



4 The Old Print Works Beaumaris Road, Newport, Shropshire, England, TF10 7FZ

TENANT NAME
[REDACTED]

TENANCY TYPE
Joint

OTHER TENANT(S)
[REDACTED]

REPORT CONFIRMED BY
Oisin Higgins

TENANCY START DATE
02/06/2023

TENANCY END DATE
01/08/2024

PROPERTY VISIT DATE
30/07/2024

PREPARED ON BEHALF OF
Ebor Inventories

Telephone: 07849512268

 [View Photo Gallery](#)

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
Entrance/Hallway	
Front Door	 Tenant responsibility  Clean
Floor	 Tenant responsibility  Clean
Kitchen	
Windows and Sills	 Tenant responsibility  Clean
Hob	 Tenant responsibility  Clean
Extractor Cooker Hood	 Tenant responsibility  Clean
Fridge	 Tenant responsibility  Clean
Bathroom	

Name	Status
Cabinet	! Tenant responsibility 🗑 Items left behind require removal
Bathroom Fixings	🔧 Landlord responsibility 🛠 Repair
Bedroom	
Windows and Sills	! Tenant responsibility 🧹 Clean

Report Information

Property handed over in good clean condition. No indications of any damage beyond fair wear and tear. Minor cleanliness issues are highlighted in further detail herein.

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

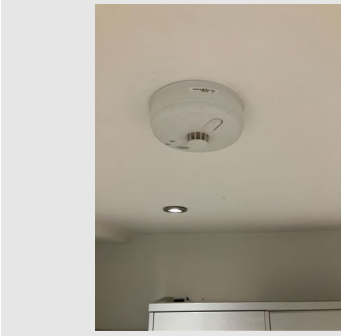


Health & Safety Alarm Compliance Checks

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 any smoke/heat alarms approaching the last 3 months of their life cycle?



Health & Safety Alarm Compliance Photos



Provided by	Inspector
Captured (via App):	30/07/2024 9:33 PM
Added	30/07/2024



Provided by	Inspector
Captured (via App):	30/07/2024 9:33 PM
Added	30/07/2024



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Property Overview</u>	Clean & Tidy. Neutral smell/no odours evident	● Good	● Good	📷 N/A
<u>Entrance/Hallway</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 2 photos
<u>Toilet</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 1 photo
<u>Kitchen</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 5 photos
<u>Stairway/Landing</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 2 photos
<u>Bathroom</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 1 photo
<u>Bedroom</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 3 photos
<u>Bedroom</u>	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
<u>Front Garden</u>	Good seasonal order. Weed free. Paved area. Gate present. Gate intact. Storage containers present Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 9 photos
<u>Driveway</u>	Gravel area. No markings Free of oil/paint stains.	● Good	● Good	📷 1 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

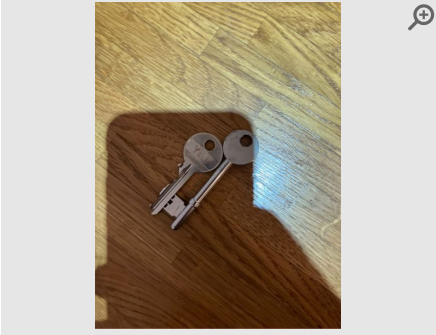
Action Required by Tenant

Minor cleanliness issues highlighted throughout the report addressed - either by the tenant or through a professional cleaning service (deposit deductible).

Action Required by Landlord

As per maintenance schedule.

Key Photos



Provided by	Inspector
Captured (via App):	30/07/2024 9:50 PM
Added	30/07/2024

Check-out notes

Additional set of keys and key(s) for letterbox required.



Utility Details



Water - Single Rate Meter

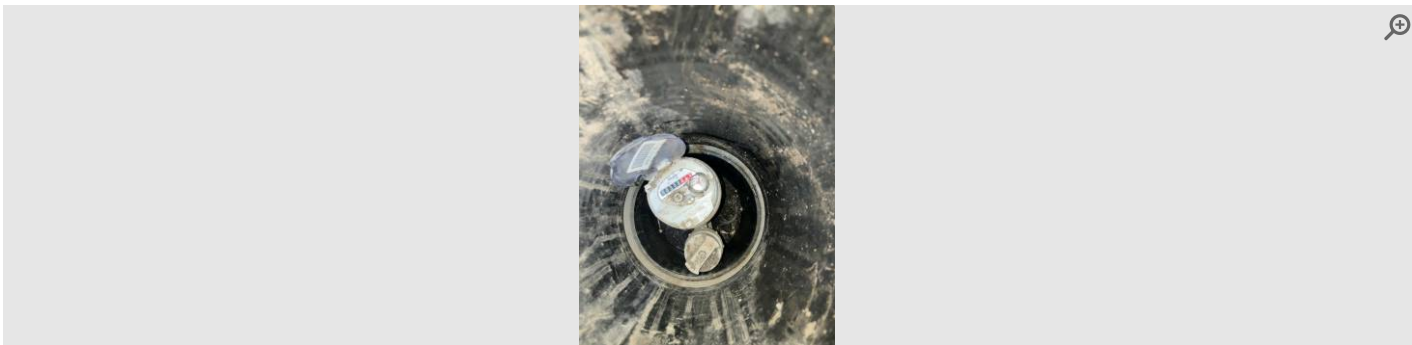
Supplier

Serial Number (MSN)

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Location

Serial
Photo



Provided by

Inspector

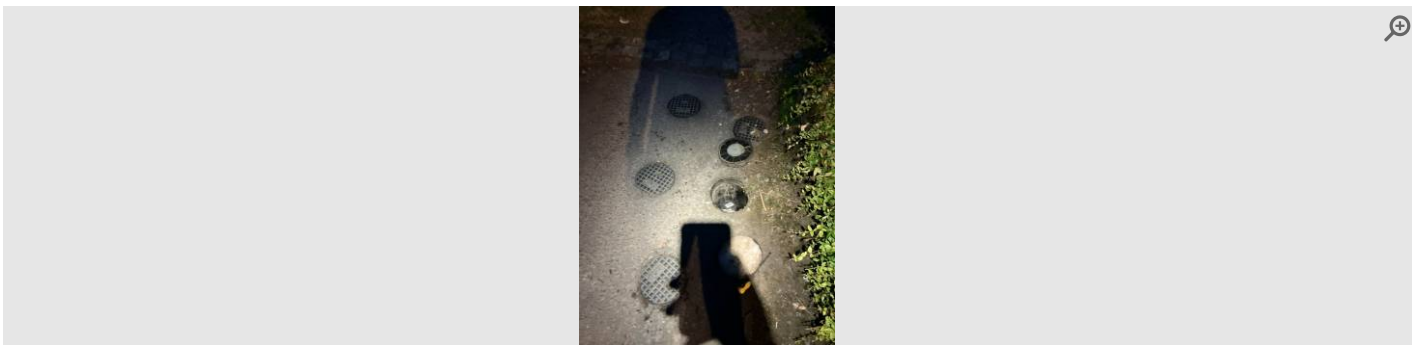
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30/07/2024

Location
Photo



Provided by

Inspector

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30/07/2024

Date

Notes

Reading



Provided by	Inspector
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Added	30/07/2024

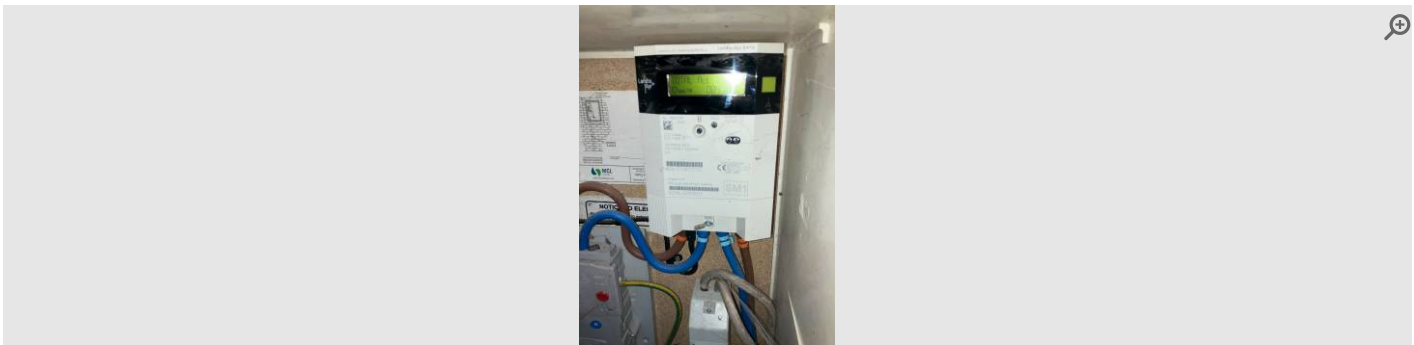
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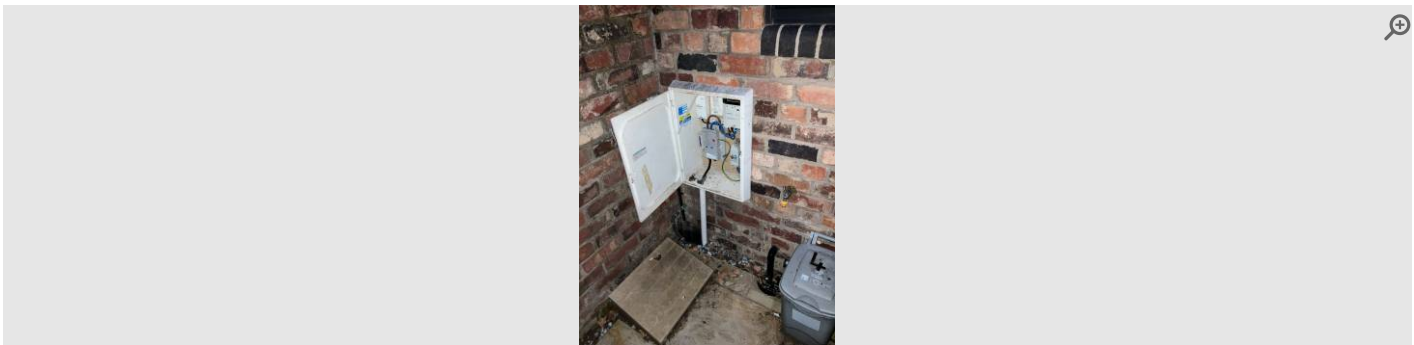
Location

Serial
Photo



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Location
Photo



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Added	30/07/2024

Date	Notes	Reading
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Added	30/07/2024

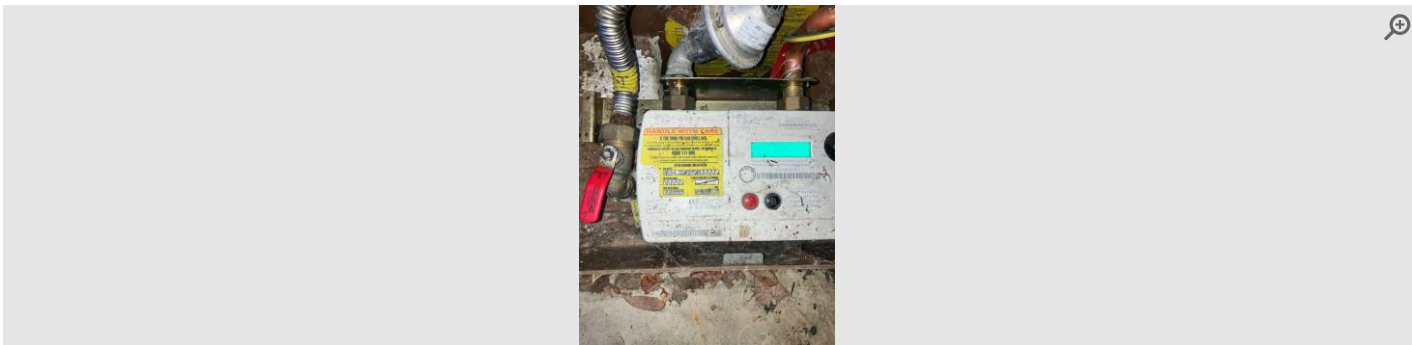
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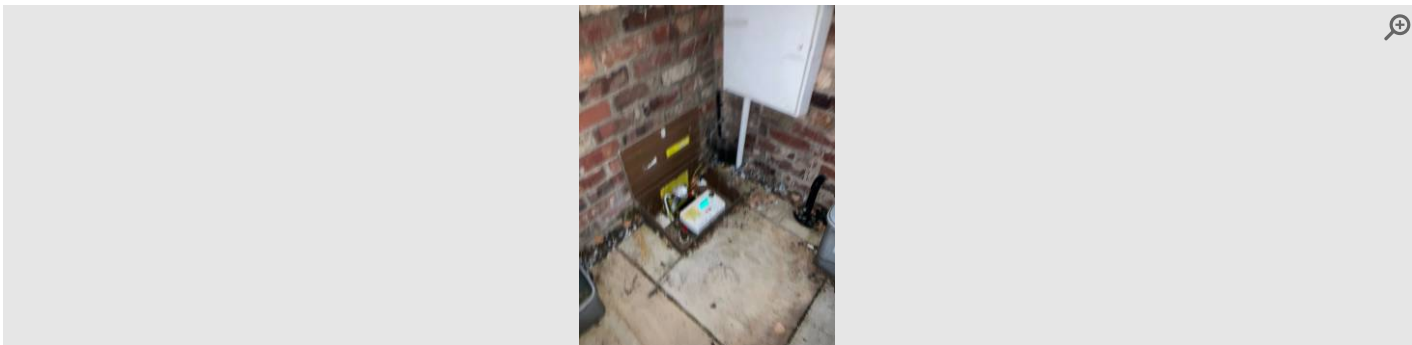
Location

Serial
Photo



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Added	30/07/2024

Location
Photo



Provided by	Inspector
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Added	30/07/2024

Date	Notes	Reading
30/07/2024		02621.792



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Room Details

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

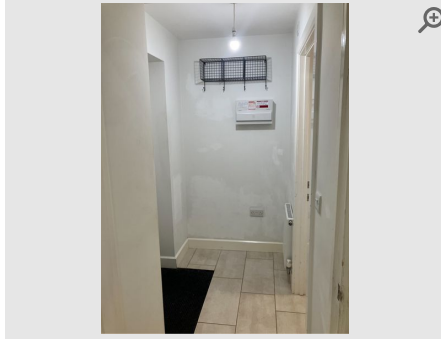
1 Property Overview				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Clean & Tidy. Neutral smell/no odours evident	● Good	● Good	📷 N/A

2 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 2 photos
2.2 Front Door	UPVC double glazed. Obscured glass. Fixed handle. Bolt. Doorbell (wireless) Minor marks on front door. Dirt/leaves in seal.	● Fair	● Poor	📷 4 photos
	Information provided by inspector: Dirt in front door seal (see images).			
	! Tenant responsibility Clean			
2.3 Door Frame & Skirting	UPVC (frame). Gloss painted wood (skirting) Free of marks, dents and dust.	● Good	● Good	📷 5 photos
2.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 1 photo
2.5 Light Fittings	Ceiling. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 1 photo
2.6 Walls	Plastered & painted white. Fuse box present. No filled holes present. Patchy paintwork Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Fair	● Good	📷 3 photos
2.7 Radiator	White panelled. 1 in total. Free of marks. Thermostatic valve intact. Free of dirt/dust Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
2.8 Sockets & Switches	All sockets/switches plastic. 3 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 3 photos
2.9 Floor	Tiled. Door mat present Free of stains, marks and scratches. Doormat dirty.	● Good	● Poor	📷 2 photos
	Information provided by inspector: Doormat dirty (see images).			
	! Tenant responsibility Clean			

General Overview

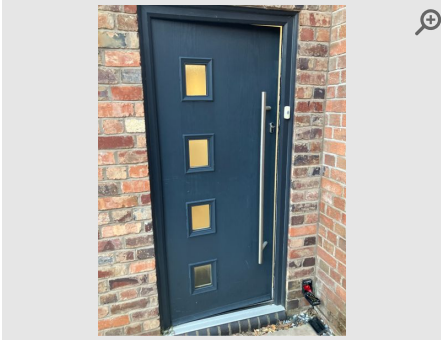


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Added	30/07/2024
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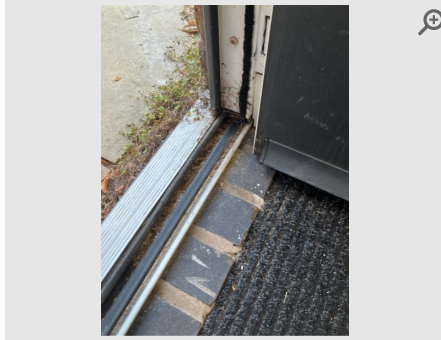


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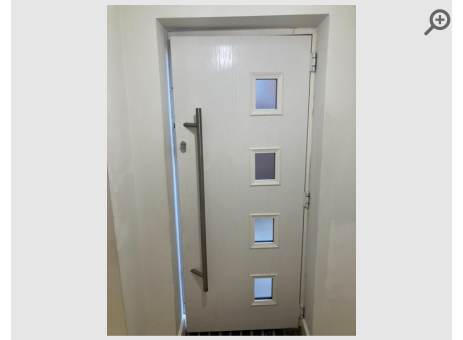
Front Door



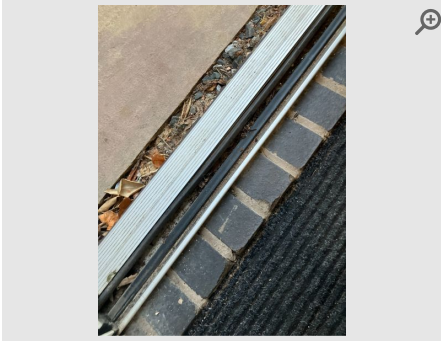
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Added	30/07/2024
Reference	2.2.1



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Reference	2.2.2

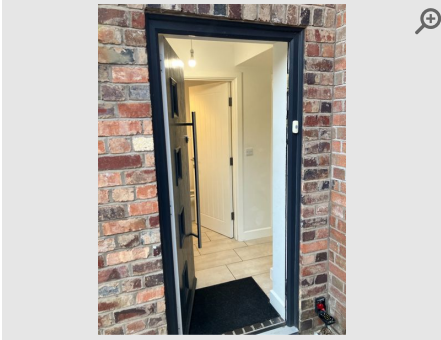


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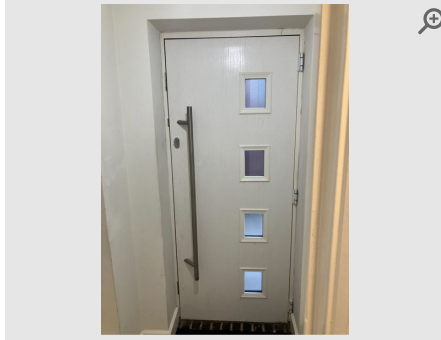


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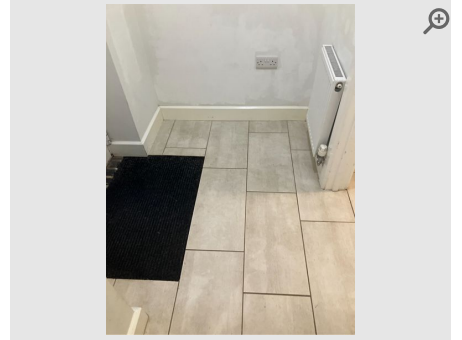
Door Frame & Skirting



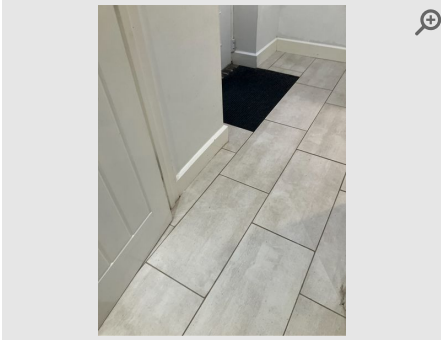
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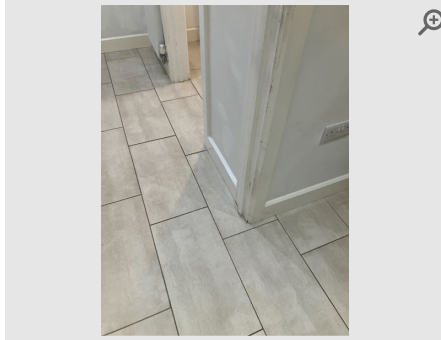
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Reference	2.3.2



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Reference	2.3.3

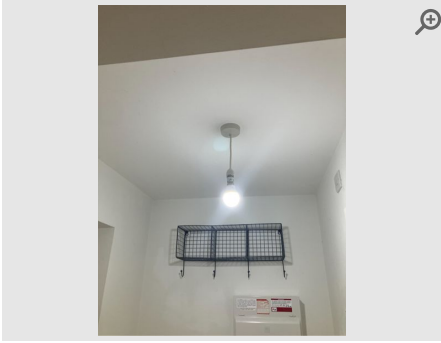


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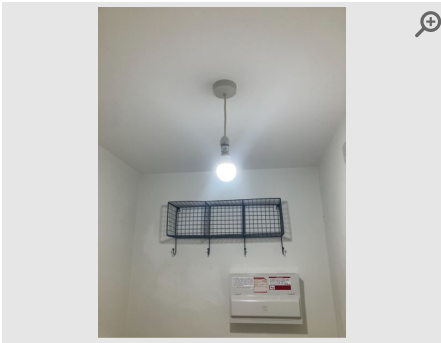
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Reference	2.3.5

Ceiling



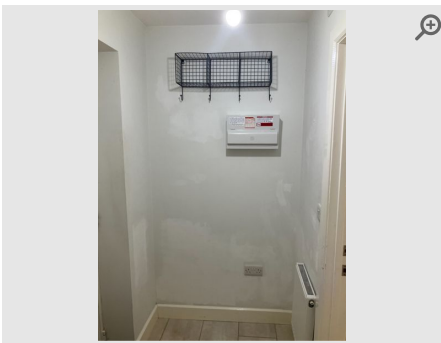
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Reference	2.4.1

Light Fittings

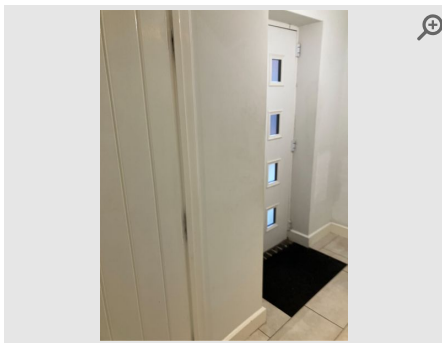


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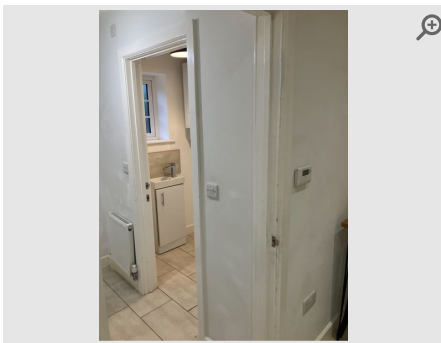
Walls



Provided by	Inspector
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Added	30/07/2024
Reference	2.6.1



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Reference	2.6.2



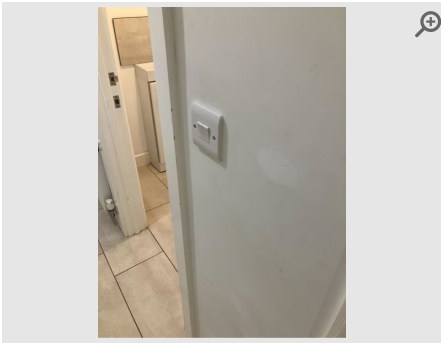
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Reference	2.6.3

Radiator

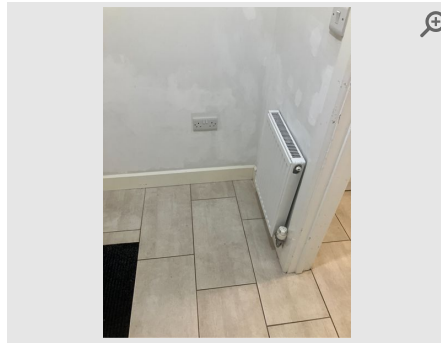


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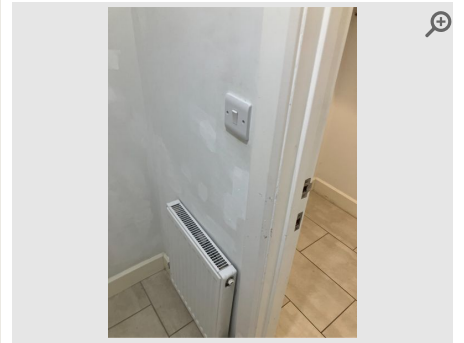
Sockets & Switches



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Reference	2.8.1

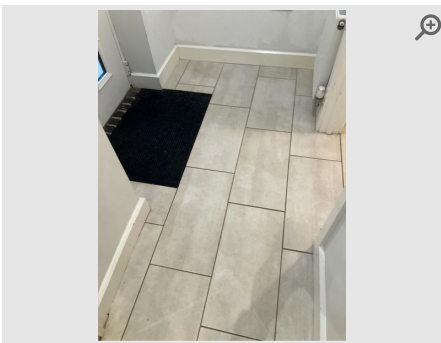


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Reference	2.8.2



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Reference	2.8.3

Floor



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Reference	2.9.1

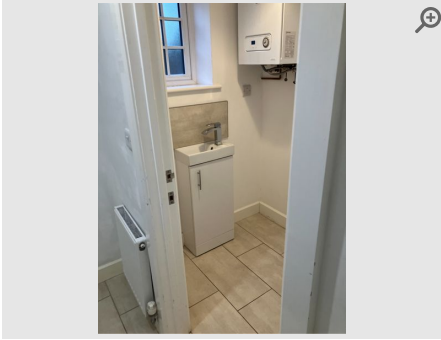


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Reference	2.9.2

3 Toilet

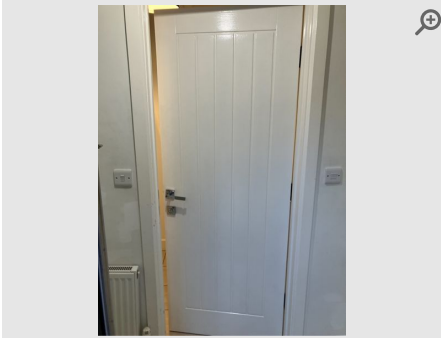
Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 1 photo
3.2 Door (Internal)	Hinged door. Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
3.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Free of marks, dents and dust.	● Good	● Good	 4 photos
3.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 1 photo
3.5 Light Fittings	Ceiling. Pendant fixing. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
3.6 Walls	Plastered & painted white. Picture hooks/nails present. 1 in total Free of marks stains and scuffs.	● Good	● Good	 3 photos
3.7 Windows and Sills	Standard window. 1 in total Windows intact and free of mould to edges.	● Good	● Good	 N/A
3.8 Radiator	White panelled. 1 in total. Free of marks. Thermostatic valve intact. Free of dirt/dust Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
3.9 Floor	Tiled Free of stains, marks and scratches.	● Good	● Good	 3 photos
3.10 Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps. Plug present Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	 2 photos
3.11 Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush intact. Seat secure & intact. Clean inside Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	 2 photos
3.12 Toilet Fixings	Towel holder Securely fixed.	● Good	● Good	 1 photo

General Overview

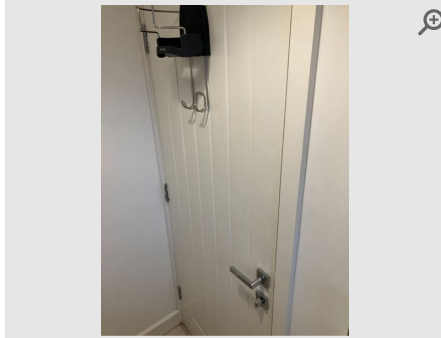


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Door (Internal)

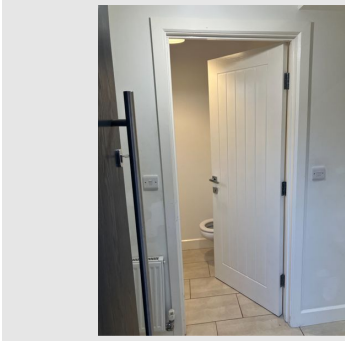


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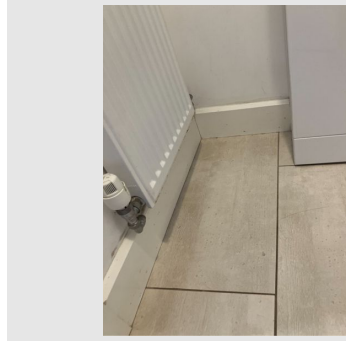


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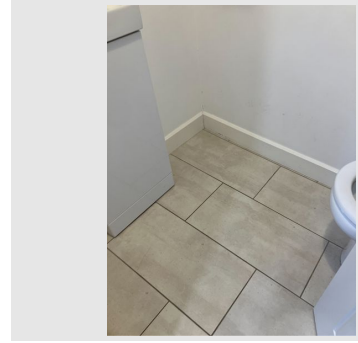
Door Frame & Skirting



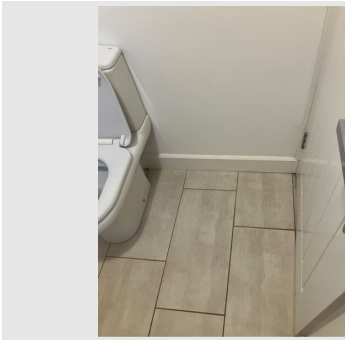
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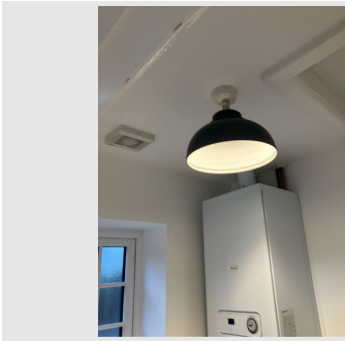


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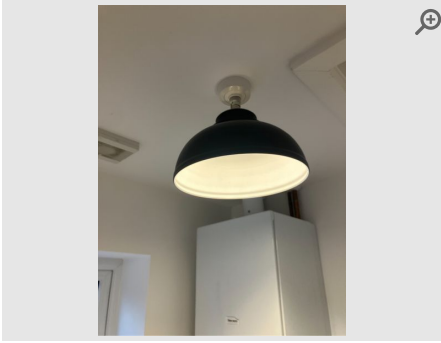
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Ceiling



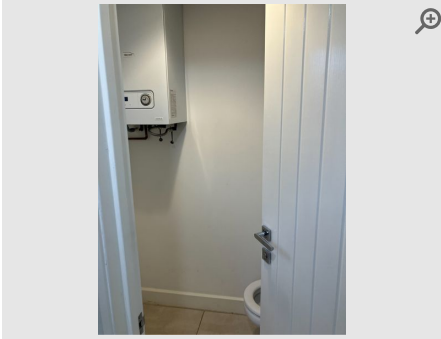
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Light Fittings

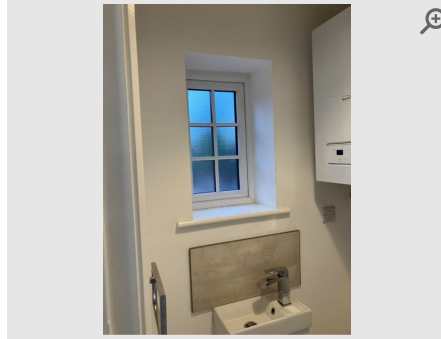


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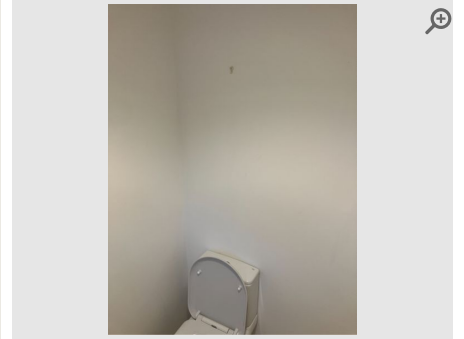
Walls



Provided by	Inspector
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Added	30/07/2024
Reference	3.6.1



Provided by	Inspector
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Added	30/07/2024
Reference	3.6.2



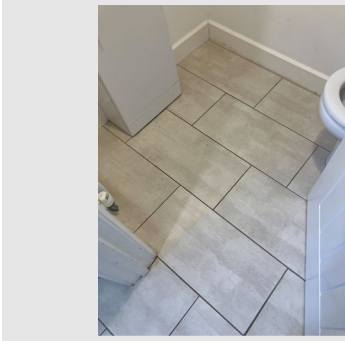
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Added	30/07/2024
Reference	3.6.3

Radiator

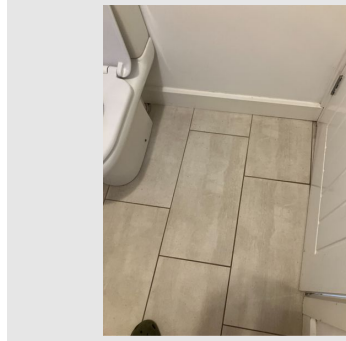


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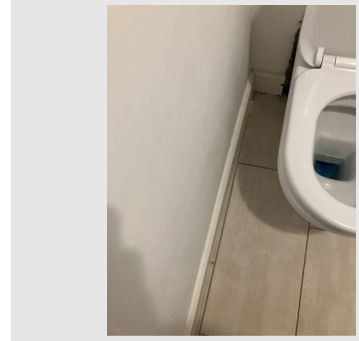
Floor



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Added	30/07/2024
Reference	3.9.1

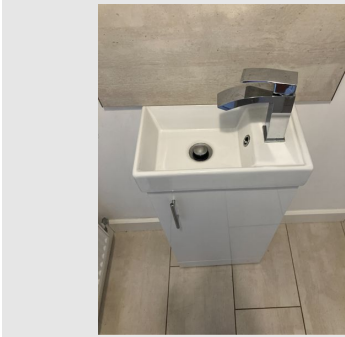


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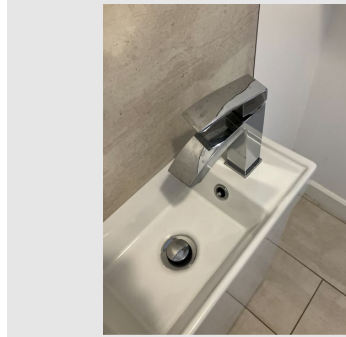


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Added	30/07/2024
Reference	3.9.3

Sink/Basin

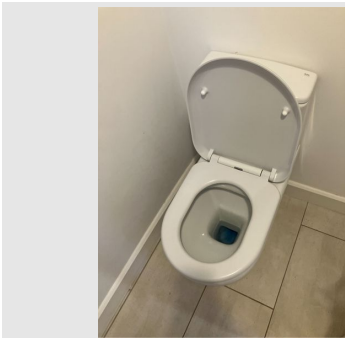


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Reference	3.10.1

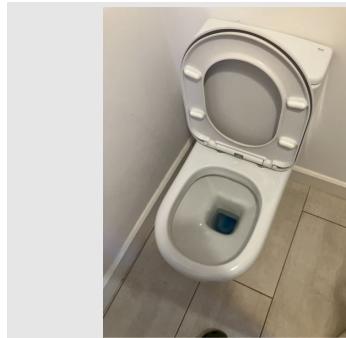


Provided by	Inspector
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Added	30/07/2024
Reference	3.10.2

Toilet



Provided by	Inspector
Captured (via App):	30/07/2024 8:36 PM
Added	30/07/2024
Reference	3.11.1



Provided by	Inspector
Captured (via App):	30/07/2024 8:36 PM
Added	30/07/2024
Reference	3.11.2

Toilet Fixings



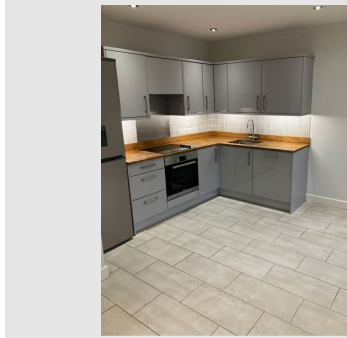
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Added	30/07/2024
Reference	3.12.1

4 Kitchen

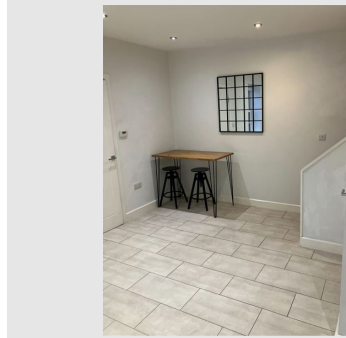
Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 5 photos
4.2 Door (Internal)	Hinged door. Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 2 photos
4.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Free of marks, dents and dust.	● Good	● Good	📷 5 photos
4.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 3 photos
4.5 Light Fittings	Ceiling. Spotlight(s). Under-cupboard fixing. 14 fixings in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 8 photos
4.6 Walls	Plastered & painted white. Picture hooks/nails present. Patchy paintwork Free of marks stains and scuffs.	● Good	● Good	📷 8 photos
4.7 Windows and Sills	Standard window. 2 in total. UPVC double glazed. Clear glass. Keys not present. Wooden sills. Roller blind Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Poor	📷 3 photos
Information provided by inspector: Dust on windowsills (see images).				
! Tenant responsibility				🧹 Clean
4.8 Radiator	White panelled. 1 in total. Free of marks. Thermostatic valve intact. Free of dirt/dust Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
4.9 Sockets & Switches	All sockets/switches plastic. 11 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 4 photos
4.10 Floor	Tiled. Free of stains. Free of marks/scratches Free of stains, marks and scratches.	● Good	● Good	📷 4 photos
4.11 Kitchen Cupboards/Units	Wall units present. Base units present. Laminated. Fixed handles All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Good	📷 7 photos
4.12 Kitchen Drawers	4 drawers All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	📷 4 photos
4.13 Kitchen Worksurfaces	Free of marks and scratches. Free of grease and food residue. Free of dust.	● Fair	● Fair	📷 3 photos
4.14 Kitchen Sink	Free of scratches and cracks. No food residue or grease present.	● Fair	● Good	📷 2 photos
4.15 Hob	Dials/knobs intact. Dirty.	● Good	● Poor	📷 2 photos
Information provided by inspector: Hob dirty (see images)				
! Tenant responsibility				🧹 Clean
4.16 Oven	Oven and grill. Chrome rack x 2. Dials/Knobs intact. Free of grease/residue inside. Prof cleaned within last week. Bosch Free of grease and food residue inside. Seal intact and door hinge functioning smoothly.	● Good	● Good	📷 7 photos

Item	Description	Condition	Cleanliness	Photos
4.17 Extractor Cooker Hood	Filter greasy.	● Good	● Poor	📷 4 photos
	Information provided by inspector: Extraction filter greasy (see images).			
	! Tenant responsibility 🧹 Clean			
4.18 Fridge	Upright. 1 Drawer. 3 Shelves. Ice dispenser. Internal light working. Clean & free of food residue. Hoover Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order.	● Good	● Fair	📷 5 photos
	Information provided by inspector: Rear of fridge dirty (see images)			
	! Tenant responsibility 🧹 Clean			
4.19 Washing Machine	Front loader. Detergent drawer clean. Seal is clean. Beko Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly. Detergent drawer is clean.	● Fair	● Fair	📷 3 photos
4.20 Dishwasher	Integrated slimline. Rack. Plate rack. Glass rack. Cutlery holder. Free of marks and stains. Free of food in filter. Clean and free of food residue Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly.	● Good	● Good	📷 6 photos
4.21 Fire Alarm	Ceiling mounted. Test button/function working. Wired	● Good	● Fair	📷 1 photo

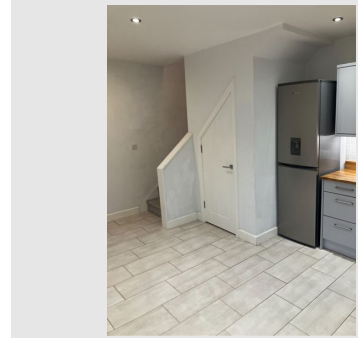
General Overview



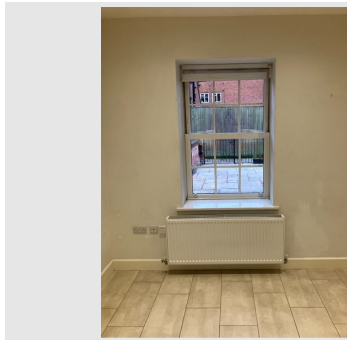
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Added	30/07/2024
Reference	4.1.1



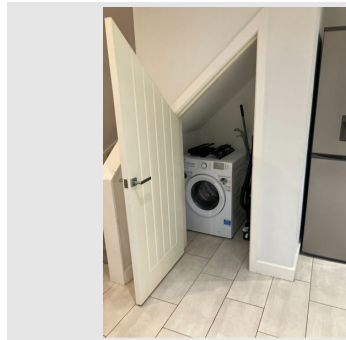
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Added	30/07/2024
Reference	4.1.2



Provided by	Inspector
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Added	30/07/2024
Reference	4.1.3



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Reference	4.1.4

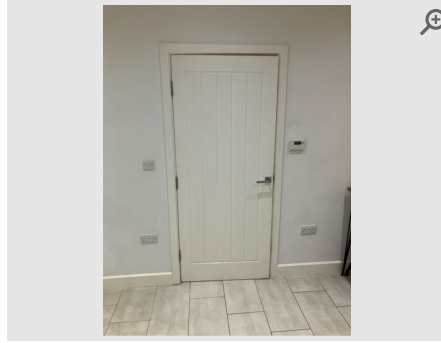


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Door (Internal)

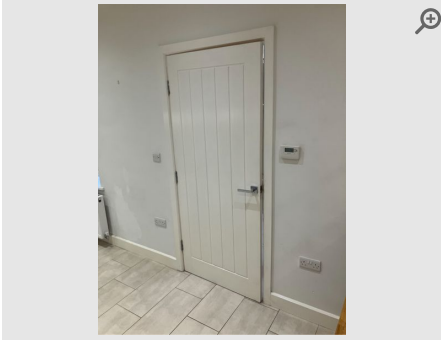


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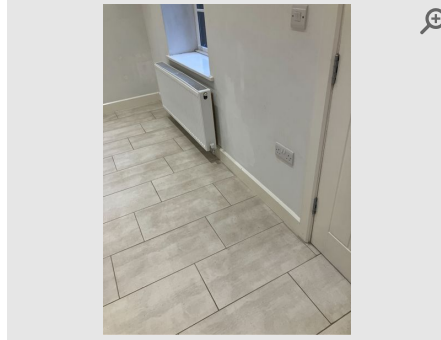


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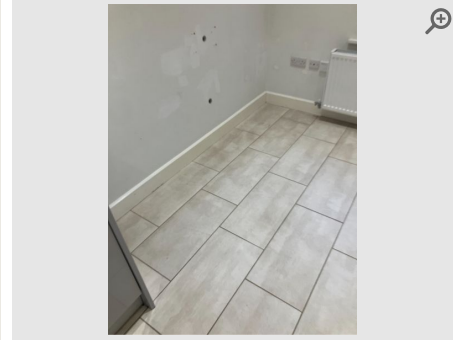
Door Frame & Skirting



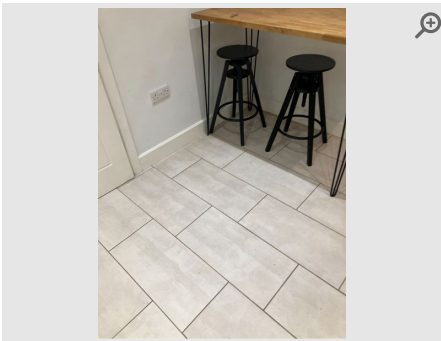
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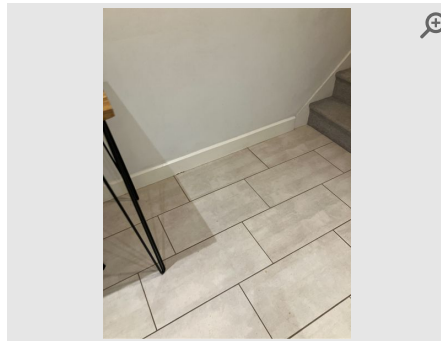
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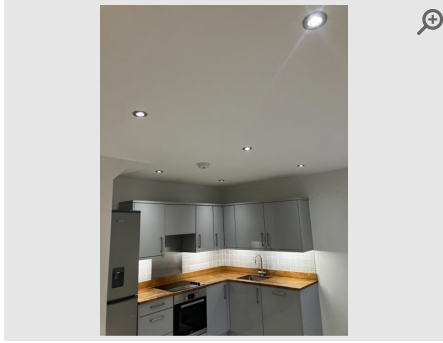


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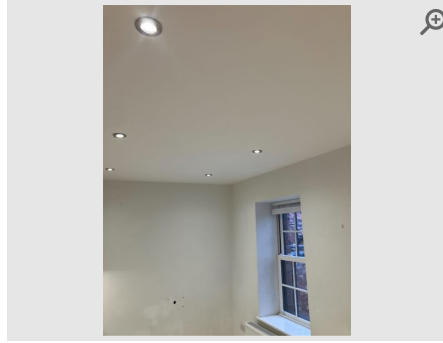


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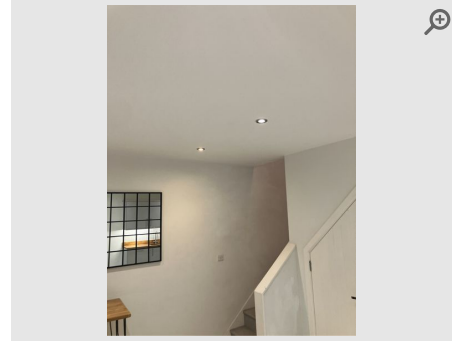
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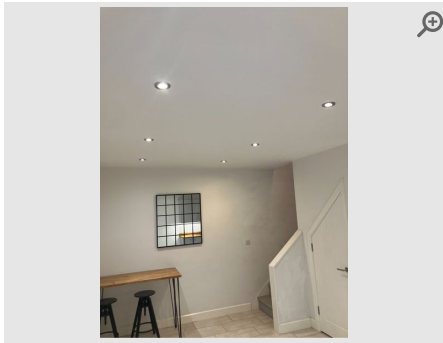


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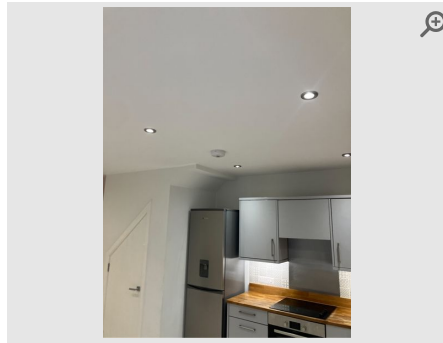


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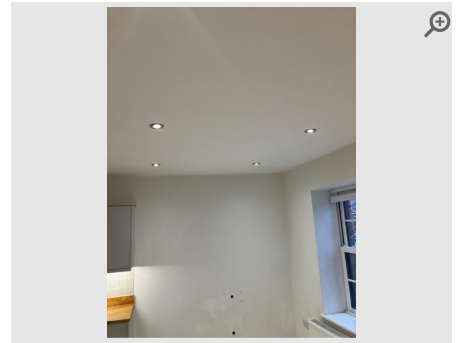
Light Fittings



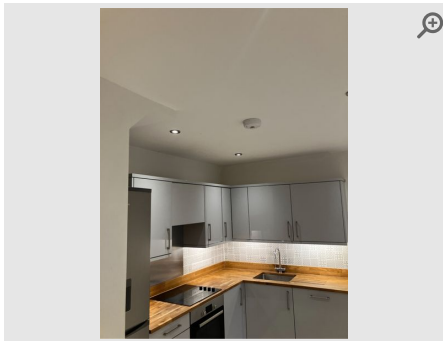
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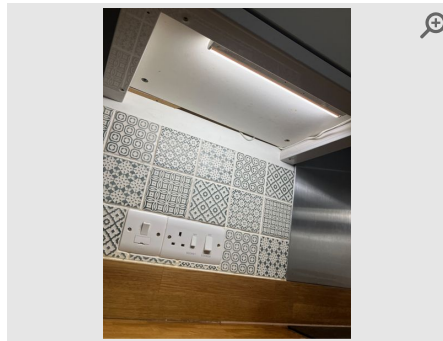
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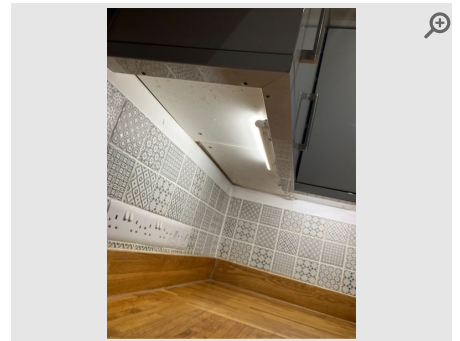
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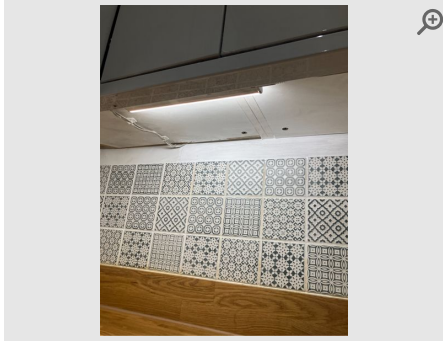
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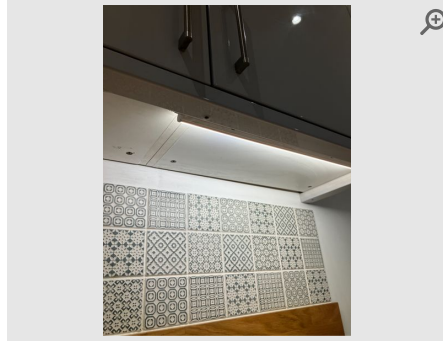
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Reference	4.5.6

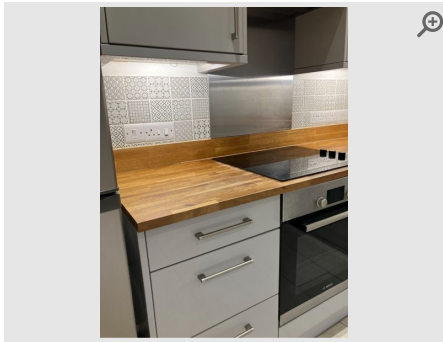


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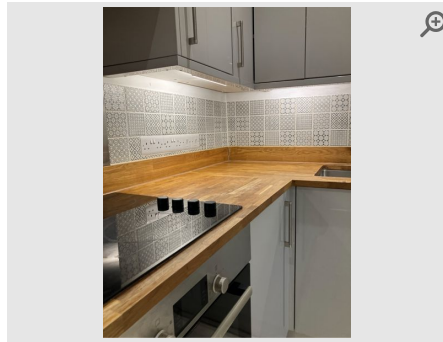


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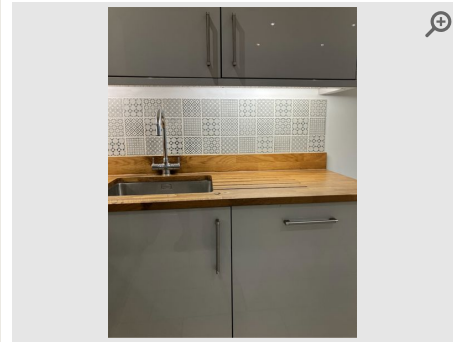
Walls



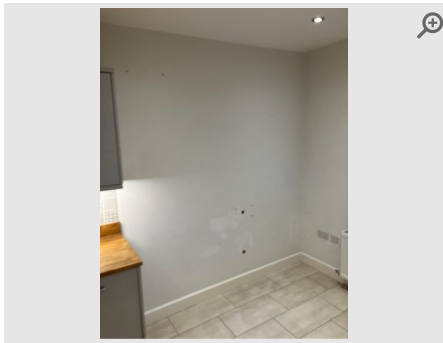
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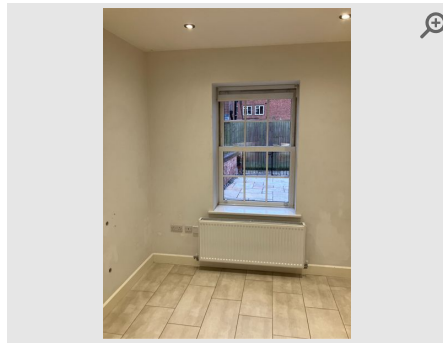
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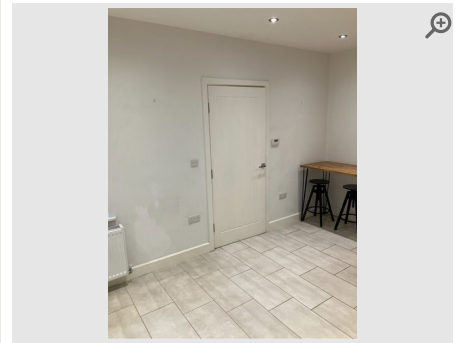
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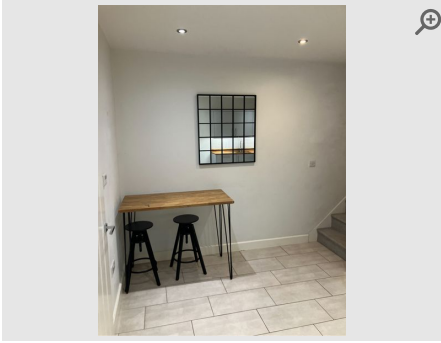
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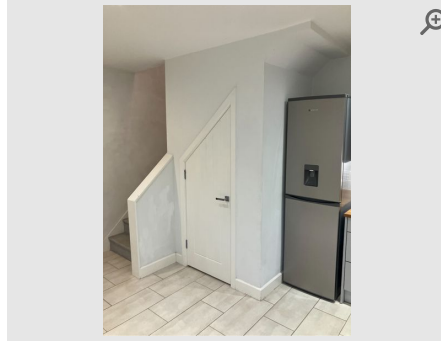
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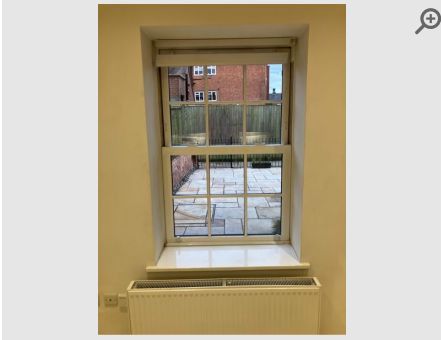


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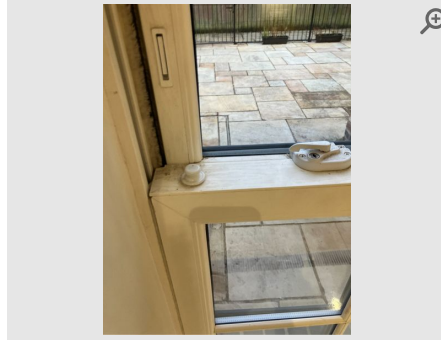


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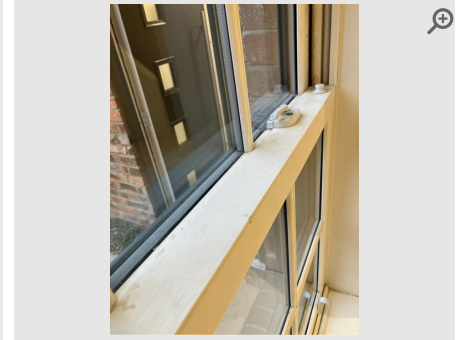
Windows and Sills



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Reference	4.7.1



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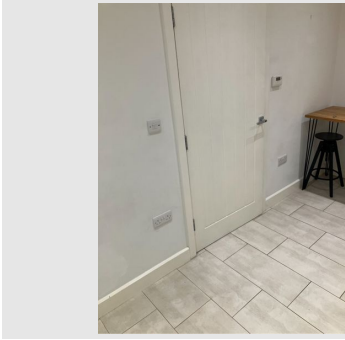
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Radiator

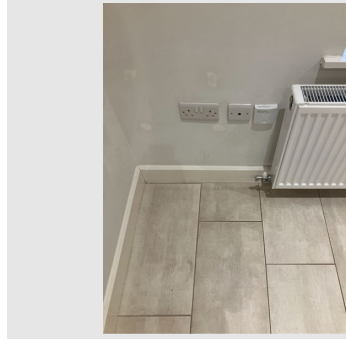


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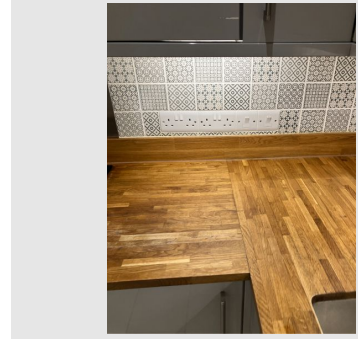
Sockets & Switches



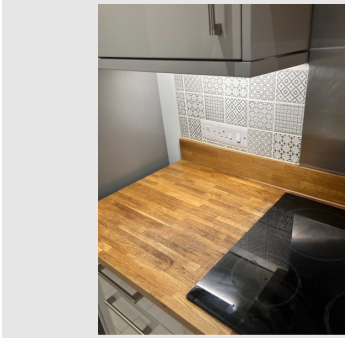
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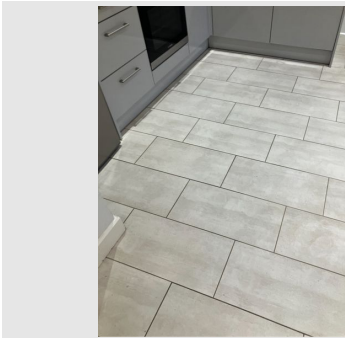


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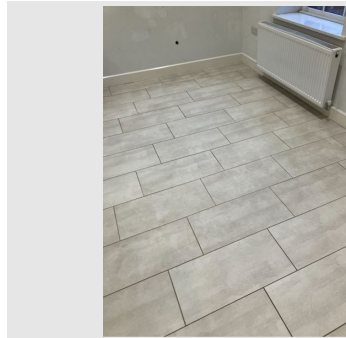


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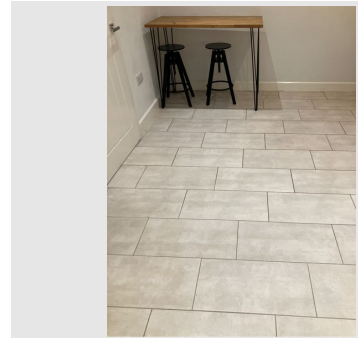
Floor



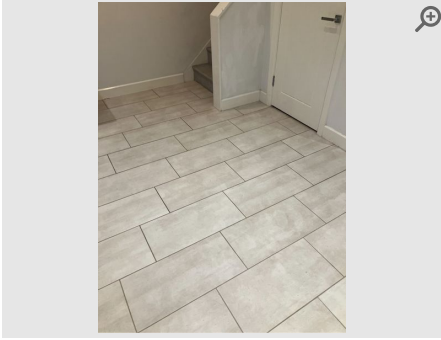
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Provided by	Inspector
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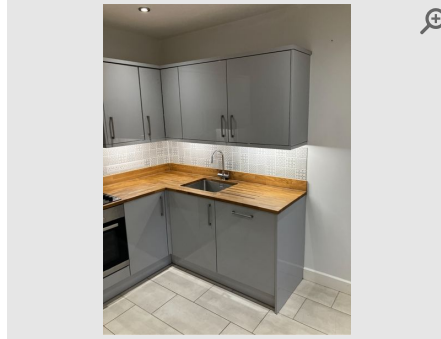


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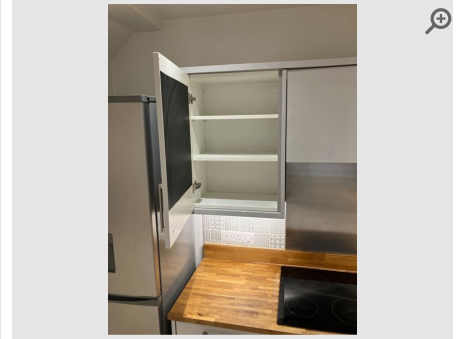
Kitchen Cupboards/Units



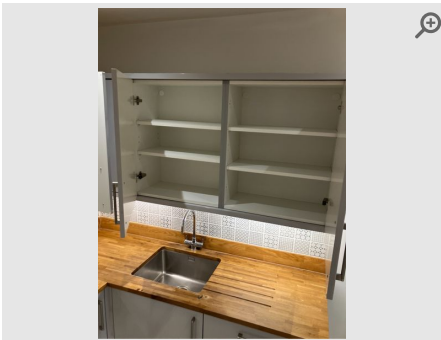
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Added	30/07/2024
Reference	4.11.1



Provided by	Inspector
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Added	30/07/2024
Reference	4.11.2



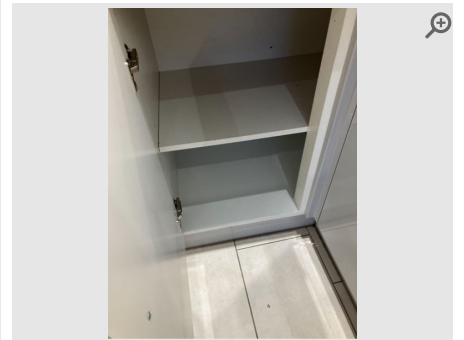
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Added	30/07/2024
Reference	4.11.3



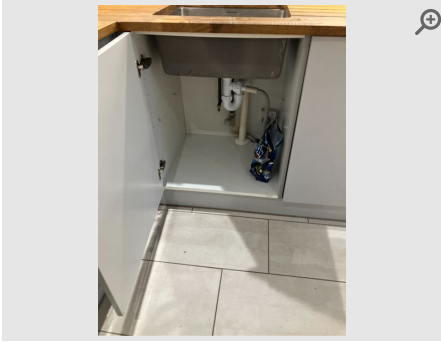
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Added	30/07/2024
Reference	4.11.4



Provided by	Inspector
Captured (via App):	30/07/2024 8:52 PM
Added	30/07/2024
Reference	4.11.5

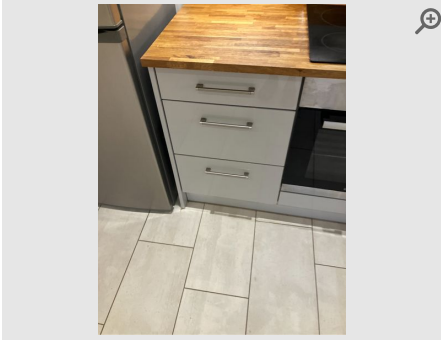


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Added	30/07/2024
Reference	4.11.6



Provided by	Inspector
Captured (via App):	30/07/2024 8:52 PM
Added	30/07/2024
Reference	4.11.7

Kitchen
Drawers



Provided by	Inspector
Captured (via App):	30/07/2024 8:53 PM
Added	30/07/2024
Reference	4.12.1



Provided by	Inspector
Captured (via App):	30/07/2024 8:53 PM
Added	30/07/2024
Reference	4.12.2

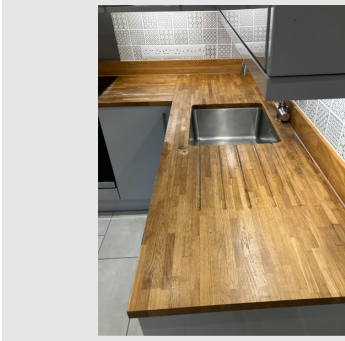


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Added	30/07/2024
Reference	4.12.3

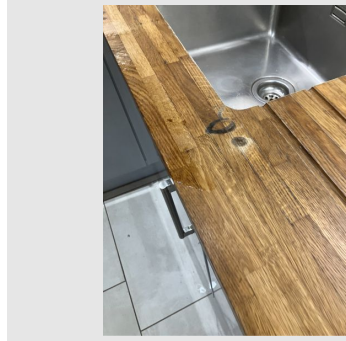


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Added	30/07/2024
Reference	4.12.4

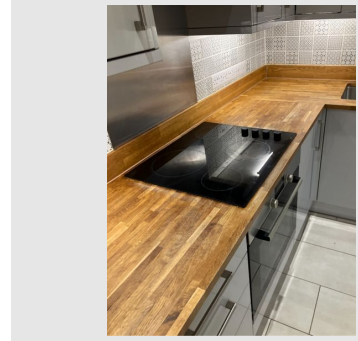
Kitchen Worksurfaces



Provided by	Inspector
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Added	30/07/2024
Reference	4.13.1

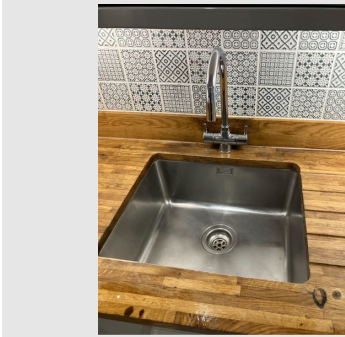


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Added	30/07/2024
Reference	4.13.2



Provided by	Inspector
Captured (via App):	30/07/2024 8:54 PM
Added	30/07/2024
Reference	4.13.3

Kitchen Sink



Provided by	Inspector
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Added	30/07/2024
Reference	4.14.1

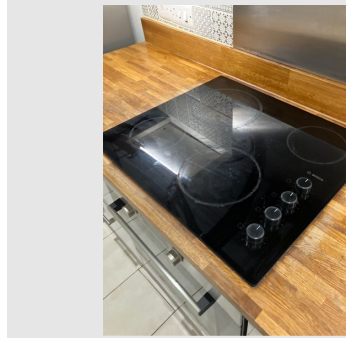


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Captured (via App):	30/07/2024 8:54 PM
Added	30/07/2024
Reference	4.14.2

Hob



Provided by	Inspector
Captured (via App):	30/07/2024 8:55 PM
Added	30/07/2024
Reference	4.15.1



Provided by	Inspector
Captured (via App):	30/07/2024 8:55 PM
Added	30/07/2024
Reference	4.15.2

Oven



Provided by	Inspector
Captured (via App):	30/07/2024 8:56 PM
Added	30/07/2024
Reference	4.16.1



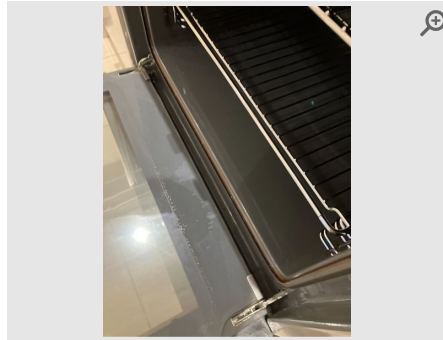
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Added	30/07/2024
Reference	4.16.2



Provided by	Inspector
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Added	30/07/2024
Reference	4.16.3



Provided by	Inspector
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Added	30/07/2024
Reference	4.16.4



Provided by	Inspector
Captured (via App):	30/07/2024 8:56 PM
Added	30/07/2024
Reference	4.16.5



Provided by	Inspector
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Added	30/07/2024
Reference	4.16.6

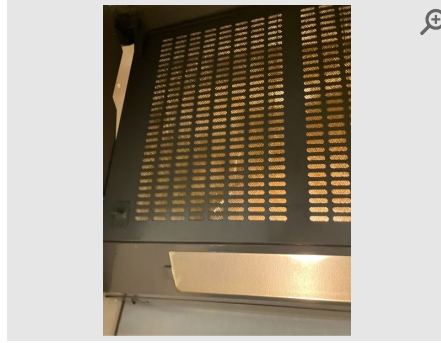


Provided by	Inspector
Captured (via App):	30/07/2024 8:56 PM
Added	30/07/2024
Reference	4.16.7

Extractor Cooker Hood



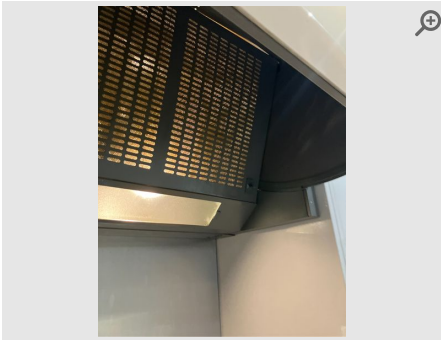
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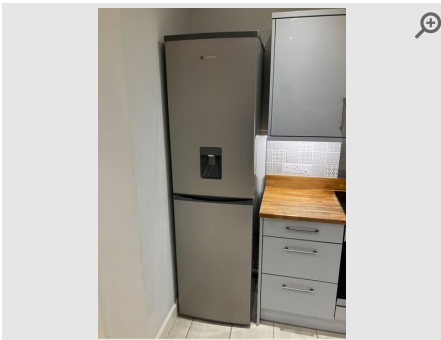


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Added	30/07/2024
Reference	4.17.3



Provided by	Inspector
Captured (via App):	30/07/2024 8:57 PM
Added	30/07/2024
Reference	4.17.4

Fridge



Provided by	Inspector
Captured (via App):	30/07/2024 8:59 PM
Added	30/07/2024
Reference	4.18.1



Provided by	Inspector
Captured (via App):	30/07/2024 8:59 PM
Added	30/07/2024
Reference	4.18.2



Provided by	Inspector
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Added	30/07/2024
Reference	4.18.3

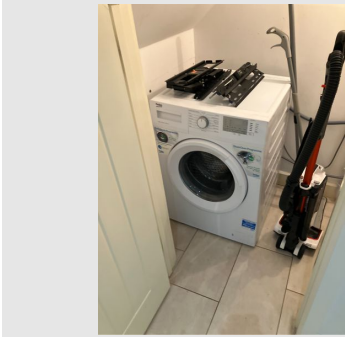


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Added	30/07/2024
Reference	4.18.4



Provided by	Inspector
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Added	30/07/2024
Reference	4.18.5

Washing Machine



Provided by	Inspector
Captured (via App):	30/07/2024 9:00 PM
Added	30/07/2024
Reference	4.19.1

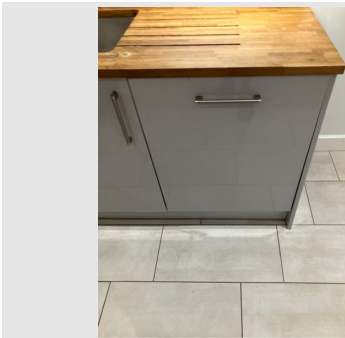


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Reference	4.19.3

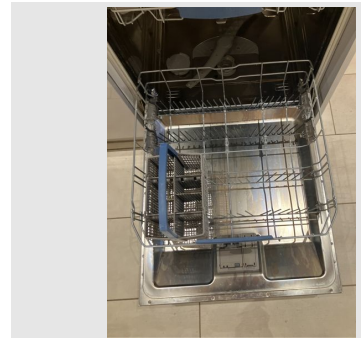
Dishwasher



Provided by	Inspector
Captured (via App):	30/07/2024 9:01 PM
Added	30/07/2024
Reference	4.20.1



Provided by	Inspector
Captured (via App):	30/07/2024 9:01 PM
Added	30/07/2024
Reference	4.20.2



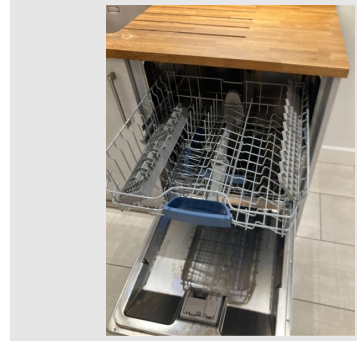
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Added	30/07/2024
Reference	4.20.3



Provided by	Inspector
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Reference	4.20.4

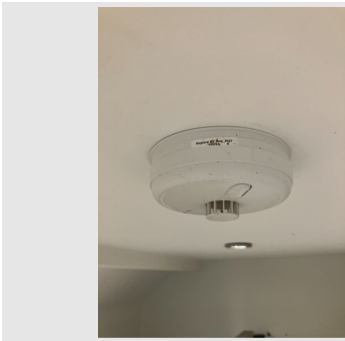


Provided by	Inspector
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Added	30/07/2024
Reference	4.20.5



Provided by	Inspector
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Added	30/07/2024
Reference	4.20.6

Fire Alarm

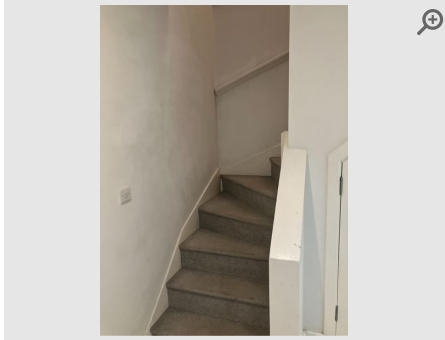


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Added	30/07/2024
Reference	4.21.1

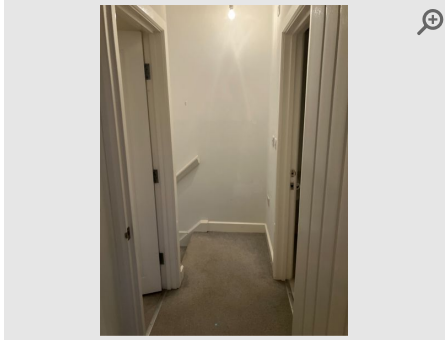
5 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 2 photos
5.2 Bannister/Hand Rail	Wooden handrail. White. Appears securely fixed Appears securely fixed and intact. Free of marks and scratches.	● Good	● Good	 1 photo
5.3 Floor	Carpeted Free of stains, marks and scratches.	● Fair	● Good	 3 photos
5.4 Walls	Plastered & painted white. Picture hooks/nails present Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 4 photos
5.5 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	 3 photos
5.6 Smoke Alarm	Ceiling mounted. Test button/function working. Wired Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	 1 photo
5.7 Light Fittings	Ceiling. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
5.8 Sockets & Switches	All sockets/switches plastic. 3 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	 1 photo
5.9 Skirting Board	Gloss painted wood (skirting). White (gloss). Free of marks/dents Free of marks, dents and dust.	● Good	● Good	 4 photos

**General
Overview**

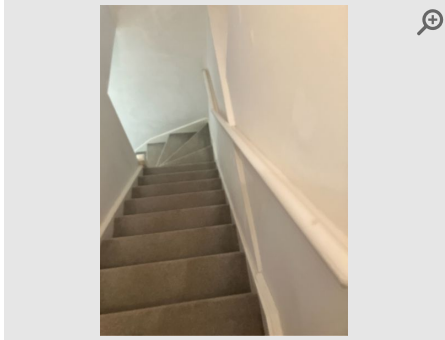


Provided by	Inspector
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Added	30/07/2024
Reference	5.1.1



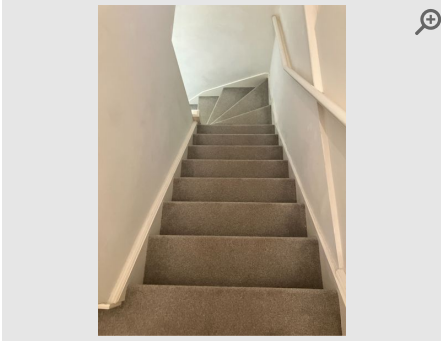
Provided by	Inspector
Captured (via App):	30/07/2024 9:03 PM
Added	30/07/2024
Reference	5.1.2

**Bannister/Hand
Rail**

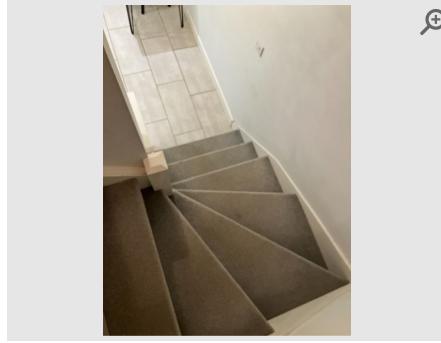


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Added	30/07/2024
Reference	5.2.1

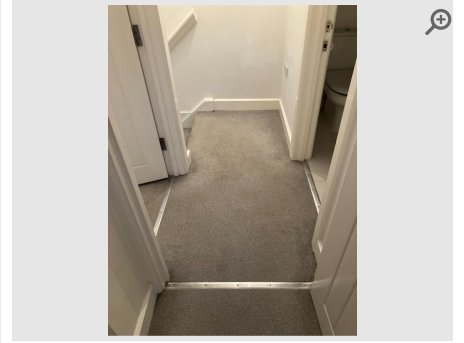
Floor



Provided by	Inspector
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Added	30/07/2024
Reference	5.3.1

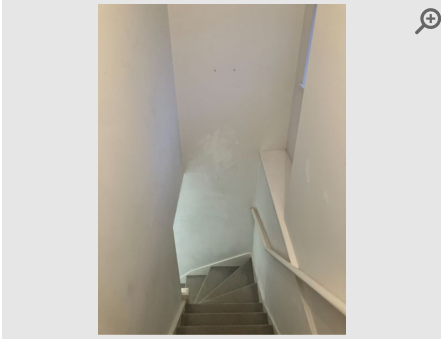


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Reference	5.3.2

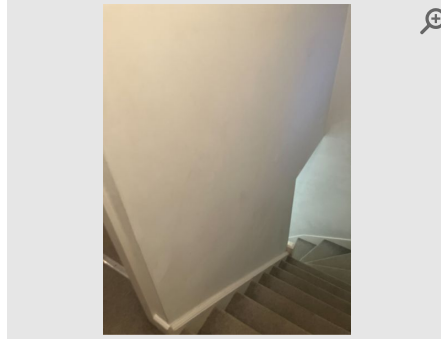


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Reference	5.3.3

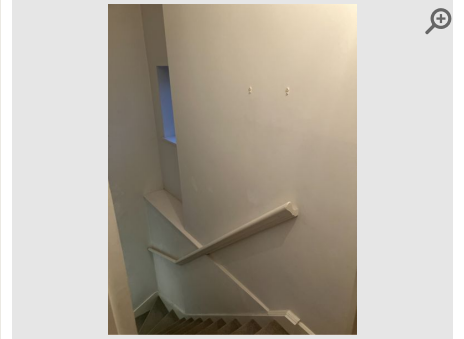
Walls



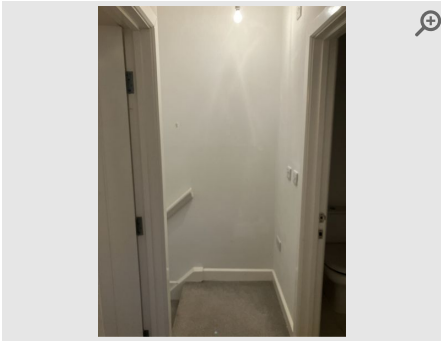
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Added	30/07/2024
Reference	5.4.1



Provided by	Inspector
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Added	30/07/2024
Reference	5.4.2

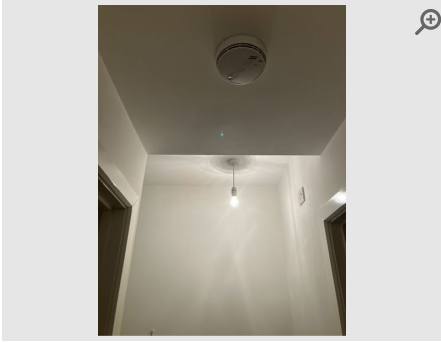


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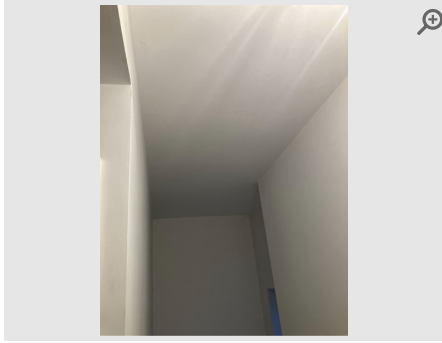


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Reference	5.4.4

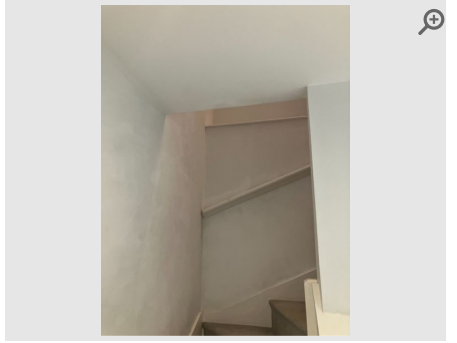
Ceiling



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Added	30/07/2024
Reference	5.5.1

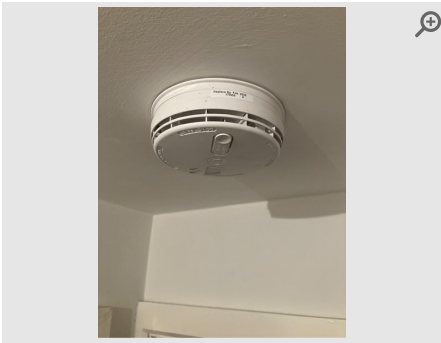


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Added	30/07/2024
Reference	5.5.2



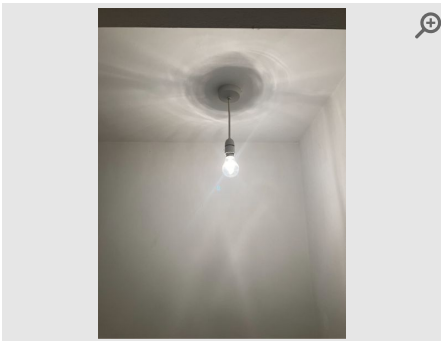
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Captured (via App):	30/07/2024 9:05 PM
Added	30/07/2024
Reference	5.5.3

Smoke Alarm



Provided by	Inspector
Captured (via App):	30/07/2024 9:06 PM
Added	30/07/2024
Reference	5.6.1

Light Fittings



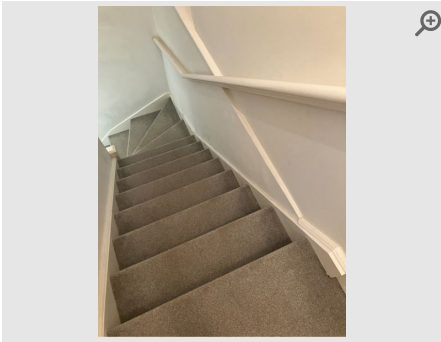
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Added	30/07/2024
Reference	5.7.1

Sockets & Switches

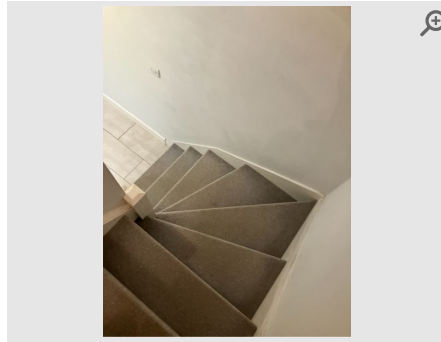


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Added	30/07/2024
Reference	5.8.1

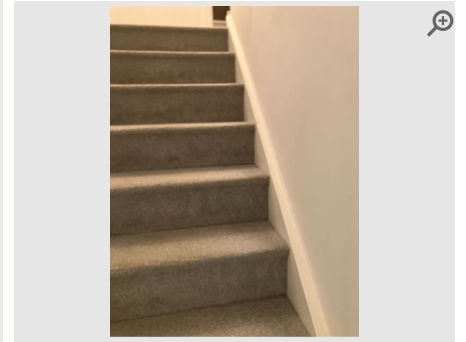
Skirting Board



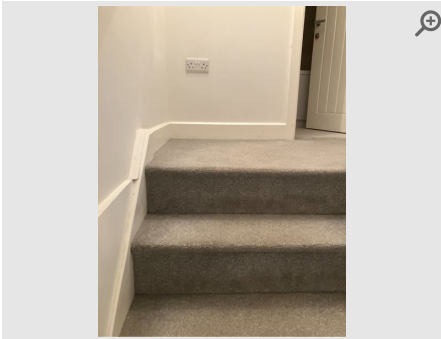
Provided by	Inspector
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Added	30/07/2024
Reference	5.9.1



Provided by	Inspector
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Added	30/07/2024
Reference	5.9.2



Provided by	Inspector
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Added	30/07/2024
Reference	5.9.3



Provided by	Inspector
Captured (via App):	30/07/2024 9:07 PM
Added	30/07/2024
Reference	5.9.4

6 Bathroom

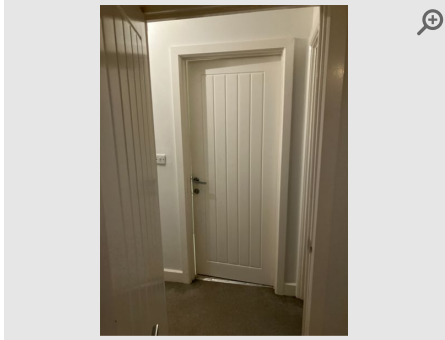
Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 1 photo
6.2 Door (Internal)	Hinged door. Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
6.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Free of marks, dents and dust.	● Good	● Good	 3 photos
6.4 Ceiling	Plastered/Painted white. Free of marks/mould Free of marks, mould and cobwebs.	● Good	● Good	 2 photos
6.5 Light Fittings	Ceiling. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
6.6 Extractor Fan	White casing. Responsive when switched. Casing free of marks and scratches Responsive when switched. Free of dust inside.	● Good	● Fair	 1 photo
6.7 Walls	Plastered & painted white. Tiled (around wet areas) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 4 photos
6.8 Radiator	Chrome ladder style. 1 in total. Valve cap(s) intact Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
6.9 Floor	Tiled Free of stains, marks and scratches.	● Good	● Good	 2 photos
6.10 Shower Cubicle/Screen/Tray	Hinged enclosure with chrome frame. Hinged glazed screen Screen intact. Hinges/runners functioning well. No gaps to sealant. Tray clean and intact.	● Good	● Good	 1 photo
6.11 Shower	Shower head & hose. Mixer Shower. Chrome Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant.	● Good	● Good	 2 photos
6.12 Bath	Standard. Acrylic/Plastic No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Good	 2 photos
6.13 Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	 2 photos
6.14 Toilet	Porcelain. Plastic/Acrylic seat & lid Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	 3 photos
6.15 Cabinet	1 hinged door Securely fixed to wall. Free of soiling/stains inside. Hinges functioning well.	● Good	● Good	 3 photos
	Information provided by inspector: See images.			
	 Tenant responsibility  Items left behind require removal			
6.16 Bathroom Fixings	Toilet roll holder Loose.	● Good	● Good	 1 photo
	Information provided by inspector: Loose toilet roll holder.			
	 Landlord responsibility  Repair			

General
Overview

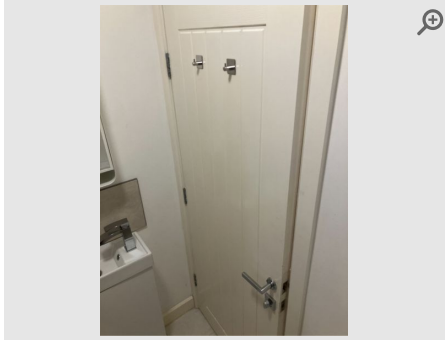


Provided by	Inspector
Captured (via App):	30/07/2024 9:12 PM
Added	30/07/2024
Reference	6.1.1

Door
(Internal)

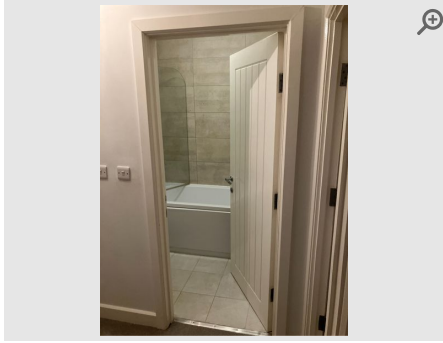


Provided by	Inspector
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Added	30/07/2024
Reference	6.2.1

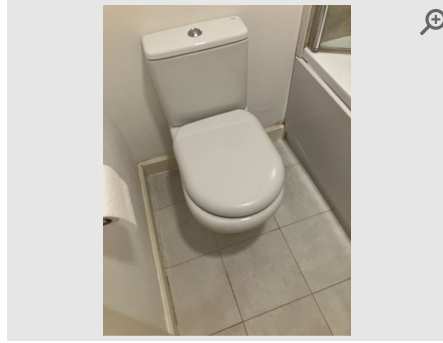


Provided by	Inspector
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Added	30/07/2024
Reference	6.2.2

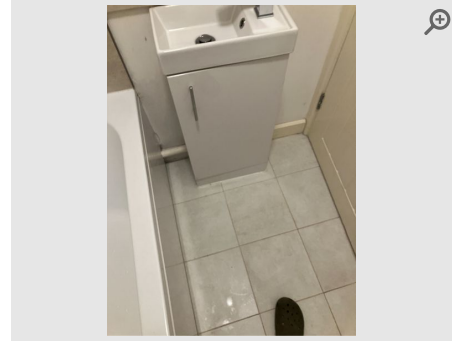
Door Frame &
Skirting



Provided by	Inspector
Captured (via App):	30/07/2024 9:12 PM
Added	30/07/2024
Reference	6.3.1

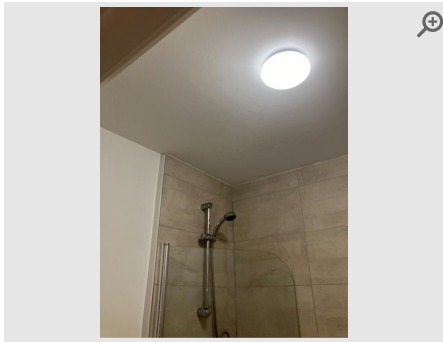


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Added	30/07/2024
Reference	6.3.2

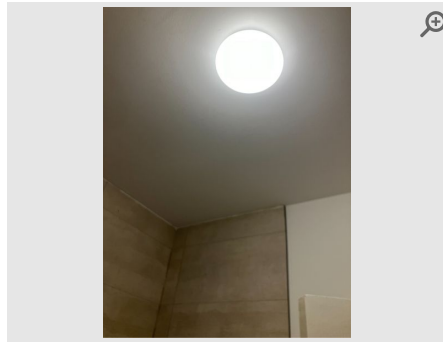


Provided by	Inspector
Captured (via App):	30/07/2024 9:12 PM
Added	30/07/2024
Reference	6.3.3

Ceiling

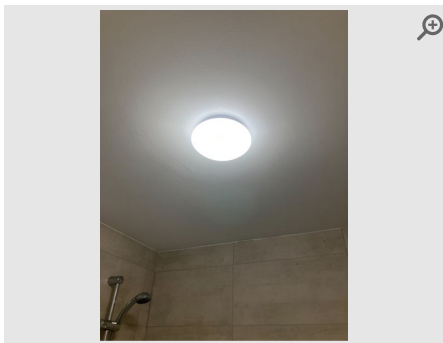


Provided by	Inspector
Captured (via App):	30/07/2024 9:13 PM
Added	30/07/2024
Reference	6.4.1



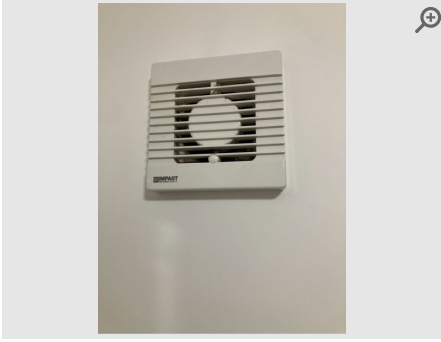
Provided by	Inspector
Captured (via App):	30/07/2024 9:13 PM
Added	30/07/2024
Reference	6.4.2

Light Fittings



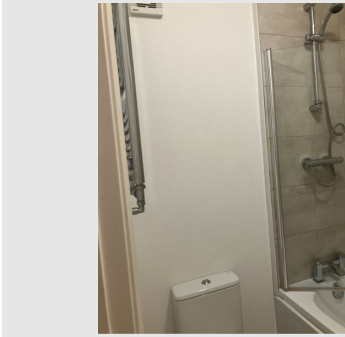
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Added	30/07/2024
Reference	6.5.1

Extractor Fan

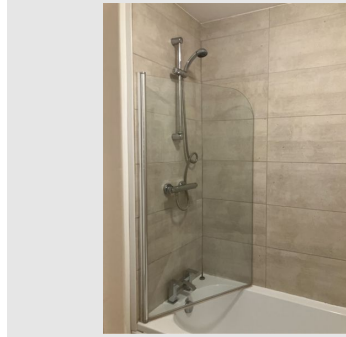


Provided by	Inspector
Captured (via App):	30/07/2024 9:13 PM
Added	30/07/2024
Reference	6.6.1

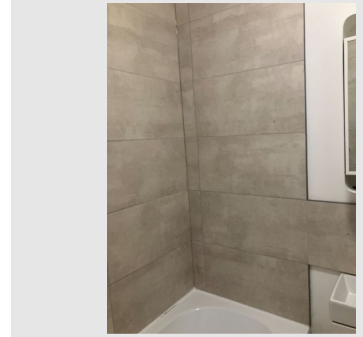
Walls



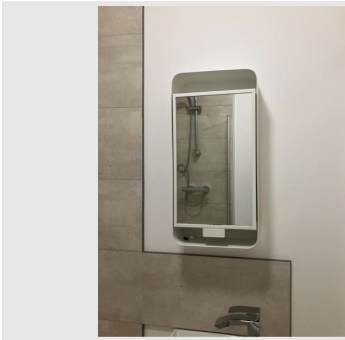
Provided by	Inspector
Captured (via App):	30/07/2024 9:14 PM
Added	30/07/2024
Reference	6.7.1



Provided by	Inspector
Captured (via App):	30/07/2024 9:14 PM
Added	30/07/2024
Reference	6.7.2

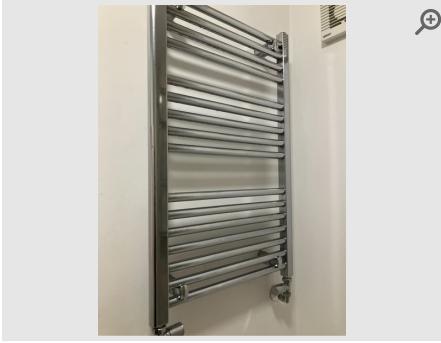


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Captured (via App):	30/07/2024 9:14 PM
Added	30/07/2024
Reference	6.7.3



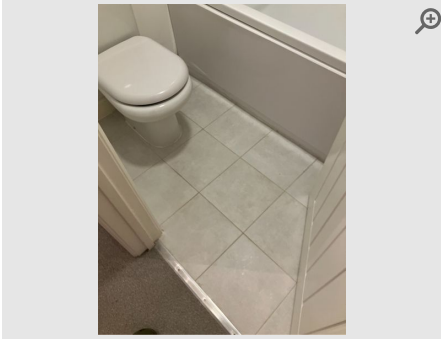
Provided by	Inspector
Captured (via App):	30/07/2024 9:14 PM
Added	30/07/2024
Reference	6.7.4

Radiator



Provided by	Inspector
Captured (via App):	30/07/2024 9:14 PM
Added	30/07/2024
Reference	6.8.1

Floor



Provided by	Inspector
Captured (via App):	30/07/2024 9:15 PM
Added	30/07/2024
Reference	6.9.1



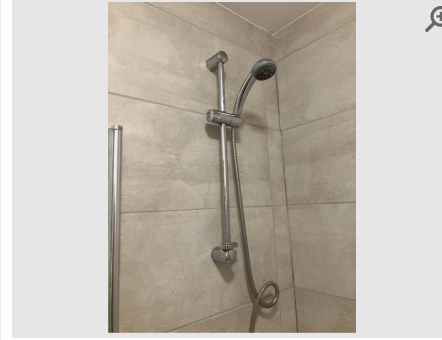
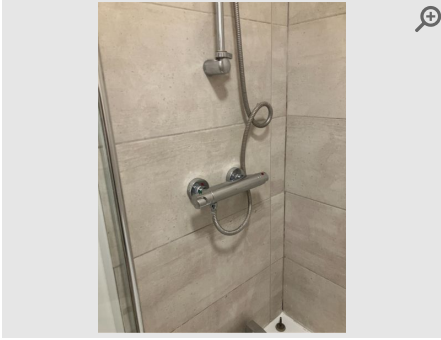
Provided by	Inspector
Captured (via App):	30/07/2024 9:15 PM
Added	30/07/2024
Reference	6.9.2

Shower Cubicle/Screen/Tray



Provided by	Inspector
Captured (via App):	30/07/2024 9:15 PM
Added	30/07/2024
Reference	6.10.1

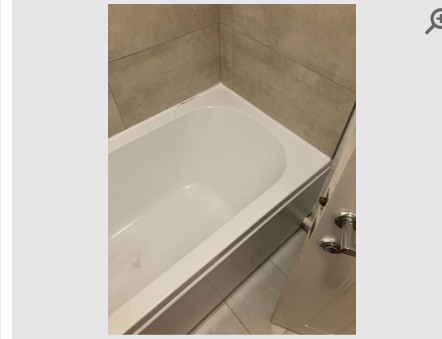
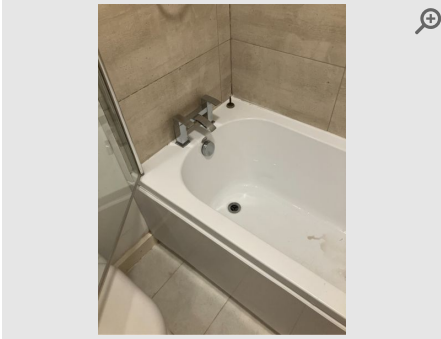
Shower



Provided by	Inspector
Captured (via App):	30/07/2024 9:16 PM
Added	30/07/2024
Reference	6.11.1

Provided by	Inspector
Captured (via App):	30/07/2024 9:16 PM
Added	30/07/2024
Reference	6.11.2

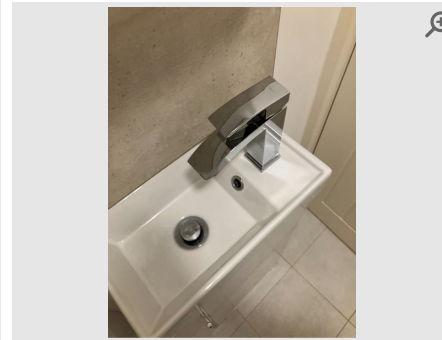
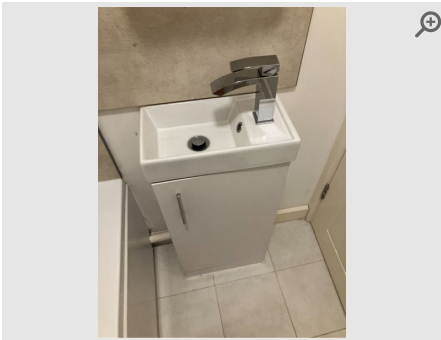
Bath



Provided by	Inspector
Captured (via App):	30/07/2024 9:16 PM
Added	30/07/2024
Reference	6.12.1

Provided by	Inspector
Captured (via App):	30/07/2024 9:16 PM
Added	30/07/2024
Reference	6.12.2

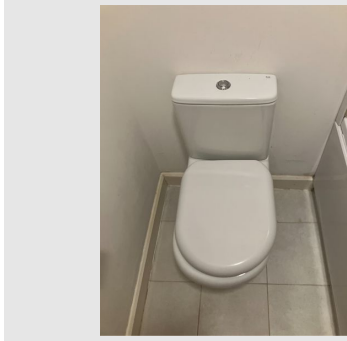
Sink/Basin



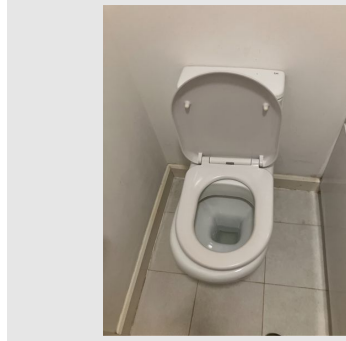
Provided by	Inspector
Captured (via App):	30/07/2024 9:16 PM
Added	30/07/2024
Reference	6.13.1

Provided by	Inspector
Captured (via App):	30/07/2024 9:16 PM
Added	30/07/2024
Reference	6.13.2

Toilet



Provided by	Inspector
Captured (via App):	30/07/2024 9:17 PM
Added	30/07/2024
Reference	6.14.1

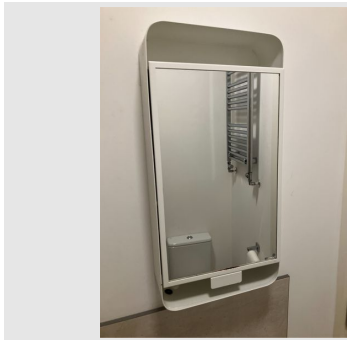


Provided by	Inspector
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Added	30/07/2024
Reference	6.14.2



Provided by	Inspector
Captured (via App):	30/07/2024 9:17 PM
Added	30/07/2024
Reference	6.14.3

Cabinet



Provided by	Inspector
Captured (via App):	30/07/2024 9:18 PM
Added	30/07/2024
Reference	6.15.1



Provided by	Inspector
Captured (via App):	30/07/2024 9:18 PM
Added	30/07/2024
Reference	6.15.2



Provided by	Inspector
Captured (via App):	30/07/2024 9:18 PM
Added	30/07/2024
Reference	6.15.3

Bathroom Fixings

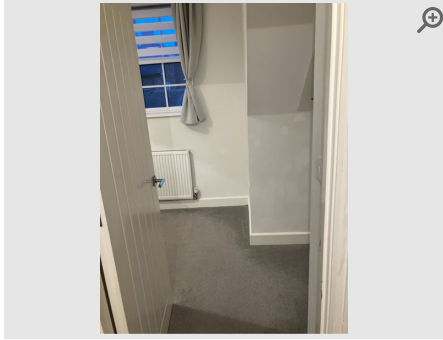


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Added	30/07/2024
Reference	6.16.1

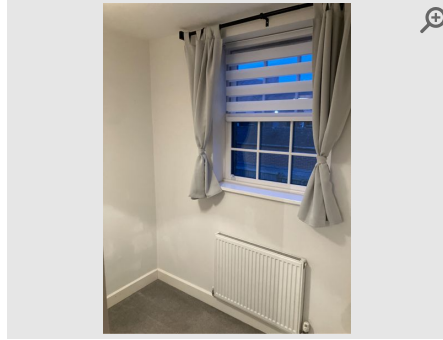
7 Bedroom

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 3 photos
7.2 Door (Internal)	Hinged door. Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	 2 photos
7.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Free of marks, dents and dust.	● Good	● Good	 4 photos
7.4 Ceiling	Plastered/Painted white. Free of marks/mould Free of marks, mould and cobwebs.	● Good	● Good	 1 photo
7.5 Light Fittings	Ceiling. Light shade fitted. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 1 photo
7.6 Walls	Plastered & painted white. Tiled (around wet areas). Picture hooks/nails present. Patchy paintwork Free of marks stains and scuffs.	● Good	● Good	 8 photos
7.7 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 3 photos
7.8 Floor	Carpeted Free of stains, marks and scratches.	● Good	● Good	 3 photos
7.9 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Clear glass. Keys not present	● Good	● Good	 1 photo

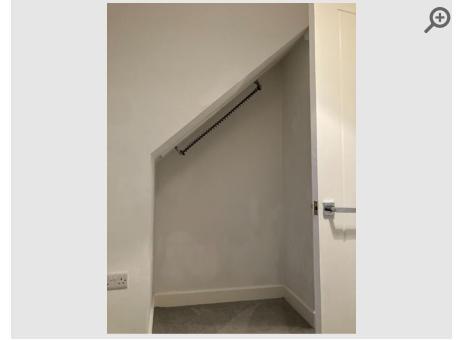
General Overview



Provided by	Inspector
Captured (via App):	30/07/2024 9:19 PM
Added	30/07/2024
Reference	7.1.1



Provided by	Inspector
Captured (via App):	30/07/2024 9:19 PM
Added	30/07/2024
Reference	7.1.2



Provided by	Inspector
Captured (via App):	30/07/2024 9:19 PM
Added	30/07/2024
Reference	7.1.3

Door (Internal)

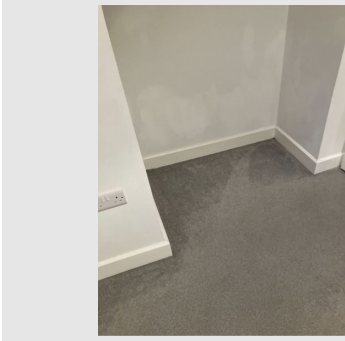


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Added	30/07/2024
Reference	7.2.1

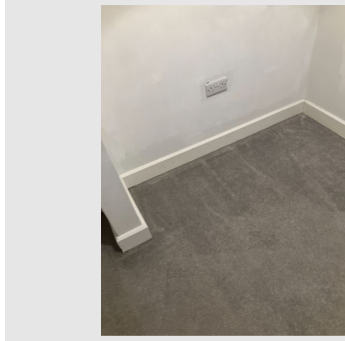


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Added	30/07/2024
Reference	7.2.2

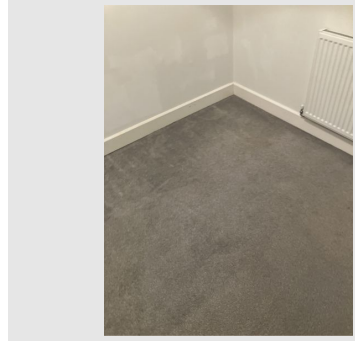
Door Frame & Skirting



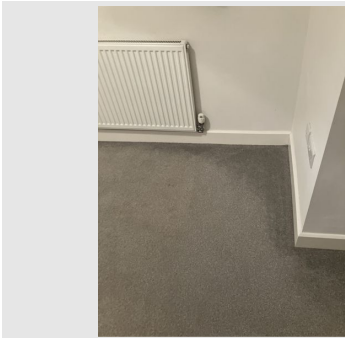
Provided by	Inspector
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Added	30/07/2024
Reference	7.3.1



Provided by	Inspector
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Added	30/07/2024
Reference	7.3.2

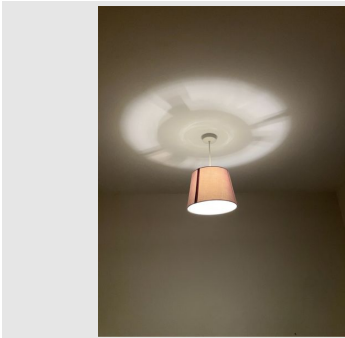


Provided by	Inspector
Captured (via App):	30/07/2024 9:20 PM
Added	30/07/2024
Reference	7.3.3



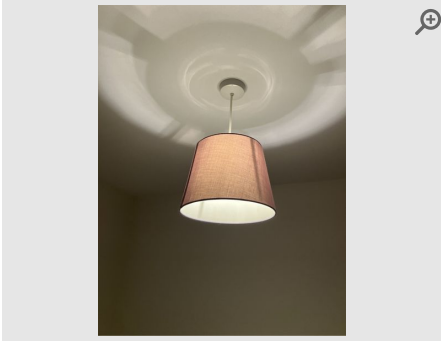
Provided by	Inspector
Captured (via App):	30/07/2024 9:20 PM
Added	30/07/2024
Reference	7.3.4

Ceiling



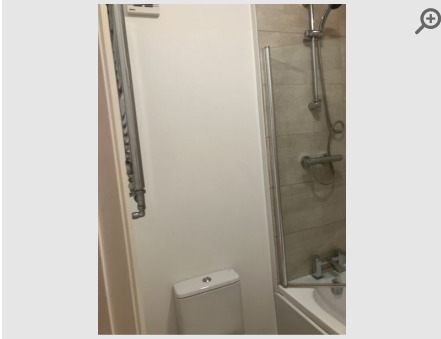
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Added	30/07/2024
Reference	7.4.1

Light Fittings

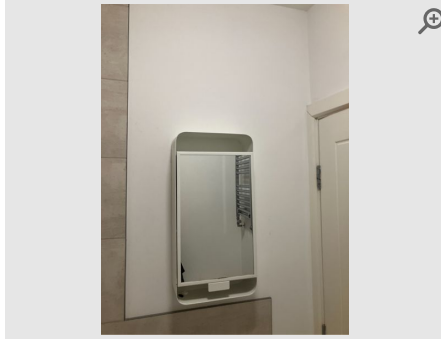


Provided by	Inspector
Captured (via App):	30/07/2024 9:21 PM
Added	30/07/2024
Reference	7.5.1

Walls



Provided by	Inspector
Captured (via App):	30/07/2024 9:10 PM
Added	30/07/2024
Reference	7.6.1



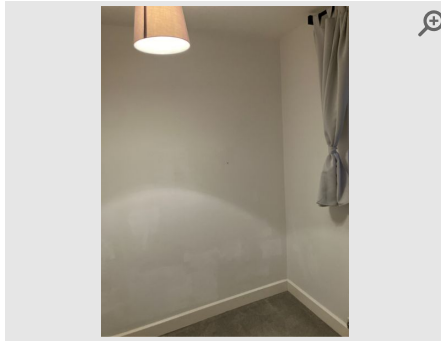
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Added	30/07/2024
Reference	7.6.2



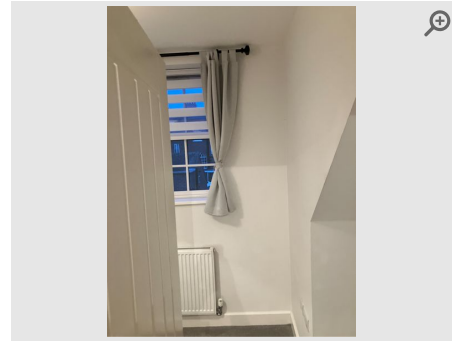
Provided by	Inspector
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Added	30/07/2024
Reference	7.6.3



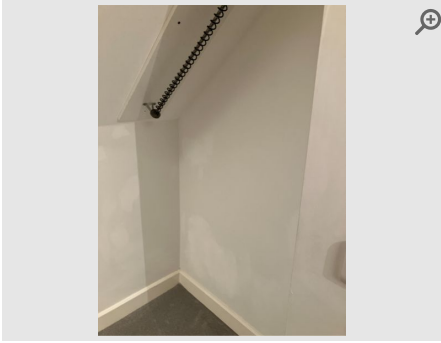
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Added	30/07/2024
Reference	7.6.4



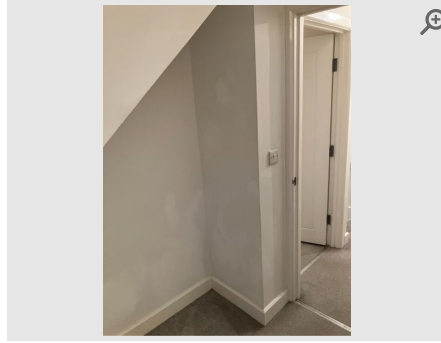
Provided by	Inspector
Captured (via App):	30/07/2024 9:22 PM
Added	30/07/2024
Reference	7.6.5



Provided by	Inspector
Captured (via App):	30/07/2024 9:22 PM
Added	30/07/2024
Reference	7.6.6

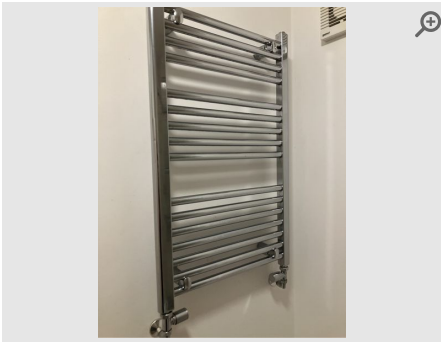


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Added	30/07/2024
Reference	7.6.7

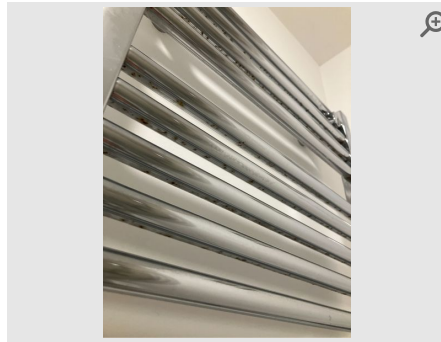


Provided by	Inspector
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Added	30/07/2024
Reference	7.6.8

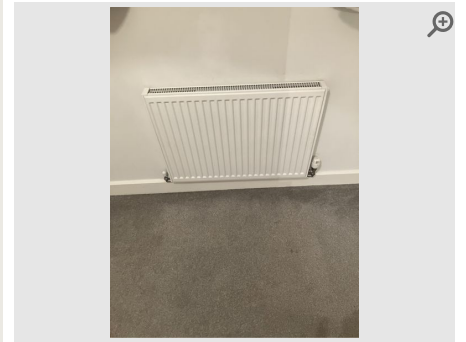
Radiator



Provided by	Inspector
Captured (via App):	30/07/2024 9:11 PM
Added	30/07/2024
Reference	7.7.1

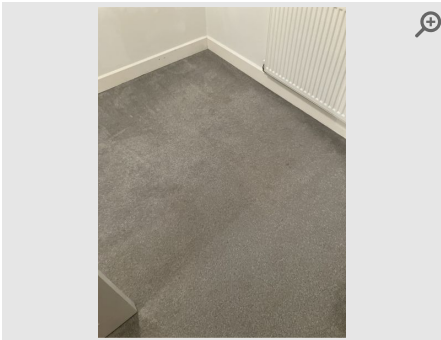


Provided by	Inspector
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Added	30/07/2024
Reference	7.7.2

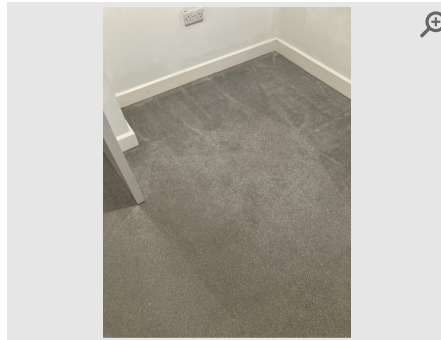


Provided by	Inspector
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Added	30/07/2024
Reference	7.7.3

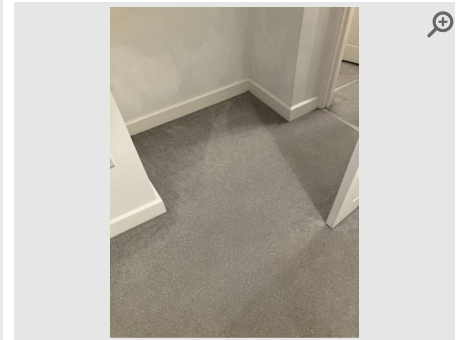
Floor



Provided by	Inspector
Captured (via App):	30/07/2024 9:23 PM
Added	30/07/2024
Reference	7.8.1



Provided by	Inspector
Captured (via App):	30/07/2024 9:23 PM
Added	30/07/2024
Reference	7.8.2



Provided by	Inspector
Captured (via App):	30/07/2024 9:23 PM
Added	30/07/2024
Reference	7.8.3

Windows and Sills

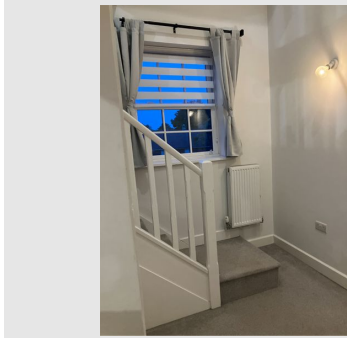


Provided by	Inspector
Captured (via App):	30/07/2024 9:51 PM
Added	30/07/2024
Reference	7.9.1

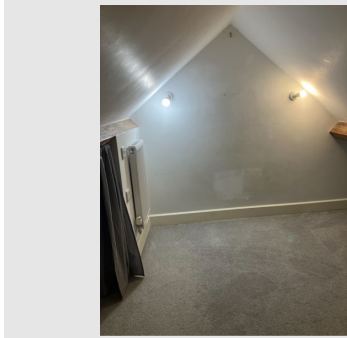
8 Bedroom

Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Clean and tidy. Neutral smell (no smoking or pet odours).	 Good	 Good	 4 photos
8.2 Door (Internal)	Hinged door. Wood panelled; chrome handle Free of marks and scratches to front side and reverse.	 Good	 Good	 2 photos
8.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Free of marks, dents and dust.	 Good	 Good	 5 photos
8.4 Ceiling	Plastered/Painted white. Free of marks/mould Free of marks, mould and cobwebs.	 Good	 Fair	 7 photos
8.5 Light Fittings	Ceiling. Wall. 5 fixings in total No cobwebs present to light fittings. All bulbs in working order.	 Good	 Good	 3 photos
8.6 Walls	Plastered & painted white. Picture hooks/nails present. Hairline cracks. Patchy paintwork. Free of dirt/dust Free of marks stains and scuffs.	 Good	 Good	 6 photos
8.7 Windows and Sills	Standard window. Velux window. 2 in total Sills free of marks and mould. Windows intact and free of mould to edges.	 Good	 Poor	 3 photos
	Information provided by inspector: Tops of windows dusty (see images).			
	 Tenant responsibility  Clean			
8.8 Radiator	White panelled. 2 in total. Free of marks. Thermostatic valve intact Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	 Good	 Good	 2 photos
8.9 Sockets & Switches	All sockets/switches plastic. 7 in total All sockets and switches present and intact with no signs of damage.	 Good	 Good	 5 photos
8.10 Floor	Carpeted Free of stains, marks and scratches.	 Good	 Good	 8 photos
8.11 Storage Cupboard/Wardrobe	Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside.	 Good	 Good	 2 photos

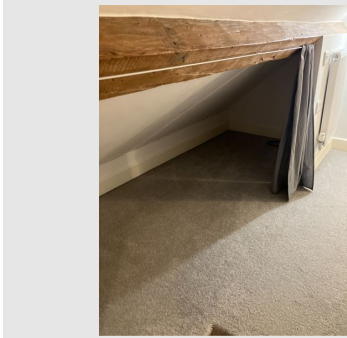
**General
Overview**



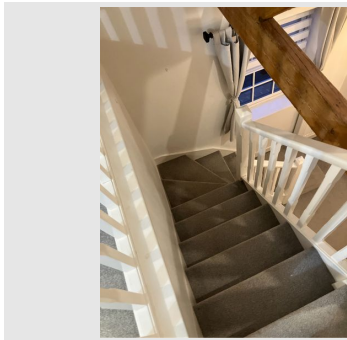
Provided by	Inspector
Captured (via App):	30/07/2024 9:23 PM
Added	30/07/2024
Reference	8.1.1



Provided by	Inspector
Captured (via App):	30/07/2024 9:23 PM
Added	30/07/2024
Reference	8.1.2

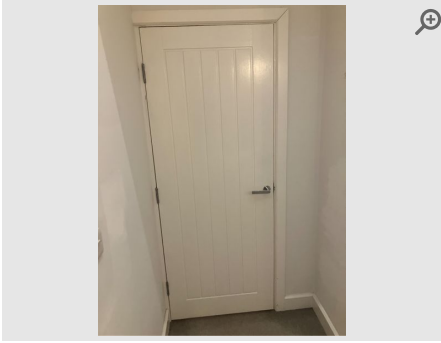


Provided by	Inspector
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Added	30/07/2024
Reference	8.1.3



Provided by	Inspector
Captured (via App):	30/07/2024 9:23 PM
Added	30/07/2024
Reference	8.1.4

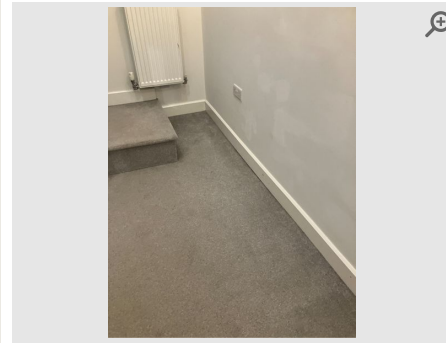
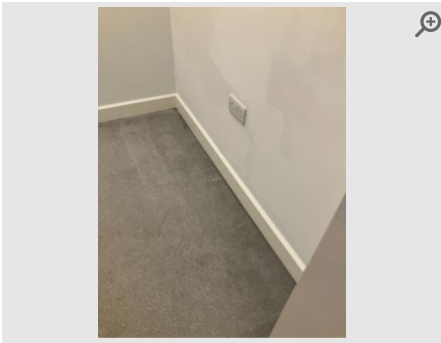
**Door
(Internal)**



Provided by	Inspector
Captured (via App):	30/07/2024 9:24 PM
Added	30/07/2024
Reference	8.2.1

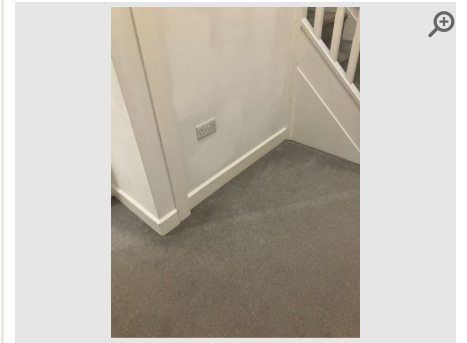
Provided by	Inspector
Captured (via App):	30/07/2024 9:24 PM
Added	30/07/2024
Reference	8.2.2

Door Frame & Skirting

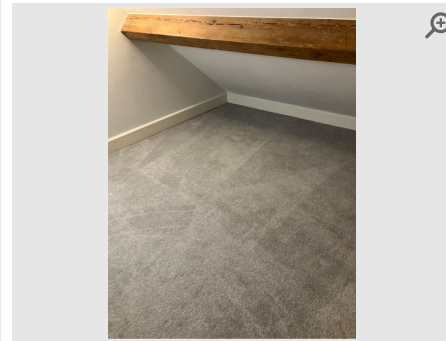
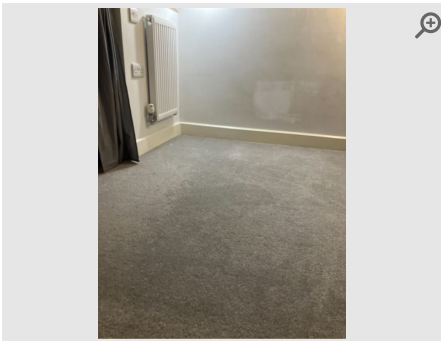


Provided by	Inspector
Captured (via App):	30/07/2024 9:25 PM
Added	30/07/2024
Reference	8.3.1

Provided by	Inspector
Captured (via App):	30/07/2024 9:25 PM
Added	30/07/2024
Reference	8.3.2



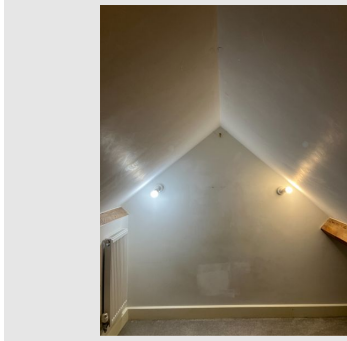
Provided by	Inspector
Captured (via App):	30/07/2024 9:25 PM
Added	30/07/2024
Reference	8.3.3



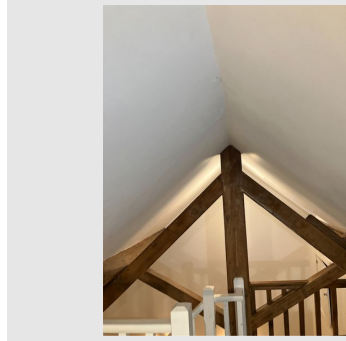
Provided by	Inspector
Captured (via App):	30/07/2024 9:25 PM
Added	30/07/2024
Reference	8.3.4

Provided by	Inspector
Captured (via App):	30/07/2024 9:25 PM
Added	30/07/2024
Reference	8.3.5

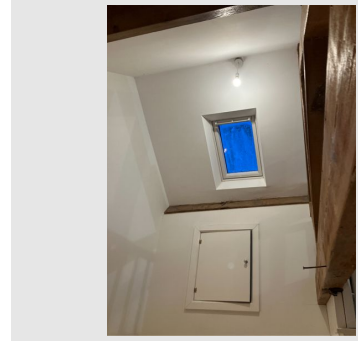
Ceiling



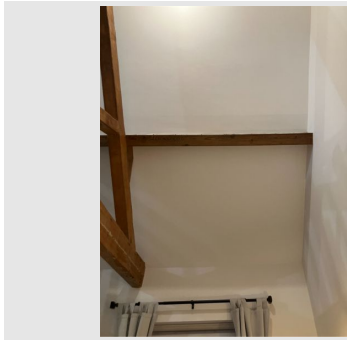
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Added	30/07/2024
Reference	8.4.1



Provided by	Inspector
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Added	30/07/2024
Reference	8.4.2



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Added	30/07/2024
Reference	8.4.3



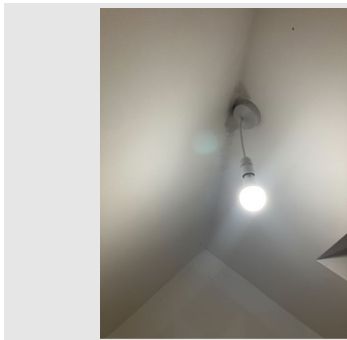
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Added	30/07/2024
Reference	8.4.4



Provided by	Inspector
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Added	30/07/2024
Reference	8.4.5

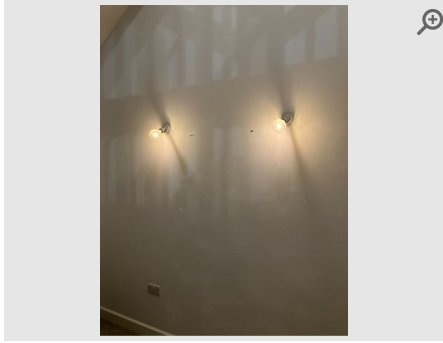


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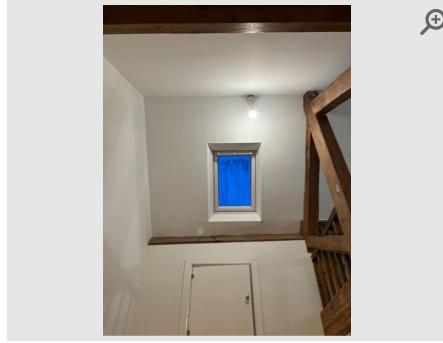


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Added	30/07/2024
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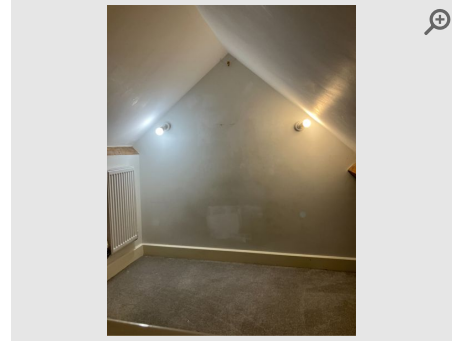
Light Fittings



Provided by	Inspector
Captured (via App):	30/07/2024 9:26 PM
Added	30/07/2024
Reference	8.5.1

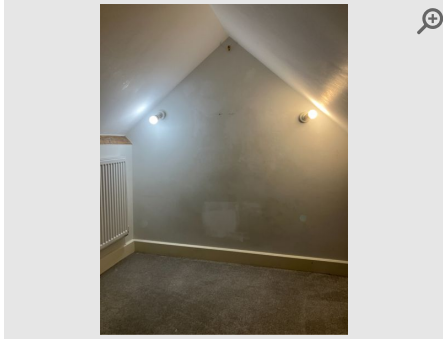


Provided by	Inspector
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Added	30/07/2024
Reference	8.5.2



Provided by	Inspector
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Added	30/07/2024
Reference	8.5.3

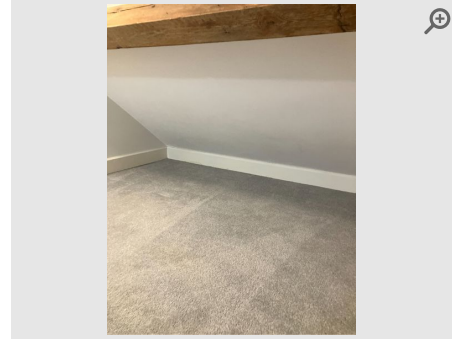
Walls



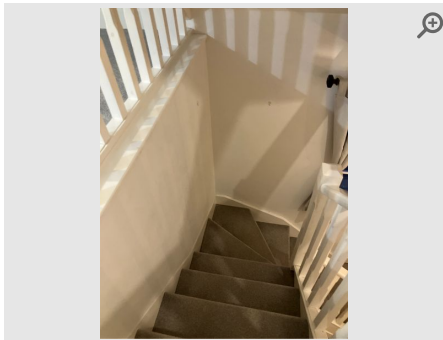
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Added	30/07/2024
Reference	8.6.1



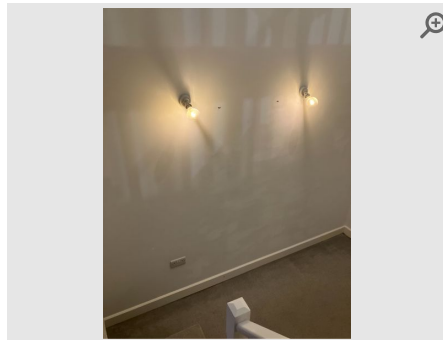
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Added	30/07/2024
Reference	8.6.2



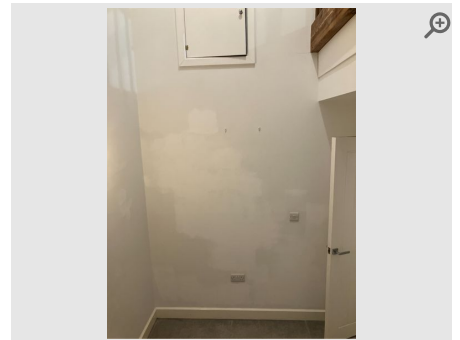
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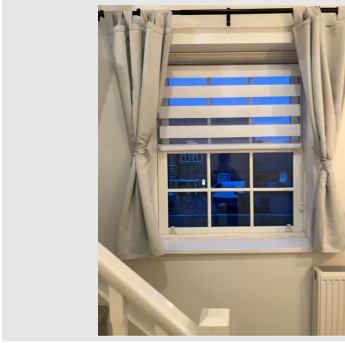


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Added	30/07/2024
Reference	8.6.5



Provided by	Inspector
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Reference	8.6.6

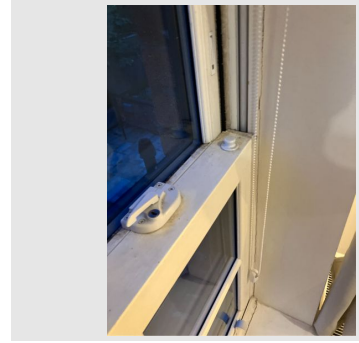
Windows and Sills



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Added	30/07/2024
Reference	8.7.1



Provided by	Inspector
Captured (via App):	30/07/2024 9:28 PM
Added	30/07/2024
Reference	8.7.2



Provided by	Inspector
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Added	30/07/2024
Reference	8.7.3

Radiator

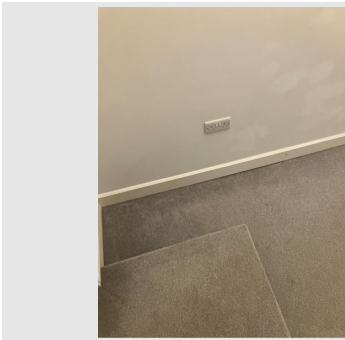


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Added	30/07/2024
Reference	8.8.1

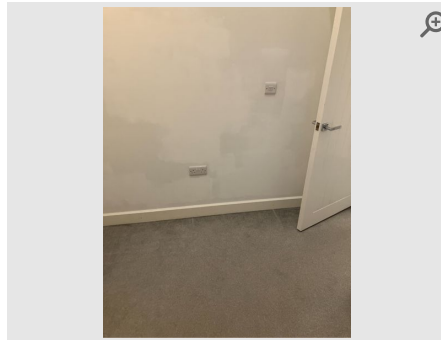


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Added	30/07/2024
Reference	8.8.2

Sockets & Switches



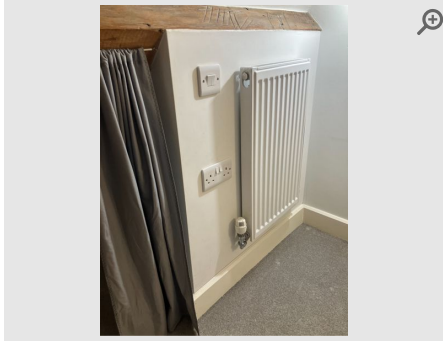
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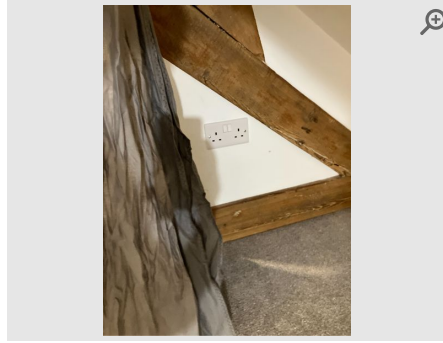
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Added	30/07/2024
Reference	8.9.2



Provided by	Inspector
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Reference	8.9.3

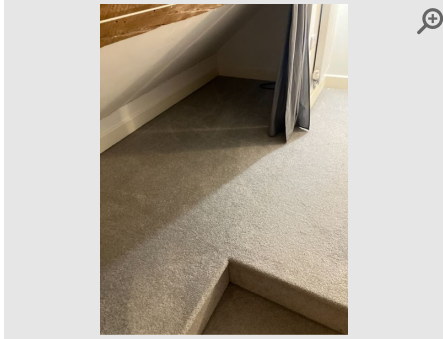


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Added	30/07/2024
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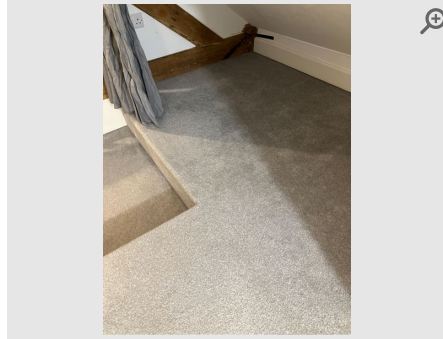


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Reference	8.9.5

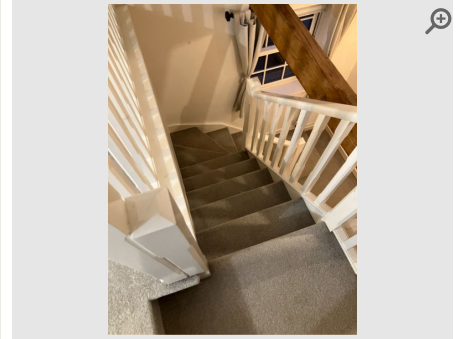
Floor



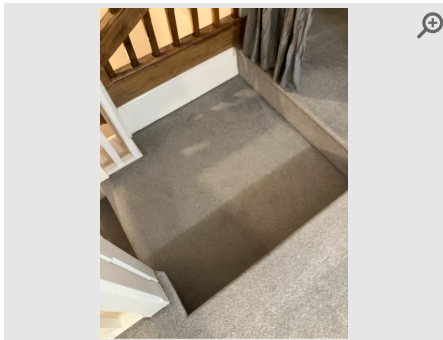
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Added	30/07/2024
Reference	8.10.1



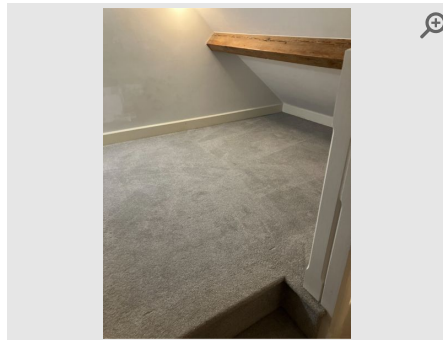
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Added	30/07/2024
Reference	8.10.2



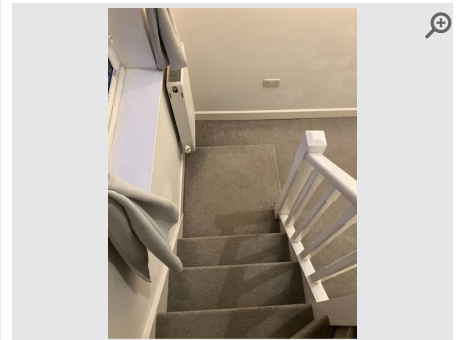
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Added	30/07/2024
Reference	8.10.3



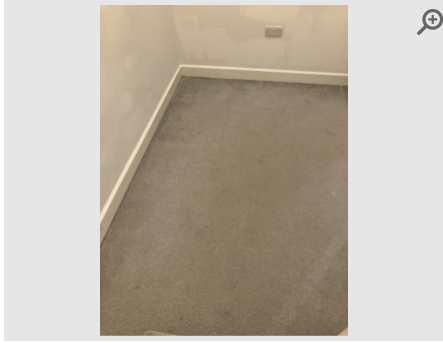
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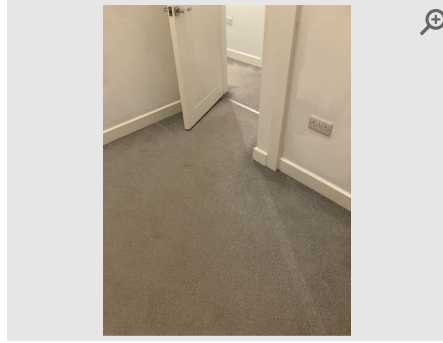
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Added	30/07/2024
Reference	8.10.5



Provided by	Inspector
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Added	30/07/2024
Reference	8.10.6

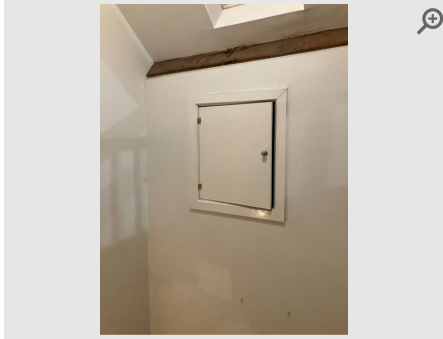


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Added	30/07/2024
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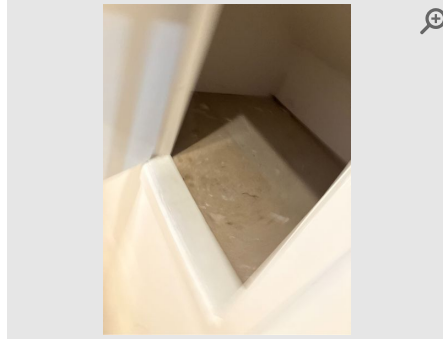


Provided by	Inspector
Captured (via App):	30/07/2024 9:30 PM
Added	30/07/2024
Reference	8.10.8

Storage Cupboard/Wardrobe



Provided by	Inspector
Captured (via App):	30/07/2024 9:31 PM
Added	30/07/2024
Reference	8.11.1



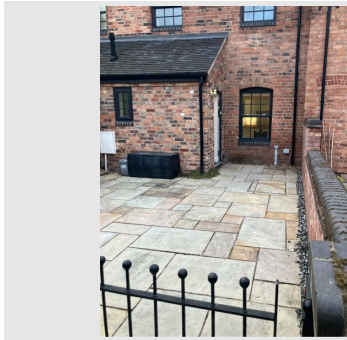
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Added	30/07/2024
Reference	8.11.2

9 Front Garden

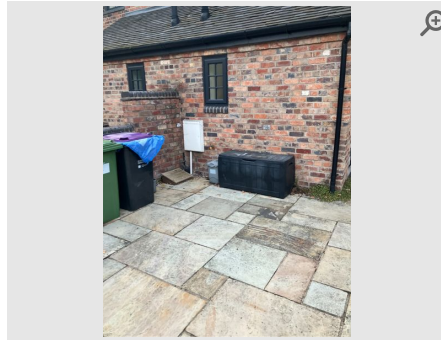
Item	Description	Condition	Cleanliness	Photos
9.1 Overview (External)	Good seasonal order. Weed free. Paved area. Gate present. Gate intact. Storage containers present Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 9 photos

📷 Front Garden Photos

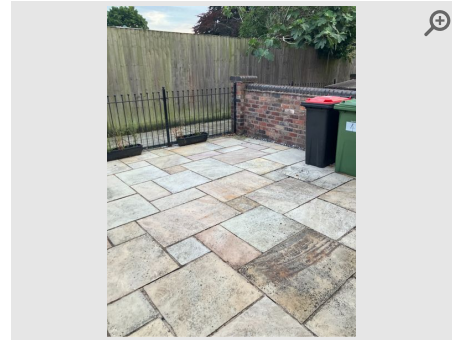
Overview (External)



Provided by	Inspector
Captured (via App):	30/07/2024 8:39 PM
Added	30/07/2024
Reference	9.1.1



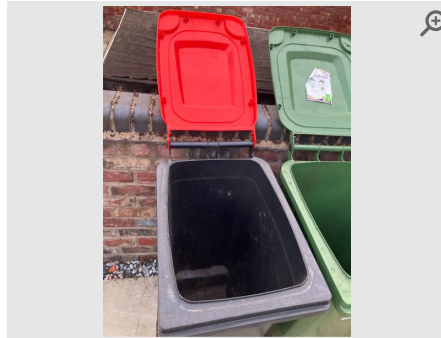
Provided by	Inspector
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Added	30/07/2024
Reference	9.1.2



Provided by	Inspector
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Added	30/07/2024
Reference	9.1.3



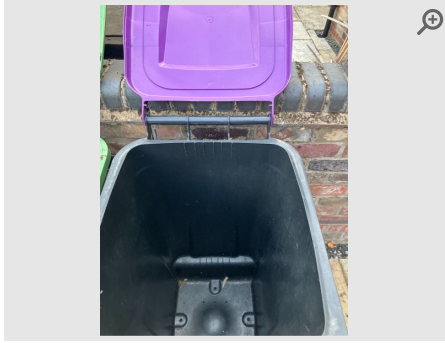
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Added	30/07/2024
Reference	9.1.4



Provided by	Inspector
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Added	30/07/2024
Reference	9.1.5



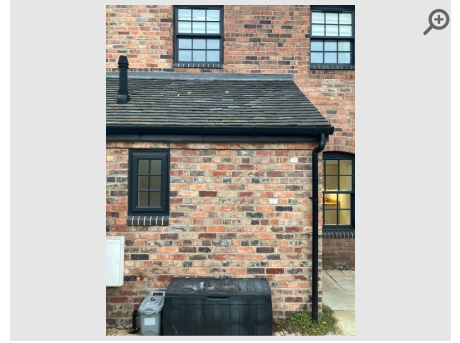
Provided by	Inspector
Captured (via App):	30/07/2024 8:39 PM
Added	30/07/2024
Reference	9.1.6



Provided by	Inspector
Captured (via App):	30/07/2024 8:39 PM
Added	30/07/2024
Reference	9.1.7



Provided by	Inspector
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Added	30/07/2024
Reference	9.1.8



Provided by	Inspector
Captured (via App):	30/07/2024 8:39 PM
Added	30/07/2024
Reference	9.1.9

10 Driveway				
Item	Description	Condition	Cleanliness	Photos
10.1 Overview (Parking Space)	Gravel area. No markings Free of oil/paint stains.	● Good	● Good	1 photo

Driveway Photos

Provided by

Inspector

Captured (via App):

30/07/2024 8:40 PM

Added

30/07/2024

Reference

10.1.1

Overview (Parking Space)



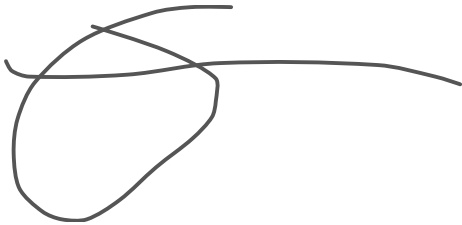
Declaration

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:
Oisín Higgins

Date:
30/07/2024 at 10:10pm

Disclaimer

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.