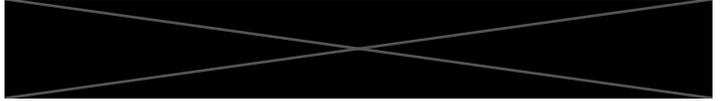
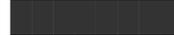


Check-in Inventory Report

Please note: This PDF report is a preview copy only for information purposes.
The final report could be subject to change following inspector edits and/or tenant feedback.



TENANT NAME



TENANCY TYPE

Joint

REPORT CONFIRMED BY



TENANCY START DATE

02/02/2026

PROPERTY VISIT DATE

27/01/2026

 [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). 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.

Property Information

This is a semi detached three bedroom property with blocked paved driveway to the front a separate garage with electric door and side entrance and rear garden.

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?

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?



Health & Safety Alarm Compliance Photos



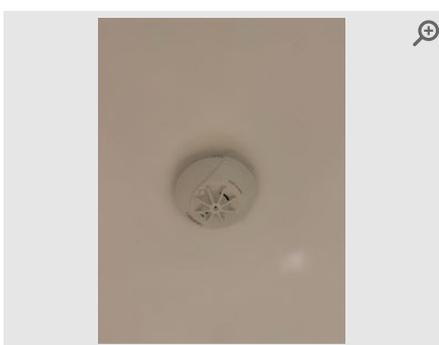
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Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Entrance/Hallway</u>	<u>Smoke Alarm</u>	<p>Ceiling mounted. Test button/function working. Wired. Linked system</p> <p>Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	27/01/2026	N/A	
<u>Kitchen</u>	<u>Ceiling</u>	<p>Condition: Free of marks, stains, dents and visible defects.</p> <p>Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.</p>	27/01/2026	N/A	
<u>Kitchen</u>	<u>Heat Sensor/Smoke Alarm</u>	<p>Ceiling mounted. Test button/function working. Wired. Linked System</p> <p>Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	27/01/2026	N/A	
<u>Stairway/Landing</u>	<u>Smoke Alarm</u>	<p>Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	27/01/2026	N/A	
<u>Stairway/Landing</u>	<u>Boiler/Storage Cupboard</u>	<p>Condition: The cupboard door is free of marks, scratches and stains to both the interior and exterior sides, with the handles and closing mechanism in working order. The interior walls of the cupboard are free of marks, stains and visible imperfections. The boiler casing is free from marks, stains, chips and scratches. The pipework appears intact with no evidence of leaks or drips. The dials/buttons/controls are all intact with no visible signs of damage.</p> <p>Cleanliness: Doors and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the cupboard. Boiler unit casing free of dirt, dust and drip marks.</p>	27/01/2026	N/A	

Legislation Compliance Checks

✓ Damp & Mould Compliance (property related)

NO Does the property have visual evidence of damp, mildew, decorative spoil or condensation?

NO Is there evidence of any leaks (either plumbing or caused by a structural defect)?

NO Is there evidence of damp and/or mould on room ceilings?

NO Is there damp and/or mould present on external walls outside or within the property?

NO Is there damp and/or mould present on internal walls within the property?

YES Are there any ventilation extractor fans installed within the rooms and spaces of the property?

Damp and Mould Compliance Notes

Relative humidity recorded at 50%



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Porch</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	360° photo
<u>Entrance/Hallway</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.	● Good	● Excellent	360° photo
<u>Living Room/Lounge</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand new carpets throughout. Freshly painted Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.	● Good	● Excellent	2 photos 360° photo
<u>Kitchen</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Freshly painted Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	4 photos 360° photo
<u>Toilet</u>	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	2 photos
<u>Stairway/Landing</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand-new carpets throughout. Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.	● Good	● Excellent	360° photo
<u>Bedroom</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). New carpets throughout. Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.	● Good	● Excellent	360° photo
<u>Bedroom</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand-new carpet throughout. Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	360° photo
<u>Bedroom</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand-new carpets throughout. Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	360° photo
<u>Bathroom</u>	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.	● Good	● Excellent	360° photo
<u>Attached Garage</u>	Condition: Minor marks, scratches, chips and/or stains evident to the garage door. The door mechanism is in working order. Marks, scratches, chips and paint marks evident to the interior walls. The flooring is intact but with minor oil and/or paint stains. Miscellaneous items inside. Cleanliness: Generally minor evidence of dirt, dust and cobwebs. There are some minor oil and/or paint stains to the walls and/or flooring.	● Fair	● Fair	2 photos 360° photo
<u>Car Parking Space</u>	Block paved area Condition: Free of marks, cracks and chips to the surface. Free of oil stains. No moss or weeds present in the surface. Cleanliness: Free of dirt and dust. No oil stains present. No weeds or moss evident.	● Good	● Good	N/A

Room/Space	Description	Condition	Cleanliness	Photos
<u>Driveway</u>	<p>Block paved area</p> <p>Condition: Free of marks, cracks and chips to the surface. Free of oil stains. No moss or weeds present in the surface.</p> <p>Cleanliness: Free of dirt and dust. No oil stains present. No weeds or moss evident.</p>	● Good	● Good	📷 N/A
<u>Front Garden</u>	<p>Condition: Good seasonal order. Fencing and boundary structures appear secure. Plants and shrubs pruned, no overgrown areas. The grass has been cut.</p> <p>Cleanliness: The area is free of rubbish and litter, with no loose items present. No evidence of moss or weeds to the grass or paved areas.</p>	● Good	● Good	📷 3 photos
<u>Back Garden</u>	<p>Condition: Good seasonal order. Fencing and boundary structures appear secure. Plants and shrubs pruned, no overgrown areas. The grass has been cut.</p> <p>Cleanliness: The area is free of rubbish and litter, with no loose items present. No evidence of moss or weeds to the grass or paved areas.</p>	● Good	● Good	📷 2 photos 📷 360° 360° photo
<u>Property Overview</u>	<p>The property is generally in a very good condition. It has been decorated throughout freshly painted and it has been with brand-new fresh carpets and underlay. It has also been professionally cleaned to a high standard. All and frames have been cleaned. The garden is also in a very good condition there are no weeds or overgrowing plants.</p>	● Good	● Good	📷 N/A



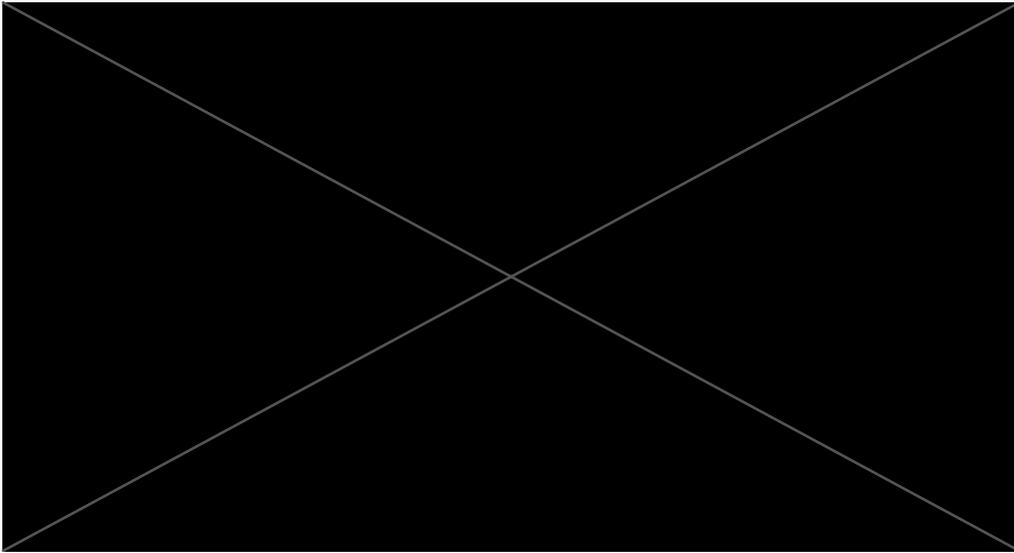
Check-in Inventory Details

Check-in Inventory Procedures

YES

Keys photographed, tested & handed over

Key Photos





Utility Details

Electricity - Single Rate Meter

Supplier

N/A

Serial Number (MSN)



Location

Kitchen

Serial Photo



Provided by

Inspector

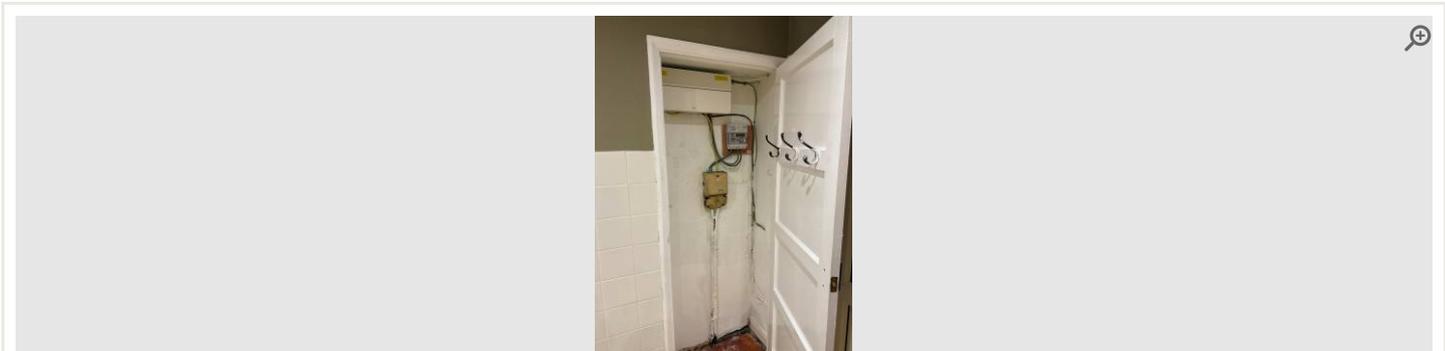
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27/01/2026

Location Photo



Provided by

Inspector

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27/01/2026

Access Details

Pantry in kitchen

Date	Notes	Reading
27/01/2026		00 14444



Provided by	Inspector
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Added	27/01/2026

Gas - Standard Meter

Supplier

N/A

Serial Number (MSN)



Location

Under stairs cupboard

Serial Photo



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Inspector

Captured (via App):

27/01/2026 5:31 PM

Added

27/01/2026

Access Details

Cupboard under stairs

Date	Notes	Reading
27/01/2026		129674



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Inspector

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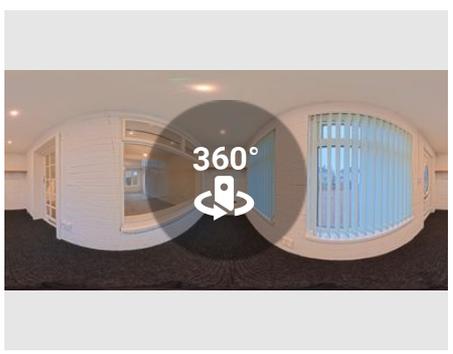
27/01/2026

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.

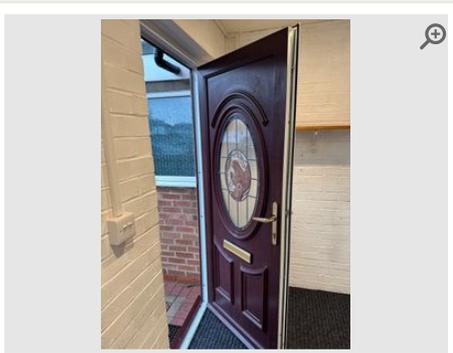
1 Porch				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Clean & Tidy Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
1.2 Front Door	UPVC double glazed Condition: Free of marks and scratches to the interior and exterior sides. Glazing is intact. Handles and closing mechanism are in working order. Lock in working order. Cleanliness: Free of dirt, dust and drip marks. Glazing in a good clean condition.	● Good	● Good	 2 photos
1.3 Floor	Carpeted Condition: Free of marks, stains, tears and scratches. Brand new flooring. Cleanliness: Free of dirt, dust and loose debris. Brand new	● New Item	● Excellent	 1 photo
1.4 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Minimal picture hooks, rawl plugs and/or filled holes present. Patchy paintwork evident. Appears to be cosmetic damage only. Cleanliness: Minor evidence of dirt/dust and cobwebs and/or drip marks. No evidence of mould or mildew.	● Fair	● Fair	 2 photos
1.5 Ceiling	Condition: Minor evidence of marks, smudges and/or stains. Patchy paintwork and some hairline cracks. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present. Cleaned to an 'as professional' standard.	● Fair	● Excellent	 N/A
1.6 Switches	Condition: All casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks. Cleaned to an 'as professional' standard.	● New Item	● Excellent	 N/A
1.7 Light Fittings	Ceiling. Spotlight(s) Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings. Cleaned to an 'as professional' standard.	● New Item	● Excellent	 1 photo
1.8 Vertical Blind	Condition: The frame and slats are free of marks, scratches and stains. The slats are securely connected and the control cords and pole are intact and in working order. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 4 photos

**General
Overview**

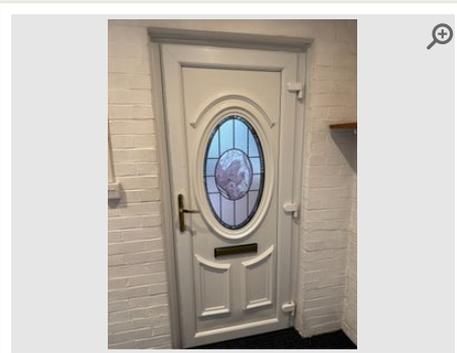


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Reference	1.1.1

**Front
Door**



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Added	27/01/2026
Reference	1.2.1



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Reference	1.2.2

Floor



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Reference	1.3.1

Walls

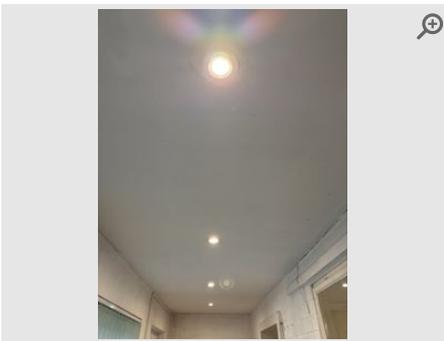


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Reference	1.4.1



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Reference	1.4.2

Light Fittings



Provided by	Inspector
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Reference	1.7.1

Vertical Blind



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Reference	1.8.1



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Reference	1.8.2



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Reference	1.8.3

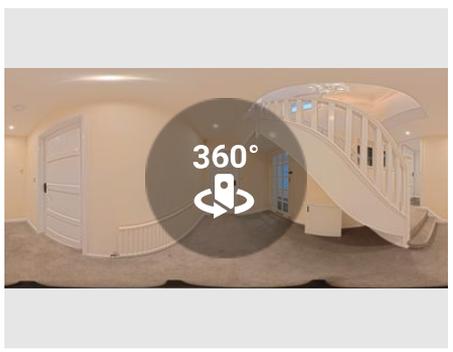


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Reference	1.8.4

2 Entrance/Hallway

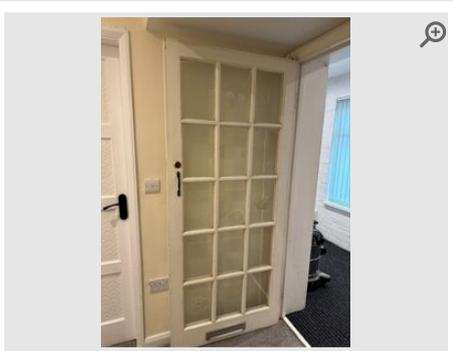
Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	<p>Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours).</p> <p>Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	 360° photo
2.2 Front Door	<p>Wood single glazed</p> <p>Condition: Minor marks, scratches and/or stains to the door panels. Glazing is intact. Handles are marked and/or tarnished. The lock is in working order.</p> <p>Cleanliness: Minor evidence of dust/dirt/loose debris to the door panels. Glazing has traces of dirt to the edges.</p>	● Fair	● Fair	 2 photos
2.3 Door Frame & Skirting	<p>Condition: Free of marks, scratches, chips and dents.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	 N/A
2.4 Ceiling	<p>Plastered/Painted white</p> <p>Condition: Free of marks, stains, dents and visible defects.</p> <p>Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.</p>	● Good	● Good	 3 photos
2.5 Light Fittings	<p>Condition: No visible defects or damage evident to the light fittings.</p> <p>Cleanliness: Free of dust and cobwebs to the fittings. Cleaned to an 'as professional' standard.</p>	● New Item	● Excellent	 N/A
2.6 Smoke Alarm	<p>Ceiling mounted. Test button/function working. Wired. Linked system</p> <p>Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 1 photo
2.7 Walls	<p>Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present.</p> <p>Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.</p>	● Good	● Good	 4 photos
2.8 Radiator	<p>Condition: Free of marks, scratches and paint imperfections. No signs of leakage.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 1 photo
2.9 Sockets & Switches	<p>Condition: All socket casings intact with no signs of damage or defects. All switches intact.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● New Item	● Excellent	 N/A
2.10 Floor	<p>Condition: Free of marks, stains, tears and scratches. Brand new carpet</p> <p>Cleanliness: Free of dirt, dust and loose debris. Brand new carpet</p>	● New Item	● Excellent	 1 photo

General Overview

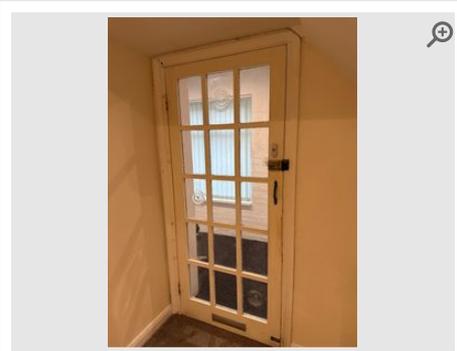


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Reference	2.1.1

Front Door



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Added	27/01/2026
Reference	2.2.1



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Reference	2.2.2

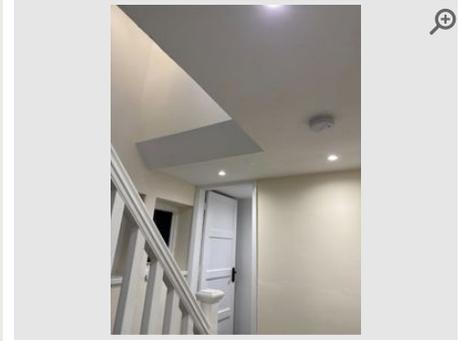
Ceiling



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Reference	2.4.1



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Reference	2.4.2



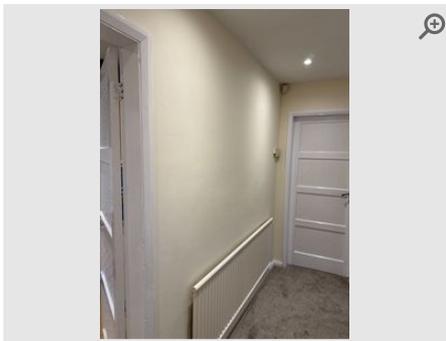
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Reference	2.4.3

Smoke Alarm

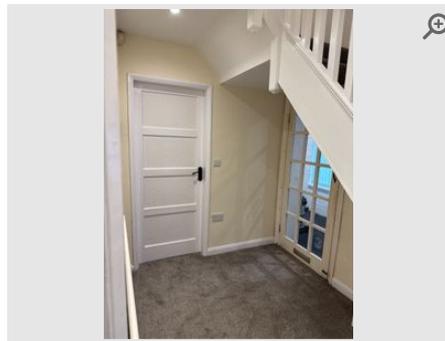


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Reference	2.6.1

Walls



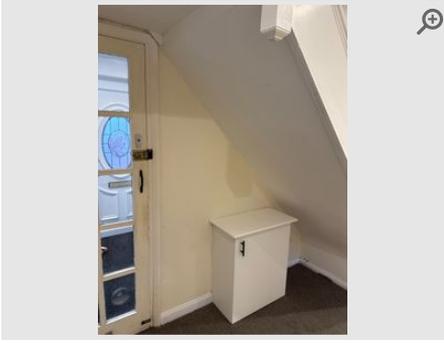
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Reference	2.7.1



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Reference	2.7.2



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Added	27/01/2026
Reference	2.7.3



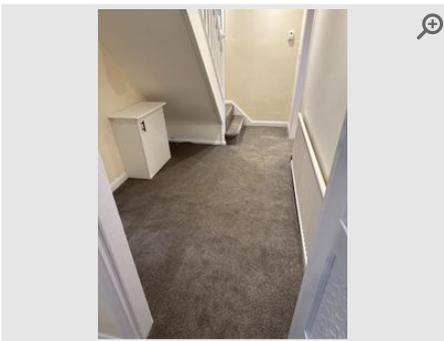
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Reference	2.7.4

Radiator



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Reference	2.8.1

Floor

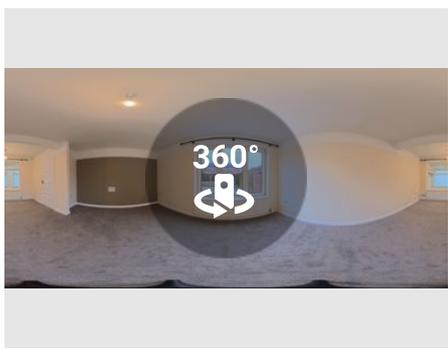


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Reference	2.10.1

3 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	<p>Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand new carpets throughout. Freshly painted</p> <p>Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	📷 2 photos 📷 360° photo
3.2 Door (Internal)	<p>Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order.</p> <p>Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.</p>	● Good	● Good	📷 2 photos
3.3 Door Frame & Skirting	<p>Condition: Free of marks, scratches, chips and dents.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	📷 N/A
3.4 Ceiling	<p>Condition: Free of marks, stains, dents and visible defects. Freshly painted</p> <p>Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.</p>	● Good	● Excellent	📷 2 photos
3.5 Light Fittings	<p>Condition: No visible defects or damage evident to the light fittings.</p> <p>Cleanliness: Free of dust and cobwebs to the fittings.</p>	● Good	● Good	📷 N/A
3.6 Walls	<p>Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Freshly painted</p> <p>Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks. Cleaned to an 'as professional' standard.</p>	● Good	● Good	📷 6 photos
3.7 Windows and Sills	<p>Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation.</p> <p>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. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	📷 4 photos
3.8 Radiator	<p>Condition: Free of marks, scratches and paint imperfections. No signs of leakage.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	📷 N/A
3.9 Sockets & Switches	<p>Condition: All socket casings intact with no signs of damage or defects. All switches intact.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	📷 N/A
3.10 Floor	<p>Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Brand new carpet throughout.</p> <p>Cleanliness: Free of dirt, dust and loose debris. Cleaned to an 'as professional' standard.</p>	● New Item	● Excellent	📷 3 photos

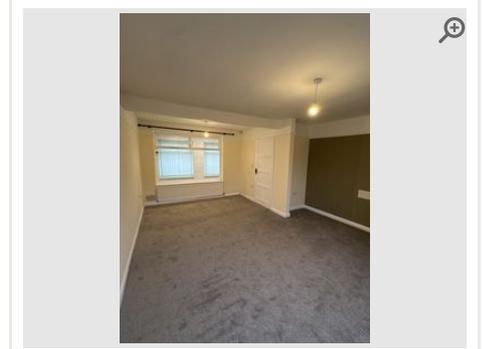
General Overview



Provided by	Inspector
Captured (via App):	27/01/2026 4:20 PM
Added	27/01/2026
Reference	3.1.1

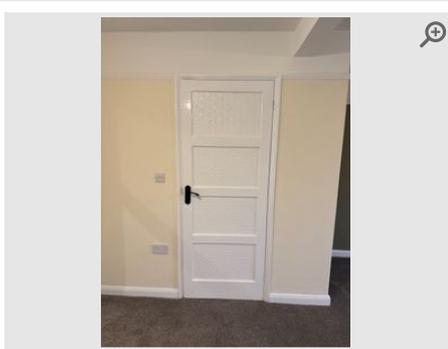


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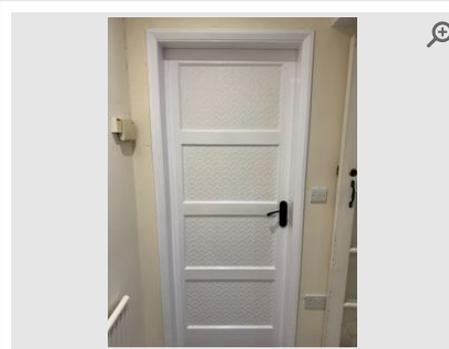


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Door (Internal)

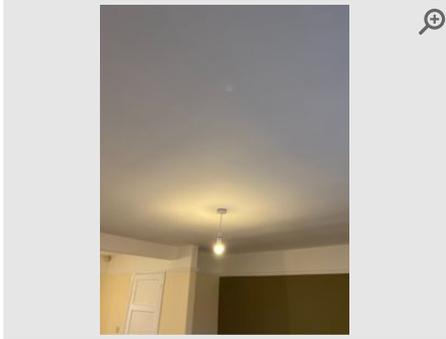


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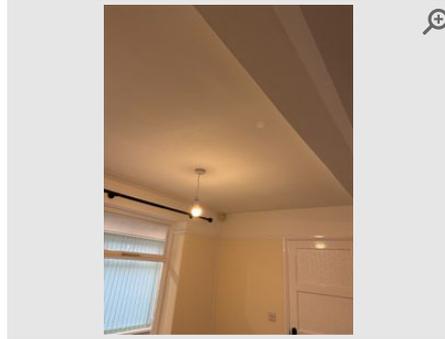


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Ceiling

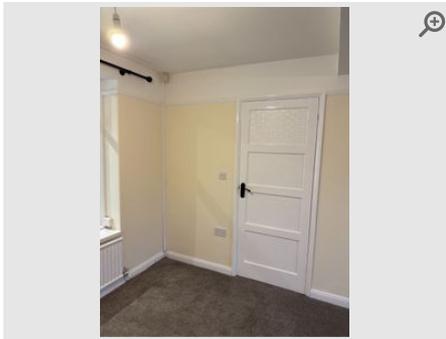


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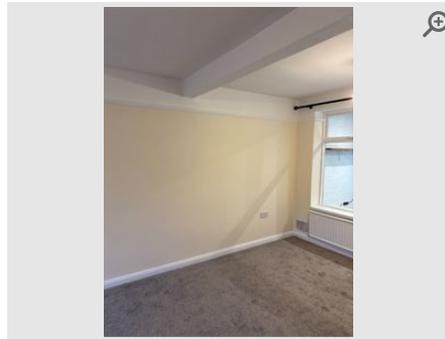


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Reference	3.4.2

Walls



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Added	27/01/2026
Reference	3.6.1



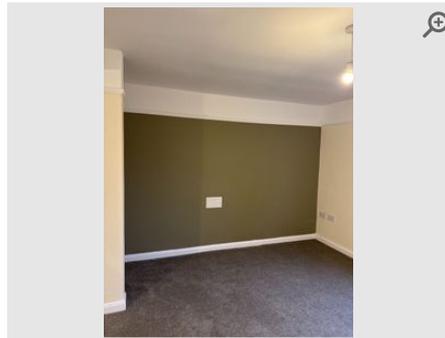
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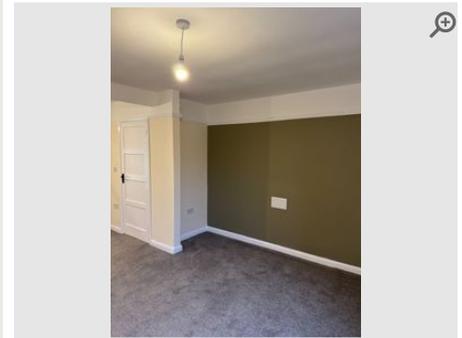
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Reference	3.6.3



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Reference	3.6.4



Provided by	Inspector
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Added	27/01/2026
Reference	3.6.5



Provided by	Inspector
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Reference	3.6.6

Windows and Sills



Provided by	Inspector
Captured (via App):	27/01/2026 4:25 PM
Added	27/01/2026
Reference	3.7.1



Provided by	Inspector
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Reference	3.7.2



Provided by	Inspector
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Added	27/01/2026
Reference	3.7.3



Provided by	Inspector
Captured (via App):	27/01/2026 4:25 PM
Added	27/01/2026
Reference	3.7.4

Floor



Provided by	Inspector
Captured (via App):	27/01/2026 4:26 PM
Added	27/01/2026
Reference	3.10.1



Provided by	Inspector
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Reference	3.10.2



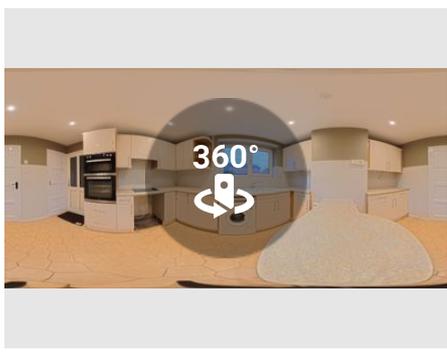
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Added	27/01/2026
Reference	3.10.3

4 Kitchen

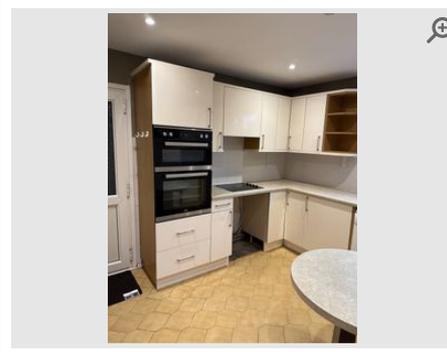
Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Freshly painted Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 4 photos  360° photo
4.2 Door (Internal)	Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	 2 photos
4.3 Door Frame & Skirting	Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
4.4 Ceiling	Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	 1 photo
4.5 Light Fittings	Ceiling. Spotlight(s) Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings. Cleaned to an 'as professional' standard.	● New Item	● Excellent	 N/A
4.6 Walls	Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Freshly painted Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	 N/A
4.7 Windows and Sills	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. Cleaned to an 'as professional' standard.	● Good	● Excellent	 2 photos
4.8 Radiator	Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
4.9 Sockets & Switches	Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
4.10 Floor	Condition: Free of marks, stains, tears and scratches. Some paint splashes. A cracked tile by the entrance door. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	 4 photos
4.11 Kitchen Cupboards/Units	Condition: Unit frames and doors free of marks, scratches and stains. Shelving free of marks, stains and chips. Free of items inside. All hinges and handles intact. Cleanliness: Doors and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the cupboard(s). Cleaned to an 'as professional' standard.	● Good	● Excellent	 11 photos
4.12 Kitchen Drawers	Condition: All drawers handles and drawers fascias intact and free for marks, stains and scratches. All runners intact and drawers open smoothly. Free of items inside. Cleanliness: Drawer fascias and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the drawer(s).	● Good	● Good	 N/A
4.13 Kitchen Worksurfaces	Condition: Minor marks, scratches and/or stains visible. Appears securely fitted. Minor damage or chips to the edging. Cleanliness: Free of dirt, dust and loose debris. No grease or food residue evident.	● Fair	● Good	 4 photos

Item	Description	Condition	Cleanliness	Photos
4.14 Kitchen Sink	<p>Condition: Sink free of cracks, scratches and stains. Draining board free of scratches and stains. Plug present. Taps intact and no evidence of leaks or dripping.</p> <p>Cleanliness: Free of dirt and loose debris to the basin and draining board. No grease or food residue present. Taps free of limescale.</p>	● Good	● Good	 1 photo
4.15 Hob	<p>Condition: Rings intact and free from visible defects. The surface is free of marks, scratches and wearing.</p> <p>Cleanliness: Minor evidence of grease/burnt food residue.</p>	● Good	● Fair	 1 photo
4.16 Oven	<p>Condition: Door and hinges intact. Seal intact with no visible marks or damage. Interior is free from marks, scratches and scuffs. Rack shelving present and intact.</p> <p>Cleanliness: Free of loose debris, grease or food residue to the interior and the door. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	 3 photos
4.17 Extractor Cooker Hood	<p>Condition: Casing is free of marks, stains and scratches. Fan is responsive and in working order.</p> <p>Cleanliness: Free of dirt, dust, grease and food residue to the filters, controls and casing. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	 1 photo
4.18 Roller Blind	<p>Blackout. Free of marks and stains</p> <p>Condition: Free of marks, stains and fraying to the edges. The opening/closing mechanism appears in working order with no breaks to the cord/chain.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks. Cleaned to an 'as professional' standard.</p>	● New Item	● Excellent	 1 photo
4.19 Heat Sensor/Smoke Alarm	<p>Ceiling mounted. Test button/function working. Wired. Linked System</p> <p>Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 1 photo

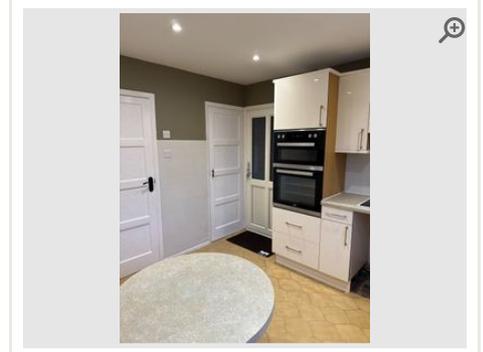
General
Overview



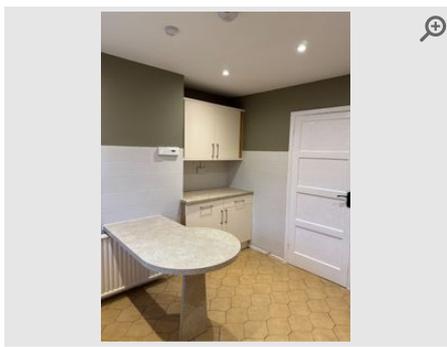
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Added	27/01/2026
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Reference	4.1.2



Provided by	Inspector
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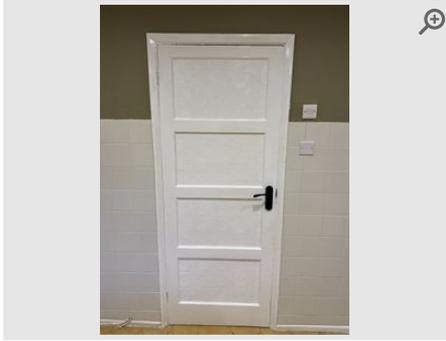


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Reference	4.1.4



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Reference	4.1.5

Door
(Internal)

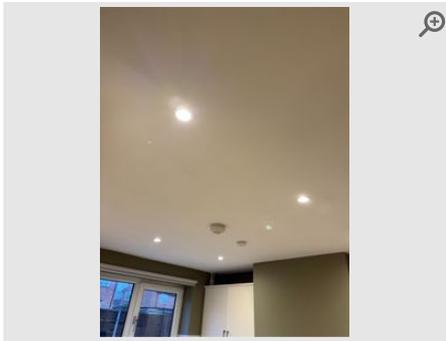


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Added	27/01/2026
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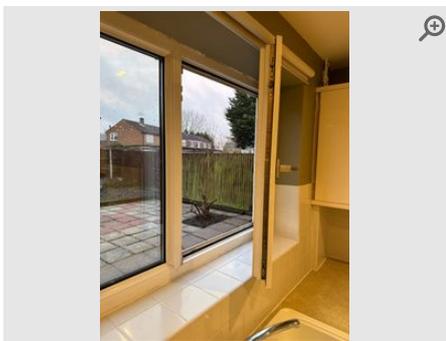
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Reference	4.2.2

Ceiling

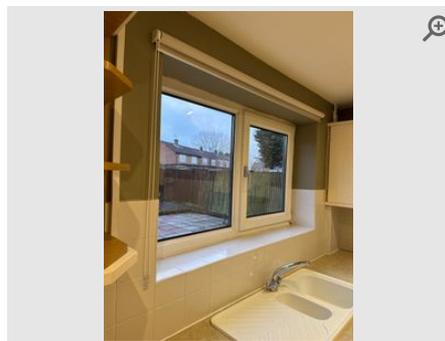


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Windows and Sills

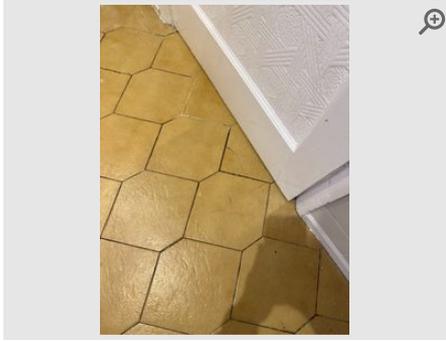


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Reference	4.7.1



Provided by	Inspector
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Added	27/01/2026
Reference	4.7.2

Floor



Provided by	Inspector
Captured (via App):	27/01/2026 4:34 PM
Added	27/01/2026
Reference	4.10.1



Provided by	Inspector
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Reference	4.10.2



Provided by	Inspector
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Reference	4.10.3



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Reference	4.10.4

Kitchen Cupboards/Units



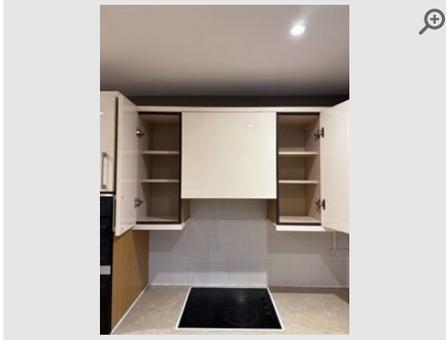
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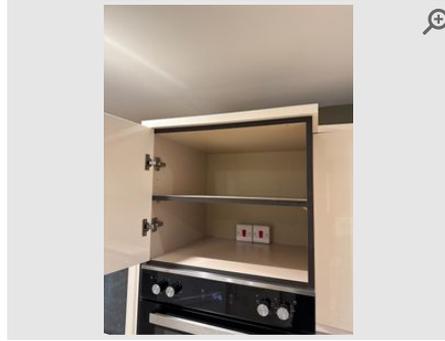
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Provided by	Inspector
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Added	27/01/2026
Reference	4.11.3



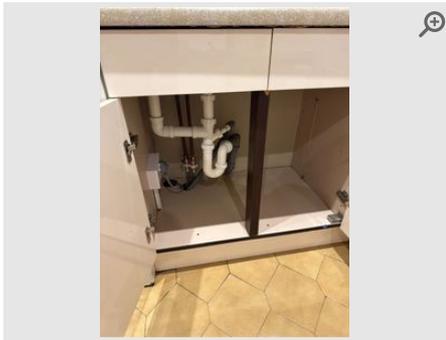
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Reference	4.11.6



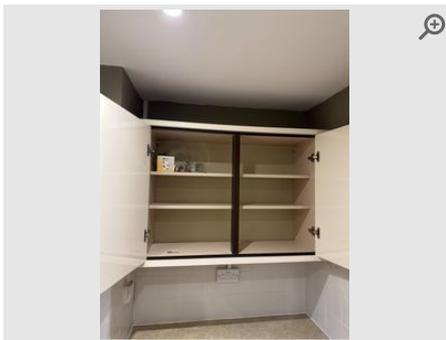
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Reference	4.11.8



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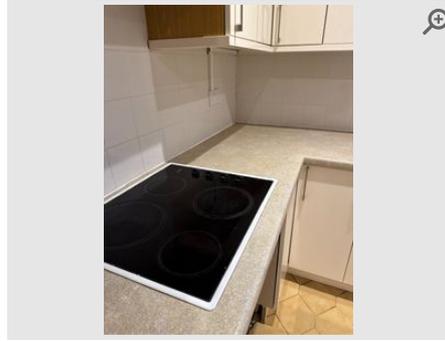


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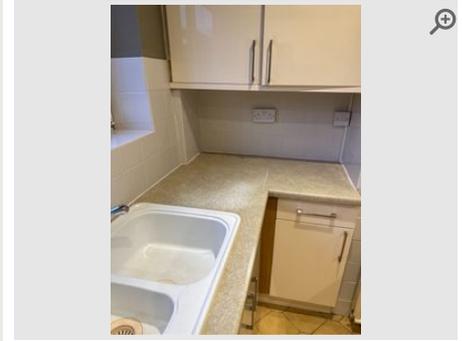
Kitchen Worksurfaces



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Added	27/01/2026
Reference	4.13.1



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Added	27/01/2026
Reference	4.13.2



Provided by	Inspector
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Added	27/01/2026
Reference	4.13.3



Provided by	Inspector
Captured (via App):	27/01/2026 4:39 PM
Added	27/01/2026
Reference	4.13.4

Kitchen Sink



Provided by	Inspector
Captured (via App):	27/01/2026 4:39 PM
Added	27/01/2026
Reference	4.14.1

Hob



Provided by	Inspector
Captured (via App):	27/01/2026 4:40 PM
Added	27/01/2026
Reference	4.15.1

Oven



Provided by	Inspector
Captured (via App):	27/01/2026 4:41 PM
Added	27/01/2026
Reference	4.16.1

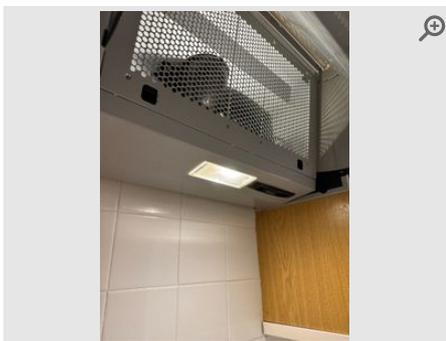


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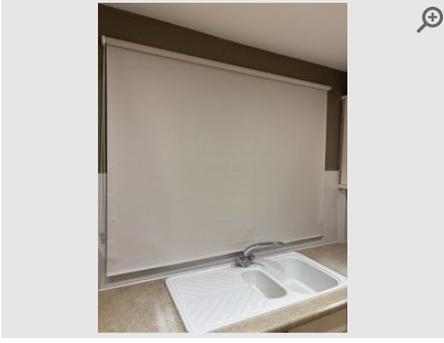
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Reference	4.16.3

Extractor Cooker Hood



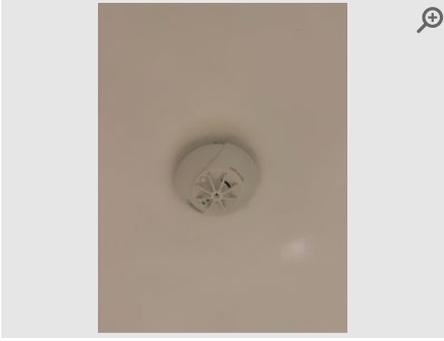
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Added	27/01/2026
Reference	4.17.1

Roller Blind



Provided by	Inspector
Captured (via App):	27/01/2026 5:38 PM
Added	27/01/2026
Reference	4.18.1

Heat Sensor/Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	27/01/2026
Added	28/01/2026
Reference	4.19.1

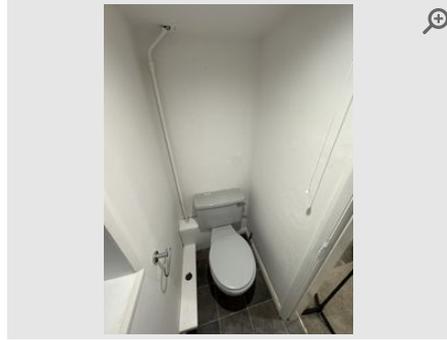
5 Toilet

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	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	📷 2 photos
5.2 Door (Internal)	Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	📷 2 photos
5.3 Door Frame & Skirting	Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	📷 N/A
5.4 Ceiling	Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	📷 N/A
5.5 Light Fittings	Ceiling. Spotlight(s) Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	📷 N/A
5.6 Switches/Cord	Condition: All casings intact with no signs of damage or defects. All switches intact. All pull cords intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	📷 N/A
5.7 Walls	Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	📷 N/A
5.8 Windows and Sills	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
5.9 Floor	Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	📷 N/A
5.10 Toilet	Condition: Free of cracks and chips to basin and cistern. The flush is intact and in working order. The seat is free from defects and securely fitted. Cleanliness: The cistern, basin and seat are all clean and free of dirt, dust and drip marks. The interior is clean and free from soiling.	● Good	● Good	📷 N/A
5.11 Toilet Fixings	Condition: Free of marks, scratches and stains. All wall-mounted items appear securely fitted. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	📷 N/A

General Overview



Provided by	Inspector
Captured (via App):	27/01/2026 4:43 PM
Added	27/01/2026
Reference	5.1.1



Provided by	Inspector
Captured (via App):	27/01/2026 4:43 PM
Added	27/01/2026
Reference	5.1.2

Door (Internal)



Provided by	Inspector
Captured (via App):	27/01/2026 4:44 PM
Added	27/01/2026
Reference	5.2.1

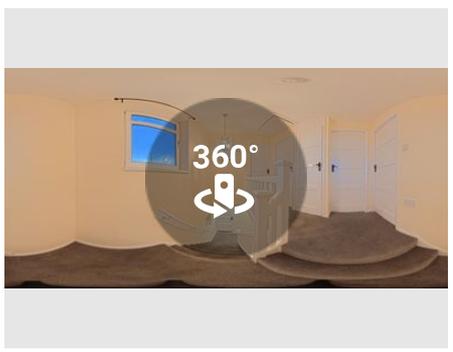


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Added	27/01/2026
Reference	5.2.2

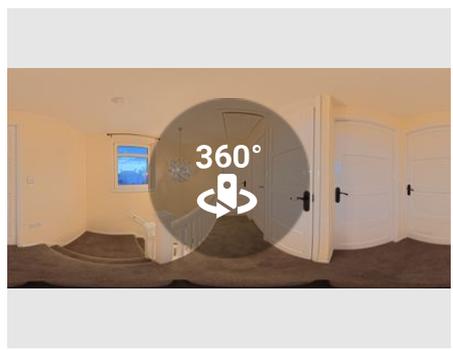
6 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand-new carpets throughout. Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.	● Good	● Excellent	 360° photo
6.2 Bannister/Hand Rail	Condition: Free of marks, scratches, chips and stains. Appears securely fitted. Cleanliness: Free of dirt, dust and cobwebs. No drip marks evident.	● Good	● Good	 N/A
6.3 Ceiling	Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present. Cleaned to an 'as professional' standard.	● Good	● Excellent	 3 photos
6.4 Loft Hatch	Condition: Minor evidence of marks, scratches and/discolouration to the hatch and the frame. Cleanliness: Free of dirt, dust, stains and drip marks.	● Fair	● Good	 1 photo
6.5 Smoke Alarm	Condition: Casing free of marks, scratches and stains. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 1 photo
6.6 Light Fittings	Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings. Cleaned to an 'as professional' standard.	● New Item	● Excellent	 2 photos
6.7 Walls	Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	 2 photos
6.8 Windows and Sills	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. Cleaned to an 'as professional' standard.	● Good	● Excellent	 1 photo
6.9 Sockets & Switches	Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
6.10 Skirting Board	Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
6.11 Floor	Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Brand-new throughout. Cleanliness: Free of dirt, dust and loose debris. Cleaned to an 'as professional' standard.	● New Item	● Excellent	 3 photos
6.12 Boiler/Storage Cupboard	Condition: The cupboard door is free of marks, scratches and stains to both the interior and exterior sides, with the handles and closing mechanism in working order. The interior walls of the cupboard are free of marks, stains and visible imperfections. The boiler casing is free from marks, stains, chips and scratches. The pipework appears intact with no evidence of leaks or drips. The dials/buttons/controls are all intact with no visible signs of damage. Cleanliness: Doors and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the cupboard. Boiler unit casing free of dirt, dust and drip marks.	● Good	● Good	 2 photos

General Overview

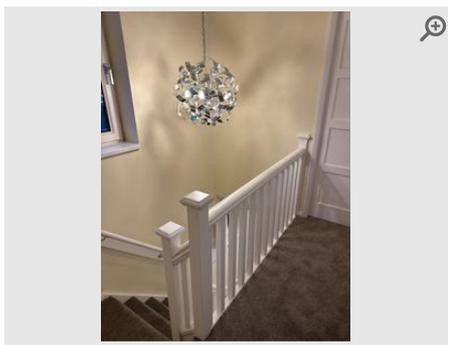


Provided by	Inspector
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Added	27/01/2026
Reference	6.1.1

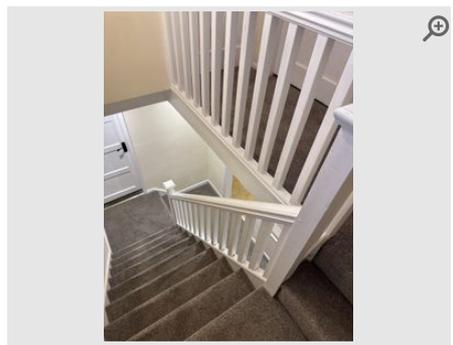


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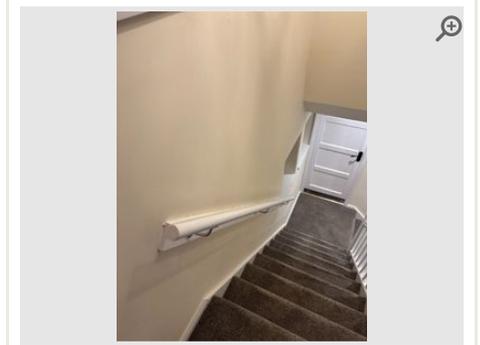
Ceiling



Provided by	Inspector
Captured (via App):	27/01/2026 4:48 PM
Added	27/01/2026
Reference	6.3.1



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Reference	6.3.2



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Added	27/01/2026
Reference	6.3.3

Loft Hatch



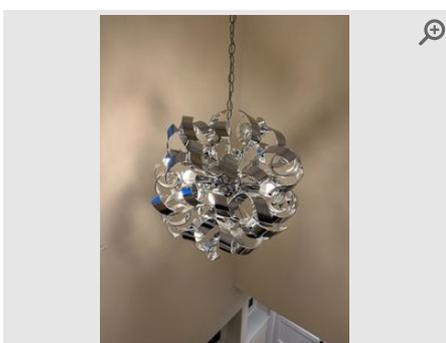
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Added	27/01/2026
Reference	6.4.1

Smoke Alarm

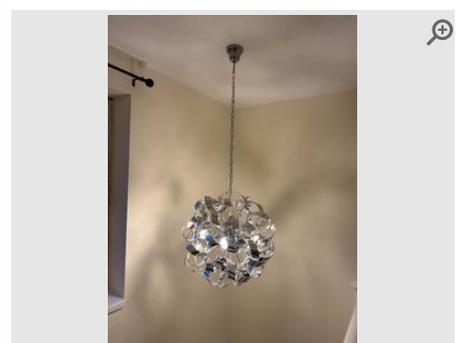


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Reference	6.5.1

Light Fittings

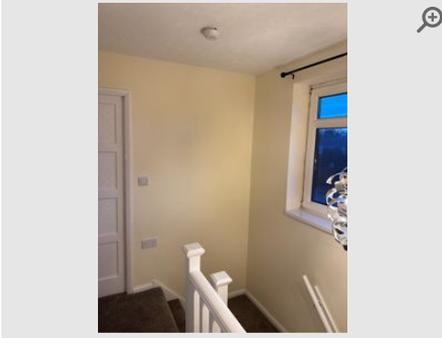


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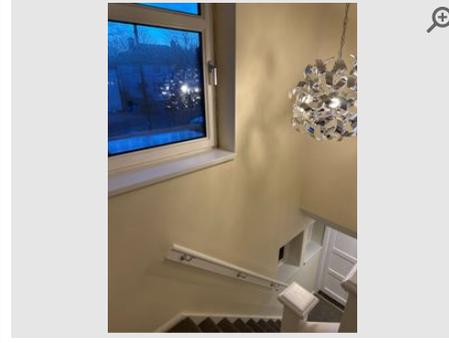


Provided by	Inspector
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Added	27/01/2026
Reference	6.6.2

Walls



Provided by	Inspector
Captured (via App):	27/01/2026 4:50 PM
Added	27/01/2026
Reference	6.7.1



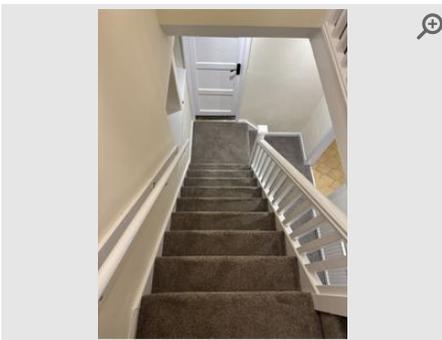
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Added	27/01/2026
Reference	6.7.2

Windows and Sills

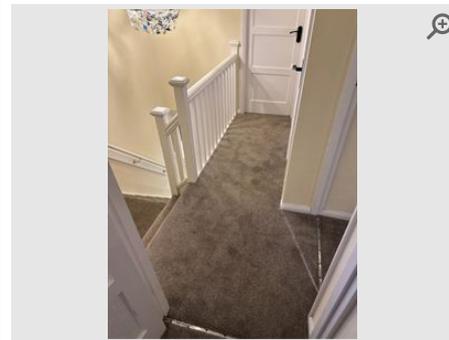


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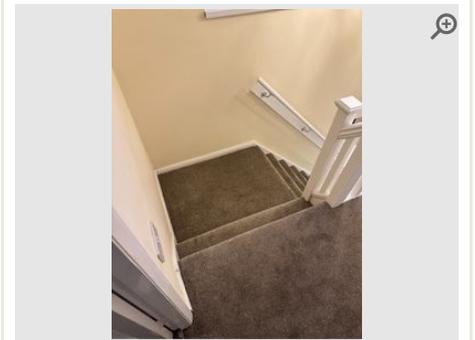
Floor



Provided by	Inspector
Captured (via App):	27/01/2026 4:52 PM
Added	27/01/2026
Reference	6.11.1



Provided by	Inspector
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Added	27/01/2026
Reference	6.11.2

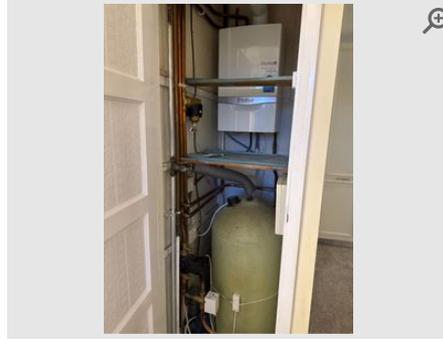


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Captured (via App):	27/01/2026 4:52 PM
Added	27/01/2026
Reference	6.11.3

Boiler/Storage Cupboard



Provided by	Inspector
Captured (Certified by inspector)	27/01/2026
Added	28/01/2026
Reference	6.12.1

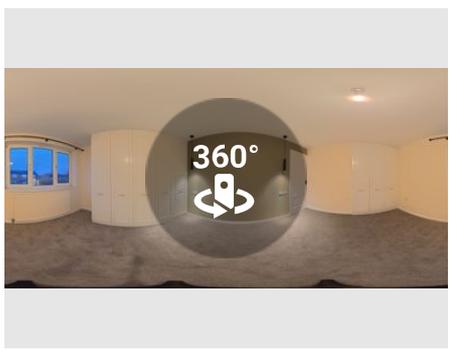


Provided by	Inspector
Captured (via App):	27/01/2026 4:53 PM
Added	27/01/2026
Reference	6.12.2

7 Bedroom

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	<p>Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). New carpets throughout.</p> <p>Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	 360° photo
7.2 Door (Internal)	<p>Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order.</p> <p>Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.</p>	● Good	● Good	 2 photos
7.3 Door Frame & Skirting	<p>Condition: Free of marks, scratches, chips and dents.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 N/A
7.4 Ceiling	<p>Condition: Free of marks, stains, dents and visible defects.</p> <p>Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.</p>	● Good	● Good	 N/A
7.5 Light Fittings	<p>Condition: No visible defects or damage evident to the light fittings.</p> <p>Cleanliness: Free of dust and cobwebs to the fittings. Cleaned to an 'as professional' standard.</p>	● New Item	● Excellent	 2 photos
7.6 Walls	<p>Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present.</p> <p>Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.</p>	● Good	● Good	 3 photos
7.7 Windows and Sills	<p>Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation.</p> <p>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. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	 3 photos
7.8 Radiator	<p>Condition: Free of marks, scratches and paint imperfections. No signs of leakage.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 N/A
7.9 Sockets & Switches	<p>Condition: All socket casings intact with no signs of damage or defects. All switches intact.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 N/A
7.10 Floor	<p>Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Brand-new carpet throughout.</p> <p>Cleanliness: Free of dirt, dust and loose debris. Cleaned to an 'as professional' standard.</p>	● New Item	● Excellent	 3 photos
7.11 Storage Cupboard/Wardrobe	<p>Condition: The cupboard door is free of marks, scratches and stains to both the interior and exterior sides, with the handles and closing mechanism in working order. The interior walls of the cupboard are free of marks, stains and visible imperfections. The shelving and clothes rails are securely fitted.</p> <p>Cleanliness: Doors and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the cupboard(s).</p>	● Good	● Good	 5 photos

**General
Overview**

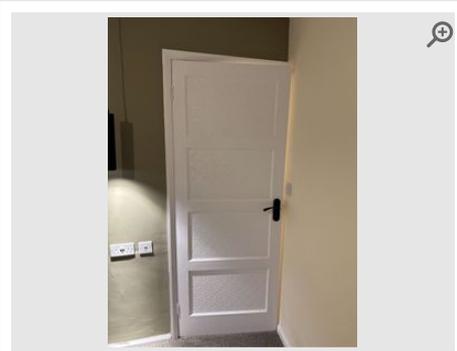


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Added	27/01/2026
Reference	7.1.1

**Door
(Internal)**

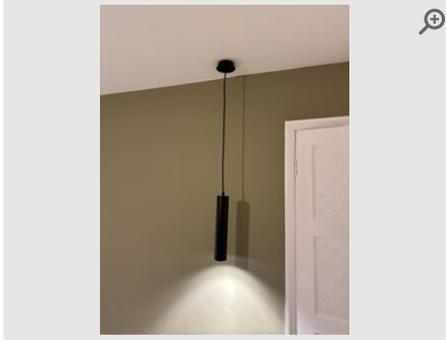


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Reference	7.2.1

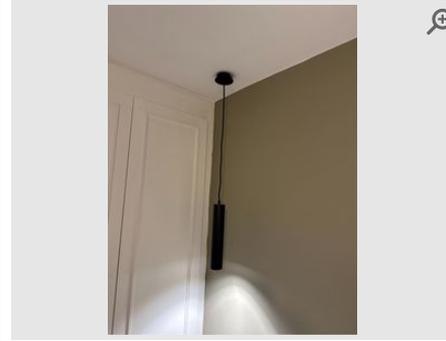


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Added	27/01/2026
Reference	7.2.2

**Light
Fittings**

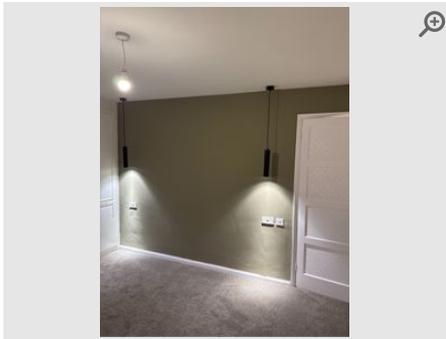


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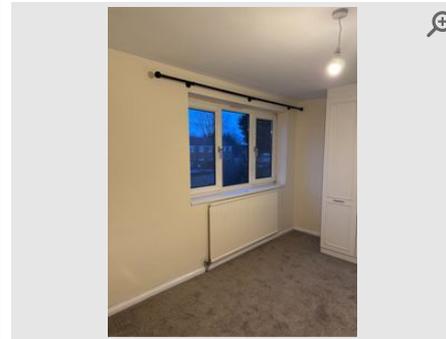


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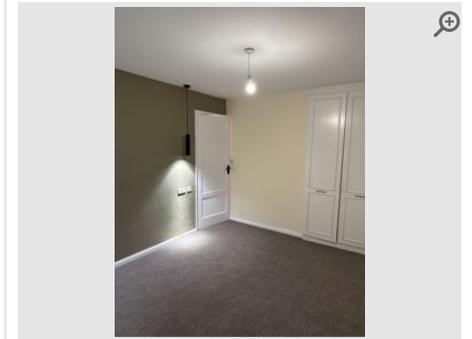
Walls



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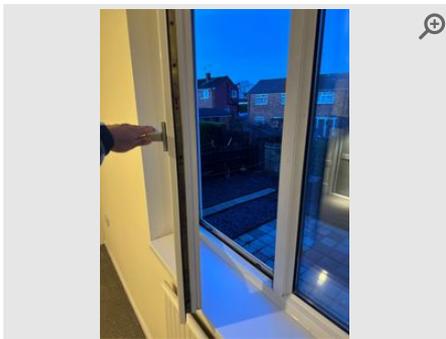


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Added	27/01/2026
Reference	7.6.2



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Added	27/01/2026
Reference	7.6.3

Windows and Sills



Provided by	Inspector
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Added	27/01/2026
Reference	7.7.1

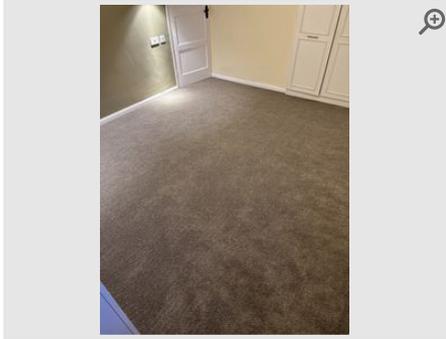


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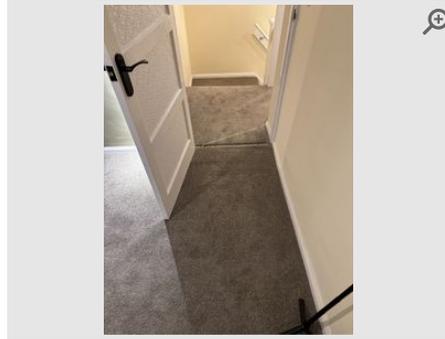


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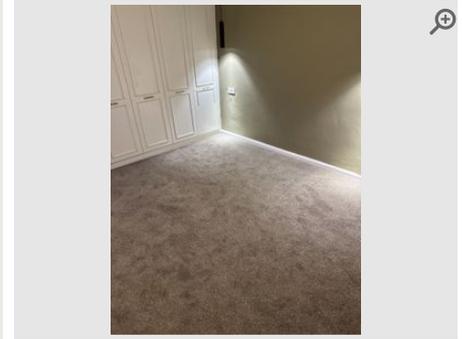
Floor



Provided by	Inspector
Captured (via App):	27/01/2026 4:57 PM
Added	27/01/2026
Reference	7.10.1



Provided by	Inspector
Captured (via App):	27/01/2026 4:57 PM
Added	27/01/2026
Reference	7.10.2



Provided by	Inspector
Captured (via App):	27/01/2026 4:57 PM
Added	27/01/2026
Reference	7.10.3

Storage Cupboard/Wardrobe



Provided by	Inspector
Captured (via App):	27/01/2026 4:58 PM
Added	27/01/2026
Reference	7.11.1



Provided by	Inspector
Captured (via App):	27/01/2026 4:58 PM
Added	27/01/2026
Reference	7.11.2



Provided by	Inspector
Captured (via App):	27/01/2026 4:58 PM
Added	27/01/2026
Reference	7.11.3



Provided by	Inspector
Captured (via App):	27/01/2026 4:58 PM
Added	27/01/2026
Reference	7.11.4

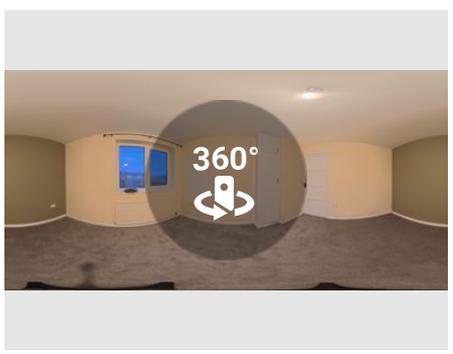


Provided by	Inspector
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Added	27/01/2026
Reference	7.11.5

8 Bedroom

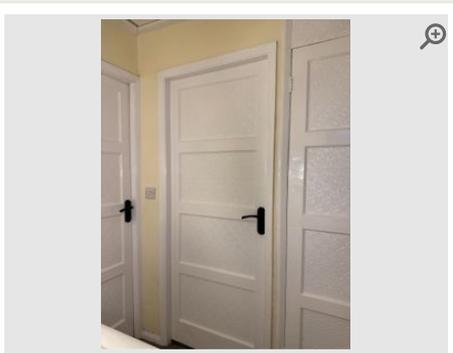
Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand-new carpet throughout. Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.	● Good	● Good	 360° photo
8.2 Door (Internal)	Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	 2 photos
8.3 Door Frame & Skirting	Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
8.4 Ceiling	Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	 N/A
8.5 Light Fittings	Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	 N/A
8.6 Walls	Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	 4 photos
8.7 Windows and Sills	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. Cleaned to an 'as professional' standard.	● Good	● Excellent	 2 photos
8.8 Radiator	Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
8.9 Sockets & Switches	Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
8.10 Floor	Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Brand-new carpet throughout. Cleanliness: Free of dirt, dust and loose debris. Cleaned to an 'as professional' standard.	● New Item	● Excellent	 4 photos
8.11 Storage Cupboard/Wardrobe	Condition: Minor marks, scratches and/or stains evident to the cupboard. The shelves and/or rails appear securely fitted. Cleanliness: Minor evidence of dirt/dust or loose debris to the interior of the cupboard(s).	● Fair	● Fair	 1 photo

**General
Overview**



Provided by	Inspector
Captured (via App):	27/01/2026 5:00 PM
Added	27/01/2026
Reference	8.1.1

**Door
(Internal)**



Provided by	Inspector
Captured (via App):	27/01/2026 5:00 PM
Added	27/01/2026
Reference	8.2.1

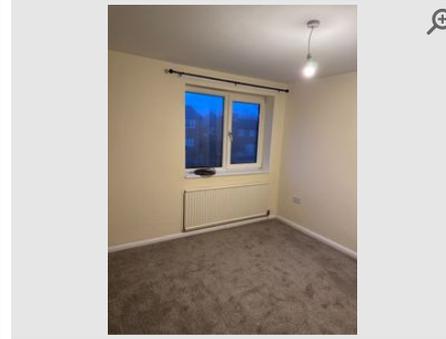


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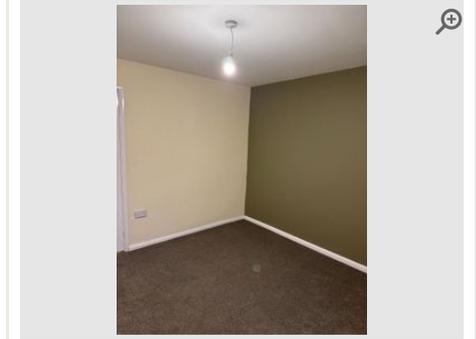
Walls



Provided by	Inspector
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Added	27/01/2026
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Provided by	Inspector
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Reference	8.6.2

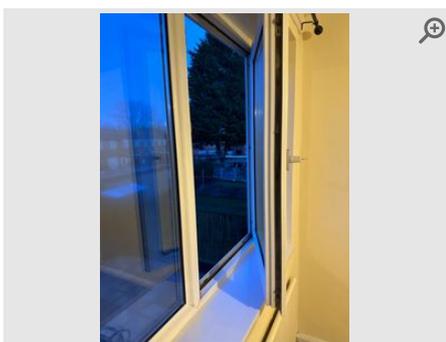


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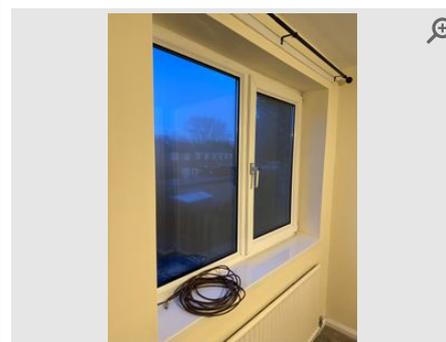


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Windows and Sills

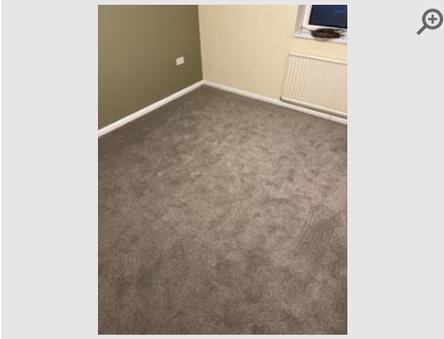


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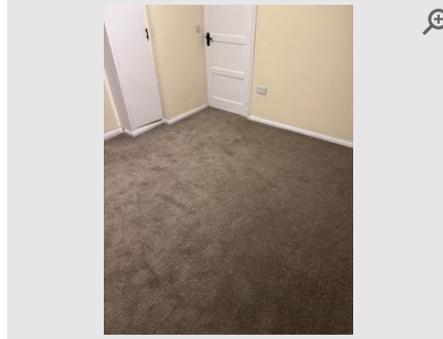


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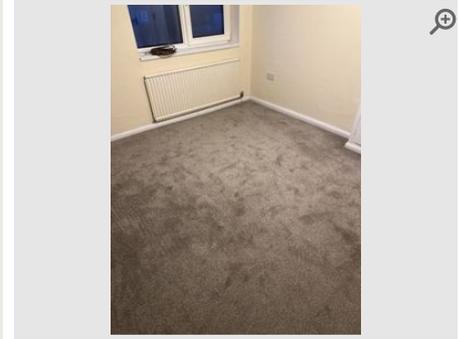
Floor



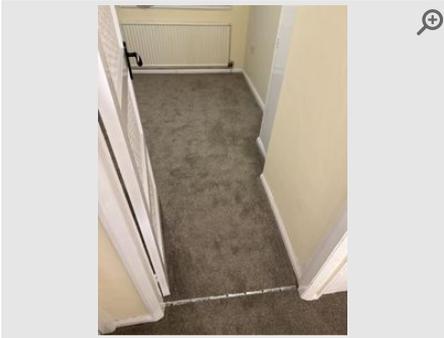
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Added	27/01/2026
Reference	8.10.1



Provided by	Inspector
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Added	27/01/2026
Reference	8.10.2

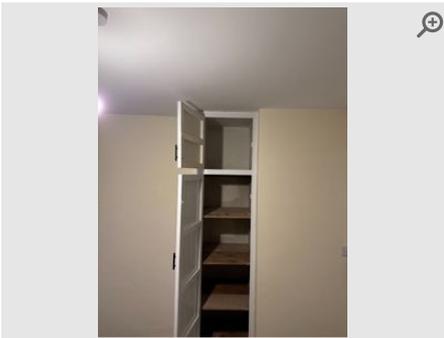


Provided by	Inspector
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Added	27/01/2026
Reference	8.10.3



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Added	27/01/2026
Reference	8.10.4

Storage Cupboard/Wardrobe

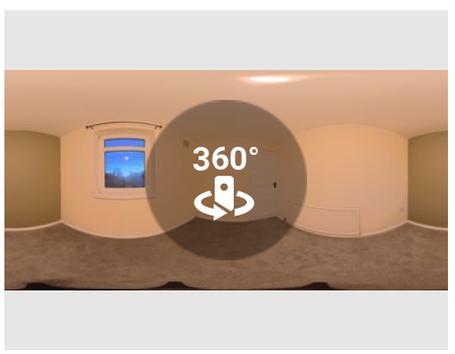


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Added	27/01/2026
Reference	8.11.1

9 Bedroom

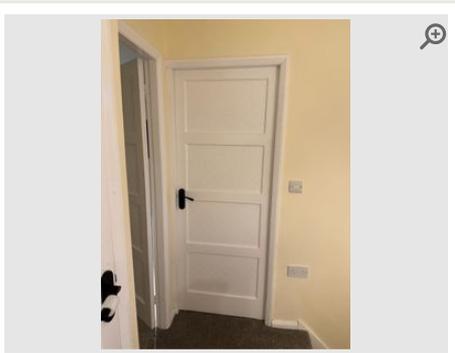
Item	Description	Condition	Cleanliness	Photos
9.1 General Overview	<p>Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Brand-new carpets throughout.</p> <p>Cleanliness: The room generally is clean with no, or minimal, dirt or dust present.</p>	● Good	● Good	 360° photo
9.2 Door (Internal)	<p>Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order.</p> <p>Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.</p>	● Good	● Good	 2 photos
9.3 Door Frame & Skirting	<p>Condition: Free of marks, scratches, chips and dents.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 N/A
9.4 Ceiling	<p>Condition: Free of marks, stains, dents and visible defects.</p> <p>Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.</p>	● Good	● Good	 N/A
9.5 Light Fittings	<p>Condition: No visible defects or damage evident to the light fittings.</p> <p>Cleanliness: Free of dust and cobwebs to the fittings.</p>	● Good	● Good	 N/A
9.6 Walls	<p>Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present.</p> <p>Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.</p>	● Good	● Good	 4 photos
9.7 Windows and Sills	<p>Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation.</p> <p>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. Cleaned to an 'as professional' standard.</p>	● Good	● Excellent	 1 photo
9.8 Radiator	<p>Condition: Free of marks, scratches and paint imperfections. No signs of leakage.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 N/A
9.9 Sockets & Switches	<p>Condition: All socket casings intact with no signs of damage or defects. All switches intact.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 N/A
9.10 Floor	<p>Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Brand-new carpets throughout.</p> <p>Cleanliness: Free of dirt, dust and loose debris. Cleaned to an 'as professional' standard.</p>	● New Item	● Excellent	 2 photos

**General
Overview**

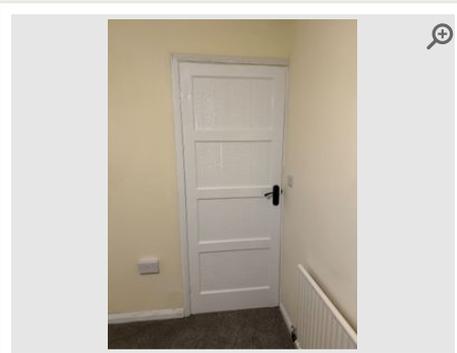


Provided by	Inspector
Captured (via App):	27/01/2026 5:04 PM
Added	27/01/2026
Reference	9.1.1

**Door
(Internal)**



Provided by	Inspector
Captured (via App):	27/01/2026 5:04 PM
Added	27/01/2026
Reference	9.2.1



Provided by	Inspector
Captured (via App):	27/01/2026 5:04 PM
Added	27/01/2026
Reference	9.2.2

Walls



Provided by	Inspector
Captured (via App):	27/01/2026 5:05 PM
Added	27/01/2026
Reference	9.6.1



Provided by	Inspector
Captured (via App):	27/01/2026 5:05 PM
Added	27/01/2026
Reference	9.6.2



Provided by	Inspector
Captured (via App):	27/01/2026 5:05 PM
Added	27/01/2026
Reference	9.6.3



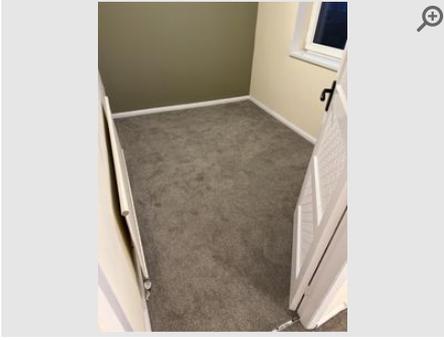
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Captured (via App):	27/01/2026 5:05 PM
Added	27/01/2026
Reference	9.6.4

Windows and Sills

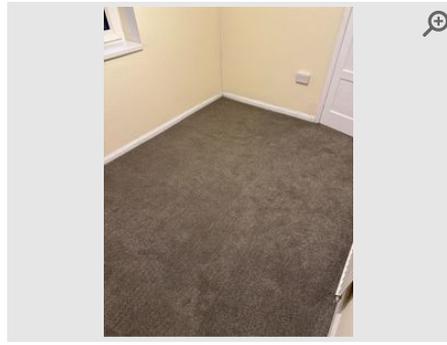


Provided by	Inspector
Captured (via App):	27/01/2026 5:05 PM
Added	27/01/2026
Reference	9.7.1

Floor



Provided by	Inspector
Captured (via App):	27/01/2026 5:06 PM
Added	27/01/2026
Reference	9.10.1



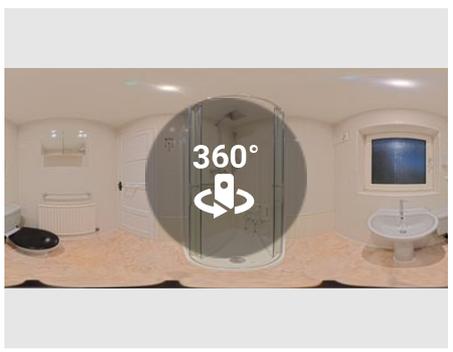
Provided by	Inspector
Captured (via App):	27/01/2026 5:06 PM
Added	27/01/2026
Reference	9.10.2

10 Bathroom

Item	Description	Condition	Cleanliness	Photos
10.1 General Overview	Condition: Clean & tidy. Neutral smell (no smoking, damp or pet odours). Cleanliness: The room generally is clean with no dirt or dust present to any items, fixtures or fittings. Cleaned to an 'as professional' standard.	● Good	● Excellent	 360° photo
10.2 Door (Internal)	Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	 2 photos
10.3 Door Frame & Skirting	Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
10.4 Ceiling	Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	 1 photo
10.5 Light Fittings	Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings. Cleaned to an 'as professional' standard.	● New Item	● Excellent	 N/A
10.6 Extractor Fan	Condition: Casing is free of marks, stains and visible defects. Fan is responsive and in working order. Cleanliness: Free of dirt, dust and cobwebs. Cleaned to an 'as professional' standard.	● Good	● Excellent	 1 photo
10.7 Switches/Cord	Condition: All casings intact with no signs of damage or defects. All switches intact. All pull cords intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 N/A
10.8 Walls	Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	 N/A
10.9 Windows and Sills	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	 1 photo
10.10 Radiator	Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 1 photo
10.11 Floor	Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	 1 photo
10.12 Shower Cubicle/Screen/Tray	Condition: Screen intact with hinges/runners functioning smoothly. No gaps present to the sealant. The tray is intact and there is no evidence of leakage or drips. Cleanliness: Free of dirt, dust, loose debris and stains to the shower tray and screen. No smears or drip marks present. No evidence of dirt or mould to the sealant.	● Good	● Good	 2 photos
10.13 Shower	Condition: Shower unit and shower riser and head(s) securely fitted to the wall. Shower appears to be in good working order. No visible damage or defects evident. Cleanliness: Free of dirt, dust and loose debris to the shower unit. The shower head is clean and free from limescale.	● Good	● Good	 1 photo

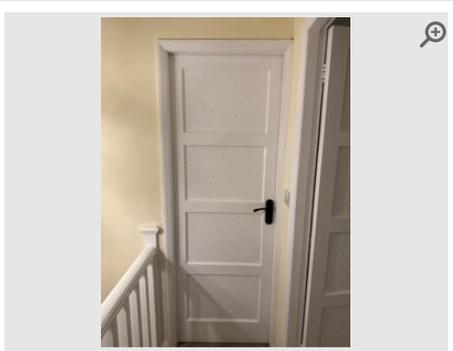
Item	Description	Condition	Cleanliness	Photos
10.14 Sink/Basin	<p>Condition: Basin free of cracks and chips. Taps intact and no evidence of leaks or drips. No gaps to the sealant. The plug is present.</p> <p>Cleanliness: Free of dirt, dust, loose debris and stains to the basin. No blockages or hair present in the plughole. The taps are free of dirt and limescale.</p>	 Good	 Good	 1 photo
10.15 Toilet	<p>Condition: Free of cracks and chips to basin and cistern. The flush is intact and in working order. The seat is free from defects and securely fitted.</p> <p>Cleanliness: The cistern, basin and seat are all clean and free of dirt, dust and drip marks. The interior is clean and free from soiling.</p>	 Good	 Good	 2 photos
10.16 Cabinet	<p>Condition: Minor marks, scratches and/or stains evident to the cabinet. The shelves appear securely fitted. Miscellaneous items present inside.</p> <p>Cleanliness: Minor evidence of dirt/dust or loose debris.</p>	 Fair	 Fair	 2 photos

General Overview

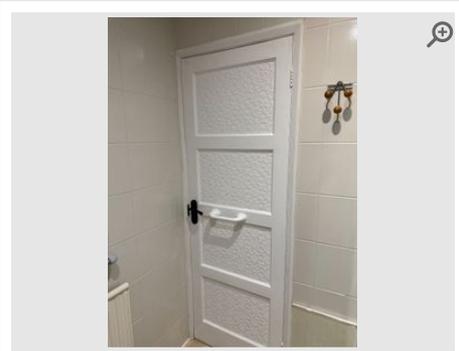


Provided by	Inspector
Captured (via App):	27/01/2026 5:09 PM
Added	27/01/2026
Reference	10.1.1

Door (Internal)



Provided by	Inspector
Captured (via App):	27/01/2026 5:10 PM
Added	27/01/2026
Reference	10.2.1



Provided by	Inspector
Captured (via App):	27/01/2026 5:10 PM
Added	27/01/2026
Reference	10.2.2

Ceiling



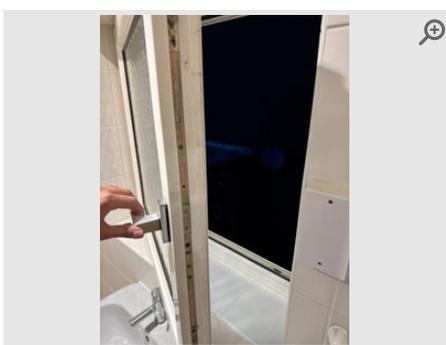
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Reference	10.4.1

Extractor Fan



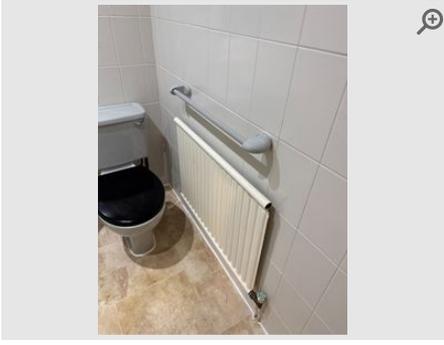
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Reference	10.6.1

Windows and Sills



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Reference	10.9.1

Radiator



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Captured (via App):	27/01/2026 5:11 PM
Added	27/01/2026
Reference	10.10.1

Floor



Provided by	Inspector
Captured (via App):	27/01/2026 5:12 PM
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Reference	10.11.1

Shower Cubicle/Screen/Tray



Provided by	Inspector
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Added	27/01/2026
Reference	10.12.1



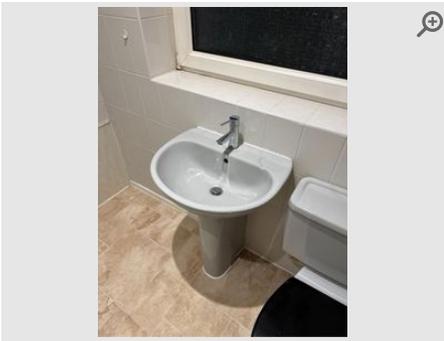
Provided by	Inspector
Captured (via App):	27/01/2026 5:12 PM
Added	27/01/2026
Reference	10.12.2

Shower



Provided by	Inspector
Captured (via App):	27/01/2026 5:13 PM
Added	27/01/2026
Reference	10.13.1

Sink/Basin

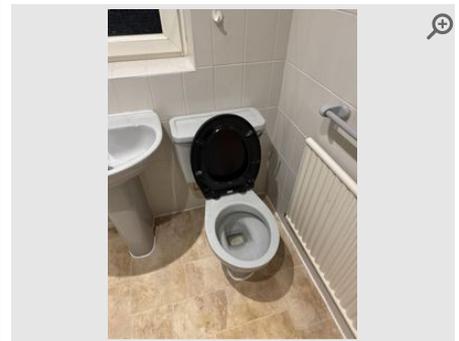


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Captured (via App):	27/01/2026 5:13 PM
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Reference	10.14.1

Toilet

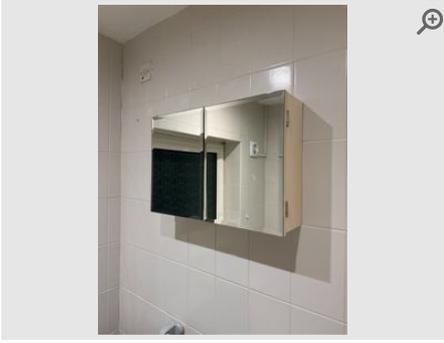


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Reference	10.15.1



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Added	27/01/2026
Reference	10.15.2

Cabinet

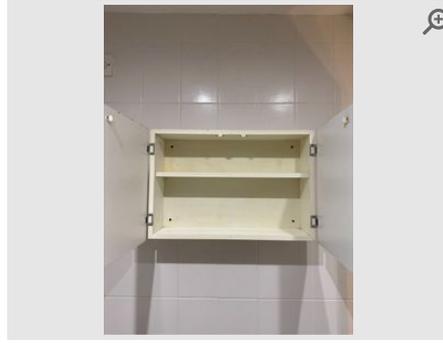


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Reference **10.16.1**



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Reference **10.16.2**

11 Attached Garage

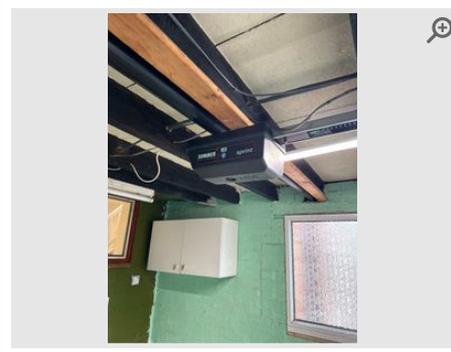
Item	Description	Condition	Cleanliness	Photos
11.1 Overview (Garage)	<p>Condition: Minor marks, scratches, chips and/or stains evident to the garage door. The door mechanism is in working order. Marks, scratches, chips and paint marks evident to the interior walls. The flooring is intact but with minor oil and/or paint stains. Miscellaneous items inside.</p> <p>Cleanliness: Generally minor evidence of dirt, dust and cobwebs. There are some minor oil and/or paint stains to the walls and/or flooring.</p>	● Fair	● Fair	 2 photos  360° photo
11.2 Garage Door	<p>Condition: Minor evidence of marks, scratches and/or chips to the interior and exterior of the door. The runners are slightly stiff but operate effectively.</p> <p>Cleanliness: Minor evidence of dust/dirt and loose debris present.</p>	● Fair	● Fair	 1 photo
11.3 Door (Internal)	<p>Condition: Minor marks, scratches and/or stains to the door panels. Handles are marked and/or tarnished.</p> <p>Cleanliness: Minor evidence of dirt and dust to the door panels.</p>	● Fair	● Fair	 1 photo
11.4 Ceiling (Garage)	<p>Exposed beams</p> <p>Condition: Minor evidence of marks, stains and scratches to the ceiling. Any damage appears to be entirely cosmetic.</p> <p>Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.</p>	● Fair	● Fair	 N/A
11.5 Light Fittings	<p>Ceiling. LED fixing</p> <p>Condition: No visible defects or damage evident to the light fittings.</p> <p>Cleanliness: Free of dust and cobwebs to the fittings.</p>	● Good	● Good	 N/A
11.6 Walls (Garage)	<p>Condition: Minor evidence of marks, scratches, stains and/or chips to the walls. Hooks and/or nail/screws present in the walls. Minor paint marks also present. Any damage appears to be entirely cosmetic.</p> <p>Cleanliness: Minor evidence of dirt/dust and cobwebs and/or drip marks. No evidence of mould or mildew.</p>	● Fair	● Fair	 N/A
11.7 Sockets & Switches	<p>Condition: All socket casings intact with no signs of damage or defects. All switches intact.</p> <p>Cleanliness: Free of dirt, dust, stains and drip marks.</p>	● Good	● Good	 N/A
11.8 Floor (Garage)	<p>Condition: Marks, cracks, chips and dented, uneven surface evident to the flooring. There could be a potential trip hazard. There are oil and/or paint stains evident.</p> <p>Cleanliness: Evidence of dirt, dust and/or loose debris present.</p>	● Poor	● Poor	 1 photo

 **Attached Garage Photos**

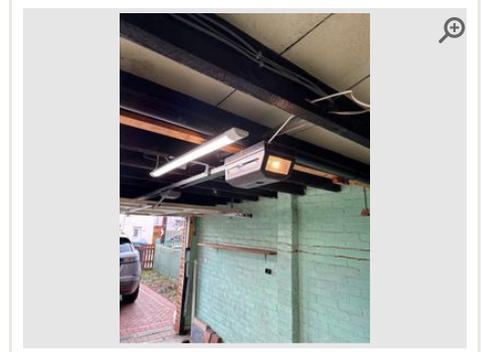
**Overview
(Garage)**



Provided by	Inspector
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Added	27/01/2026
Reference	11.1.1

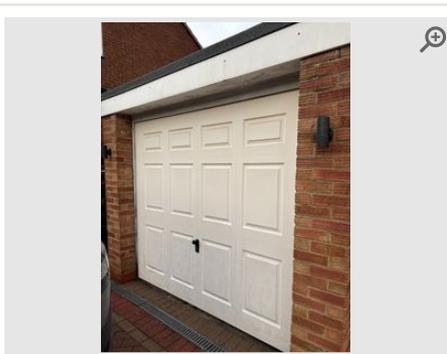


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Reference	11.1.2



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Added	27/01/2026
Reference	11.1.3

**Garage
Door**



Provided by	Inspector
Captured (via App):	27/01/2026 3:34 PM
Added	27/01/2026
Reference	11.2.1

**Door
(Internal)**



Provided by	Inspector
Captured (via App):	27/01/2026 3:36 PM
Added	27/01/2026
Reference	11.3.1

Floor (Garage)



Provided by	Inspector
Captured (via App):	27/01/2026 3:38 PM
Added	27/01/2026
Reference	11.8.1

12 Car Parking Space

Item	Description	Condition	Cleanliness	Photos
12.1 Overview (Parking Space)	Block paved area Condition: Free of marks, cracks and chips to the surface. Free of oil stains. No moss or weeds present in the surface. Cleanliness: Free of dirt and dust. No oil stains present. No weeds or moss evident.	● Good	● Good	📷 N/A

13 Driveway

Item	Description	Condition	Cleanliness	Photos
13.1 Overview (Parking Space)	Block paved area Condition: Free of marks, cracks and chips to the surface. Free of oil stains. No moss or weeds present in the surface. Cleanliness: Free of dirt and dust. No oil stains present. No weeds or moss evident.	● Good	● Good	📷 N/A

14 Front Garden

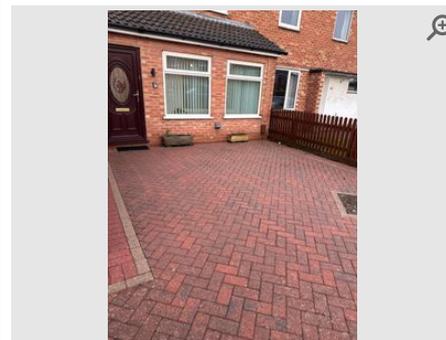
Item	Description	Condition	Cleanliness	Photos
14.1 Overview (External)	Condition: Good seasonal order. Fencing and boundary structures appear secure. Plants and shrubs pruned, no overgrown areas. The grass has been cut. Cleanliness: The area is free of rubbish and litter, with no loose items present. No evidence of moss or weeds to the grass or paved areas.	● Good	● Good	📷 3 photos

📷 Front Garden Photos

Overview (External)



Provided by	Inspector
Captured (via App):	27/01/2026 3:41 PM
Added	27/01/2026
Reference	14.1.1



Provided by	Inspector
Captured (via App):	27/01/2026 3:41 PM
Added	27/01/2026
Reference	14.1.2



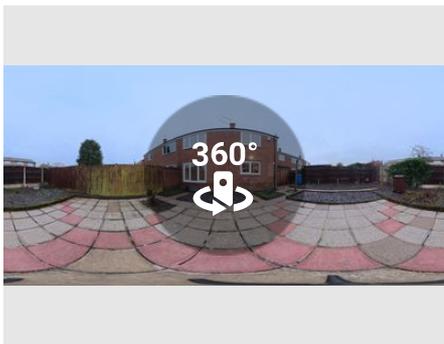
Provided by	Inspector
Captured (via App):	27/01/2026 3:41 PM
Added	27/01/2026
Reference	14.1.3

15 Back Garden

Item	Description	Condition	Cleanliness	Photos
15.1 Overview (External)	<p>Condition: Good seasonal order. Fencing and boundary structures appear secure. Plants and shrubs pruned, no overgrown areas. The grass has been cut.</p> <p>Cleanliness: The area is free of rubbish and litter, with no loose items present. No evidence of moss or weeds to the grass or paved areas.</p>	● Good	● Good	 2 photos  360° photo
15.2 Outbuildings		● Fair	● Fair	 N/A
15.3 Outbuildings	<p>Condition: The outbuilding(s) appear to be of sound construction with marks, scratches, chips and/or stains evident that appear to only be cosmetic. The doors are intact with minor evidence of marks, scratches and/or stains. The interior have cosmetic marks, scratches and stains evident.</p> <p>Cleanliness: Generally minor evidence of dirt, dust and cobwebs. There are some minor oil and/or paint stains to the walls and/or flooring.</p>	● Fair	● Fair	 1 photo  360° photo

Back Garden Photos

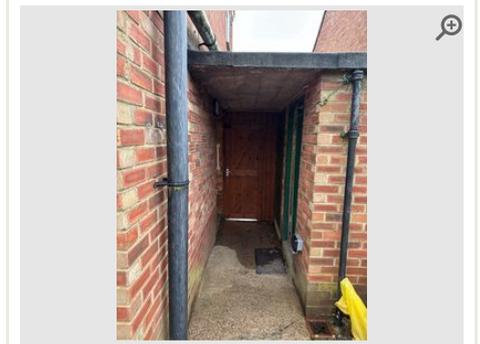
Overview (External)



Provided by	Inspector
Captured (via App):	27/01/2026 3:45 PM
Added	27/01/2026
Reference	15.1.1



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Captured (via App):	27/01/2026 3:45 PM
Added	27/01/2026
Reference	15.1.2

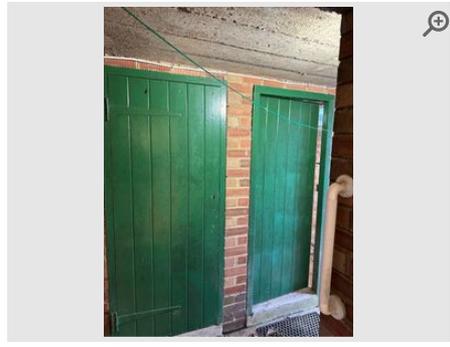


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Captured (via App):	27/01/2026 3:45 PM
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Reference	15.1.3

Outbuildings



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Captured (via App):	27/01/2026 3:48 PM
Added	27/01/2026
Reference	15.3.1



Provided by	Inspector
Captured (via App):	27/01/2026 3:48 PM
Added	27/01/2026
Reference	15.3.2

16 Property Overview

Item	Description	Condition	Cleanliness	Photos
16.1 General Overview	The property is generally in a very good condition. It has been decorated throughout freshly painted and it has been with brand-new fresh carpets and underlay. It has also been professionally cleaned to a high standard. All and frames have been cleaned. The garden is also in a very good condition there are no weeds or overgrowing plants.	● Good	● Good	📷 N/A

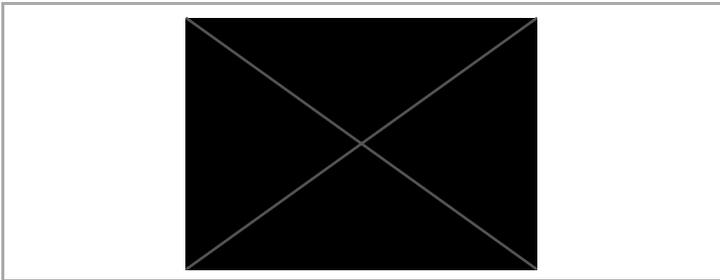
Declaration

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:



Date:

28/01/2026 at 5:35pm

Disclaimer

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

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

Health & Safety / Insurance Risk-Avoidance Steps

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

Guidance Notes to Tenants

What should I know about the check-out process?

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

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

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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.