

Check-in Inventory Report



123 Test Street, England, Ab1 2CD

TENANT NAME

Jane Doe

TENANCY TYPE

Single

REPORT CONFIRMED BY

Mark John

TENANCY START DATE

14/05/2026

PROPERTY VISIT DATE

14/05/2026

 [View Photo Gallery](#)

This report contains



Check-in Inventory details: Record of appliance manuals (if any present). Record of key handover. Record of meter readings (where accessible). Record of fire and smoke alarm compliance.



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



Disclaimer and check-out guidance details.

Glossary of Terms

For guidance, please find a glossary of terms used within this report:

Condition

Very Poor: Extensively damaged/faulty. Examples: large stains; upholstery torn; very dirty.

Poor: Extensive signs of wear and tear. Examples: stains/marks/tears/chips.

Fair: Signs of age. Examples: frayed; small light stains/marks; discolouration.

Good: Signs of slight wear. Examples: generally lightly worn.

New Item: Still in wrapper or with new tags/labels attached. Recently purchased, installed or decorated.

Cleanliness

Very Poor: Not cleaned. Requires cleaning to a good or excellent standard.

Poor: Item dusty or dirty. Requires further cleaning to either good or excellent standard.

Fair: Evidence of some cleaning, but signs of dust or marks.

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

The date provided by the image file itself, usually set by the device that captured it.

Captured (via App)

The date a photo was taken within the platform mobile App. This is a more reliable source than the above.

Captured (certified by inspector)

The date a photo was taken according to the inspector (defaulting to the inspection date).

Added

The date on which the photo was added to the platform.

Status Icons



Disagreed by tenant



Repair



Beyond fair wear and tear



Replace



Missing

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?

YES

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

YES

Do all carbon monoxide alarms have working test buttons?

NO

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

NO

Are any carbon monoxide alarms approaching the last 3-months of their life cycle?



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Room: Internal Hallway / Corridor Flooring: Mid-grey fitted carpet running throughout Walls: White painted, smooth finish Ceiling: White, smooth finish Skirting: White painted timber skirting throughout Entrance Door (Main Apartment Door) Description: • 1 x Solid oak/light timber entrance door • Vertical tongue-and-groove plank-effect panel design • White-painted timber frame and architrave • 1 x Spy hole/peephole at eye level • 1 x Chrome lever handle with rectangular backplate • 1 x Key-operated mortice lock with cylinder • White-painted internal side of door (visible from interior) Adjacent Wall Plaque: • 1 x Wall-mounted acrylic/perspex name plaque reading “5 — Heron Suite” with “gk” logo (bottom right) • Fixed with 4 chrome screw caps Condition: Door and frame clean and intact. Paintwork in good condition. Handle, lock, and peephole all secure and operational. Name plaque securely mounted. Internal Doors (Off Hallway) • Multiple white-painted 6-panel internal doors leading to bedrooms, bathroom, and living/lounge area • Chrome lever handles on rectangular backplates • All hung on silver/chrome hinges Condition: Generally clean and intact; minor surface marks on some frames consistent with normal use. Lighting • 2 x Ceiling-mounted pendant lights with cream/white fabric drum shades, suspended from white ceiling roses (one at each end/midpoint of hallway) • 1 x Wall-mounted decorative metal sconce/light fitting (dark/black finish, abstract design — non-functional decorative piece) • 1 x White ceiling-mounted smoke alarm/sensor Condition: Pendant lights clean and operational. Smoke alarm intact and in place. Wall sconce securely fitted. Heating • 2 x White single-panel central heating radiators (one positioned along main hallway wall, second further along) • Thermostatic valves and lockshield valves fitted • White-painted copper pipework Condition: Clean, intact, and securely fitted. Operational status not verified visually. Electrical Fittings • Multiple white single light switches at strategic points along hallway walls • 1 x White surface-mounted electrical junction box / consumer unit cover (high on wall, near hallway entrance) • 1 x White ceiling-mounted smoke alarm Condition: All fittings clean, intact, and secure.			
			● Good	● Good

Room/Space	Description	Condition	Cleanliness	Photos
	Wall Décor & Information 1 x Framed wall-mounted information notice/sign (likely guest information for "Heron Suite" — fire safety, Wi-Fi, house rules, etc.) mounted on wall opposite entrance door 1 x Small framed wall art print (further along hallway) 1 x Decorative wall-mounted metal sconce (as above) Condition: All wall-mounted items secure and intact. Flooring - Mid-grey fitted carpet throughout hallway, terminating at thresholds of bathroom (transitioning to dark wood-effect vinyl) and other rooms - Carpet meets neatly at door thresholds Condition: Carpet generally clean and intact with no visible rips, tears, or staining. Light traffic-wear consistent with normal use. Overall Condition Summary: Hallway is clean, well-presented, and in good decorative order throughout. Walls, ceiling, flooring, and fittings all in good condition with only minor wear consistent with regular use. No significant defects noted.			
Bedroom 1	Clean & Tidy. Neutral smell/no odours evident Room: Double Bedroom Flooring: Grey carpet throughout Walls: Painted white/cream with grey wallpaper in feature wall behind bed Ceiling: White, smooth finish Furniture: 1 x Double bed with grey crushed velvet upholstered frame (buttoned headboard and footboard) 1 x Mattress 2 x Bedside cabinets, black, 3-drawer with chrome handles Soft Furnishings: 1 x White duvet with cover 2 x White pillows with pillowcases 1 x White fitted/flat sheet 2 x Sets of folded white towels (bath and hand towel per set) Lighting: 1 x Crystal-effect chandelier ceiling light (tiered, beaded) 1 x Smoke alarm/ceiling sensor 2 x Bedside table lamps, chrome base with grey drum shades Window: 1 x Window with white wooden Venetian blinds Heating: 1 x White double-panel central heating radiator with thermostatic valve Wall Décor: 1 x Metallic abstract wall art panel (silver/chrome finish) Doors: 1 x White internal panel door with chrome handle Condition: All items appear clean and in good working order.	● Good	● Good	📷 12 photos
🚫 Disagreed by tenant - 14th May 2026		● The inspector agreed		
Information provided by tenant Closet photos				

Room/Space	Description	Condition	Cleanliness	Photos
<u>Bathroom</u>	Clean & Tidy. Neutral smell/no odours evident Bathroom (Shower Room) Flooring: Dark grey wood-effect vinyl/laminate flooring Walls: Fully tiled in large-format white marble-effect ceramic tiles with grey veining Ceiling: White, smooth finish Sanitary Ware: 1 x White ceramic close-coupled toilet with soft-close seat and dual-flush button 1 x White ceramic pedestal wash hand basin with single-lever chrome mixer tap Shower: 1 x Quadrant shower enclosure with curved sliding glass doors and chrome frame 1 x White acrylic shower tray with chrome waste cover 1 x Triton-style white electric shower unit with adjustable handset, riser rail, and hose Heating: 1 x White curved ladder-style heated towel rail/radiator with thermostatic valve Furniture & Storage: 1 x White 4-tier slim freestanding shelving unit (ladder/tapered style) Mirrors & Accessories: 1 x Wall-mounted decorative mirror with wave-shaped/curved edge design 1 x Chrome wall-mounted soap dish/holder 1 x White pull-cord light switch (ceiling-mounted) Lighting & Ventilation: 1 x Ceiling-mounted spotlight/downlight 1 x Wall-mounted extractor fan vent Doors: 1 x White internal panel door with chrome lever handle and lock Condition: All fixtures, fittings, and surfaces appear clean, intact, and in good working order. Tiling is uniform with no visible cracks or damage.	● Good	● Good	 9 photos
<u>Bedroom 2</u>	Clean & Tidy. Neutral smell/no odours evident Bedroom Overview Bedroom inspected and presented in clean and well-maintained condition at time of inspection. Room comprised 1 upholstered double bed with 1 matching bedside cabinet, drawer, lighting, radiator and soft furnishings. Walls and ceiling appeared generally clean with minor cosmetic marks consistent with normal use. Flooring Grey carpet flooring fitted throughout bedroom. Flooring appeared clean and in good condition with no significant staining or damage noted at time of inspection. Beds & Headboards 1 upholstered double bed frame and headboard inspected. Both appeared clean, stable and in good overall condition with light signs of general use. Furniture Chest of drawers inspected. Surfaces appeared generally clean and functional with light cosmetic wear consistent with normal occupancy. Lighting Ceiling light fitting tested and operational at time of inspection. Decorative shade securely fitted. Heating Radiator present beneath window. Radiator and thermostat valve appeared in place and in generally good condition at time of inspection. Walls & Décor Painted walls with feature grey accent wall inspected. Décor appeared tidy and well-presented with only minor marks visible consistent with routine use.	● Good	● Good	 11 photos

Room/Space	Description	Condition	Cleanliness	Photos
<u>Bedroom 3</u>	Clean & Tidy. Neutral smell/no odours evident Bedroom Overview Bedroom inspected and presented in clean and well-maintained condition at time of inspection. Room comprised two upholstered single beds with matching bedside cabinet, wardrobe, lighting, radiator and soft furnishings. Walls and ceiling appeared generally clean with minor cosmetic marks consistent with normal use. Flooring Grey carpet flooring fitted throughout bedroom. Flooring appeared clean and in good condition with no significant staining or damage noted at time of inspection. Beds & Headboards Two upholstered single bed frames and headboards inspected. Both appeared clean, stable and in good overall condition with light signs of general use. Furniture Wardrobe and bedside cabinet inspected. Surfaces appeared generally clean and functional with light cosmetic wear consistent with normal occupancy. Lighting Ceiling light fitting tested and operational at time of inspection. Decorative shade securely fitted. Heating Radiator present beneath window. Radiator and thermostat valve appeared in place and in generally good condition at time of inspection. Walls & Décor Painted walls with feature grey accent wall inspected. Décor appeared tidy and well-presented with only minor marks visible consistent with routine use.	● Good	● Good	📷 11 photos
<u>Living Room/Lounge</u>	Living Room Overview Living room presented in good overall condition and well cleaned at time of inspection. Fixtures, furnishings, and decorative finishes appear generally well maintained with only minor signs of wear consistent with normal residential use.	● Good	● Good	📷 12 photos
<u>Kitchen</u>	Clean & Tidy Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	📷 6 photos

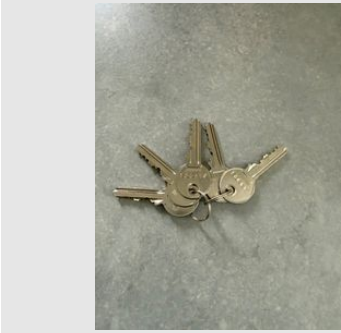


Check-in Inventory Details

Check-in Inventory Procedures

YES	Keys photographed, tested & handed over
YES	Appliance manuals photographed & handed over

Key Photos



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026



Utility Details



Gas - Standard Meter

Supplier

British Gas (0333 202 9802)

Serial Number (MSN)

E6S1483555 2562

Location

Communal entrance utility cupboard

**Serial
Photo**



Provided by

Inspector

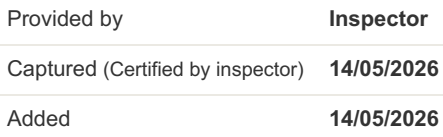
Captured (Certified by inspector)

14/05/2026

Added

14/05/2026

Date	Notes	Reading
14/05/2026		00345



Supplier

British Gas (0333 202 9802)

Serial Number (MSN)

367/1005

Location

Communal entrance utility cupboard

**Serial
Photo**



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026

Date	Notes	Reading
14/05/2026		84631



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026



Room Details

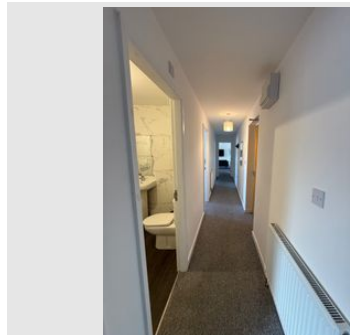
The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the **'Room Image Library'** section towards the end of this report.

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Room: Internal Hallway / Corridor Flooring: Mid-grey fitted carpet running throughout Walls: White painted, smooth finish Ceiling: White, smooth finish Skirting: White painted timber skirting throughout Entrance Door (Main Apartment Door) Description: 1 x Solid oak/light timber entrance door - Vertical tongue-and-groove plank-effect panel design - White-painted timber frame and architrave 1 x Spy hole/peephole at eye level 1 x Chrome lever handle with rectangular backplate 1 x Key-operated mortice lock with cylinder - White-painted internal side of door (visible from interior) Adjacent Wall Plaque: 1 x Wall-mounted acrylic/perspex name plaque reading "5 — Heron Suite" with "gk" logo (bottom right) - Fixed with 4 chrome screw caps Condition: Door and frame clean and intact. Paintwork in good condition. Handle, lock, and peephole all secure and operational. Name plaque securely mounted. Internal Doors (Off Hallway) - Multiple white-painted 6-panel internal doors leading to bedrooms, bathroom, and living/lounge area - Chrome lever handles on rectangular backplates - All hung on silver/chrome hinges Condition: Generally clean and intact; minor surface marks on some frames consistent with normal use. Lighting 2 x Ceiling-mounted pendant lights with cream/white fabric drum shades, suspended from white ceiling roses (one at each end/midpoint of hallway) 1 x Wall-mounted decorative metal sconce/light fitting (dark/black finish, abstract design — non-functional decorative piece) 1 x White ceiling-mounted smoke alarm/sensor Condition: Pendant lights clean and operational. Smoke alarm intact and in place. Wall sconce securely fitted. Heating 2 x White single-panel central heating radiators (one positioned along main hallway wall, second further along) - Thermostatic valves and lockshield valves fitted - White-painted copper pipework Condition: Clean, intact, and securely fitted. Operational status not verified visually. Electrical Fittings - Multiple white single light switches at strategic points along hallway walls 1 x White surface-mounted electrical junction box / consumer unit cover (high	● Good	● Good	 13 photos

Item	Description	Condition	Cleanliness	Photos
	on wall, near hallway entrance) 1 x White ceiling-mounted smoke alarm Condition: All fittings clean, intact, and secure. Wall Décor & Information 1 x Framed wall-mounted information notice/sign (likely guest information for "Heron Suite" — fire safety, Wi-Fi, house rules, etc.) mounted on wall opposite entrance door 1 x Small framed wall art print (further along hallway) 1 x Decorative wall-mounted metal sconce (as above) Condition: All wall-mounted items secure and intact. Flooring - Mid-grey fitted carpet throughout hallway, terminating at thresholds of bathroom (transitioning to dark wood-effect vinyl) and other rooms - Carpet meets neatly at door thresholds Condition: Carpet generally clean and intact with no visible rips, tears, or staining. Light traffic-wear consistent with normal use. Overall Condition Summary: Hallway is clean, well-presented, and in good decorative order throughout. Walls, ceiling, flooring, and fittings all in good condition with only minor wear consistent with regular use. No significant defects noted.			
1.2 Ceiling-Mounted Pendant Light	Description: 1 ceiling-mounted pendant light fittings - Suspended from white ceiling roses by short white flex/cord - Cream/beige fabric drum shades (tapered slightly, with subtle vertical seam detailing) - Single bulb fitting per unit - LED globe-style bulbs fitted (illuminated at time of inspection) Condition: - Both fittings clean, intact, and operational - Fabric shades free from rips, tears, or significant staining - Light surface dust on top edge of shade (visible from low angle) consistent with normal accumulation — easily cleaned - Ceiling roses secure and flush against ceiling - Bulbs functioning correctly Location: Mounted along centre of hallway ceiling, providing main hallway illumination.	● Good	● Good	 3 photos
1.3 Fitted Hallway Carpet	Description: - Wall-to-wall fitted carpet running the length of the hallway - Two distinct carpet sections joined at a visible seam: - Section 1 (nearer entrance / one bedroom): mid-grey/charcoal flecked weave (mixed grey, black, and lighter grey fibres) — short-pile loop construction - Fitted neatly against white painted skirting boards throughout - Carpet meets cleanly at door thresholds Condition: - Generally in fair condition overall, with the following defects noted: - General light soiling and traffic-wear marks consistent with hallway use - Minor darker patches/shadowing visible in places, likely from foot traffic - No visible tears, rips, fraying, or lifting at edges - Carpet sits flat with no ripples or bubbles; underlay appears intact Location: Throughout internal hallway/corridor area.	● Good	● Good	 6 photos

Item	Description	Condition	Cleanliness	Photos
1.4 Wall Décor & Information	1 x Framed wall-mounted information notice/sign (likely guest information for “Heron Suite” — fire safety, Wi-Fi, house rules, etc.) mounted on wall opposite entrance door 1 x Small framed wall art print (further along hallway) 1 x Decorative wall-mounted metal sconce (as above)	● Good	● Good	2 photos
1.5 Radiator	2 White single-panel central heating radiators (one positioned along main hallway wall, second further along) - Thermostatic valves and lockshield valves fitted - White-painted copper pipework Condition: Clean, intact, and securely fitted. Operational status not verified visually.	● Good	● Good	6 photos
1.6 Sockets & Switches	Multiple white single light switches at strategic points along hallway walls 1 x White surface-mounted electrical junction box / consumer unit cover (high on wall, near hallway entrance) 1 x White ceiling-mounted smoke alarm Condition: All fittings clean, intact, and secure.	● Good	● Good	5 photos
1.7 Front Door	Description: - Solid timber entrance door, light oak/natural finish - Vertical tongue-and-groove plank-effect construction (6 vertical planks), framed with surrounding stile and rail border at top and bottom - Hinged on right-hand side (viewed from inside), opens inwards - White-painted timber door frame/architrave and matching white skirting return - Hung on 3 x chrome/satin steel butt hinges Ironmongery & Security Fittings: 1 x Chrome lever-on-backplate door handle (curved/scroll-style lever, rectangular backplate, secured with 4 visible screws) 1 x Chrome thumbturn (internal release for euro/mortice lock) located on backplate below handle 1 x Spy hole/door viewer (chrome, centrally positioned at standard viewing height) 1 x Mortice lock mechanism visible on door edge — “CERTIFIED” / CE-marked British Standard approved sashlock with brass latch bolt and deadbolt, black/chrome forend plate, brass strike box on frame - Chrome strike plate fitted to door frame - Latch and deadbolt operate via lever handle and thumbturn respectively Overhead Door Closer: 1 x Overhead hydraulic door closer mounted to top of door (door side) with arm bracket fixed to frame/soffit - Silver/aluminium finish, branded (appears to be Briton or similar manufacturer) - Standard scissor-arm configuration - Functional — door self-closes Condition: - Door leaf in good overall condition: timber finish clean, no significant scuffs, dents, or damage to face - Minor light surface marks consistent with normal use - All ironmongery (handle, thumbturn, spy hole, hinges) secure, clean, and operational - Mortice lock and latch operate smoothly; deadbolt engages correctly - Door closer operational and securely fixed; arm aligned correctly - Frame and architrave intact, paint finish good with only minor age-related marks Location: Main apartment entrance, opening from communal hallway into private hallway.	● Good	● Good	6 photos

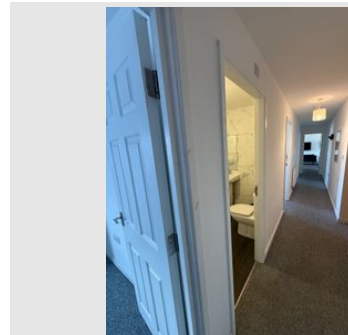
General Overview



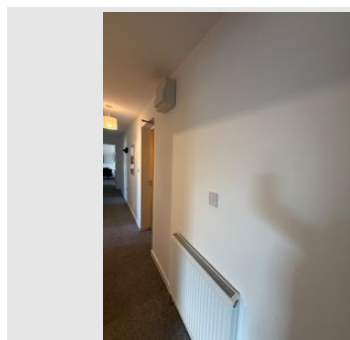
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.1.1



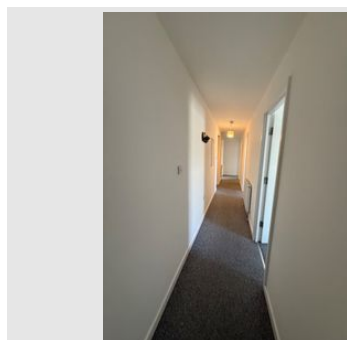
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Added	14/05/2026
Reference	1.1.2



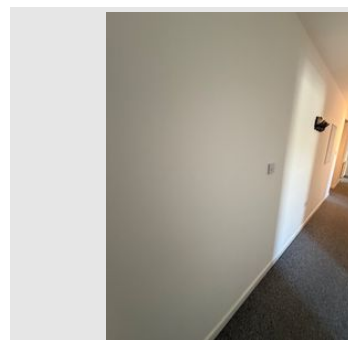
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Added	14/05/2026
Reference	1.1.3



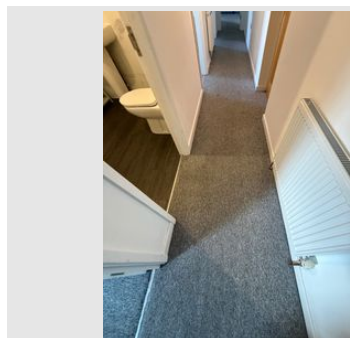
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Added	14/05/2026
Reference	1.1.4



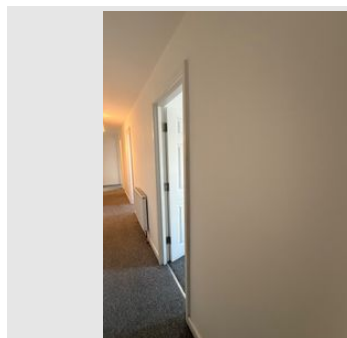
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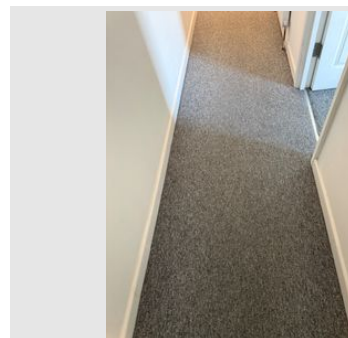
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Reference	1.1.6



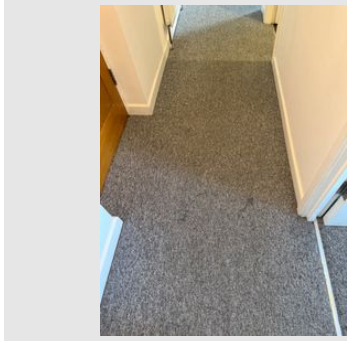
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Reference	1.1.7



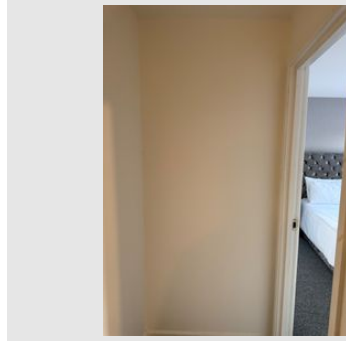
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Reference	1.1.8



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Added	14/05/2026
Reference	1.1.9



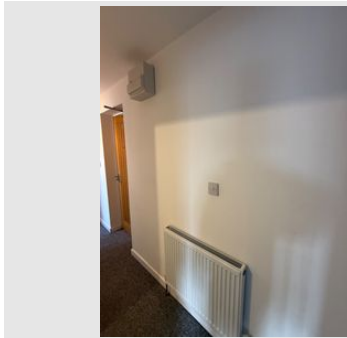
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Reference	1.1.10



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Added	14/05/2026
Reference	1.1.11

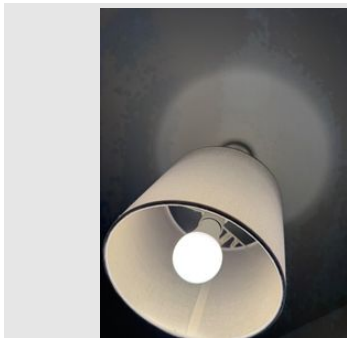


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Reference	1.1.12

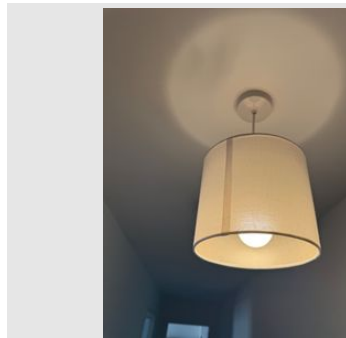


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Added	14/05/2026
Reference	1.1.13

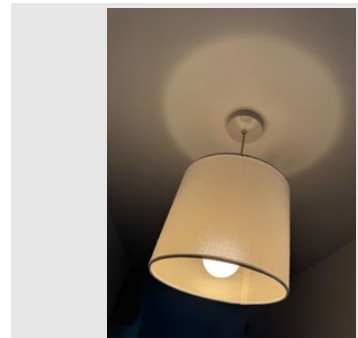
Ceiling-Mounted Pendant Light



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.2.1

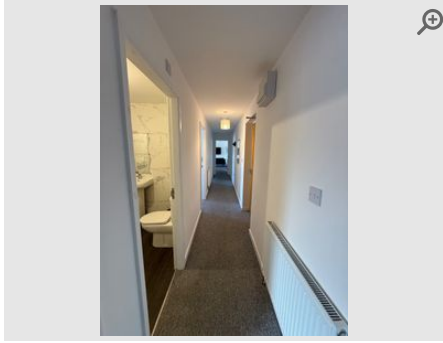


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Added	14/05/2026
Reference	1.2.2

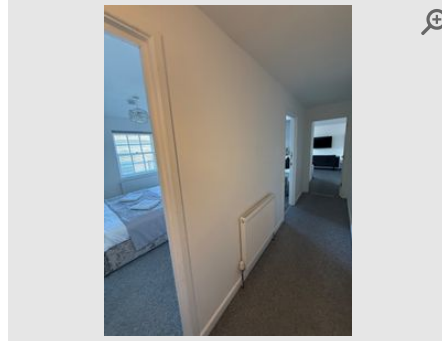


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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.2.3

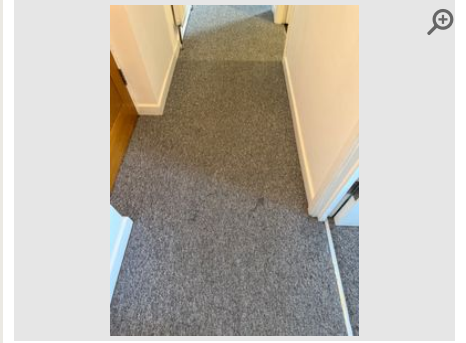
Fitted Hallway Carpet



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.3.1



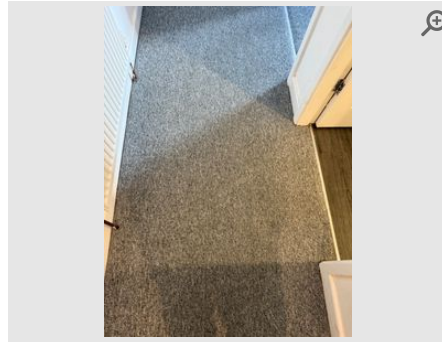
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Added	14/05/2026
Reference	1.3.2



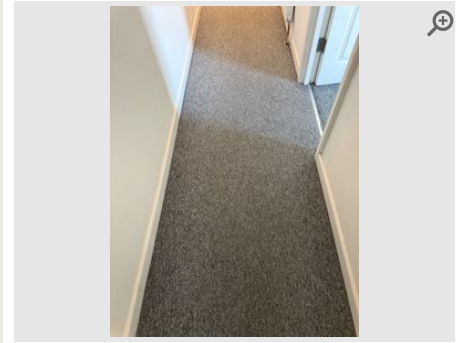
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.3.3



Provided by	Inspector
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Added	14/05/2026
Reference	1.3.4

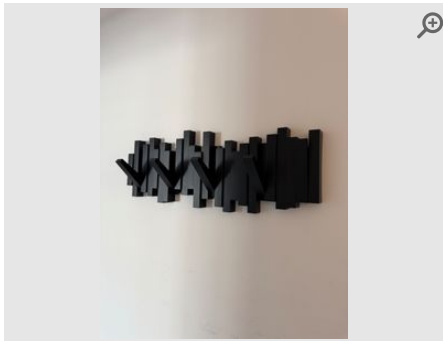


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Added	14/05/2026
Reference	1.3.5

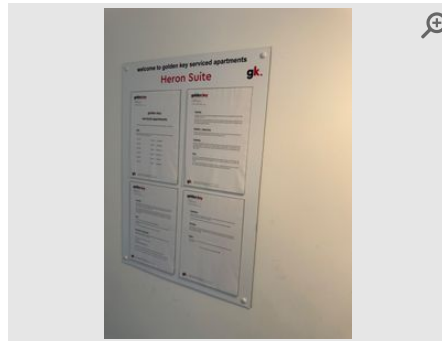


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.3.6

Wall Décor & Information



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.4.1

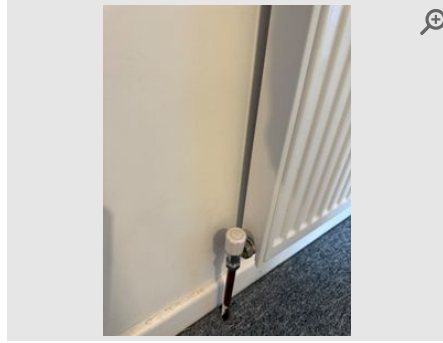


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Added	14/05/2026
Reference	1.4.2

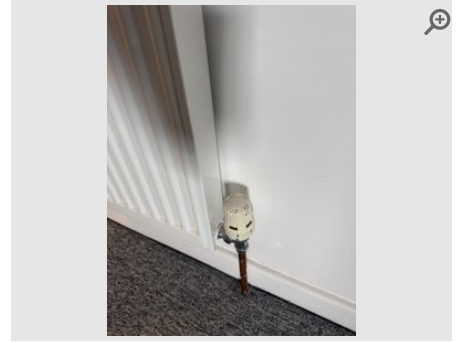
Radiator



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.5.1



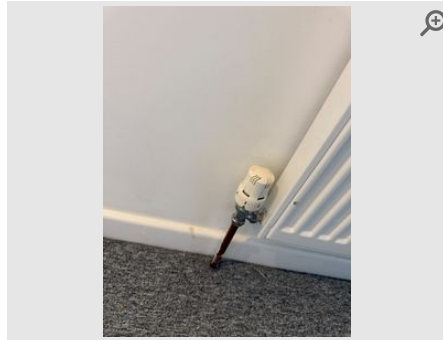
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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
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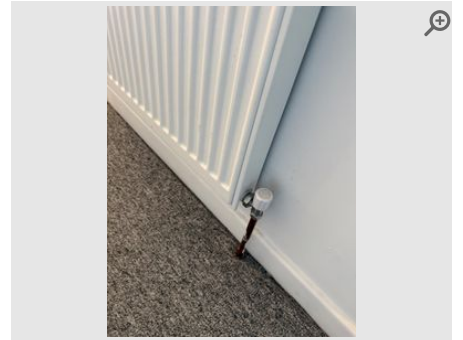
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Reference	1.5.3



Provided by	Inspector
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Added	14/05/2026
Reference	1.5.4



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.5.5



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Reference	1.5.6

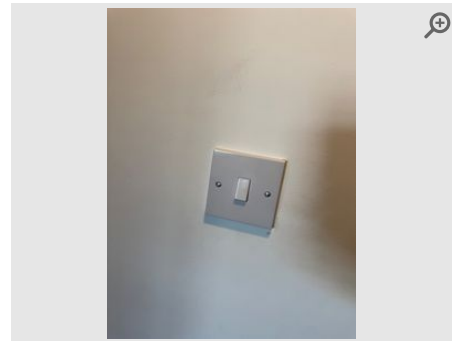
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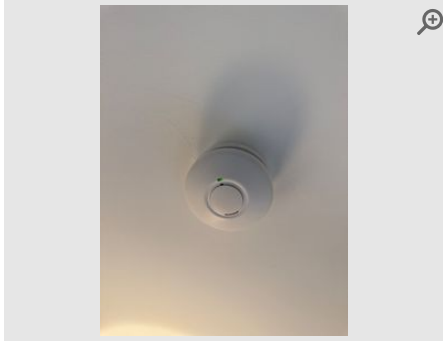
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Added	14/05/2026
Reference	1.6.1



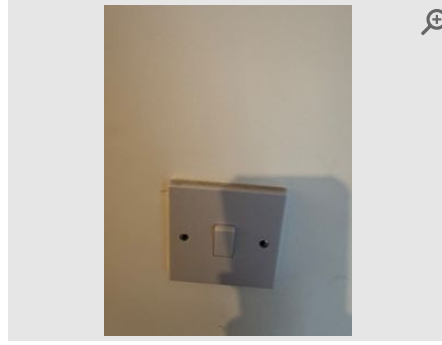
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Added	14/05/2026
Reference	1.6.2



Provided by	Inspector
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Added	14/05/2026
Reference	1.6.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.6.4



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Added	14/05/2026
Reference	1.6.5

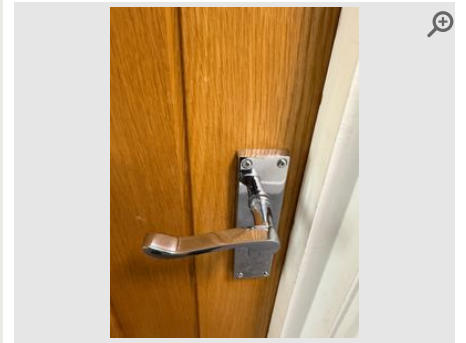
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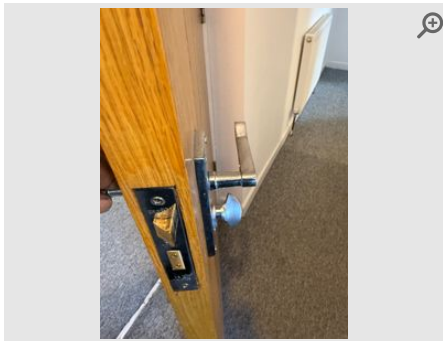
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Added	14/05/2026
Reference	1.7.1



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Reference	1.7.2



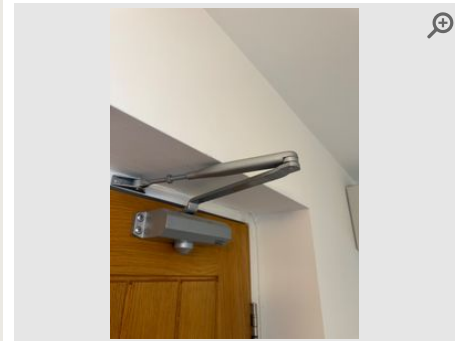
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Reference	1.7.4



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Reference	1.7.5



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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	1.7.6

2 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Room: Double Bedroom Flooring: Grey carpet throughout Walls: Painted white/cream with grey wallpaper in feature wall behind bed Ceiling: White, smooth finish Furniture: 1 x Double bed with grey crushed velvet upholstered frame (buttoned headboard and footboard) 1 x Mattress 2 x Bedside cabinets, black, 3-drawer with chrome handles Soft Furnishings: 1 x White duvet with cover 2 x White pillows with pillowcases 1 x White fitted/flat sheet 2 x Sets of folded white towels (bath and hand towel per set) Lighting: 1 x Crystal-effect chandelier ceiling light (tiered, beaded) 1 x Smoke alarm/ceiling sensor 2 x Bedside table lamps, chrome base with grey drum shades Window: 1 x Window with white wooden Venetian blinds Heating: 1 x White double-panel central heating radiator with thermostatic valve Wall Décor: 1 x Metallic abstract wall art panel (silver/chrome finish) Doors: 1 x White internal panel door with chrome handle Condition: All items appear clean and in good working order.	● Good	● Good	📷 12 photos
	🚫 Disagreed by tenant - 14th May 2026 ● The inspector agreed			
	Information provided by tenant Closet photos			
2.2 Door (Internal)	Internal Bedroom Door Description: 1 x White-painted internal door (single door) - Traditional 6-panel raised-and-fielded design - Mounted within white-painted timber door frame/architrave - Hung on 3 silver/chrome hinges (visible at top, middle, and bottom of frame) Hardware: 1 x Polished chrome lever handle with rectangular backplate (mounted on both sides — interior and exterior) - Standard tubular latch mechanism (no lock visible) - Strike plate fitted to door frame Surrounding Fixtures: 1 x White single light switch on wall adjacent to door (interior side) - White painted skirting board continues either side of frame Condition: Door clean and intact. Paintwork generally in good condition with very minor surface marks at top of frame. Hinges secure and aligned. Door closes flush within frame. Handles operational on both sides, securely fitted. Architrave and skirting in good order. Location: Main entrance door to bedroom, opening into a hallway	● Good	● Good	📷 2 photos

Item	Description	Condition	Cleanliness	Photos
2.3 Light Fittings	Ceiling. Chandelier. 2 fixings in total. 2 bulbs/spotlights. All bulbs working. Free of dust/cobwebs 2 Decorative Ceiling Pendant Lights (Chandelier-style) Description: 1 x Tiered beaded chandelier-style pendant light 3-tier design with chrome/silver metal frame - Strands of faceted acrylic/crystal-effect beads in a mix of clear and smoked grey/black tones - Teardrop-shaped crystal droplets along the bottom edge - Suspended from white ceiling rose by a white drop rod/flex - Single bulb fitting (visible illuminated bulb in centre) Condition: Clean, intact, and in working order. All bead strands appear present with no visible damage or missing droplets. Location: Ceiling-mounted, centre of room and inside the closet	● Good	● Good	📷 3 photos
2.4 Wall art	Decorative Metal Wall Art Description: 1 x Contemporary 3D metal wall art piece - Composed of 12 individual curved/convex panels arranged in a 4 x 3 grid formation - Polished chrome/silver finish with mixed textured surfaces, including: - Hammered/dimpled texture - Embossed geometric/chain-link pattern - Etched swirl/loop pattern - Smooth mirrored finish - Panels are slightly curved outward, creating a three-dimensional sculptural effect - Wall-mounted, fixed directly to wall Dimensions (approx.): Medium-sized feature piece, roughly square overall shape Location: Mounted on white painted wall opposite/adjacent to bed Condition: Clean, intact, securely mounted. All panels present with no visible dents, scratches, or tarnishing.	● Good	● Good	📷 2 photos
2.5 Windows and Sills	Standard window. 2 in total. Vertical blind 2 Window & Blinds Double-glazed sash-style window inspected. Window frame, glazing and handle appeared intact and in generally good condition at time of inspection. Minor dusting and light marks visible to frame and glazing consistent with normal use. Horizontal venetian blinds fitted to window. Blinds appeared operational and in good overall condition with pull cords and slats present and functioning at time of inspection.	● Good	● Good	📷 N/A

Item	Description	Condition	Cleanliness	Photos
2.6 Floor	Fitted Bedroom Carpet Description: • Wall-to-wall fitted carpet • Mid-grey/charcoal flecked weave (mixed grey, black, and lighter grey fibres) • Short-pile loop or twist construction • Fitted neatly against white painted skirting boards throughout the room Condition: Generally in fair to good condition overall, with the following defects noted: • Stains/marks visible in multiple areas, including: Red/orange spots near the skirting board and central floor area (possible drink or food spillage) • Darker patches/discolouration consistent with previous spillages or moisture marks • General soiling and traffic-wear marks in higher-use zones (around bedside cabinet and bed footboard) • No visible tears, rips, fraying, or lifting at edges • Underlay appears intact; carpet sits flat with no ripples or bubbles	● Good	● Good	📷 7 photos
2.7 Mirrored Dressing Table	• 1 x Freestanding console/dressing table • Fully mirrored finish across top, sides, front, and tapered legs • Silver/chrome trim edging • 2 x Drawers (one larger central drawer, one smaller drawer) • Drawer fronts mirrored with clear acrylic/glass faceted knob handles • 4 x Tapered mirrored legs Drawer Interiors: • Black fabric/felt-lined drawer bases • Drawers slide freely on runners Condition: Structurally sound and stable. Mirror panels intact with no visible cracks. Minor water/cleaning marks and light surface smudging on mirror surfaces, especially on top .consistent with normal use. Edges show some light wear. Drawers open and close as intended.	● Good	● Good	📷 4 photos
🚫 Disagreed by tenant - 14th May 2026 Information provided by tenant Mirror not securely placed		● The inspector agreed		
2.8 Ironing Board	• 1 x Folding ironing board • White metal frame with mesh top • Turquoise/teal fabric cover with padded underlay • Integrated iron rest (white plastic, oval-shaped) at top end • Stored upright/folded against wall Condition: Functional and intact. Cover slightly creased and shows light surface marks consistent with normal use. Frame clean with no visible rust or damage. Folding mechanism operational.	● Fair	● Fair	📷 2 photos

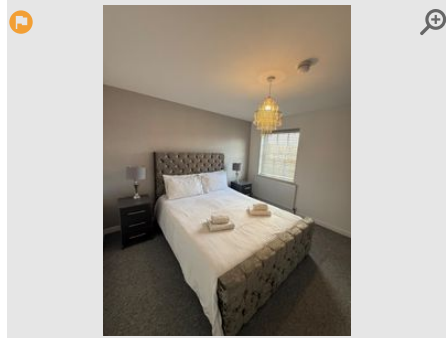
Item	Description	Condition	Cleanliness	Photos
2.9 Bed & Bedding	Bed Frame Description: • 1 x Double bed frame • Silver/grey crushed velvet upholstery • Tall buttoned headboard with deep diamond-tufted pattern and decorative diamanté/crystal-effect studs at each button point • Matching upholstered footboard with vertical panel detailing • Upholstered side rails • Floor-standing, no visible legs (skirted base) Condition: Structurally sound, stable, and intact. Upholstery in good overall condition with no visible rips, tears, or significant staining. Crystal studs all present and secure on headboard. Crushed velvet fabric shows natural sheen variation consistent with this material type. Mattress Description: • 1 x Double mattress • Concealed within fitted bedding Condition: Not visually inspected (covered by bedding) — assumed to be in serviceable condition based on bed presentation. Bedding & Linens Description: • 1 x White fitted/flat sheet (covering mattress) • 1 x White duvet with white duvet cover • 4 x White pillows with white pillowcases (2 standard pillows + 2 larger pillows/cushions stacked behind) • 4 x White folded towels arranged on top of duvet (2 bath towels + 2 hand towels, presented as guest sets) Condition: All linens clean, fresh, neatly presented, and free from visible stains, marks, or tears.	● Good	● Good	📷 4 photos
2.10 2 bedside cabinets	Bedside Tables (Pair) Description: • 2 x Matching bedside cabinets • Black/dark grey woodgrain finish • 3 x Drawers per unit with brushed chrome/stainless steel bar handles • Floor-standing on short black plinth/feet Condition: Both units clean, stable, and intact. Drawers slide smoothly. No visible damage to finish; minor light surface marks consistent with normal use.	● Good	● Good	📷 7 photos
2.11 Freestanding Pedestal Fan	• 1 x White pedestal/standing fan • Circular mesh safety grille front and rear • Multi-blade plastic rotor (visible through grille) • White plastic motor housing with rear control knobs (speed/oscillation controls) • Adjustable height telescopic stand with locking collar • Cross-shaped four-leg base for stability Condition: Clean, structurally sound, and stable. Mesh grille intact with no visible damage or significant dust build-up. Stand secure with no wobble. Cable in good condition with no visible fraying. Operational status not verified visually (would require power test).	● Good	● Good	📷 1 photo

Item	Description	Condition	Cleanliness	Photos
2.12 Triple-Door Freestanding Wardrobe	1 x Large freestanding wardrobe 3 x Full-height hinged doors with high-gloss grey/charcoal finish 3 x Long brushed chrome/stainless steel vertical bar handles - White carcass/interior (visible at edges) - Floor-standing on small base feet/plinth Condition: Structurally sound, doors aligned and closing properly. Gloss finish clean, with reflective surface intact. No visible chips, scratches, or dents to door fronts. Handles secure. Location: Wardrobe positioned against bedroom wall; carpet covers the full floor area of the room	● Good	● Good	📷 3 photos
2.13 Dressing Table Chair	1 x Upholstered chair (curved/rounded backrest design) - Two-tone upholstery: pale blue/grey velvet on the backrest, with cream/beige fabric seat pad 4 x Slim tapered black metal legs Condition: Structurally sound, stable, and intact. Visible staining/discolouration on the cream fabric seat pad, including yellow/brown marks and what appear to be drink or food spillages. Some general soiling and minor fibre wear consistent with regular use. Backrest fabric clean.	● Good	● Good	📷 N/A
2.14 Bevelled Mirror	Description: 1 x Rectangular wall-mounted decorative mirror - Wide bevelled mirror-frame border with chrome/silver edging - Positioned above dressing table Condition: Mirror surface clean and intact. Bevelled edges in good condition. Not Securely placed on the window frame . No cracks, chips, or de-silvering visible.	● Good	● Good	📷 N/A
2.15 Bedside Lamps (Pair)	2 x Matching bedside table lamps - Chrome/silver tapered metal bases (turned/spindle design) - Grey fabric drum lampshades - Standard bulb fittings (bulb not visible) Condition: Both lamps clean and intact. Shades free of dents, tears, or staining. Bases polished with no visible tarnishing. Cables tucked behind cabinets. Location: Bed positioned centrally against feature wall; bedside tables flanking either side with lamps placed on top of each.	● Good	● Good	📷 4 photos
2.16 Mattress	1 x Double mattress - Concealed within fitted bedding Condition: Not visually inspected (covered by bedding) — assumed to be in serviceable condition based on bed presentation.	● Good	● Good	📷 3 photos

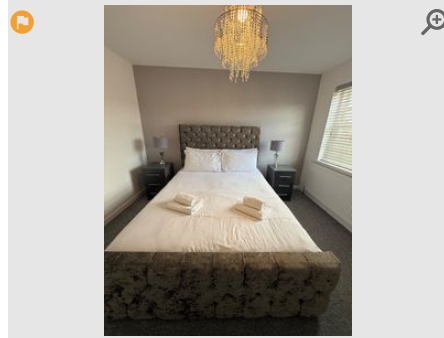
Item	Description	Condition	Cleanliness	Photos
2.17 Double Internal Closet Doors	Description: • 2 x White-painted internal panel doors (paired/double doors) • Traditional 6-panel raised-and-fielded design per door • Mounted within white-painted timber door frame/architrave • Skirting board continues around base on either side • Doors hinged on outer edges (silver/chrome hinges visible) Hardware: • 1 x Chrome-finished lever handle with rectangular backplate (mounted on right-hand door) • Standard latch mechanism (no lock visible) • Left-hand door appears to be a "slave" door (no active handle, secured via concealed bolts/catches at top and bottom when closed) Condition: Doors clean and intact, paintwork in good order with no visible chips, scratches, or marks. Hinges secure and aligned. Both doors close flush within the frame. Handle securely fitted, operational. Architrave/frame paintwork in good condition. Note: Doors enclose a built-in cupboard or storage recess (likely housing the ironing boards, fan, and other household equipment previously inventoried). Location: Set within bedroom wall.	● Good	● Good	📷 2 photos
2.18 Wall-Mounted Central Heating Radiator	Description: • 1 x White single-panel central heating radiator with convector fins (Type 11/K1) • Horizontal orientation with vertical fluted/ribbed front profile • Top grille/vent • Wall-mounted on brackets • Positioned beneath window Valves & Pipework: • 1 x White thermostatic radiator valve (TRV) on one side, numbered 1–5 scale (currently set between 3 and 4) • 1 x Lockshield valve on opposite side (white plastic cap over chrome body) • Copper pipework rising from floor to valves — pipes are unpainted/bare copper with some visible tarnishing and minor surface corrosion/discholoration at the connections Condition: • Radiator body clean, intact, and in good condition overall; no visible dents, scratches, or rust on the panel itself • Paintwork uniform across radiator surface • Wall around radiator clean with light scuff marks consistent with normal wear • Skirting board in good order	● Good	● Good	📷 3 photos
2.19 Sockets & Switches	Multiple white double electrical sockets fitted throughout room. Sockets appear securely fitted and in generally good condition. Light cosmetic marks and minor paint lines visible around some fittings consistent with normal use and decoration.	● Good	● Good	📷 6 photos

Item	Description	Condition	Cleanliness	Photos
2.20 Walls	Plastered & painted white Walls presented in good overall decorative condition throughout. Minor scuff marks and a small dent noted behind the door. General wear appears cosmetic and consistent with normal use.	● Good	● Good	 5 photos

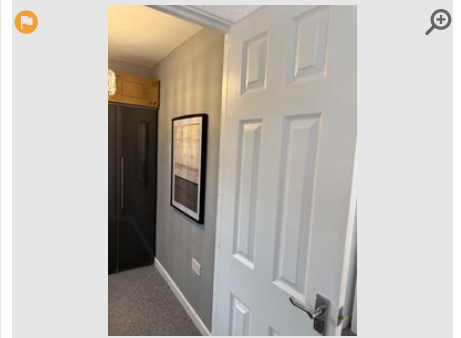
General Overview



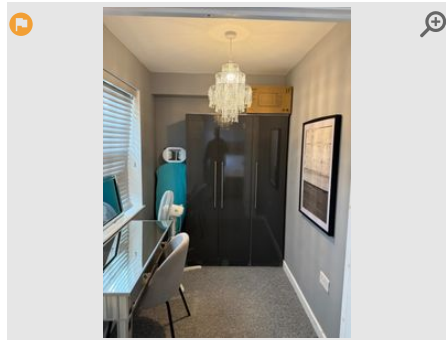
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Added	14/05/2026
Reference	2.1.1



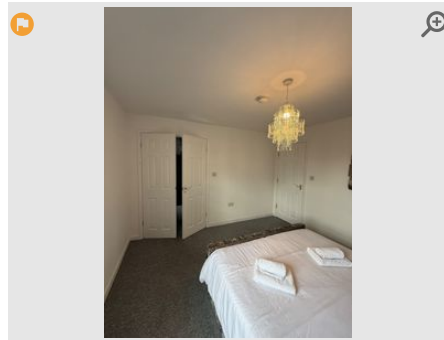
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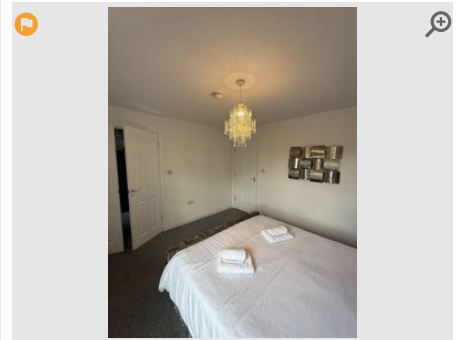
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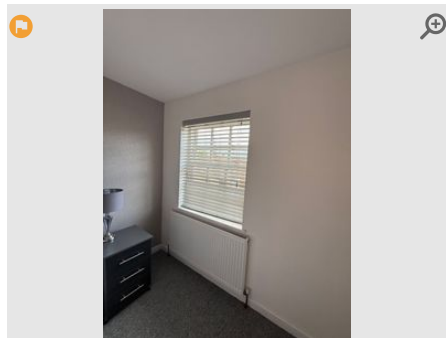
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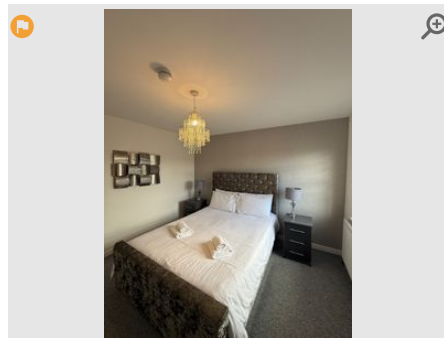
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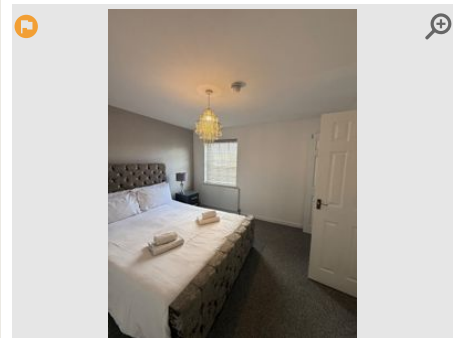
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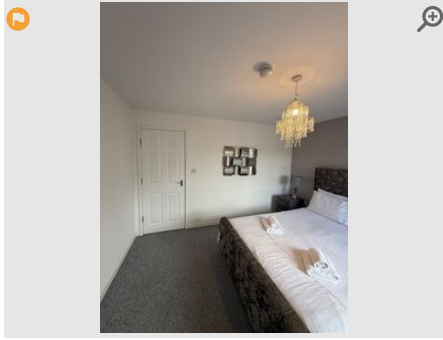
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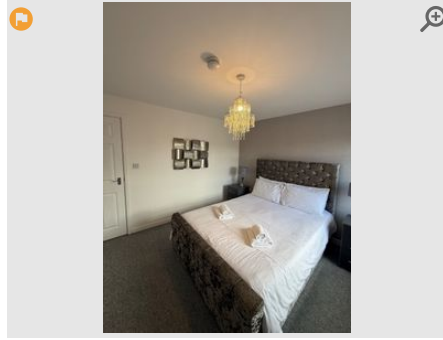
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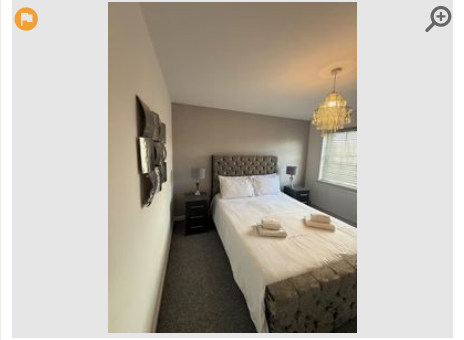
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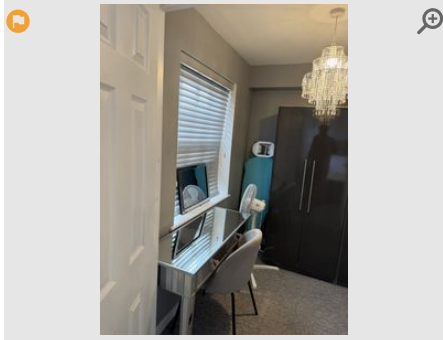


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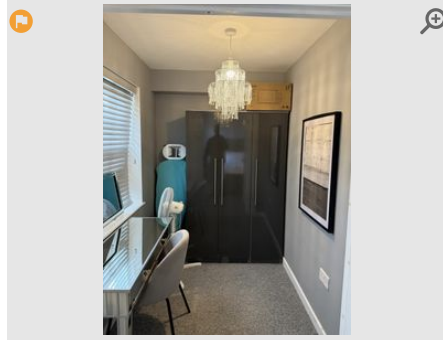


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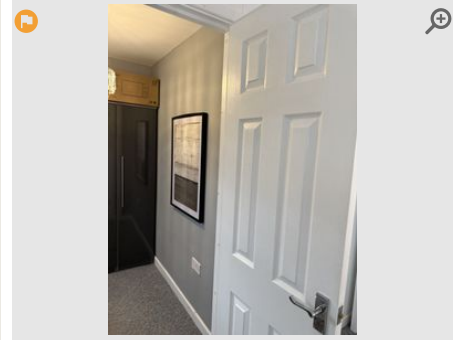
Tenant Feedback Photos



Provided by	Tenant
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Added	14/05/2026
Reference	2.1.1

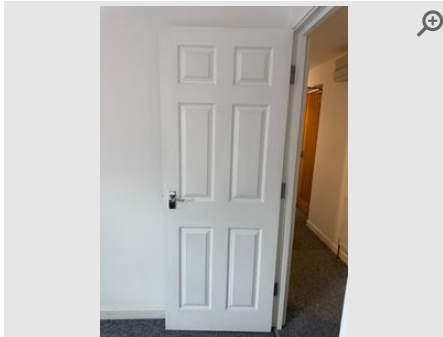


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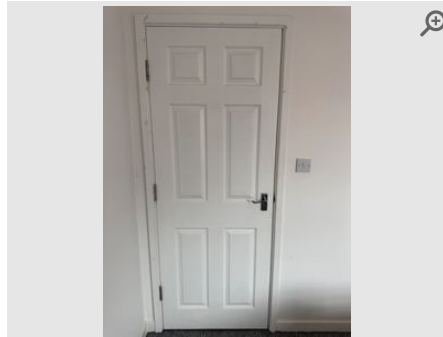


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Added	14/05/2026
Reference	2.1.3

Door (Internal)

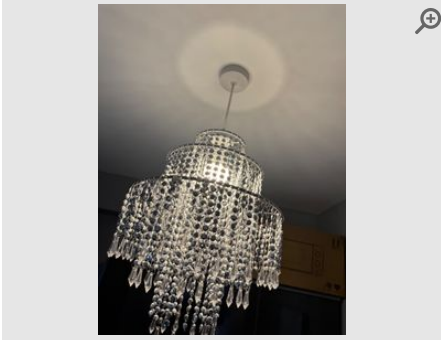


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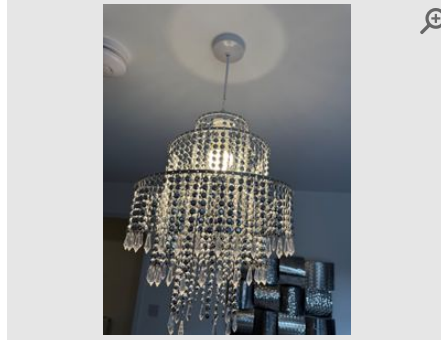


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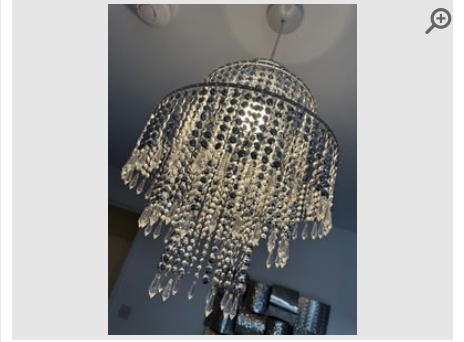
Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.3.1

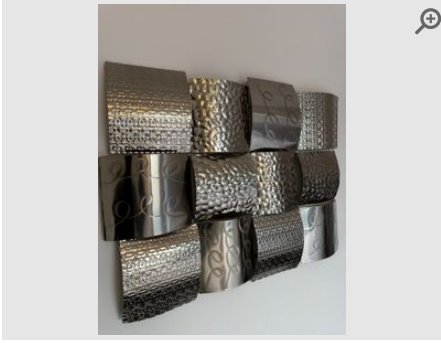


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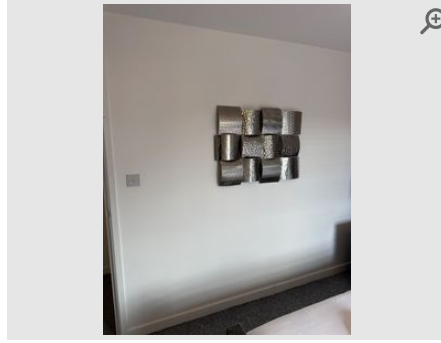


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Added	14/05/2026
Reference	2.3.3

Wall art



Provided by	Inspector
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Added	14/05/2026
Reference	2.4.1

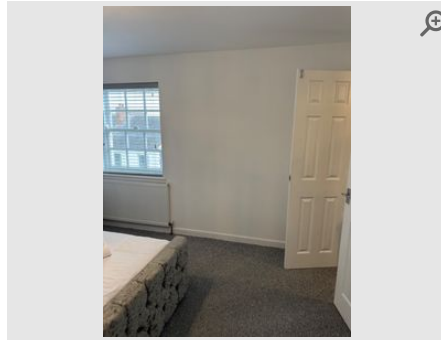


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Reference	2.4.2

Floor



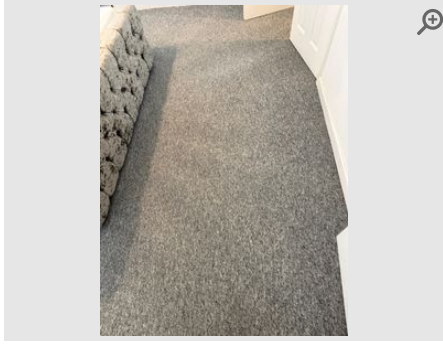
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Added	14/05/2026
Reference	2.6.1



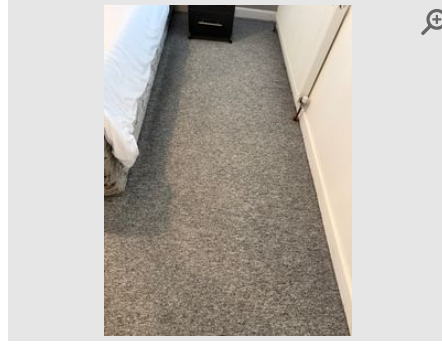
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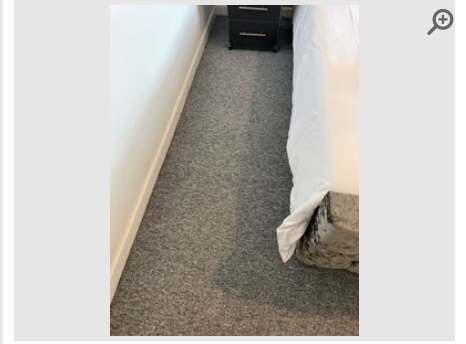
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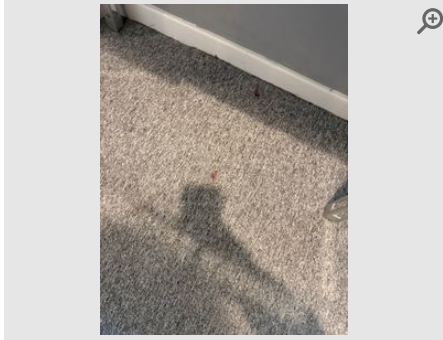
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Added	14/05/2026
Reference	2.6.4



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.6.5

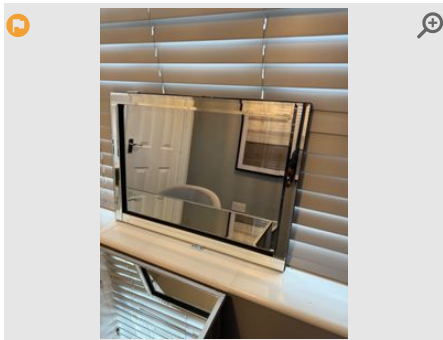


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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.6.6

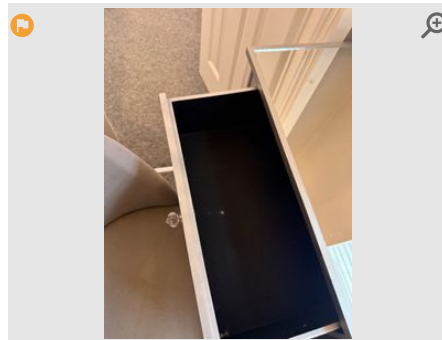


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Added	14/05/2026
Reference	2.6.7

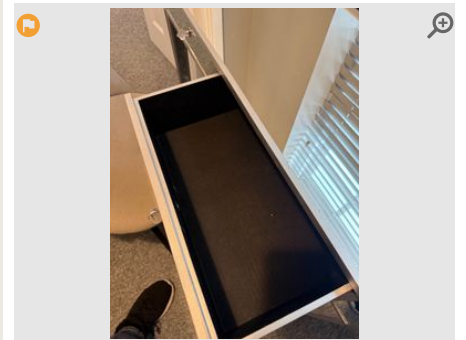
Mirrored Dressing Table



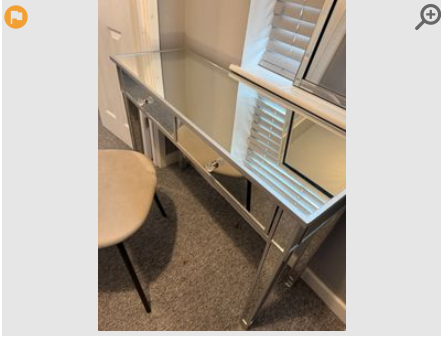
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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.7.1



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Added	14/05/2026
Reference	2.7.2

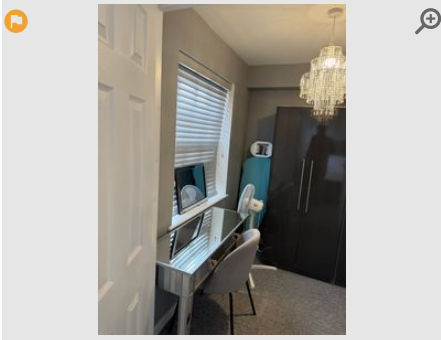


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Added	14/05/2026
Reference	2.7.3

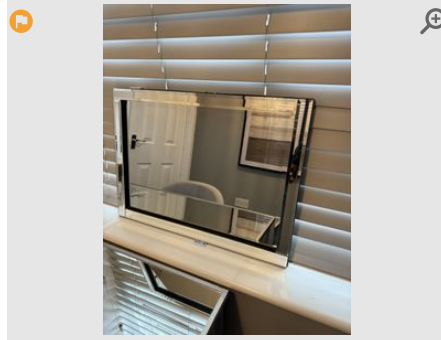


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.7.4

Tenant Feedback Photos

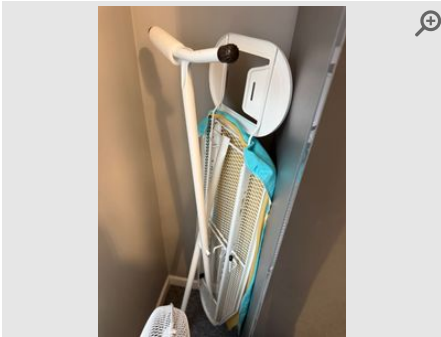


Provided by	Tenant
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Added	14/05/2026
Reference	2.7.1

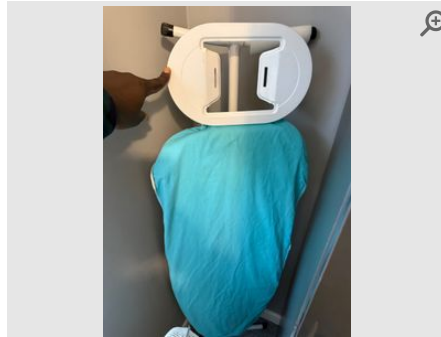


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Added	14/05/2026
Reference	2.7.2

Ironing Board

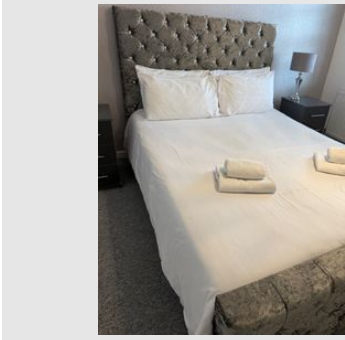


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Added	14/05/2026
Reference	2.8.1

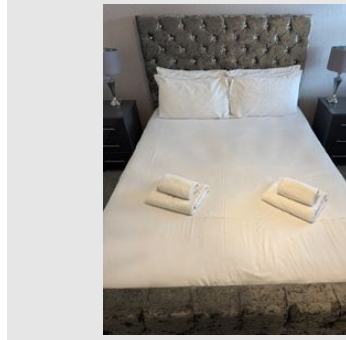


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Added	14/05/2026
Reference	2.8.2

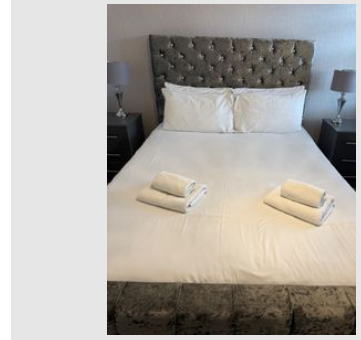
Bed & Bedding



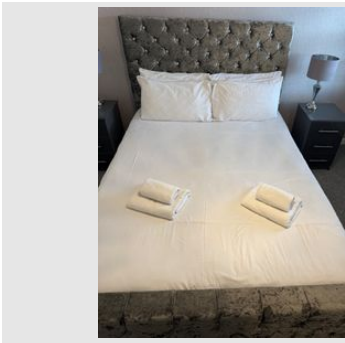
Provided by	Inspector
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Added	14/05/2026
Reference	2.9.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.9.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.9.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.9.4

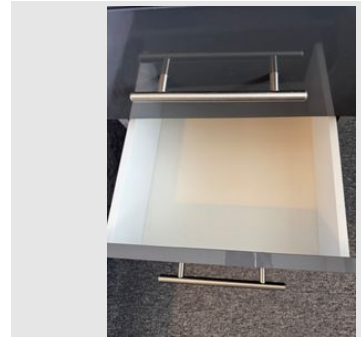
2 bedside cabinets



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.10.1



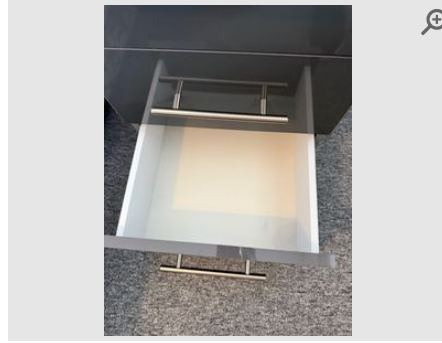
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.10.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.10.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.10.4



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.10.5

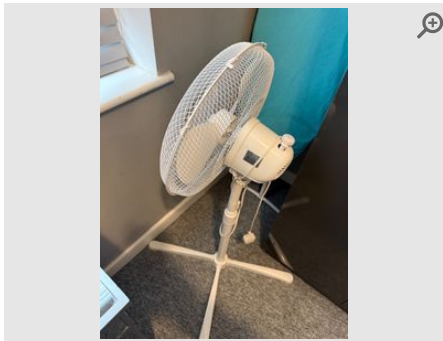


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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.10.6



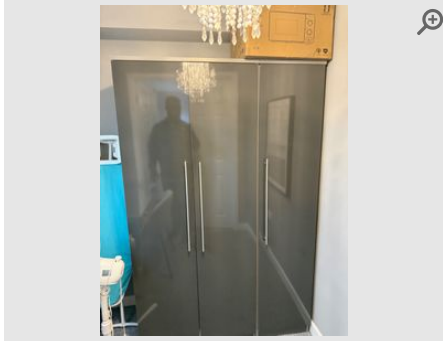
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Added	14/05/2026
Reference	2.10.7

Freestanding Pedestal Fan

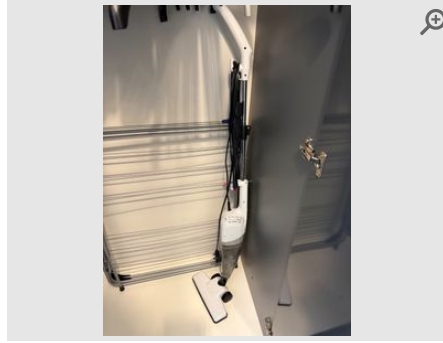


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.11.1

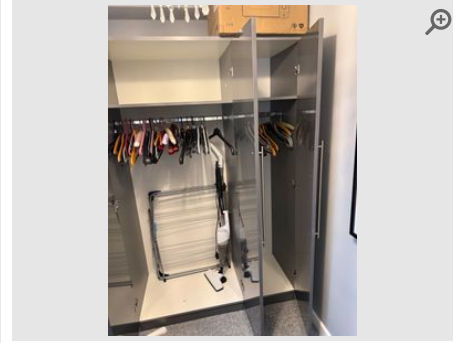
Triple-Door Freestanding Wardrobe



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.12.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.12.2

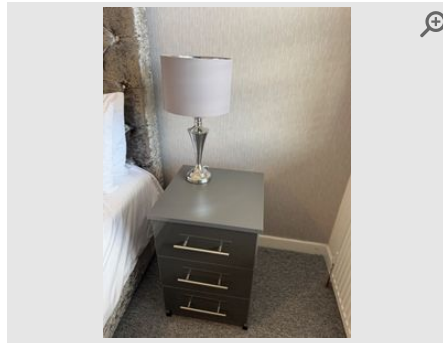


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.12.3

Bedside Lamps (Pair)



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.15.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.15.2

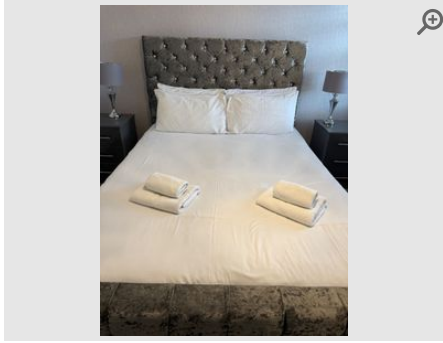


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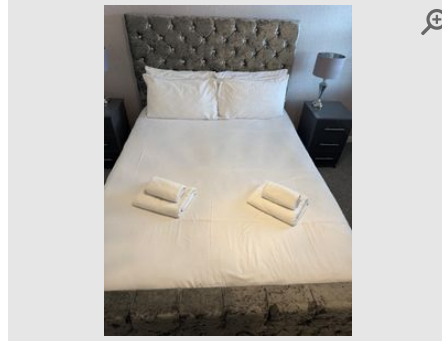


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Added	14/05/2026
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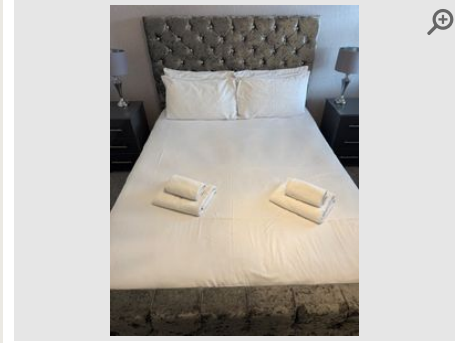
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Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.16.1

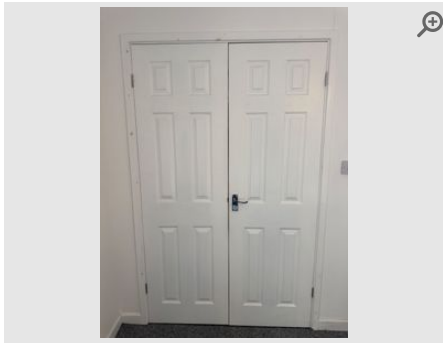


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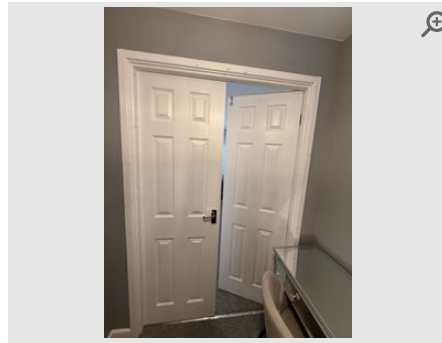


Provided by	Inspector
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Added	14/05/2026
Reference	2.16.3

Double Internal Closet Doors



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.17.1

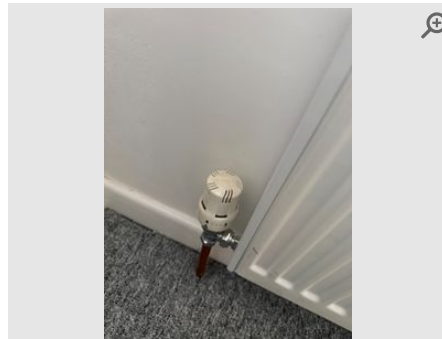


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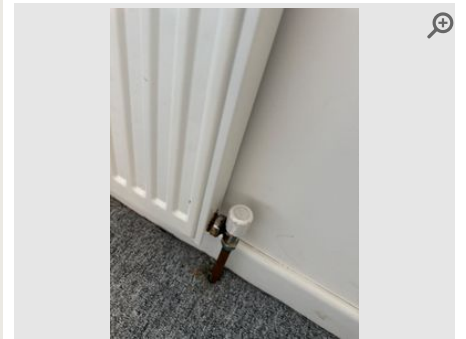
Wall-Mounted Central Heating Radiator



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.18.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.18.2

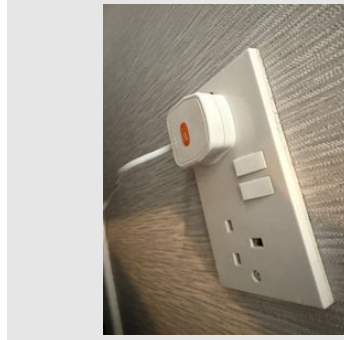


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.18.3

Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.19.1



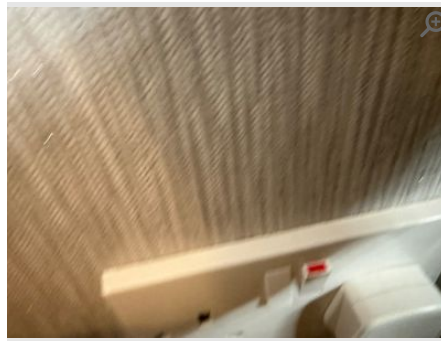
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Added	14/05/2026
Reference	2.19.2



Provided by	Inspector
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Added	14/05/2026
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Provided by	Inspector
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Added	14/05/2026
Reference	2.19.4

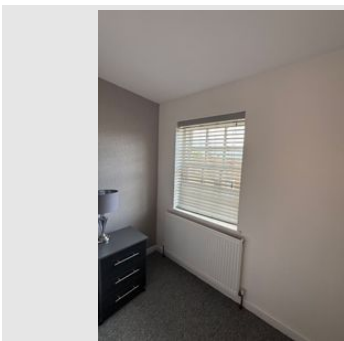


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Added	14/05/2026
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Added	14/05/2026
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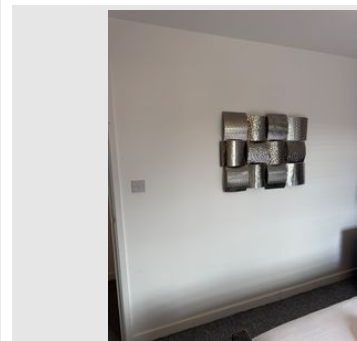
Walls



Provided by	Inspector
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Added	14/05/2026
Reference	2.20.1



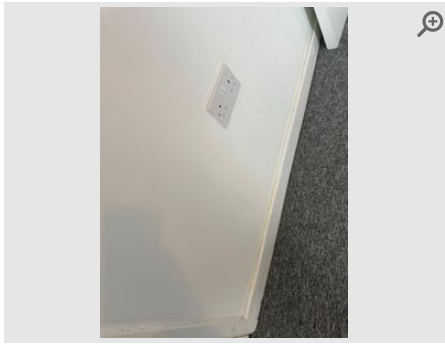
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Added	14/05/2026
Reference	2.20.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.20.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.20.4



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	2.20.5

3 Bathroom

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Bathroom (Shower Room) Flooring: Dark grey wood-effect vinyl/laminate flooring Walls: Fully tiled in large-format white marble-effect ceramic tiles with grey veining Ceiling: White, smooth finish Sanitary Ware: 1 x White ceramic close-coupled toilet with soft-close seat and dual-flush button 1 x White ceramic pedestal wash hand basin with single-lever chrome mixer tap Shower: 1 x Quadrant shower enclosure with curved sliding glass doors and chrome frame 1 x White acrylic shower tray with chrome waste cover 1 x Triton-style white electric shower unit with adjustable handset, riser rail, and hose Heating: 1 x White curved ladder-style heated towel rail/radiator with thermostatic valve Furniture & Storage: 1 x White 4-tier slim freestanding shelving unit (ladder/tapered style) Mirrors & Accessories: 1 x Wall-mounted decorative mirror with wave-shaped/curved edge design 1 x Chrome wall-mounted soap dish/holder 1 x White pull-cord light switch (ceiling-mounted) Lighting & Ventilation: 1 x Ceiling-mounted spotlight/downlight 1 x Wall-mounted extractor fan vent Doors: 1 x White internal panel door with chrome lever handle and lock Condition: All fixtures, fittings, and surfaces appear clean, intact, and in good working order. Tiling is uniform with no visible cracks or damage.	● Good	● Good	📷 9 photos
3.2 Light Fittings	Ceiling. All bulbs working Ceiling Light Fitting Description: 1 x Bathroom ceiling-mounted light fitting - White circular base/batten holder (plastic finish) - Exposed LED bulb (standard GLS-style, screw or bayonet fitting) - Simple, functional design with no shade or diffuser Location: Centre of bathroom ceiling Condition: Clean, securely fitted, and in full working order. Bulb illuminated at time of inspection.	● Good	● Good	📷 1 photo

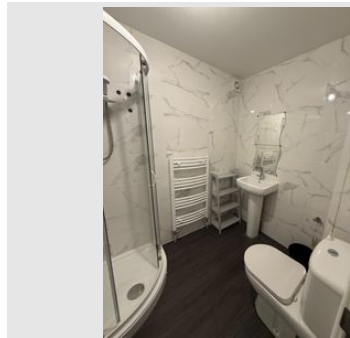
Item	Description	Condition	Cleanliness	Photos
3.3 Shower Cubicle/Screen/Tray	Sliding enclosure with chrome frame. Chrome handle. Screen intact. Tray intact. Free of dirt/dust Quadrant Shower Enclosure with Electric Shower Enclosure: 1 x Quadrant (curved corner) shower enclosure - White acrylic/PVC capping rail to top and bottom (curved profile) 2 x Sliding clear glass doors with white chrome-effect frames and vertical white handles - Fixed glass side panels - White acrylic raised shower tray with chrome waste/drain cover - Door rollers and seals in place Shower Unit: 1 x Triton "Tenero" electric shower (wall-mounted, white) - Twin control dials: power/start setting and temperature control - White flexible chrome shower hose - White handset with single-spray showerhead - Adjustable chrome riser rail with white slider bracket and integrated soap dish/tray Wall Fittings (inside enclosure): 4 x Black wall buttons/plugs (where additional fixtures were previously fitted or capping points) 1 x Clear adhesive wall hook/sticker pad Condition: Enclosure structurally sound; glass doors slide freely. Shower unit clean and operational. Minor limescale/water marking around tray edge and shower head consistent with normal use. Tray, hose, riser rail, and handset all clean and intact. No cracks, chips, or leaks visible. Location: Corner-mounted in bathroom, adjacent to heated towel rail.	● Good	● Good	 6 photos
3.4 Sink/Basin	Pedestal porcelain. Mixer tap. Chrome taps. Plug present. Free of cracks/chips Pedestal Wash Hand Basin with Mixer Tap Basin: 1 x White ceramic rectangular wash hand basin - Single tap hole with integrated splashback ledge - Central overflow opening (chrome ring trim) - Chrome-finished pop-up/click-clack waste fitting Pedestal: 1 x White ceramic full pedestal (floor-mounted), concealing pipework Tap: 1 x Chrome single-lever monobloc mixer tap - Hot/cold lever control with red/blue indicator markings - Curved spout design Accessories: 1 x Wall-mounted rectangular mirror (frameless, fixed with chrome screw caps), positioned above basin Condition: Basin and pedestal clean, intact, with no visible chips, cracks, or staining. Tap shows minor limescale build-up around the spout outlet and base — consistent with normal use. Waste cover has light water spotting. Sealant around basin edge intact. All fittings secure. Location: Wall-mounted/floor-standing against tiled wall, beneath mirror.	● Good	● Good	 2 photos

Item	Description	Condition	Cleanliness	Photos
3.5 Toilet	Porcelain. Flush intact. Seat secure & intact. Clean inside Toilet: 1 x White ceramic close-coupled toilet - Two-piece design (separate cistern and pan) - White ceramic cistern with chrome dual-flush push-button (full/half flush) - Soft-close white plastic toilet seat and lid (D-shape) - Black soil pipe connector visible at rear - Floor-mounted WC Accessories: 1 x Chrome wall-mounted toilet roll holder (open-ended/swing-arm style) 1 x White and cream plastic toilet brush with matching white round holder/base 1 x Black plastic round pedal/swing-lid bathroom bin (with white lid) Condition: - Toilet: Clean, intact, and fully functional. No cracks, chips, or staining. Flush mechanism operational. Seat hinges secure. - Toilet roll holder: Securely fixed to wall, clean, with light surface wear consistent with normal use. - Toilet brush & holder: Clean, intact, bristles in usable condition. - Bin: Clean, lid operational, no visible damage. Location: Toilet positioned against tiled wall; accessories mounted/placed in adjacent corner.	● Good	● Good	📷 3 photos
3.6 Mirror	Wall-mounted. Free of marks Decorative Wall Mirror Description: 1 x Wall-mounted frameless bathroom mirror - Wavy/curved S-shaped decorative edge profile (vertical orientation) - Fixed to wall with 6 visible chrome/dark grey screw caps (round button-style fixings) - Horizontal chrome rail/bar mounted across mid-section (towel or accessory rail) Location: Mounted on tiled wall directly above pedestal wash hand basin Condition: Clean, intact, securely fitted. No visible cracks, chips, or de-silvering. Reflective surface clear with minor water spots (consistent with normal bathroom use). Fixings tight, rail secure.	● Good	● Good	📷 1 photo

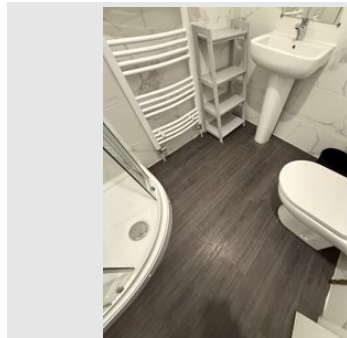
Item	Description	Condition	Cleanliness	Photos
3.7 Heated Towel Rail	Ladder-style. Free of marks and scratches Heated Towel Rail / Radiator Description: • 1 x Wall-mounted heated towel rail • White powder-coated finish • Curved/ladder-style design with multiple horizontal rungs arranged in tiered groupings • Two vertical side support bars • Wall-mounted via 4 white circular wall brackets/fixings • 2 x Chrome thermostatic valves (inlet and outlet) at base Location: Mounted on tiled wall between shower enclosure and freestanding shelving unit Condition: Clean, intact, securely fitted to wall. Paintwork in good condition with no visible chips, scratches, or rust. Valves operational. Connections appear sound with no leaks.	● Good	● Good	 1 photo
3.8 Shelf	Appears securely fixed. Free of dirt/dust Freestanding Storage Shelving Unit Description: • 1 x Freestanding 4-tier ladder/tapered-style shelving unit • White painted wood/MDF construction with slatted shelf surfaces • Tapered design (narrower at top, wider at base) with angled side supports • Open-back design • 4 x Fixed shelves of graduated depth Location: Floor-standing, positioned between heated towel rail and pedestal wash hand basin Condition: Structurally sound and stable. Paint finish shows some wear and tear — minor chipping, scuff marks, and light staining on shelf surfaces (notably the second shelf from top, where paint has flaked exposing the substrate beneath). Some general surface marks consistent with regular bathroom use. No structural damage; all shelves intact and secure.	● Good	● Good	 1 photo

Item	Description	Condition	Cleanliness	Photos
3.9 Shower	Power shower. Triton. Shower head intact. Clean & free of mould Wall-Mounted Electric Shower Unit Description: 1 x Triton "Tenero" electric shower - White plastic casing, wall-mounted - Two control dials: - Upper dial: power/start setting (with red and blue indicator markings) - Lower dial: temperature control (marked "temperature" with red/blue gradient indicator) - Chrome-finished outlet connection at base 1 x Flexible chrome/stainless steel shower hose 1 x White plastic single-spray handset/shower head 1 x Adjustable stainless steel riser rail with white slider bracket and integrated soap dish/tray - Wall-mounted via screw fixings Additional Wall Fittings (visible adjacent to shower): 4 x Black circular wall plugs/caps (capping points where previous fittings were removed) 1 x Clear adhesive wall hook/sticker pad Condition: Shower unit clean, intact, and operational. Light limescale build-up around showerhead spray plate consistent with normal use. Hose flexible with no kinks or visible damage. Riser rail securely mounted; slider bracket functional. Control dials turn freely. Location: Mounted inside quadrant shower enclosure, on tiled wall.	● Good	● Good	📷 1 photo
3.10 Extractor Fan	White casing. Non-responsive when switched. Free of dust inside Wall-Mounted Extractor Fan Description: 1 x Manrose Gold extractor fan - White plastic square housing/faceplate - Central circular vent grille with cross-shaped guard - Wall-mounted, positioned high on tiled wall near ceiling Brand/Model: Manrose Gold Condition: Securely fitted and intact. Faceplate clean with some minor dust accumulation around the vent opening — consistent with normal operational use. No visible damage to housing or grille. Operational status not verified visually (would require power test). Location: Mounted on tiled wall near ceiling, in upper corner of bathroom.	● Good	● Fair	📷 1 photo
3.11 Floor	Vinyl Dark grey/charcoal wood-effect vinyl Condition: Clean, intact, and well-fitted. No visible scratches, lifting, gaps, water damage, or staining. Edges are sealed neatly against tiled walls and around plumbing fixtures.	● Good	● Good	📷 4 photos

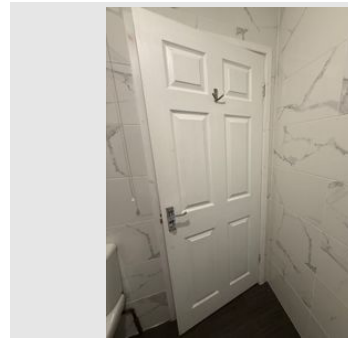
General Overview



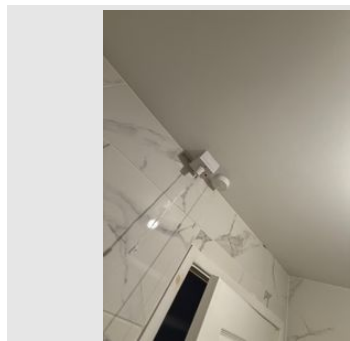
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Added	14/05/2026
Reference	3.1.1



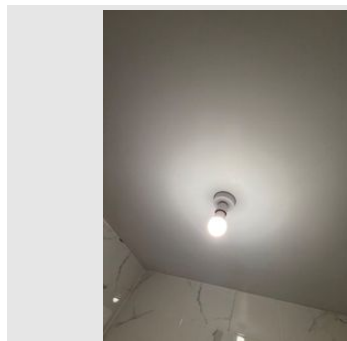
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Added	14/05/2026
Reference	3.1.2



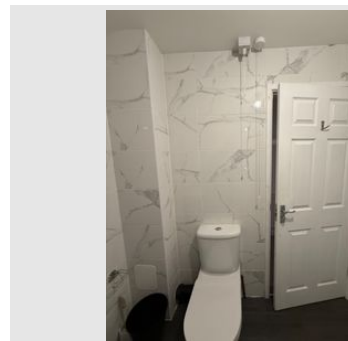
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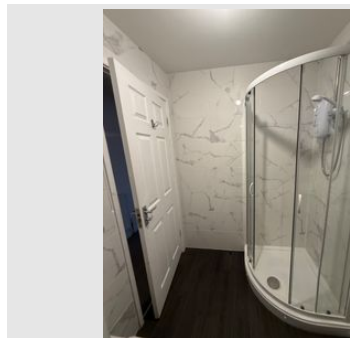
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Reference	3.1.4



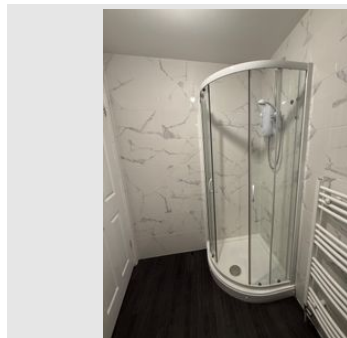
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Reference	3.1.5



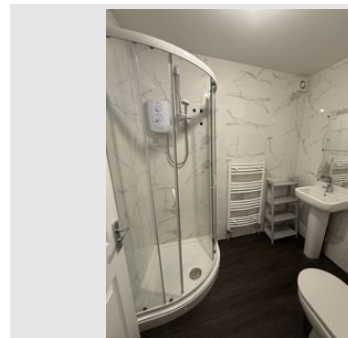
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Added	14/05/2026
Reference	3.1.6



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.1.7



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.1.8



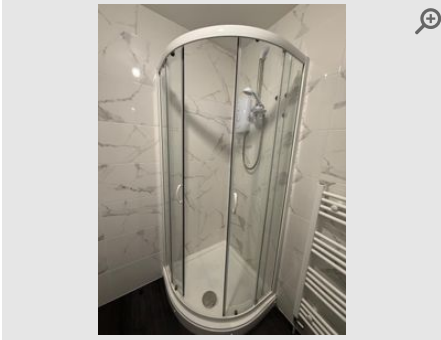
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.1.9

Light Fittings

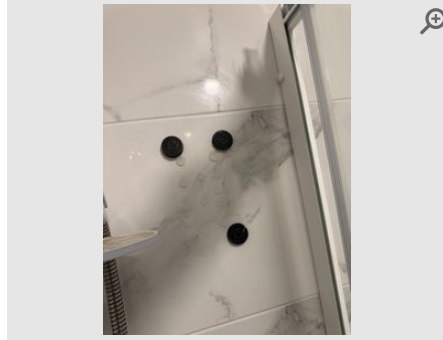


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.2.1

Shower Cubicle/Screen/Tray



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.3.1



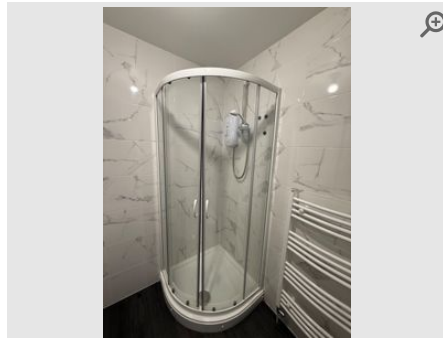
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.3.2



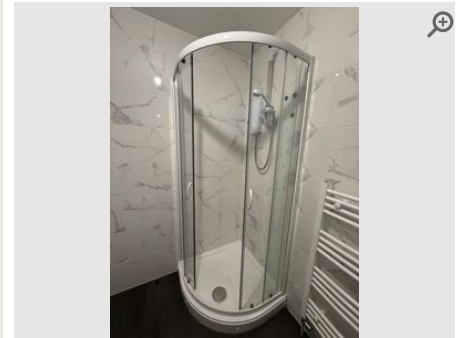
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.3.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.3.4

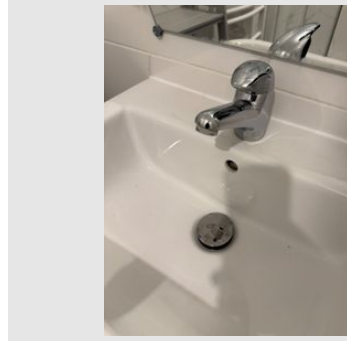
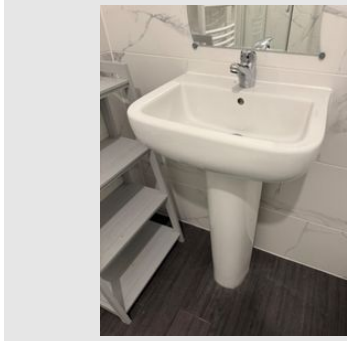


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.3.5



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.3.6

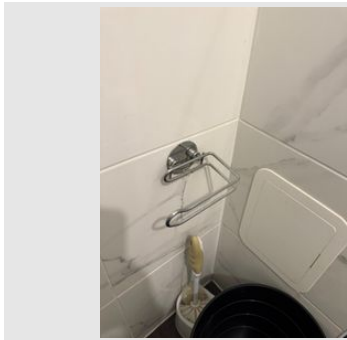
Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.4.1

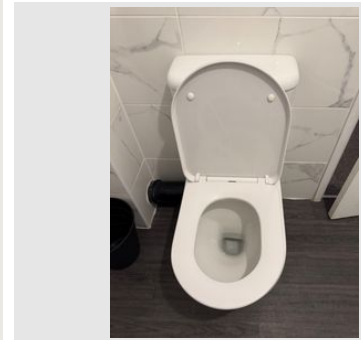
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Added	14/05/2026
Reference	3.4.2

Toilet



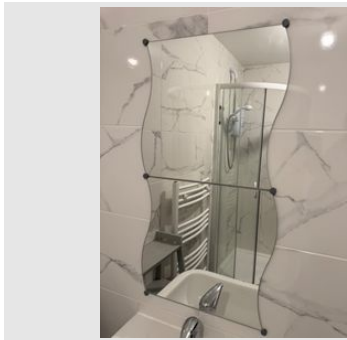
Provided by	Inspector
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Added	14/05/2026
Reference	3.5.1

Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.5.2



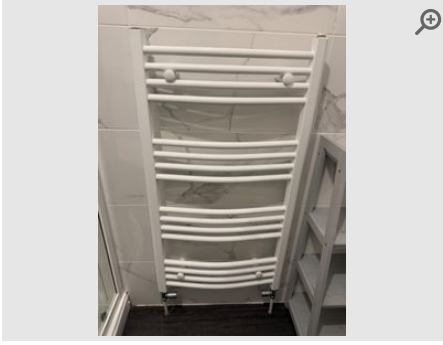
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.5.3

Mirror



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.6.1

Heated Towel Rail



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.7.1

Shelf



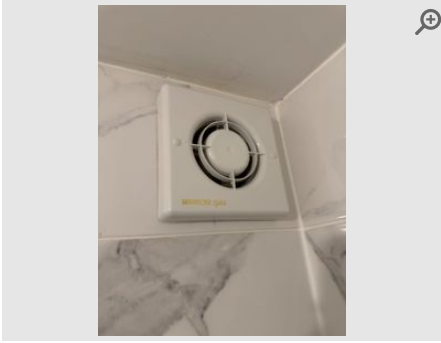
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Added	14/05/2026
Reference	3.8.1

Shower



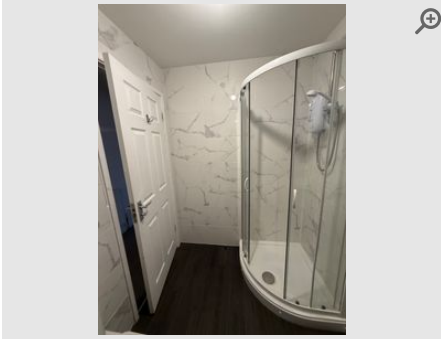
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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.9.1

Extractor Fan



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.10.1

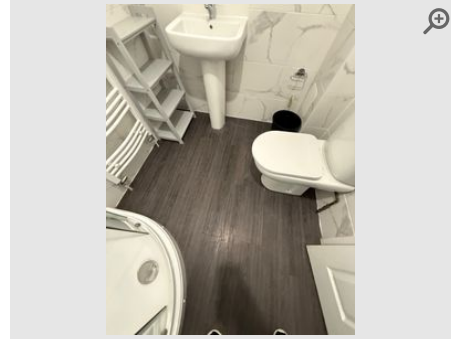
Floor



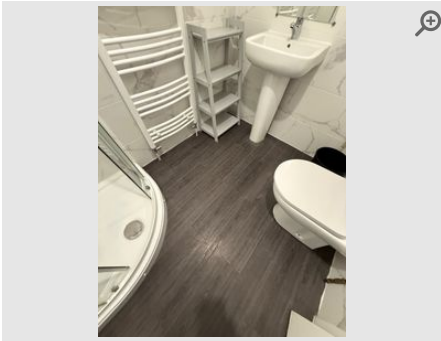
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.11.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.11.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.11.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	3.11.4

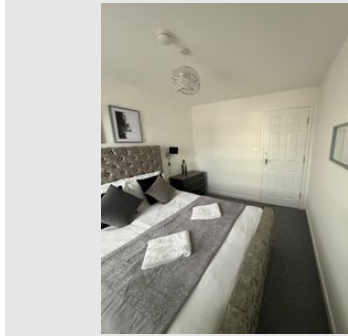
4 Bedroom 2

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Bedroom Overview Bedroom inspected and presented in clean and well-maintained condition at time of inspection. Room comprised 1 upholstered double bed with 1 matching bedside cabinet, drawer, lighting, radiator and soft furnishings. Walls and ceiling appeared generally clean with minor cosmetic marks consistent with normal use. Flooring Grey carpet flooring fitted throughout bedroom. Flooring appeared clean and in good condition with no significant staining or damage noted at time of inspection. Beds & Headboards 1 upholstered double bed frame and headboard inspected. Both appeared clean, stable and in good overall condition with light signs of general use. Furniture Chest of drawers inspected. Surfaces appeared generally clean and functional with light cosmetic wear consistent with normal occupancy. Lighting Ceiling light fitting tested and operational at time of inspection. Decorative shade securely fitted. Heating Radiator present beneath window. Radiator and thermostat valve appeared in place and in generally good condition at time of inspection. Walls & Décor Painted walls with feature grey accent wall inspected. Décor appeared tidy and well-presented with only minor marks visible consistent with routine use.	● Good	● Good	 11 photos
4.2 Light Fittings	Ceiling. Glazed. 1 fixing in total. 1 bulb/spotlight. 1 bulb/spotlight not working Ceiling Light Fitting Decorative ceiling light fitting with clear acrylic shade inspected. Fitting appeared secure, clean and operational at time of inspection with bulb not functioning correctly. Minor dust particles visible consistent with normal use.	● Good	● Good	 2 photos
4.3 Wall Mirror	Wall-mounted rectangular. Free of marks. Free of dirt/dust Wall Mirror Full-length wall-mounted mirror with grey frame inspected. Mirror appeared securely fixed, clean and in good overall condition with no visible cracks or significant damage noted at time of inspection. Minor wall marks surrounding area consistent with normal use.	● Good	● Good	 1 photo

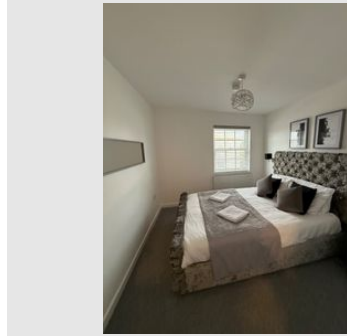
Item	Description	Condition	Cleanliness	Photos
4.4 Windows	Standard window. 1 in total Window blinds present Window & Blinds Double-glazed sash-style window inspected. Window frame, glazing and handle appeared intact and in generally good condition at time of inspection. Minor dusting and light marks visible to frame and glazing consistent with normal use. Horizontal venetian blinds fitted to window. Blinds appeared operational and in good overall condition with pull cords and slats present and functioning at time of inspection. Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Frames and sills free of dirt, dust and loose debris. No loose items present. The sill and glazing edges and frames are free of dirt and mould. The glazing is clean.	● Good	● Good	 2 photos
4.5 Floor	Carpeted. Free of stains. Free of debris Carpet Flooring Grey fitted carpet inspected throughout bedroom. Carpet appeared clean and in good overall condition with no significant staining, tearing or damage noted at time of inspection. Minor signs of light use and shading visible consistent with normal foot traffic. Condition: Free of marks, stains, tears and scratches. No evidence of burn marks.	● Good	● Good	 3 photos
4.6 Lamp	Wall lamp. Free of marks and stains 2 bedside Lamps appeared in good decorative condition with no visible damage noted to base or shade at time of inspection	● Good	● Good	 2 photos
4.7 Bed Base	Mattress present. Fabric upholstered. Bed intact Grey upholstered double bed with diamanté-buttoned headboard inspected. Bed frame, headboard and footboard appeared clean and in good overall condition with light signs of use consistent with normal wear. Mattress dressed with white bedding, grey bed runner and cushions at time of inspection. No visible staining, tears or damage noted to exposed areas.	● Good	● Good	 3 photos
4.8 Drawers	3 drawer chest. Free of marks and scratches. Free of items inside. Free of dust Grey three-drawer bedside cabinet inspected. Surfaces, drawer fronts and handles appeared in good overall condition with light signs of use consistent with normal wear. Drawers opened and closed at time of inspection. Interior of visible drawer appeared clean.	● Good	● Good	 4 photos

Item	Description	Condition	Cleanliness	Photos
4.9 Wall Artwork	2 Framed wall artworks mounted above bedside area. Artworks and framed appeared clean, secure and in good decorative condition at time of inspection.	● Good	● Good	 1 photo
4.10 Walls	Plastered & painted. 1 in total. Dents present Walls Walls presented in good overall decorative condition throughout. Minor scuff marks and a small dent noted behind the door. General wear appears cosmetic and consistent with normal use.	● Good	● Good	 6 photos
4.11 Sockets & Switches	All sockets/switches plastic Multiple white double electrical sockets fitted throughout room, including power sockets and media/TV connection point. Sockets appear securely fitted and in generally good condition. Light cosmetic marks and minor paint lines visible around some fittings consistent with normal use and decoration	● Good	● Good	 3 photos
4.12 Radiator	Wall mounted radiator inspected. Radiator appeared securely fitted and in good overall condition with light cosmetic marks consistent with normal use at time of inspection.	● Good	● Good	 3 photos
4.13 Door (Back)	Internal Door & Frame Internal door and frame inspected. Door opened and closed at time of inspection and appeared generally functional. Minor cosmetic marks and light wear visible consistent with normal use. Door Hinges & Ironmongery Door hinges, latch plate and handle furniture inspected. Fixtures appeared secure and operational at time of inspection with light wear consistent with everyday use.	● Good	● Good	 1 photo

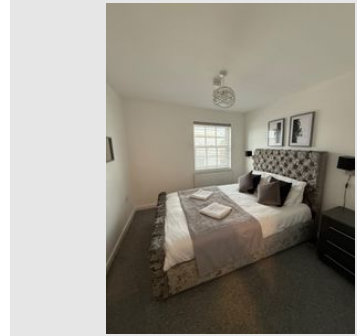
General Overview



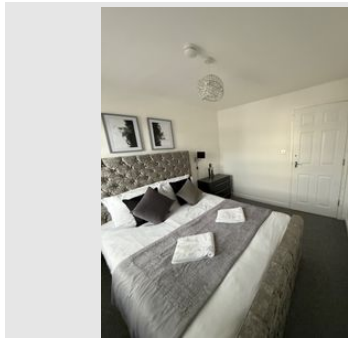
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.1.1



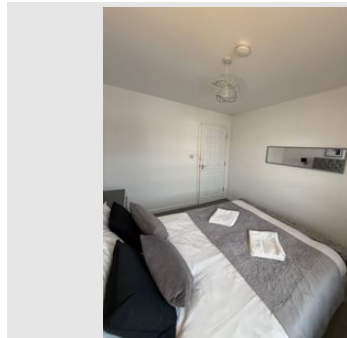
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.1.2



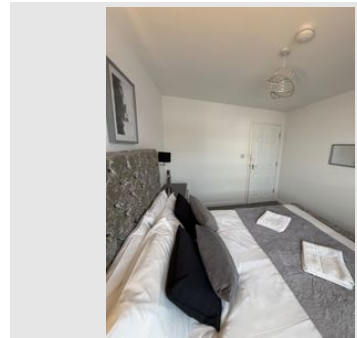
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.1.3



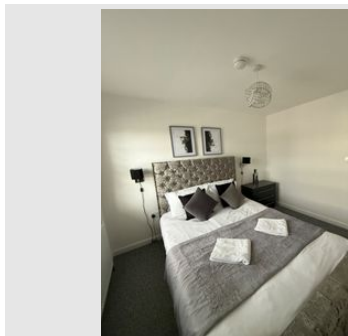
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Added	14/05/2026
Reference	4.1.4



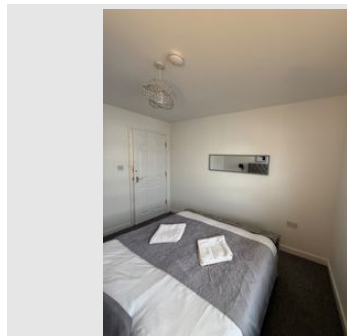
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Added	14/05/2026
Reference	4.1.5



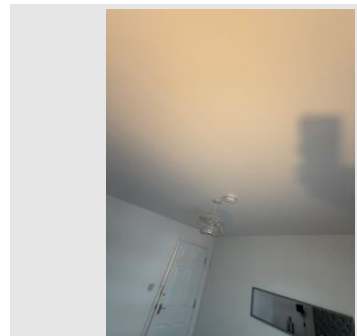
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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.1.6



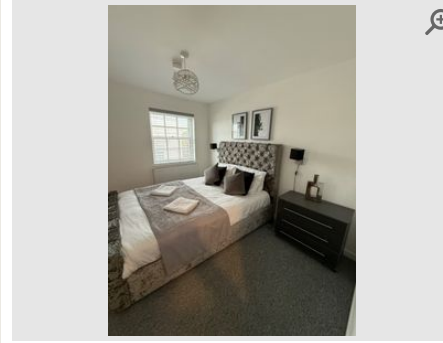
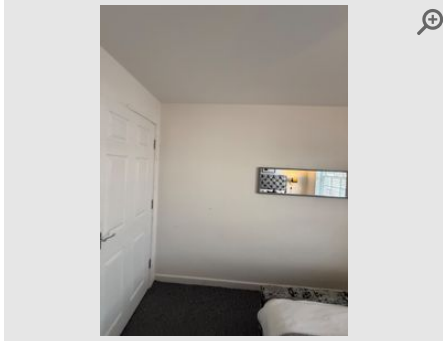
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Added	14/05/2026
Reference	4.1.7



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.1.8



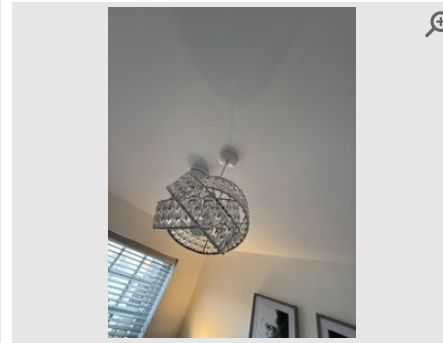
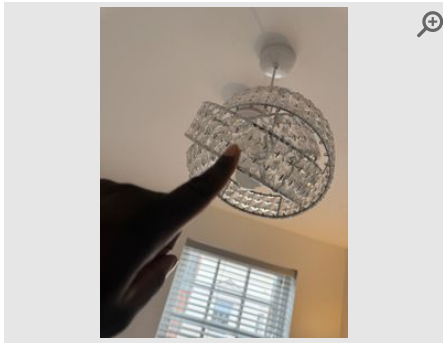
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Added	14/05/2026
Reference	4.1.9



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.1.10

Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.1.11

Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.2.1

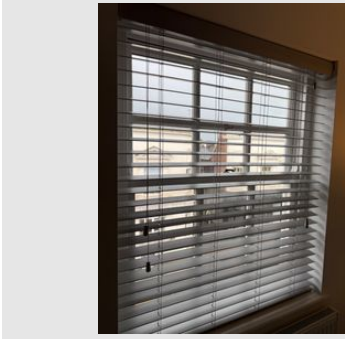
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.2.2

Wall Mirror



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.3.1

Windows

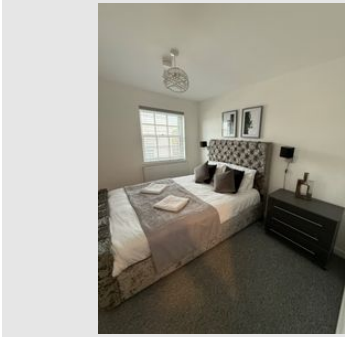


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Added	14/05/2026
Reference	4.4.1

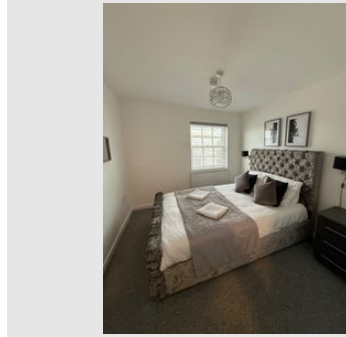


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Added	14/05/2026
Reference	4.4.2

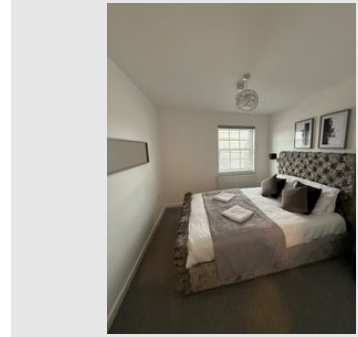
Floor



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.5.1

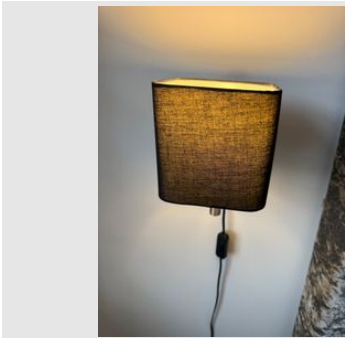


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Reference	4.5.2

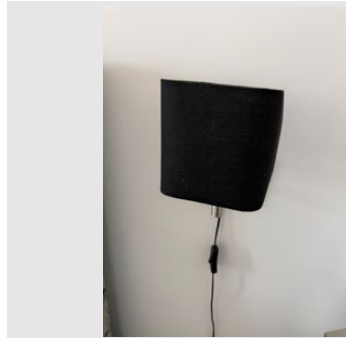


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Added	14/05/2026
Reference	4.5.3

Lamp

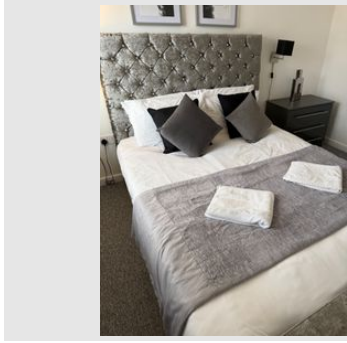


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Added	14/05/2026
Reference	4.6.1

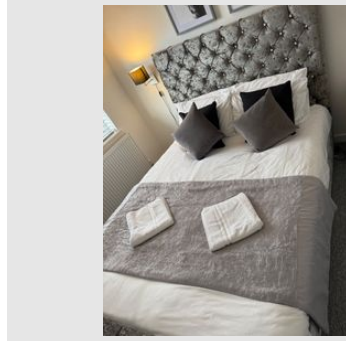


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Added	14/05/2026
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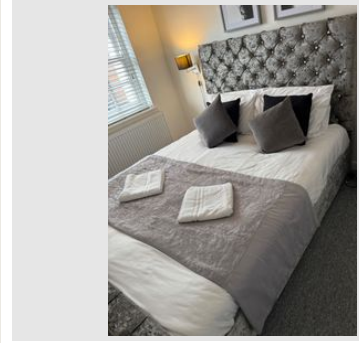
Bed Base



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.7.1



Provided by	Inspector
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Added	14/05/2026
Reference	4.7.2

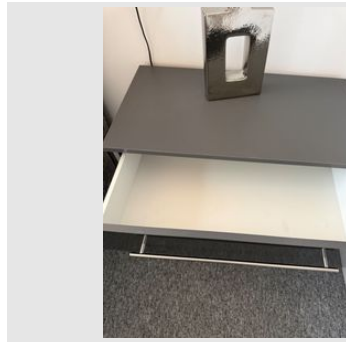


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Added	14/05/2026
Reference	4.7.3

Drawers



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.8.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.8.2



Provided by	Inspector
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Added	14/05/2026
Reference	4.8.3



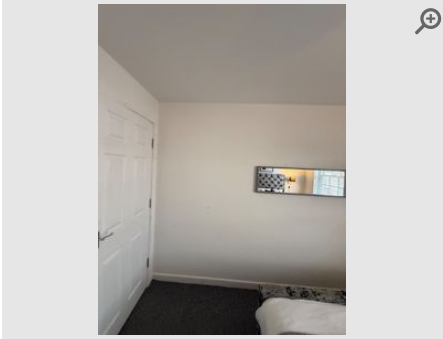
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.8.4

Wall Artwork



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.9.1

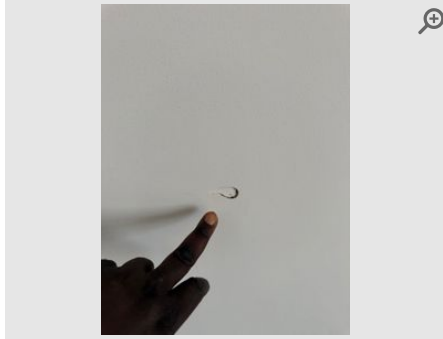
Walls



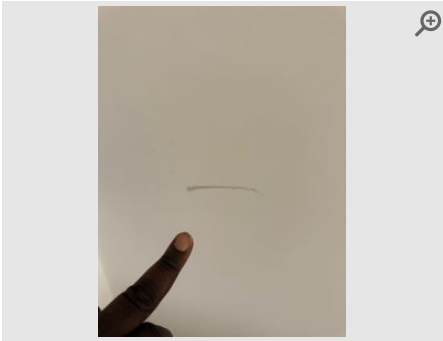
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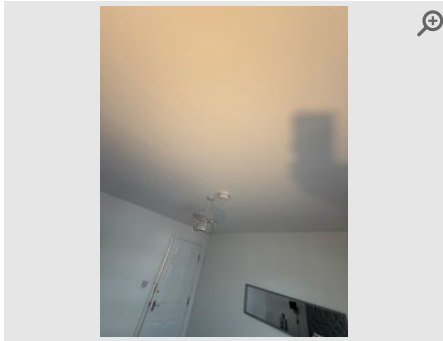
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Added	14/05/2026
Reference	4.10.2



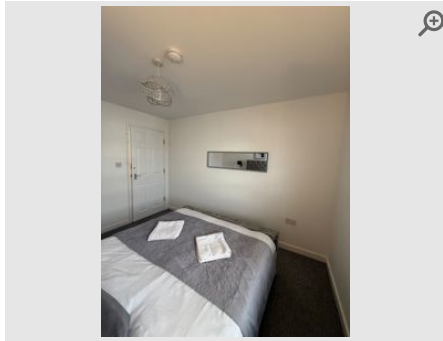
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Reference	4.10.4

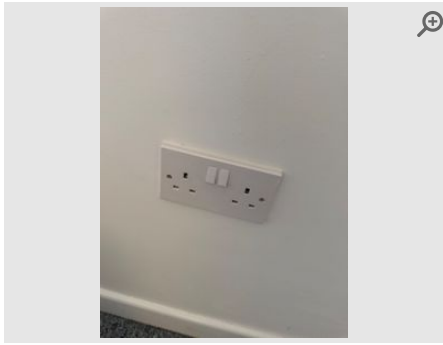


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Provided by	Inspector
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Added	14/05/2026
Reference	4.10.6

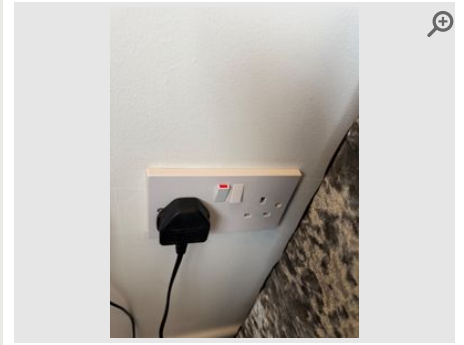
Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.11.1



Provided by	Inspector
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Added	14/05/2026
Reference	4.11.2

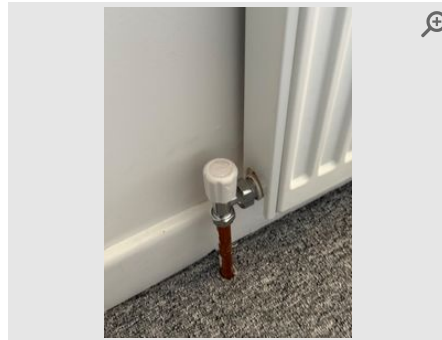


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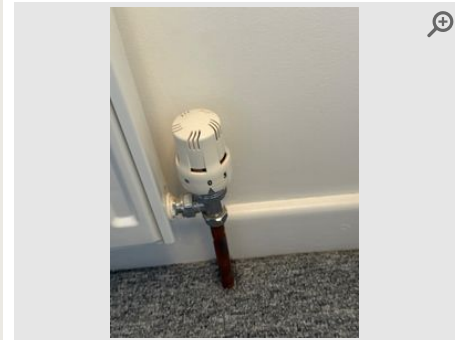
Radiator



Provided by	Inspector
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Added	14/05/2026
Reference	4.12.1

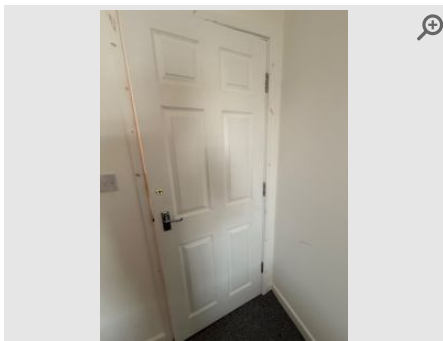


Provided by	Inspector
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Added	14/05/2026
Reference	4.12.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.12.3

Door (Back)



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	4.13.1

5 Bedroom 3

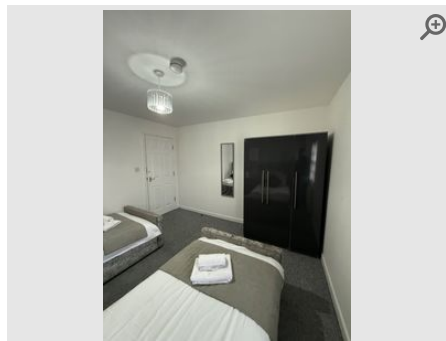
Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Bedroom Overview Bedroom inspected and presented in clean and well-maintained condition at time of inspection. Room comprised two upholstered single beds with matching bedside cabinet, wardrobe, lighting, radiator and soft furnishings. Walls and ceiling appeared generally clean with minor cosmetic marks consistent with normal use. Flooring Grey carpet flooring fitted throughout bedroom. Flooring appeared clean and in good condition with no significant staining or damage noted at time of inspection. Beds & Headboards Two upholstered single bed frames and headboards inspected. Both appeared clean, stable and in good overall condition with light signs of general use. Furniture Wardrobe and bedside cabinet inspected. Surfaces appeared generally clean and functional with light cosmetic wear consistent with normal occupancy. Lighting Ceiling light fitting tested and operational at time of inspection. Decorative shade securely fitted. Heating Radiator present beneath window. Radiator and thermostat valve appeared in place and in generally good condition at time of inspection. Walls & Décor Painted walls with feature grey accent wall inspected. Décor appeared tidy and well-presented with only minor marks visible consistent with routine use.	● Good	● Good	📷 11 photos
5.2 Light Fittings	Ceiling. Glazed. 1 fixing in total. 1 bulb/spotlight. All bulbs working Ceiling Light Fitting Decorative ceiling light fitting with clear acrylic shade inspected. Fitting appeared secure, clean and operational at time of inspection with bulb functioning correctly. Minor dust particles visible consistent with normal use. Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	📷 N/A
5.3 Wall Mirror	Wall-mounted rectangular. Free of marks. Free of dirt/dust Wall Mirror Full-length wall-mounted mirror with grey frame inspected. Mirror appeared securely fixed, clean and in good overall condition with no visible cracks or significant damage noted at time of inspection. Minor wall marks surrounding area consistent with normal use.	● Good	● Good	📷 1 photo

Item	Description	Condition	Cleanliness	Photos
5.4 Windows	Standard window. 1 in total Window blinds present Window & Blinds Double-glazed sash-style window inspected. Window frame, glazing and handle appeared intact and in generally good condition at time of inspection. Minor dusting and light marks visible to frame and glazing consistent with normal use. Horizontal venetian blinds fitted to window. Blinds appeared operational and in good overall condition with pull cords and slats present and functioning at time of inspection. Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Frames and sills free of dirt, dust and loose debris. No loose items present. The sill and glazing edges and frames are free of dirt and mould. The glazing is clean.	● Good	● Good	📷 N/A
5.5 Floor	Carpeted. Free of stains. Free of debris Carpet Flooring Grey fitted carpet inspected throughout bedroom. Carpet appeared clean and in good overall condition with no significant staining, tearing or damage noted at time of inspection. Minor signs of light use and shading visible consistent with normal foot traffic. Condition: Free of marks, stains, tears and scratches. No evidence of burn marks.	● Good	● Good	📷 4 photos
5.6 Lamp	Table lamp Silver table lamp with fabric shade inspected. Lamp appeared in good decorative condition with no visible damage noted to base or shade at time of inspection	● Good	● Good	📷 2 photos
5.7 Bed Base	Mattress present. Fabric upholstered. Bed intact Bed 1 Grey upholstered single bed with diamanté-buttoned headboard inspected. Bed frame, headboard and footboard appeared clean and in good overall condition with light signs of use consistent with normal wear. Mattress dressed with white bedding, grey bed runner and cushions at time of inspection. No visible staining, tears or damage noted to exposed areas. Bed 2 Grey upholstered single bed with diamanté-buttoned headboard inspected. Bed frame, headboard and footboard appeared clean and in good overall condition with light signs of use consistent with normal wear. Mattress dressed with white bedding, grey bed runner and cushions at time of inspection. No visible staining, tears or damage noted to exposed areas.	● Good	● Good	📷 3 photos

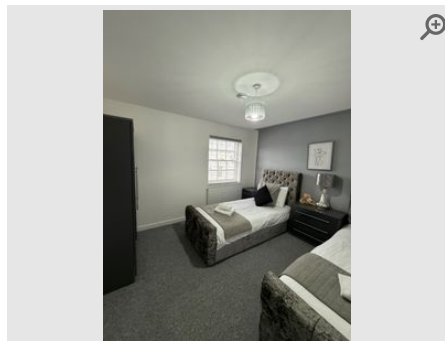
Item	Description	Condition	Cleanliness	Photos
5.8 Drawers	3 drawer chest. Free of marks and scratches. Free of items inside. Free of dust Grey three-drawer bedside cabinet inspected. Surfaces, drawer fronts and handles appeared in good overall condition with light signs of use consistent with normal wear. Drawers opened and closed at time of inspection. Interior of visible drawer appeared clean.	● Good	● Good	📷 N/A
5.9 Wall Artwork	Framed wall artwork mounted above bedside area. Artwork and frame appeared clean, secure and in good decorative condition at time of inspection.	● Good	● Good	📷 1 photo
5.10 Walls	1 in total. Dents present Walls presented in good overall decorative condition. Minor scuff marks	● Good	● Good	📷 4 photos
5.11 Iron	Steam iron. Russell Hobbs Russell Hobbs steam iron present within wardrobe. Appliance visually inspected only and appeared in used but serviceable condition at time of inspection. Untested.	● Good	● Good	📷 2 photos
5.12 Electric Hand Dryer	hair dryer present within wardrobe. Appliance visually inspected only and appeared in used but serviceable condition at time of inspection. Untested.	● Good	● Good	📷 1 photo
5.13 Wardrobe	Freestanding Grey gloss double wardrobe inspected internally and externally. Wardrobe doors, hinges and handles appeared in good overall condition with light signs of use consistent with normal wear. Interior contained hanging rail, shelving and assorted hangers. Internal surfaces appeared clean and serviceable.	● Good	● Good	📷 2 photos
5.14 Sockets & Switches	All sockets/switches plastic Multiple white double electrical sockets fitted throughout room, including power sockets and media/TV connection point. Sockets appear securely fitted and in generally good condition. Light cosmetic marks and minor paint lines visible around some fittings consistent with normal use and decoration	● Good	● Good	📷 2 photos
5.15 Radiator	Wall mounted radiator inspected. Radiator appeared securely fitted and in good overall condition with light cosmetic marks consistent with normal use at time of inspection.	● Good	● Good	📷 2 photos

Item	Description	Condition	Cleanliness	Photos
5.16 Door (Internal)	Hinged door. Wood panelled Internal Door & Frame Internal door and frame inspected. Door opened and closed at time of inspection and appeared generally functional. Minor cosmetic marks and light wear visible consistent with normal use. Door Hinges & Ironmongery Door hinges, latch plate and handle furniture inspected. Fixtures appeared secure and operational at time of inspection with light wear consistent with everyday use.	● Good	● Good	 3 photos

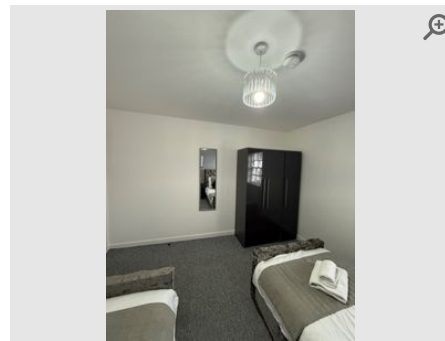
General Overview



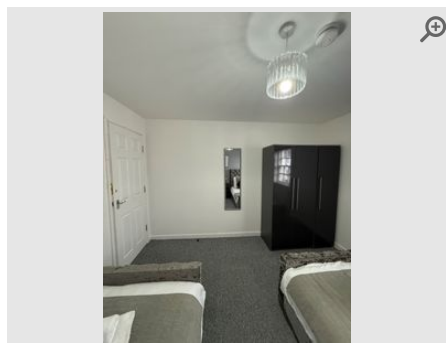
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.1.1



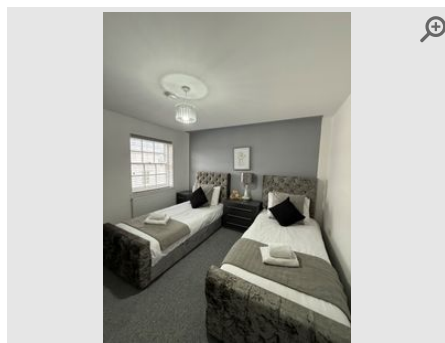
Provided by	Inspector
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Added	14/05/2026
Reference	5.1.2



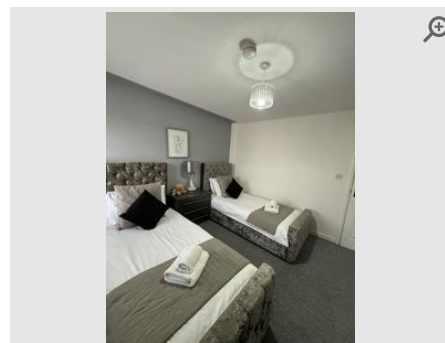
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Added	14/05/2026
Reference	5.1.3



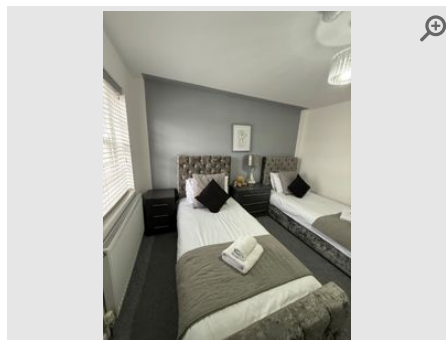
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Added	14/05/2026
Reference	5.1.4



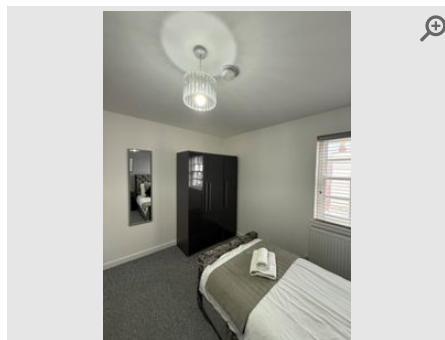
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Added	14/05/2026
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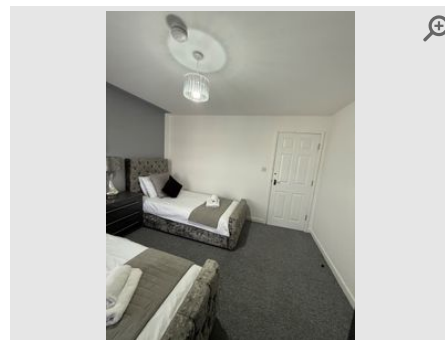
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Added	14/05/2026
Reference	5.1.6



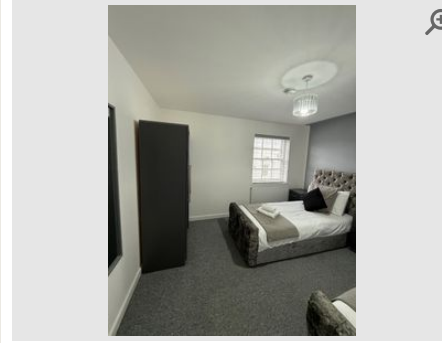
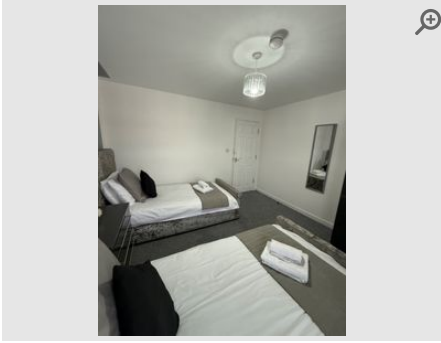
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Added	14/05/2026
Reference	5.1.8



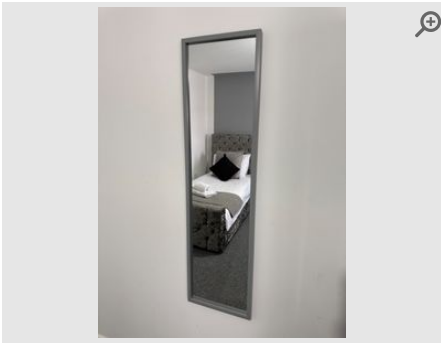
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Added	14/05/2026
Reference	5.1.9



Provided by	Inspector
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Reference	5.1.10

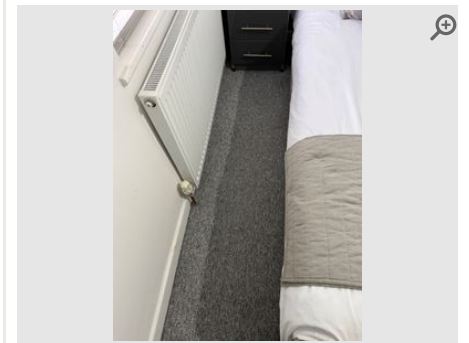
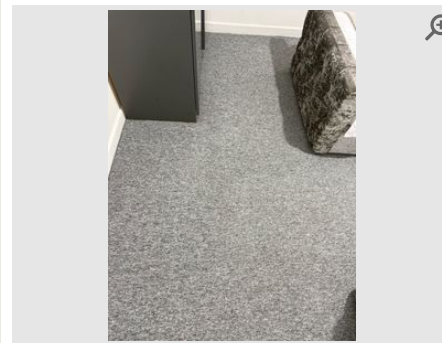
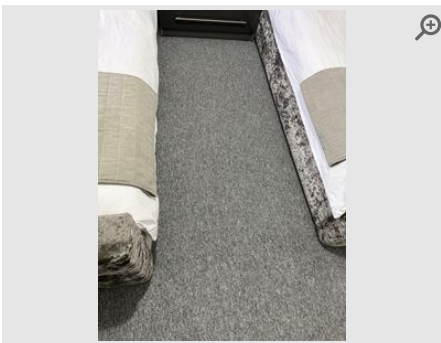
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.1.11

Wall Mirror



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.3.1

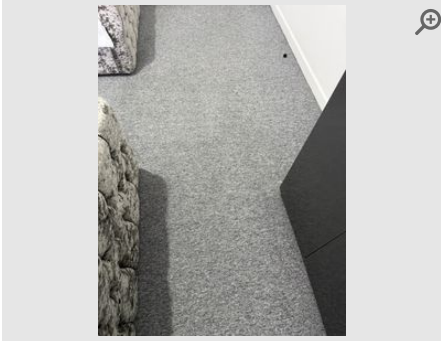
Floor



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.5.1

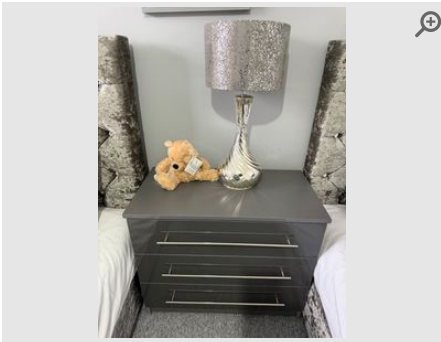
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Added	14/05/2026
Reference	5.5.2

Provided by	Inspector
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Added	14/05/2026
Reference	5.5.3

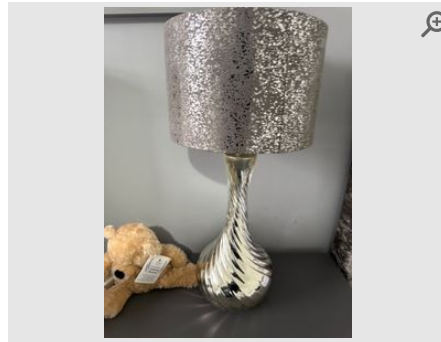


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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.5.4

Lamp

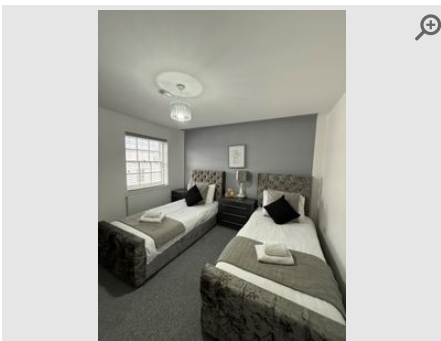


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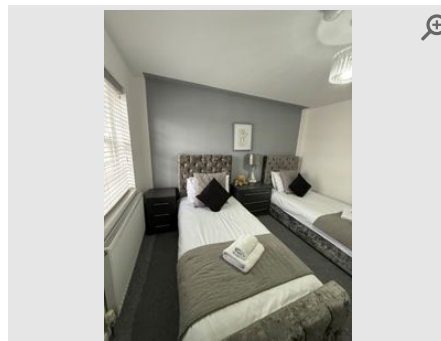


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Added	14/05/2026
Reference	5.6.2

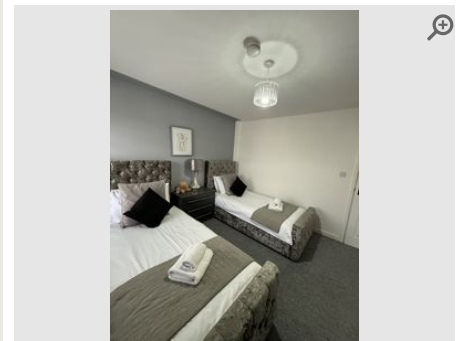
Bed Base



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.7.1

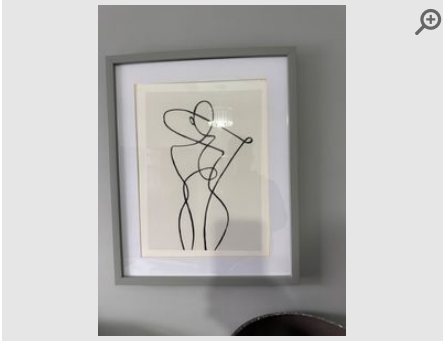


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Added	14/05/2026
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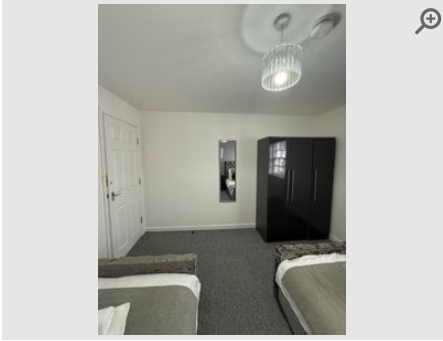
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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.7.3

Wall Artwork

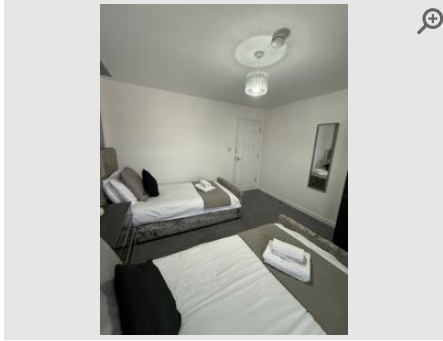


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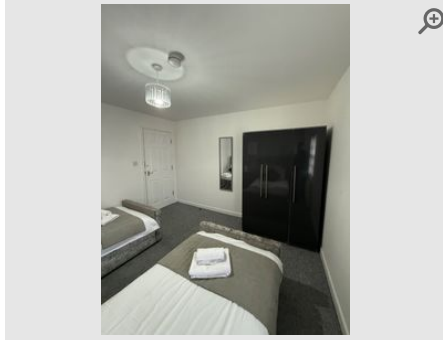
Walls



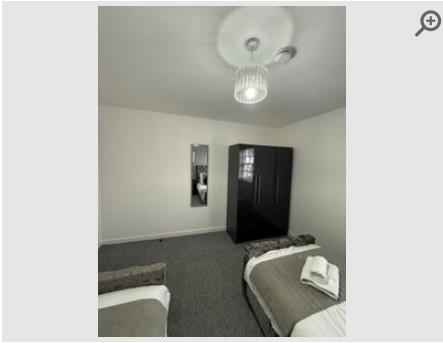
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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.10.1



Provided by	Inspector
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Added	14/05/2026
Reference	5.10.2

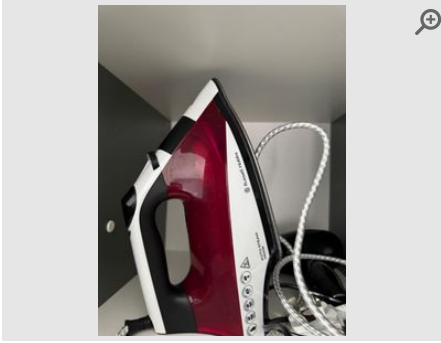


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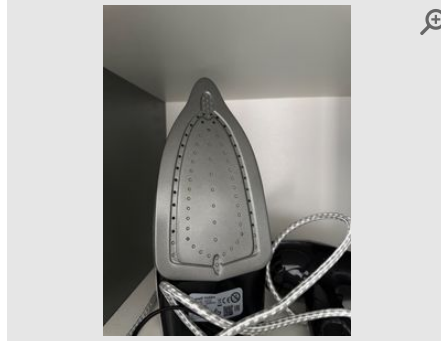


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Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.10.4

Iron

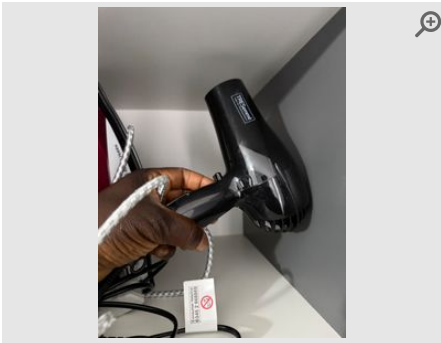


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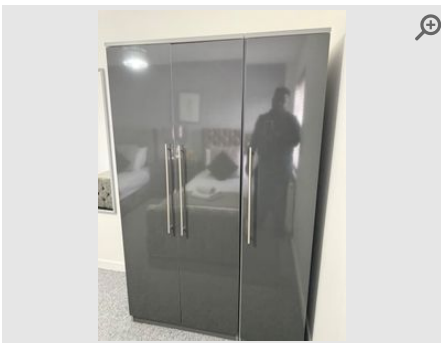
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Added	14/05/2026
Reference	5.11.2

Electric Hand Dryer

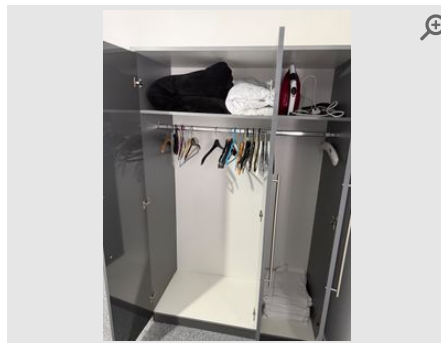


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.12.1

Wardrobe



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.13.1

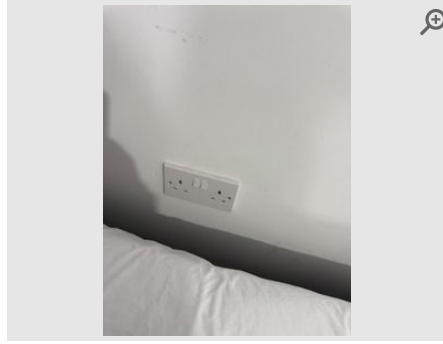


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.13.2

Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.14.1

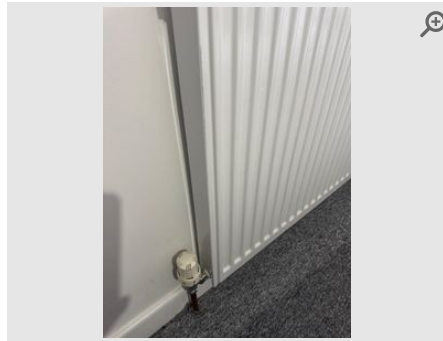


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.14.2

Radiator

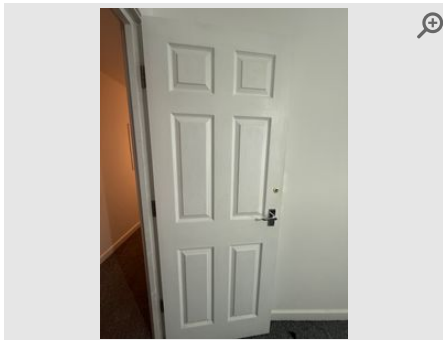


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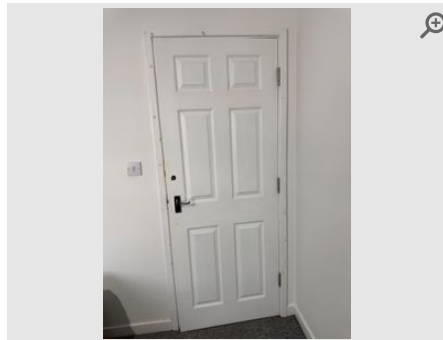


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Reference	5.15.2

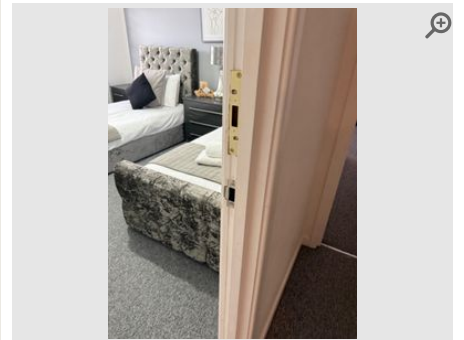
Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.16.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	5.16.2



Provided by	Inspector
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Added	14/05/2026
Reference	5.16.3

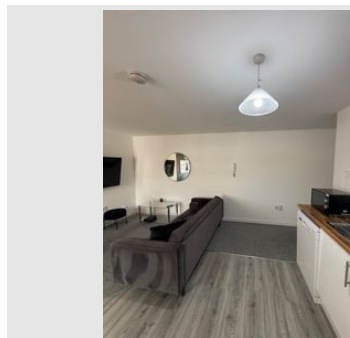
6 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Living Room Overview Living room presented in good overall condition and well cleaned at time of inspection. Fixtures, furnishings, and decorative finishes appear generally well maintained with only minor signs of wear consistent with normal residential use.	● Good	● Good	📷 12 photos
6.2 TV	Wall-mounted. Remote control. Hisense. Free of dirt/dust Hisense television with remote control provided. Appears in good overall condition at time of inspection with no visible damage noted to screen or outer casing.	● Good	● Good	📷 4 photos
6.3 Light Fittings	Ceiling. 3 bulbs/spotlights. 1 bulb/spotlight not working. Free of dust/cobwebs Modern multi-drop pendant light fitting with exposed Edison-style bulbs and brushed metal fittings suspended from ceiling-mounted cable system. Fitting consists of multiple hanging light points positioned across ceiling area. Presented in fair overall condition and operational at time of inspection. One bulb noted to be not working as shown in photographs. Light wear and minor marks consistent with normal use.	● Good	● Good	📷 2 photos
6.4 Windows and Sills	Standard window. 1 in total. Vertical blind Window White painted timber sash-style window fitted within recessed surround. Window presented in good overall condition and operational at time of inspection. Minor marks and light wear visible consistent with normal use. Blinds White horizontal venetian blinds fitted to window. Blinds operational at time of inspection with opening and closing mechanism functioning. Light dusting and minor cosmetic wear noted consistent with normal use.	● Good	● Good	📷 2 photos
6.5 Floor	Carpeted. Free of stains. 1 in total Grey fitted carpet throughout room. Carpet presented in fair to good overall condition with visible traffic shading and wear patterns consistent with regular use. Localised staining/discolouration noted in several areas as shown in photographs. No major tears or lifting noted at time of inspection.	● Good	● Good	📷 5 photos
6.6 Sofa	3 seater. Fabric upholstered. Free of marks and stains. Legs securely fitted. Free of dirt/dust. Stain(s) present Grey fabric sofa with button-tufted seat and back cushions, complete with two black scatter cushions. Sofa presented in fair to good overall condition with visible wear and shading to fabric consistent with regular use. Minor marks and flattening to seating cushions noted. No major tears or structural damage observed at time of inspection.	● Good	● Good	📷 4 photos

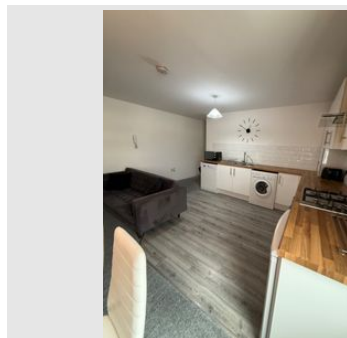
Item	Description	Condition	Cleanliness	Photos
6.7 Coffee Table	Glazed. Chrome legs. Free of marks and scratches. Free of dust Coffee Table Modern clear glass coffee table with silver metal legs and lower glass shelf. Presented in good overall condition with no major chips or cracks noted to glass surfaces at time of inspection. Light surface marks and wear consistent with normal use. Structure appears stable and secure.	● Good	● Good	 3 photos
6.8 Dining Table Chairs	6 in total. Leather Upholstered. Free of marks and scratches Dining Chairs White leather upholstered dining chairs with padded seat and backrests. Chairs presented in good overall condition with light signs of wear consistent with normal use. Minor marks and slight creasing visible to upholstery. Frames appear structurally sound and stable at time of inspection.	● Good	● Good	 6 photos
6.9 Side table	Two black upholstered round stools with black metal legs. Both stools presented in good overall condition with light surface wear and minor dust marks consistent with normal use. Frames appear stable and structurally sound at time of inspection.	● Good	● Good	 3 photos
6.10 Wall decor	Set of three framed abstract wall art prints with black frames and monochrome artwork. Items mounted to feature wall and presented in good overall condition. No visible damage to frames or glass noted at time of inspection.	● Good	● Good	 1 photo
6.11 Wall Mirror	Wall-mounted round. Free of marks Mirror Large round wall-mounted mirror with black frame. Mirror presented in good overall condition with no visible cracks or major damage noted to glass or frame at time of inspection. Light marks consistent with normal use.	● Good	● Good	 1 photo
6.12 Thermostat (digital)	Wireless. Touchscreen. Free of dirt/dust	● Good	● Good	 1 photo
6.13 Sockets & Switches	Electrical Sockets & Points Multiple white double electrical sockets fitted throughout room, including power sockets and media/TV connection point. Sockets appear securely fitted and in generally good condition. Light cosmetic marks and minor paint lines visible around some fittings consistent with normal use and decoration	● Good	● Good	 7 photos
6.14 Walls	Plastered & painted white. Hairline cracks. Free of dirt/dust. Scuffs present Walls presented in good overall decorative condition. Minor scuff marks and hairline cracks noted to the angle/corner area behind the television. Wear appears cosmetic and consistent with normal use.	● Good	● Good	 9 photos

Item	Description	Condition	Cleanliness	Photos
6.15 Dining Table	Glass dining table. Free of marks and scratches. Free of dirt/dust Glass dining table presented in fair overall condition. Glass surface clean with no major chips or cracks noted at time of inspection. One table leg noted to be wobbling/unstable and may require tightening or repair.	● Poor	● Good	📷 3 photos
6.16 Radiator	White panelled Radiator Wall mounted radiator inspected. Radiator appeared securely fitted and in good overall condition with light cosmetic marks consistent with normal use at time of inspection. Radiator Thermostat Valve Thermostatic radiator control valve present and appeared intact and functional at time of inspection, with minor signs of normal wear.	● Good	● Good	📷 N/A
6.17 Door (Internal)	Hinged door. Wood panelled Internal Door & Frame Internal timber door and frame inspected. Door opened and closed at time of inspection and appeared generally functional. Minor cosmetic marks and light wear visible consistent with normal use. Door Hinges & Ironmongery Door hinges, latch plate and handle furniture inspected. Fixtures appeared secure and operational at time of inspection with light wear consistent with everyday use. Hallway Door Hallway internal door inspected. Decorative finish generally clean and in good condition with minor scuffs and marks visible to frame and surrounding areas consistent with normal occupancy.	● Good	● Good	📷 3 photos

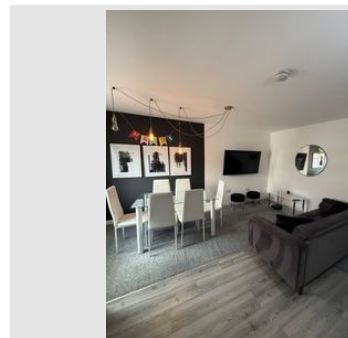
General Overview



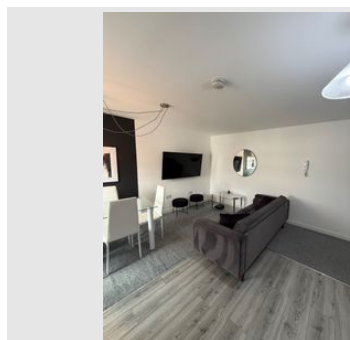
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.1



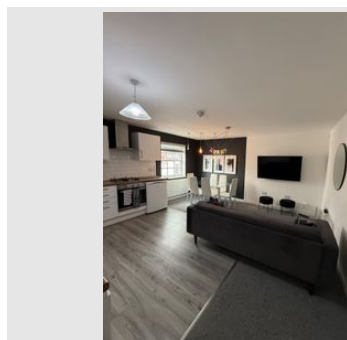
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.2



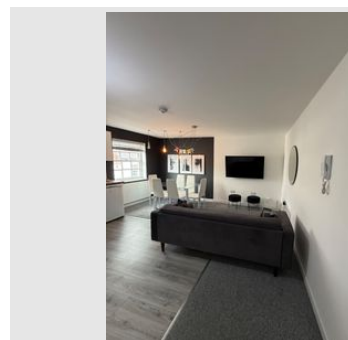
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.3



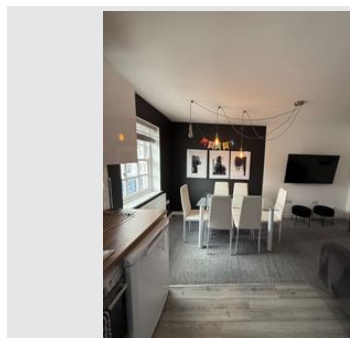
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.4



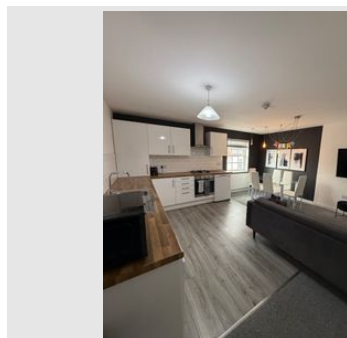
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.5



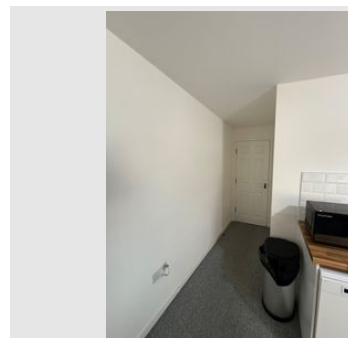
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.6



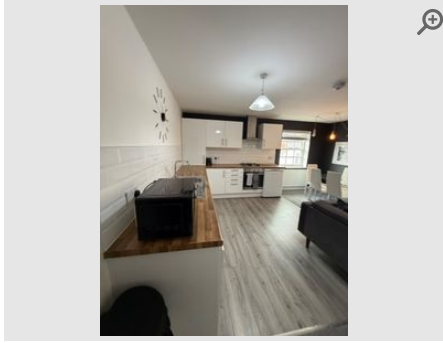
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.7



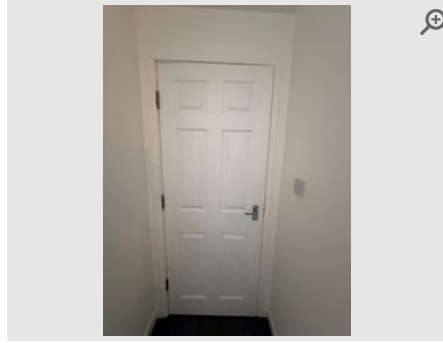
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.8



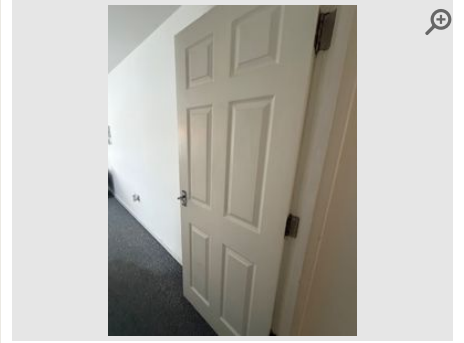
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.9



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.10



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.11

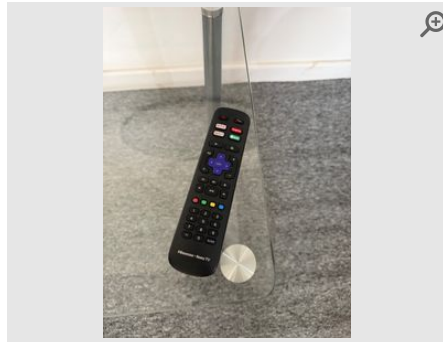


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.1.12

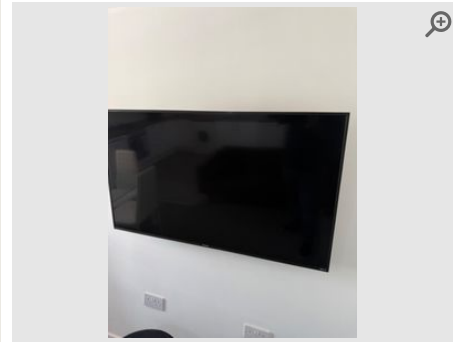
TV



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.2.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.2.2

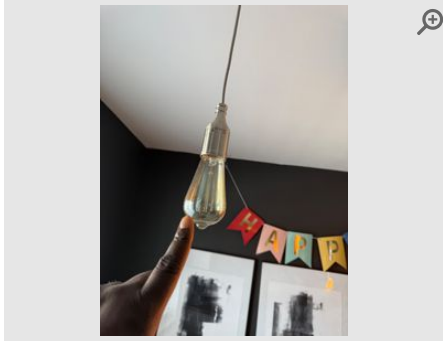


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.2.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.2.4

Light Fittings

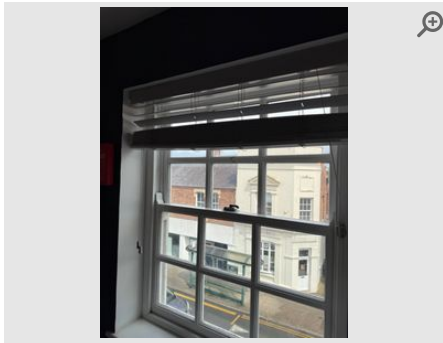


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.3.1

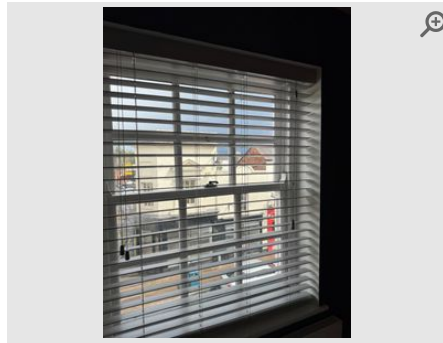


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.3.2

Windows and Sills

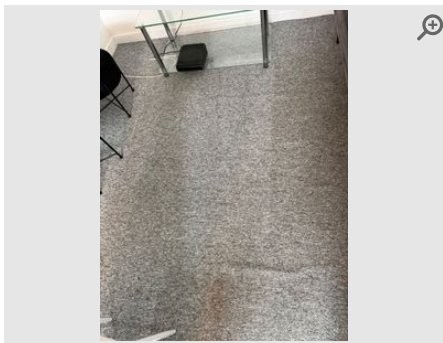


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.4.1

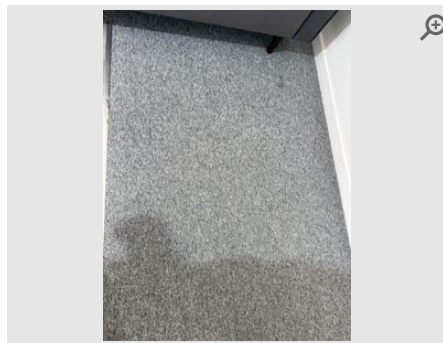


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.4.2

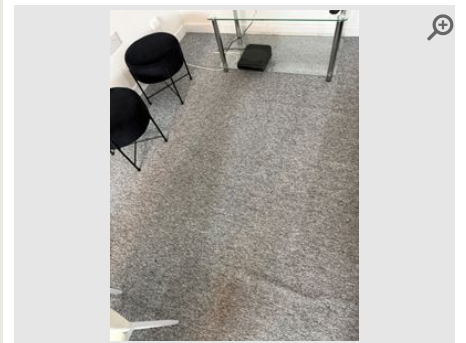
Floor



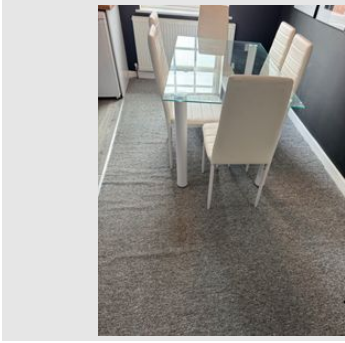
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.5.1



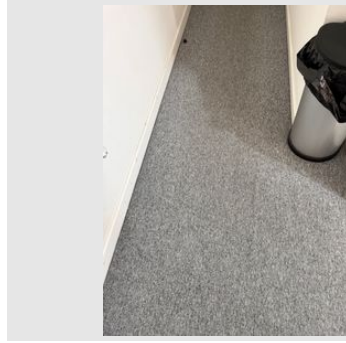
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.5.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.5.3

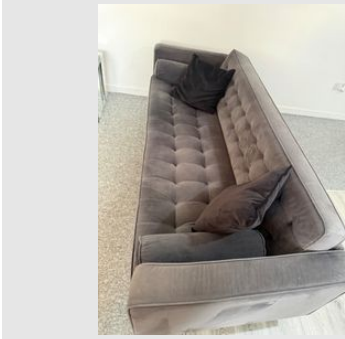


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.5.4



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.5.5

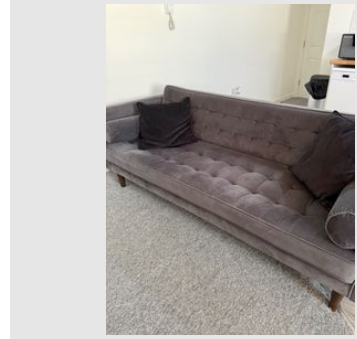
Sofa



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.6.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.6.2

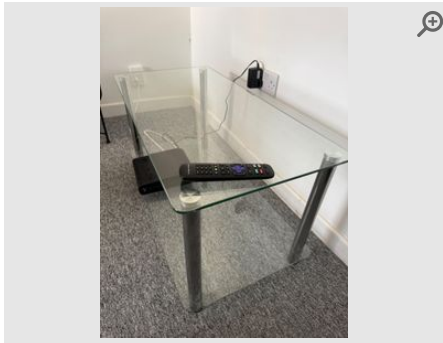


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.6.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.6.4

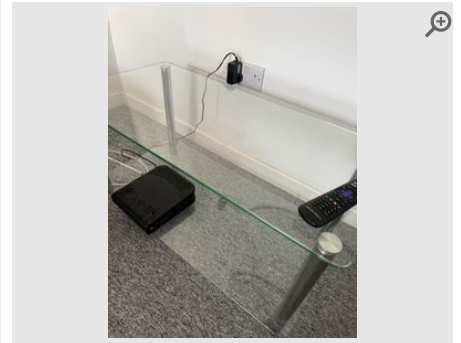
Coffee Table



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.7.1

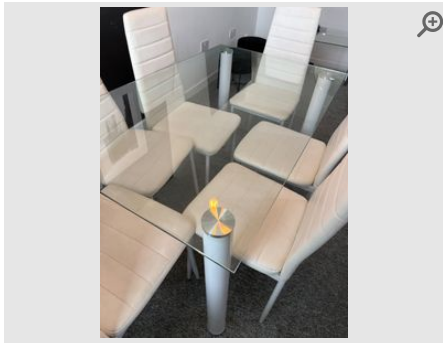


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.7.2

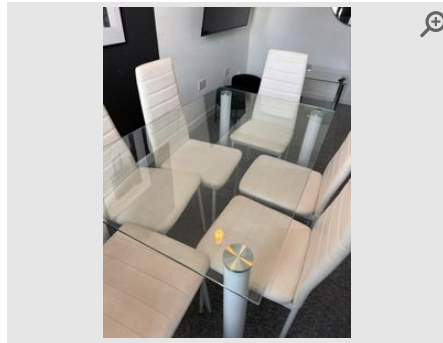


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.7.3

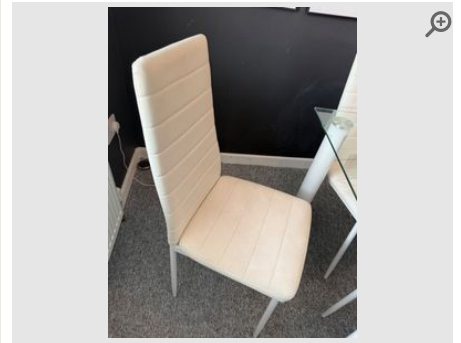
Dining Table Chairs



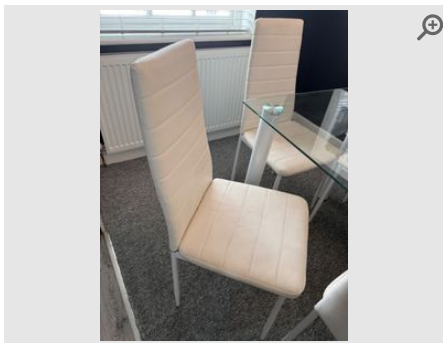
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.8.1



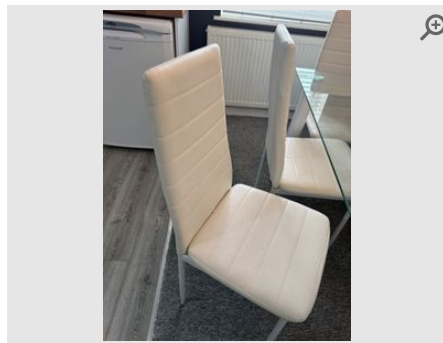
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.8.2



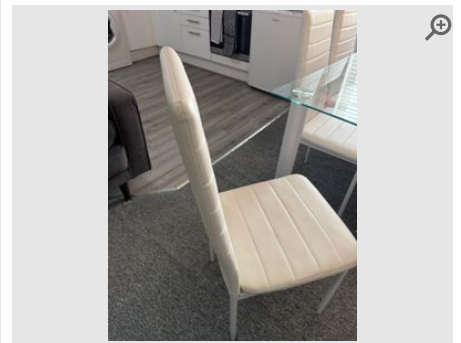
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.8.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.8.4

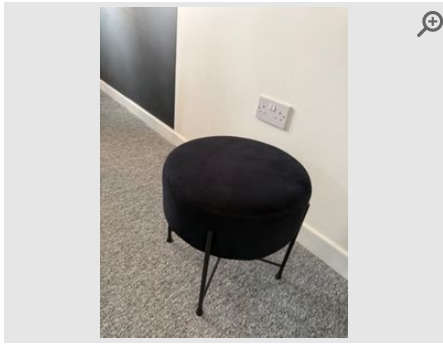


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.8.5

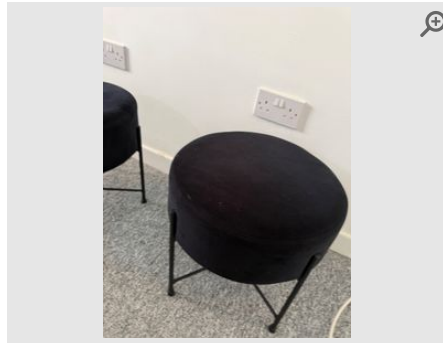


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.8.6

Side table



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.9.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.9.2



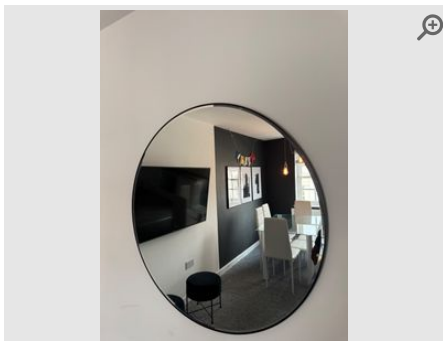
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.9.3

Wall decor



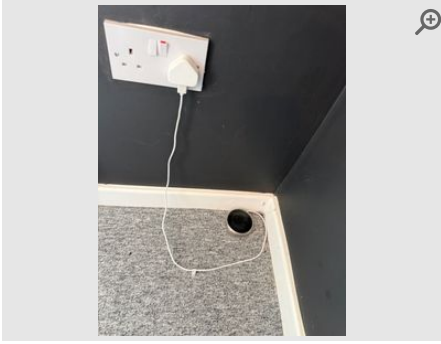
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.10.1

Wall Mirror



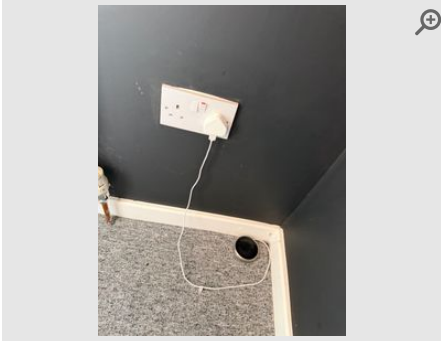
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.11.1

Thermostat (digital)



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.12.1

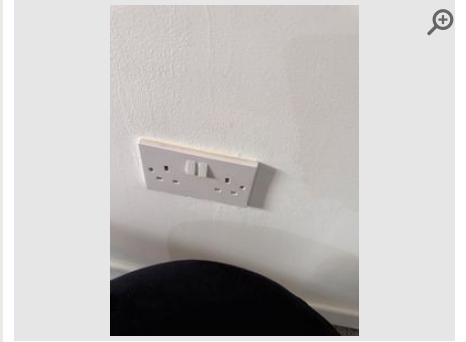
Sockets & Switches



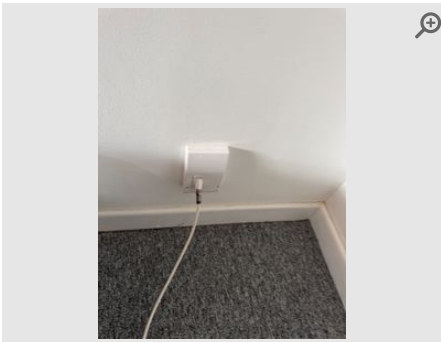
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.13.1



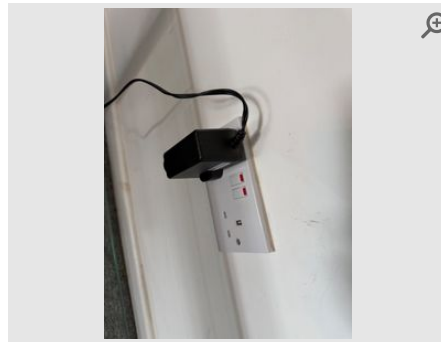
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.13.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.13.3



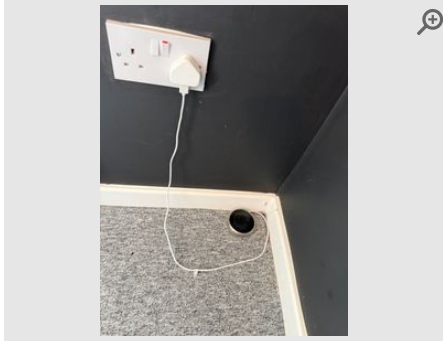
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.13.4



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.13.5

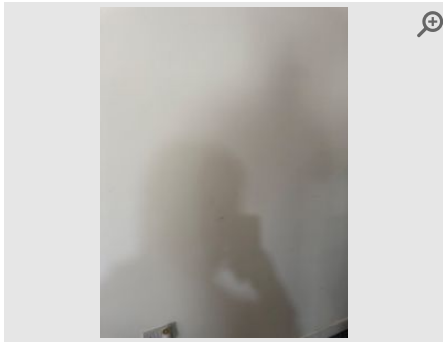


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.13.6

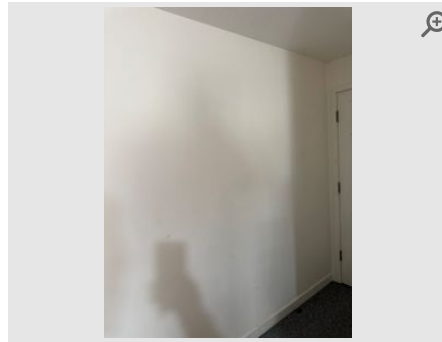


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.13.7

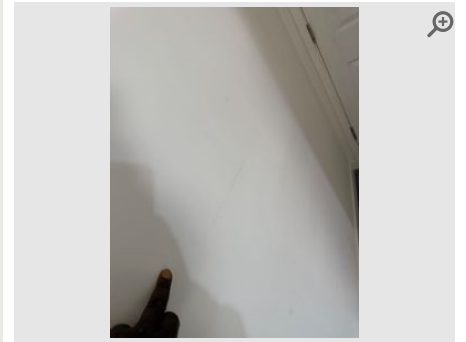
Walls



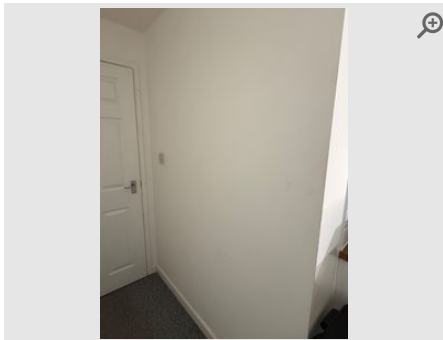
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.1



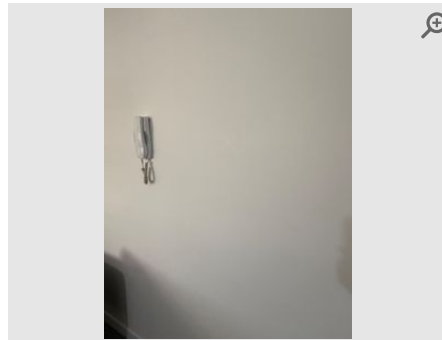
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.2



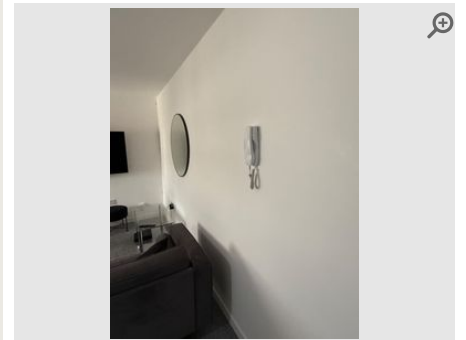
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.3



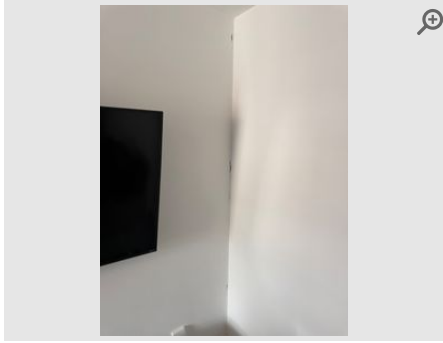
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.4



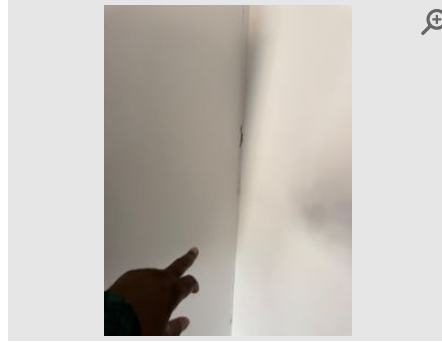
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.5



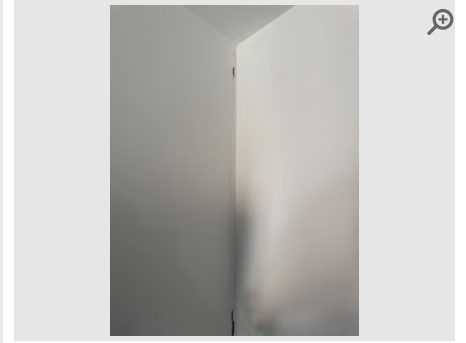
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.6



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.7

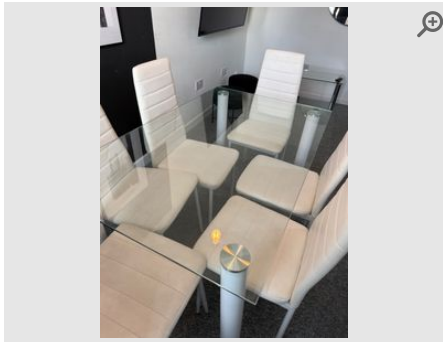


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.8

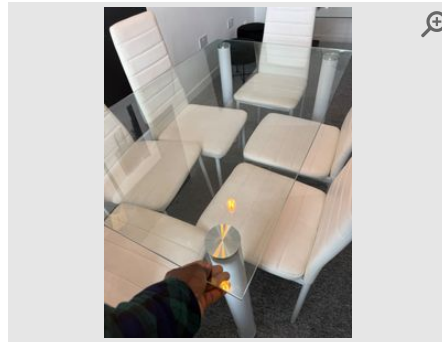


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.14.9

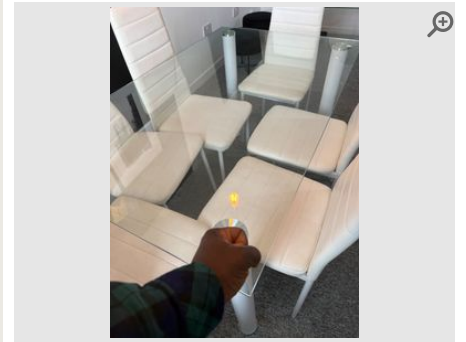
Dining Table



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.15.1

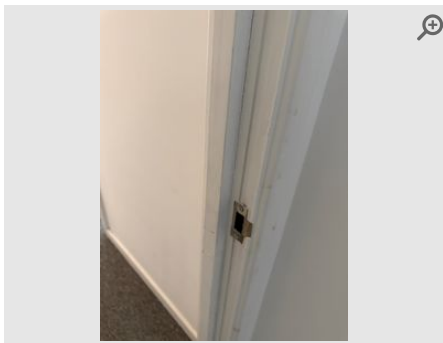


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.15.2

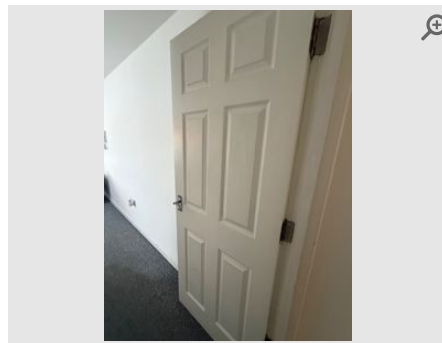


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.15.3

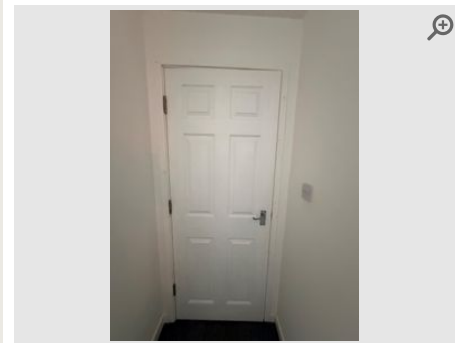
Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.17.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.17.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	6.17.3

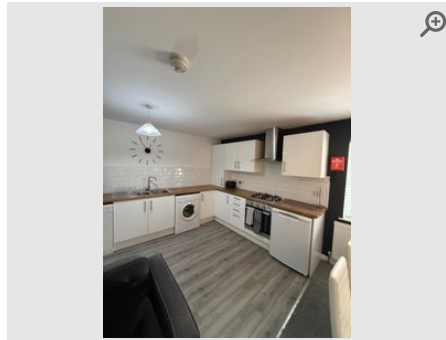
7 Kitchen

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Clean & Tidy Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 6 photos
7.2 Hob	Gas hob. 4 rings. Rings intact. Free of grease. Free of dried food Four-burner stainless steel gas hob with black pan supports inspected. Surface generally clean with light signs of use and minor cooking residue visible around burners and control knobs. No visible damage noted.	● Good	● Good	 2 photos
7.3 Kitchen Cupboards/Units	Wall units present. Base units present Kitchen wall cupboard inspected. Contained plates, bowls and storage containers neatly arranged. Cupboard interior and shelves generally clean and in good condition with light signs of normal use.	● Good	● Good	 14 photos
7.4 Kitchen Sink	Double bowl. Stainless steel. Mixer tap. Chrome taps. Free of scratches/cracks Stainless steel double-bowl sink with chrome mixer tap inspected. Sink and drainer area generally clean with light water marks and signs of normal use visible. Sealant line to rear edge shows minor discolouration/wear in places. Under sink storage unit inspected. Pipework, waste trap and connections visible and appeared intact at time of inspection. Interior generally clean with minor marks and light dust consistent with normal use. Cleaning items and dish rack present.	● Good	● Good	 4 photos
7.5 Oven	Double oven. Chrome rack x 1. Dials/Knobs intact. Grill element intact. Free of grease/residue inside	● Good	● Good	 4 photos
7.6 Extractor Cooker Hood	Integrated hood. Filter clean. Casing clean Stainless steel and glass extractor hood inspected. Exterior generally clean with light grease residue and surface marks visible around controls and filter area. Lights fitted and unit appeared intact at time of inspection.	● Good	● Good	 2 photos
7.7 Microwave	Microwave only. Russell Hobbs Russell Hobbs microwave inspected. Exterior and interior generally clean and in good condition with light surface marks consistent with normal use. Glass turntable present and appliance appeared functional at time of inspection.	● Good	● Good	 4 photos
7.8 Fridge	Upright. Internal light working Hotpoint fridge/freezer inspected. Appliance in working condition at time of inspection. Interior generally clean; however, significant ice build-up/frost accumulation visible within freezer compartment requiring defrosting.	● Good	● Good	 4 photos

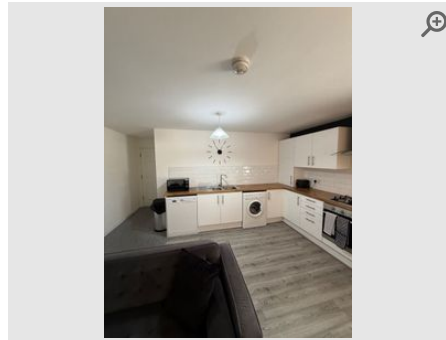
Item	Description	Condition	Cleanliness	Photos
7.9 Kitchen roll holder	Kitchen Roll Holder Chrome freestanding kitchen roll holder inspected. Item present and in good condition with light surface marks consistent with normal use.	 Good	 Good	 1 photo
7.10 Washing Machine	Front loader. Detergent drawer dirty. Indesit. Stained Indesit washing machine inspected. Appliance appeared clean internally and externally with light signs of normal use. Drum, door seal, and control panel present and intact at time of inspection.	 Good	 Fair	 4 photos
7.11 Waste Bin	Free of refuse inside. Free of dirt/dust Freestanding kitchen bin inspected. Bin clean and fitted with liner at time of inspection. Minor surface marks consistent with general use.	 Good	 Good	 2 photos
7.12 Toaster	Chrome 2 slice capacity Black two-slice toaster inspected. Appliance functional appearance with visible crumbs and residue within slots and around top edges. Cleaning recommended.	 Good	 Fair	 2 photos
7.13 pots, pans , chopping board , cooking knives, spoons,plates and cups	Assorted plates, bowls, pans and cooking pots present within kitchen cupboards at time of inspection. Items appeared clean, serviceable and in generally good condition with light signs of normal everyday use.	 Good	 Good	 4 photos
7.14 Light Fittings	Ceiling. 1 fixing in total. 1 bulb/spotlight Pendant ceiling light with white lampshade inspected. Light operational at time of inspection. Shade and fitting in good condition with light signs of general use.	 Good	 Good	 1 photo
7.15 Intercom	Wall-mounted wireless. Fascia intact Wall mounted intercom handset inspected. Unit securely fitted and appeared in good overall condition with light cosmetic marks consistent with normal use at time of inspection.	 Good	 Good	 1 photo
7.16 Dishwasher	Integrated. Free of marks and stains. Free of food in filter Bush slimline dishwasher inspected. Interior generally clean and empty at time of inspection. Racks, cutlery basket, and detergent compartment present and intact. Appliance appeared in serviceable condition.	 Good	 Good	 3 photos
7.17 Wall clock	Large black minimalist wall clock inspected. Securely mounted to wall and in good decorative condition at time of inspection.	 Good	 Good	 1 photo
7.18 Pan Stand / Trivet	Metal pan stand/trivet inspected. Item present with light surface wear and minor marks from normal kitchen use.	 Good	 Good	 N/A

Item	Description	Condition	Cleanliness	Photos
7.19 Cutlery Tray & Drawer	Kitchen drawer and grey cutlery tray inspected. Tray present and in good condition with light marks inside drawer from normal use.	● Good	● Good	📷 N/A

General Overview



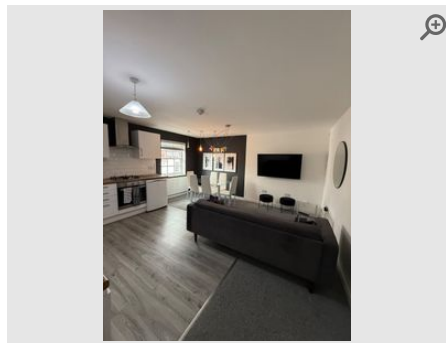
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.1.1



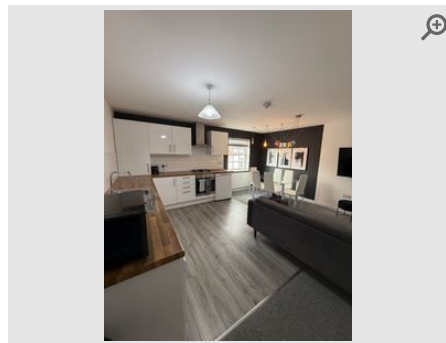
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.1.2



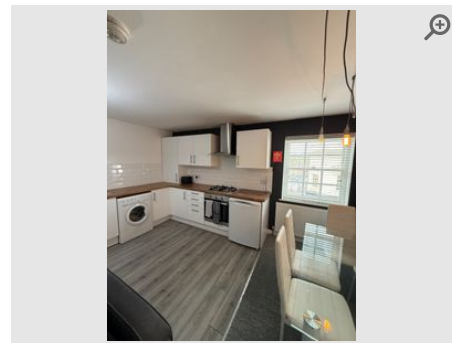
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.1.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.1.4

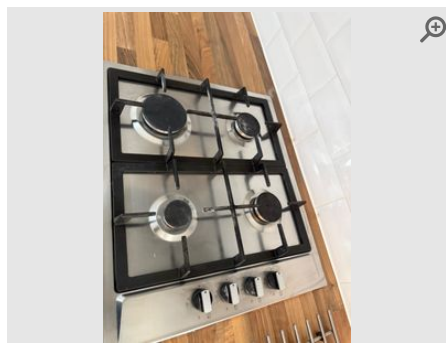


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.1.5

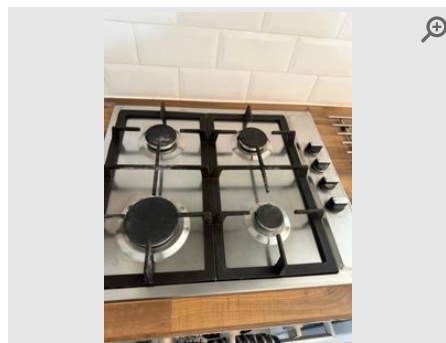


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.1.6

Hob

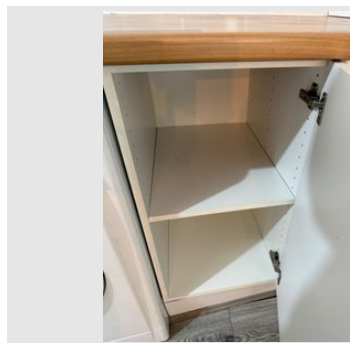


Provided by	Inspector
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Added	13/05/2026
Reference	7.2.1

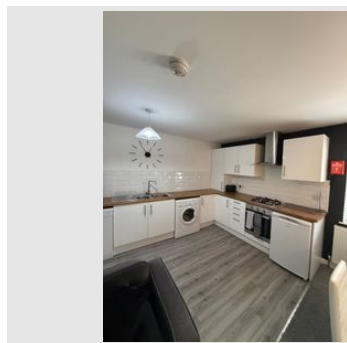


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.2.2

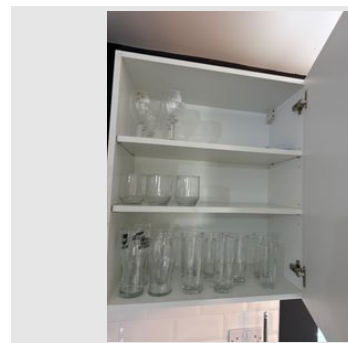
Kitchen Cupboards/Units



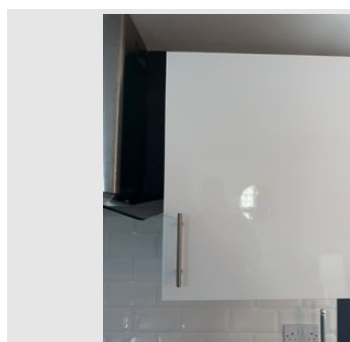
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.1



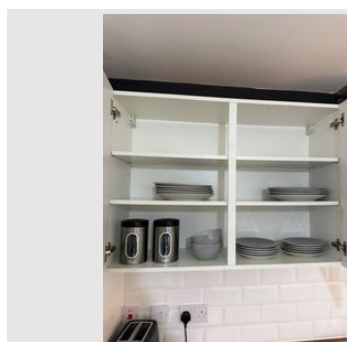
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.2



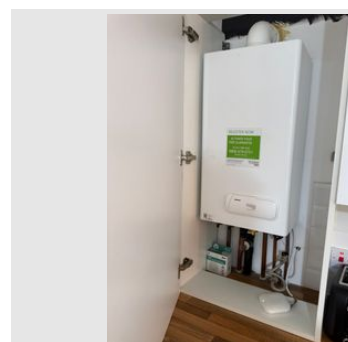
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.3



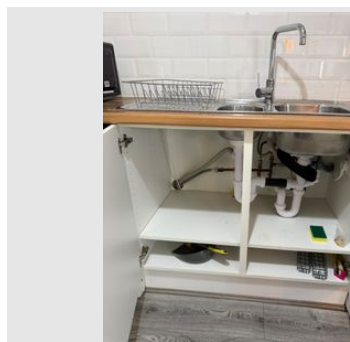
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.4



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.5



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.6



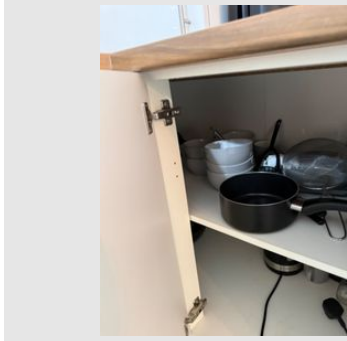
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Added	13/05/2026
Reference	7.3.7



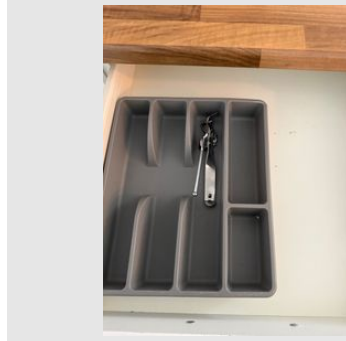
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Added	13/05/2026
Reference	7.3.8



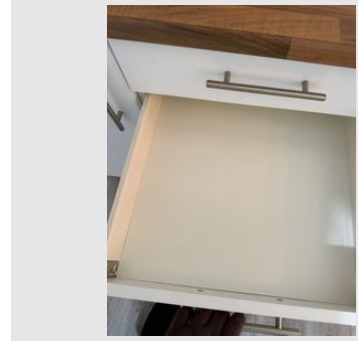
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.9



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.10



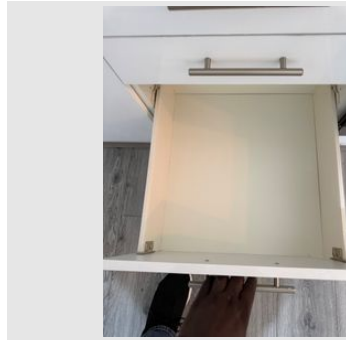
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.11



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.12

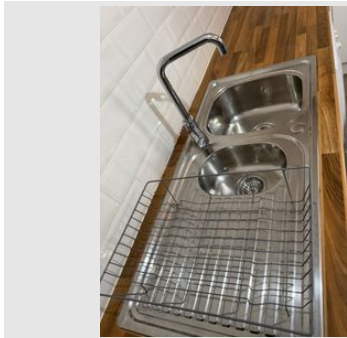


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.13



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.3.14

Kitchen Sink



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.4.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.4.2

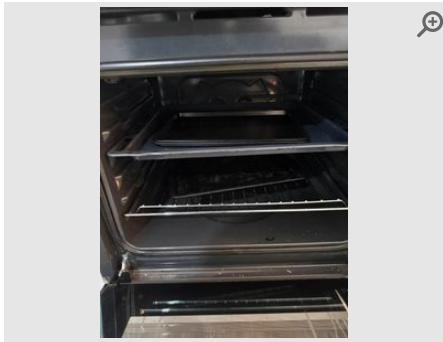


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.4.3



Provided by	Inspector
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Added	13/05/2026
Reference	7.4.4

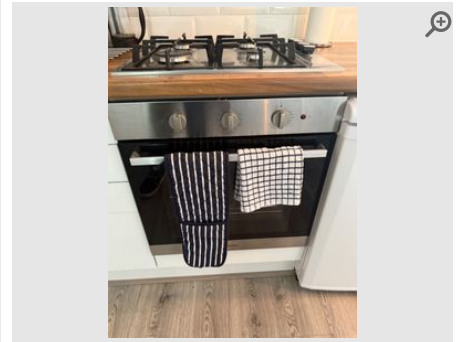
Oven



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	7.5.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	7.5.2

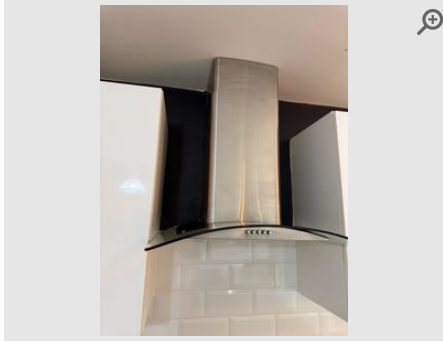


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Added	14/05/2026
Reference	7.5.3

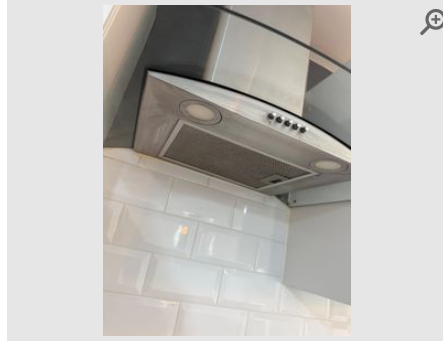


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	14/05/2026
Reference	7.5.4

Extractor Cooker Hood

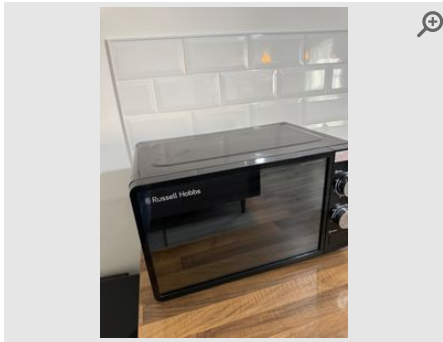


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.6.1

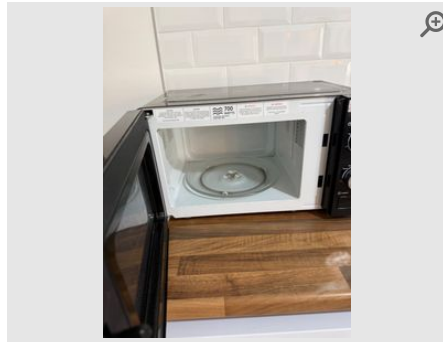


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.6.2

Microwave



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.7.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.7.2

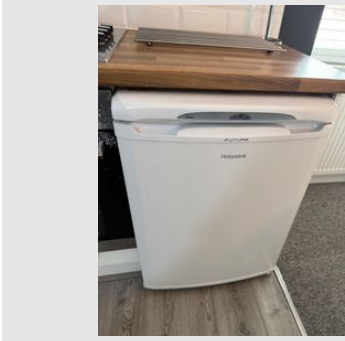


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.7.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.7.4

Fridge



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.8.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.8.2

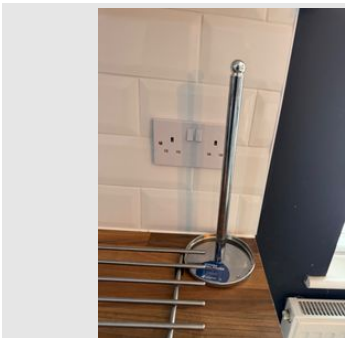


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.8.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.8.4

Kitchen roll holder



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.9.1

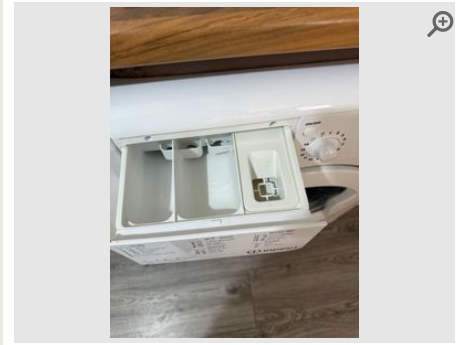
Washing Machine



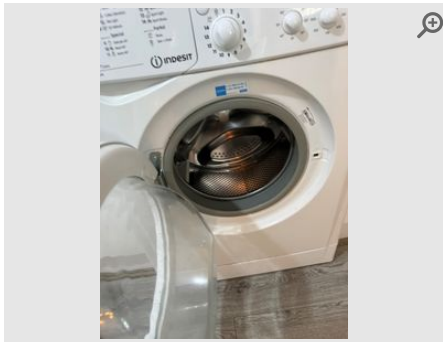
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.10.1



Provided by	Inspector
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Added	13/05/2026
Reference	7.10.2

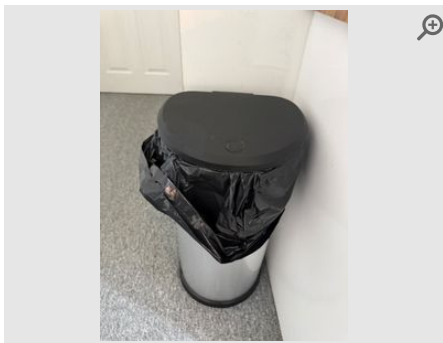


Provided by	Inspector
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Added	13/05/2026
Reference	7.10.3

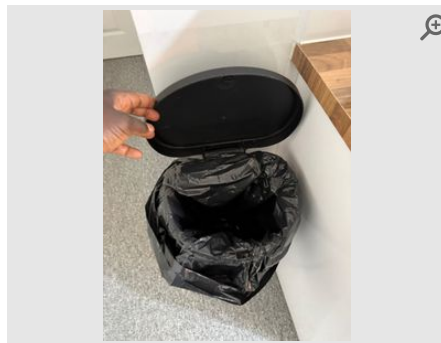


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.10.4

Waste Bin

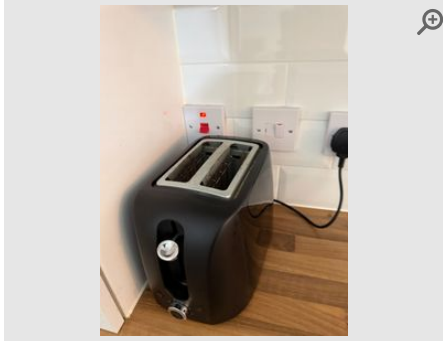


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.11.1

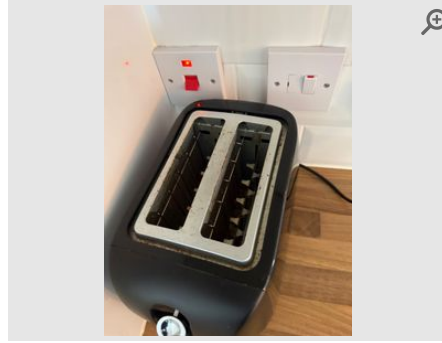


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.11.2

Toaster

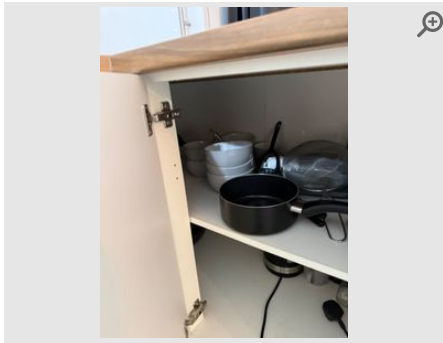


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.12.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.12.2

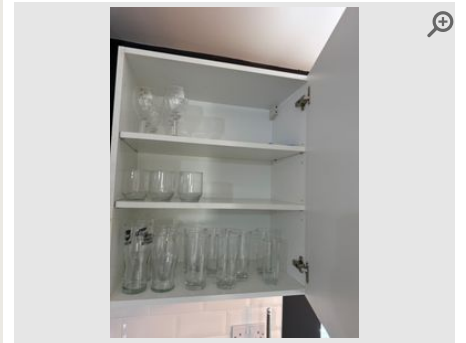
pots, pans , chopping board , cooking knives, spoons,plates and cups



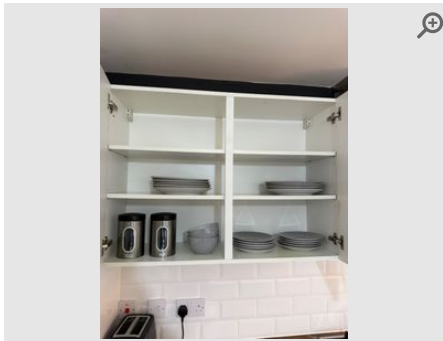
Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.13.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.13.2

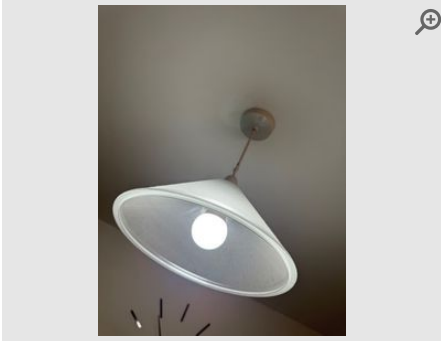


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.13.3



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.13.4

Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.14.1

Intercom

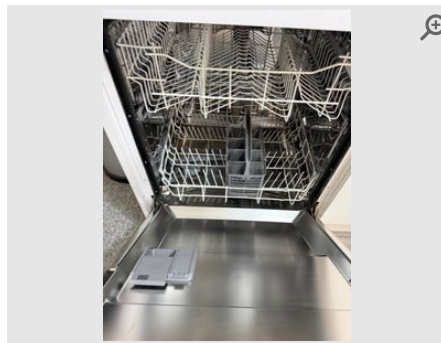


Provided by	Inspector
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Added	13/05/2026
Reference	7.15.1

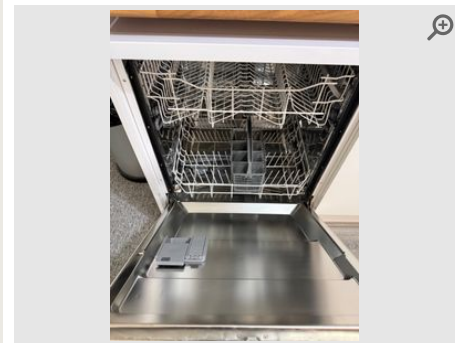
Dishwasher



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.16.1



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.16.2



Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.16.3

Wall clock

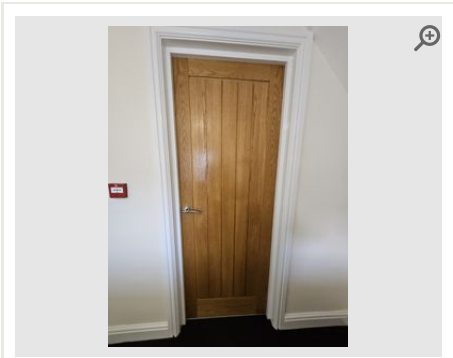


Provided by	Inspector
Captured (Certified by inspector)	14/05/2026
Added	13/05/2026
Reference	7.17.1

Additional Tenant Photos (dismissed from report)

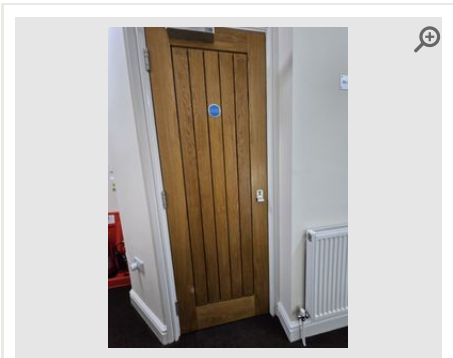
Entrance/Hallway Photos

General Overview



Provided by	Tenant
Captured (External device)	30/08/2024
Added	14/05/2026
Reference	7.17.1

Front Door



Provided by	Tenant
Captured (External device)	30/08/2024
Added	14/05/2026
Reference	7.17.1



Declaration

Was the tenant present during the inspection

NO

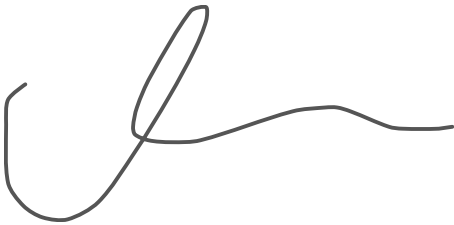
I hereby confirm approval of the accuracy and contents of the information contained within this report and my responses (if/where provided). I have also read, understood and agree to the disclaimer information contained within this report. I hereby confirm that the test function button of any smoke and 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: Mark John
Date: 14/05/2026 at 9:59am

Tenant Signature



Name: Jane Doe
Date: 14/05/2026 at 10:02am
Email address: hello@arivly.co.uk
IP address: 2a00:23c8:e30a:a901:b46e

Disclaimer

The term 'Inspector' is used hereafter to define the Property Reporting 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 Property Reporting software to highlight issues that may exist at the property at the date of preparing this report. Property Reporting 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 Property Reporting software to highlight issues that may exist at the property at the date of preparing this report. Property Reporting 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 (Property Reporting 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

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.