



## An Apartment Inventory Road, Inventory Town, Inventoryshire, England, TN8 1NV

**TENANT NAME**  
A Tenant

**TENANCY TYPE**  
Single

**REPORT CONFIRMED BY**  
Dean Lamb

**TENANCY START DATE**  
06/03/2021

**PROPERTY VISIT DATE**  
05/03/2021

**PREPARED ON BEHALF OF**  
Looksy Inventories  
**Telephone:** 07521  
052360

 [View Photo Gallery](#)

### This report contains



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



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



Disclaimer and check-out guidance details.

## Property Information

The apartment has been constructed, fitted out and decorated to a very good standard. All decoration, fittings, floor coverings and appliances are new. A few minor cleaning points have been highlighted in the inventory, these are mainly light decoration/building dust.

## Report Information

The property is a one bedroom apartment with a bathroom, cloakroom, and open plan kitchen/living area.

# 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



# Schedule of Cleanliness and Condition

## General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<b>keys</b>	2 x front door, 1 x communal door, 1 x sliding door key and 1 x post box key.	● New Item	● Good	1 photo
<b>Entrance/Hallway</b>	Clean & Tidy	● New Item	● Good	3 photos
<b>Toilet</b>	Clean & Tidy	● New Item	● Good	1 photo
<b>Bedroom</b>	Clean & Tidy	● New Item	● Good	3 photos
<b>Bathroom</b>	Clean & Tidy	● New Item	● Good	2 photos
<b>Living Room/Lounge</b>	Clean & Tidy	● New Item	● Good	3 photos
<b>Kitchen</b>	Clean & Tidy	● New Item	● Good	2 photos



# Utility Details

## Electricity - Single Rate Meter

### Supplier

EDF (0113 820 7117)

### Serial Number (MSN)

20S0015388

### Location

Communal entrance utility  
cupboard

### Access Details

Date	Notes	Reading
05/03/2021		1305.840



Provided by

Inspector

Captured (via App):

05/03/2021 11:05 AM

Added

05/03/2021

## Water - Single Rate Meter

### Supplier

South East Water (03330 000001)

### Serial Number (MSN)

20M305121

### Location

Roadside

### Access Details

Date	Notes	Reading
05/03/2021		0.756



Provided by

Inspector

Captured (External device)

05/03/2021

Added

05/03/2021

## Solar Meter - Electricity - Single Rate Meter

### Supplier

N/A

### Serial Number (MSN)

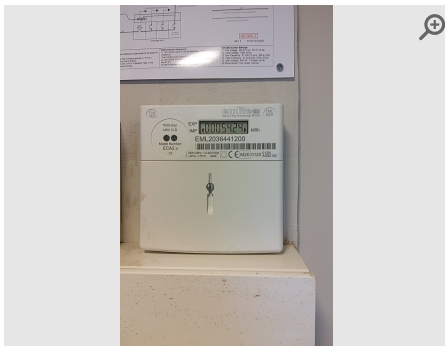
EML2036441200

### Location

Storage cupboard

### Access Details

Date	Notes	Reading
05/03/2021		54.24



Provided by

**Inspector**

Captured (via App):

**05/03/2021 10:48 AM**

Added

**05/03/2021**


## General Utility Notes

Water meters are located to the right of the entrance to flat 3. Electricity meters are located in the communal services cupboard in the communal area of flats 1 and 2.



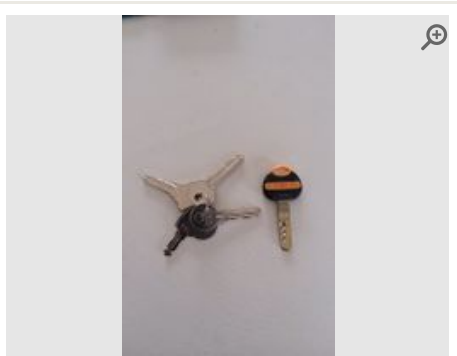
# Room Details

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 keys				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	2 x front door, 1 x communal door, 1 x sliding door key and 1 x post box key.	<span style="color: green;">●</span> New Item	<span style="color: green;">●</span> Good	 1 photo

## keys Photos

### General Overview

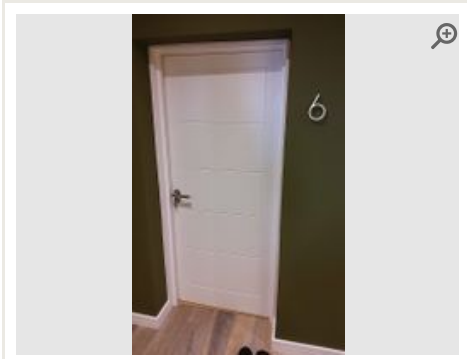


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>1.1.1</b>

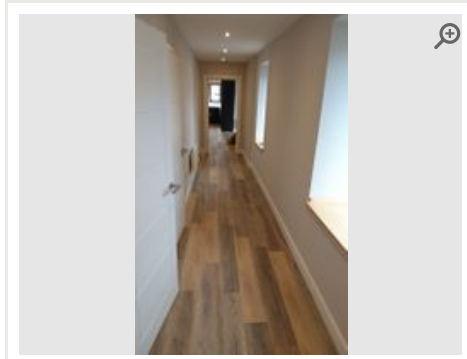
## 2 Entrance/Hallway

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 2.1	Clean & Tidy	● New Item	● Good	📷 3 photos
<b>Front Door</b> 2.2	Wood (no glazing). Brushed chrome handle. Yale lock. Chrome/rubber door stop. White Small mark to centre external. Chips to top internal.	● New Item	● Good	📷 3 photos
<b>Door Frame &amp; Skirting</b> 2.3	Painted white. 2 x holes to frame. Some minor marks and light dust to skirting.	● New Item	● Fair	📷 3 photos
<b>Ceiling</b> 2.4	Plastered/Painted white	● New Item	● Good	📷 1 photo
<b>Light Fittings</b> 2.5	Ceiling. LED downlighter. 6 fixings in total. All bulbs working	● New Item	● Good	📷 1 photo
<b>Smoke Alarm</b> 2.6	Ceiling mounted. Test button/function working. Wired. Ei Electronics. Tenant note: Test periodically. Tenant note: Do not obstruct the unit	● New Item	● Good	📷 1 photo
<b>Walls</b> 2.7	Plastered & painted. Grey Some very faint minor marks.	● New Item	● Good	📷 3 photos
<b>Windows and Sills</b> 2.8	Standard window. 2 in total. Wooden sills	● New Item	● Good	📷 3 photos
<b>Radiator</b> 2.9	Electric wall-mounted. 1 in total	● New Item	● Good	📷 1 photo
<b>Sockets &amp; Switches</b> 2.10	All sockets/switches plastic. 6 in total	● New Item	● Good	📷 4 photos
<b>Floor</b> 2.11	Laminate wood effect Some minor debris.	● New Item	● Fair	📷 3 photos
<b>Service Cupboard</b> 2.12	Door - wooden painted white with brushed chrome handle and chrome coat rack to interior - some minor marks and faint squiggle mark to external. Contents as pictured. Some marks to walls.	● New Item	● Good	📷 8 photos
<b>Telephone Entry System</b> 2.13	Touchscreen. Fascia intact	● New Item	● Good	📷 1 photo

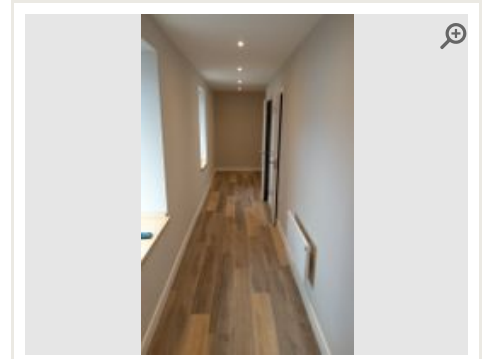
### General Overview



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:52 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.1.1</b>

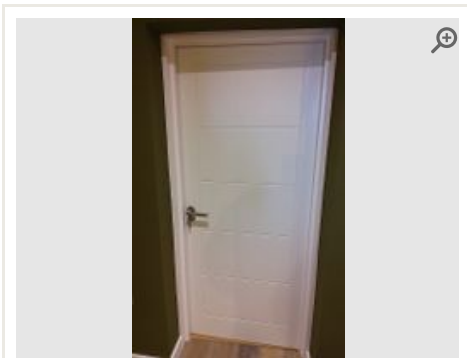


Provided by	<b>Inspector</b>
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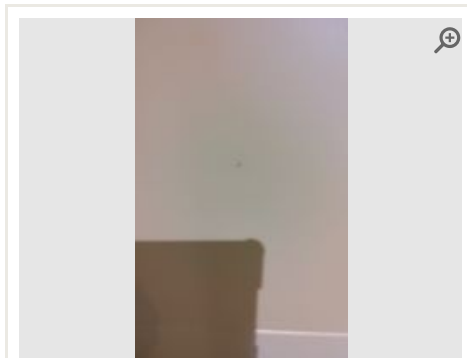


Provided by	<b>Inspector</b>
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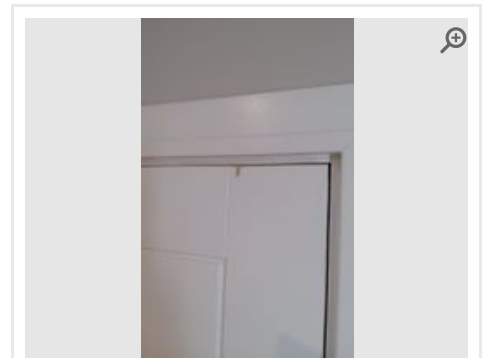
### Front Door



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.2.1</b>

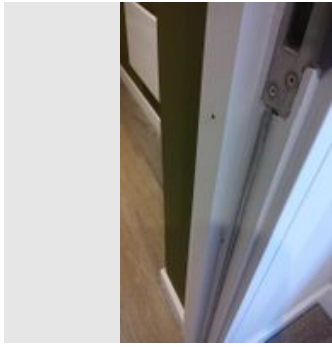


Provided by	<b>Inspector</b>
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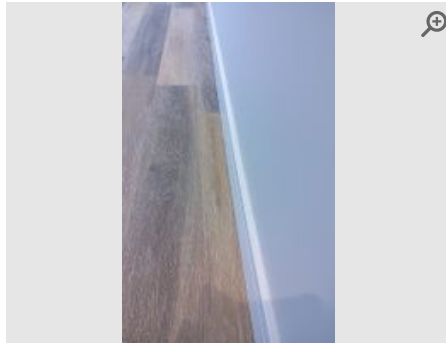


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.2.3</b>

### Door Frame & Skirting



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:56 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.3.1</b>



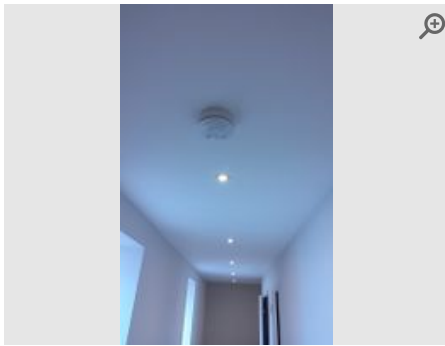
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Added	<b>05/03/2021</b>
Reference	<b>2.3.2</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.3.3</b>

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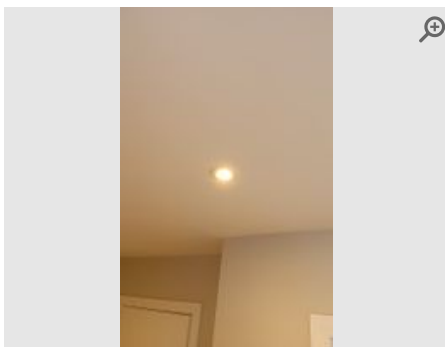
### Ceiling



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.4.1</b>

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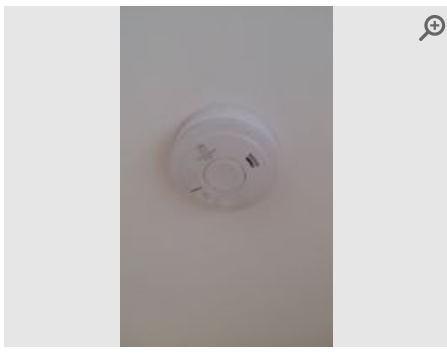
### Light Fittings



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
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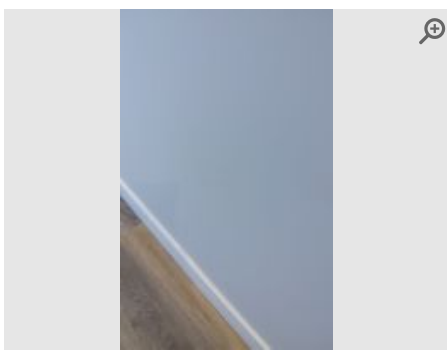
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### Smoke Alarm

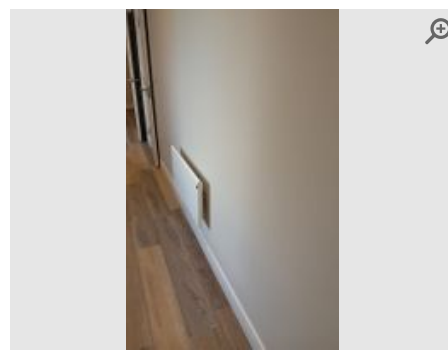


Provided by	<b>Inspector</b>
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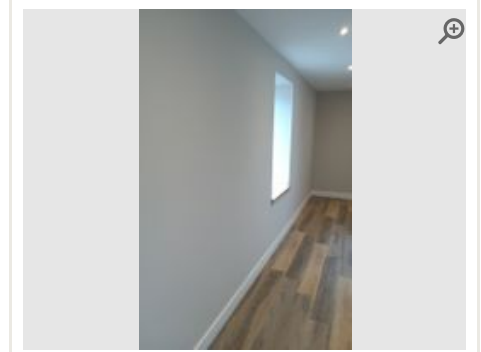
### Walls



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:58 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.7.1</b>

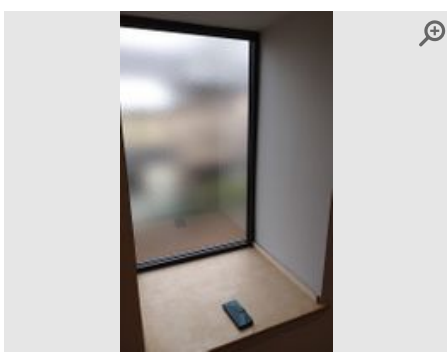


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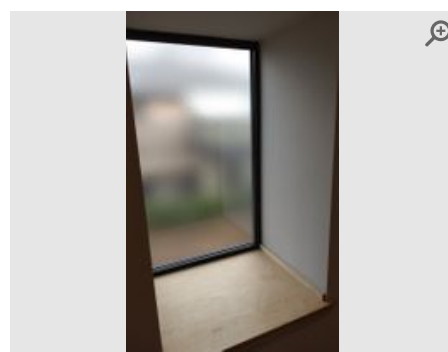


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.7.3</b>

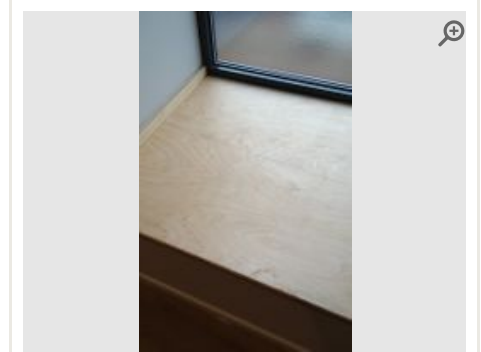
### Windows and Sills



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:19 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.8.1</b>

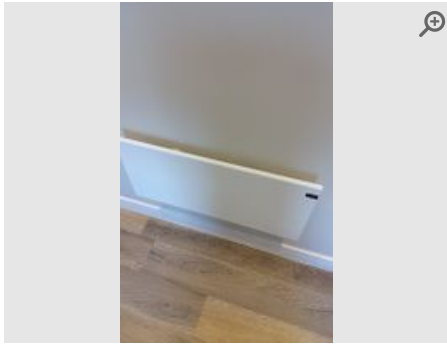


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:19 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.8.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:19 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.8.3</b>

### Radiator



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:58 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.9.1</b>

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### Sockets & Switches

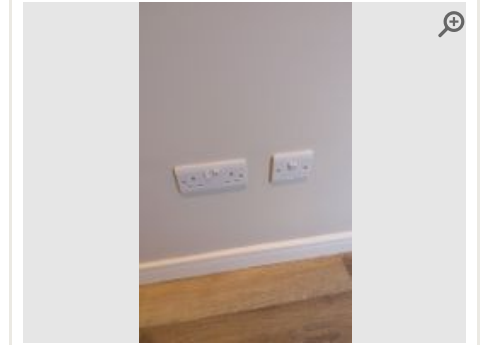
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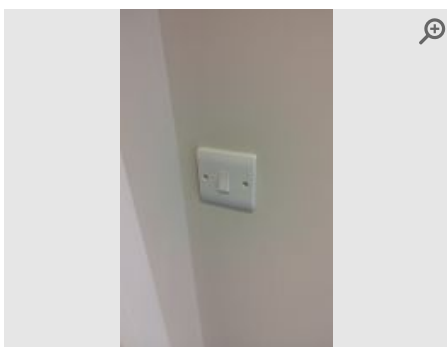
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.10.1</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.10.2</b>



Provided by	<b>Inspector</b>
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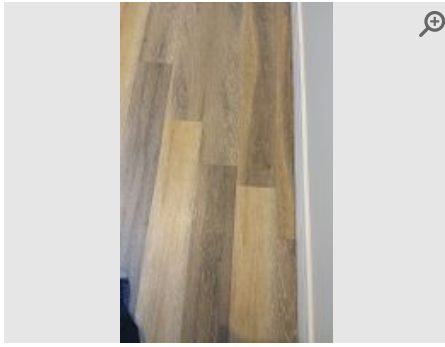


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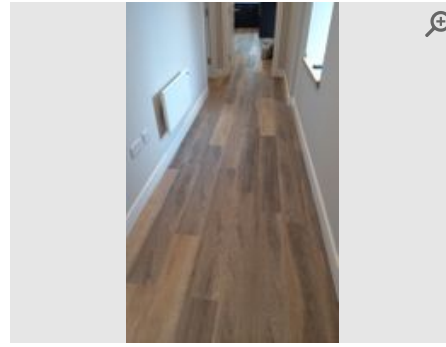
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### Floor

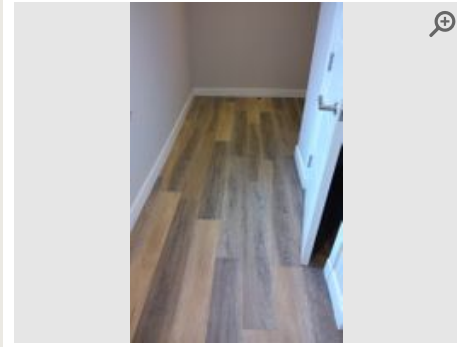
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Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.11.1</b>

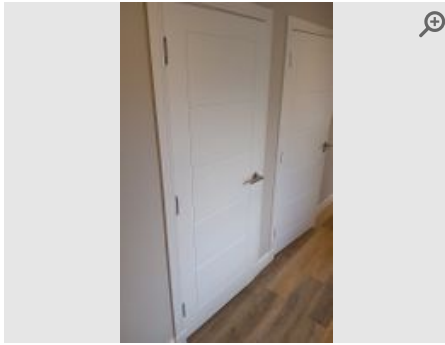


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Added	<b>05/03/2021</b>
Reference	<b>2.11.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:00 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.11.3</b>

### Service Cupboard



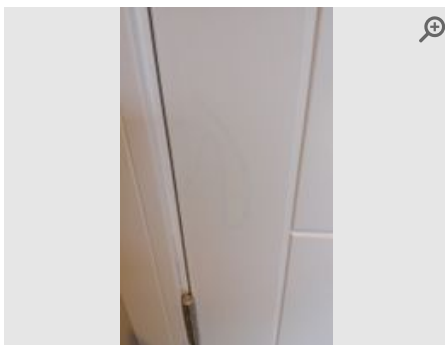
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.12.1</b>



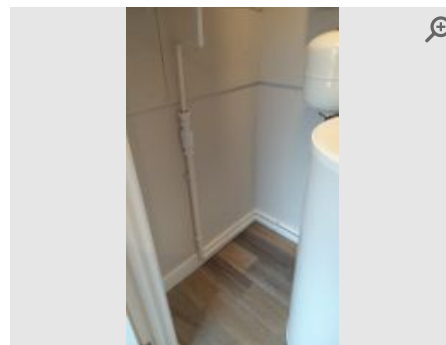
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.12.2</b>



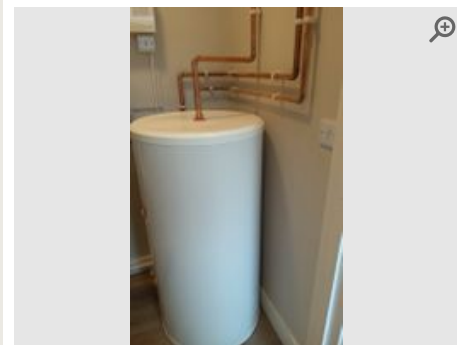
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.12.3</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.12.4</b>



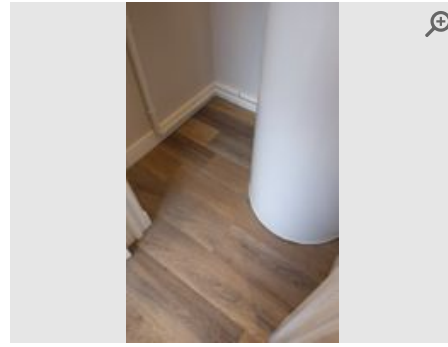
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>2.12.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:02 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.12.6</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:02 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.12.7</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:02 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.12.8</b>

### Telephone Entry System



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:04 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>2.13.1</b>



### 3 Toilet

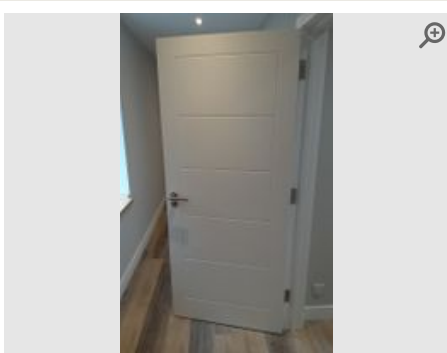
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 3.1	Clean & Tidy	● New Item	● Good	📷 1 photo
<b>Door (Internal)</b> 3.2	Wood panelled. Brushed chrome handle. Integrated privacy lock. White	● New Item	● Good	📷 3 photos
<b>Door Frame &amp; Skirting</b> 3.3	Painted white. Light dust to skirting.	● New Item	● Fair	📷 2 photos
<b>Ceiling</b> 3.4	Plastered/Painted white Duct present.	● New Item	● Good	📷 2 photos
<b>Light Fittings</b> 3.5	Ceiling. LED downlighter. 2 fixings in total. All bulbs working	● New Item	● Good	📷 1 photo
<b>Walls</b> 3.6	Plastered & painted. Grey Small mark above sink.	● New Item	● Good	📷 3 photos
<b>Sockets &amp; Switches</b> 3.7	All sockets/switches plastic. 1 in total	● New Item	● Good	📷 1 photo
<b>Floor</b> 3.8	Laminate wood effect	● New Item	● Good	📷 1 photo
<b>Sink/Basin</b> 3.9	Wall-mounted porcelain. Mixer tap. Chrome taps. Mechanised plug White gloss vanity unit below with instruction manuals inside.	● New Item	● Good	📷 3 photos
<b>Toilet</b> 3.10	Porcelain. Plastic/Acrylic seat & lid. Flush button Grey tiled behind with grey acrylic shelf above. Light debris to toilet rim.	● New Item	● Fair	📷 6 photos
<b>Mirror</b> 3.11	Wall-mounted round Gold sparkle rim.	● New Item	● Good	📷 1 photo

**General Overview**

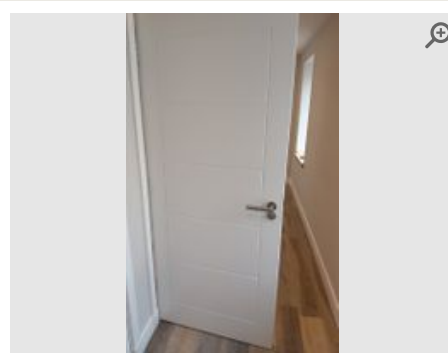


Provided by	<b>Inspector</b>
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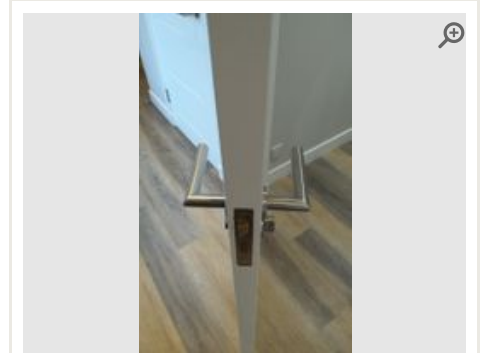
**Door (Internal)**



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:06 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.2.1</b>

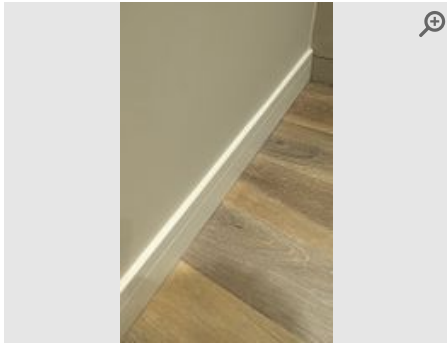


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:06 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.2.2</b>

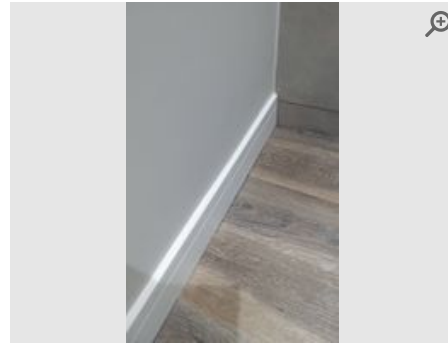


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:06 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.2.3</b>

**Door Frame & Skirting**

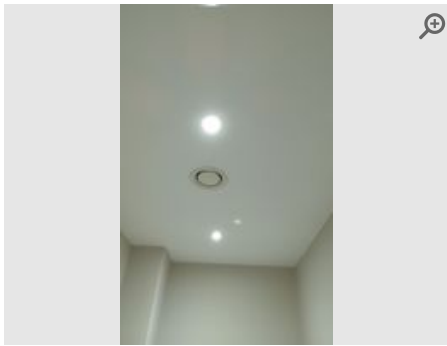


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:06 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.3.1</b>

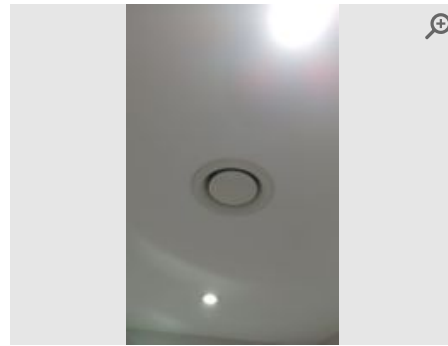


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:06 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.3.2</b>

### Ceiling

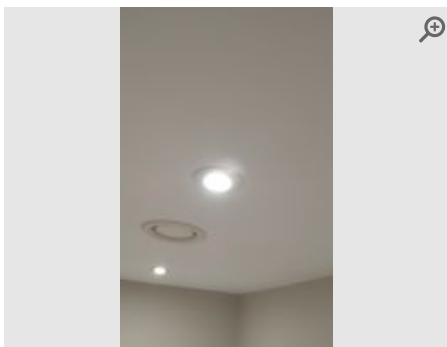


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:07 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.4.1</b>



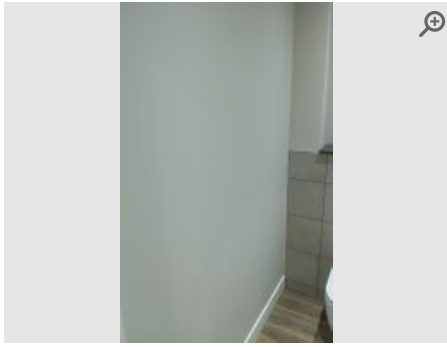
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:07 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.4.2</b>

### Light Fittings

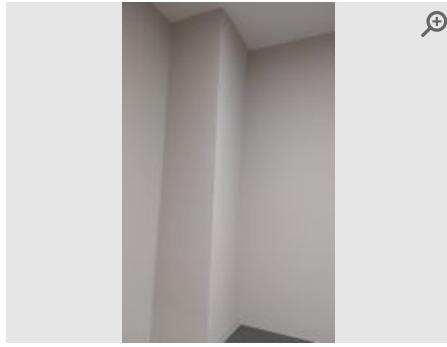


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:08 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.5.1</b>

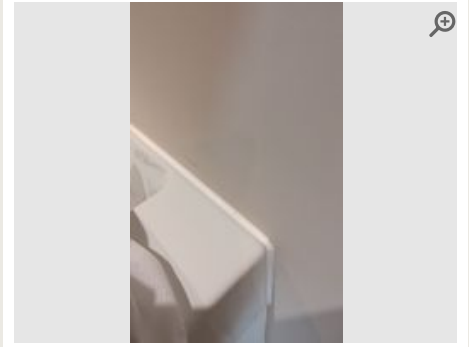
### Walls



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:09 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.6.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:09 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.6.2</b>



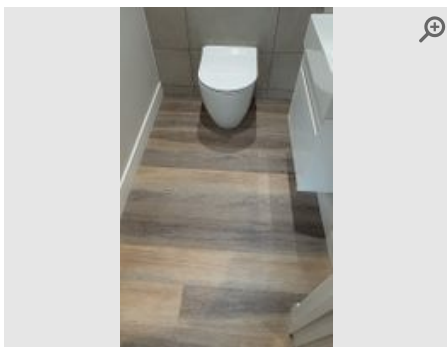
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:12 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.6.3</b>

### Sockets & Switches



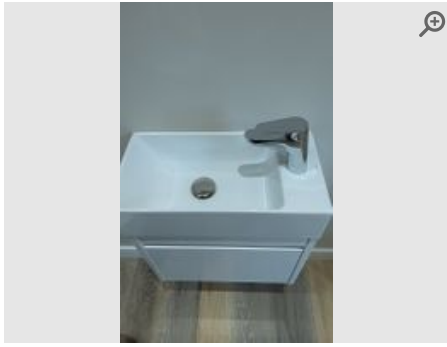
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:08 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.7.1</b>

### Floor

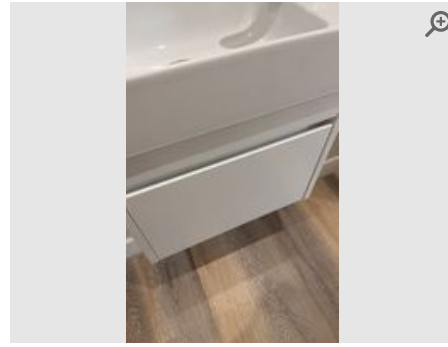


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:10 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.8.1</b>

### Sink/Basin



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:12 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.9.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:12 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.9.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:12 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.9.3</b>

### Toilet



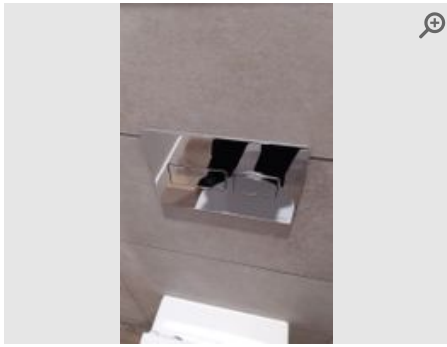
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:14 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.10.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:14 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.10.2</b>



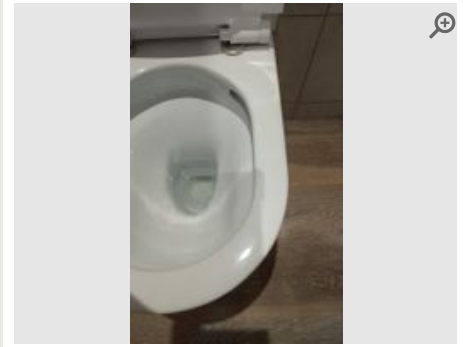
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:14 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.10.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:14 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.10.4</b>

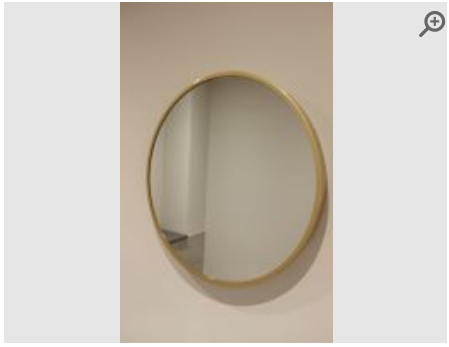


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:14 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.10.5</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:14 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.10.6</b>

### Mirror

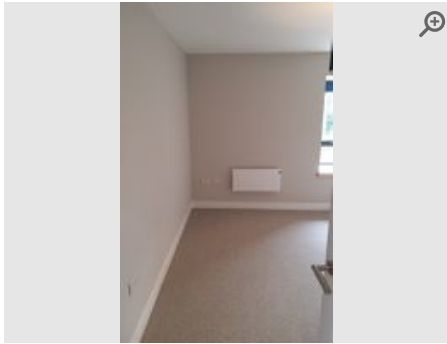


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:15 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>3.11.1</b>

## 4 Bedroom

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 4.1	Clean & Tidy	● New Item	● Good	📷 3 photos
<b>Door (Internal)</b> 4.2	Wood flat-panel. Brushed chrome handle. Chrome/rubber door stop	● New Item	● Good	📷 3 photos
<b>Door Frame &amp; Skirting</b> 4.3	Painted white. Some light dust to skirting.	● New Item	● Fair	📷 2 photos
<b>Ceiling</b> 4.4	Plastered/Painted white Duct present.	● New Item	● Good	📷 3 photos
<b>Light Fittings</b> 4.5	Ceiling. Pendant fixing. Light shade fitted. 1 fixing in total. All bulbs working	● New Item	● Good	📷 1 photo
<b>Walls</b> 4.6	Plastered & painted. Grey	● New Item	● Good	📷 2 photos
<b>Windows and Sills</b> 4.7	Standard window. 1 in total. Keys not present Aluminium framed double glazed. Blue roller blind.	● New Item	● Good	📷 4 photos
<b>Radiator</b> 4.8	Electric wall-mounted. 1 in total	● New Item	● Good	📷 1 photo
<b>Sockets &amp; Switches</b> 4.9	All sockets/switches plastic. 12 in total Including 1 satellite connection.	● New Item	● Good	📷 5 photos
<b>Floor</b> 4.10	Carpeted Grey fleck. Pull mark by door.	● New Item	● Good	📷 3 photos
<b>Storage Cupboard/Wardrobe</b> 4.11	Built-in. Natural wood. Rail present. Shelving present Wooden sliding doors with recessed hand holds.	● New Item	● Good	📷 3 photos

**General Overview**



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:20 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.1.1</b>

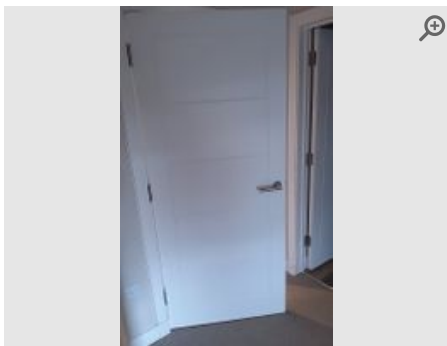


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:20 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.1.2</b>

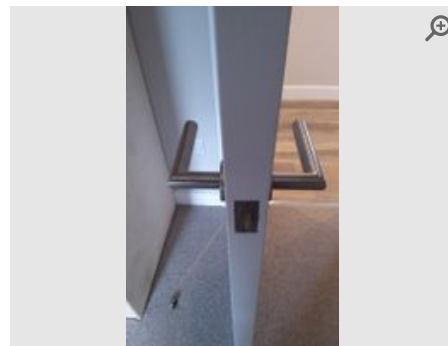


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:20 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.1.3</b>

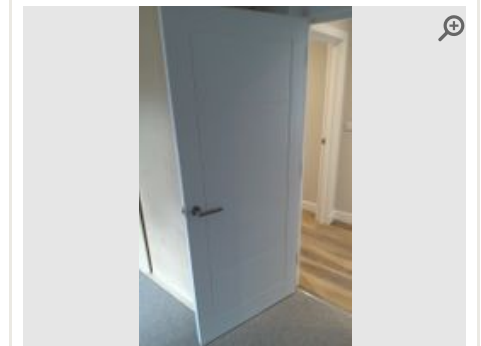
**Door (Internal)**



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:21 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.2.1</b>



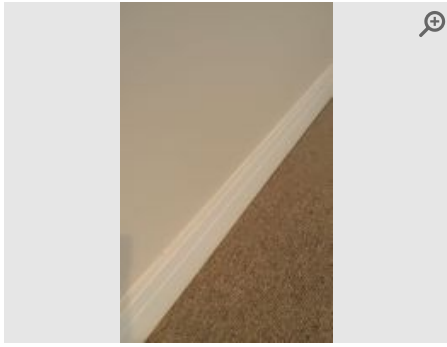
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:21 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.2.2</b>



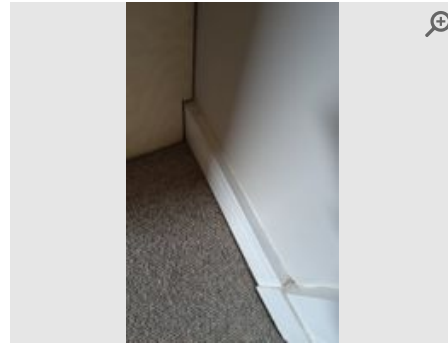
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:21 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.2.3</b>

**Door Frame & Skirting**



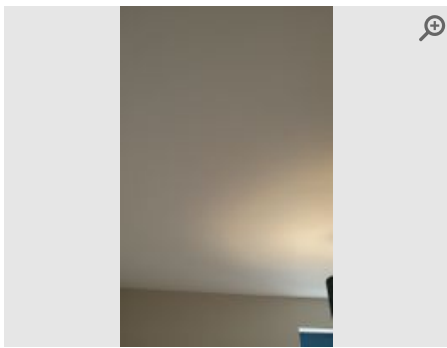


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:21 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.3.1</b>

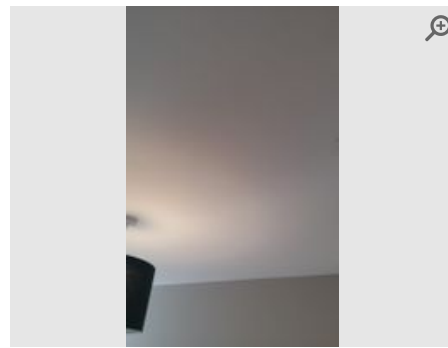


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:21 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.3.2</b>

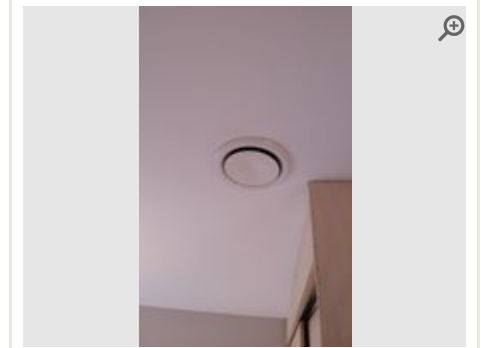
### Ceiling



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:22 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.4.1</b>

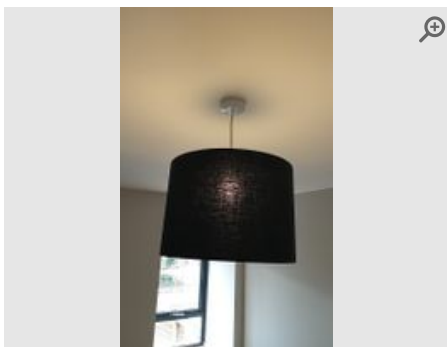


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:22 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.4.2</b>



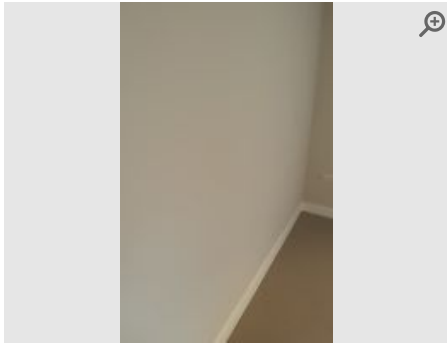
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:22 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.4.3</b>

### Light Fittings

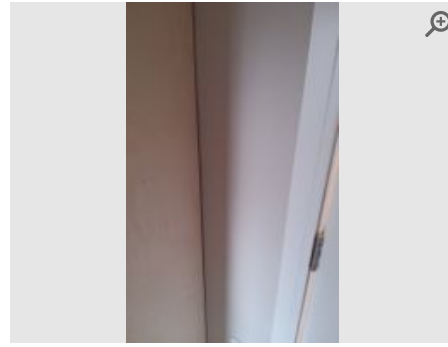


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:22 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.5.1</b>

### Walls



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:23 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.6.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:23 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.6.2</b>

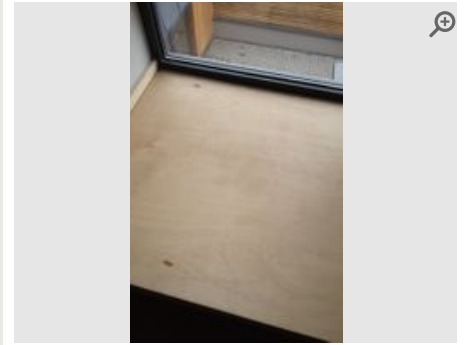
## Windows and Sills



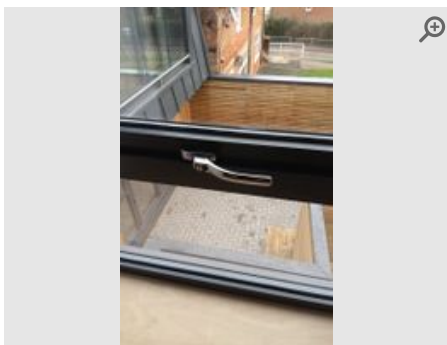
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.7.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.7.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.7.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.7.4</b>

## Radiator



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:25 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.8.1</b>

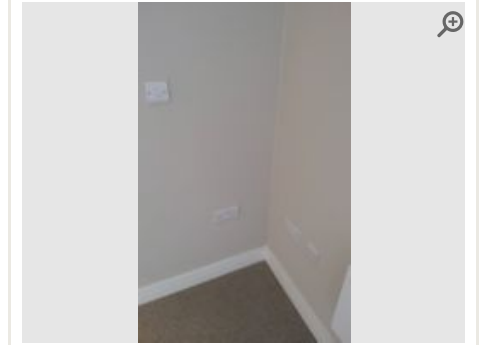
### Sockets & Switches



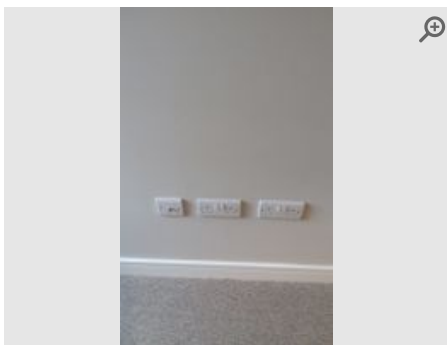
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.9.1</b>



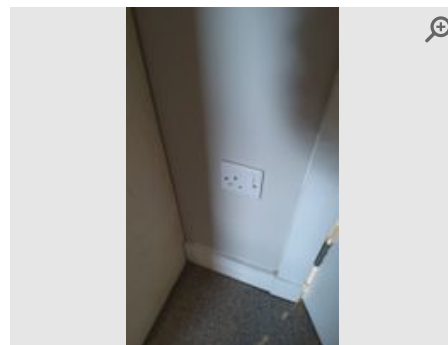
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.9.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.9.3</b>

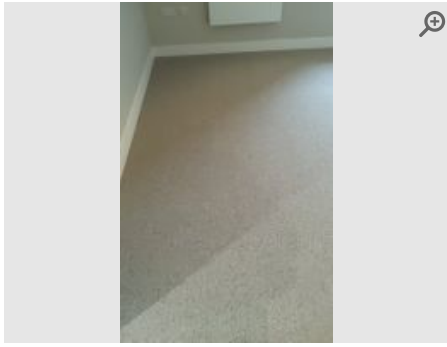


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.9.4</b>

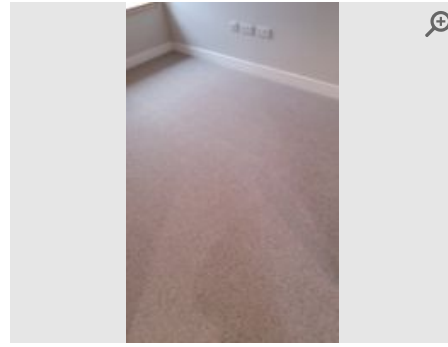


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.9.5</b>

### Floor



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.10.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.10.2</b>

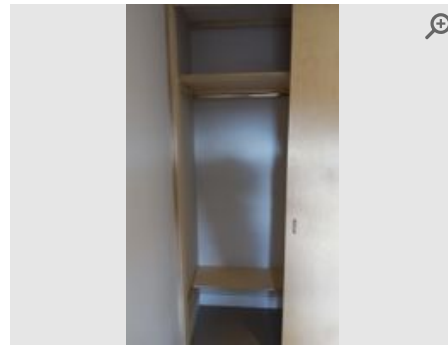


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.10.3</b>

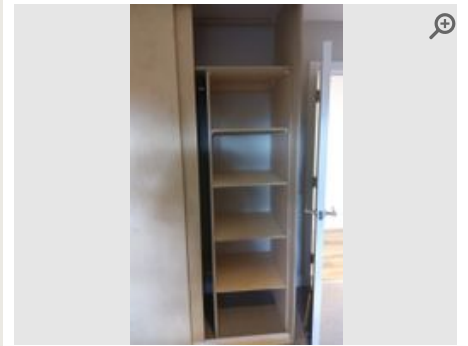
### Storage Cupboard/Wardrobe



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:27 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.11.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:27 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.11.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:27 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>4.11.3</b>

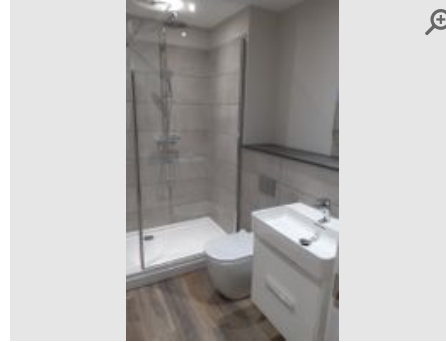
## 5 Bathroom

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 5.1	Clean & Tidy	● New Item	● Good	📷 2 photos
<b>Door (Internal)</b> 5.2	Wood flat-panel. Brushed chrome handle. Chrome/rubber door stop. White	● New Item	● Good	📷 3 photos
<b>Door Frame &amp; Skirting</b> 5.3	Painted white. Light dust to skirting.	● New Item	● Good	📷 1 photo
<b>Ceiling</b> 5.4	Plastered/Painted white	● New Item	● Good	📷 2 photos
<b>Light Fittings</b> 5.5	Ceiling. LED downlighter. 4 fixings in total. All bulbs working	● New Item	● Good	📷 1 photo
<b>Extractor Fan</b> 5.6	White casing. Free of dust inside	● New Item	● Good	📷 1 photo
<b>Walls</b> 5.7	Plastered & painted. Tiled (around wet areas). Grey Shelf above basin and toilet in dark grey acrylic.	● New Item	● Good	📷 3 photos
<b>Radiator</b> 5.8	Chrome ladder style. 1 in total	● New Item	● Good	📷 1 photo
<b>Floor</b> 5.9	Laminate wood effect Some light debris.	● New Item	● Fair	📷 2 photos
<b>Shower Cubicle/Screen/Tray</b> 5.10	Plastic shower tray. Chrome waste Glazed walk in enclosure with chrome frame. Light brown mark by shelf.	● New Item	● Good	📷 4 photos
<b>Shower</b> 5.11	Shower head & hose. Fixed shower head. Mixer Shower. Chrome	● New Item	● Good	📷 3 photos
<b>Sink/Basin</b> 5.12	Wall-mounted porcelain. Mixer tap. Chrome taps. Mechanised plug Mounted above a 2 drawer gloss vanity unit. Spare shower head in bottom drawer.	● New Item	● Good	📷 4 photos
<b>Toilet</b> 5.13	Porcelain. Plastic/Acrylic seat & lid. Flush button Seat at slight angle.	● New Item	● Good	📷 5 photos
<b>Mirror</b> 5.14	Wall-mounted rectangular Frosted edge sensor lighting.	● New Item	● Good	📷 1 photo
<b>Bathroom Fixings</b> 5.15	Shelving Chrome corner shelf to shower enclosure.	● New Item	● Good	📷 1 photo

### General Overview

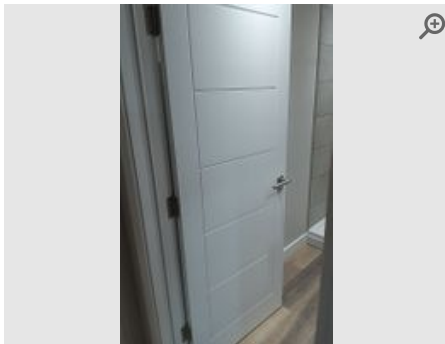


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:29 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.1.1</b>

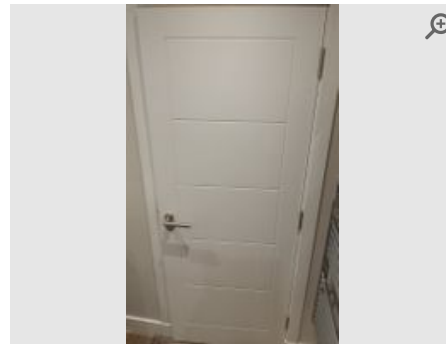


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:29 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.1.2</b>

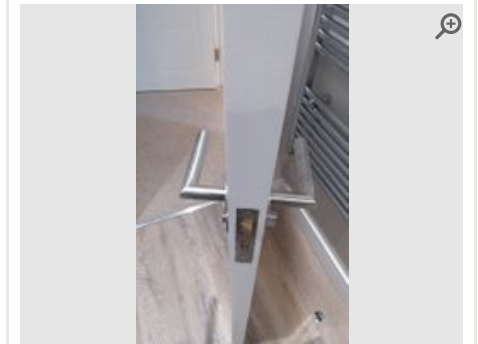
### Door (Internal)



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:29 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.2.1</b>

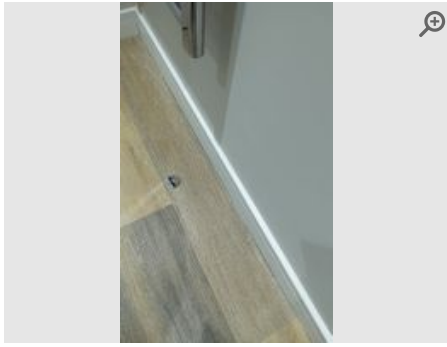


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:29 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.2.2</b>



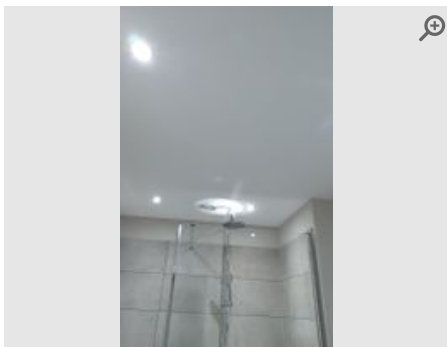
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:29 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.2.3</b>

### Door Frame & Skirting

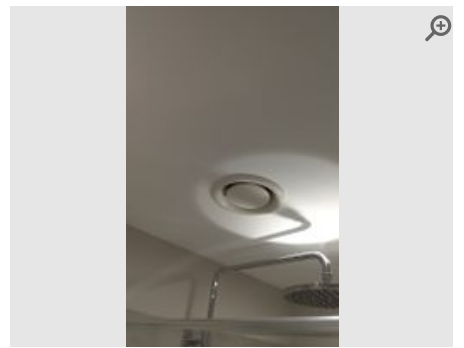


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:30 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.3.1</b>

### Ceiling

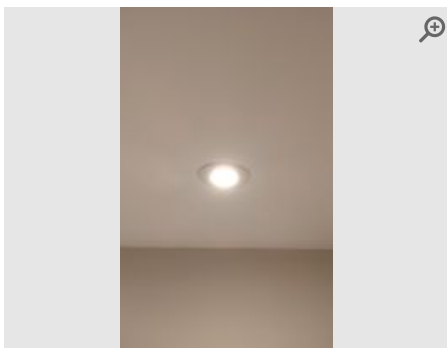


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:30 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.4.1</b>



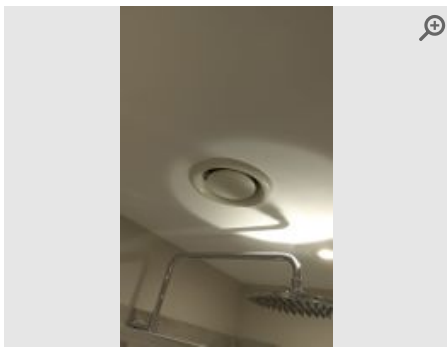
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:31 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.4.2</b>

### Light Fittings



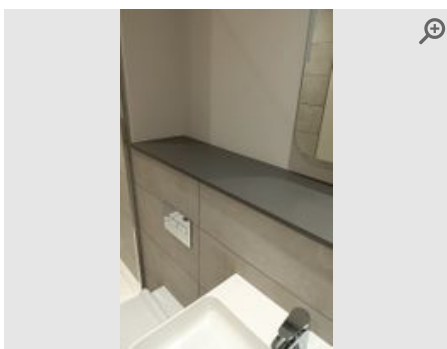
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:32 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.5.1</b>

### Extractor Fan

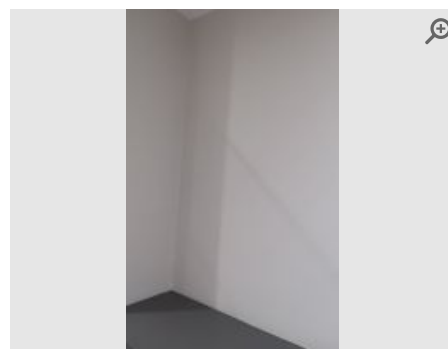


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:32 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.6.1</b>

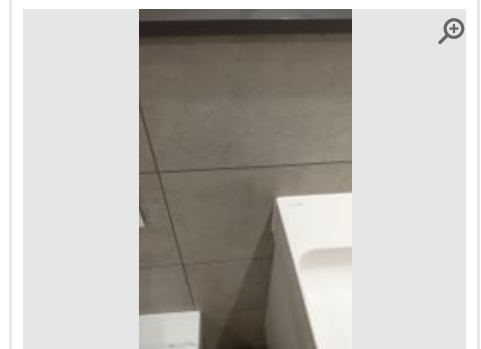
## Walls



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:33 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.7.1</b>

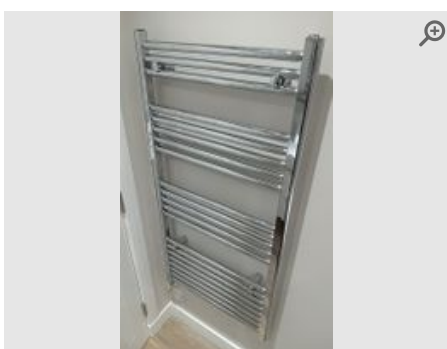


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:33 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.7.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:33 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.7.3</b>

## Radiator



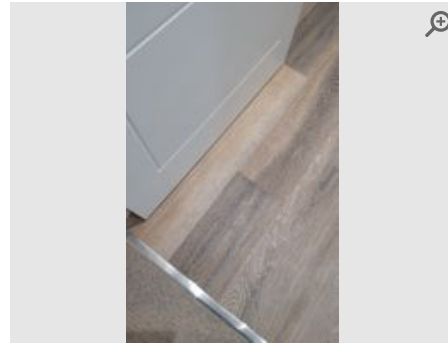
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:33 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.8.1</b>

## Floor



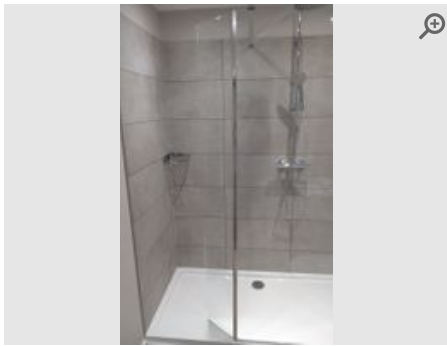


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:34 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.9.1</b>

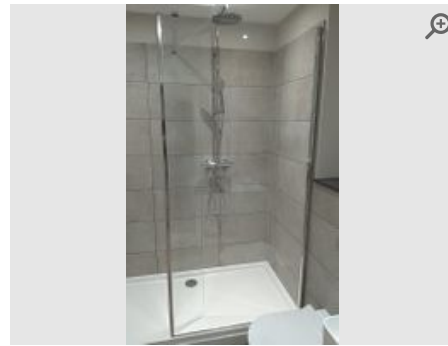


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:34 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.9.2</b>

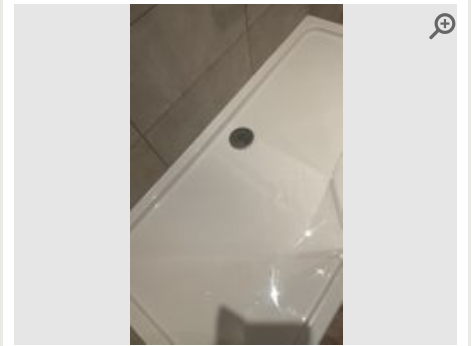
### Shower Cubicle/Screen/Tray



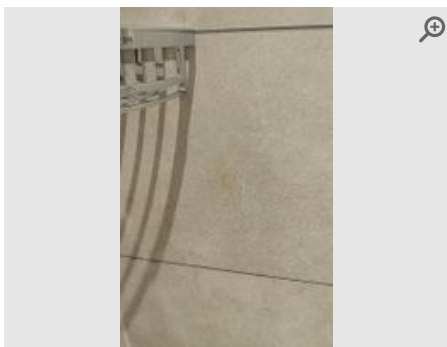
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:35 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.10.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:35 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.10.2</b>

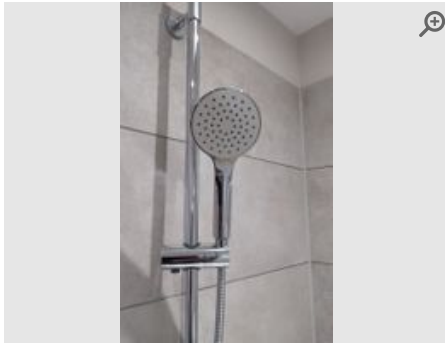


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:35 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.10.3</b>

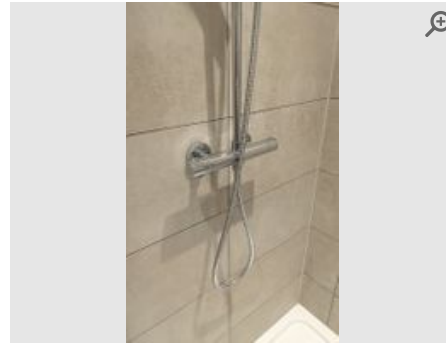


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.10.4</b>

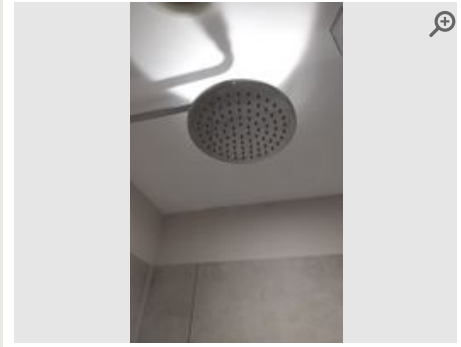
### Shower



Provided by **Inspector**  
Captured (via App): **05/03/2021 10:36 AM**  
Added **05/03/2021**  
Reference **5.11.1**



Provided by **Inspector**  
Captured (via App): **05/03/2021 10:36 AM**  
Added **05/03/2021**  
Reference **5.11.2**

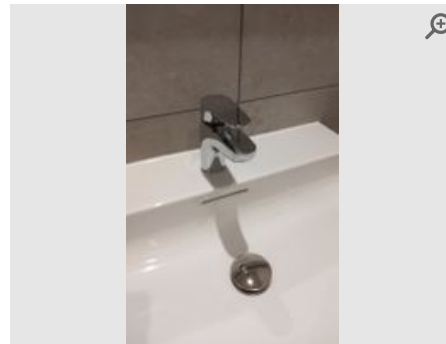


Provided by **Inspector**  
Captured (via App): **05/03/2021 10:36 AM**  
Added **05/03/2021**  
Reference **5.11.3**

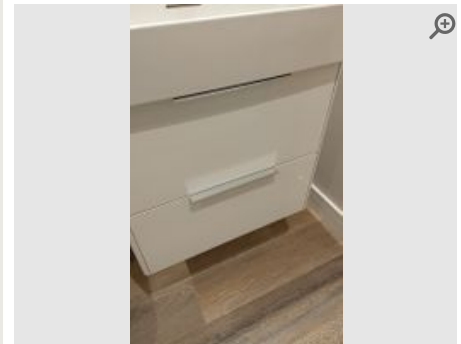
## Sink/Basin



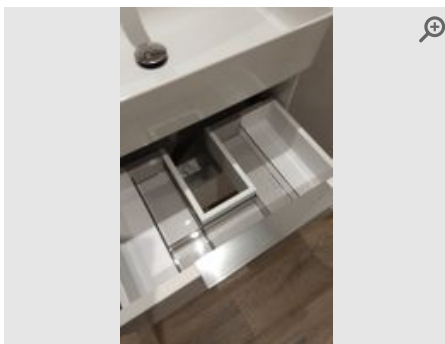
Provided by **Inspector**  
Captured (via App): **05/03/2021 10:36 AM**  
Added **05/03/2021**  
Reference **5.12.1**



Provided by **Inspector**  
Captured (via App): **05/03/2021 10:36 AM**  
Added **05/03/2021**  
Reference **5.12.2**

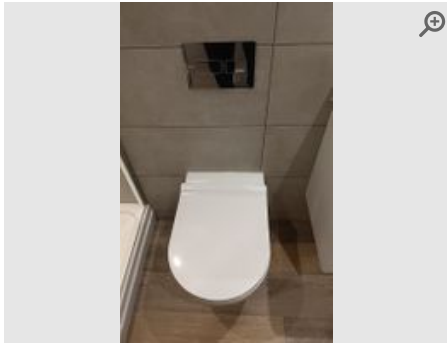


Provided by **Inspector**  
Captured (via App): **05/03/2021 10:36 AM**  
Added **05/03/2021**  
Reference **5.12.3**

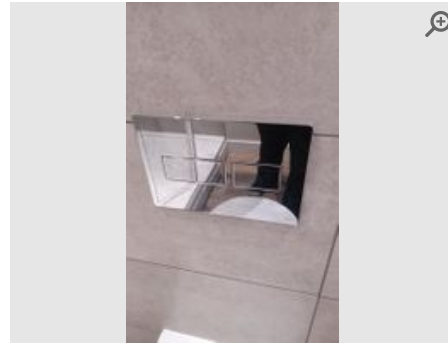


Provided by **Inspector**  
Captured (via App): **05/03/2021 10:36 AM**  
Added **05/03/2021**  
Reference **5.12.4**

## Toilet



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:37 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.13.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:37 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.13.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:37 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.13.3</b>

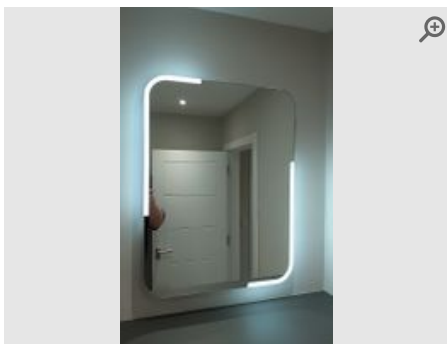


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:37 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.13.4</b>



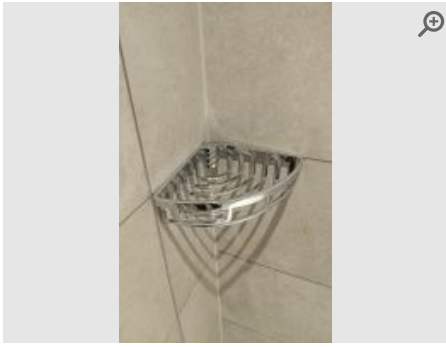
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:37 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.13.5</b>

## Mirror



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.14.1</b>

## Bathroom Fixings



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 10:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>5.15.1</b>

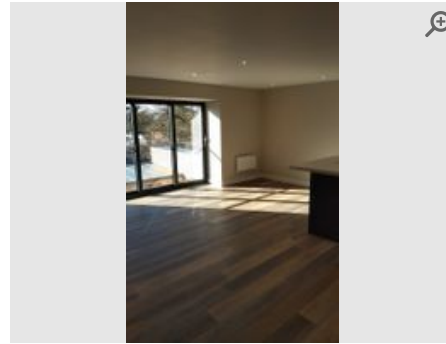
## 6 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 6.1	Clean & Tidy	● New Item	● Good	📷 3 photos
<b>Door (Internal)</b> 6.2	Wood flat-panel. Brushed chrome handle. Chrome/rubber door stop. White Scratch to internal above handle.	● New Item	● Good	📷 4 photos
<b>Door Frame &amp; Skirting</b> 6.3	Painted white. Light dust to skirting.	● New Item	● Fair	📷 2 photos
<b>Ceiling</b> 6.4	Plastered/Painted white Duct present.	● New Item	● Good	📷 2 photos
<b>Light Fittings</b> 6.5	Ceiling. LED downlighter. 9 fixings in total. All bulbs working	● New Item	● Good	📷 1 photo
<b>Walls</b> 6.6	Plastered & painted. Grey Some minor marks.	● New Item	● Good	📷 4 photos
<b>Radiator</b> 6.7	Electric wall-mounted. 2 in total. White Residue mark to radiator on right wall.	● New Item	● Good	📷 3 photos
<b>Sockets &amp; Switches</b> 6.8	All sockets/switches plastic. 10 in total Including satellite socket. Some dusty to tops.	● New Item	● Fair	📷 5 photos
<b>Floor</b> 6.9	Laminate wood effect	● New Item	● Good	📷 3 photos
<b>Patio Doors</b> 6.10	Aluminium double glazed. Chrome handle 2 x sliding doors and one fixed panel. Yale type lock. Some minor scratches to frame. Stainless bar and 3 x glass panels to exterior - require a clean.	● New Item	● Fair	📷 5 photos

### General Overview



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:17 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.1.1</b>

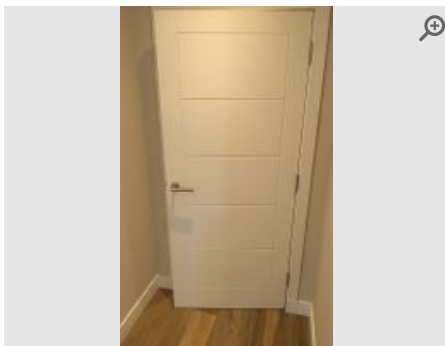


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:17 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.1.2</b>

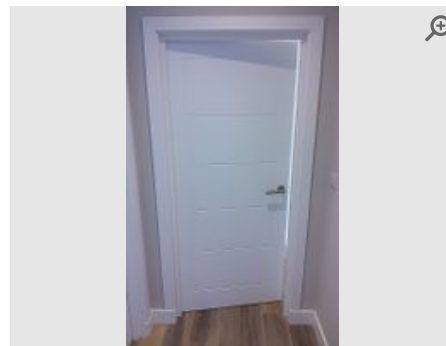


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:17 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.1.3</b>

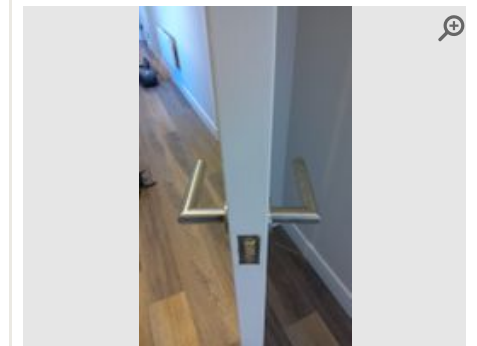
### Door (Internal)



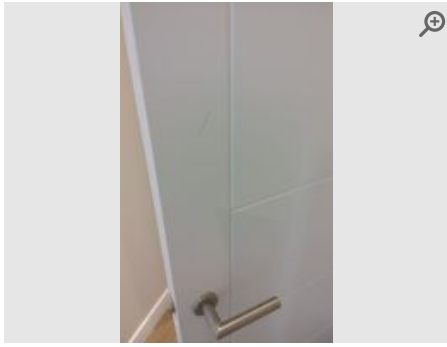
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:19 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.2.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:19 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.2.2</b>

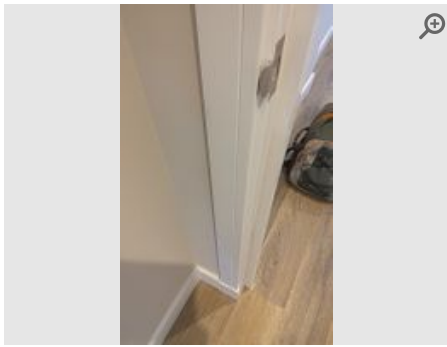


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:19 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.2.3</b>

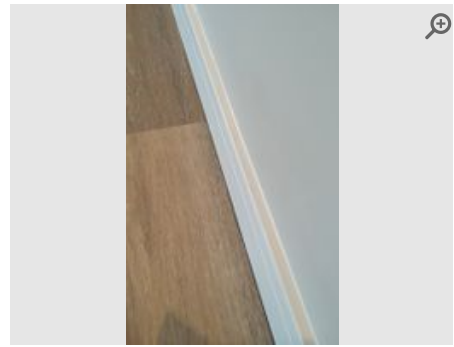


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:19 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.2.4</b>

### Door Frame & Skirting

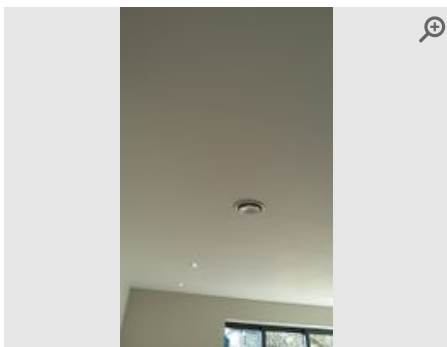


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:21 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.3.1</b>

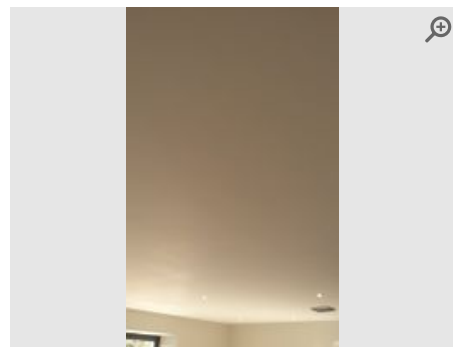


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:21 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.3.2</b>

### Ceiling

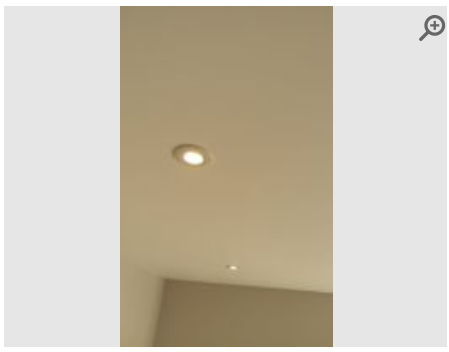


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:22 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.4.1</b>



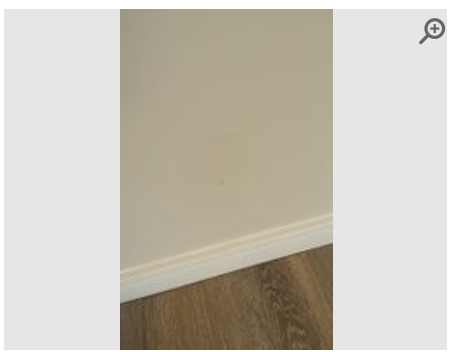
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:22 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.4.2</b>

### Light Fittings

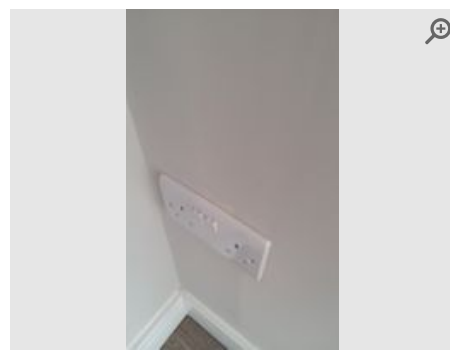


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:23 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.5.1</b>

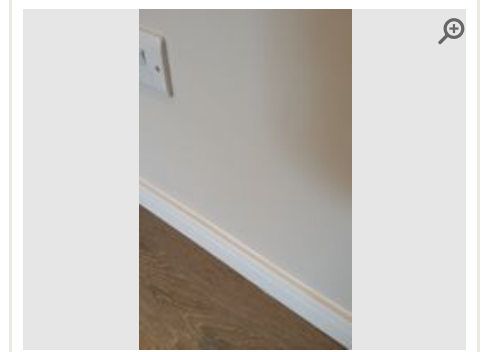
## Walls



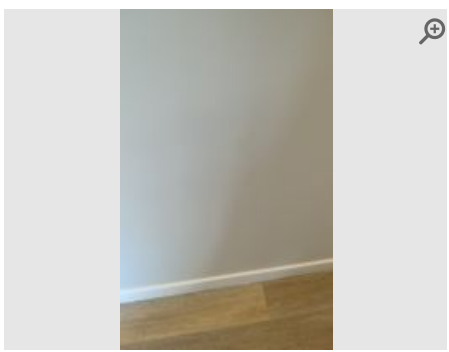
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.6.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.6.2</b>



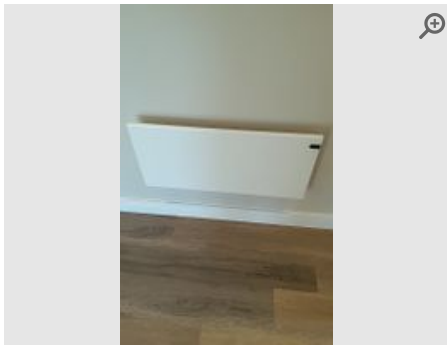
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.6.3</b>



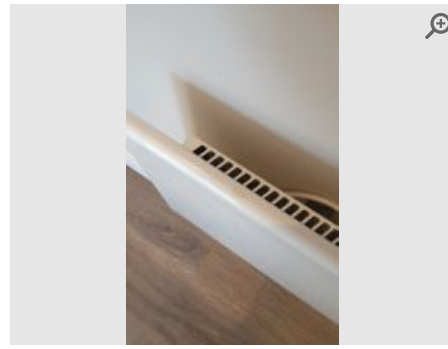
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:24 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.6.4</b>

## Radiator





Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:25 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.7.1</b>

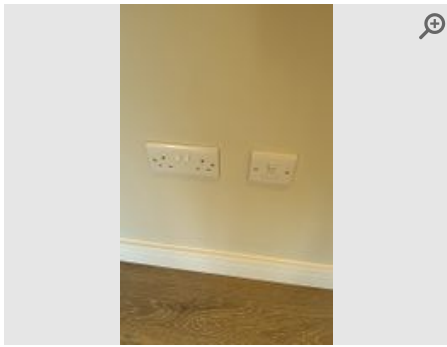


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:25 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.7.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:25 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.7.3</b>

### Sockets & Switches



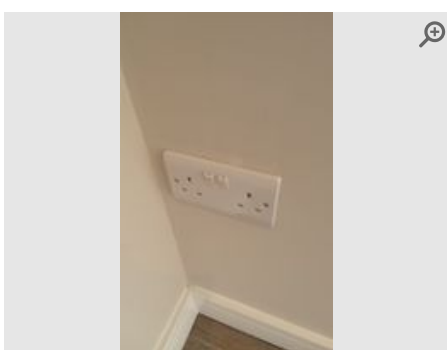
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.8.1</b>



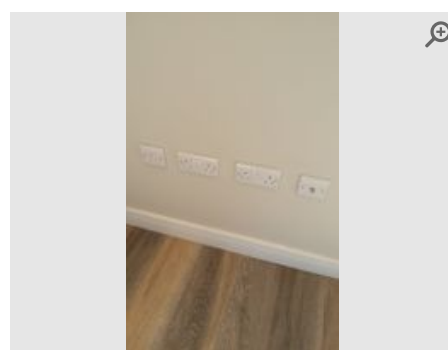
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.8.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.8.3</b>

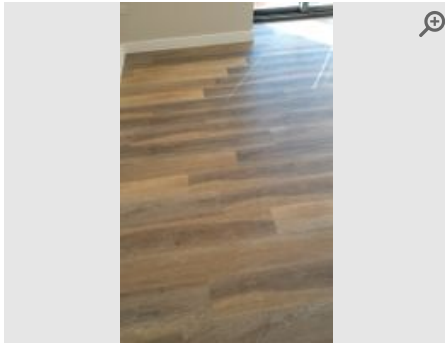


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:26 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.8.4</b>

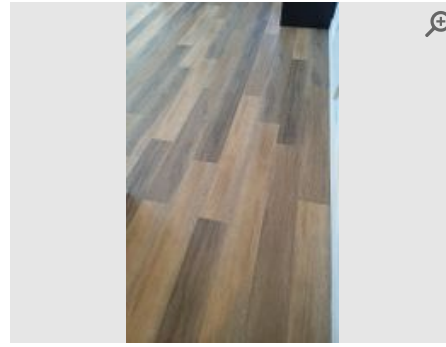


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>6.8.5</b>

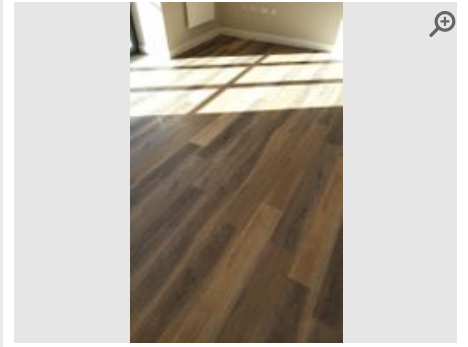
### Floor



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:27 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.9.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:27 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.9.2</b>

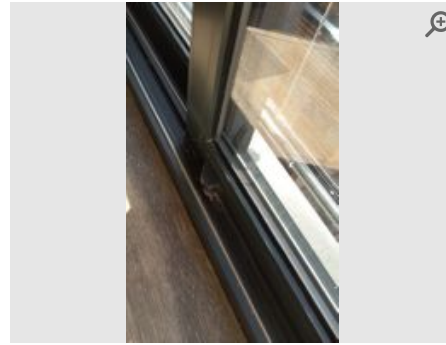


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>6.9.3</b>

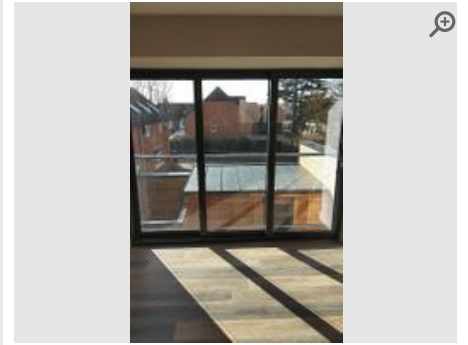
## Patio Doors



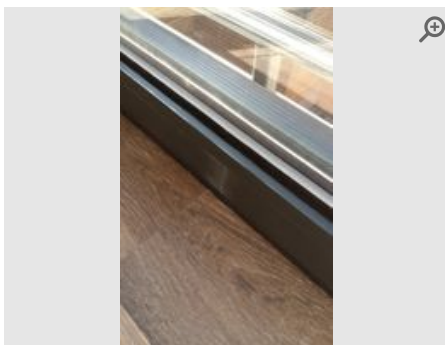
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:30 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.10.1</b>



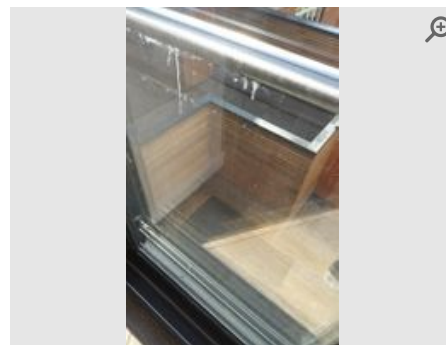
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>6.10.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:30 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.10.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:30 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.10.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:30 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>6.10.5</b>

## 7 Kitchen

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 7.1	Clean & Tidy	● New Item	● Good	📷 2 photos
<b>Ceiling</b> 7.2	Plastered/Painted white	● New Item	● Good	📷 2 photos
<b>Light Fittings</b> 7.3	6 fixings in total 4 x LED downlighters. LED strip lighting under wall units.	● New Item	● Good	📷 3 photos
<b>Walls</b> 7.4	Painted grey with white acrylic splashback.	● New Item	● Good	📷 4 photos
<b>Windows and Sills</b> 7.5	Standard window. 2 in total. Keys present. Wooden sills. Roller blind	● New Item	● Good	📷 4 photos
<b>Sockets &amp; Switches</b> 7.6	All sockets/switches plastic. 7 in total	● New Item	● Good	📷 4 photos
<b>Floor</b> 7.7	Laminate wood effect	● New Item	● Good	📷 1 photo
<b>Kitchen Cupboards/Units</b> 7.8	Wall units present. Base units present. 12 hinged doors. Laminated. Matt. Brass handles. Black Very minor marks to far left wall unit. Cleaning fluid and refuse sacks under sink.	● New Item	● Good	📷 7 photos
<b>Kitchen Drawers</b> 7.9	3 drawers. Laminated. Matt. Brass handles. Black Cutlery caddy to top drawer.	● New Item	● Good	📷 2 photos
<b>Kitchen Worksurfaces</b> 7.10	Concrete based coated surfaces.	● New Item	● Good	📷 3 photos
<b>Kitchen Sink</b> 7.11	Double bowl. Draining board. Plastic. Mixer tap. Filter plug present x 2	● New Item	● Good	📷 3 photos
<b>Hob</b> 7.12	Ceramic hob. 4 rings. Dust present. Lamona Manual present.	● New Item	● Good	📷 2 photos
<b>Oven</b> 7.13	Oven and grill. Chrome rack x 2. Grill tray & rack. Lamona Manual present.	● New Item	● Good	📷 3 photos
<b>Extractor Cooker Hood</b> 7.14	Fan switch responsive	● New Item	● Good	📷 1 photo
<b>Fridge Freezer (Integrated)</b> 7.15	Lamona 1 x ice trays and 1 x egg tray present. Manuals present.	● New Item	● Good	📷 3 photos
<b>Washing Machine</b> 7.16	Washer dryer. Beko Manual present.	● New Item	● Good	📷 4 photos
<b>Dishwasher</b> 7.17	Integrated full sized. Cutlery holder. Lamona Knife insert and salt funnel present.	● New Item	● Good	📷 3 photos
<b>Heat Sensor/Smoke Alarm</b> 7.18	Ceiling mounted. Test button/function working. Wired. Ei Electronics. Please note: Test periodically. Tenant note: Do not obstruct unit	● New Item	● Good	📷 1 photo

### General Overview

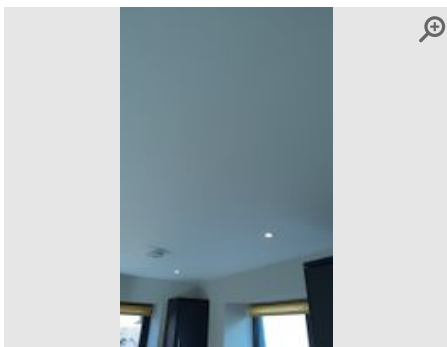


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.1.1</b>

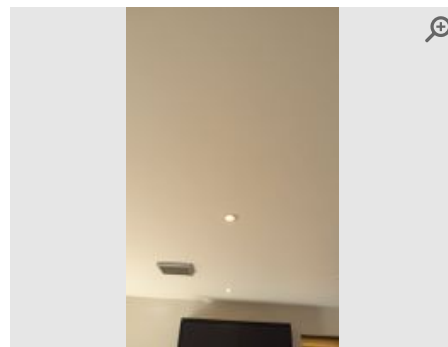


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:31 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.1.2</b>

### Ceiling

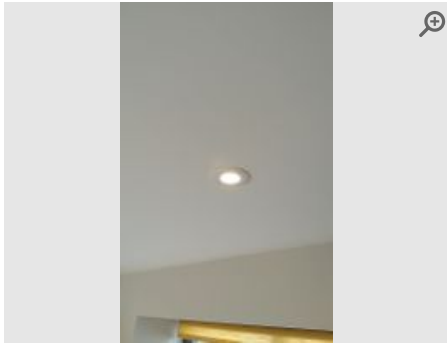


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.2.1</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.2.2</b>

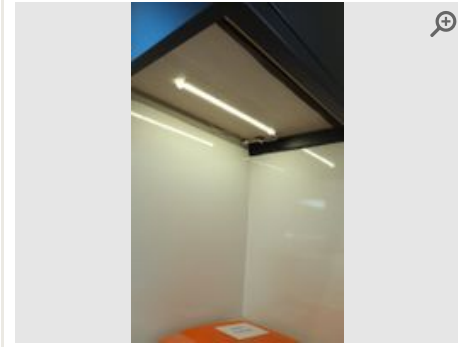
### Light Fittings



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.3.1</b>

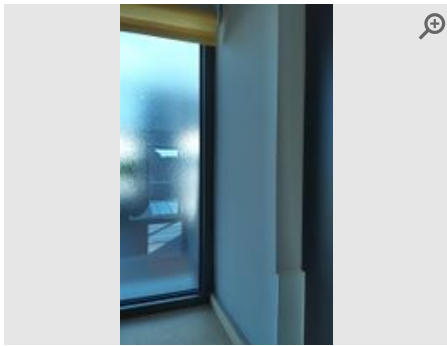


Provided by	<b>Inspector</b>
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Reference	<b>7.3.2</b>

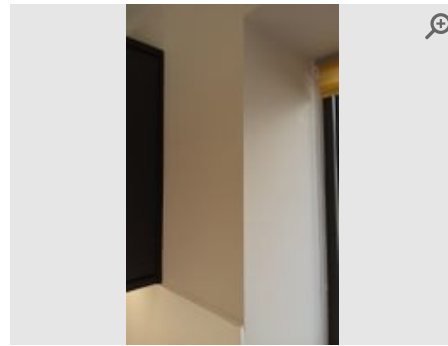


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.3.3</b>

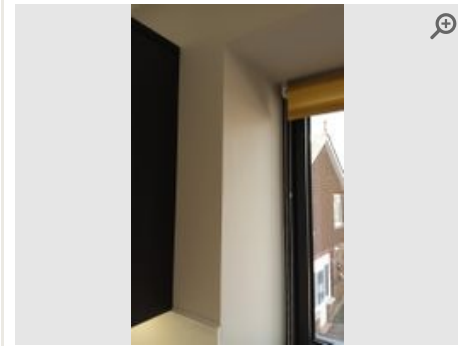
## Walls



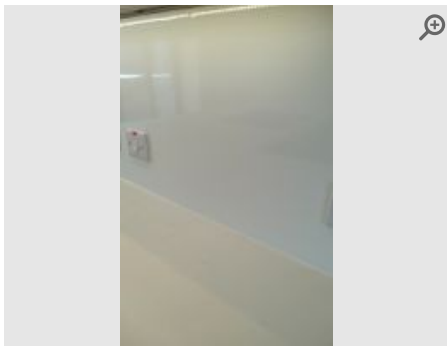
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.4.1</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.4.2</b>

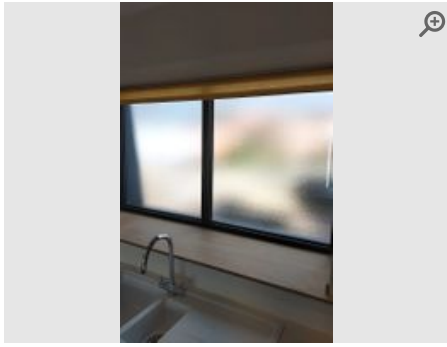


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.4.3</b>

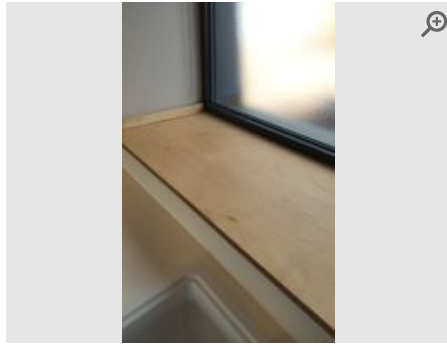


Provided by	<b>Inspector</b>
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Reference	<b>7.4.4</b>

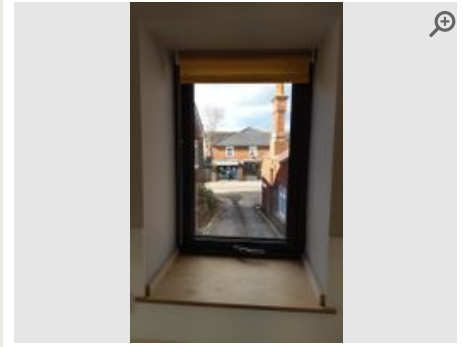
## Windows and Sills



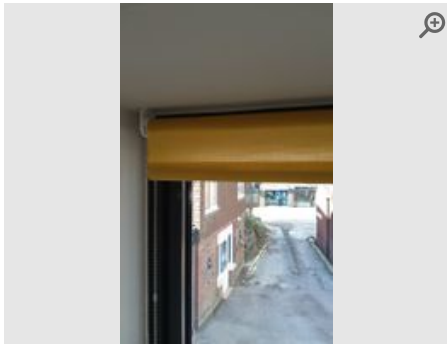
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:48 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.5.1</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.5.2</b>

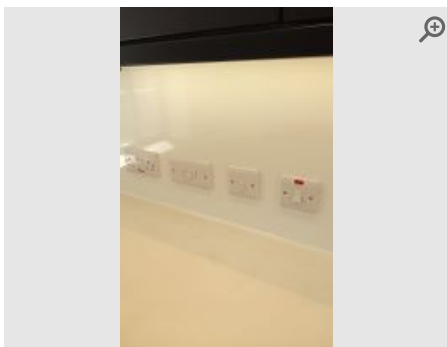


Provided by	<b>Inspector</b>
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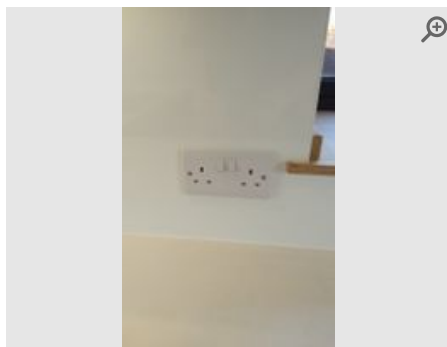


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.5.4</b>

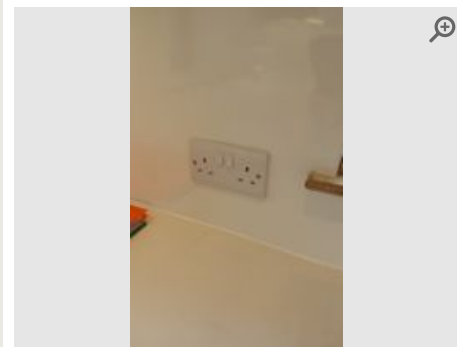
## Sockets & Switches



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:34 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.6.1</b>



Provided by	<b>Inspector</b>
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Reference	<b>7.6.2</b>

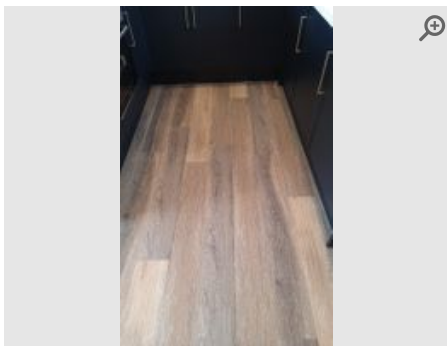


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.6.3</b>



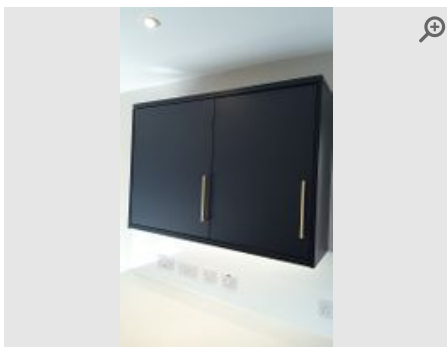
Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.6.4</b>

## Floor

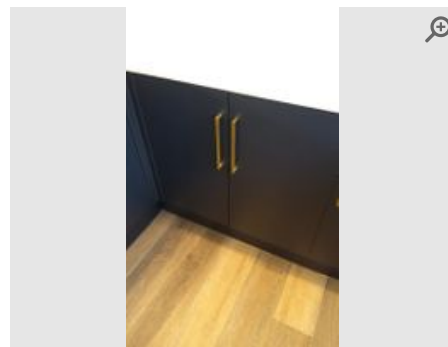


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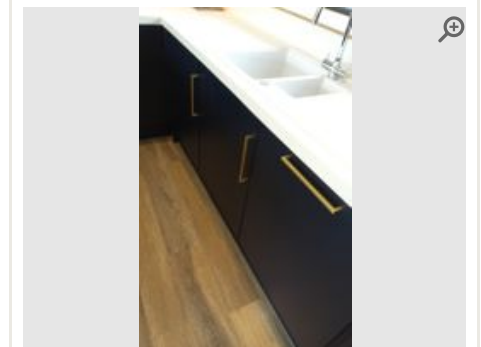
## Kitchen Cupboards/Units



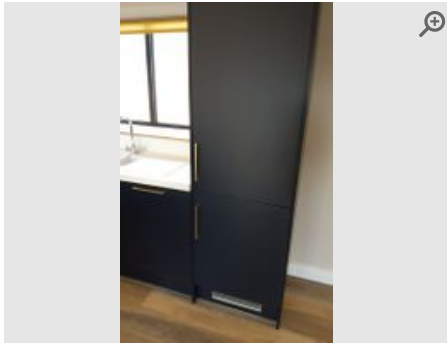
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.8.1</b>



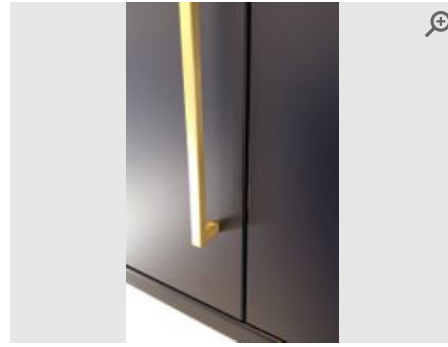
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.8.2</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.8.3</b>



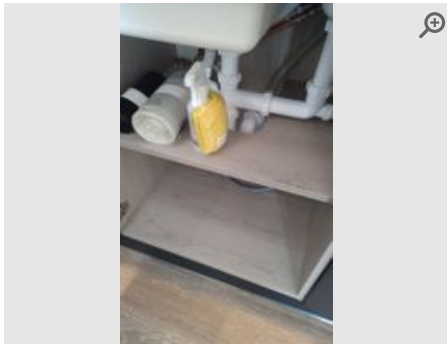
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.8.4</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.8.5</b>

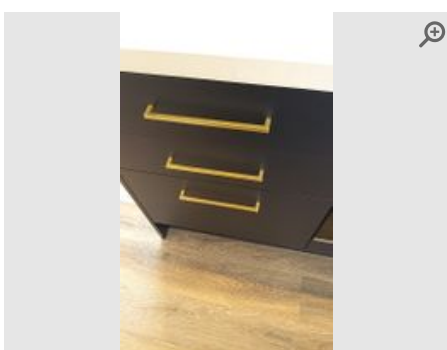


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.8.6</b>

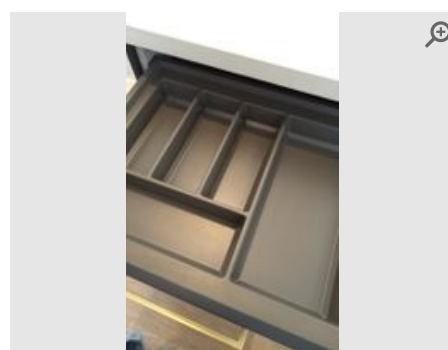


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.8.7</b>

## Kitchen Drawers



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.9.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:38 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.9.2</b>

## Kitchen Worksurfaces

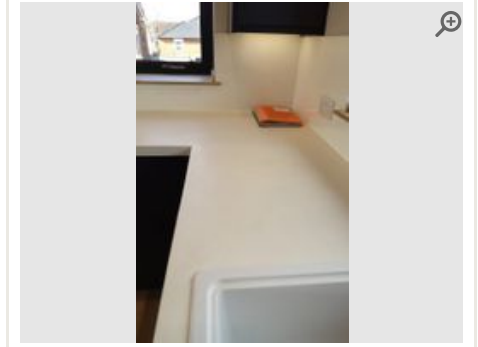




Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:39 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.10.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:39 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.10.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:39 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.10.3</b>

### Kitchen Sink



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:39 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.11.1</b>

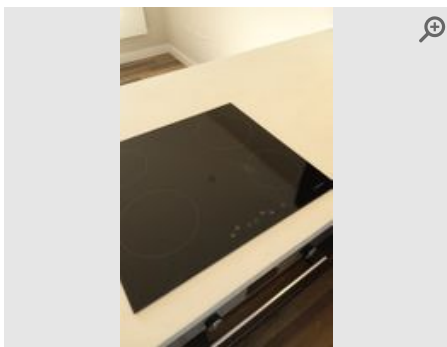


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:39 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.11.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:39 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.11.3</b>

### Hob

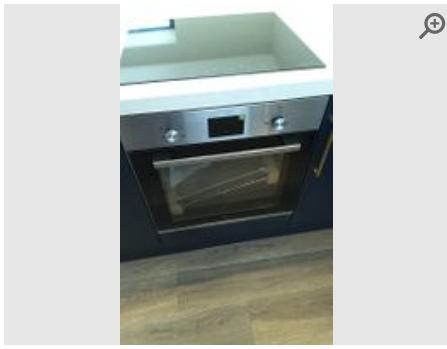


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:40 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.12.1</b>

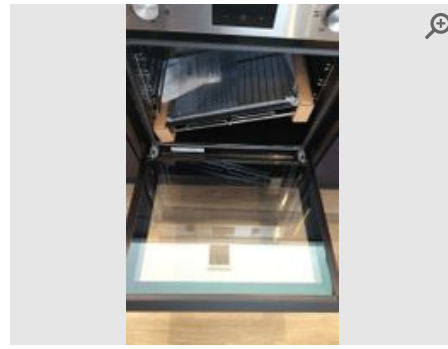


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:47 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.12.2</b>

### Oven



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:40 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.13.1</b>



Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
Reference	<b>7.13.2</b>



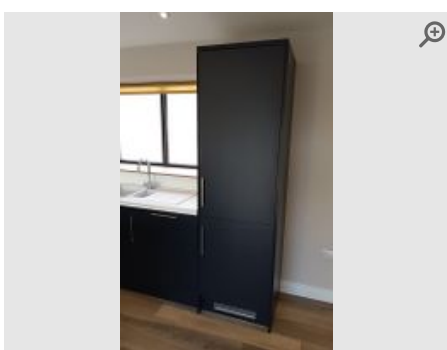
Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:40 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.13.3</b>

### Extractor Cooker Hood

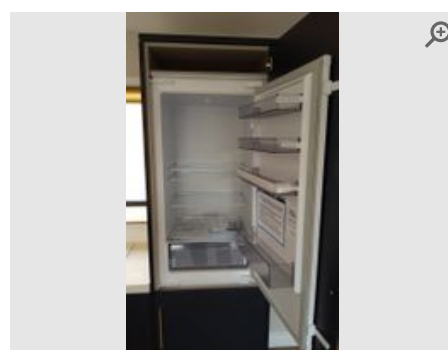


Provided by	<b>Inspector</b>
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Added	<b>05/03/2021</b>
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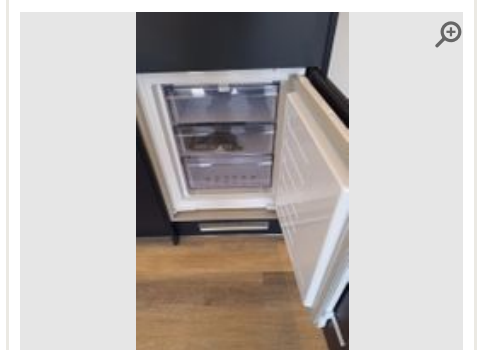
### Fridge Freezer (Integrated)



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:41 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.15.1</b>

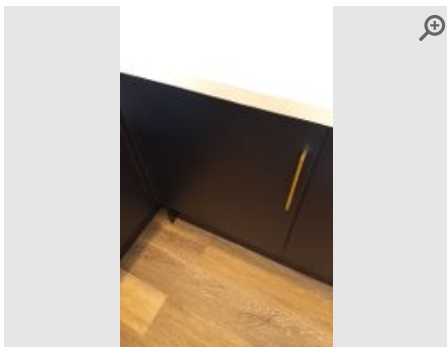


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:41 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.15.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:41 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.15.3</b>

### Washing Machine



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.16.1</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.16.2</b>

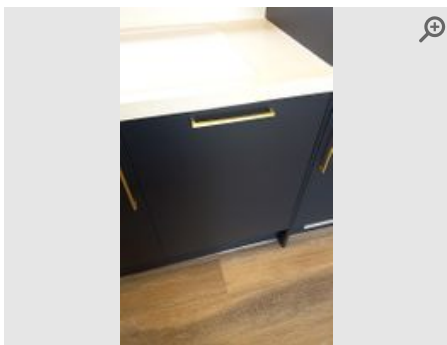


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.16.3</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.16.4</b>

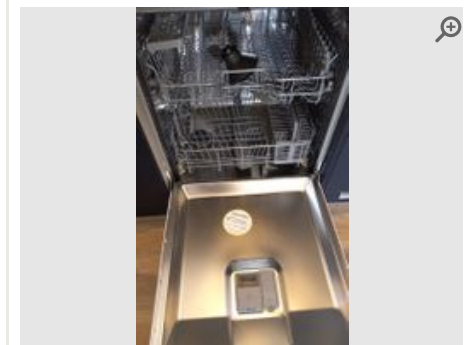
### Dishwasher



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.17.1</b>

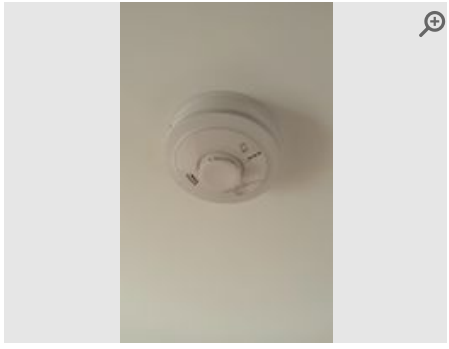


Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.17.2</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:43 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.17.3</b>

### Heat Sensor/Smoke Alarm



Provided by	<b>Inspector</b>
Captured (via App):	<b>05/03/2021 9:44 AM</b>
Added	<b>05/03/2021</b>
Reference	<b>7.18.1</b>

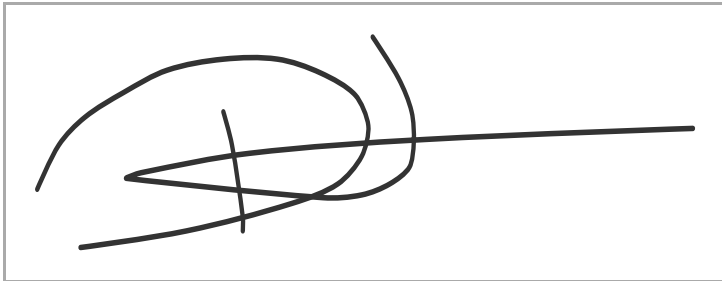
# Declaration

## 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



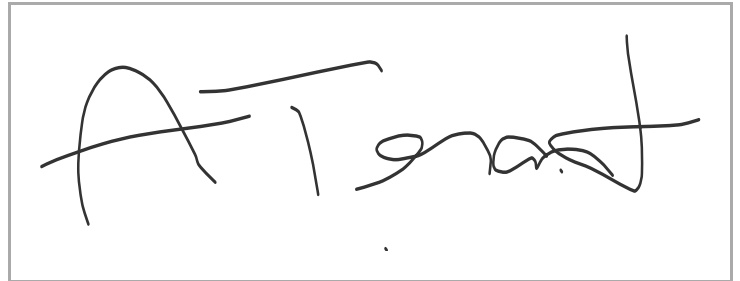
**Name:**

Dean Lamb

**Date:**

21/03/2021 at 1:05pm

## Tenant Signature



**Name:**

A Tenant

**Date:**

21/03/2021 at 1:05pm

**Email address:**

dean@looksyinventories.c  
o.uk

**IP address:**

109.157.164.220

**Location:**



## Disclaimer

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

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

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

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

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

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

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

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

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

### **Safety Certificate and Legislation Compliance**

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

### **Health & Safety / Insurance Risk-Avoidance Steps**

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

## **Guidance Notes to Tenants**

### **What should I know about the check-out process?**

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

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

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

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

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

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

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

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

## **Issues to look out for during the tenancy...**

## Cleaning

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

## Soft Furnishings

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

## Flooring

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

## Decoration

As specified in the majority of tenancy agreements, tenants should gain signed, written permission (keep a copy) from the managing agent/landlord prior to putting nails, pins and other fixtures into walls and ceilings and should avoid the use of tac or tape. Additional marks/fittings are often noted at the 'Check-Out' and any damage or repair work required is often charged to tenants by managing agents/landlords.

## Beds & Linen

Mattresses, divan bases, pillows, and duvets are often inspected for soiling where practically possible. Costs may be incurred by tenants for clearing, compensation or a percentage of the replacement charge by the managing agent/landlord in the event that any such items are soiled beyond that noted to the report. Beds should not be made up at the time of the 'Check-Out' inspection and any linen should be left clean, pressed and folded.

## Kitchen Surfaces and Sinks

Kitchen surfaces and sinks are often inspected for knife cuts, cup marks, scorch and burn damage. Using appropriate items such as chopping boards and heat pads will help prevent damage.

## Crockery, Chinaware, Kitchen Utensils

These items are often checked for soiling, chips and damage. If damage has occurred that is not considered as consistent with 'fair wear and tear', compensation or replacement costs may be incurred by the tenant.

## Keys

All keys listed in the report should be kept safe and handed back at the 'Check-Out'. When keys get lost or are not returned to the managing agent, landlord or inspector, tenants are often charged for replacement keys or possibly for the changing of locks. Any additional keys cut during the tenancy should also be returned to the agent.



## Gardens & Exterior Areas

Most tenancy agreements state that the tenant is responsible for the maintenance of gardens and exterior areas such as driveways unless agreed in writing otherwise. This includes the cutting of lawns, weeding and maintaining the garden, paths, driveways, flowerbeds etc according to the season. If the standard is found to be below the condition as detailed to the report, (with consideration given for a change in season) tenants are often charged for necessary work to bring the affected area back the required level.