

Check-out Inventory Report



Flat 7, 44 Wimborne Road,
Bournemouth, England, BH3 7AD

TENANT NAME
Mr Tenant

TENANCY TYPE
Joint

REPORT CONFIRMED BY
Andrew Purday

TENANCY START DATE
23/02/2023

TENANCY END DATE
28/05/2026

PROPERTY VISIT DATE
28/05/2026

PREPARED ON BEHALF OF
Bournemouth Lettings
Agent

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This report contains

- Check-out 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.

Maintenance Action Required

Name	Status
Kitchen/Living Room	
General Overview	Tenant responsibility Items left behind require removal

Name	Status
<u>Door (Internal)</u>	! Tenant responsibility 🚫 Clean
<u>Door Frame & Skirting</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Ceiling</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Walls</u>	! Tenant responsibility 🛠️ Repair
<u>Windows and Sills</u>	! Tenant responsibility 🚫 Clean
<u>Radiator</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Sockets & Switches</u>	! Tenant responsibility 🚫 Clean
<u>Floor</u>	! Tenant responsibility 🚫 Clean
<u>Kitchen Cupboards/Units</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Kitchen Worksurfaces</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Kitchen Sink</u>	! Tenant responsibility 🚫 Clean
<u>Hob</u>	! Tenant responsibility 🚫 Clean
<u>Oven</u>	! Tenant responsibility 🚫 Clean
<u>Extractor Cooker Hood</u>	! Tenant responsibility 🚫 Clean
<u>Fridge</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Washing Machine</u>	! Tenant responsibility 🚫 Clean
<u>Cupboards</u>	! Tenant responsibility 🚫 Clean
<u>Bedroom 1</u>	
<u>General Overview</u>	! Tenant responsibility 🚫 Items left behind require removal
<u>Door (Internal)</u>	! Tenant responsibility 🛠️ Repair
<u>Door Frame & Skirting</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Ceiling</u>	! Tenant responsibility 🚫 Clean
<u>Walls</u>	! Tenant responsibility 🛠️ Repair
<u>Windows and Sills</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Radiator</u>	! Tenant responsibility 🚫 Clean
<u>Floor</u>	! Tenant responsibility 🔄 Replace
<u>Curtains</u>	! Tenant responsibility 🛠️ Repair
<u>Bathroom</u>	
<u>General Overview</u>	! Tenant responsibility 🚫 Items left behind require removal
<u>Door (Internal)</u>	! Tenant responsibility 🛠️ Repair
<u>Door Frame & Skirting</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Ceiling</u>	! Tenant responsibility 🛠️ Repair
<u>Extractor Fan</u>	! Tenant responsibility 🚫 Clean
<u>Walls</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Radiator</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Floor</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean
<u>Bath</u>	! Tenant responsibility 🛠️ Repair 🚫 Clean

Name	Status
Sink/Basin	! Tenant responsibility 🚫 Clean
Toilet	! Tenant responsibility 🚫 Clean
Mirror	! Tenant responsibility 🚫 Clean
Bedroom 2	
General Overview	! Tenant responsibility 🚫 Items left behind require removal
Door (Internal)	! Tenant responsibility 🛠️ Repair
Door Frame & Skirting	! Tenant responsibility 🚫 Clean
Ceiling	! Tenant responsibility 🚫 Clean
Walls	! Tenant responsibility 🛠️ Repair
Windows and Sills	! Tenant responsibility 🚫 Clean
Radiator	! Tenant responsibility 🚫 Clean
Floor	! Tenant responsibility 🛠️ Repair 🚫 Clean
Curtains	! Tenant responsibility 🚫 Clean
Car Parking Space	
Overview (Parking Space)	! Tenant responsibility 🚫 Items left behind require removal

Report Information

Previous State

23rd February 2023

2 bedroom unfurnished ground floor flat in Charminster. Property has been newly renovated in some areas and is in generally good clean overall condition prior to tenancy.

No electricity to property during inspection so unable to test lights/extractor etc.

Current State

28th May 2026

Ingoing inventory prepared by Letzprotect 23.02.2023

Property is now appearing in poor condition with miscellaneous items and furniture left behind.

Property has not been cleaned.

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

-  Changed since the last report.
-  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 (via App): **28/05/2026 11:47 AM**
 Added **28/05/2026**



Provided by **Inspector**
 Captured (via App): **28/05/2026 11:47 AM**
 Added **28/05/2026**



Provided by **Inspector**
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 Added **28/05/2026**

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
Kitchen/Living Room	Heat Sensor/Smoke Alarm	Test button/function working	28/05/2026	01/12/2027	N/A
Kitchen/Living Room	Carbon Monoxide Alarm	Test button/function working	28/05/2026	N/A	N/A
Bedroom 1	Smoke Alarm	Test button/function working	28/05/2026	N/A	N/A



Schedule of Cleanliness and Condition

General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
<u>Kitchen/Living Room</u>	Requires cleaning Heavy amounts of miscellaneous items and furniture left behind Fridge freezer, sofa, shelving unit, shoe rack, chest of drawers, bin, table	● Poor	● Poor	360° photo
	! Tenant responsibility		Items left behind require removal	
<u>Bedroom 1</u>	Requires cleaning Heavy amounts of miscellaneous items and furniture left behind Bed, mattress, 2X tables, luggage, clothing	● Poor	● Poor	360° photo
	! Tenant responsibility		Items left behind require removal	
<u>Bathroom</u>	Requires cleaning Miscellaneous items left behind	● Poor	● Poor	360° photo
	! Tenant responsibility		Items left behind require removal	
<u>Bedroom 2</u>	Requires cleaning Heavy amounts of miscellaneous items and furniture left behind Bed, mattress, suitcase, clothing	● Poor	● Poor	360° photo
	! Tenant responsibility		Items left behind require removal	
<u>Car Parking Space</u>	Numerous miscellaneous items left outside near property Cigarettes and debris near front door	● Fair	● Poor	3 photos
	! Tenant responsibility		Items left behind require removal	



Utility Details

Electricity - Two Rate Meter

Supplier

Serial Number (MSN)

REPLACED

Location

Bedroom cupboard

Normal Reading

Date	Notes	Reading
23/02/2023		£11.21 E
28/05/2026		£6.36



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Low Reading

Date	Notes	Reading
23/02/2023		07654
28/05/2026		04361



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Added	28/05/2026

Gas - Standard Meter

Supplier

Serial Number (MSN)

897759 S

Location

Exterior/cabinet (front)















Date	Notes	Reading
27/05/2026		6416
28/05/2026		7746



Provided by	Inspector
Captured (via App):	28/05/2026 12:28 PM
Added	28/05/2026

Room Details

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

1 Kitchen/Living Room					
Item	Date	Description	Condition	Cleanliness	Photos
1.1 General Overview	Previous State 23rd February 2023	Clean & Tidy	● Good	● Good	 3 photos
	Current State 28th May 2026	Requires cleaning Heavy amounts of miscellaneous items and furniture left behind Fridge freezer, sofa, shelving unit, shoe rack, chest of drawers, bin, table	● Poor	● Poor	 360° photo
	! Tenant responsibility		 Items left behind require removal		
1.2 Door (Internal)	Previous State 23rd February 2023	Grey painted UPVC door with 2 chrome metal handles, 4 obscured glass panels, chrome number 7, twist lock. Appears in good clean condition, few light marks and som seasonal debris/ cobwebs to exterior of frame	● Good	● Good	 N/A
	Current State 28th May 2026	Mildew, dust and residue to surfaces throughout Metalware tarnished	● Fair	● Poor	 5 photos
	! Tenant responsibility		 Clean		
1.3 Door Frame & Skirting	Previous State 23rd February 2023	White painted skirting, door frame Appears in good clean condition, few light cracks to paint	● Good	● Good	 N/A
	Current State 28th May 2026	Indentations to door frame at bottom left corner Chips and scratches to threshold Weathered exterior Debris and cobwebs Skirting detached from wall either side of entry and left of bathroom Section missing left of entry Shrinkage cracks throughout Dust and residue to surfaces	● Fair	● Poor	 8 photos
	! Tenant responsibility		 Repair  Clean		
1.4 Ceiling	Previous State 23rd February 2023	White emulsion - Appears in good clean condition	● Good	● Good	 N/A
	Current State 28th May 2026	Cobwebs throughout Few brown spot marks right of alcove Line of adhesive marks left of bedroom one Ribbons attached	● Fair	● Poor	 3 photos
	! Tenant responsibility		 Repair  Clean		

Item	Date	Description	Condition	Cleanliness	Photos
1.5 Light Fittings	Previous State 23rd February 2023	8 x ceiling spots 1 x metal fixture with 3 glass ball shades Not seen working Not seen working	● Good	● Good	📷 N/A
	Current State 28th May 2026	4x bulbs not working	● Fair	● Good	📷 1 photo
1.6 Walls	Previous State 23rd February 2023	White emulsion - Appears in good clean condition - a bit patchy paintwork, some light scuffs and marks to lower levels. Rough hole for TV cable Black ceramic tiles - Appears in good clean condition	● Good	● Good	📷 N/A
	Current State 28th May 2026	Scattered scuff marks and edge chips Scattered finger marks Pen scribbles in places 2X stick on hooks left of entry Ribbons attached on left Previous fitting holes and marks to cooker hood Heavy crack left of bathroom Tiles with 2X removal holes and residue to surfaces	● Poor	● Poor	📷 13 photos
	! Tenant responsibility				🔧 Repair
1.7 Windows and Sills	Previous State 23rd February 2023	White UPVC window with double glazed glass, white coated lockable handle Light marks to frame, seal blown to top glass pane	● Fair	● Good	📷 N/A
	Current State 28th May 2026	Paper attached to glazing Mildew to edges Debris and residue to surfaces	● Fair	● Poor	📷 3 photos
	! Tenant responsibility				🧹 Clean
1.8 Radiator	Previous State 23rd February 2023	Factory white radiator, TRV, cap Appears in good clean condition - light dust internally	● Good	● Good	📷 N/A
	Current State 28th May 2026	Blue pen scribbles Dust and residue to surfaces	● Poor	● Poor	📷 1 photo
	! Tenant responsibility				🔧 Repair 🧹 Clean
1.9 Sockets & Switches	Previous State 23rd February 2023	12 mixed power sockets and switches Metal fixtures heavily scratched. Overpaint and some not straight	● Good	● Good	📷 N/A
	Current State 28th May 2026	Dust and residue to surfaces	● Good	● Poor	📷 1 photo
	! Tenant responsibility				🧹 Clean
1.10 Floor	Previous State 23rd February 2023	Natural wood effect laminate - Appears in good clean condition	● Good	● Good	📷 N/A
	Current State 28th May 2026	Lightly chipped and worn joins near kitchen Heavy debris and residue to surfaces	● Fair	● Poor	📷 6 photos
	! Tenant responsibility				🧹 Clean

Item	Date	Description	Condition	Cleanliness	Photos
1.11 Kitchen Cupboards/Units	Previous State 23rd February 2023	A selection of cream veneered wall mounted and base units with grey metal handles and matching kick boards and casements, 10 removable shelves, 3 drawers, 1 integrated appliance door All units are in worn and grubby condition with signs of light wear and tear consistent with age. Some doors are loose, handles are tarnished, general stains and wear internally	● Fair	● Fair	📷 N/A
	Current State 28th May 2026	Water damage and ring marks under sink Hooks to plinth attached right of sink Large amount of food items and kitchenware left behind Heavy debris and residue to surfaces	● Fair	● Poor	📷 12 photos
! Tenant responsibility			🔧 Repair	🧼 Clean	
1.12 Kitchen Worksurfaces	Previous State 23rd February 2023	Grey marbled rolled laminated worktop Appears in good condition - light wear and debris	● Good	● Fair	📷 N/A
	Current State 28th May 2026	Yellow stains around hob Mildew to sealant behind sink Heavy debris and residue to surfaces	● Poor	● Poor	📷 5 photos
! Tenant responsibility			🔧 Repair	🧼 Clean	
1.13 Kitchen Sink	Previous State 23rd February 2023	Stainless steel sink with drainer and chrome mixer tap Appears in good clean condition	● Good	● Good	📷 N/A
	Current State 28th May 2026	Heavy limescale	● Good	● Poor	📷 2 photos
! Tenant responsibility				🧼 Clean	
1.14 Hob	Previous State 23rd February 2023	Electric hob, touch controls Serial Number: n/a Appears in good clean condition	● Good	● Good	📷 N/A
	Current State 28th May 2026	Deep scratches and indentations to bottom right ring Scattered scratches Heavy burnt on grease	● Poor	● Poor	📷 2 photos
! Tenant responsibility				🧼 Clean	
1.15 Oven	Previous State 23rd February 2023	INDESIT oven, 1 shelf, 1 grill pan, 3 dials; Serial Number: 392129000027 Appears in good clean condition - light wear	● Good	● Good	📷 N/A
	Current State 28th May 2026	Burnt on grease, residue and debris throughout	● Good	● Poor	📷 3 photos
! Tenant responsibility				🧼 Clean	
1.16 Extractor Cooker Hood	Previous State 23rd February 2023	Brushed chrome, 2 filters, 2 switches, light; Serial number n/a Appears in good condition, not seen working	● Good	● Good	📷 N/A
	Current State 28th May 2026	Replaced with black Lamona extractor Dust and grease to surfaces	● Good	● Poor	📷 2 photos
! Tenant responsibility				🧼 Clean	

Item	Date	Description	Condition	Cleanliness	Photos
1.17 Fridge	Previous State 23rd February 2023	Unbranded fridge/freezer, 2 door shelves, 1 salad tray, 3 internal shelves, 3 freezer trays; Serial Number: not seen Grubby marks and stains internally, small dent to front, scratches to top	● Fair	● Fair	📷 N/A
	Current State 28th May 2026	Heavy indentations and pen scribbles to exterior Heavy debris and residue to surfaces Poor odour	● Fair	● Poor	📷 7 photos
	! Tenant responsibility			🔧 Repair	🧼 Clean
1.18 Washing Machine	Previous State 23rd February 2023	INDESIT washing machine, 1 dial; Serial Number: 605118036 Appears in good condition - mould marks in tray	● Good	● Fair	📷 N/A
	Current State 28th May 2026	Items left inside Blue pen scribble Limescale to seal Powder to soup tray Residue to surfaces	● Fair	● Poor	📷 3 photos
	! Tenant responsibility				🧼 Clean
1.19 Cupboards	Previous State 23rd February 2023	Wall cutout with 3 white doors to boiler cupboard. Contains ironing board and dustpan with brush I decorated but tidy inside. Rough cut to wall on top cupboard	● Good	● Good	📷 N/A
	Current State 28th May 2026	Residue to surfaces and heavy debris	● Good	● Poor	📷 3 photos
	! Tenant responsibility				🧼 Clean
1.20 Heat Sensor/Smoke Alarm	Previous State 23rd February 2023	Ceiling mounted. Test button/function working	● Good	● Good	📷 N/A
	Current State 28th May 2026	Test button/function working	● Good	● Good	📷 N/A
1.21 Carbon Monoxide Alarm	Previous State 23rd February 2023	Wall mounted. Test button/function working	● Good	● Good	📷 N/A
	Current State 28th May 2026	Test button/function working	● Good	● Good	📷 N/A
1.22 Boiler	Previous State 23rd February 2023	BIASI gas boiler - Appears in good condition, a bit dated, marks to front	● Fair	● Good	📷 N/A
	Current State 28th May 2026	Replaced with glowworm	● Fair	● Good	📷 1 photo

General Overview

Previous State

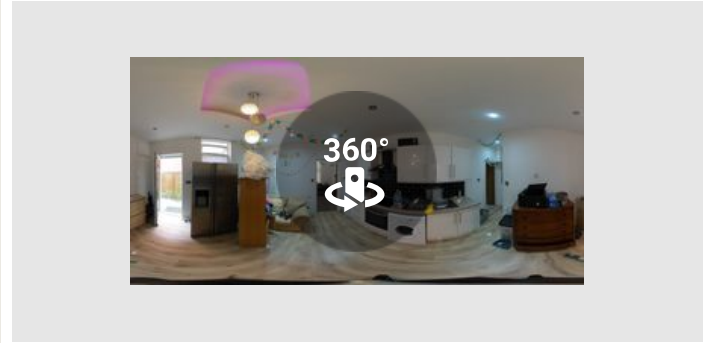
23rd February 2023



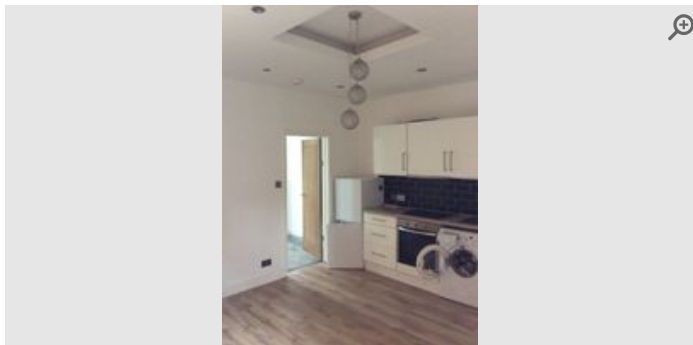
Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	1.1.1

Current State

28th May 2026



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Added	28/05/2026
Reference	1.1.1



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Added	28/05/2026
Reference	1.1.2



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Reference	1.1.3

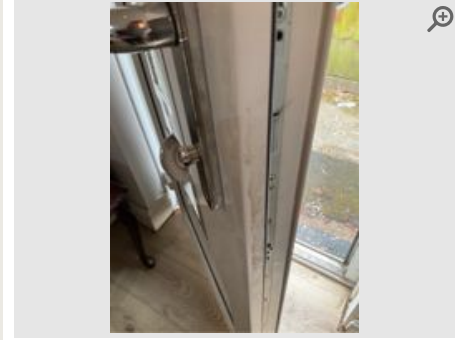
Door (Internal)



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Reference	1.2.1



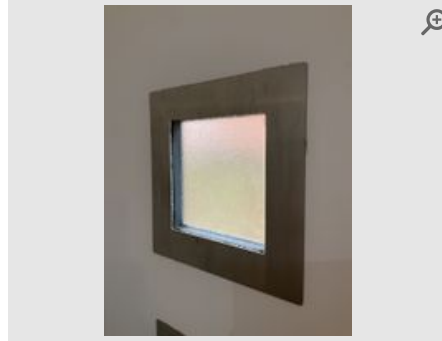
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Reference	1.2.2



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Reference	1.2.3



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Reference	1.2.4

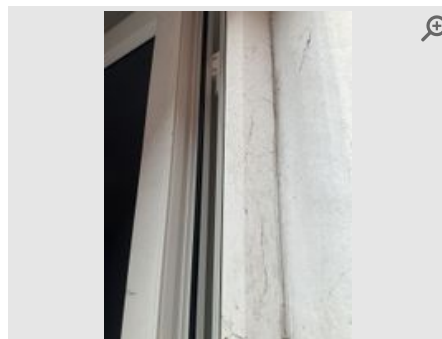


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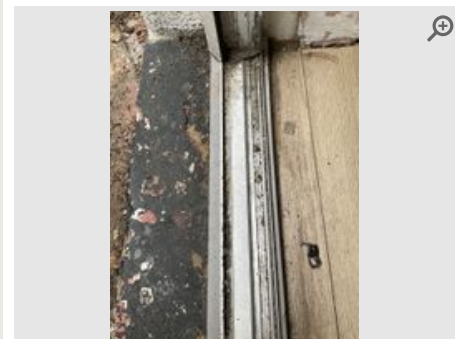
Door Frame & Skirting



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Reference	1.3.1



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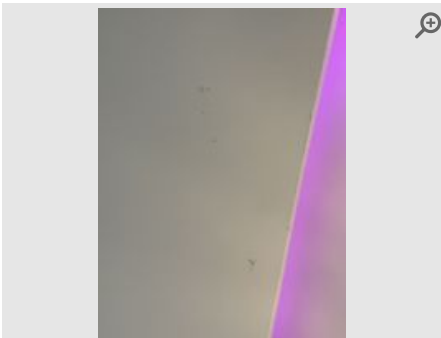


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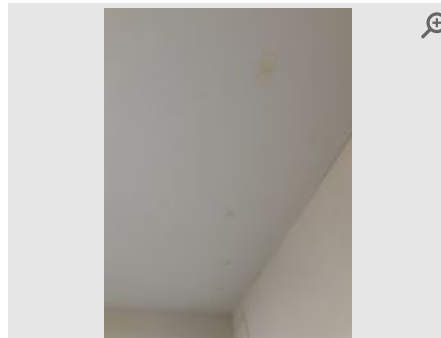


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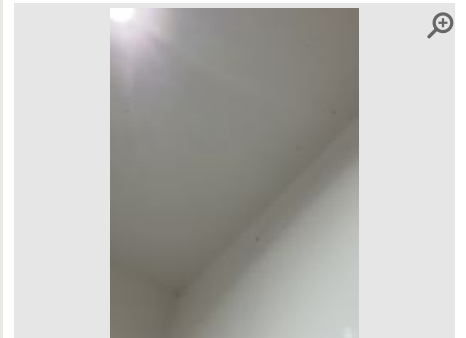
Ceiling



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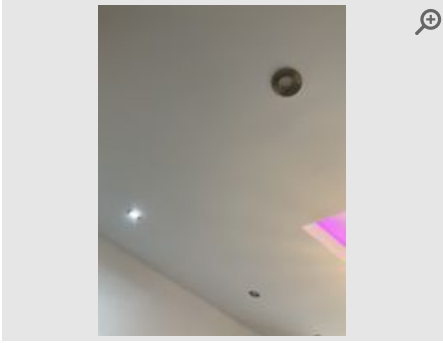


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Reference	1.4.3

Light Fittings

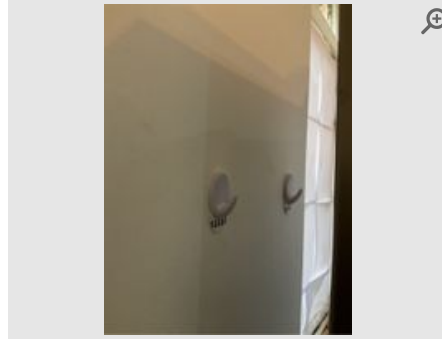


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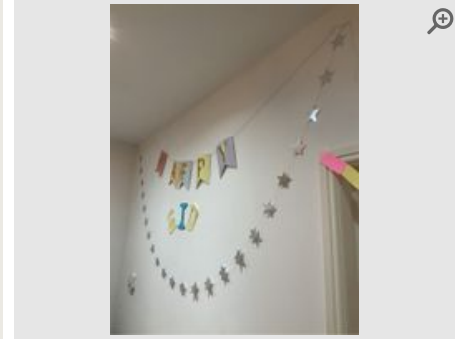
Walls



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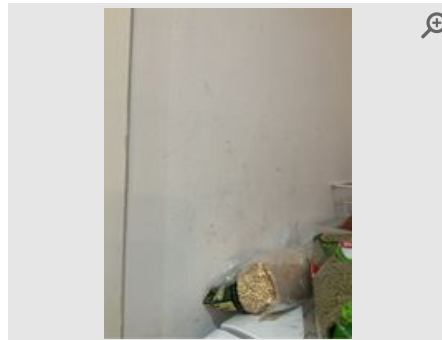
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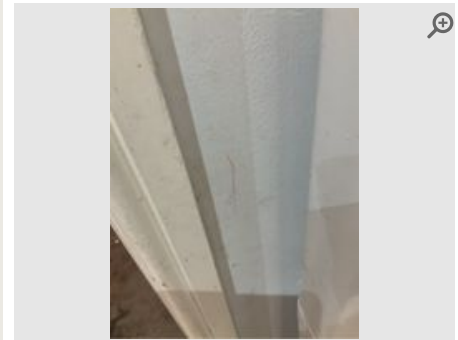
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Reference	1.6.3



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Added	28/05/2026
Reference	1.6.4



Provided by	Inspector
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Added	28/05/2026
Reference	1.6.5



Provided by	Inspector
Captured (via App):	28/05/2026 11:18 AM
Added	28/05/2026
Reference	1.6.6



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Added	28/05/2026
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Added	28/05/2026
Reference	1.6.8



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Reference	1.6.9



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Added	28/05/2026
Reference	1.6.10



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Reference	1.6.11



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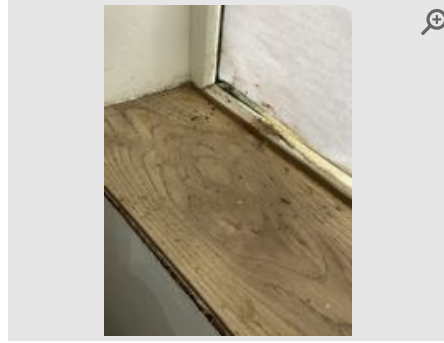


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Added	28/05/2026
Reference	1.6.13

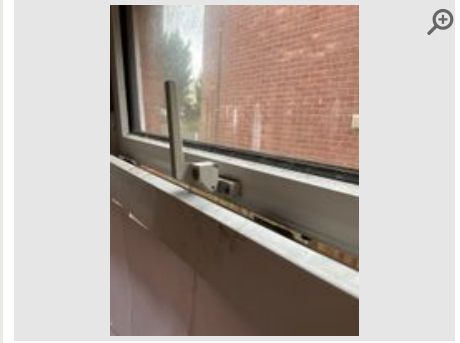
Windows and Sills



Provided by	Inspector
Captured (via App):	28/05/2026 11:23 AM
Added	28/05/2026
Reference	1.7.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:23 AM
Added	28/05/2026
Reference	1.7.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:23 AM
Added	28/05/2026
Reference	1.7.3

Radiator



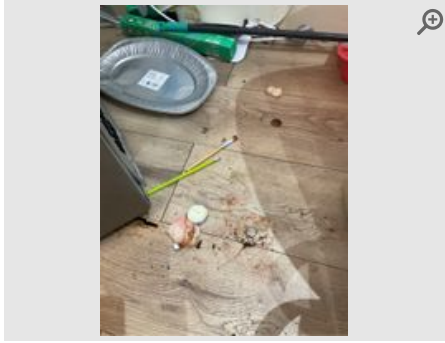
Provided by	Inspector
Captured (via App):	28/05/2026 11:24 AM
Added	28/05/2026
Reference	1.8.1

Sockets & Switches



Provided by	Inspector
Captured (via App):	28/05/2026 11:27 AM
Added	28/05/2026
Reference	1.9.1

Floor

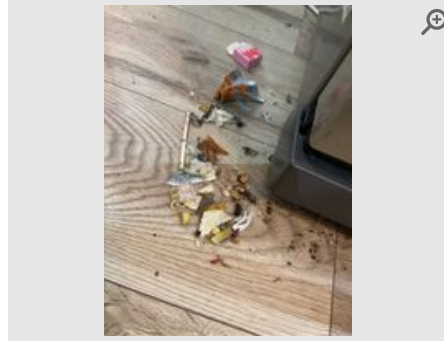


Provided by **Inspector**

Captured (via App): **28/05/2026 11:30 AM**

Added **28/05/2026**

Reference **1.10.1**



Provided by **Inspector**

Captured (via App): **28/05/2026 11:30 AM**

Added **28/05/2026**

Reference **1.10.2**



Provided by **Inspector**

Captured (via App): **28/05/2026 11:30 AM**

Added **28/05/2026**

Reference **1.10.3**

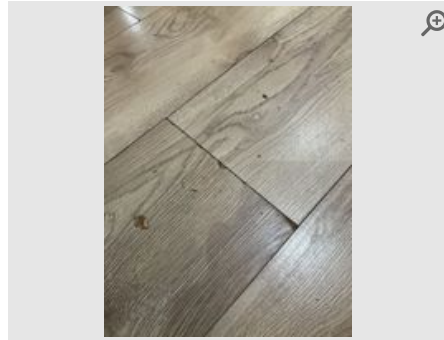


Provided by **Inspector**

Captured (via App): **28/05/2026 11:30 AM**

Added **28/05/2026**

Reference **1.10.4**



Provided by **Inspector**

Captured (via App): **28/05/2026 11:30 AM**

Added **28/05/2026**

Reference **1.10.5**



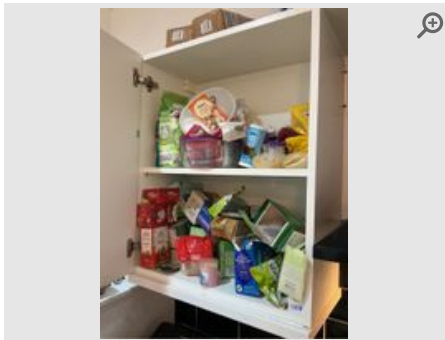
Provided by **Inspector**

Captured (via App): **28/05/2026 11:30 AM**

Added **28/05/2026**

Reference **1.10.6**

Kitchen Cupboards/Units

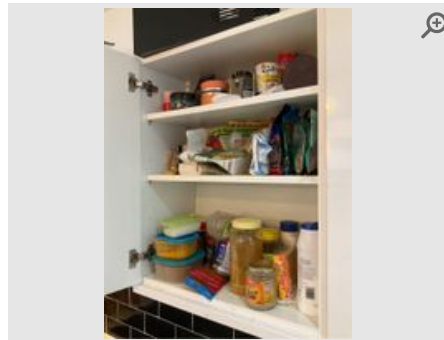


Provided by **Inspector**

Captured (via App): **28/05/2026 11:33 AM**

Added **28/05/2026**

Reference **1.11.1**

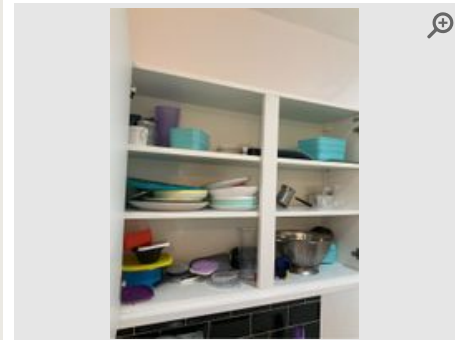


Provided by **Inspector**

Captured (via App): **28/05/2026 11:33 AM**

Added **28/05/2026**

Reference **1.11.2**



Provided by **Inspector**

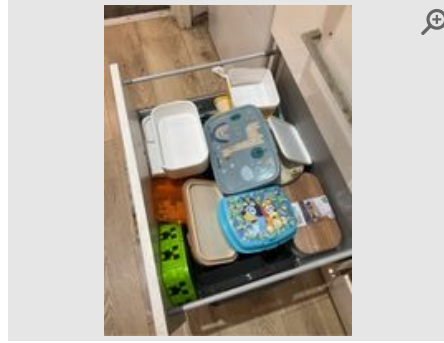
Captured (via App): **28/05/2026 11:33 AM**

Added **28/05/2026**

Reference **1.11.3**



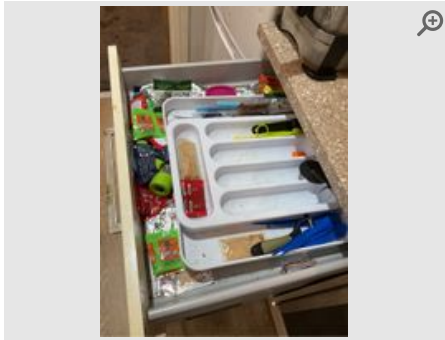
Provided by	Inspector
Captured (via App):	28/05/2026 11:33 AM
Added	28/05/2026
Reference	1.11.4



Provided by	Inspector
Captured (via App):	28/05/2026 11:33 AM
Added	28/05/2026
Reference	1.11.5



Provided by	Inspector
Captured (via App):	28/05/2026 11:33 AM
Added	28/05/2026
Reference	1.11.6



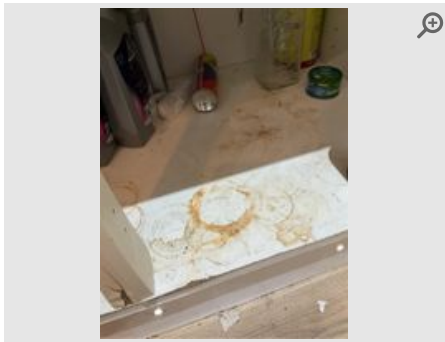
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Added	28/05/2026
Reference	1.11.7



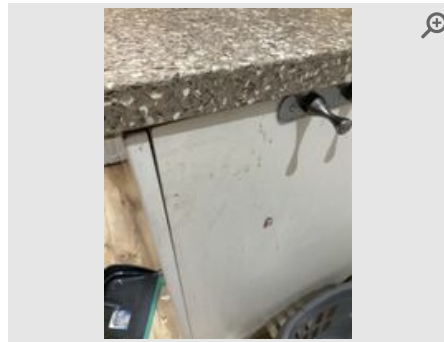
Provided by	Inspector
Captured (via App):	28/05/2026 11:33 AM
Added	28/05/2026
Reference	1.11.8



Provided by	Inspector
Captured (via App):	28/05/2026 11:33 AM
Added	28/05/2026
Reference	1.11.9



Provided by	Inspector
Captured (via App):	28/05/2026 11:33 AM
Added	28/05/2026
Reference	1.11.10



Provided by	Inspector
Captured (via App):	28/05/2026 11:33 AM
Added	28/05/2026
Reference	1.11.11

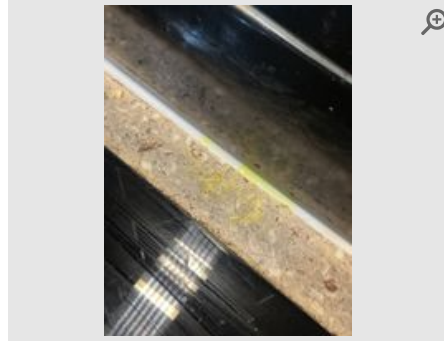


Provided by	Inspector
Captured (via App):	28/05/2026 11:46 AM
Added	28/05/2026
Reference	1.11.12

Kitchen Worksurfaces



Provided by	Inspector
Captured (via App):	28/05/2026 11:34 AM
Added	28/05/2026
Reference	1.12.1



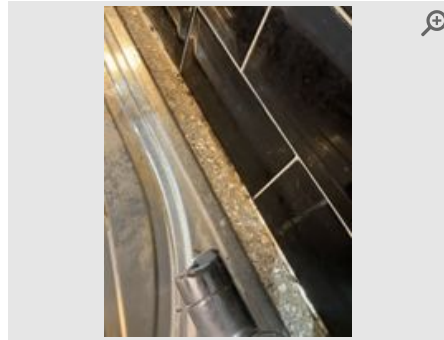
Provided by	Inspector
Captured (via App):	28/05/2026 11:34 AM
Added	28/05/2026
Reference	1.12.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:34 AM
Added	28/05/2026
Reference	1.12.3



Provided by	Inspector
Captured (via App):	28/05/2026 11:34 AM
Added	28/05/2026
Reference	1.12.4

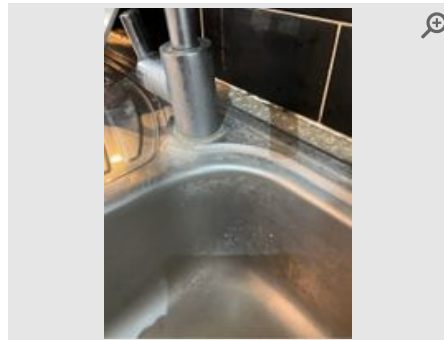


Provided by	Inspector
Captured (via App):	28/05/2026 11:35 AM
Added	28/05/2026
Reference	1.12.5

Kitchen Sink



Provided by	Inspector
Captured (via App):	28/05/2026 11:35 AM
Added	28/05/2026
Reference	1.13.1

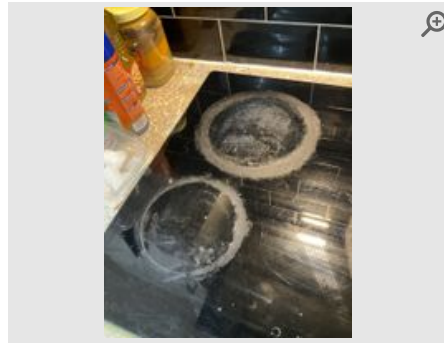


Provided by	Inspector
Captured (via App):	28/05/2026 11:35 AM
Added	28/05/2026
Reference	1.13.2

Hob



Provided by	Inspector
Captured (via App):	28/05/2026 11:37 AM
Added	28/05/2026
Reference	1.14.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:37 AM
Added	28/05/2026
Reference	1.14.2

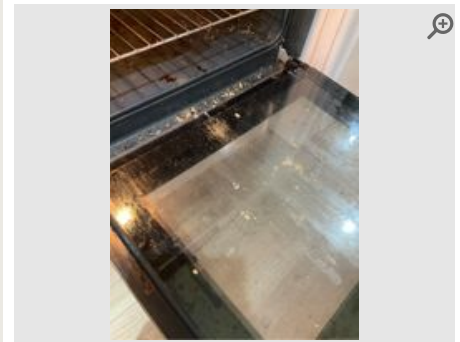
Oven



Provided by	Inspector
Captured (via App):	28/05/2026 11:37 AM
Added	28/05/2026
Reference	1.15.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:37 AM
Added	28/05/2026
Reference	1.15.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:37 AM
Added	28/05/2026
Reference	1.15.3

Extractor Cooker Hood



Provided by	Inspector
Captured (via App):	28/05/2026 11:38 AM
Added	28/05/2026
Reference	1.16.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:38 AM
Added	28/05/2026
Reference	1.16.2

Fridge



Provided by	Inspector
Captured (via App):	28/05/2026 11:40 AM
Added	28/05/2026
Reference	1.17.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:40 AM
Added	28/05/2026
Reference	1.17.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:40 AM
Added	28/05/2026
Reference	1.17.3



Provided by	Inspector
Captured (via App):	28/05/2026 11:40 AM
Added	28/05/2026
Reference	1.17.4



Provided by	Inspector
Captured (via App):	28/05/2026 11:40 AM
Added	28/05/2026
Reference	1.17.5



Provided by	Inspector
Captured (via App):	28/05/2026 11:40 AM
Added	28/05/2026
Reference	1.17.6

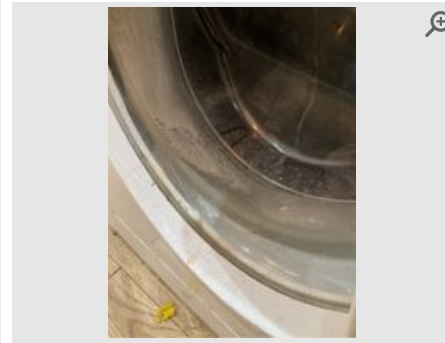


Provided by	Inspector
Captured (via App):	28/05/2026 11:40 AM
Added	28/05/2026
Reference	1.17.7

Washing Machine



Provided by	Inspector
Captured (via App):	28/05/2026 11:41 AM
Added	28/05/2026
Reference	1.18.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:41 AM
Added	28/05/2026
Reference	1.18.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:41 AM
Added	28/05/2026
Reference	1.18.3

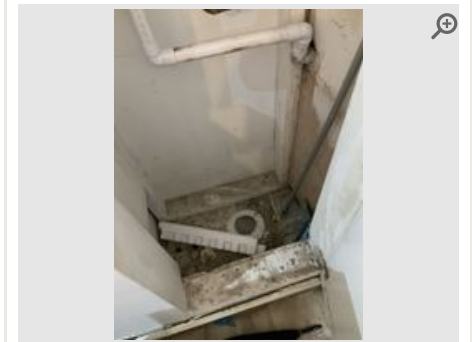
Cupboards



Provided by	Inspector
Captured (via App):	28/05/2026 11:42 AM
Added	28/05/2026
Reference	1.19.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:42 AM
Added	28/05/2026
Reference	1.19.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:42 AM
Added	28/05/2026
Reference	1.19.3

Boiler



Provided by	Inspector
Captured (via App):	28/05/2026 11:44 AM
Added	28/05/2026
Reference	1.22.1

2 Bedroom 1

Item	Date	Description	Condition	Cleanliness	Photos
2.1 General Overview	Previous State 23rd February 2023	Clean & Tidy	● Good	● Good	3 photos
	Current State 28th May 2026	Requires cleaning Heavy amounts of miscellaneous items and furniture left behind Bed, mattress, 2X tables, luggage, clothing	● Poor	● Poor	360° photo
	! Tenant responsibility		Items left behind require removal		
2.2 Door (Internal)	Previous State 23rd February 2023	Wooden fire door with 2 chrome metal handles, chrome 4 hook A bit worn and dated, white marks and scuffs	● Fair	● Good	N/A
	Current State 28th May 2026	Pen scribbles and star outlines to exterior Mildew stained high-level	● Poor	● Fair	3 photos
	! Tenant responsibility		Repair		
2.3 Door Frame & Skirting	Previous State 23rd February 2023	White painted skirting, door frame - Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Pen scribbles and stickers attached Residue to surfaces Skirting mildew stained on right, partly detached on left and with heavy dust and residue to surfaces	● Poor	● Poor	6 photos
	! Tenant responsibility		Repair Clean		
2.4 Ceiling	Previous State 23rd February 2023	White emulsion - Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Cobwebs to edges 2X residual spot marks to back left corner	● Good	● Poor	2 photos
	! Tenant responsibility		Clean		
2.5 Walls	Previous State 23rd February 2023	White emulsion - Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Scattered scuffs and finger marks Patchy paint finish Occasional pen scribbles Soiling and drip stains under windows and mid to low level on right 1x stick on hook to right corner	● Poor	● Poor	9 photos
	! Tenant responsibility		Repair		
2.6 Windows and Sills	Previous State 23rd February 2023	White UPVC window with double glazed glass, white coated lockable handle, stickers to lower panes Few grubby marks to frames. Nail/screw holes to top	● Good	● Fair	N/A
	Current State 28th May 2026	Paper attached to glazing Handles chipped Ring stains to windowsill on right Mildew to edges Dust and residue to surfaces	● Fair	● Poor	3 photos
	! Tenant responsibility		Repair Clean		

Item	Date	Description	Condition	Cleanliness	Photos
2.7 Radiator	Previous State 23rd February 2023	Factory white radiator, TRV, cap - Appears in good clean condition	● Good	● Good	📷 N/A
	Current State 28th May 2026	Dust and residue to surfaces	● Good	● Poor	📷 1 photo
		! Tenant responsibility			
2.8 Floor	Previous State 23rd February 2023	Grey fitted carpet with metal threshold Worn and faded in tread areas. Fraying by door, uneven in places	● Fair	● Good	📷 N/A
	Current State 28th May 2026	Heavy scattered stains and debris Blue candle wax left of entry and right of window	● Poor	● Poor	📷 5 photos
		! Tenant responsibility			
2.9 Curtains	Previous State 23rd February 2023	2 x green lined sill length curtains on plastic track. Appears in good condition, few damp stains to lining	● Fair	● Good	📷 N/A
	Current State 28th May 2026	Scattered stains and pinholes to linings	● Poor	● Fair	📷 2 photos
		! Tenant responsibility			
2.10 Smoke Alarm	Previous State 23rd February 2023	N/A	● N/A	● N/A	📷 N/A
	Current State 28th May 2026	Test button/function working	● Good	● Good	📷 N/A

General Overview

Previous State

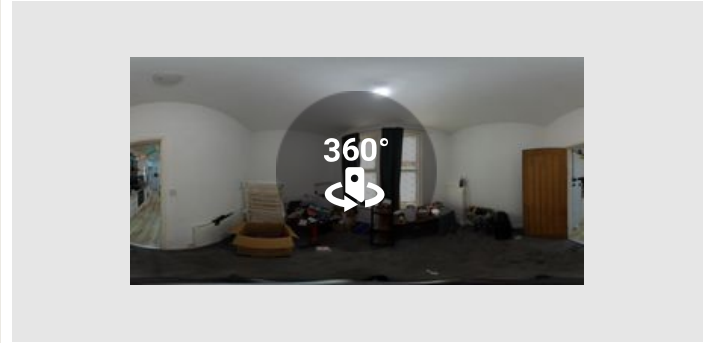
23rd February 2023



Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	2.1.1

Current State

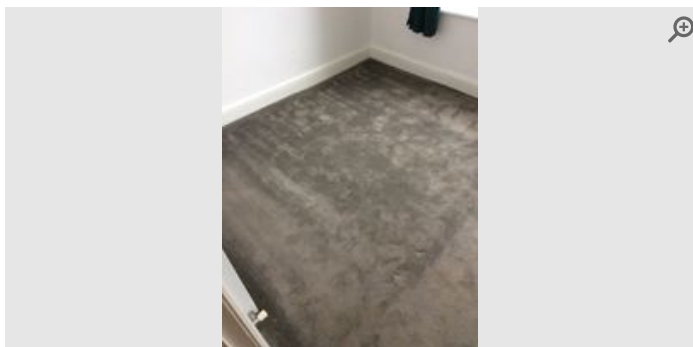
28th May 2026



Provided by	Inspector
Captured (via App):	28/05/2026 11:05 AM
Added	28/05/2026
Reference	2.1.1



Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	2.1.2

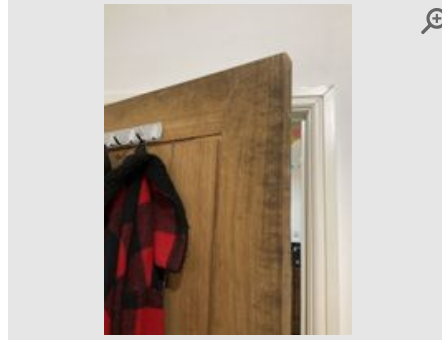


Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	2.1.3

Door (Internal)



Provided by	Inspector
Captured (via App):	28/05/2026 11:49 AM
Added	28/05/2026
Reference	2.2.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:49 AM
Added	28/05/2026
Reference	2.2.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:49 AM
Added	28/05/2026
Reference	2.2.3

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	28/05/2026 11:51 AM
Added	28/05/2026
Reference	2.3.1



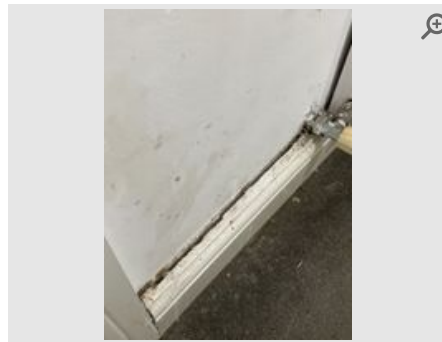
Provided by	Inspector
Captured (via App):	28/05/2026 11:51 AM
Added	28/05/2026
Reference	2.3.2



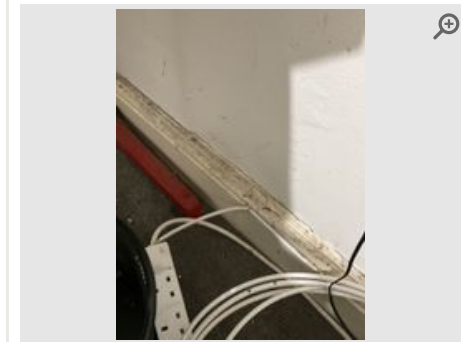
Provided by	Inspector
Captured (via App):	28/05/2026 11:51 AM
Added	28/05/2026
Reference	2.3.3



Provided by	Inspector
Captured (via App):	28/05/2026 11:51 AM
Added	28/05/2026
Reference	2.3.4

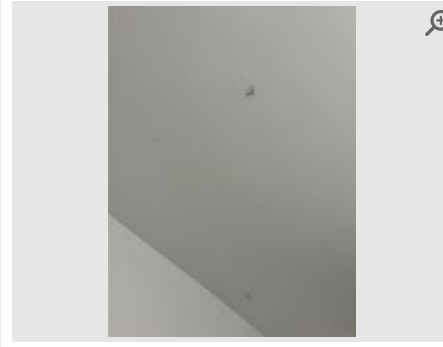
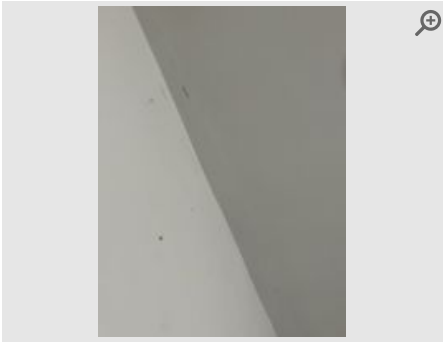


Provided by	Inspector
Captured (via App):	28/05/2026 11:51 AM
Added	28/05/2026
Reference	2.3.5



Provided by	Inspector
Captured (via App):	28/05/2026 11:51 AM
Added	28/05/2026
Reference	2.3.6

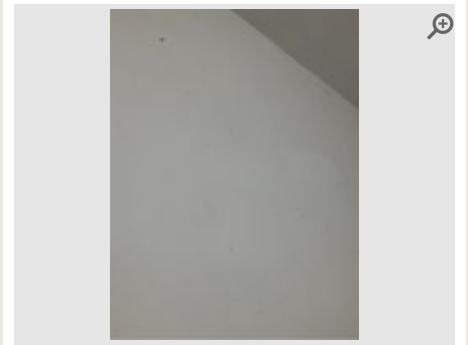
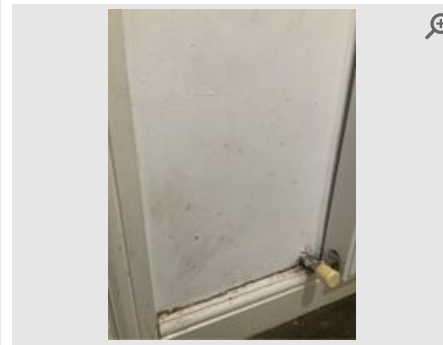
Ceiling



Provided by	Inspector
Captured (via App):	28/05/2026 11:52 AM
Added	28/05/2026
Reference	2.4.1

Provided by	Inspector
Captured (via App):	28/05/2026 11:52 AM
Added	28/05/2026
Reference	2.4.2

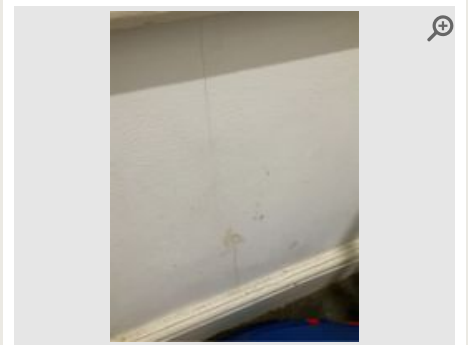
Walls



Provided by	Inspector
Captured (via App):	28/05/2026 11:55 AM
Added	28/05/2026
Reference	2.5.1

Provided by	Inspector
Captured (via App):	28/05/2026 11:55 AM
Added	28/05/2026
Reference	2.5.2

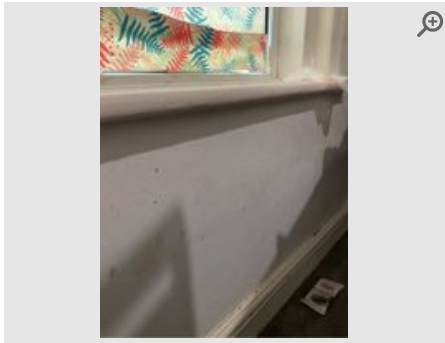
Provided by	Inspector
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Added	28/05/2026
Reference	2.5.3



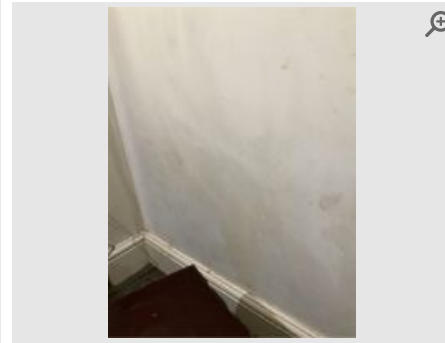
Provided by	Inspector
Captured (via App):	28/05/2026 11:55 AM
Added	28/05/2026
Reference	2.5.4

Provided by	Inspector
Captured (via App):	28/05/2026 11:55 AM
Added	28/05/2026
Reference	2.5.5

Provided by	Inspector
Captured (via App):	28/05/2026 11:55 AM
Added	28/05/2026
Reference	2.5.6



Provided by	Inspector
Captured (via App):	28/05/2026 11:55 AM
Added	28/05/2026
Reference	2.5.7



Provided by	Inspector
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Added	28/05/2026
Reference	2.5.8

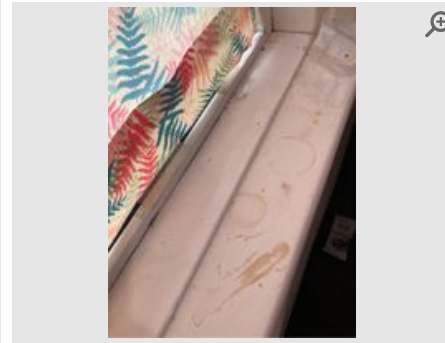


Provided by	Inspector
Captured (via App):	28/05/2026 11:55 AM
Added	28/05/2026
Reference	2.5.9

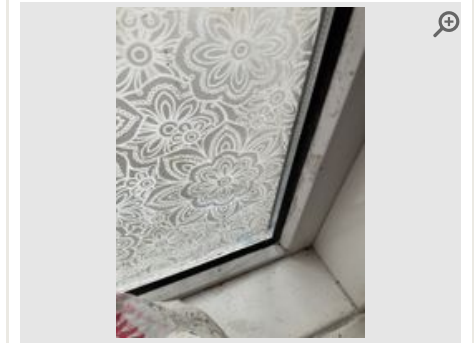
Windows and Sills



Provided by	Inspector
Captured (via App):	28/05/2026 11:56 AM
Added	28/05/2026
Reference	2.6.1

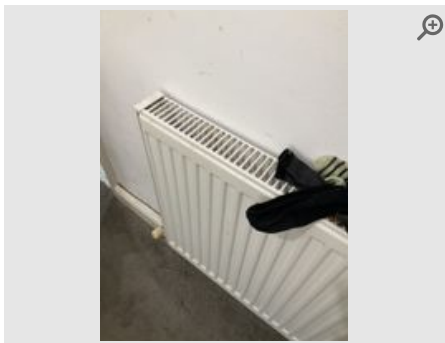


Provided by	Inspector
Captured (via App):	28/05/2026 11:56 AM
Added	28/05/2026
Reference	2.6.2



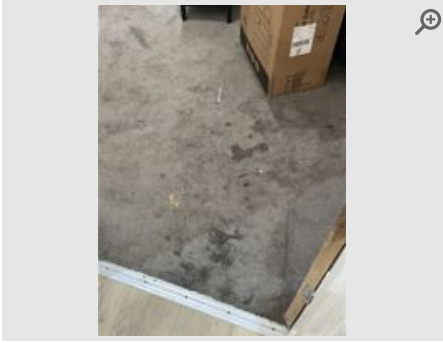
Provided by	Inspector
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Added	28/05/2026
Reference	2.6.3

Radiator

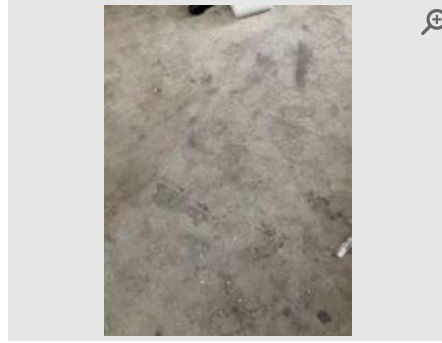


Provided by	Inspector
Captured (via App):	28/05/2026 11:56 AM
Added	28/05/2026
Reference	2.7.1

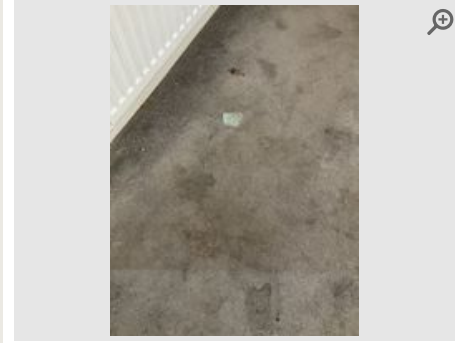
Floor



Provided by	Inspector
Captured (via App):	28/05/2026 11:57 AM
Added	28/05/2026
Reference	2.8.1



Provided by	Inspector
Captured (via App):	28/05/2026 11:57 AM
Added	28/05/2026
Reference	2.8.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:57 AM
Added	28/05/2026
Reference	2.8.3

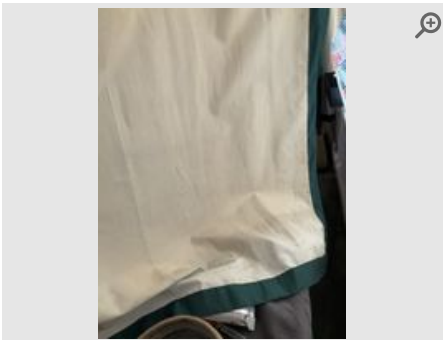


Provided by	Inspector
Captured (via App):	28/05/2026 11:57 AM
Added	28/05/2026
Reference	2.8.4



Provided by	Inspector
Captured (via App):	28/05/2026 12:00 PM
Added	28/05/2026
Reference	2.8.5

Curtains



Provided by	Inspector
Captured (via App):	28/05/2026 12:01 PM
Added	28/05/2026
Reference	2.9.1



Provided by	Inspector
Captured (via App):	28/05/2026 12:01 PM
Added	28/05/2026
Reference	2.9.2

3 Bathroom

Item	Date	Description	Condition	Cleanliness	Photos
3.1 General Overview	Previous State 23rd February 2023	Clean & Tidy	● Good	● Good	4 photos
	Current State 28th May 2026	Requires cleaning Miscellaneous items left behind	● Poor	● Poor	360° photo
	! Tenant responsibility			Items left behind require removal	
3.2 Door (Internal)	Previous State 23rd February 2023	Wooden fire door with 2 chrome metal handles, chrome 4 hook A bit worn and dated	● Fair	● Good	N/A
	Current State 28th May 2026	Appears mildew stained interior Chipped bottom left corner 2X pen scribbles to exterior	● Poor	● Fair	3 photos
	! Tenant responsibility			Repair	
3.3 Door Frame & Skirting	Previous State 23rd February 2023	White painted door frame - Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Light mildew spots and scrape marks to top edge Residue to surfaces	● Fair	● Poor	2 photos
	! Tenant responsibility			Repair Clean	
3.4 Ceiling	Previous State 23rd February 2023	White emulsion - Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Scattered mildew spot stains, worse so above shower Paint flaking and patchy paint finish above toilet	● Poor	● Good	3 photos
	! Tenant responsibility			Repair	
3.5 Extractor Fan	Previous State 23rd February 2023	Extractor fan - Not tested	● Good	● Good	N/A
	Current State 28th May 2026	Tested and working Soiled	● Good	● Poor	1 photo
	! Tenant responsibility			Clean	
3.6 Walls	Previous State 23rd February 2023	Light grey ceramic tiles - Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Mildew stained grouting throughout Brown stained grouting under shower Hairline crack right of niche Dust and residue to surfaces	● Poor	● Fair	5 photos
	! Tenant responsibility			Repair Clean	
3.7 Radiator	Previous State 23rd February 2023	Chrome bar heated towel rail, 2 caps - Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Rusted Dusty	● Poor	● Poor	2 photos
	! Tenant responsibility			Repair Clean	
	Previous State 23rd February 2023	Light brown ceramic tiles, cream grout - Messy/uneven grouting	● Good	● Good	N/A

Item	Date	Description	Condition	Cleanliness	Photos
3.8 Floor	Current State 28th May 2026	Grouting darkly stained and cracking Mildew stained sealant surrounding toilet Wooden panel behind toilet with expandable foam and water damage Heavy debris and residue to surfaces	● Fair	● Poor	6 photos
! Tenant responsibility			Repair Clean		
3.9 Bath	Previous State 23rd February 2023	White acrylic bath with chrome mixer tap and plug on chain Glass shower screen with chrome aluminium hinge Chrome shower unit with shower hose, head and riser rail Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Heavy limescale and residue to surfaces throughout Flaking to tap Scratches to interior Sealant mildew stained and lifting Sealant flaking to right edge Shower screen seal stained	● Fair	● Poor	7 photos
! Tenant responsibility			Repair Clean		
3.10 Sink/Basin	Previous State 23rd February 2023	White ceramic basin and pedestal, chrome pop up waste and mixer tap Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Limescale and residue to surfaces Plug missing	● Good	● Poor	2 photos
! Tenant responsibility			Clean		
3.11 Toilet	Previous State 23rd February 2023	White ceramic toilet with white plastic seat and cover, 2 chrome flush buttons Appears in good clean condition	● Good	● Good	N/A
	Current State 28th May 2026	Limescale, dust and residue to surfaces	● Good	● Poor	3 photos
! Tenant responsibility			Clean		
3.12 Mirror	Previous State 23rd February 2023	Vanity mirror with light - Not seen working	● Good	● Good	N/A
	Current State 28th May 2026	Residue to surfaces Tarnished edges	● Good	● Poor	1 photo
! Tenant responsibility			Clean		

General Overview

Previous State

23rd February 2023



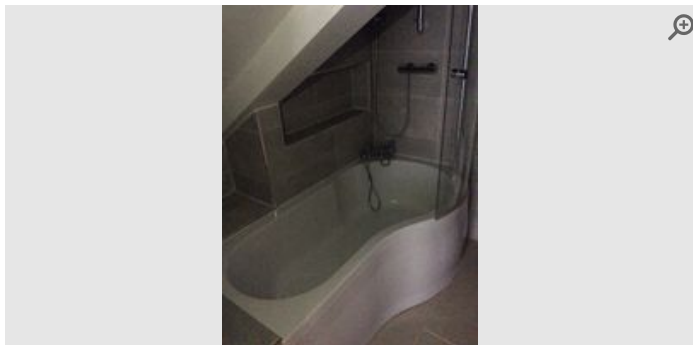
Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	3.1.1

Current State

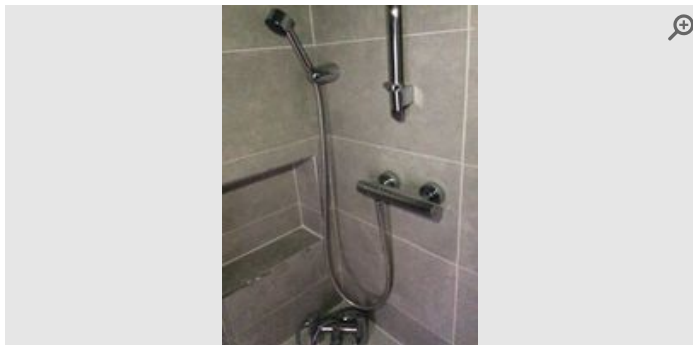
28th May 2026



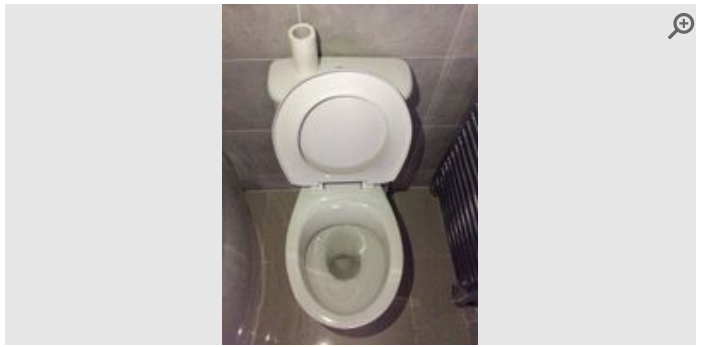
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Added	28/05/2026
Reference	3.1.1



Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	3.1.2



Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	3.1.3



Provided by	Inspector
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Added	28/05/2026
Reference	3.1.4

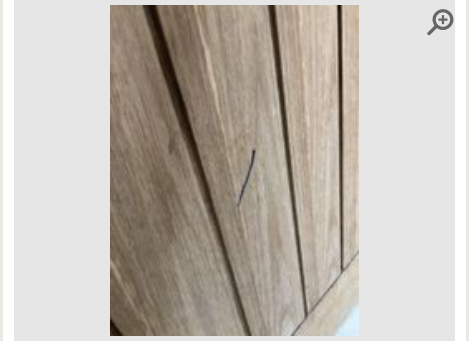
Door (Internal)



Provided by	Inspector
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Added	28/05/2026
Reference	3.2.1

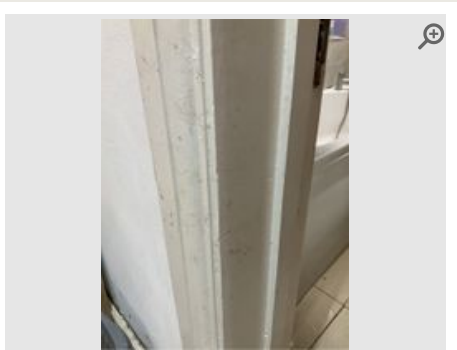


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Added	28/05/2026
Reference	3.2.2



Provided by	Inspector
Captured (via App):	28/05/2026 12:03 PM
Added	28/05/2026
Reference	3.2.3

Door Frame & Skirting



Provided by	Inspector
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Added	28/05/2026
Reference	3.3.1

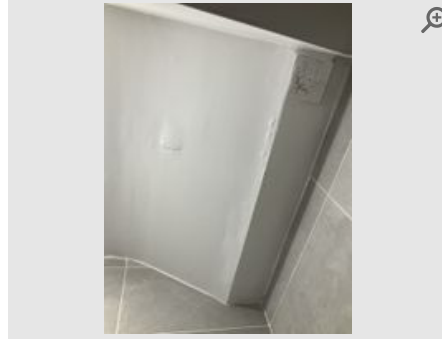


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Added	28/05/2026
Reference	3.3.2

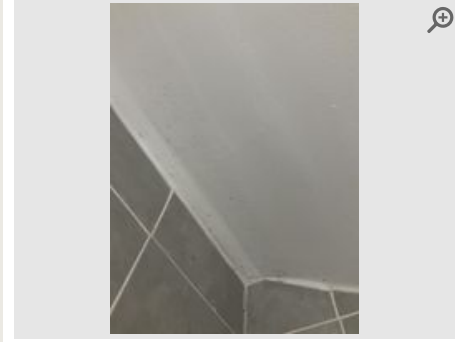
Ceiling



Provided by	Inspector
Captured (via App):	28/05/2026 12:05 PM
Added	28/05/2026
Reference	3.4.1



Provided by	Inspector
Captured (via App):	28/05/2026 12:05 PM
Added	28/05/2026
Reference	3.4.2



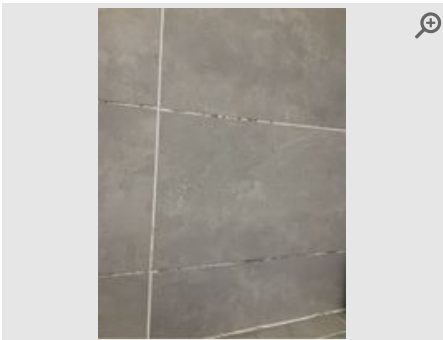
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Reference	3.4.3

Extractor Fan

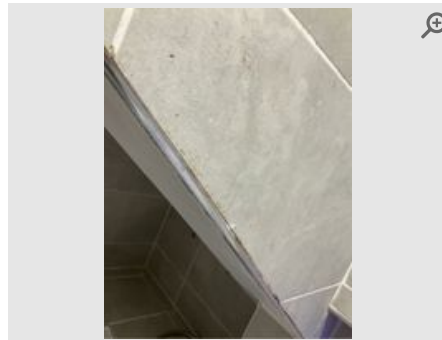


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Added	28/05/2026
Reference	3.5.1

Walls



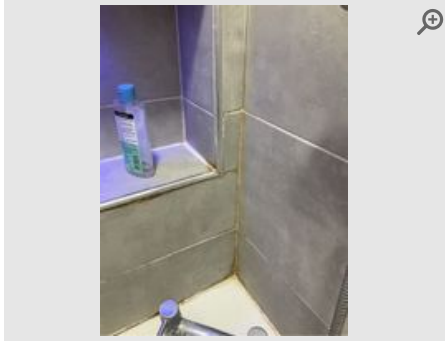
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Reference	3.6.1



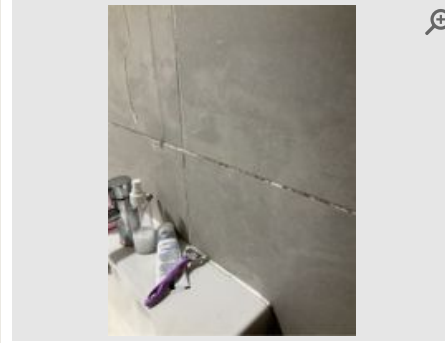
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Provided by	Inspector
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Added	28/05/2026
Reference	3.6.3



Provided by	Inspector
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Reference	3.6.4

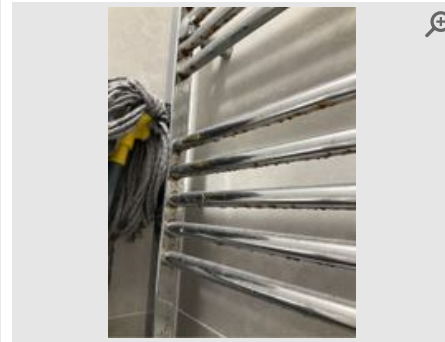


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Added	28/05/2026
Reference	3.6.5

Radiator



Provided by	Inspector
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Added	28/05/2026
Reference	3.7.1

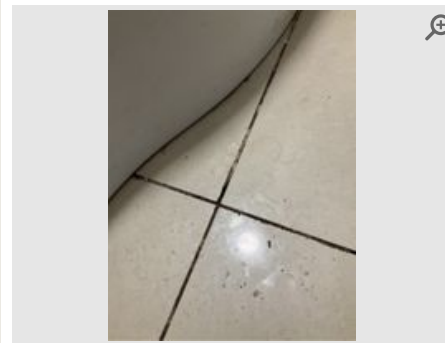


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Added	28/05/2026
Reference	3.7.2

Floor



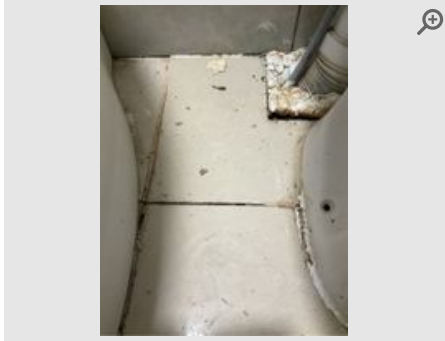
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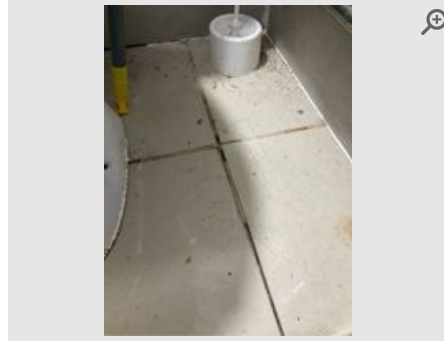
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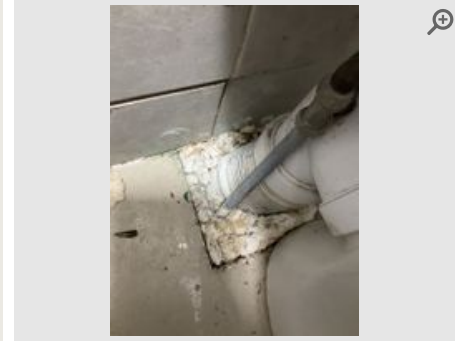
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Reference	3.8.3



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Reference	3.8.4



Provided by	Inspector
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Added	28/05/2026
Reference	3.8.5



Provided by	Inspector
Captured (via App):	28/05/2026 12:09 PM
Added	28/05/2026
Reference	3.8.6

Bath



Provided by	Inspector
Captured (via App):	28/05/2026 12:11 PM
Added	28/05/2026
Reference	3.9.1



Provided by	Inspector
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Added	28/05/2026
Reference	3.9.2



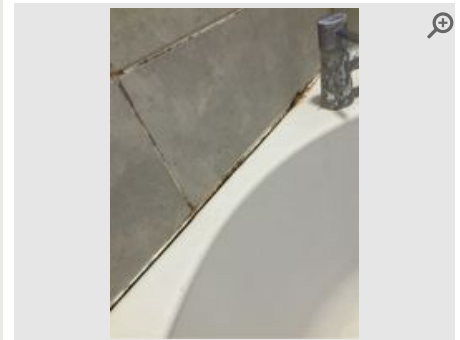
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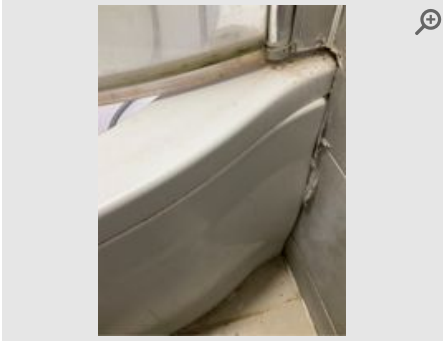
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Added	28/05/2026
Reference	3.9.4



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Reference	3.9.5

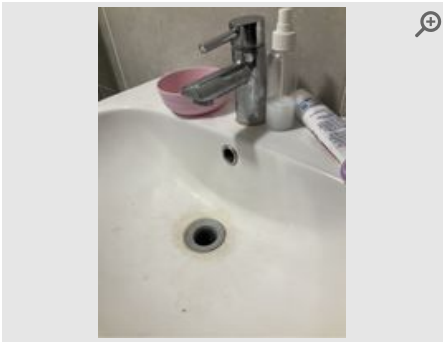


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Added	28/05/2026
Reference	3.9.6



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Added	28/05/2026
Reference	3.9.7

Sink/Basin

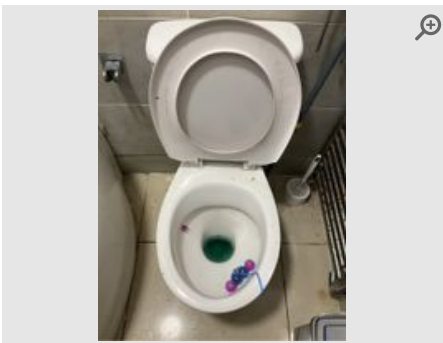


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Added	28/05/2026
Reference	3.10.2

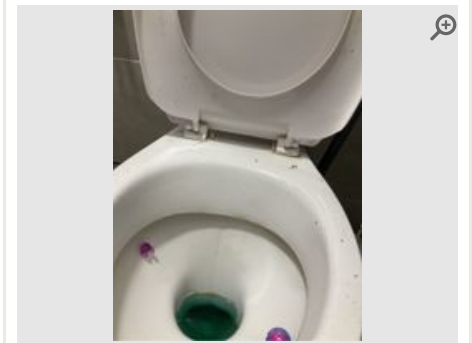
Toilet



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Reference	3.11.1

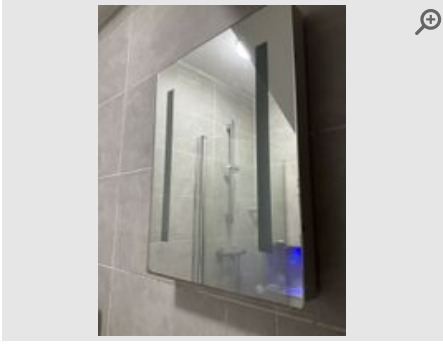


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Added	28/05/2026
Reference	3.11.2



Provided by	Inspector
Captured (via App):	28/05/2026 12:13 PM
Added	28/05/2026
Reference	3.11.3

Mirror



Provided by	Inspector
Captured (via App):	28/05/2026 12:13 PM
Added	28/05/2026
Reference	3.12.1

4 Bedroom 2

Item	Date	Description	Condition	Cleanliness	Photos
4.1 General Overview	Previous State 23rd February 2023	Clean & Tidy	● Good	● Good	📷 4 photos
	Current State 28th May 2026	Requires cleaning Heavy amounts of miscellaneous items and furniture left behind Bed, mattress, suitcase, clothing	● Poor	● Poor	📷 360° 360° photo
	! Tenant responsibility			🚫 Items left behind require removal	
4.2 Door (Internal)	Previous State 23rd February 2023	Wooden fire door with 2 chrome metal handles, chrome 4 hook A bit worn and dated, white marks and scuffs	● Fair	● Good	📷 N/A
	Current State 28th May 2026	Mildew stained edges Adhesive marks and pen scribbles	● Poor	● Good	📷 3 photos
	! Tenant responsibility			🔧 Repair	
4.3 Door Frame & Skirting	Previous State 23rd February 2023	White painted skirting, door frame - Appears in good clean condition	● Good	● Good	📷 N/A
	Current State 28th May 2026	Dust and residue to surfaces throughout	● Good	● Poor	📷 2 photos
	! Tenant responsibility			🚫 Clean	
4.4 Ceiling	Previous State 23rd February 2023	White emulsion Appears in good clean condition - patchy	● Good	● Good	📷 N/A
	Current State 28th May 2026	Light water stains and filler repairs to centre Cobwebs to edges	● Fair	● Fair	📷 2 photos
	! Tenant responsibility			🚫 Clean	
4.5 Walls	Previous State 23rd February 2023	White emulsion - Appears in good clean condition - patchy	● Good	● Good	📷 N/A
	Current State 28th May 2026	Scattered scuff marks and pen scribbles Edge chips left of entry Scattered finger marks and soiling 2X plastic shelves and stick on hook to left Heat mark consistent with candle high-level on left Numerous adhesive marks to left corner Heavily soiled and shaded above bed Mildew stained low-level behind bed Mildew and paint flaking to left window surround	● Poor	● Poor	📷 11 photos
	! Tenant responsibility			🔧 Repair	
4.6 Windows and Sills	Previous State 23rd February 2023	White UPVC window with double glazed glass, white coated lockable handle - stickers to 1 upper 1 lower pane Light marks to frames, nail/screw holes to top	● Good	● Good	📷 N/A
	Current State 28th May 2026	Dust, debris, and mildew throughout Miscellaneous items	● Fair	● Poor	📷 4 photos
	! Tenant responsibility			🚫 Clean	
	Previous State 23rd February 2023	Factory white radiator, TRV, cap Appears in good condition - dust internally	● Good	● Good	📷 N/A

Item	Date	Description	Condition	Cleanliness	Photos	
Radiator	Current State 28th May 2026	Cream stained low-level and bottom right corner Dusty	● Fair	● Fair	1 photo	
	! Tenant responsibility				Clean	
4.8 Floor	Previous State 23rd February 2023	Light grey fitted carpet with metal threshold Worn/faded in tread areas. Furniture indents visible, light stains	● Fair	● Good	N/A	
	Current State 28th May 2026	Heavy scattered stains and debris	● Poor	● Poor	5 photos	
		! Tenant responsibility				Repair Clean
4.9 Curtains	Previous State 23rd February 2023	2 x below sill length white/pink lined curtains on plastic tracks. Appears in good clean condition, a bit dated, some hooks loose to rail	● Fair	● Good	N/A	
	Current State 28th May 2026	Faded water stain at bottom left corner Few paint marks on right Dusty	● Fair	● Fair	1 photo	
		! Tenant responsibility				Clean

General Overview

Previous State

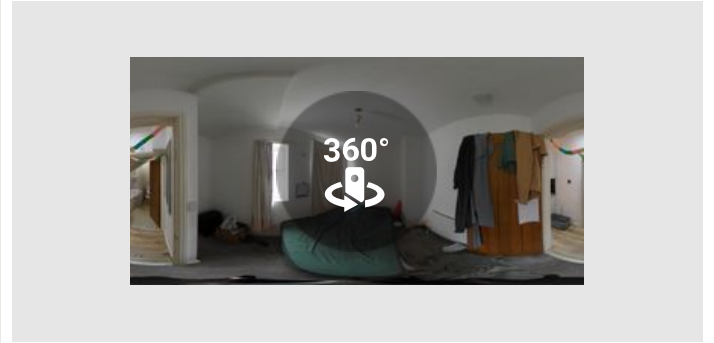
23rd February 2023



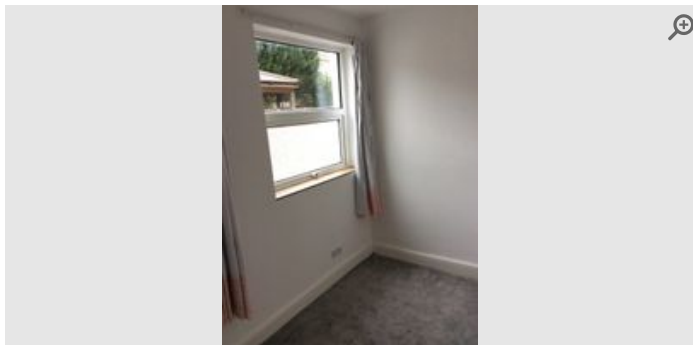
Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	4.1.1

Current State

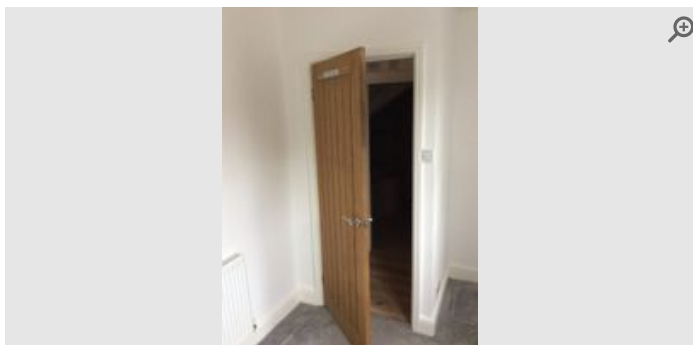
28th May 2026



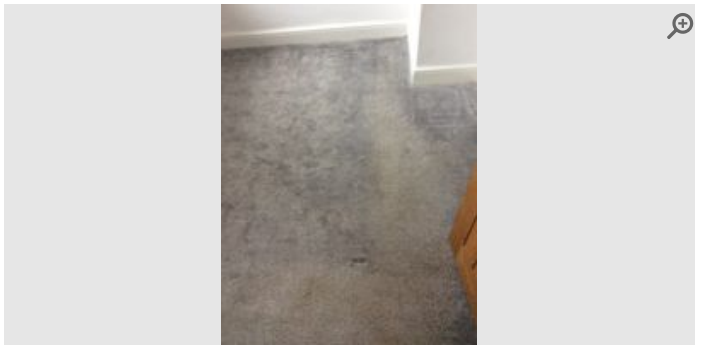
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Added	28/05/2026
Reference	4.1.1



Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	4.1.2



Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	4.1.3

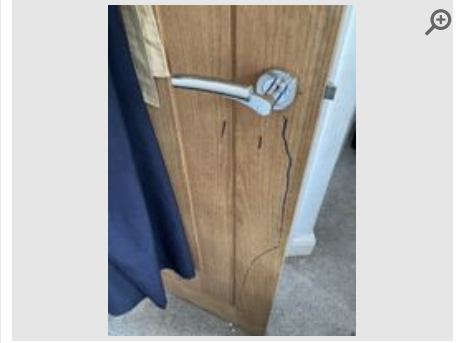


Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	4.1.4

Door (Internal)



Provided by	Inspector
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Added	28/05/2026
Reference	4.2.1

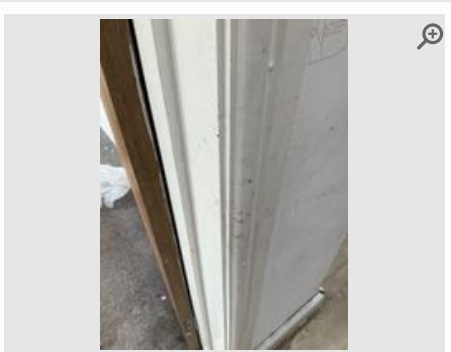


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Added	28/05/2026
Reference	4.2.2

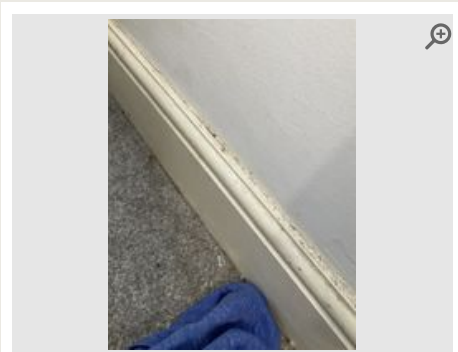


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Added	28/05/2026
Reference	4.2.3

Door Frame & Skirting

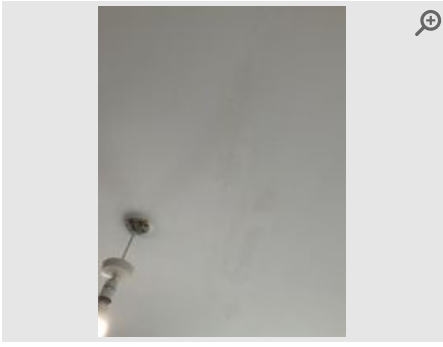


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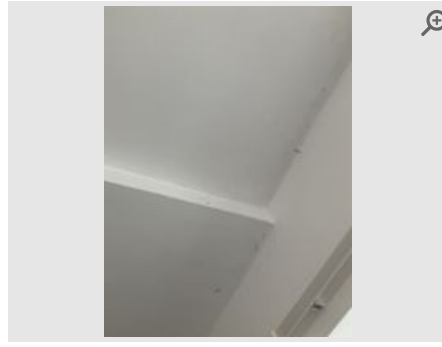


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Reference	4.3.2

Ceiling

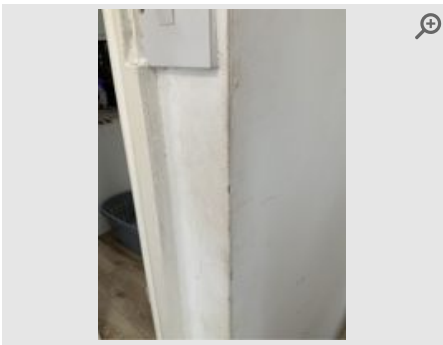


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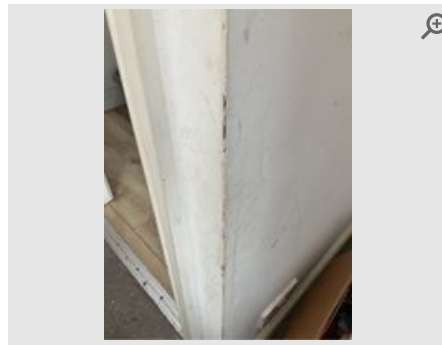


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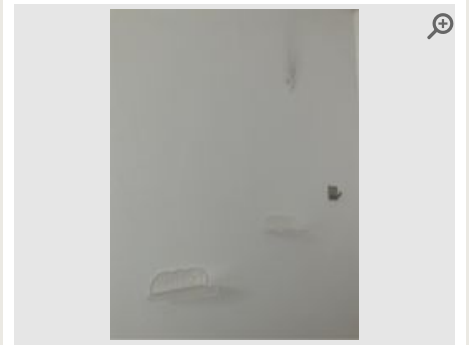
Walls



Provided by	Inspector
Captured (via App):	28/05/2026 12:20 PM
Added	28/05/2026
Reference	4.5.1



Provided by	Inspector
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Added	28/05/2026
Reference	4.5.2



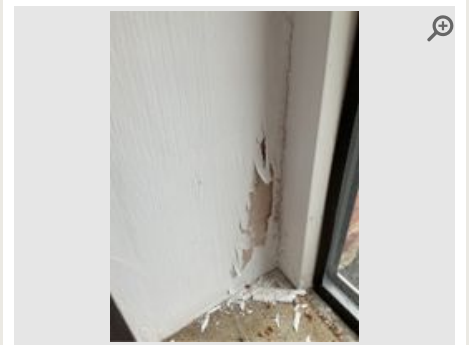
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Reference	4.5.3



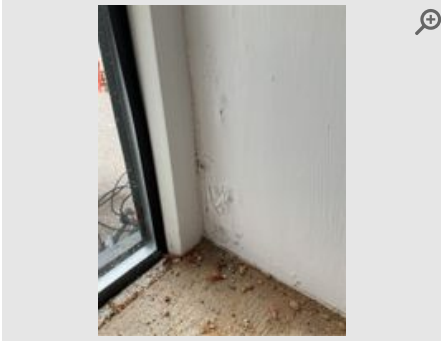
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Reference	4.5.4



Provided by	Inspector
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Added	28/05/2026
Reference	4.5.5



Provided by	Inspector
Captured (via App):	28/05/2026 12:20 PM
Added	28/05/2026
Reference	4.5.6



Provided by	Inspector
Captured (via App):	28/05/2026 12:20 PM
Added	28/05/2026
Reference	4.5.7



Provided by	Inspector
Captured (via App):	28/05/2026 12:20 PM
Added	28/05/2026
Reference	4.5.8



Provided by	Inspector
Captured (via App):	28/05/2026 12:20 PM
Added	28/05/2026
Reference	4.5.9

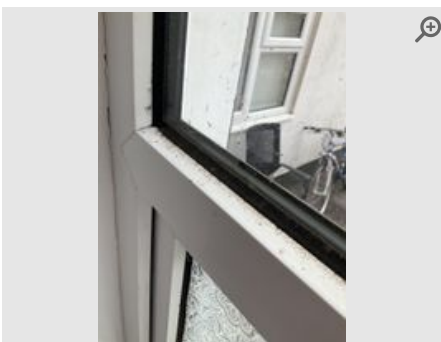


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Added	28/05/2026
Reference	4.5.10

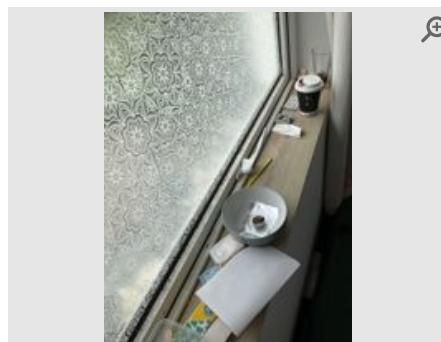


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Added	28/05/2026
Reference	4.5.11

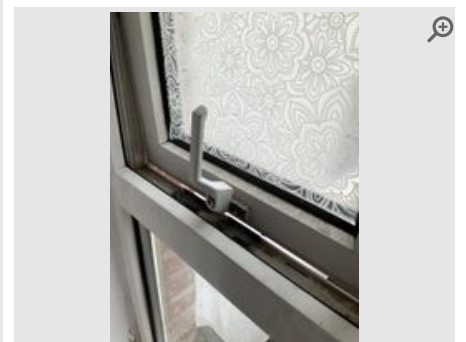
Windows and Sills



Provided by	Inspector
Captured (via App):	28/05/2026 12:21 PM
Added	28/05/2026
Reference	4.6.1



Provided by	Inspector
Captured (via App):	28/05/2026 12:21 PM
Added	28/05/2026
Reference	4.6.2



Provided by	Inspector
Captured (via App):	28/05/2026 12:21 PM
Added	28/05/2026
Reference	4.6.3



Provided by	Inspector
Captured (via App):	28/05/2026 12:21 PM
Added	28/05/2026
Reference	4.6.4

Radiator



Provided by	Inspector
Captured (via App):	28/05/2026 12:22 PM
Added	28/05/2026
Reference	4.7.1

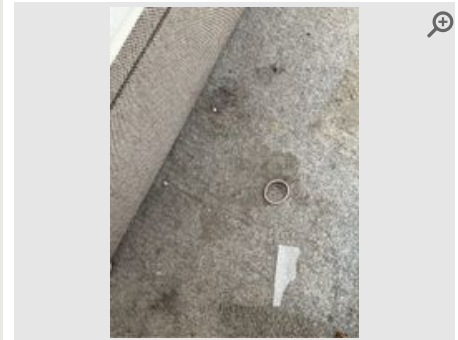
Floor



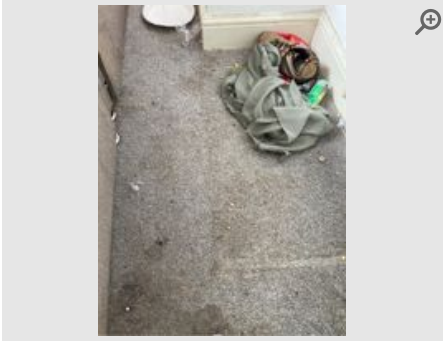
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Added	28/05/2026
Reference	4.8.1



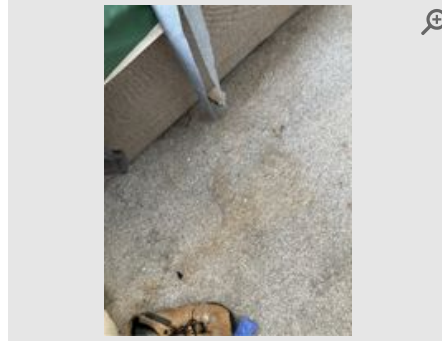
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Added	28/05/2026
Reference	4.8.2



Provided by	Inspector
Captured (via App):	28/05/2026 12:23 PM
Added	28/05/2026
Reference	4.8.3



Provided by	Inspector
Captured (via App):	28/05/2026 12:23 PM
Added	28/05/2026
Reference	4.8.4



Provided by	Inspector
Captured (via App):	28/05/2026 12:23 PM
Added	28/05/2026
Reference	4.8.5

Curtains



Provided by	Inspector
Captured (via App):	28/05/2026 12:24 PM
Added	28/05/2026
Reference	4.9.1

5 Car Parking Space

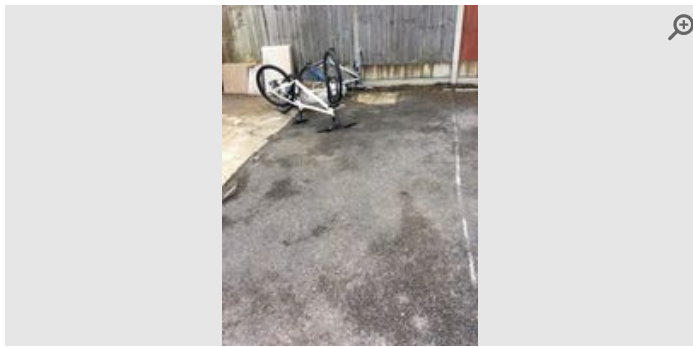
Item	Date	Description	Condition	Cleanliness	Photos
5.1 Overview (Parking Space)	Previous State 23rd February 2023	Neighbours items in space.	● Fair	● Fair	📷 2 photos
	Current State 28th May 2026	Numerous miscellaneous items left outside near property Cigarettes and debris near front door	● Fair	● Poor	📷 3 photos
	! Tenant responsibility		📷 Items left behind require removal		

📷 Car Parking Space Photos

Overview (Parking Space)

Previous State

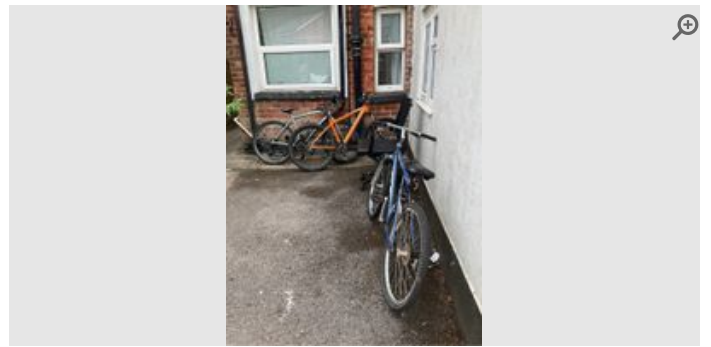
23rd February 2023



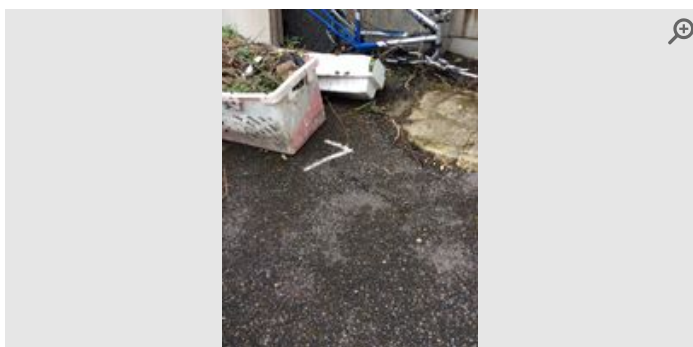
Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	5.1.1

Current State

28th May 2026



Provided by	Inspector
Captured (via App):	28/05/2026 11:07 AM
Added	28/05/2026
Reference	5.1.1



Provided by	Inspector
Captured (Certified by inspector)	23/02/2023
Added	28/05/2026
Reference	5.1.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:07 AM
Added	28/05/2026
Reference	5.1.2



Provided by	Inspector
Captured (via App):	28/05/2026 11:08 AM
Added	28/05/2026
Reference	5.1.3



Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

Andrew Purday

Date:

06/06/2026 at 10:14am

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.