	! Tenant responsibility			Items left behind require removal
<u>Stairway/Landing</u>	Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	5 photos 360° photo
<u>Bedroom 3</u>	Clean & Tidy. Neutral smell/no odours evident. Furniture left behind	● Good	● Poor	360° photo
<u>Bedroom 4</u>	Items left behind. Furniture left behind Consistent with age. Neutral smell (no smoking or pet odours).	● Good	● Poor	3 photos 360° photo
<u>Back Garden</u>	Good seasonal order. Numerous weeds present. Paved area. Fence panels. Miscellaneous furniture Fair seasonal order. Fencing appears secure. Refer to overview photos for items present, paved areas and grass length (if/where applicable).	● Good	● Fair	8 photos 360° photo



Check-out Inventory Details

Check-out Inventory Procedures

- YES

Keys handed back match-up with Check-In
- YES

All tenant items, rubbish & food removed
- YES

Doors and windows locked before exit

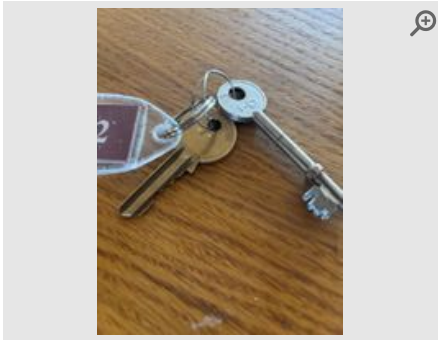
Action Required by Tenant

N/A

Action Required by Landlord

N/A

Key Photos



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025



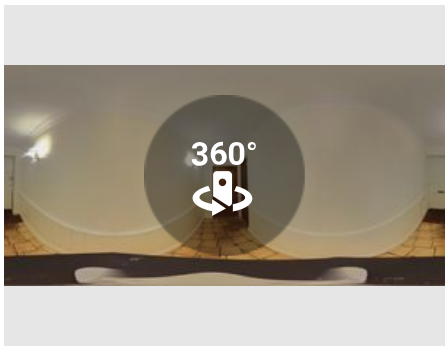
Room Details

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

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Requires cleaning. Musty odour evident	● Fair	● Poor	360° photo
1.2 Front Door	Wood (no glazing). Yale lock. Mortice lock. Brass knocker. Brass letterbox. Brass lettering. Dusty (front side). Dusty (reverse side). Dirty (front side). Dirty (reverse side). Blue. Magnolia Front door stiff to open, dusty and dirty on front side (blue), dusty and dirty on reverse side with multiple scuff marks	● Fair	● Fair	2 photos
	! Tenant responsibility			Clean
1.3 Door Frame & Skirting	Magnolia (gloss). Scratched (skirting). Chipped (skirting). Dusty (frame). Dusty (skirting) Skirting and cladding dusty, dirty and marked.	● Fair	● Poor	3 photos
	! Tenant responsibility			Clean
1.4 Ceiling	Plastered/Painted white. White coving. Paint peeling. Cobwebs to corners. Dust present. White Free of marks and mould. See photo for cobwebs present	● Fair	● Poor	4 photos
	! Tenant responsibility			Clean
1.5 Light Fittings	Wall. Light shade fitted. Uplighter. Glazed. Brass. 2 fixings in total. 4 bulbs/spotlights. All bulbs working. Cobwebs present. Dust present All bulbs in working order. Glass shades require dusting	● Good	● Fair	2 photos
	! Tenant responsibility			Clean
1.6 Walls	Plastered & painted. Dado rail present. Picture hooks/nails present. 2 in total. Dusty. Smudges present. Scuffs present. Magnolia Some minor surface marks and discolouration. See photos for significant detail, including picture hooks, filled and rawl plug holes (if/where applicable).	● Fair	● Poor	2 photos
	! Tenant responsibility			Clean
1.7 Sockets & Switches	All sockets/switches plastic. 3 in total. All fixings present & intact All sockets and switches present and intact with no signs of damage. Not tested requires cleaning	● Fair	● Poor	N/A
	! Tenant responsibility			Clean
1.8 Floor	Tiled. Discoloured patches. Grouting intact. Loose debris present. Dirty Signs of wear evident consistent with age of floor. See photos for more details.	● Fair	● Very Poor	1 photo
	! Tenant responsibility			Clean

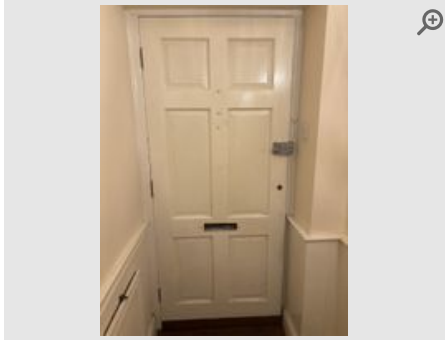


General
Overview



Provided by	Inspector
Captured (via App):	27/03/2025 5:01 PM
Added	27/03/2025
Reference	1.1.1

Front
Door

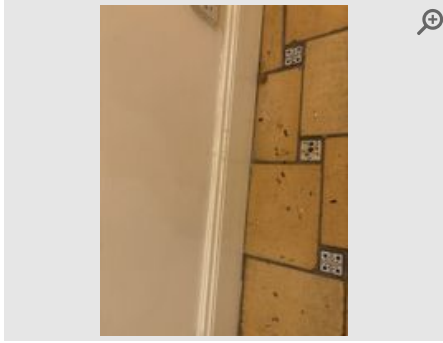


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Reference	1.2.1



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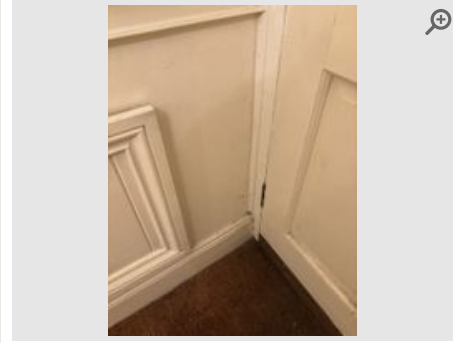
Door Frame &
Skirting



Provided by	Inspector
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Added	27/03/2025
Reference	1.3.1



Provided by	Inspector
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Reference	1.3.2



Provided by	Inspector
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Reference	1.3.3

Ceiling



Provided by	Inspector
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Added	27/03/2025
Reference	1.4.1



Provided by	Inspector
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Reference	1.4.2



Provided by	Inspector
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Reference	1.4.3



Provided by	Inspector
Captured (via App):	27/03/2025 11:59 AM
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Reference	1.4.4

Light Fittings



Provided by	Inspector
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Added	27/03/2025
Reference	1.5.1



Provided by	Inspector
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Added	27/03/2025
Reference	1.5.2

Walls

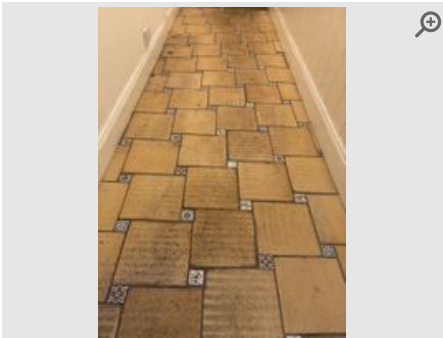


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Reference	1.6.2

Floor

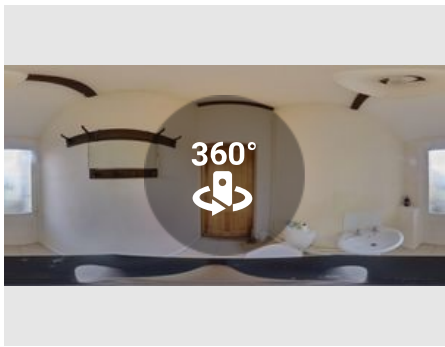


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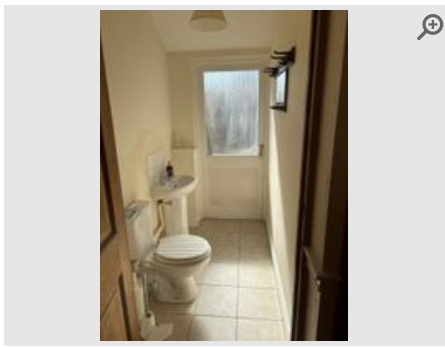
2 Toilet

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Requires cleaning. Neutral smell/no odours evident. Items left behind Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Poor	 1 photo  360° photo
	! Tenant responsibility			 Clean
2.2 Door (Internal)	Wood panelled; brass handle. Brass knob. Brown Some light surface marks front side and reverse.	● Fair	● Fair	 N/A
2.3 Door Frame & Skirting	Plaster cracked on RHS of door frame	● Fair	● Fair	 N/A
2.4 Ceiling	Plastered/Painted white. Timber beams. Cobwebs to corners. Dust present. White Free of marks and mould. See photo for cobwebs present	● Fair	● Poor	 2 photos
	! Tenant responsibility			 Clean
2.5 Light Fittings	Ceiling. Light shade fitted. Downlighter. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Cobwebs present. Dust present All bulbs in working order. See photo for cobwebs/dust present	● Fair	● Fair	 1 photo
	! Tenant responsibility			 Clean
2.6 Switches/Cord	All sockets/switches plastic. All switches intact. White Switch present and intact	● Fair	● Fair	 N/A
2.7 Walls	Plastered & painted. Dusty. Mould/mildew present. Cobwebs present. Magnolia Mould present - see pictures. Mirror and coat hooks wall mounted	● Fair	● Poor	 2 photos
	! Tenant responsibility			 Clean
2.8 Floor		● Fair	● Poor	 1 photo
	! Tenant responsibility			 Clean
2.9 Sink/Basin	Pedestal porcelain. Separate taps. Chrome taps. Plug & chain. Plug & chain present. Free of cracks/chips. Discoloured sealant. Limescale to taps. White Basin intact and free of cracks/chips. Minor limescale to taps.	● Fair	● Poor	 1 photo
	! Tenant responsibility			 Clean
2.10 Toilet	Porcelain. Wooden seat & lid. Flush intact. Lid appears loose. Soiled inside. Base dirty. Tank dusty/dirty. White Free of cracks/chips. Flush intact. Seat secure and intact. See photos for significant detail, including cleanliness to pan, tank and base (if/where applicable).	● Fair	● Poor	 1 photo
	! Tenant responsibility			 Clean
2.11 Toilet Fixings	Toilet roll holder. Toilet brush (plastic). Dusty. Dirty Freestanding items see pictures.	● Fair	● Fair	 1 photo
	! Tenant responsibility			 Clean
2.12 External door to garden	White painted, wooden half glazed door leading to garden. Brass door handle, keys in lock. Marked and small amount of mould present.	● Fair	● Poor	 1 photo
	! Tenant responsibility			 Clean

General
Overview

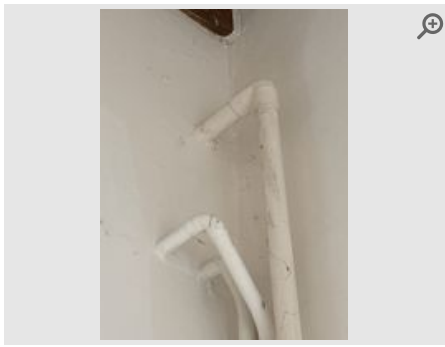


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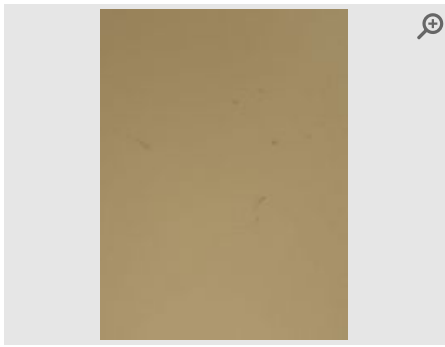


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Reference	2.1.2

Ceiling

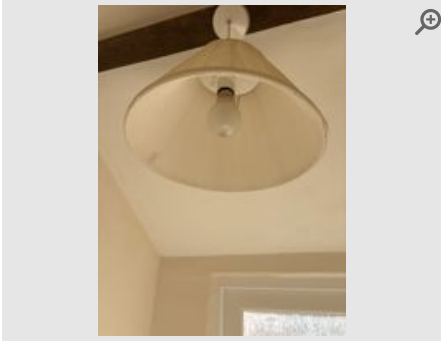


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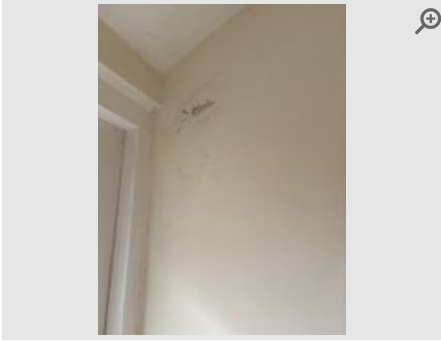
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Reference	2.4.2

Light
Fittings



Provided by	Inspector
Captured (via App):	27/03/2025 12:18 PM
Added	27/03/2025
Reference	2.5.1

Walls



Provided by	Inspector
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Added	27/03/2025
Reference	2.7.1



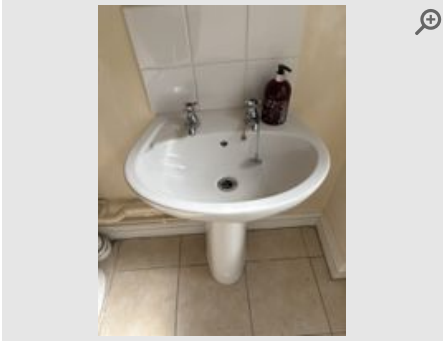
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Reference	2.7.2

Floor



Provided by	Inspector
Captured (via App):	27/03/2025 12:25 PM
Added	27/03/2025
Reference	2.8.1

Sink/Basin



Provided by	Inspector
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Added	27/03/2025
Reference	2.9.1

Toilet



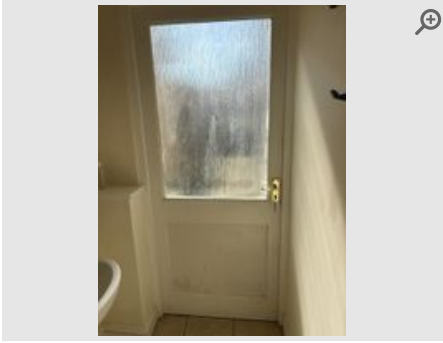
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Added	27/03/2025
Reference	2.10.1

Toilet Fixings



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Added	27/03/2025
Reference	2.11.1

External door to garden



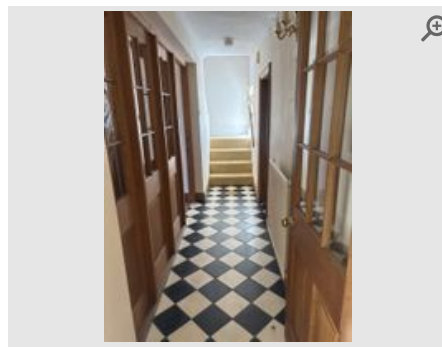
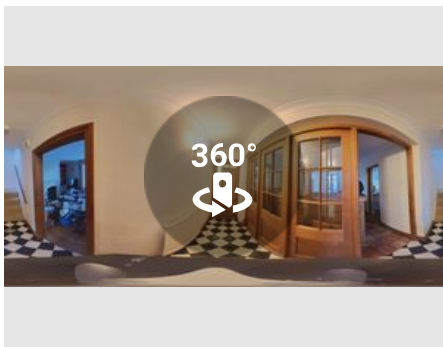
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Added	27/03/2025
Reference	2.12.1

3 Hallway

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Requires cleaning. Neutral smell/no odours evident	● Fair	● Poor	📷 1 photo 📷 360° photo
	! Tenant responsibility			🧹 Clean
3.2 Ceiling	Plastered/Painted white. White coving. Cobwebs to corners. White Cobwebs present	● Fair	● Poor	📷 2 photos
	! Tenant responsibility			🧹 Clean
3.3 Floor	Tiled. Wooden threshold strip. Loose debris present. Dirty. Black. White Some minor cracks to tiles (see pictures) minor marks present to some tiles.	● Fair	● Poor	📷 2 photos
	! Tenant responsibility			🧹 Clean
3.4 Walls	Plastered & painted. Wood panelling. Scuffs present. Cobwebs present. Magnolia Marks to corner of wall - pictures, cobwebs present see pictures.	● Fair	● Fair	📷 2 photos
	! Tenant responsibility			🧹 Clean
3.5 Sockets & Switches	All sockets/switches plastic. 2 in total. All fixings present & intact	● Good	● Good	📷 N/A
3.6 Light Fittings	Wall. Light shade fitted. Downlighter. Glazed. Brass. 1 fixing in total. 2 bulbs/spotlights. All bulbs working Cobwebs and dust present. See photos	● Fair	● Poor	📷 1 photo
	! Tenant responsibility			🧹 Clean

📷 Hallway Photos

General Overview



Provided by	Inspector
Captured (via App):	27/03/2025 5:04 PM
Added	27/03/2025
Reference	3.1.1

Provided by	Inspector
Captured (via App):	27/03/2025 12:32 PM
Added	27/03/2025
Reference	3.1.2

Ceiling

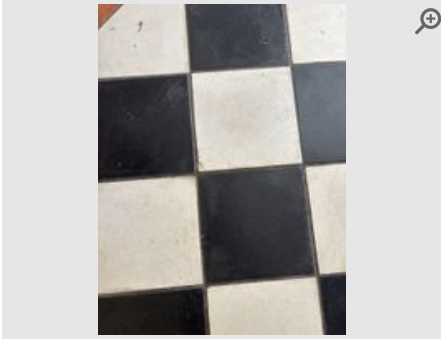


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Added	27/03/2025
Reference	3.2.1

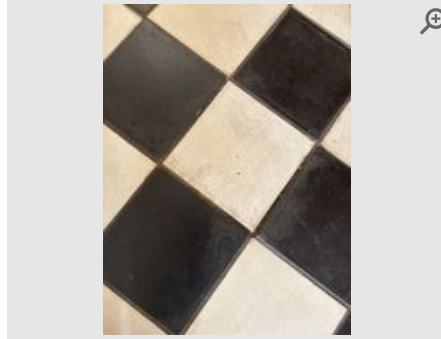


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Captured (via App):	27/03/2025 12:34 PM
Added	27/03/2025
Reference	3.2.2

Floor



Provided by	Inspector
Captured (via App):	27/03/2025 12:35 PM
Added	27/03/2025
Reference	3.3.1



Provided by	Inspector
Captured (via App):	27/03/2025 12:35 PM
Added	27/03/2025
Reference	3.3.2

Walls



Provided by	Inspector
Captured (via App):	27/03/2025 12:37 PM
Added	27/03/2025
Reference	3.4.1



Provided by	Inspector
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Added	27/03/2025
Reference	3.4.2

Light Fittings

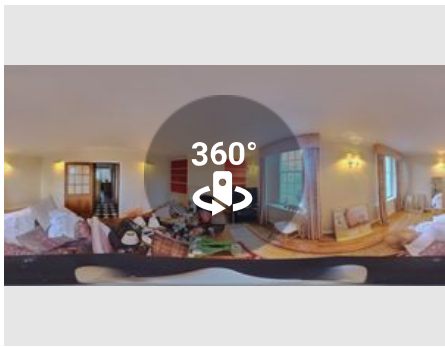


Provided by	Inspector
Captured (via App):	27/03/2025 12:40 PM
Added	27/03/2025
Reference	3.6.1

4 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Untidy. Requires cleaning. Items left behind. Furniture left behind Multiple items left behind - unable to see all of floor in order to report.	● Fair	● Very Poor	1 photo 360° photo
! Tenant responsibility		🔧 Items left behind require removal		
4.2 Door (Internal)		● Good	● Good	N/A
4.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss). Dusty (frame). Dusty (skirting) Some light surface marks. Dust present and some cobwebs.	● Fair	● Fair	1 photo
! Tenant responsibility		🔧 Clean		
4.4 Ceiling		● Good	● Good	N/A
4.5 Light Fittings	Wall. Light shade fitted. Downlighter. Fabric. Plastic. Brass. 5 fixings in total. 8 bulbs/spotlights. All bulbs working. Free of dust/cobwebs All bulbs in working order.	● Good	● Good	N/A
4.6 Walls	Plastered & painted. Picture hooks/nails present. Rawl plug/nail holes present. 9 in total. Dusty. Stains present Some minor surface marks and discolouration. See photos for significant detail, including picture hooks, filled and rawl plug holes (if/where applicable).	● Fair	● Poor	3 photos
! Tenant responsibility		🔧 Clean		
4.7 Windows and Sills	Sash window. 2 in total. Wood single glazed. Clear glass. Secondary glazing. Curtains present Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould. See photos for significant detail, including window cleanliness, window fixings and dressing (if/where applicable).	● Fair	● Fair	2 photos
! Tenant responsibility		🔧 Clean		
4.8 Radiator	White panelled. 1 in total. Signs of rust. Scratched. Scuffed. Marked. Dusty. Magnolia Wall mounted radiator(s) with some light surface marks. Rusted/heavily corroded valve to top right side. See photos for detail.	● Fair	● Poor	2 photos
! Tenant responsibility		🔧 Clean		
4.9 Sockets & Switches	All sockets/switches plastic. 6 in total. All fixings present & intact. Aerial socket x 1 All sockets and switches present and intact with no signs of damage.	● Good	● Good	N/A
4.10 Floor	Unable to inspect floor as covered with items left behind.	● Fair	● Fair	N/A
4.11 Fireplace	Log burner. Brick surround. Sandstone mantelpiece. Tiled hearth. Mantelpiece is chipped. Surround is scuffed/marked. Hearth is cracked. Hearth is chipped. Dirty. Dusty to mantelpiece. Dusty to surround. Dusty to fireplace. Dusty to hearth. Companion set. Scuttle/Log basket Mantelpiece has light surface marks. Some signs of wear evident. See photos for significant detail, including stains and scratches (if/where applicable).	● Fair	● Poor	2 photos
! Tenant responsibility		🔧 Clean		

General
Overview



Provided by	Inspector
Captured (via App):	27/03/2025 5:05 PM
Added	27/03/2025
Reference	4.1.1



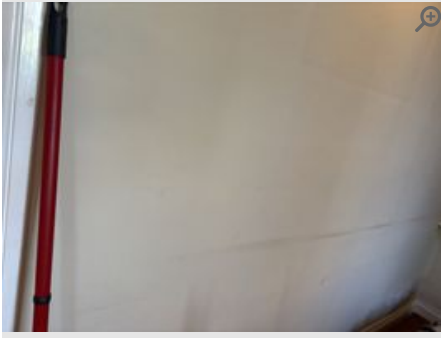
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Reference	4.1.2

Door Frame &
Skirting

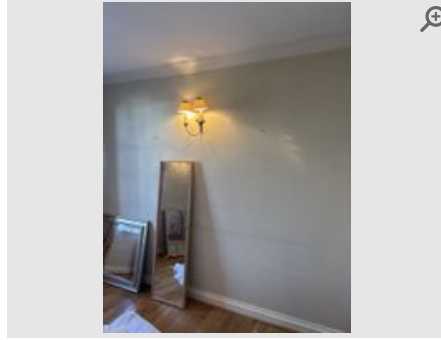


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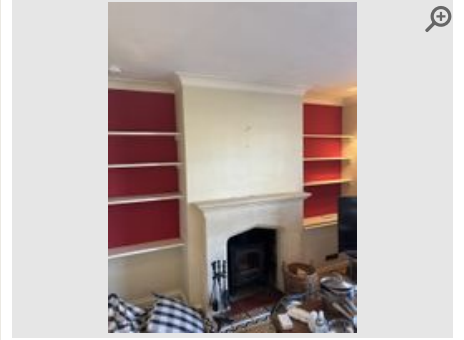
Walls



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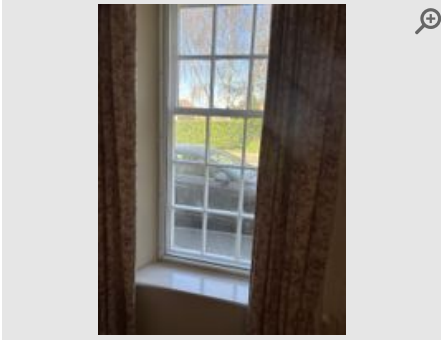


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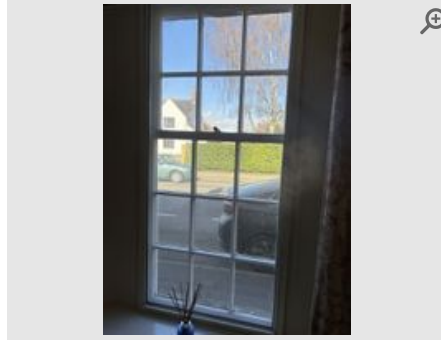


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Reference	4.6.3

Windows and Sills

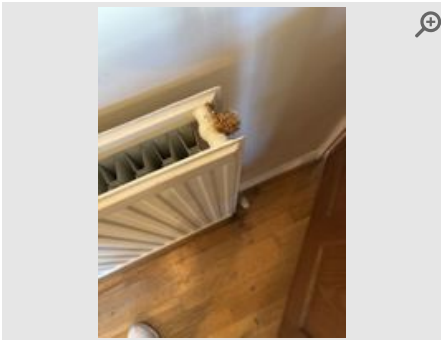


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Reference	4.7.1



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Added	27/03/2025
Reference	4.7.2

Radiator



Provided by	Inspector
Captured (via App):	27/03/2025 12:54 PM
Added	27/03/2025
Reference	4.8.1



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Captured (via App):	27/03/2025 12:54 PM
Added	27/03/2025
Reference	4.8.2

Fireplace



Provided by	Inspector
Captured (via App):	27/03/2025 12:58 PM
Added	27/03/2025
Reference	4.11.1



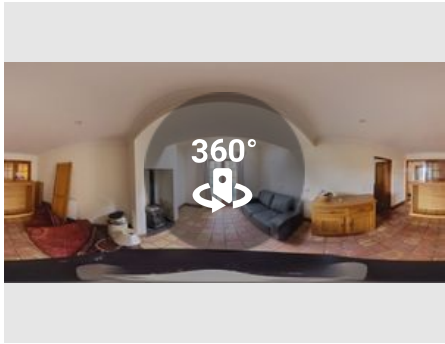
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Reference	4.11.2

5 Dining Room

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Requires cleaning. Neutral smell/no odours evident. Items left behind. Furniture left behind Furniture and rug left behind partially covering floor, unable to inspect whole floor.	● Fair	● Fair	 1 photo  360° photo
! Tenant responsibility				🧹 Clean
5.2 Door (Internal)	Wood/glazed. Natural wood (varnished). Brass knob. Clear glass Some light surface marks front side and reverse.	● Good	● Good	📷 N/A
5.3 Door Frame & Skirting	Natural wood (frame). Natural wood (varnished). Free of marks/dents. Dusty (frame). Dusty (skirting) Some light surface marks. Dusty and cobwebs present	● Good	● Good	📷 1 photo
! Tenant responsibility				🧹 Clean
5.4 Ceiling	Plastered/Painted white. White coving. White Free of marks and mould. See photo for cobwebs present	● Good	● Good	📷 N/A
5.5 Light Fittings	Ceiling. Spotlight(s). 6 fixings in total. 6 bulbs/spotlights. All bulbs working. Free of dust/cobwebs. White All bulbs in working order. See photo for cobwebs/dust present (if/where applicable).	● Good	● Good	📷 N/A
5.6 Walls	Plastered & painted. Free of marks. No picture hooks/nails present. Free of dirt/dust. Magnolia	● Good	● Good	📷 N/A
5.7 Radiator		● Good	● Good	📷 N/A
5.8 Sockets & Switches	All sockets/switches plastic. 5 in total. All fixings present & intact All sockets and switches present and intact with no signs of damage.not tested	● Fair	● Fair	📷 N/A



General
Overview

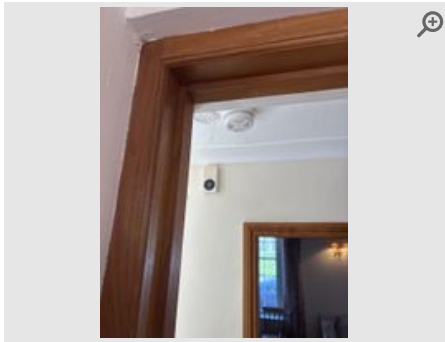


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Reference	5.1.1



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Reference	5.1.2

Door Frame &
Skirting

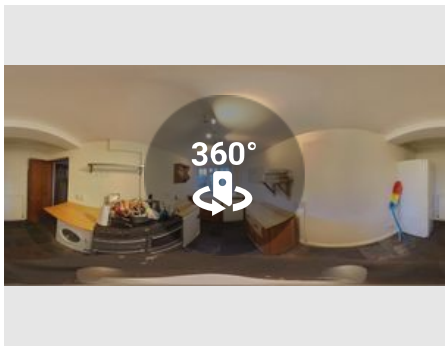


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Added	27/03/2025
Reference	5.3.1

6 Kitchen

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Untidy. Requires cleaning. Items left behind. Furniture left behind	● Fair	● Fair	360° photo
6.2 Door (Internal)	Wood panelled; brass handle. Natural wood (varnished) Some light surface marks front side and reverse.	● Good	● Good	N/A
6.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Some light surface marks.	● Good	● Good	N/A
6.4 Walls	Cobwebs and dust present - see pictures	● Fair	● Poor	2 photos
! Tenant responsibility				Clean
6.5 Radiator	White panelled Wall mounted radiator(s) with some light surface marks.	● Good	● Good	N/A
6.6 Sockets & Switches	All sockets/switches plastic. 6 in total. All fixings present & intact All sockets and switches present and intact with no signs of damage. Cleaning required.	● Fair	● Poor	N/A
! Tenant responsibility				Clean
6.7 Floor	Tiled. Loose debris present. Dirty. Dusty. Charcoal Loose debris, requires cleaning. See pictures for details	● Fair	● Poor	2 photos
! Tenant responsibility				Clean
6.8 Kitchen Cupboards/Units	Base units present. 4 hinged doors. Solid wood. Fixed handles. Wood shelving. All shelving is intact. Free of items inside. Grease/food residue inside. Greasy/Dirty handles All handles and hinges intact. Free of items inside. Some signs of wear evident. See photos for significant detail, including stains inside and out, scratches and food residue (if/where applicable).	● Fair	● Poor	2 photos
! Tenant responsibility				Clean
6.9 Kitchen Worksurfaces	Solid wood worksurface. Free of marks/scratches. Free of dust/dirt	● Fair	● Fair	N/A
6.10 Kitchen Sink	Double bowl. Draining board. Belfast sink. Porcelain. Mixer tap. Chrome taps. Stainless steel waste. Free of scratches/cracks. Free of dirt/dust. White	● Fair	● Fair	N/A
6.11 Hob	Induction hob. 6 rings. Scratches/scuffs present. Dried food present. Belling Some signs of light surface marks evident. See photos for significant detail, including stains, scratches, scorch marks	● Fair	● Poor	2 photos
! Tenant responsibility				Clean
6.12 Oven	Range cooker. Chrome rack x 3. Greasy residue inside. Burnt carbon residue inside. Belling Seal intact and door hinge functioning smoothly. See photos significant for detail, including dried food residue and grease	● Fair	● Poor	2 photos
! Tenant responsibility				Clean

General
Overview



Provided by	Inspector
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Added	27/03/2025
Reference	6.1.1

Walls

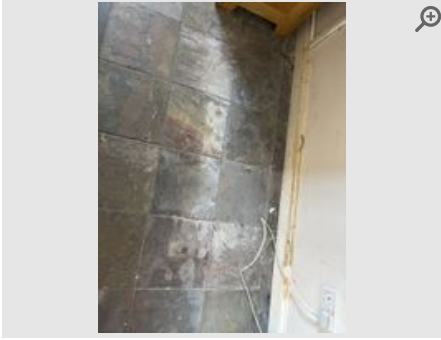


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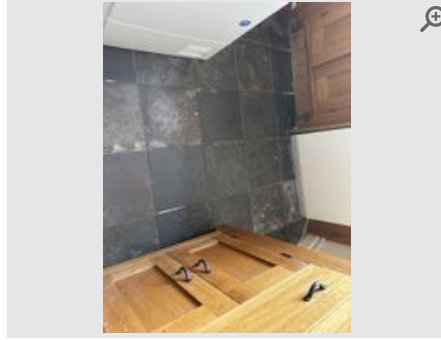


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Reference	6.4.2

Floor



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Reference	6.7.1



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Reference	6.7.2

Kitchen Cupboards/Units



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Added	27/03/2025
Reference	6.8.1



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Captured (via App):	27/03/2025 1:29 PM
Added	27/03/2025
Reference	6.8.2

Hob



Provided by	Inspector
Captured (via App):	27/03/2025 1:36 PM
Added	27/03/2025
Reference	6.11.1



Provided by	Inspector
Captured (via App):	27/03/2025 1:36 PM
Added	27/03/2025
Reference	6.11.2

Oven



Provided by	Inspector
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Added	27/03/2025
Reference	6.12.1

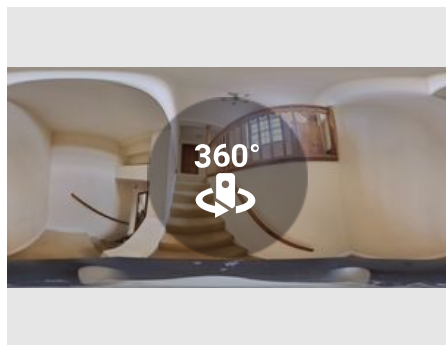


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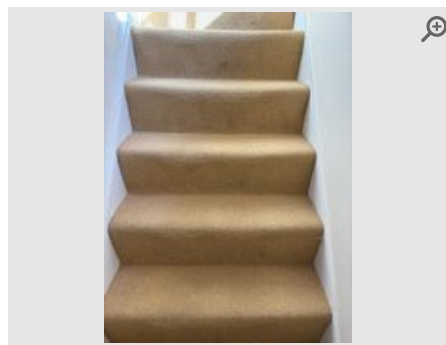
7 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	6 photos 360° photo
7.2 Bannister/Hand Rail	Appears securely fixed and intact. See photos for significant detail, including damage to spindles, marks and scratches (if/where applicable).	● Good	● Good	N/A
7.3 Floor	Carpeted. Stained patches. Discoloured patches. Cream Some signs of wear evident. See photos for significant detail, including stains (if/where applicable).	● Fair	● Fair	N/A
! Tenant responsibility				Clean
7.4 Walls	Plastered & painted. Magnolia	● Good	● Good	N/A
7.5 Ceiling	Plastered/Painted white. White coving. White Free of marks and mould.	● Good	● Good	N/A
7.6 Smoke Alarm	Ceiling mounted. Test button/function working. Battery powered. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Fair	● Fair	N/A
7.7 Light Fittings	Ceiling. Chandelier. Brushed chrome. 1 fixing in total. 6 bulbs/spotlights. 2 bulbs/spotlights not working. Cobwebs present. Dust present	● Fair	● Poor	1 photo
! Tenant responsibility				Clean
7.8 Sockets & Switches	All sockets/switches plastic. 3 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	N/A
7.9 Skirting Board	Natural wood (skirting). Natural wood (varnished). Smudged (skirting). Scuffed (skirting). Dusty (skirting) Some light surface marks.	● Fair	● Fair	N/A
7.10 Boiler/Storage Cupboard	Wood panelled. Varnished wood. Brass knob Some light scuffs/scratches front side and reverse. Some light scuffs/scratches to inside walls. Refer to photos for defect details, including significant marks, stains and scratches (where applicable).	● Fair	● Fair	1 photo

General Overview



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Added	27/03/2025
Reference	7.1.1



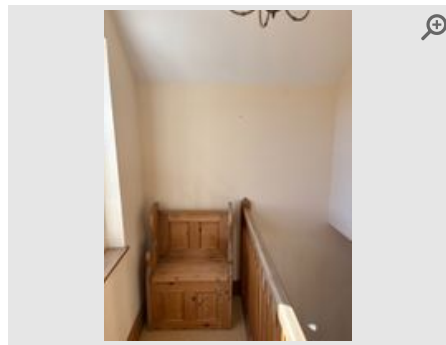
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Reference	7.1.2



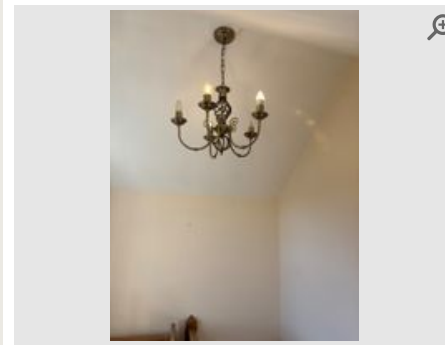
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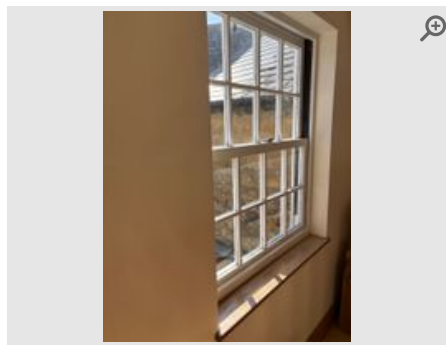
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Added	27/03/2025
Reference	7.1.4



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Reference	7.1.5

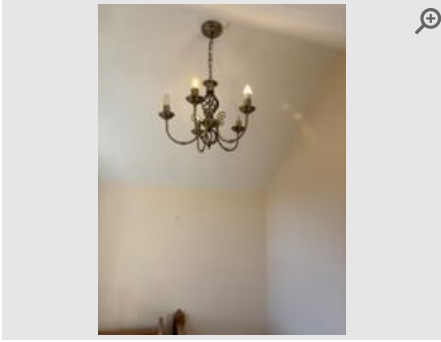


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Added	27/03/2025
Reference	7.1.6



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	27/03/2025
Reference	7.1.7

Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	27/03/2025
Reference	7.7.1

Boiler/Storage Cupboard

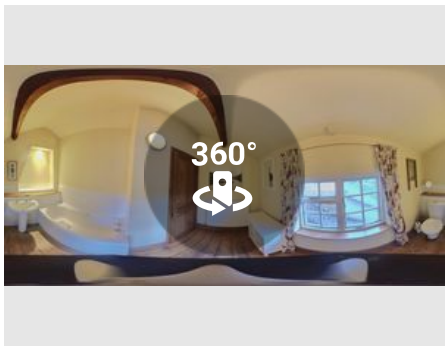


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Reference	7.10.1

8 Bathroom

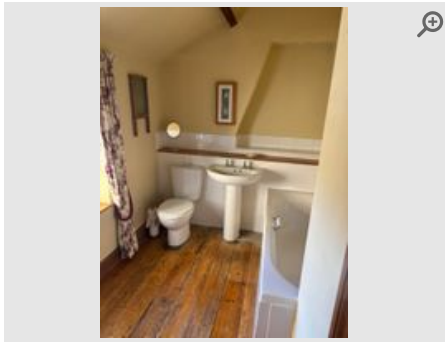
Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
8.2 Door (Internal)	Wood panelled. Natural wood (varnished). Brass knob. Free of marks/stains Some light surface marks front side and reverse. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	 N/A
8.3 Door Frame & Skirting	Natural wood (skirting). Natural wood (varnished) Some light surface marks. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	 N/A
8.4 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust. White Free of marks and mould. See photo for cobwebs present (if/where applicable).	● Good	● Good	 N/A
8.5 Light Fittings	Ceiling. Wall. Spotlight(s). Flush fitting. Dome fixing. Glazed. 2 fixings in total. 2 bulbs/spotlights. All bulbs working. Free of dust/cobwebs All bulbs in working order. See photo for cobwebs/dust present (if/where applicable).	● Good	● Good	 N/A
8.6 Switches/Cord	All sockets/switches plastic. All switches intact. White Present and intact.	● Good	● Good	 N/A
8.7 Walls	Plastered & painted. Free of marks. No picture hooks/nails present. Free of dirt/dust. Green (pale)	● Good	● Good	 N/A
8.8 Windows and Sills	Sash window. 1 in total. Wood single glazed. Opaque glass. Wooden sills. Roller blind. Fabric blind. Sills free of marks. Sills free of mould Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould. See photos for significant detail, including window cleanliness, window fixings and dressing (if/where applicable).	● Good	● Good	 N/A
8.9 Radiator	White panelled. 1 in total. Free of marks. Free of dirt/dust. White Wall mounted radiator(s) with some light surface marks. See photos for detail, including valve caps intact (if/where applicable).	● Fair	● Fair	 N/A
8.10 Floor	Solid wood. Free of stains. Free of marks/scratches. Free of marks/tears. Free of cracks/chips. Free of debris Some signs of wear evident. See photos for significant detail, including stains, tears and cracks (if/where applicable).	● Good	● Good	 N/A
8.11 Bath	Standard. Acrylic/Plastic. Mixer tap. Chrome handles. Stainless steel plug. Stainless steel waste. Plug & chain present. Free of debris. Free of dirt/dust. White Exterior panel intact. Plug present. See photos for significant detail, including gaps/mould to sealant and limescale to taps/plughole (if/where applicable).	● Good	● Good	 N/A
8.12 Sink/Basin	Pedestal porcelain. Separate taps. Chrome taps. Stainless steel plug. Plug & chain present. Free of cracks/chips. Free of limescale. White Basin intact and free of cracks/chips.	● Good	● Good	 1 photo
8.13 Toilet	Porcelain. Wooden seat & lid. Flush intact. Clean inside. Tank clean. White Free of cracks/chips. Flush intact. Seat secure and intact.	● Good	● Good	 N/A
8.14 Cabinet	4 drawers. 2 shelves. Laminate. White 4 wicker baskets on 2 shelves - good condition.	● Good	● Good	 1 photo
8.15 Bathroom Fixings	Soap dish holder. Toilet brush (plastic) Freestanding, good condition	● Good	● Good	 N/A

General
Overview



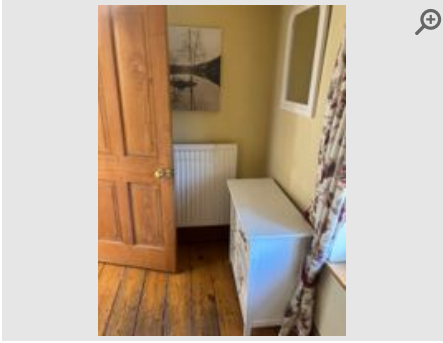
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Added	27/03/2025
Reference	8.1.1

Sink/Basin



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Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	8.12.1

Cabinet



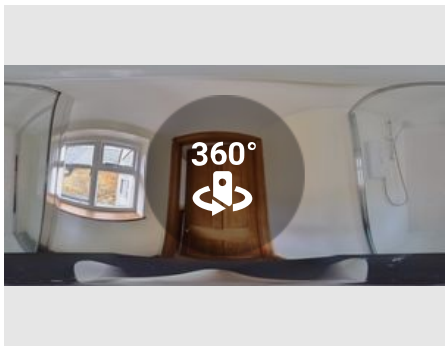
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Added	01/04/2025
Reference	8.14.1

9 Shower Room

Item	Description	Condition	Cleanliness	Photos
9.1 General Overview	Clean & Tidy. Neutral smell/no odours evident. No maintenance issues raised	● Good	● Good	 360° photo
9.2 Door (Internal)	Wood panelled. Natural wood (varnished). Brass handle	● Good	● Good	 N/A
9.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). Natural wood (varnished)	● Good	● Good	 N/A
9.4 Floor	Solid wood. Uneven floorboard. Free of debris. Black	● Good	● Good	 N/A
9.5 Walls	Plastered & painted. Tiled (around wet areas)	● Good	● Good	 N/A
9.6 Ceiling	Plastered/Painted white. White coving. Free of cobwebs/dust. White	● Good	● Good	 N/A
9.7 Sockets & Switches	All sockets/switches plastic. 1 in total. All fixings present & intact	● Good	● Good	 N/A
9.8 Light Fittings	Ceiling. Dome fixing. Glazed. 1 bulb/spotlight. All bulbs working	● Good	● Good	 N/A
9.9 Windows and Sills	Standard window. 1 in total. Aluminium single glazed. Opaque glass. Aluminium handle	● Good	● Good	 N/A
9.10 Shower Cubicle/Screen/Tray	Hinged enclosure with chrome frame. Hinged glazed screen. Plastic handle. Plastic shower tray. Screen intact. Hinges functioning well. No gaps in sealant. Free of dirt/dust. White	● Good	● Good	 N/A



General
Overview



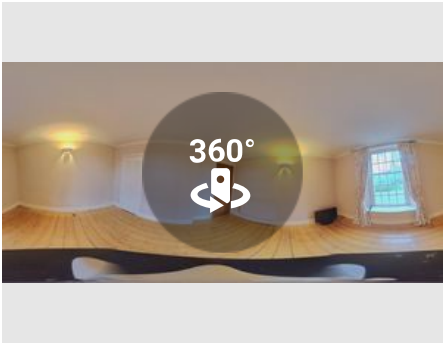
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Captured (via App):	27/03/2025 5:10 PM
Added	27/03/2025
Reference	9.1.1

10 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
10.1 General Overview	Consistent with age. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
10.2 Door (Internal)	Wood panelled. Brass handle Some light surface marks front side and reverse. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	 N/A
10.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). White (gloss) Some light surface marks.	● Good	● Good	 N/A
10.4 Ceiling	Plastered/Painted white. White coving Free of marks and mould.	● Good	● Good	 N/A
10.5 Light Fittings	Wall. Uplighter. Dome fixing. All bulbs working. Pink (pale) All bulbs in working order. See photos	● Good	● Good	 N/A
10.6 Walls	Plastered & painted. Free of dirt/dust. Pink (pale) Some minor surface marks and discolouration.	● Fair	● Fair	 N/A
10.7 Windows and Sills	Sash window. 2 in total. Clear glass. Wooden sills. Curtain pole; metal. Curtains present. Tie backs. Tie back hooks. Curtain rings present. Sills free of marks. Chipped sills Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould.	● Fair	● Good	 N/A
10.8 Radiator	White panelled. 1 in total Wall mounted radiator with some light surface marks.	● Good	● Good	 N/A
10.9 Sockets & Switches	All sockets/switches plastic. 3 in total. All fixings present & intact Sockets not tested	● Good	● Good	 N/A
10.10 Floor	Solid wood Some signs of wear evident consistently with age.	● Good	● Good	 N/A



General
Overview

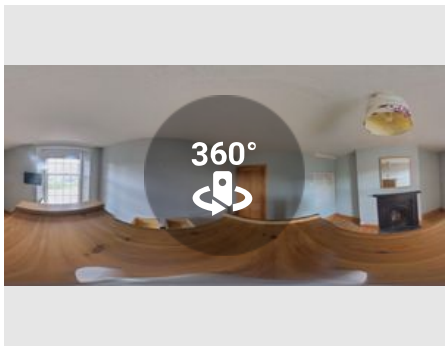


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Reference	10.1.1

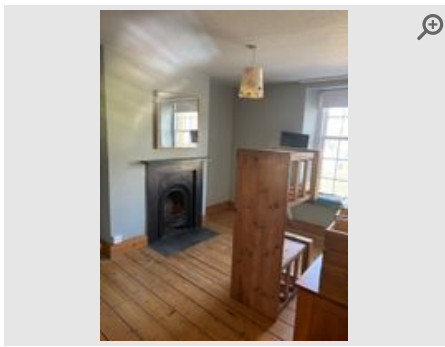
11 Bedroom 2

Item	Description	Condition	Cleanliness	Photos
11.1 General Overview	Clean & Tidy. Neutral smell/no odours evident. Items left behind. Furniture left behind	 Good	 Good	 3 photos  360° photo
 Tenant responsibility		 Items left behind require removal		
11.2 Door (Internal)	Hinged door. Wood panelled. Natural wood (varnished). Brass knob Some light surface marks front side and reverse.	 Fair	 Fair	 N/A
11.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting) Some light surface marks.	 Good	 Good	 N/A
11.4 Ceiling	Plastered/Painted white. Free of cobwebs/dust. White	 Good	 Good	 N/A
11.5 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working All bulbs in working order.	 Good	 Good	 N/A
11.6 Walls	Plastered & painted Some minor surface marks and discolouration.	 Good	 Good	 N/A
11.7 Windows and Sills	Sash window. 1 in total. Clear glass. Wooden sills. Roller blind. Beige blinds Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould.	 Fair	 Good	 N/A
11.8 Radiator	White panelled. 1 in total Wall mounted radiator(s) with some light surface marks.	 Good	 Good	 N/A
11.9 Sockets & Switches	All sockets/switches plastic. 3 in total. All fixings present & intact Sockets not tested no signs of damage.	 Good	 Good	 N/A
11.10 Floor	Solid wood. Free of debris Some signs of wear evident consistent with age.	 Good	 Good	 N/A
11.11 Storage Cupboard/Wardrobe	Built-in. Hinged door(s). White Some light surface marks front side and reverse. Some light surface marks to inside walls.	 Good	 Good	 N/A

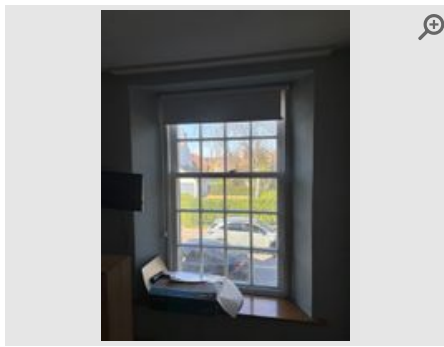
**General
Overview**



Provided by	Inspector
Captured (via App):	27/03/2025 5:11 PM
Added	27/03/2025
Reference	11.1.1



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	11.1.2



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	11.1.3

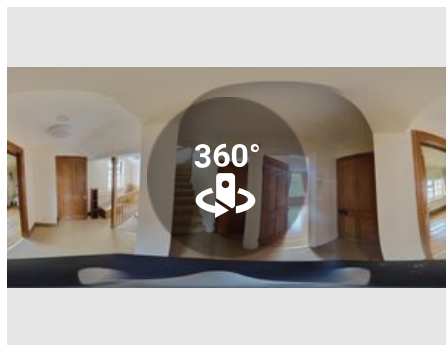


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Added	01/04/2025
Reference	11.1.4

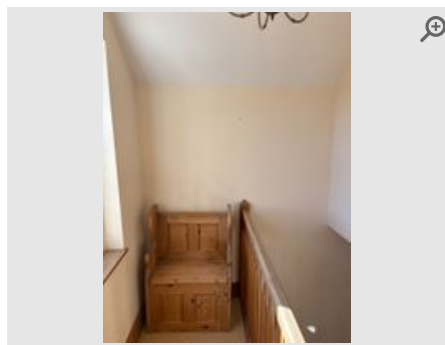
12 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
12.1 General Overview	Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 5 photos 🔄 360° photo
12.2 Bannister/Hand Rail	Wooden handrail. Varnished wood Appears securely fixed and intact.	● Fair	● Fair	📷 N/A
12.3 Floor	Carpeted. Stained patches. Cream/beige Some signs of wear evident.	● Fair	● Fair	📷 N/A
! Tenant responsibility				🧹 Clean
12.4 Walls	Plastered & painted. Magnolia Some minor surface marks and discolouration.	● Good	● Good	📷 N/A
12.5 Ceiling	Plastered/Painted white Free of marks and mould. See photo for cobwebs present (if/where applicable).	● Good	● Good	📷 N/A
12.6 Light Fittings	Ceiling. Dome fixing. Glazed. 1 fixing in total. 1 bulb/spotlight. All bulbs working	● Good	● Good	📷 N/A
12.7 Sockets & Switches	All sockets/switches plastic. 2 in total. All fixings present & intact All sockets and switches present and intact with no signs of damage. Sockets not tested	● Good	● Good	📷 N/A
12.8 Skirting Board	Natural wood (skirting). Natural wood (varnished) Some light surface marks.	● Good	● Good	📷 N/A
12.9 Boiler/Storage Cupboard	Wood panelled. Brass handle. Wall-mounted. Shelf present (intact) Some light scuffs/scratches front side and reverse. Some light scuffs/scratches to inside walls.	● Good	● Good	📷 N/A

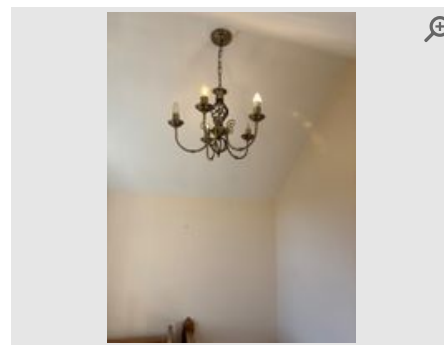
General Overview



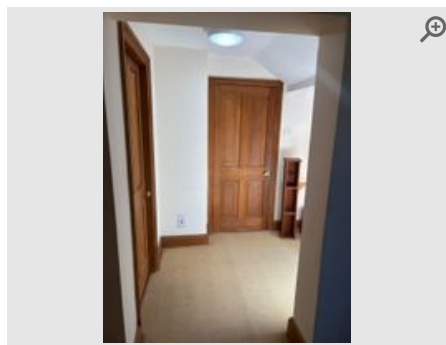
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Added	27/03/2025
Reference	12.1.1



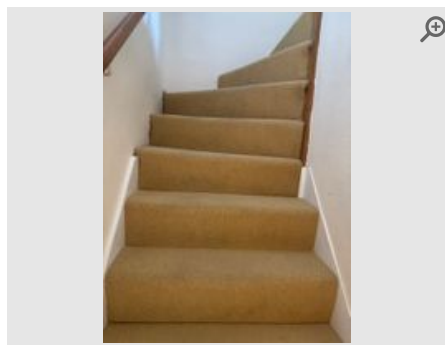
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Added	01/04/2025
Reference	12.1.2



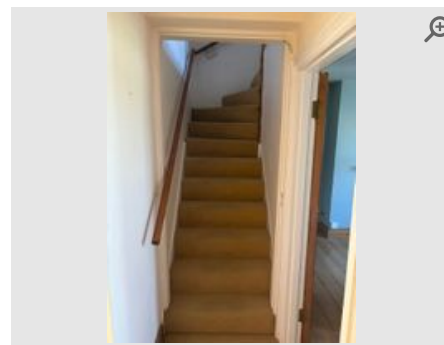
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Added	01/04/2025
Reference	12.1.3



Provided by	Inspector
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Added	01/04/2025
Reference	12.1.4



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	12.1.5



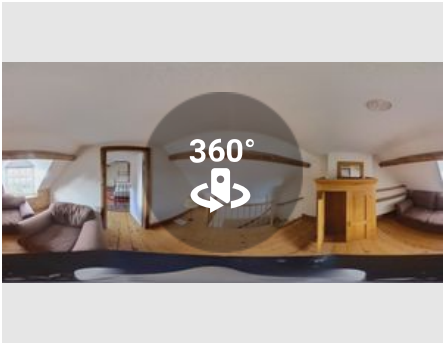
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Added	01/04/2025
Reference	12.1.6

13 Bedroom 3

Item	Description	Condition	Cleanliness	Photos
13.1 General Overview	Clean & Tidy. Neutral smell/no odours evident. Furniture left behind	 Good	 Poor	 360° photo
13.2 Door (Internal)	Wood panelled. Natural wood (varnished). Brass knob Some light surface marks front side and reverse.	 Good	 Good	 N/A
13.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). Natural wood (varnished) Some light surface marks.	 Good	 Good	 N/A
13.4 Ceiling	Plastered/Painted white. Free of cobwebs/dust. White Free of marks and mould.	 Good	 Good	 N/A
13.5 Light Fittings	Floor (lamp). Light shade fitted. Fabric. 1 fixing in total All bulbs in working order.	 Good	 Good	 N/A
13.6 Walls	Plastered & painted. Magnolia Some minor surface marks	 Good	 Good	 N/A
13.7 Windows and Sills	Sash window. 1 in total. Wood single glazed. Wooden sills. Roller blind. Beige blinds Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould.	 Good	 Good	 N/A
13.8 Radiator	White panelled. 1 in total Wall mounted radiator(s) with some light surface marks.	 Fair	 Fair	 N/A
13.9 Sockets & Switches	All sockets/switches plastic. 3 in total. All fixings present & intact Sockets not tested	 Good	 Good	 N/A
13.10 Floor	Solid wood Some signs of wear evident consistent with age	 Good	 Good	 N/A



General
Overview

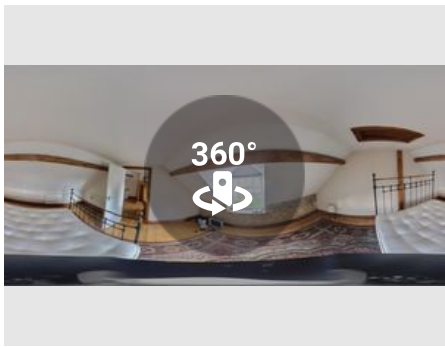


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Added	27/03/2025
Reference	13.1.1

14 Bedroom 4

Item	Description	Condition	Cleanliness	Photos
14.1 General Overview	Items left behind. Furniture left behind Consistent with age. Neutral smell (no smoking or pet odours).	● Good	● Poor	 3 photos  360° photo
14.2 Door (Internal)	Wood panelled. Brass knob Some light surface marks front side and reverse.	● Good	● Good	 N/A
14.3 Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). Natural wood (varnished) Some light surface marks.	● Good	● Good	 N/A
14.4 Ceiling	Plastered/Painted white. White Free of marks and mould.	● Good	● Good	 N/A
14.5 Light Fittings	Floor (lamp). Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working	● Good	● Good	 N/A
14.6 Walls	Plastered & painted	● Good	● Good	 N/A
14.7 Windows and Sills	Sash window. 1 in total. Wood single glazed. Wooden sills. Roller blind. Beige blinds Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould	● Good	● Good	 N/A
14.8 Radiator	White panelled. 1 in total Wall mounted radiator(s) with some light surface marks. See photos for detail, including valve caps intact (if/where applicable).	● Good	● Good	 N/A
14.9 Sockets & Switches	All sockets/switches plastic. 2 in total. All fixings present & intact Sockets not tested	● Good	● Good	 N/A
14.10 Floor	Solid wood Some signs of wear evident consistently with age	● Good	● Good	 N/A

**General
Overview**



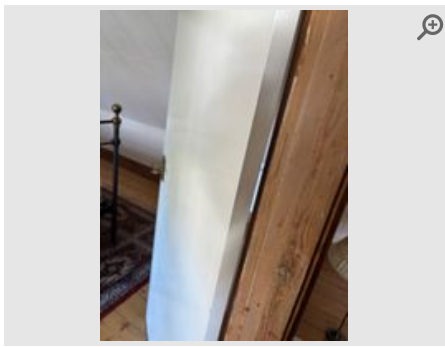
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Added	27/03/2025
Reference	14.1.1



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	14.1.2



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	14.1.3



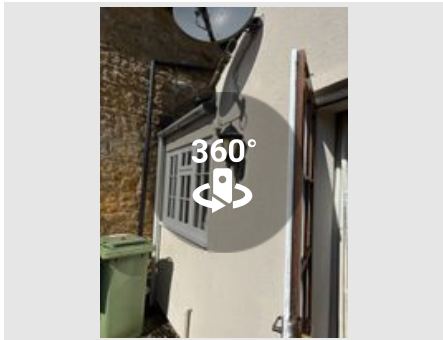
Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	14.1.4

15 Back Garden

Item	Description	Condition	Cleanliness	Photos
15.1 Overview (External)	Good seasonal order. Numerous weeds present. Paved area. Fence panels. Miscellaneous furniture Fair seasonal order. Fencing appears secure. Refer to overview photos for items present, paved areas and grass length (if/where applicable).	● Good	● Fair	 8 photos  360° photo
15.2 Shed	Wood (Feather Edge). Felt roof Hinged door with padlock present. Unable to access	● Fair	● Fair	 N/A

Back Garden Photos

Overview (External)



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.1



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.2



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.3



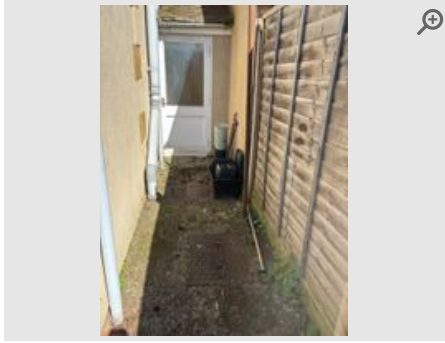
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Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.4



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.5



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.6



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.7



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.8



Provided by	Inspector
Captured (Certified by inspector)	27/03/2025
Added	01/04/2025
Reference	15.1.9

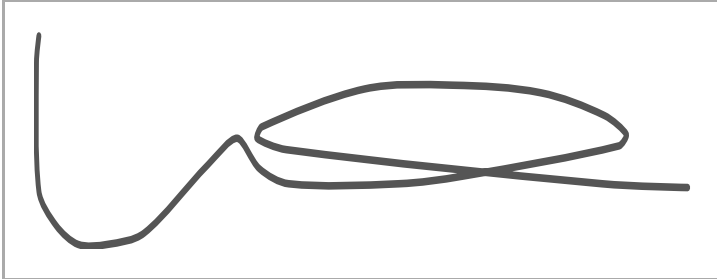


Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

Kim Golding

Date:

27/03/2025 at 9:27pm

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

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

Health & Safety / Insurance Risk-Avoidance Steps

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

Guidance Notes to Tenants

What should I know about the check-out process?

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

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

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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.