

Check-in Inventory Report



House A Sample Street, Sample Road,
Sample, Jersey, JE2 7HB

TENANT NAME

Tenant Name

TENANCY TYPE

Single

REPORT CONFIRMED BY

Joe Bloggs

TENANCY START DATE

26/02/2021

PROPERTY VISIT DATE

02/02/2021

PREPARED ON BEHALF OF

Mr and Mrs Bloggs

Telephone: 07797846837

 [View Photo Gallery](#)

 [View 360° Gallery Tour](#)

This report contains



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



Compliance checklists.



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



Disclaimer and check-out guidance details.

Report Information

This 4 bedroom property has recently been renovated and it's condition and cleanliness is immaculate throughout.

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

Pre-arrival Document Serving

The following documents are available by visiting your unique URL below

Prescribed Information

 Gas Safety Certificate

 Electrical Safety Certificate

I can confirm safe receipt of this property report email sent to me on **13/03/2021** and agree to receiving any pre-arrival safety certificates/documents electronically, of which I am successfully able to access at the following link:
<https://www.inventoryhive.co.uk/report-documents/je27hb/440211>

Tenant Signature



Name:

Tenant Name

Date:

13/03/2021 at 5:22pm

Email address:

admin@inventoryhub.je

IP address:

87.244.122.18

[View Pre-Arrival Documents](#)



Schedule of Cleanliness and Condition

General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Kitchen	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Living Room/Lounge	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Dining Room	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Toilet	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Stairway/Landing	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Bathroom	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Bedroom 1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Bedroom 2	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Bedroom 3	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Bedroom 4	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Ensuite	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° 360° photo
Driveway	Paved area. Clear allocated markings. Free of oil/paint stains	New Item	Excellent	📷 2 photos
Back Garden	Fair seasonal order Raised lawned area via wooden sleepers. Slabbed patio, free from cracks and no gaps to grouting. Mature shrubs and trees present. Side path raised beds covered with bark chippings. Fences appear securely fitted.	New Item	Excellent	📷 6 photos
Study	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours). Paint pots and loose leads present.	New Item	Good	📷 1 photo 360° 360° photo

Room/Space	Description	Condition	Cleanliness	Photos
Utility/Laundry Room	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours). Contains x2 fusebox and electrical leads.	New Item	Excellent	4 photos 360° photo
Ensuite	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° photo
Ensuite	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° photo



Check-in Inventory Details

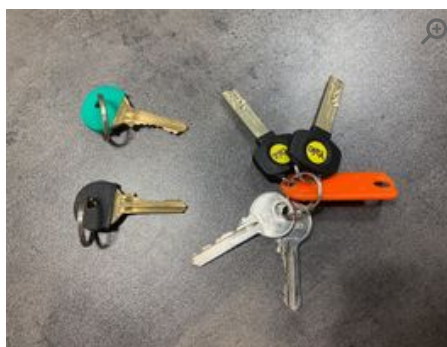
✓ Safety certificates and landlord legislation compliance checks

- | | |
|-----|---|
| YES | Valid gas safety certificate present |
| YES | Smoke alarm present on each level. Test function working |
| YES | Carbon monoxide alarm present in any room with solid fuel burning source. Test function working |
| YES | Electrical safety certificate present |
| YES | Energy Performance Certificate present |

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)	02/02/2021
Added	25/02/2021

Appliance Manual Photos



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	25/02/2021



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	25/02/2021



Utility Details

Electricity - Single Rate Meter

Supplier

JEC (01535 505460)

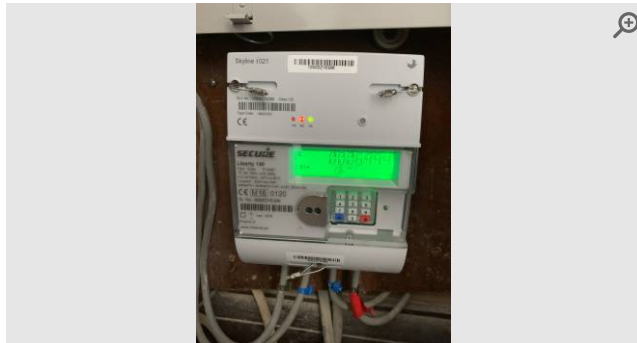
Serial Number (MSN)

000024562

Location

Exterior/cabinet (right side)

Serial Photo



Provided by

Inspector

Captured (Certified by inspector)

02/02/2021

Added

26/02/2021

Location Photo



Provided by

Inspector

Captured (Certified by inspector)

02/02/2021

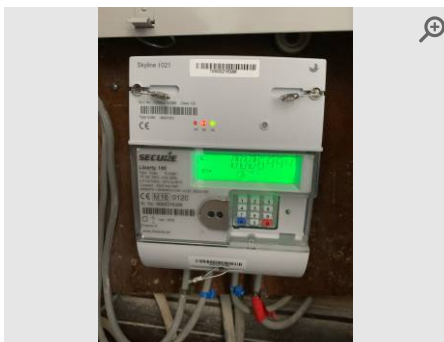
Added

26/02/2021

Access Details

Side Garden

Date	Notes	Reading
26/02/2021		69.94



Provided by

Inspector

Captured (Certified by inspector)

02/02/2021

Added

26/02/2021

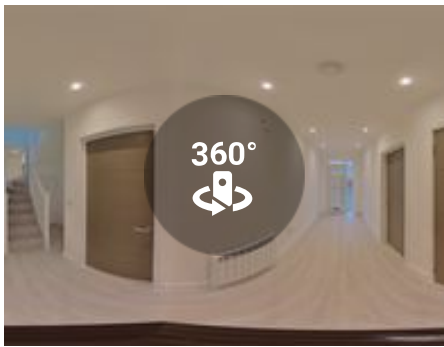


Room Details

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

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° photo
Front Door 1.2	Composite double glazed. Obscured glass Grey on front side and white on reverse. Brushed chrome push handle - beginning to tarnish. Small spot marks either side of handle reverse side and marked to bottom edge of handle reverse side. Glazing free from cracks and chips.	New Item	Excellent	3 photos
Door Frame & Skirting 1.3	UPVC (frame) Frame grey on front side and white on reverse. Smudge marks present to front side. Mark to left hand side near hinges. Skirtings wood painted white. Free from marks and dents.	New Item	Good	2 photos
Ceiling 1.4	Plastered/Painted white. Free of marks/mould	New Item	Excellent	N/A
Light Fittings 1.5	Ceiling. Recessed LED fixing(s). Plastic. 10 fixings in total. All bulbs working	New Item	Excellent	N/A
Smoke Alarm 1.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	New Item	Excellent	1 photo
Walls 1.7	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Doorbell speaker present.	New Item	Excellent	N/A
Radiator 1.8	White columned. Electric wall-mounted. 1 in total. Free of marks	New Item	Excellent	1 photo
Sockets & Switches 1.9	All sockets/switches plastic. 8 in total. All fixings present & intact	New Item	Excellent	N/A
Floor 1.10	Laminate wood effect. Free of stains. Free of marks/scratches Light grey.	New Item	Excellent	N/A
Storage Cupboard 1.11	Flat panelled door painted white with brushed chrome handles. Door and frame free from marks and dents. Internally walls painted white, free from marks.	New Item	Excellent	2 photos

General Overview

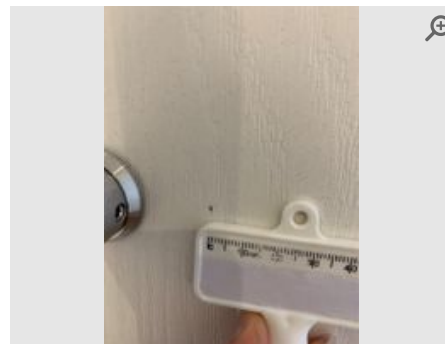


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.1.1

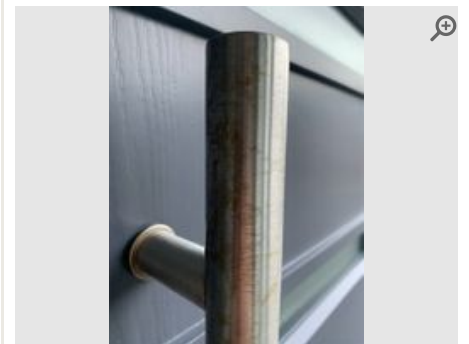
Front Door



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.2.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.2.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.2.3

Door Frame & Skirting



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.3.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.3.2

Smoke Alarm



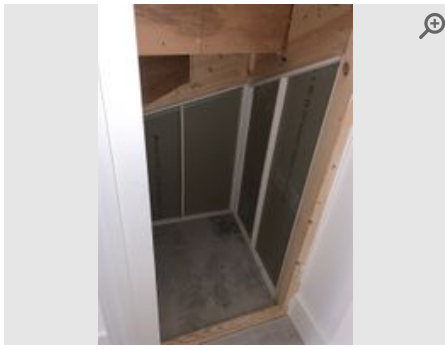
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.6.1

Radiator

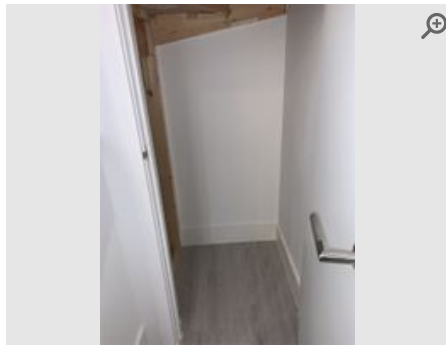


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.8.1

Storage Cupboard



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.11.1

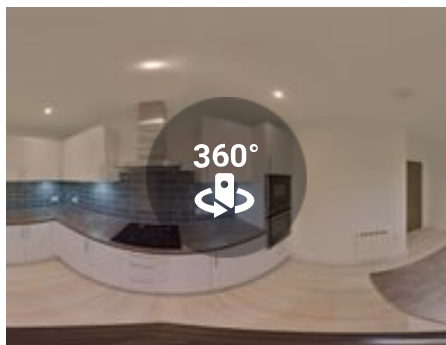


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	1.11.2

2 Kitchen				
Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Door (Internal) 2.2	Composite panelled. Brushed chrome handles. Free from marks and dents front side, woodwork chipped to bottom edge reverse side.	 Good	 Excellent	 1 photo
Door Frame & Skirting 2.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 2.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 2.5	Ceiling. Pendant fixing. Light shade fitted. Recessed LED fixing(s). Under-cupboard fixing. Plastic. 13 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Smoke Alarm 2.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Walls 2.7	Plastered & painted white. Tiled (around worktops). Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Large grey subway tiles, free from cracks and chips.	 New Item	 Excellent	 N/A
Radiator 2.8	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Sockets & Switches 2.9	All sockets/switches plastic. All fixings present & intact X6 visible.	 New Item	 Excellent	 N/A
Floor 2.10	Laminate wood effect. Free of stains. Free of marks/scratches Light grey.	 New Item	 Excellent	 N/A
Kitchen Cupboards/Units 2.11	Wall units present. Base units present. Island present. 18 hinged doors. Laminated. Matt. Brushed chrome handles. Laminated shelving. All shelving is intact. Free of items inside. Free of stains underneath sink. Handles/hinges intact. Free of grease/food residue. White Sliding bin attached inside cupboard under sink.	 New Item	 Excellent	 1 photo
Kitchen Drawers 2.12	5 drawers. Laminated. Matt. Brushed chrome handles. Free of marks and stains. Free of items inside. Handles/runners intact. Free of grease/food residue. White Plastic cutlery holder present. Appliance manuals present.	 New Item	 Excellent	 1 photo
Kitchen Worksurfaces 2.13	Laminate granite effect worksurface. Free of marks/scratches Residue present behind taps.	 New Item	 Excellent	 3 photos
Kitchen Sink 2.14	Double bowl. Draining board. Mixer tap. Filter plug present x 2. No gaps in sealant. Sealant free of mould Water marks and residue present.	 New Item	 Good	 3 photos
Hob 2.15	Ceramic hob. 4 rings. Rings intact. Free of grease. Free of dried food. Free of dust Neff model number: T10B40X2	 New Item	 Excellent	 1 photo
Oven 2.16	Oven and grill. Chrome rack x 2. Grill tray. Dials/Knobs intact. Free of grease/residue inside Neff model number: B1ACE4HN0B/42	 New Item	 Excellent	 3 photos
Extractor Cooker Hood 2.17	Chimney hood. Hood filter new. All bulbs/spots working. Fan switch responsive Neff.	 New Item	 Excellent	 1 photo
Microwave 2.18	Microwave only. Free of food residue Internal light responsive. Dials intact. Neff model number: HLAWD23N0B/03	 New Item	 Excellent	 2 photos

Item	Description	Condition	Cleanliness	Photos
Fridge 2.19	Upright. Integrated freezer. Internal light not working. Clean & free of food residue Mark present o outer edge of fridge door. Drawers and shelves of both fridge and freezer free from cracks and chips. Ice blocks attached to sides of freezer drawers. AEG model number: SCE8181VTS	 New Item	 Excellent	 5 photos
Dishwasher 2.20	Integrated full sized. Plate rack. Glass rack. Cutlery holder. Free of food in filter Buttons intact. Neff model number: S513G60X0G/18	 New Item	 Excellent	 2 photos

General Overview



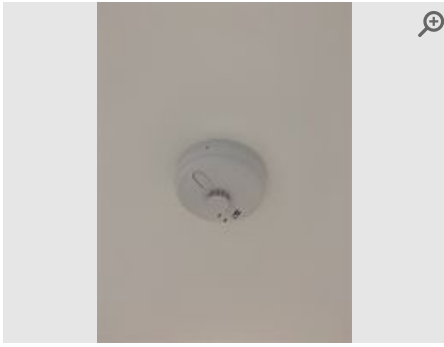
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.1.1

Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.2.1

Smoke Alarm



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Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.6.1

Radiator



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Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.8.1

Kitchen Cupboards/Units



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Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.11.1

Kitchen Drawers



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.12.1

Kitchen Worksurfaces



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Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.13.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.13.2



Provided by	Inspector
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Added	02/02/2021
Reference	2.13.3

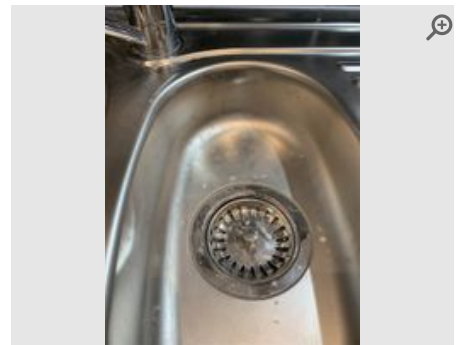
Kitchen Sink



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Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.14.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.14.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.14.3

Hob



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.15.1

Oven



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.16.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.16.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.16.3

Extractor Cooker Hood



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.17.1

Microwave



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.18.1



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Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.18.2

Fridge



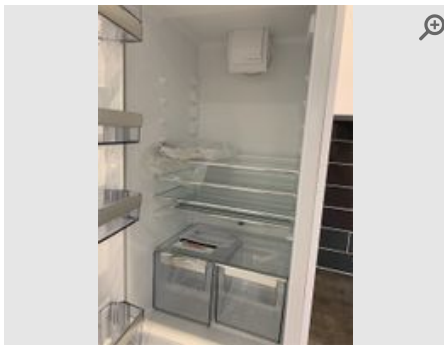
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Added	02/02/2021
Reference	2.19.1



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Added	02/02/2021
Reference	2.19.2



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Added	02/02/2021
Reference	2.19.3

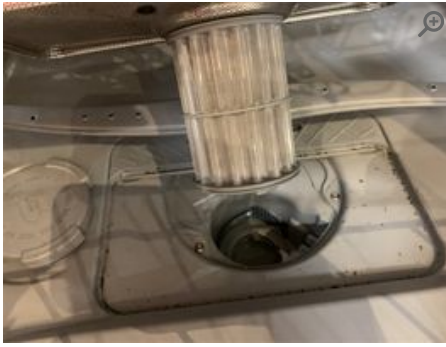


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Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.19.4



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.19.5

Dishwasher



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.20.1

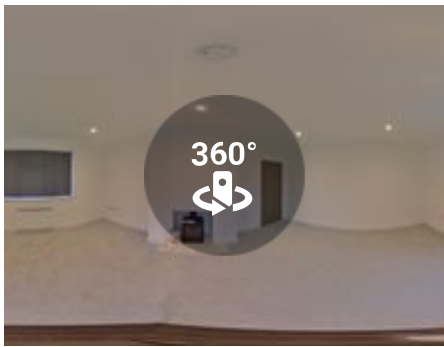


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	2.20.2

3 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Door (Internal) 3.2	Composite panelled. Brushed chrome handles. Free from marks and dents front side. Small chip above handle reverse side, free from marks.	 New Item	 Excellent	 1 photo
Door Frame & Skirting 3.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 3.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 3.5	Ceiling. Recessed LED fixing(s). Plastic. 6 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Smoke Alarm 3.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Carbon Monoxide Alarm 3.7	Wall mounted. Test button/function working. Fire Angel. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Walls 3.8	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present	 New Item	 Excellent	 N/A
Windows and Sills 3.9	Standard window. 2 in total. UPVC double glazed. Clear glass. Keys present. Wooden sills Frames free from marks and scratches. Sill painted white, free from marks and dents. Gaps present to sealant on window opposite fireplace.	 New Item	 Excellent	 2 photos
Window Dressings 3.10	Charcoal vertical blinds. Free from marks and fray. Push pole intact and responsive.	 New Item	 Excellent	 1 photo
Radiator 3.11	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Sockets & Switches 3.12	All sockets/switches plastic. 8 in total. All fixings present & intact	 New Item	 Excellent	 N/A
Floor 3.13	Carpeted. Free of stains. Free of marks/tears Light grey.	 New Item	 Excellent	 N/A
Fireplace 3.14	Log burner Plastered and painted white surround. Stone hearth, free from marks, cracks and chips. Heat resistant glove, shovel and brush and user manual present, along with fire perishables.	 New Item	 Excellent	 4 photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.1.1

Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.2.1

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.6.1

Carbon Monoxide Alarm



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.7.1

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.9.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.9.2

Window Dressings



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.10.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.11.1

Fireplace



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.14.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.14.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.14.3



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	3.14.4

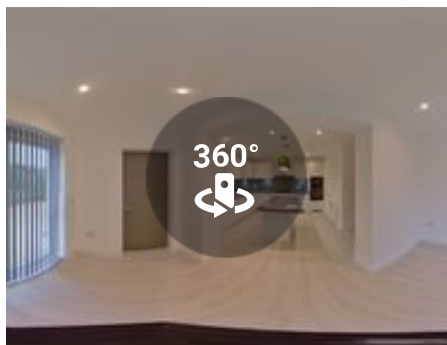
4 Dining Room

Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	● New Item	● Excellent	 360° photo
Ceiling 4.2	Plastered/Painted white. Free of marks/mould	● New Item	● Excellent	 N/A
Light Fittings 4.3	Ceiling. Recessed LED fixing(s). Plastic. 4 fixings in total. All bulbs working	● New Item	● Excellent	 N/A
Smoke Alarm 4.4	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	● New Item	● Excellent	 1 photo
Walls 4.5	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present	● New Item	● Excellent	 N/A
Patio Doors 4.6	UPVC double glazed. Clear glass Sliding doors. Small scratch present to lock. Frames free from marks, mould and scratches. Door tread tiles, light grey marble effect, free from cracks and chips.	● New Item	● Excellent	 5 photos
	 Disagreed by tenant - 13th March 2021  The inspector agreed			
	Information provided by tenant Small mark to centre frame. The inspector responded to the above tenant comments with the following: Noted.			
Window Dressings 4.7	Charcoal vertical blinds. Free from marks and fray. Push pole intact and responsive.	● New Item	● Excellent	 1 photo
Radiator 4.8	White columned. Electric wall-mounted. 1 in total. Free of marks	● New Item	● Excellent	 1 photo
Sockets & Switches 4.9	All sockets/switches plastic. 6 in total. All fixings present & intact	● New Item	● Excellent	 N/A
Skirting Board 4.10	White (matt). Free of marks/dents Painted white.	● New Item	● Excellent	 N/A
Floor 4.11	Laminate wood effect. Free of stains. Free of marks/scratches Light grey.	● New Item	● Excellent	 N/A



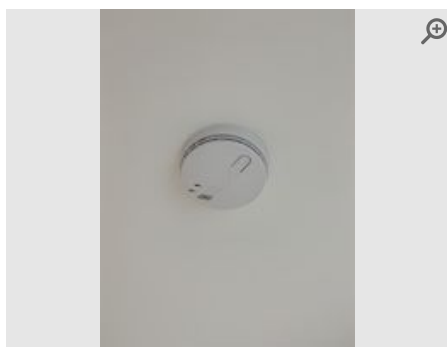
Dining Room Photos

General Overview



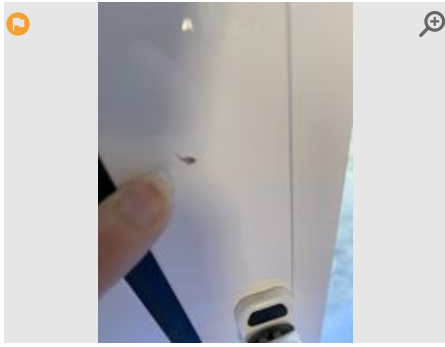
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	4.1.1

Smoke Alarm

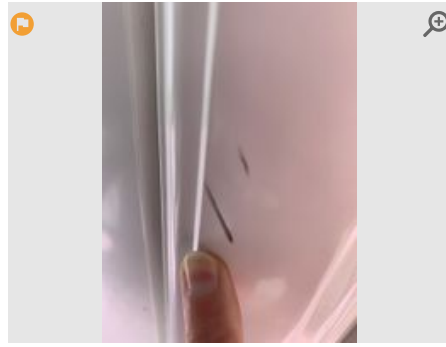


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	4.4.1

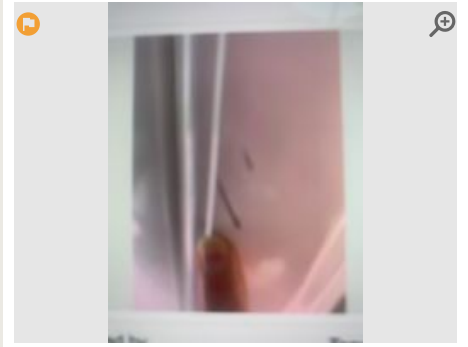
Patio Doors



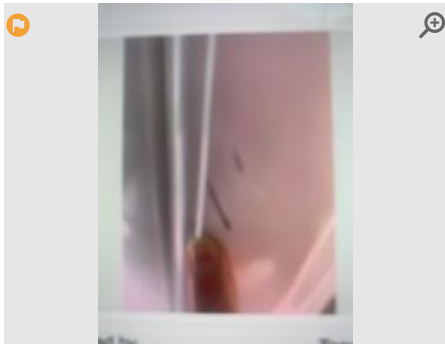
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	26/02/2021
Reference	4.6.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	11/03/2021
Reference	4.6.2



Provided by	Inspector
Captured (External device)	13/03/2021
Added	13/03/2021
Reference	4.6.3

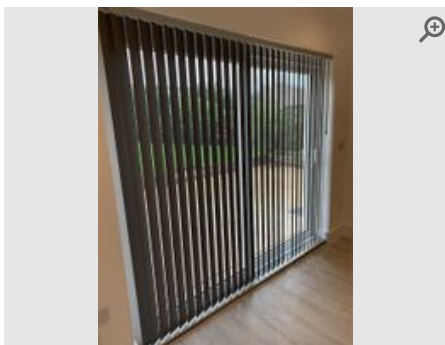


Provided by	Tenant
Captured (External device)	13/03/2021
Added	13/03/2021
Reference	4.6.4



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	4.6.5

Window Dressings



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	4.7.1

Radiator

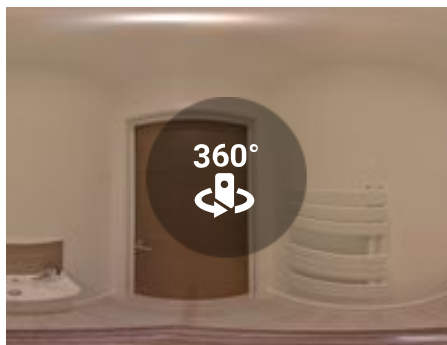


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	4.8.1

5 Toilet

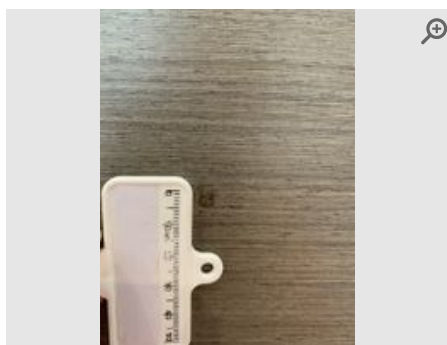
Item	Description	Condition	Cleanliness	Photos
General Overview 5.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	New Item	Excellent	360° photo
Door (Internal) 5.2	Composite panelled. Brushed chrome handles. Free from mark and dents front side. Small residue mark visible top half reverse side, free from dents.	New Item	Excellent	1 photo
Door Frame & Skirting 5.3	White (matt). Free of marks/dents	New Item	Excellent	N/A
Ceiling 5.4	Plastered/Painted white. Free of marks/mould	New Item	Excellent	N/A
Light Fittings 5.5	Ceiling. Recessed LED fixing(s). Plastic. 2 fixings in total. All bulbs working	New Item	Excellent	N/A
Extractor Fan 5.6	White casing. Responsive when switched. Free of dust inside Ceiling mounted.	New Item	Excellent	1 photo
Walls 5.7	Plastered & painted white. Tiled (around wet areas). Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Large grey marble effect tile, free from cracks and chips.	New Item	Excellent	N/A
Radiator 5.8	White columned. Electric wall-mounted. 1 in total. Free of marks	New Item	Excellent	1 photo
Floor 5.9	Laminate wood effect. Free of stains. Free of marks/scratches Light grey.	New Item	Excellent	N/A
Sink/Basin 5.10	Wall-mounted porcelain. Mixer tap. Mechanised plug. Free of cracks/chips. No gaps to sealant. No mould to sealant Water marks present to chrome plug.	New Item	Excellent	2 photos
Toilet 5.11	Porcelain. Plastic/Acrylic seat & lid. Base and tank free from cracks/chips Push button flush, intact and responsive. Lid and seat securely fitted, both soft closing. Residue present underside of lid and seat and top of base when seat raised.	New Item	Good	4 photos
Mirror 5.12	Wall-mounted rectangular. Free of marks. No cracks/chips	New Item	Excellent	N/A

General Overview



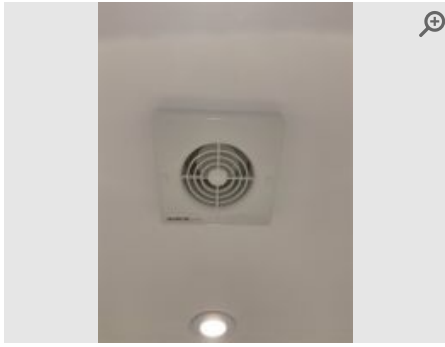
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.1.1

Door (Internal)



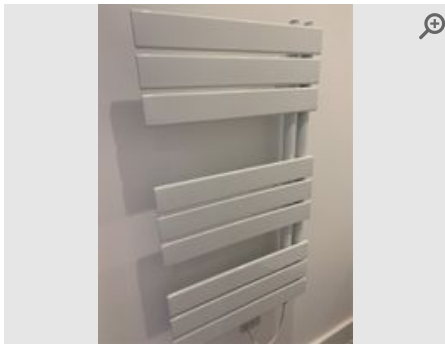
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.2.1

Extractor Fan



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.6.1

Radiator

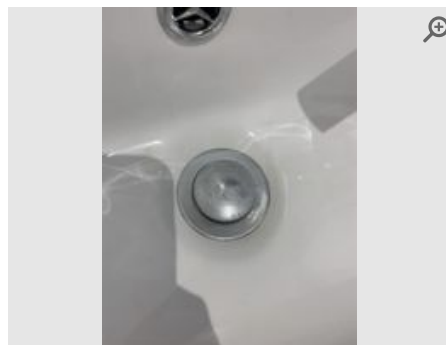


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.8.1

Sink/Basin

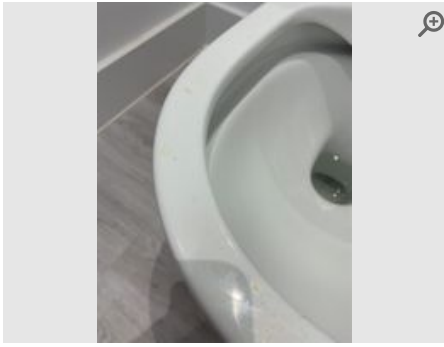


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.10.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.10.2

Toilet



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.11.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.11.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.11.3

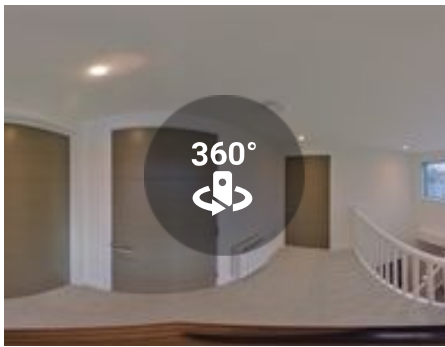


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	5.11.4

6 Stairway/Landing

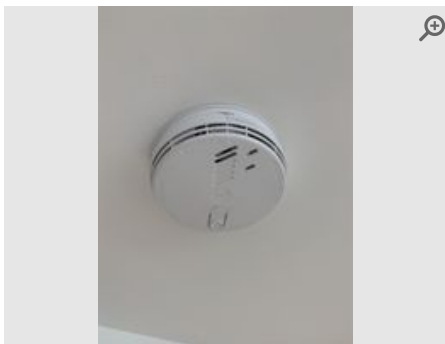
Item	Description	Condition	Cleanliness	Photos
General Overview 6.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Bannister/Hand Rail 6.2	Wooden balustrades. Wooden handrail. White. Appears securely fixed. Free of marks/scratches	 New Item	 Excellent	 N/A
Ceiling 6.3	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 6.4	Ceiling. Recessed LED fixing(s). Plastic. 4 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Smoke Alarm 6.5	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Walls 6.6	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present	 New Item	 Excellent	 N/A
Windows and Sills 6.7	Standard window. 1 in total. UPVC double glazed. Clear glass. Wooden sills Frames appear free from marks and scratches. Sill painted white, appears free from marks and dents. Non opening window.	 New Item	 Excellent	 1 photo
Window Dressings 6.8	Charcoal vertical blinds. Free from marks and fray. Cords intact and responsive, no safety clip present.	 New Item	 Excellent	 1 photo
Sockets & Switches 6.9	All sockets/switches plastic. 4 in total. All fixings present & intact	 New Item	 Excellent	 N/A
Radiator 6.10	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Skirting Board 6.11	White (matt). Free of marks/dents Painted white.	 New Item	 Excellent	 N/A
Floor 6.12	Carpeted. Free of stains. Free of marks/tears Light grey.	 New Item	 Excellent	 N/A
Boiler/Storage Cupboard 6.13	Composite panelled door with chrome handles. Free from dents front side, splash marks visible lower half front side. Free from marks and dents reverse side. Internally walls painted white, free from marks. Flooring light grey carpet to match hallway. Contains X1 LED light fitting - responsive, multiple switches and unvented hot water cylinder.	 New Item	 Excellent	 3 photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.1.1

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.5.1

Windows and Sills



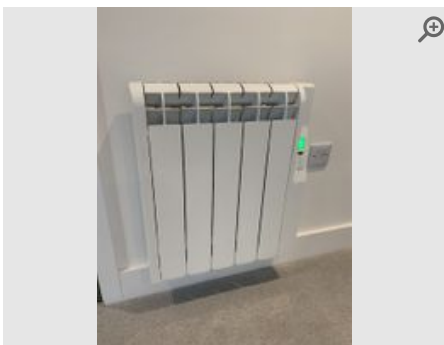
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.7.1

Window Dressings



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.8.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.10.1

Boiler/Storage Cupboard



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.13.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.13.2

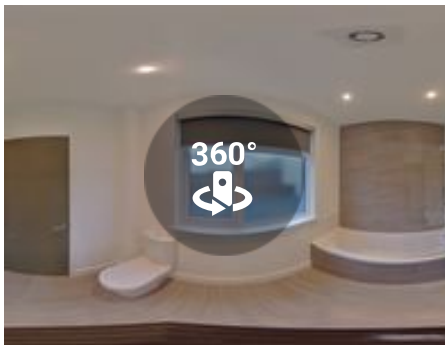


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	6.13.3

7 Bathroom

Item	Description	Condition	Cleanliness	Photos
General Overview 7.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Door (Internal) 7.2	Composite panelled. Brushed chrome handles. Free from marks and dents front and reverse sides.	 New Item	 Excellent	 N/A
Door Frame & Skirting 7.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 7.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 7.5	Ceiling. Recessed LED fixing(s). Plastic. 4 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Extractor Fan 7.6	White casing. Responsive when switched. Free of dust inside Ceiling mounted.	 New Item	 Excellent	 1 photo
Walls 7.7	Plastered & painted white. Tiled (around wet areas). Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Large grey marble effect tiles and large white tiles free from cracks and chips.	 New Item	 Excellent	 N/A
Windows and Sills 7.8	Standard window. 1 in total. UPVC double glazed. Obscured glass. Keys present. Wooden sills Frames free from marks, scratches and mould. Sill painted white, free from marks and dents.	 New Item	 Excellent	 N/A
Window Dressings 7.9	Charcoal roller blind. Free from marks, mould and tears. Cords intact and responsive, no safety clip present.	 New Item	 Excellent	 1 photo
Radiator 7.10	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Floor 7.11	Tiled. Free of stains. Free of marks/scratches. Free of cracks/chips Light grey. Loose paint flakes present.	 New Item	 Good	 2 photos
Shower Cubicle/Screen/Tray 7.12	Hinged enclosure with chrome frame. Screen intact Smears visible.	 New Item	 Good	 1 photo
Shower 7.13	Shower head & hose. Chrome. Shower head intact. Clean & free of mould. Free of limescale	 New Item	 Excellent	 2 photos
Bath 7.14	Standard. Acrylic/Plastic. Mixer tap. Plug & chain. No gaps in sealant. Exterior panel intact. Free of chips/cracks No mould present.	 New Item	 Excellent	 2 photos
Sink/Basin 7.15	Wall-mounted porcelain. Mixer tap. Mechanised plug. Free of cracks/chips. No gaps to sealant. No mould to sealant X2 laminate stone effect drawers underneath. Chrome handles. Free from marks, scratches and chips.	 New Item	 Excellent	 2 photos
Toilet 7.16	Porcelain. Plastic/Acrylic seat & lid. Base and tank free from cracks/chips Push button flush, intact and responsive. Lid and seat securely fitted, both soft closing. Dust present to bottom of cistern.	 New Item	 Good	 1 photo
Mirror 7.17	Wall-mounted rectangular. Free of marks. No cracks/chips	 New Item	 Excellent	 N/A

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.1.1

Extractor Fan



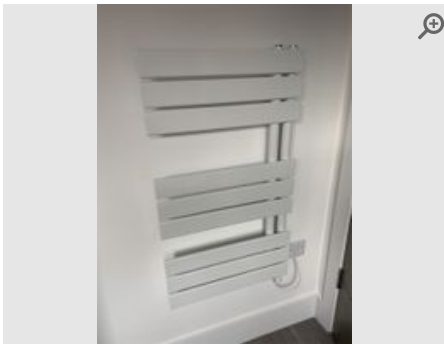
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.6.1

Window Dressings



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.9.1

Radiator

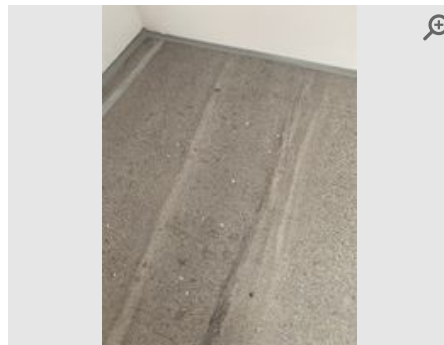


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.10.1

Floor

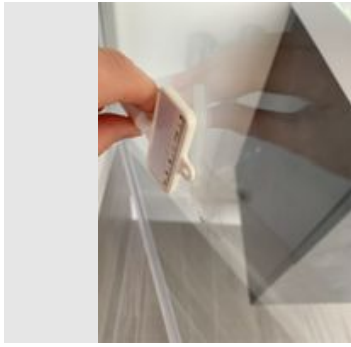


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.11.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.11.2

Shower Cubicle/Screen/Tray

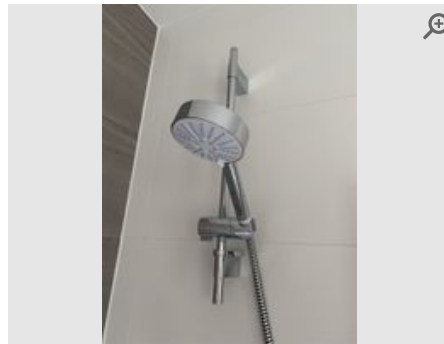


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.12.1

Shower

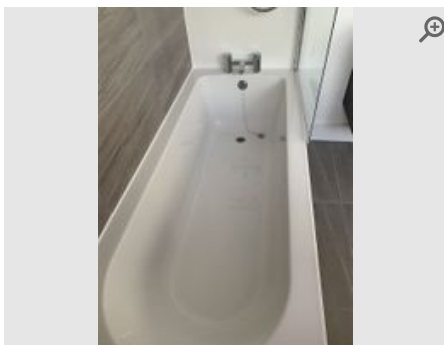


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.13.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.13.2

Bath



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.14.1

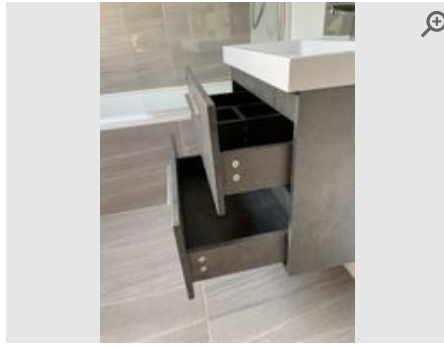


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.14.2

Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.15.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.15.2

Toilet



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	7.16.1

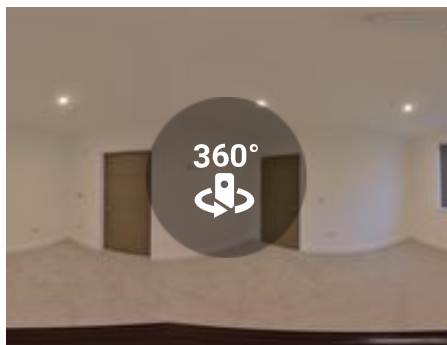
8 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
General Overview 8.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Door (Internal) 8.2	Composite panelled. Brushed chrome handles. Free from marks and dents front and reverse sides.	 New Item	 Excellent	 N/A
Door Frame & Skirting 8.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 8.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 8.5	Ceiling. Recessed LED fixing(s). Plastic. 4 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Smoke Alarm 8.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Walls 8.7	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Heating controls present.	 New Item	 Excellent	 N/A
Windows and Sills 8.8	Standard window. 1 in total. UPVC double glazed. Clear glass. Keys present. Wooden sills Frames free from marks, scratches and mould. Sill painted white, free from marks and dents.	 New Item	 Excellent	 N/A
Window Dressings 8.9	Charcoal vertical blinds. Free from marks, mould and tears. Push pole intact and responsive.	 New Item	 Excellent	 1 photo
Radiator 8.10	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Sockets & Switches 8.11	All sockets/switches plastic. 10 in total. All fixings present & intact	 New Item	 Excellent	 N/A
Floor 8.12	Carpeted. Free of stains. Free of marks/tears Light grey.	 New Item	 Excellent	 N/A



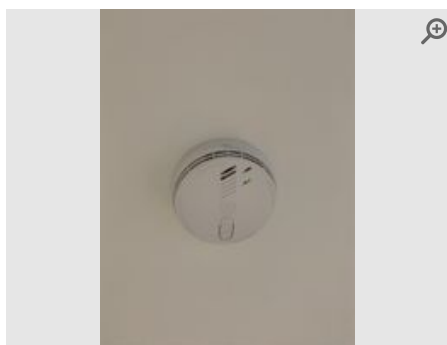
Bedroom 1 Photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	8.1.1

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	8.6.1

Window Dressings



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	8.9.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	8.10.1

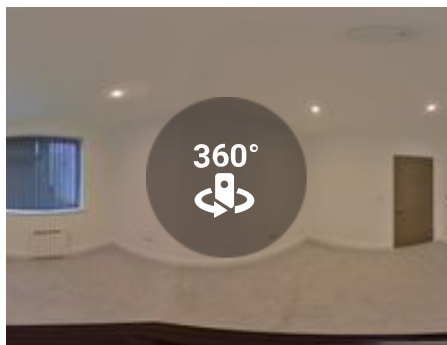
9 Bedroom 2

Item	Description	Condition	Cleanliness	Photos
General Overview 9.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Door (Internal) 9.2	Composite panelled. Brushed chrome handles. Free from marks and dents front and reverse sides.	 New Item	 Excellent	 N/A
Door Frame & Skirting 9.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 9.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 9.5	Ceiling. Recessed LED fixing(s). Plastic. 4 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Walls 9.6	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Heating controls present.	 New Item	 Excellent	 N/A
Smoke Alarm 9.7	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Windows and Sills 9.8	Standard window. 1 in total. UPVC double glazed. Clear glass. Keys present. Wooden sills Frames free from marks and scratches. Sill painted white, free from marks and dents.	 New Item	 Excellent	 N/A
Window Dressings 9.9	Charcoal vertical blinds. Free from marks and fray. Push pole intact and responsive.	 New Item	 Excellent	 1 photo
Radiator 9.10	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Sockets & Switches 9.11	All sockets/switches plastic. 10 in total. All fixings present & intact	 New Item	 Excellent	 N/A
Floor 9.12	Carpeted. Free of stains. Free of marks/tears Light grey.	 New Item	 Excellent	 N/A



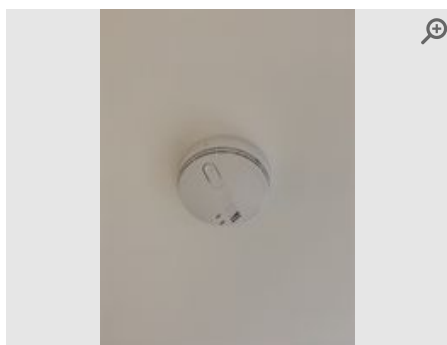
Bedroom 2 Photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	9.1.1

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	9.7.1

Window Dressings



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	9.9.1

Radiator

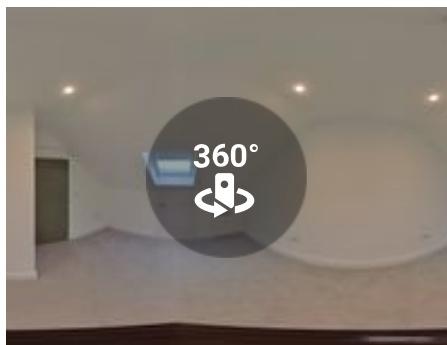


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	9.10.1

10 Bedroom 3

Item	Description	Condition	Cleanliness	Photos
General Overview 10.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	● New Item	● Excellent	 360° photo
Door (Internal) 10.2	Composite panelled. Brushed chrome handles. Free from marks and dents front and reverse sides. Sto key residue present centre front side.	● New Item	● Excellent	 1 photo
Door Frame & Skirting 10.3	White (matt). Free of marks/dents	● New Item	● Excellent	 N/A
Ceiling 10.4	Plastered/Painted white. Free of marks/mould Door stopper sponge stuck near window	● New Item	● Excellent	 1 photo
Light Fittings 10.5	Ceiling. Recessed LED fixing(s). Plastic. 4 fixings in total. All bulbs working	● New Item	● Excellent	 N/A
Smoke Alarm 10.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	● New Item	● Excellent	 1 photo
Walls 10.7	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Heating controls present..	● New Item	● Excellent	 N/A
Windows and Sills 10.8	Velux window. 2 in total. Wood double glazed. Clear glass Frames, painted white, free from marks. Indents present to window next to radiator. Internal blinds free from marks and mould.	● New Item	● Excellent	 2 photos
Radiator 10.9	White columned. Electric wall-mounted. 1 in total. Free of marks	● New Item	● Excellent	 1 photo
Sockets & Switches 10.10	All sockets/switches plastic. 10 in total. All fixings present & intact	● New Item	● Excellent	 N/A
Floor 10.11	Carpeted. Free of stains. Free of marks/tears Light grey.	● New Item	● Excellent	 N/A
Storage Cupboard 10.12	Flat panelled door painted white with brushed chrome handles, minor spot marks visible to front side.	● New Item	● Excellent	 3 photos

General Overview



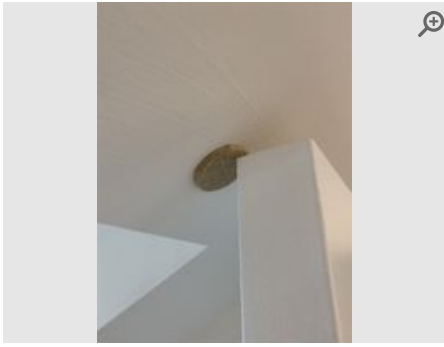
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.1.1

Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.2.1

Ceiling



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.4.1

Smoke Alarm

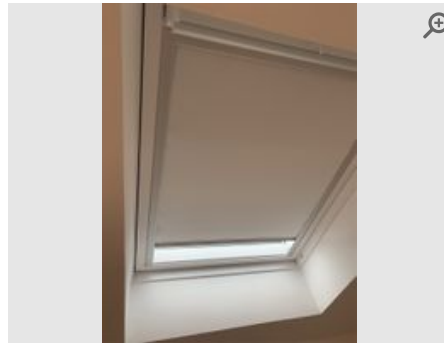


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.6.1

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.8.1



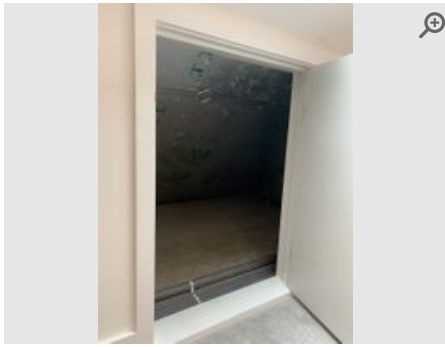
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.8.2

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.9.1

Storage Cupboard



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.12.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.12.2

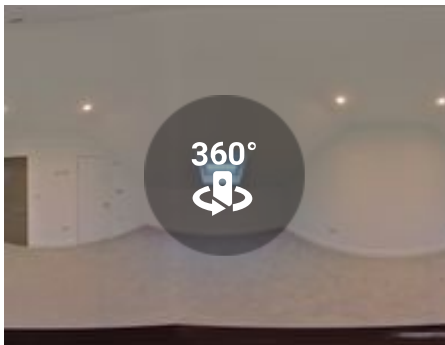


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	10.12.3

11 Bedroom 4

Item	Description	Condition	Cleanliness	Photos
General Overview 11.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	● New Item	● Excellent	 360° photo
Door (Internal) 11.2	Composite panelled. Brushed chrome handles. Free from marks and dents front and reverse sides.	● New Item	● Excellent	 N/A
Door Frame & Skirting 11.3	White (matt). Free of marks/dents	● New Item	● Excellent	 N/A
Ceiling 11.4	Plastered/Painted white. Free of marks/mould Door stopper sponge stuck near window	● New Item	● Excellent	 1 photo
Light Fittings 11.5	Ceiling. Recessed LED fixing(s). Plastic. 4 fixings in total. All bulbs working	● New Item	● Excellent	 N/A
Smoke Alarm 11.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	● New Item	● Excellent	 1 photo
Walls 11.7	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Heating controls present.	● New Item	● Excellent	 N/A
Windows and Sills 11.8	Velux window. 2 in total. Wood double glazed. Clear glass Frames, painted white, free from marks. Internal blinds free from marks and mould.	● New Item	● Excellent	 1 photo
Radiator 11.9	White columned. Electric wall-mounted. 1 in total. Free of marks	● New Item	● Excellent	 1 photo
Sockets & Switches 11.10	All sockets/switches plastic. 11 in total. All fixings present & intact	● New Item	● Excellent	 N/A
Floor 11.11	Carpeted. Free of stains. Free of marks/tears Light grey.	● New Item	● Excellent	 N/A
Storage Cupboard 11.12	Flat panelled door painted white with brushed chrome handles, free from marks and dents.	● New Item	● Excellent	 3 photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.1.1

Ceiling



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.4.1

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.6.1

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.8.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.9.1

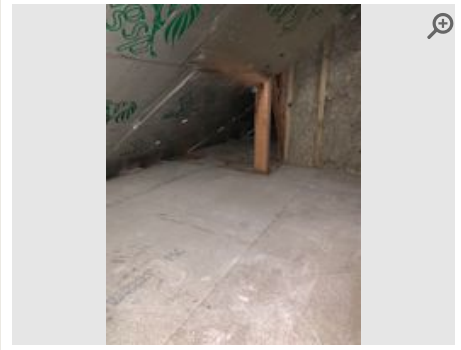
Storage Cupboard



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.12.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.12.2

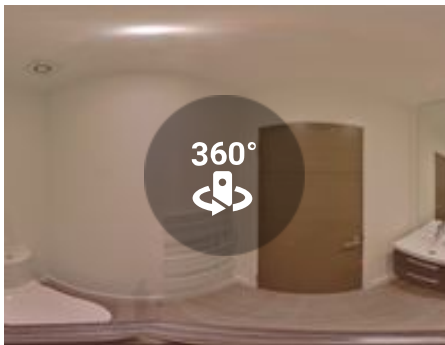


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	11.12.3

12 Ensuite

Item	Description	Condition	Cleanliness	Photos
General Overview 12.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	● New Item	● Excellent	 360° photo
Door (Internal) 12.2	Composite panelled. Brushed chrome handles. Free from marks and dents front and reverse sides.	● New Item	● Excellent	 N/A
Door Frame & Skirting 12.3	White (matt). Free of marks/dents	● New Item	● Excellent	 N/A
Ceiling 12.4	Plastered/Painted white. Free of marks/mould Settling cracks visible.	● New Item	● Excellent	 1 photo
Light Fittings 12.5	Ceiling. Recessed LED fixing(s). Plastic. 2 fixings in total. All bulbs working	● New Item	● Excellent	 N/A
Extractor Fan 12.6	White casing. Responsive when switched. Free of dust inside Ceiling mounted.	● New Item	● Excellent	 1 photo
Walls 12.7	Plastered & painted white. Tiled (around wet areas). Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Large white tiles in shower area. Free from marks, cracks and chips.	● New Item	● Excellent	 4 photos
	 Disagreed by tenant - 13th March 2021  The inspector agreed			
	Information provided by tenant Marks above skirting next to toilet. The inspector responded to the above tenant comments with the following: Noted.			
Radiator 12.8	White columned. Electric wall-mounted. 1 in total Chips present to top edge left hand side.	● Good	● Excellent	 2 photos
Floor 12.9	Tiled. Free of stains. Free of marks/scratches. Free of cracks/chips Light grey marble effect.	● New Item	● Excellent	 N/A
Shower Cubicle/Screen/Tray 12.10	Sliding enclosure with chrome frame. Chrome handle. Plastic shower tray. Chrome waste. Screen intact. Tray intact. Runners functioning well Screen free from smears. Shower area free from mould.	● New Item	● Excellent	 1 photo
Shower 12.11	Shower head & hose. Chrome. Shower head intact. Clean & free of mould. Free of limescale	● New Item	● Excellent	 2 photos
Sink/Basin 12.12	Wall-mounted porcelain. Mixer tap. Mechanised plug. Free of cracks/chips. No gaps to sealant. No mould to sealant Water marks visible to plug. X2 laminate stone effect drawers underneath. Chrome handles. Free from marks, scratches and chips.	● New Item	● Excellent	 3 photos
Toilet 12.13	Porcelain. Plastic/Acrylic seat & lid. Base and tank free from cracks/chips Push button flush, intact and responsive. Lid and seat securely fitted, both soft closing.	● New Item	● Excellent	 1 photo
Mirror 12.14	Wall-mounted rectangular. Free of marks. No cracks/chips	● New Item	● Excellent	 N/A

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.1.1

Ceiling



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.4.1

Extractor Fan



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.6.1

Walls



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	26/02/2021
Reference	12.7.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	11/03/2021
Reference	12.7.2



Provided by	Inspector
Captured (External device)	13/03/2021
Added	13/03/2021
Reference	12.7.3



Provided by	Tenant
Captured (External device)	13/03/2021
Added	13/03/2021
Reference	12.7.4

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.8.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.8.2

Shower Cubicle/Screen/Tray

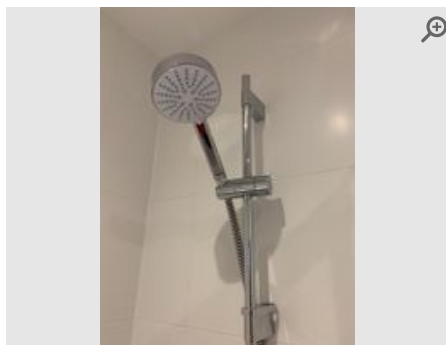


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.10.1

Shower



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.11.1

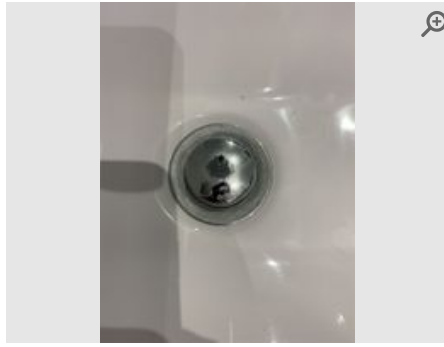


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.11.2

Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.12.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.12.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.12.3

Toilet



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	12.13.1

13 Driveway

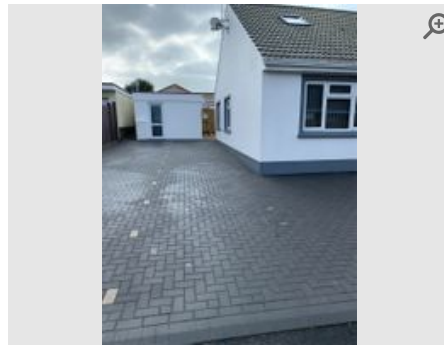
Item	Description	Condition	Cleanliness	Photos
Overview (Parking Space) 13.1	Paved area. Clear allocated markings. Free of oil/paint stains	● New Item	● Excellent	📷 2 photos

📷 Driveway Photos

Overview (Parking Space)



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	13.1.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	13.1.2

14 Back Garden

Item	Description	Condition	Cleanliness	Photos
Overview (External) 14.1	Fair seasonal order Raised lawned area via wooden sleepers. Slabbed patio, free from cracks and no gaps to grouting. Mature shrubs and trees present. Side path raised beds covered with bark chippings. Fences appear securely fitted.	● New Item	● Excellent	📷 6 photos



Back Garden Photos

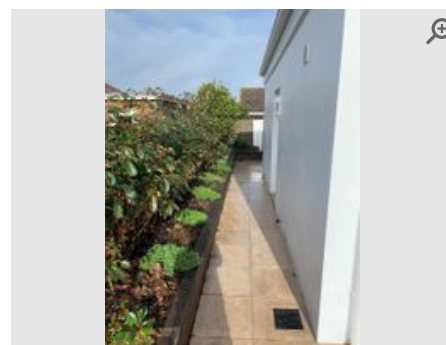
Overview (External)



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	14.1.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	14.1.2



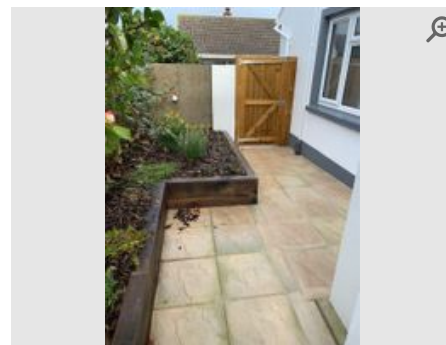
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	14.1.3



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	14.1.4



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	14.1.5



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	14.1.6

15 Study

Item	Description	Condition	Cleanliness	Photos
General Overview 15.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours). Paint pots and loose leads present.	 New Item	 Good	 1 photo  360° photo
Door (Internal) 15.2	Composite panelled. Brushed chrome handles. Smudges present to bottom edge front side. Woodwork cracked and repaired bottom edge front side. Water marks and wood work chipped bottom edge reverse side.	 Good	 Excellent	 4 photos
Door Frame & Skirting 15.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 15.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 15.5	Ceiling. Recessed LED fixing(s). Plastic. 3 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Smoke Alarm 15.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Walls 15.7	Plastered & painted white. Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present	 New Item	 Excellent	 N/A
Patio Doors 15.8	UPVC double glazed. Clear glass Sliding doors. Mark present to lock. Frames free from marks, mould and scratches. Door tread tiles, light grey marble effect, free from cracks and chips.	 New Item	 Excellent	 1 photo
Window Dressings 15.9	Blind track and push pole present. Landlord informed clerk that blinds will be fitted when tenants in situ. (Charcoal vertical blinds, matching those in kitchen).	 Good	 Good	 1 photo
Sockets & Switches 15.10	All sockets/switches plastic. 7 in total. All fixings present & intact	 New Item	 Excellent	 N/A
Radiator 15.11	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Floor 15.12	Laminate wood effect. Free of stains. Free of marks/scratches Light grey.	 New Item	 Excellent	 N/A

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.1.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.1.2

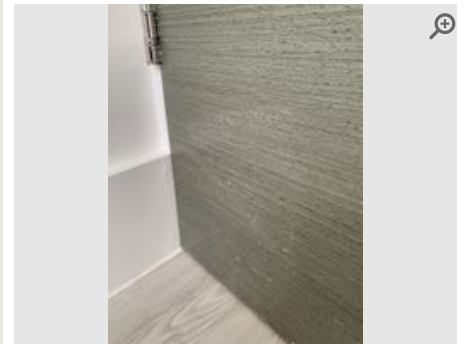
Door (Internal)



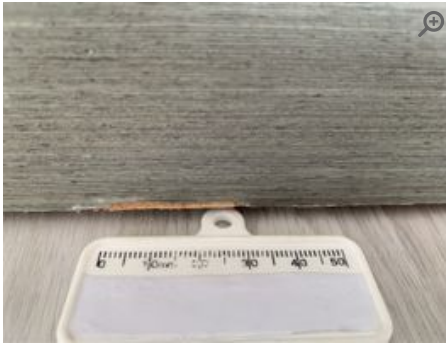
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.2.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.2.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.2.3



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.2.4

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.6.1

Patio Doors



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.8.1

Window Dressings



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.9.1

Radiator

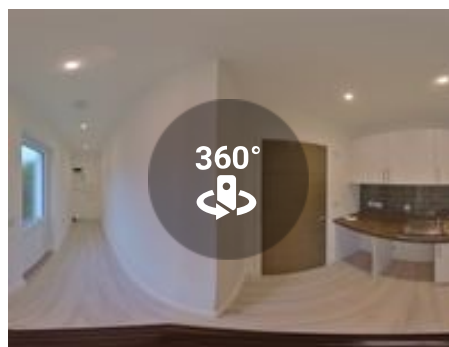


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	15.11.1

16 Utility/Laundry Room

Item	Description	Condition	Cleanliness	Photos
General Overview 16.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours). Contains x2 fusebox and electrical leads.	 New Item	 Excellent	 4 photos  360° photo
Door (Internal) 16.2	Composite panelled. Brushed chrome handles. Free from marks and dents front and reverse sides.	 New Item	 Excellent	 N/A
Door Frame & Skirting 16.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 16.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 16.5	Ceiling. Recessed LED fixing(s). Plastic. 5 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Smoke Alarm 16.6	Ceiling mounted. Test button/function working. Ei Electronics. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Extractor Fan 16.7	White casing. Responsive when switched. Free of dust inside Wall mounted.	 New Item	 Excellent	 1 photo
Walls 16.8	Plastered & painted white. Tiled (around worktops). Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Large charcoal subway tiles, free from cracks and chips.	 New Item	 Excellent	 N/A
Sockets & Switches 16.9	All sockets/switches plastic. 11 in total. All fixings present & intact	 New Item	 Excellent	 N/A
Radiator 16.10	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Floor 16.11	Laminate wood effect. Free of stains. Free of marks/scratches Light grey.	 New Item	 Excellent	 N/A
Kitchen Cupboards/Units 16.12	Wall units present. Base units present. 4 hinged doors. Laminated. Matt. Brushed chrome handles. Laminated shelving. All shelving is intact. Free of items inside. Free of stains underneath sink. Handles/hinges intact. Free of grease/food residue. White	 New Item	 Excellent	 1 photo
Kitchen Worksurfaces 16.13	Laminate granite effect worksurface. Free of marks/scratches	 New Item	 Excellent	 1 photo
Kitchen Sink 16.14	Single bowl. Draining board. Mixer tap. Filter plug present. No gaps in sealant Water marks present to basin and draining board.	 New Item	 Good	 3 photos
Door (Back) 16.15	UPVC double glazed. Obscured glass. UPVC handle Free from marks and scratches front and reverse sides. Glazing free from cracks.	 New Item	 Excellent	 N/A

General Overview



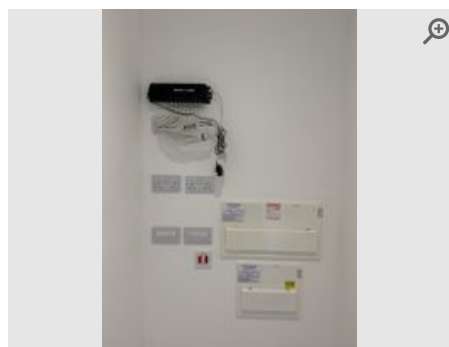
Provided by	Inspector
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Added	02/02/2021
Reference	16.1.1



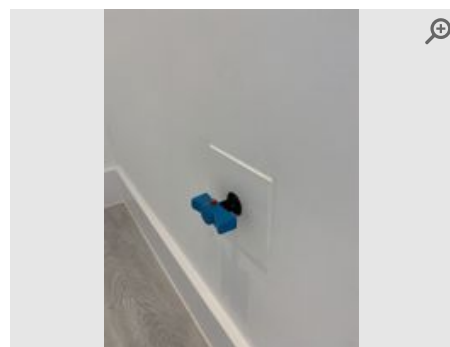
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.1.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.1.3



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.1.4



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.1.5

Smoke Alarm



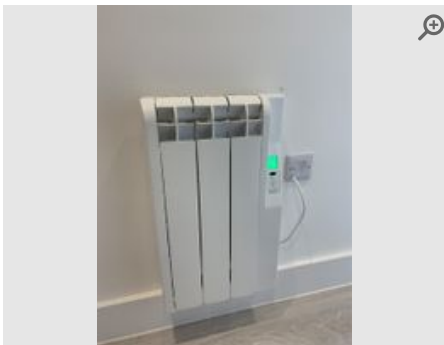
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.6.1

Extractor Fan



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.7.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.10.1

Kitchen Cupboards/Units



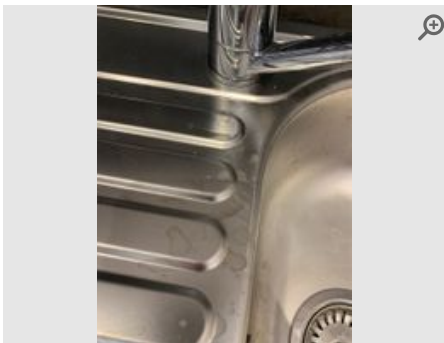
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.12.1

Kitchen Worksurfaces



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.13.1

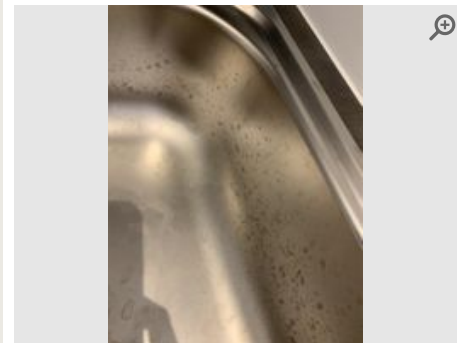
Kitchen Sink



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.14.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.14.2

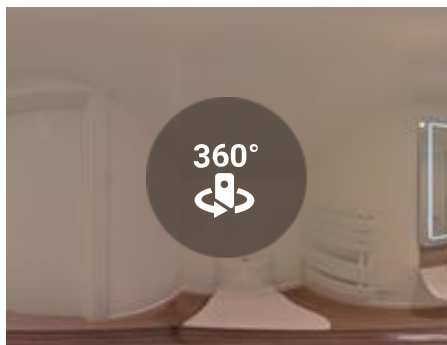


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	16.14.3

17 Ensuite

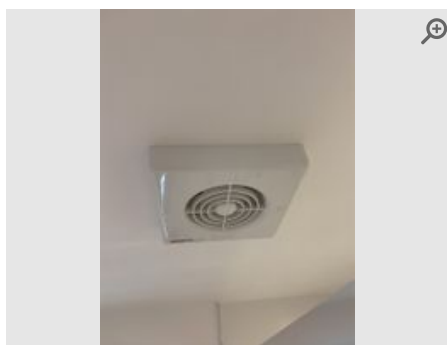
Item	Description	Condition	Cleanliness	Photos
General Overview 17.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Door (Internal) 17.2	Flat panelled door painted white with brushed chrome handles. Free from marks and dents front and reverse sides.	 New Item	 Excellent	 N/A
Door Frame & Skirting 17.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 17.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 17.5	Ceiling. Recessed LED fixing(s). Plastic. 2 fixings in total. All bulbs working	 New Item	 Excellent	 N/A
Extractor Fan 17.6	White casing. Responsive when switched. Free of dust inside Ceiling mounted.	 New Item	 Excellent	 1 photo
Walls 17.7	Plastered & painted white. Tiled (around wet areas). Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Large white tiles, free from cracks and chips. Grey marble effect tiles also free from cracks and chips.	 New Item	 Excellent	 N/A
Radiator 17.8	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Floor 17.9	Tiled. Free of stains. Free of cracks/chips Water marks visible around toilet base. Light grey marble effect.	 New Item	 Good	 1 photo
Shower Cubicle/Screen/Tray 17.10	Sliding enclosure with chrome frame. Chrome handle. Plastic shower tray. Chrome waste. Screen intact. Tray intact Dirt present to tray. Screen free from smears. Shower area free from mould.	 New Item	 Fair	 2 photos
Shower 17.11	Shower head & hose. Chrome. Shower head intact. Clean & free of mould. Free of limescale Water marks present to controls.	 New Item	 Good	 3 photos
Sink/Basin 17.12	Wall-mounted porcelain. Mixer tap. Mechanised plug. Free of cracks/chips. No gaps to sealant. No mould to sealant Water marks present to plug. Grohe.	 New Item	 Excellent	 1 photo
Toilet 17.13	Porcelain. Plastic/Acrylic seat & lid. Base and tank free from cracks/chips Push button flush, intact and responsive. Lid and seat securely fitted, both soft closing.	 New Item	 Excellent	 1 photo
Mirror 17.14	Wall-mounted rectangular. Free of marks. No cracks/chips Internal light responsive.	 New Item	 Excellent	 N/A

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.1.1

Extractor Fan



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.6.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.8.1

Floor



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.9.1

Shower Cubicle/Screen/Tray

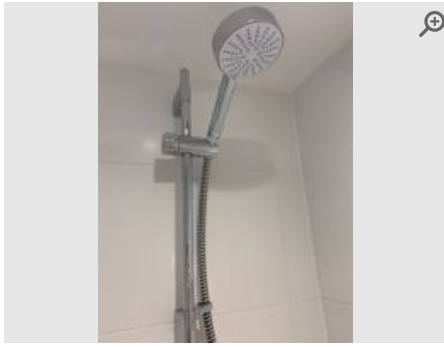


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.10.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.10.2

Shower



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.11.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.11.2



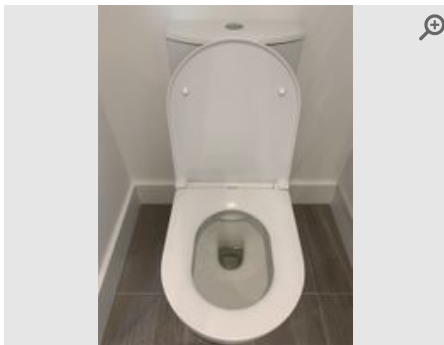
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.11.3

Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.12.1

Toilet

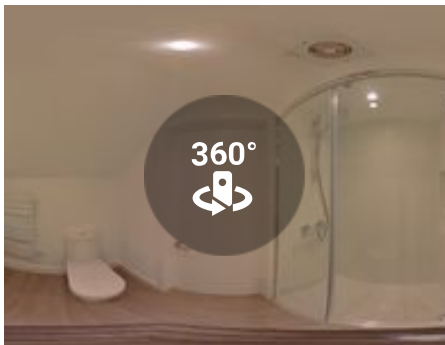


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	17.13.1

18 Ensuite

Item	Description	Condition	Cleanliness	Photos
General Overview 18.1	Immaculate. Refurbished -3 mths ago. Woodwork painted 1-3 months ago. Walls painted 1-3 months ago. Ceiling painted 1-3 months ago Neutral Smell (No Smoke or Pet Odours).	 New Item	 Excellent	 360° photo
Door (Internal) 18.2	Flat panelled door painted white with brushed chrome handles. Free from marks and dents front and reverse sides.	 New Item	 Excellent	 N/A
Door Frame & Skirting 18.3	White (matt). Free of marks/dents	 New Item	 Excellent	 N/A
Ceiling 18.4	Plastered/Painted white. Free of marks/mould	 New Item	 Excellent	 N/A
Light Fittings 18.5	Ceiling. Wall. Recessed LED fixing(s). Tube fixing. Plastic. 4 fixings in total. 5 bulbs/spotlights. All bulbs working	 New Item	 Excellent	 N/A
Extractor Fan 18.6	White casing. Responsive when switched. Free of dust inside Ceiling mounted.	 New Item	 Excellent	 1 photo
Walls 18.7	Plastered & painted white. Tiled (around wet areas). Free of marks. No picture hooks/nails present. No raw plug/nail holes present. No filled holes present Large white tiles free from cracks and chips.	 New Item	 Excellent	 N/A
Radiator 18.8	White columned. Electric wall-mounted. 1 in total. Free of marks	 New Item	 Excellent	 1 photo
Floor 18.9	Tiled. Free of stains. Free of marks/scratches. Free of cracks/chips Light grey marble effect.	 New Item	 Excellent	 N/A
Shower Cubicle/Screen/Tray 18.10	Sliding enclosure with chrome frame. Chrome handle. Plastic shower tray. Chrome waste. Screen intact. Tray intact Screen free from smears. Shower area free from mould. Light residue and water marks visible to tray and plug.	 New Item	 Good	 3 photos
Shower 18.11	Shower head & hose. Chrome. Shower head intact. Clean & free of mould. Free of limescale	 New Item	 Excellent	 2 photos
Sink/Basin 18.12	Wall-mounted porcelain. Mixer tap. Mechanised plug. Free of cracks/chips. No gaps to sealant. No mould to sealant Discolouring visible around plug hole. X2 laminate stone effect drawers underneath. Chrome handles. Free from marks, scratches and chips.	 New Item	 Good	 3 photos
Toilet 18.13	Porcelain. Plastic/Acrylic seat & lid. Base and tank free from cracks/chips Push button flush, intact and responsive. Lid and seat securely fitted, both soft closing. Residue present to back of top side of seat.	 New Item	 Fair	 2 photos
Mirror 18.14	Wall-mounted rectangular. Free of marks. No cracks/chips	 New Item	 Excellent	 N/A

General Overview



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.1.1

Extractor Fan



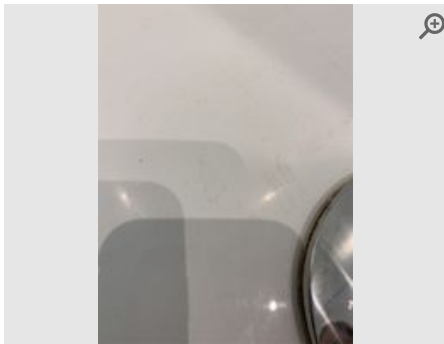
Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.6.1

Radiator

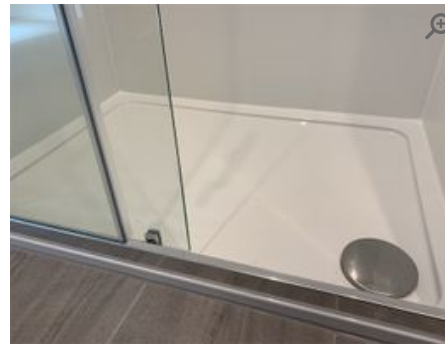


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.8.1

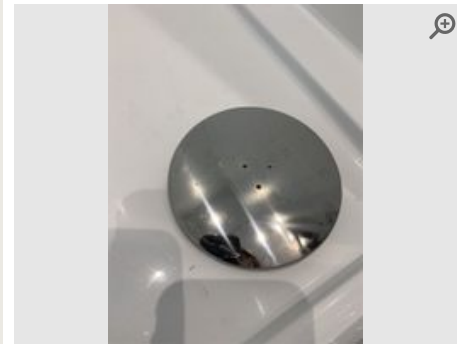
Shower Cubicle/Screen/Tray



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.10.1

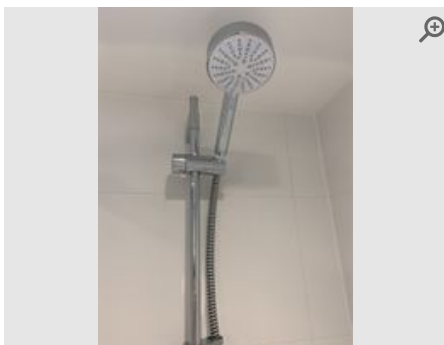


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.10.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.10.3

Shower



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.11.1

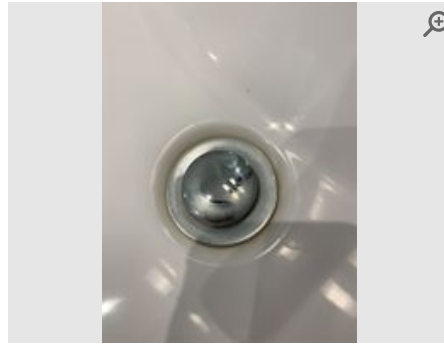


Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.11.2

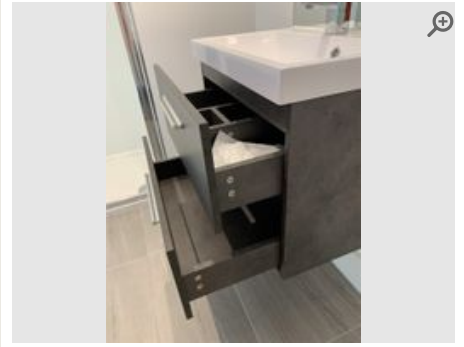
Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.12.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.12.2



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.12.3

Toilet



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.13.1



Provided by	Inspector
Captured (Certified by inspector)	02/02/2021
Added	02/02/2021
Reference	18.13.2



Declaration

Was the tenant present during the inspection

NO

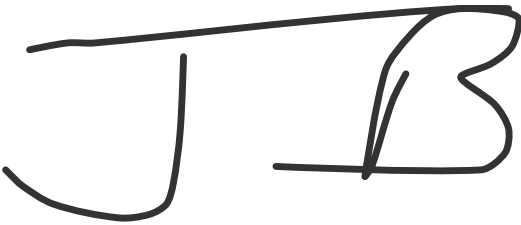
I hereby confirm approval of the accuracy and contents of the information contained within this report and my responses (if/where provided). I have also read, understood and agree to the disclaimer information contained within this report. I hereby confirm that the test function button of any smoke and 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: Joe Bloggs
Date: 13/03/2021 at 5:22pm

Tenant Signature



Name: Tenant Name
Date: 13/03/2021 at 5:25pm

Email address: admin@inventoryhub.je
IP address: 87.244.122.18



Disclaimer

Important information about this condition report

A condition report is conclusive evidence of the condition of a property. However, if the landlord or tenant fails to complete the report within the specified periods of time at any stage, then the report will be treated as accepted to the extent that it is completed.

If the landlord and tenant do not agree about a statement made in the condition report, and the modifications made in the report have not been agreed by both of them, then the report is not treated as accepted, in whole or in part as the case may be.

Photos or videos may be included in the condition report, as they are a helpful way to support anything written on the report. Any attached photographic or video evidence must be signed and dated by all parties.

For more information about your rights as a landlord or tenant, please refer to the Residential Tenancy (Jersey) Law 2011 or contact the Strategic Housing Unit on 01534 440547 or visit www.gov.je/Home/RentingBuying/

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

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

Health & Safety / Insurance Risk-Avoidance Steps

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

Guidance Notes to Tenants

What should I know about the check-out process?

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

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

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

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

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

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

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

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

Cleaning

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

Soft Furnishings

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

Flooring

Carpets should either be professionally cleaned or vacuumed including edges and corners depending on the level of soiling and/or the terms of tenancy agreement. Receipts for professional cleaning should be given to the inspector at the time of the 'Check-Out' inspection. Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the managing agent/landlord). Tenants are often charged by the managing agent/landlord for repairs or replacement costs due to soiling, staining or damage such as cigarette or iron burns.

Decoration

As specified in the majority of tenancy agreements, tenants should gain signed, written permission (keep a copy) from the managing agent/landlord prior to putting nails, pins and other fixtures into walls and ceilings and should avoid the use of tac or tape. Additional marks/fixings 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.