



Flat 2, 30 Walpole Road, Bournemouth,  
England, BH1 4HD

**TENANT NAME**

Tenant A

**TENANCY TYPE**

Joint

**OTHER TENANT(S)**

Tenant B

**REPORT CONFIRMED BY**

Andrew Purday

**TENANCY START DATE**

06/06/2026


**PROPERTY VISIT DATE**

06/06/2026

**PREPARED ON BEHALF OF**

Saxe Coburg

 [View Photo Gallery](#)

 [View 360° Gallery Tour](#)

## This report contains



Inventory details: 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.

## Report Information

Property presented in very good order and has been newly renovated pretty much throughout.

All new and unused items are deemed professionally cleaned by default.

Keys tested and working, returned to agent.

# 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?

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

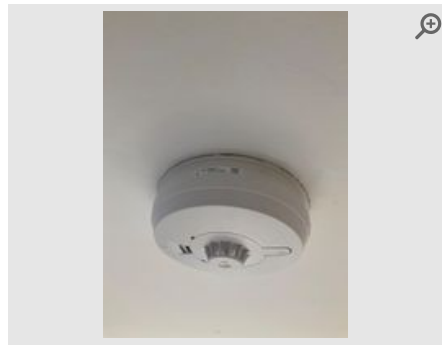
**YES** Do all carbon monoxide alarms have working test buttons?



## Health & Safety Alarm Compliance Photos



Provided by **Inspector**  
 Captured (Certified by inspector) **06/06/2026**  
 Added **06/06/2026**



Provided by **Inspector**  
 Captured (Certified by inspector) **06/06/2026**  
 Added **06/06/2026**



Provided by **Inspector**  
 Captured (Certified by inspector) **06/06/2026**  
 Added **06/06/2026**

## Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Entrance/Hallway</u>	<u>Smoke Alarm</u>	Ceiling mounted. Test button/function working	06/06/2026	01/07/2031	N/A
<u>Bedroom 1</u>	<u>Carbon Monoxide Alarm</u>	Wall mounted. Test button/function working	06/06/2026	06/06/2034	N/A
<u>Kitchen/Lounge</u>	<u>Heat Sensor/Smoke Alarm</u>	Ceiling mounted. Test button/function working	06/06/2026	01/05/2034	N/A



# Schedule of Cleanliness and Condition

## General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	● Good	● Good	 <a href="#">360° photo</a>
<u>Bathroom</u>	Clean & Tidy. Neutral smell/no odours evident Mostly newly renovated	● Good	● Good	 <a href="#">360° photo</a>
<u>Bedroom 1</u>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	● Good	● Good	 <a href="#">360° photo</a>
<u>Bedroom 2</u>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	● Good	● Good	 <a href="#">360° photo</a>
<u>Kitchen/Lounge</u>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	● Good	● Good	 <a href="#">360° photo</a>



# Utility Details

## Water - Single Rate Meter

### Supplier

### Serial Number (MSN)

Not visible

### Location

Pavement labelled flat 2

Date	Notes	Reading
06/06/2026		00658



Provided by	Inspector
Captured (Certified by inspector)	06/06/2026
Added	06/06/2026

**Electricity - Single Rate Meter**

**Supplier**

**Serial Number (MSN)**

23J0362514

**Location**

Entrance hallway













Date	Notes	Reading
06/06/2026		59304





Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>06/06/2026</b>

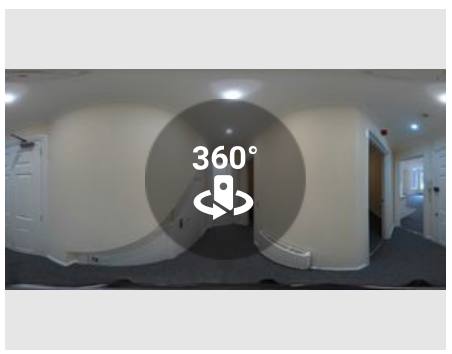
# Room Details

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

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
1.1 <b>General Overview</b>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 <a href="#">360° photo</a>
1.2 <b>Front Door</b>	<b>White painted wooden panelled door with chrome effect number 2 and 2X stainless steel Yale locks</b> Freshly painted 2X tiny edge chips near bottom Slightly discoloured right edge Few light scuff marks bottom right corner 1X previous fitting mark near number 2 Top lock with deep scratch	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 <a href="#">3 photos</a>
1.3 <b>Door Frame</b>	<b>White painted wooden frame</b> Freshly painted Painted over defects	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 <a href="#">1 photo</a>
1.4 <b>Fire Door Closer</b>	Overhead door closer. Steel unit. In working order (door closes)	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 <a href="#">1 photo</a>
1.5 <b>Ceiling</b>	<b>Plastered and painted white with coving</b> Freshly painted Free of mould and cobwebs	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 N/A
1.6 <b>Light Fittings</b>	<b>White recessed spotlights</b> Tested and working	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 N/A
1.7 <b>Smoke Alarm</b>	Ceiling mounted. Test button/function working	<span style="color: orange;">●</span> Fair	<span style="color: green;">●</span> Good	 N/A
1.8 <b>Walls</b>	<b>Plastered and painted cream</b> Freshly painted Free of scuffs and marks Painted over defects No wall fixings or filled holes	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 <a href="#">1 photo</a>
1.9 <b>Radiator</b>	<b>White panelled radiator</b> Free of marks and scratches	<span style="color: green;">●</span> New Item	<span style="color: green;">●</span> Good	 <a href="#">1 photo</a>
1.10 <b>Sockets &amp; Switches</b>	All sockets/switches plastic. All fixings present & intact	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 N/A
1.11 <b>Floor</b>	<b>Grey fitted carpet</b> Newly fitted Free of marks and stains Free of dust and debris	<span style="color: green;">●</span> New Item	<span style="color: green;">●</span> Good	 <a href="#">1 photo</a>
1.12 <b>Telephone Entry System</b>	<b>White plastic telephone entry system</b> Intact and not tested Paint marked	<span style="color: orange;">●</span> Fair	<span style="color: green;">●</span> Good	 N/A

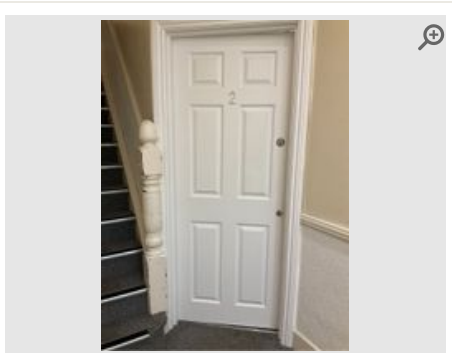
Item	Description	Condition	Cleanliness	Photos
1.13 <b>Cupboards</b>	<p><b>Built-in cupboard with white painted wooden panelled doors and chrome effect handles, housing electric meter and fuse box</b></p> <p>Freshly painted</p> <p>Free of scuffs and marks</p> <p>Painted over defects</p> <p>Left door with light chips to base edge and 1X screw missing</p> <p>Free of items, dust and debris</p>	<p>● Good</p>	<p>● Good</p>	<p> <a href="#">3 photos</a></p>
1.14 <b>Skirting Board</b>	<p><b>White painted wooden skirting</b></p> <p>Freshly painted</p> <p>Free of marks and scratches</p> <p>Free of dust</p>	<p>● Good</p>	<p>● Good</p>	<p> N/A</p>

General Overview

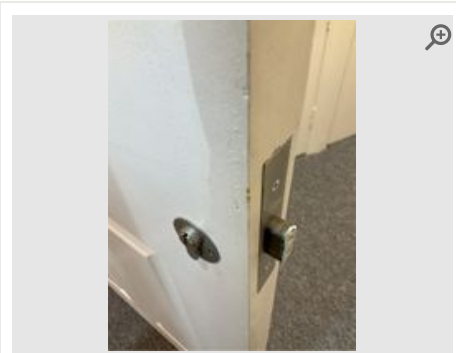


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.1.1</b>

Front Door



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.2.1</b>

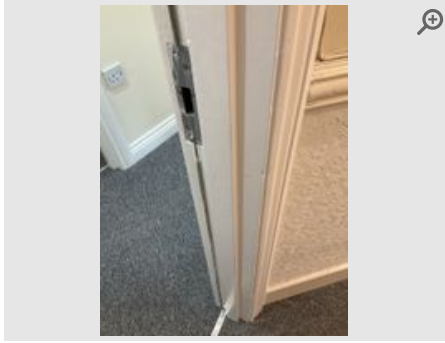


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.2.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.2.3</b>

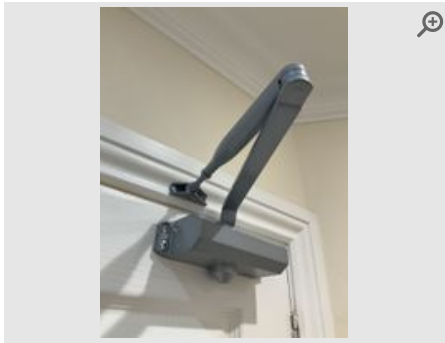
Door Frame



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.3.1</b>

---

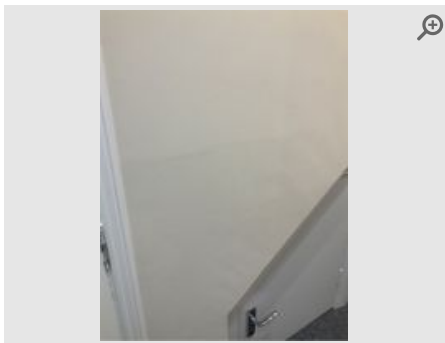
### Fire Door Closer



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.4.1</b>

---

### Walls



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.8.1</b>

---

### Radiator



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.9.1</b>

## Floor

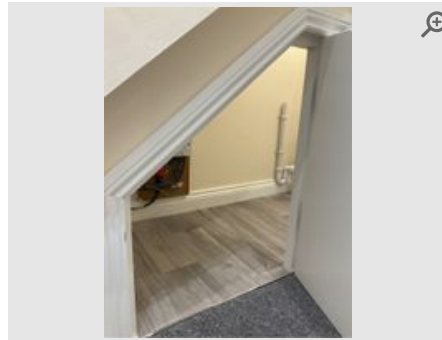


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.11.1</b>

## Cupboards



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.13.1</b>




















Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.13.2</b>



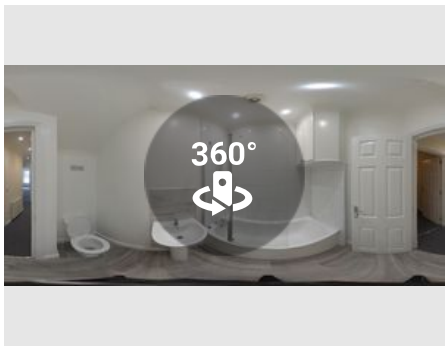
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>1.13.3</b>

## 2 Bathroom

Item	Description	Condition	Cleanliness	Photos
2.1 <b>General Overview</b>	Clean & Tidy. Neutral smell/no odours evident Mostly newly renovated	● Good	● Good	 <a href="#">360° photo</a>
2.2 <b>Door (Internal)</b>	<b>White painted wooden panelled door with chrome effect handles</b> Freshly painted Free of scuffs and marks Free of dust and residue to surfaces	● Good	● Good	 <a href="#">1 photo</a>
2.3 <b>Door Frame</b>	<b>White painted wooden frame</b> Freshly painted Painted over defects Free of marks and scratches Free of dust and residue to surfaces	● Good	● Good	 N/A
2.4 <b>Ceiling</b>	<b>Plastered and painted white with coving</b> Freshly painted Free of mould and cobwebs	● Good	● Good	 <a href="#">1 photo</a>
2.5 <b>Light Fittings</b>	<b>White recessed spotlights</b> Tested and working	● Good	● Good	 N/A
2.6 <b>Extractor Fan</b>	White casing. Responsive when switched. Free of dust inside	● Good	● Good	 N/A
2.7 <b>Walls</b>	<b>Plastered and painted white</b> Freshly painted Free of scuffs and marks Painted over defects No wall fixings or filled holes	● Good	● Good	 N/A
2.8 <b>Walls</b>	<b>White tiled splashback</b> Hairline crack bottom left corner 4X filled holes high level Mildew stained grouting throughout Free of limescale	● Fair	● Good	 <a href="#">3 photos</a>
2.9 <b>Radiator</b>	<b>White panelled radiator</b> Free of marks and scratches	● New Item	● Good	 <a href="#">1 photo</a>
2.10 <b>Floor</b>	<b>Grey wood effect lino flooring</b> Newly fitted Free of marks and stains Free of dust and debris	● New Item	● Good	 <a href="#">1 photo</a>
2.11 <b>Shower Cubicle/Screen/Tray</b>	<b>Glass and chrome effect folding shower screen</b> Intact Hits basin when opened Free of watermarks and limescale	● New Item	● Good	 <a href="#">1 photo</a>
2.12 <b>Bath</b>	<b>Standard white acrylic bath with white laminate side panel and chrome effect mixer tap, black plastic plug to chain</b> Scratches and discolouration to base Few chips under tap Chip to left edge exterior Painted over repair to opposite and right edge Shower working but unable to switch to tap Free of limescale	● Fair	● Good	 <a href="#">5 photos</a>

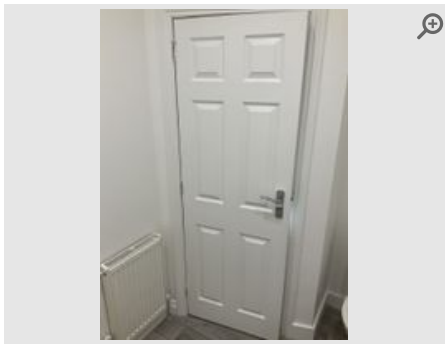
Item	Description	Condition	Cleanliness	Photos
2.13 <b>Shower</b>	<b>Chrome effect head and hose to riser rail</b> Securely fitted and intact Free of limescale	● New Item	● Good	 <a href="#">1 photo</a>
2.14 <b>Sink/Basin</b>	<b>White porcelain pedestal basin with chrome effect mixer tap and pop-up plug</b> Intact Tested and working Free of limescale	● New Item	● Good	 <a href="#">1 photo</a>
2.15 <b>Toilet</b>	<b>White porcelain toilet and cistern with white plastic seat and lid</b> Intact Tested and working Free of dirt and limescale	● New Item	● Good	 <a href="#">1 photo</a>
2.16 <b>Cabinet</b>	<b>Built-in cupboard with white painted wooden panelled doors and chrome effect door knobs</b> Free of marks and mould Free of items, dust and debris	● Good	● Good	 <a href="#">1 photo</a>
2.17 <b>Skirting Board</b>	<b>White painted wooden skirting</b> Freshly painted Free of marks and scratches Stainless steel doorstop fitted Free of dust	● Good	● Good	 N/A

General Overview



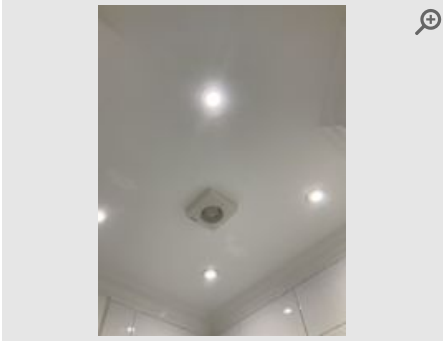
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.1.1</b>

Door (Internal)



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.2.1</b>

Ceiling

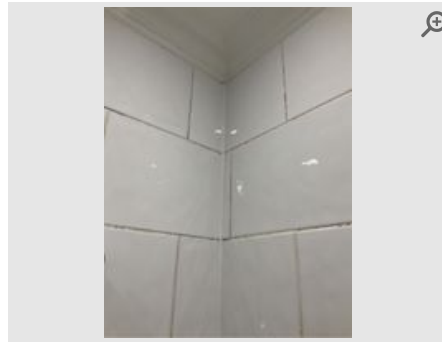


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.4.1</b>

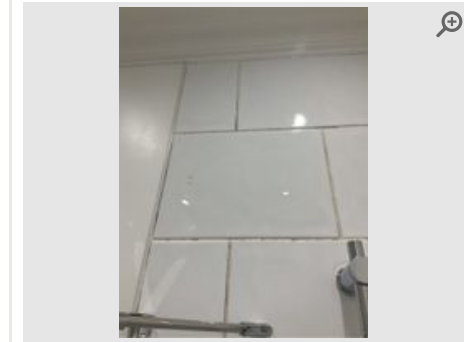
### Walls



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.8.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.8.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.8.3</b>

### Radiator



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.9.1</b>

### Floor



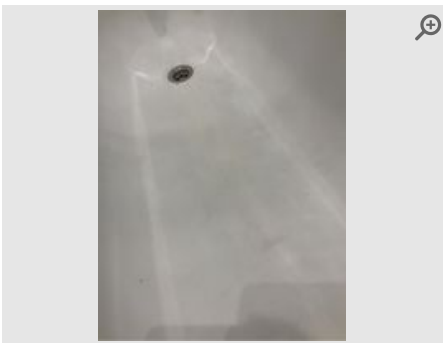
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.10.1</b>

### Shower Cubicle/Screen/Tray



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.11.1</b>

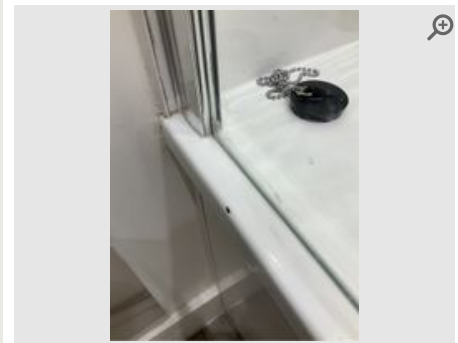
### Bath



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.12.1</b>



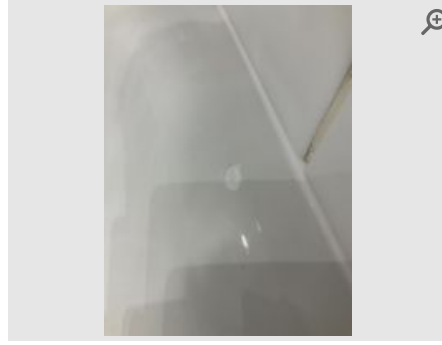
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.12.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.12.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.12.4</b>



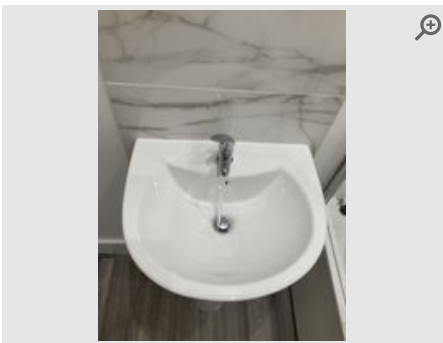
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.12.5</b>

### Shower



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.13.1</b>

### Sink/Basin



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.14.1</b>

### Toilet



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.15.1</b>

---

## Cabinet

---



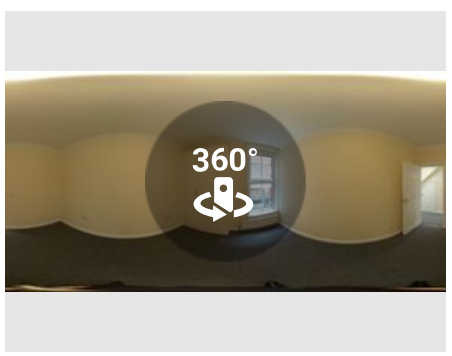
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>2.16.1</b>

### 3 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
3.1 <b>General Overview</b>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	● Good	● Good	 <a href="#">360° photo</a>
3.2 <b>Door (Internal)</b>	<b>White painted wooden panelled door with chrome effect handles</b> Freshly painted Free of scuffs and marks Free of dust and residue to surfaces	● Good	● Good	 N/A
3.3 <b>Door Frame</b>	<b>White painted wooden frame</b> Freshly painted Painted over defects Free of marks and scratches Free of dust and residue to surfaces	● Good	● Good	 N/A
3.4 <b>Ceiling</b>	<b>Plastered and painted white with coving</b> Freshly painted Free of mould and cobwebs	● Good	● Good	 N/A
3.5 <b>Light Fittings</b>	<b>White plastic pendant light fitting with no shade</b> Tested and working	● Good	● Good	 N/A
3.6 <b>Walls</b>	<b>Plastered and painted cream</b> Freshly painted Free of scuffs and marks Painted over defects No wall fixings or filled holes	● Good	● Good	 N/A
3.7 <b>Windows and Sills</b>	<b>White UPVC double glazed windows with white handles and white painted wooden frame</b> Freshly painted Tested and working Handles flaking Burn marks to bottom of frame interior Glazing clean inside	● Fair	● Good	 <a href="#">3 photos</a>
3.8 <b>Radiator</b>	<b>White panelled radiator</b> Free of marks and scratches	● New Item	● Good	 N/A
3.9 <b>Sockets &amp; Switches</b>	All sockets/switches plastic. All fixings present & intact	● Good	● Good	 N/A
3.10 <b>Floor</b>	<b>Grey fitted carpet</b> Newly fitted Free of marks and stains Free of dust and debris	● New Item	● Good	 <a href="#">1 photo</a>
3.11 <b>Blinds</b>	<b>Cream roller blind</b> Tested and working Safety cleat fitted	● New Item	● Good	 <a href="#">1 photo</a>
3.12 <b>Skirting Board</b>	<b>White painted wooden skirting</b> Freshly painted Free of marks and scratches Stainless steel doorstop fitted Free of dust	● Good	● Good	 N/A
3.13 <b>Radiator</b>	<b>White panelled radiator</b> Free of marks and scratches	● New Item	● Good	 N/A

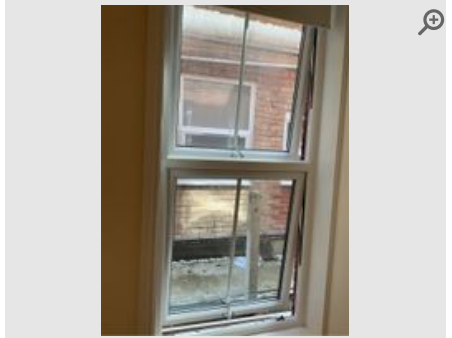
Item	Description	Condition	Cleanliness	Photos
3.14 <b>Cupboards</b>	<b>White laminate built-in triple wardrobe with 2x shelves and hanging rail</b> Free of marks and scratches Free of items, dust and debris	● New Item	● Good	📷 <a href="#">1 photo</a>
3.15 <b>Boiler</b>	<b>White glowworm combination boiler</b> Power seen – not tested	● New Item	● Good	📷 <a href="#">1 photo</a>
3.16 <b>Carbon Monoxide Alarm</b>	Wall mounted. Test button/function working	● Good	● Good	📷 N/A

**General Overview**



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.1.1</b>

**Windows and Sills**



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.7.1</b>

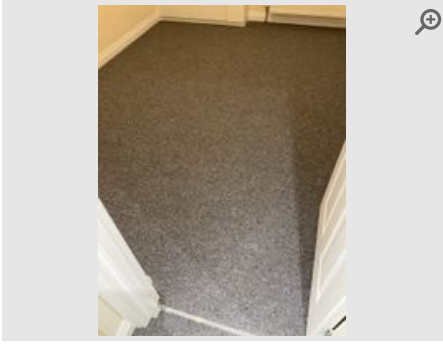


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.7.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.7.3</b>

**Floor**



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.10.1</b>

---

### Blinds



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.11.1</b>

---

### Cupboards



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.14.1</b>













---

### Boiler

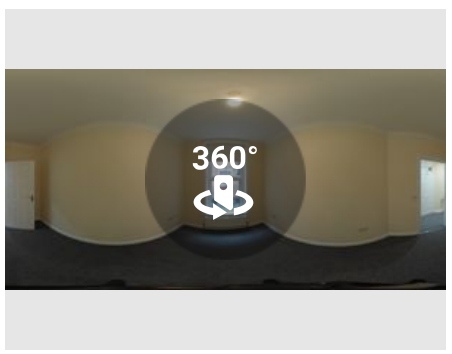


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>3.15.1</b>

## 4 Bedroom 2

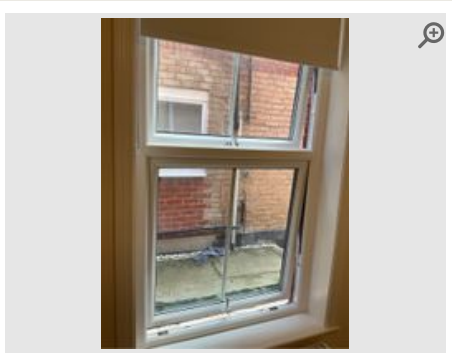
Item	Description	Condition	Cleanliness	Photos
4.1 <b>General Overview</b>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	● Good	● Good	 <a href="#">360° photo</a>
4.2 <b>Door (Internal)</b>	<b>White painted wooden panelled door with chrome effect handles</b> Freshly painted Free of scuffs and marks Free of dust and residue to surfaces	● Good	● Good	 N/A
4.3 <b>Door Frame</b>	<b>White painted wooden frame</b> Freshly painted Painted over defects Free of marks and scratches Free of dust and residue to surfaces	● Good	● Good	 N/A
4.4 <b>Ceiling</b>	<b>Plastered and painted white with coving</b> Freshly painted Free of mould and cobwebs	● Good	● Good	 N/A
4.5 <b>Light Fittings</b>	<b>White plastic pendant light fitting with no shade</b> Tested and working	● Good	● Good	 N/A
4.6 <b>Walls</b>	<b>Plastered and painted cream</b> Freshly painted Free of scuffs and marks Painted over defects No wall fixings or filled holes	● Good	● Good	 N/A
4.7 <b>Windows and Sills</b>	<b>White UPVC double glazed windows with white handles and white painted wooden frame</b> Freshly painted Tested and working 1x key Top handle flaking Glazing clean inside	● Fair	● Good	 <a href="#">2 photos</a>
4.8 <b>Radiator</b>	<b>White panelled radiator</b> Free of marks and scratches	● New Item	● Good	 N/A
4.9 <b>Sockets &amp; Switches</b>	All sockets/switches plastic. All fixings present & intact	● Good	● Good	 N/A
4.10 <b>Floor</b>	<b>Grey fitted carpet</b> Newly fitted Free of marks and stains Free of dust and debris	● New Item	● Good	 <a href="#">1 photo</a>
4.11 <b>Blinds</b>	<b>Cream roller blind</b> Tested and working Safety cleat fitted	● New Item	● Good	 <a href="#">1 photo</a>
4.12 <b>Skirting Board</b>	<b>White painted wooden skirting</b> Freshly painted Free of marks and scratches Stainless steel doorstop fitted Free of dust	● Good	● Good	 N/A

**General  
Overview**

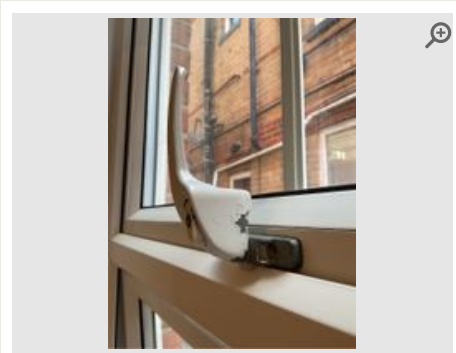


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>4.1.1</b>

**Windows and  
Sills**

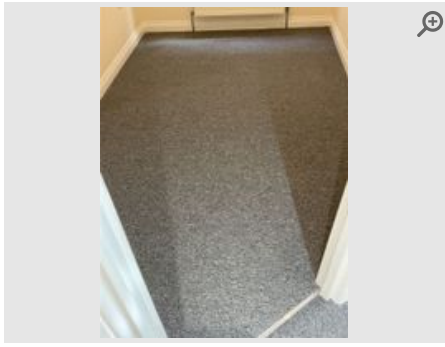


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>4.7.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>4.7.2</b>

**Floor**



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>4.10.1</b>

---







## Blinds

---



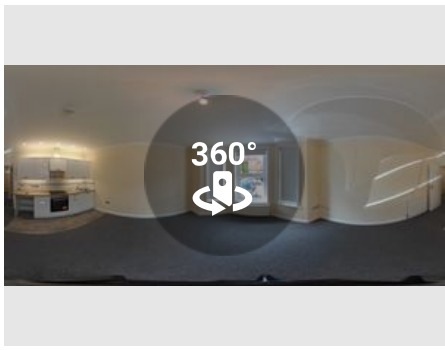
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>4.11.1</b>

## 5 Kitchen/Lounge

Item	Description	Condition	Cleanliness	Photos
5.1 <b>General Overview</b>	Clean & Tidy. Neutral smell/no odours evident Newly renovated	● Good	● Good	 <a href="#">360° photo</a>
5.2 <b>Door (Internal)</b>	<b>White painted wooden panelled door with chrome effect handles</b> Freshly painted Free of scuffs and marks Free of dust and residue to surfaces	● Good	● Good	 N/A
5.3 <b>Door Frame</b>	<b>White painted wooden frame</b> Freshly painted Painted over defects Free of marks and scratches Free of dust and residue to surfaces	● Good	● Good	 N/A
5.4 <b>Ceiling</b>	<b>Plastered and painted white with coving</b> Freshly painted Free of mould and cobwebs	● Good	● Good	 N/A
5.5 <b>Light Fittings</b>	<b>White plastic pendant light fitting with no shade</b> <b>5X white recessed spotlights</b> Tested and working	● Good	● Good	 N/A
5.6 <b>Walls</b>	<b>Plastered and painted cream</b> Freshly painted Free of scuffs and marks Painted over defects No wall fixings or filled holes	● Good	● Good	 N/A
5.7 <b>Walls</b>	<b>White marble effect and grey tiled splashback</b> Tiles intact Free of dust and residue to surfaces	● New Item	● Good	 <a href="#">1 photo</a>
5.8 <b>Windows and Sills</b>	<b>White UPVC double glazed windows with white handles and white painted wooden frame</b> Freshly painted Tested and working Handles flaking Glazing clean inside	● Fair	● Good	 <a href="#">2 photos</a>
5.9 <b>Radiator</b>	<b>White panelled radiator(s)</b> Free of marks and scratches	● New Item	● Good	 N/A
5.10 <b>Sockets &amp; Switches</b>	All sockets/switches mixed metal/plastic. All fixings present & intact Lightly tarnished Telephone point cover missing	● Fair	● Good	 <a href="#">1 photo</a>
5.11 <b>Floor</b>	<b>Grey fitted carpet</b> Newly fitted Free of marks and stains Free of dust and debris	● New Item	● Good	 <a href="#">2 photos</a>
5.12 <b>Floor</b>	<b>Grey wood effect lino flooring</b> Newly fitted Free of marks and stains Free of dust and debris	● Good	● Good	 <a href="#">1 photo</a>

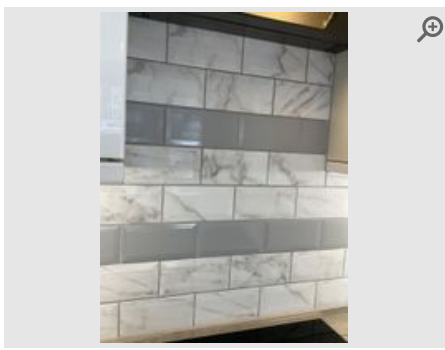
Item	Description	Condition	Cleanliness	Photos
5.13 <b>Kitchen Cupboards/Units</b>	<p><b>Range of white high gloss laminate units, listed from top left corner to right followed by base units;</b></p> <p>1x Double wall unit 1x Integrated cooker hood 1x Double wall unit 1x Single base unit with drawer 1x Single base unit with drawer 1x Single base unit under sink - light cracking to pipework surround Under unit lights both working Free of debris and residue to surfaces</p>	● New Item	● Good	📷 <a href="#">6 photos</a>
5.14 <b>Kitchen Worksurfaces</b>	<p><b>Wood effect laminate worktop</b></p> <p>Intact and free of scratches Free of debris and residue to surfaces</p>	● New Item	● Good	📷 <a href="#">1 photo</a>
5.15 <b>Kitchen Sink</b>	<p><b>Stainless steel bowl and drainer with chrome effect mixer tap</b></p> <p>Tap tested and working Plug missing Free of limescale</p>	● New Item	● Good	📷 <a href="#">1 photo</a>
5.16 <b>Hob</b>	<p><b>Black ceramic hob (Beko)</b></p> <p>Intact Power seen Free of burnt on grease and residue to surfaces</p>	● New Item	● Good	📷 <a href="#">1 photo</a>
5.17 <b>Oven</b>	<p><b>Black and stainless steel integrated electric fan oven (Beko) with 2X shelves and grill pan</b></p> <p>Power seen – light working Free of burnt on grease and residue to surfaces</p>	● New Item	● Good	📷 <a href="#">3 photos</a>
5.18 <b>Extractor Cooker Hood</b>	<p><b>Grey integrated unbranded cooker hood</b></p> <p>Power seen – light working Free of grease</p>	● New Item	● Good	📷 <a href="#">1 photo</a>
5.19 <b>Blinds</b>	<p><b>Cream roller blinds</b></p> <p>Tested and working Safety cleats fitted</p>	● New Item	● Good	📷 <a href="#">1 photo</a>
5.20 <b>Skirting Board</b>	<p><b>White painted wooden skirting</b></p> <p>Freshly painted Free of marks and scratches Stainless steel doorstop fitted Free of dust</p>	● Good	● Good	📷 N/A
5.21 <b>Keys</b>	2X window keys	● Good	● Good	📷 <a href="#">1 photo</a>
5.22 <b>Appliance Manual</b>	To remain in property	● Good	● Good	📷 <a href="#">1 photo</a>
5.23 <b>Thermostat (digital)</b>	<p><b>White plastic freestanding thermostat (Salus)</b></p> <p>Power seen - not tested</p>	● Good	● Good	📷 <a href="#">1 photo</a>
5.24 <b>Heat Sensor/Smoke Alarm</b>	Ceiling mounted. Test button/function working	● Fair	● Good	📷 N/A

General Overview



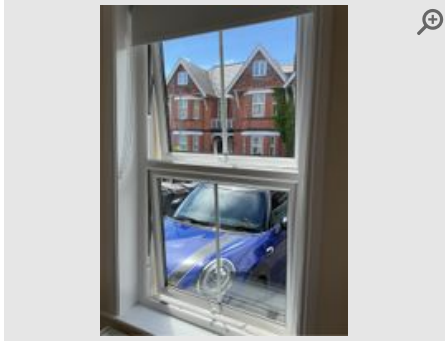
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.1.1</b>

Walls

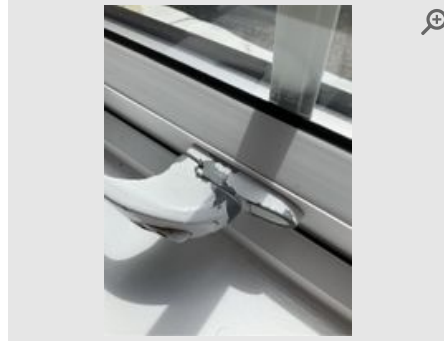


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.7.1</b>

Windows and Sills



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.8.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.8.2</b>

---

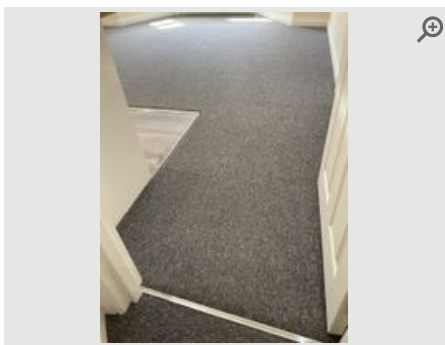
### Sockets & Switches



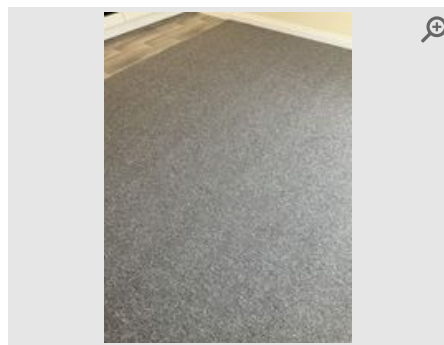
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.10.1</b>

---

### Floor



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.11.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.11.2</b>

---

### Floor



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.12.1</b>

### Kitchen Cupboards/Units



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.13.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.13.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.13.3</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.13.4</b>

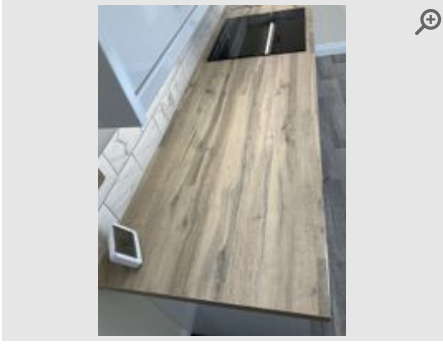


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.13.5</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.13.6</b>

### Kitchen Worksurfaces



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.14.1</b>

---

### Kitchen Sink

---



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.15.1</b>

---

### Hob

---



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.16.1</b>

---

### Oven

---



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.17.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.17.2</b>



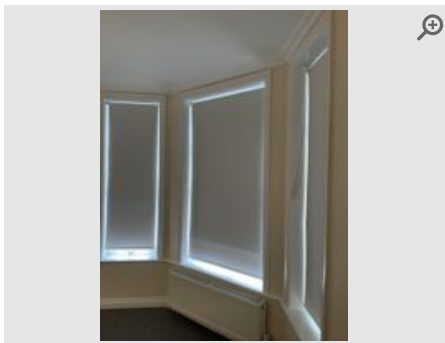
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.17.3</b>

### Extractor Cooker Hood



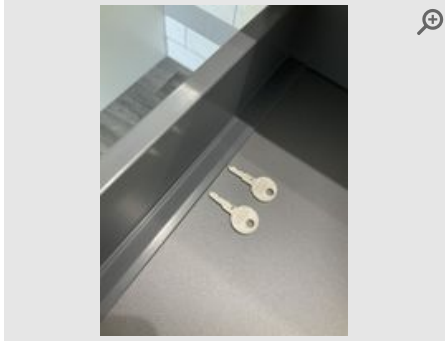
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.18.1</b>

### Blinds



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.19.1</b>

### Keys



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.21.1</b>

---

### Appliance Manual

---



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.22.1</b>

---

### Thermostat (digital)

---



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>06/06/2026</b>
Added	<b>02/06/2026</b>
Reference	<b>5.23.1</b>



# Declaration

Was the tenant present during the inspection

NO

Inspector Signature



**Name:**

Andrew Purday

**Date:**

06/06/2026 at 10:23am

## 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.