

Check-in Inventory Report

25 Trinity Close, Trench, Telford,
England, TF2 7FA

TENANT NAME

Arun Martin

TENANCY TYPE

Single

REPORT CONFIRMED BY

Alex Foley

TENANCY START DATE

30/10/2020

PROPERTY VISIT DATE

28/10/2020



 [View Photo Gallery](#)

 [View 360° Gallery Tour](#)

This report contains



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



Compliance checklists.



Habitation Compliance Checklist



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



Disclaimer and check-out guidance details.

Report Information

Keys: 2x front door keys, 2x patio door keys, 3x window keys, 1x meter box key.

Glossary of Terms

For guidance, please find a glossary of terms used within this report:

Condition

Very Poor: Extensively damaged/faulty. Examples: large stains; upholstery torn; very dirty.

Poor: Extensive signs of wear and tear. Examples: stains/marks/tears/chips.

Fair: Signs of age. Examples: frayed; small light stains/marks; discolouration.

Good: Signs of slight wear. Examples: generally lightly worn.

New Item: Still in wrapper or with new tags/labels attached. Recently purchased, installed or decorated.

Cleanliness

Very Poor: Not cleaned. Requires cleaning to a good or excellent standard.

Poor: Item dusty or dirty. Requires further cleaning to either good or excellent standard.

Fair: Evidence of some cleaning, but signs of dust or marks.

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

The date provided by the image file itself, usually set by the device that captured it.

Captured (via App)

The date a photo was taken within the platform mobile App. This is a more reliable source than the above.

Captured (certified by inspector)

The date a photo was taken according to the inspector (defaulting to the inspection date).

Added

The date on which the photo was added to the platform.

Status Icons



Disagreed by tenant



Repair



Beyond fair wear and tear



Replace



Missing

Pre-arrival Document Serving

The following documents are available by visiting your unique URL below

Prescribed Information

 Gas Safety Certificate

 How to Rent Guide

 EPC

 Deposit Protection Information

 Electrical Safety Certificate

Other

 Tenant Charter

 Lawn Care

 Broadband Leaf

 Boiler Guide

 Asset Manager

 Dishwasher

 Washer Dryer

 Ceramic Hob

 Fridge Freezer

 Oven

 Extractor Fan

 Smoke Alarm

 Security Alarm

I can confirm safe receipt of this property report email sent to me on **28/10/2020** and agree to receiving any pre-arrival safety certificates/documents electronically, of which I am successfully able to access at the following link: <https://www.inventoryhive.co.uk/report-documents/tf27fa/376095>

Tenant Signature



Name:	Date:
Arun Martin	28/10/2020 at 10:24am

Email address:	IP address:
arun_martiny@yahoo.com	92.236.135.225

Location:



[View Pre-Arrival Documents](#)



Schedule of Cleanliness and Condition

General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Kitchen	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Living Room/Lounge	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Toilet	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Stairway/Landing	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	3 photos 360° photo
Bathroom	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Bedroom	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Bedroom	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Bedroom	Clean and tidy. Neutral smell (no smoking or pet odours).	Good	Good	360° 360° photo
Front Garden	Excellent seasonal order Good seasonal order. Fencing appears secure. No rubbish present	Good	Good	3 photos
Back Garden	Excellent seasonal order Good seasonal order. Fencing appears secure. No rubbish present.	New Item	Good	2 photos



Check-in Inventory Details



Safety certificates and landlord legislation compliance checks

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

Habitation Compliance Checklist

YES	Tenant(s) have access to all escape routes in the event of a fire
YES	All entrances, exits and windows have secure locking mechanisms in working order with the appropriate keys, access cards and/or codes supplied to tenant(s).
NO	Evidence of damp/mould on walls/ceilings
YES	All rooms/spaces have adequate ventilation in the form of: Windows/Trickle vents that open/close and/or; Responsive extractor fans.
NO	Evidence of fraying carpets, especially on stairs
NO	Evidence of damage to electrical fixtures & fittings, frayed cables, cracked power points
YES	Hot/Cold water facilities have been adequately serviced and are in working order.
YES	Heating facilities have been adequately serviced and are able to maintain a healthy indoor temperature of 18-21°C
YES	All bedrooms, stairways and internal living spaces (kitchens, living rooms, bathrooms) have adequate natural and artificial lighting.
YES	All drainage and supplied sanitation facilities are properly installed, free of defects and in working order.
YES	All sinks, draining boards, work tops and cooking facilities are free of defects and in working order.

YES	All food storage cupboards, shelves and refrigerator power outlets are properly installed and in working order.
YES	Internal stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.
YES	External stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.
NO	Evidence of loose roof tiles
NO	Evidence of damp on outside walls
NO	Evidence of any uneven paving slabs/decking

Check-in Inventory Procedures

YES	Keys photographed, tested & handed over
NO	Appliance manuals photographed & handed over



Utility Details

Gas - Standard Meter

Supplier

Serial Number (MSN)

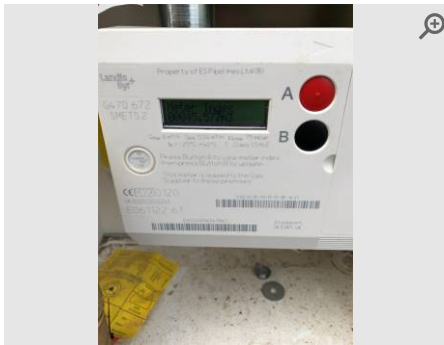
Location

E6S24996541961

Exterior/cabinet (left side)

Access Details

Date	Notes	Reading
27/10/2020		00045.577



Provided by

Inspector

Captured (via App):

27/10/2020 9:15 AM

Added

27/10/2020

Electricity - Single Rate Meter

Supplier

Serial Number (MSN)

Location

20L2117266

Exterior/cabinet (left side)

Serial
Photo



Provided by

Inspector

Captured (via App):

27/10/2020 9:16 AM

Added

27/10/2020

Access Details

Date	Notes	Reading
27/10/2020	00071 kWh	£12.98



Provided by

Inspector

Captured (via App):

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Added

27/10/2020

Water - Single Rate Meter

Supplier

Serial Number (MSN)

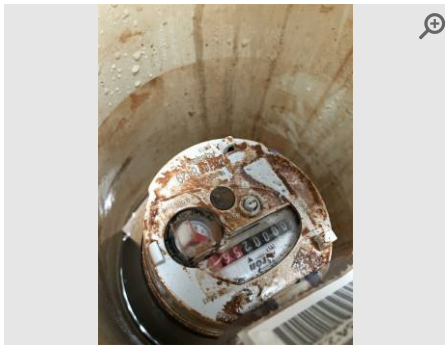
Location

19LU118429

Pavement outside of property.

Access Details

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27/10/2020		00002



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Added	27/10/2020

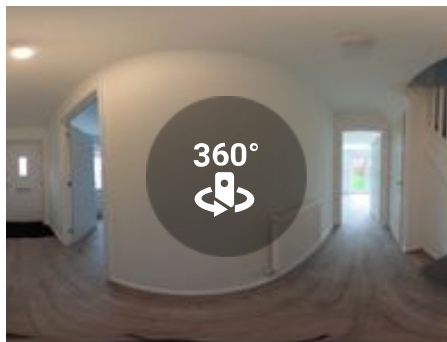


Room Details

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.

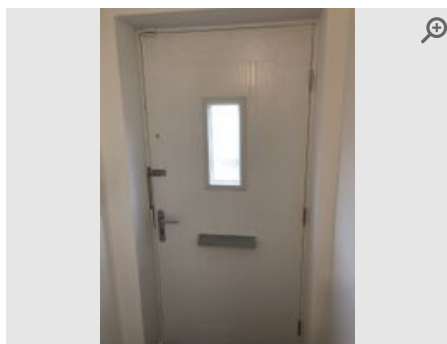
Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° photo
Front Door 1.2	Composite double glazed. Opaque glass. Chrome handle. Spyhole. Security chain. Doorbell (wireless). Chrome Letterbox Free of marks and scratches to front side and reverse. Glazing in a good clean condition.	New Item	Good	1 photo
Ceiling 1.3	Plastered/Painted white Free of marks, mould and cobwebs.	New Item	Good	N/A
Light Fittings 1.4	Ceiling. Pendant fixing No cobwebs present to light fittings. All bulbs in working order.	New Item	Good	N/A
Smoke Alarm 1.5	Ceiling mounted. Test button/function working. Deta. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	New Item	Good	1 photo
Walls 1.6	Plastered & painted white Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	New Item	Good	5 photos
Radiator 1.7	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	New Item	Good	1 photo
Floor 1.8	Laminate wood effect. Beading/trim present Free of stains, marks and scratches.	New Item	Good	N/A
Alarm Keypad 1.9	Plastic Casing. Flip fascia. Buttons Intact	New Item	Good	2 photos

General Overview



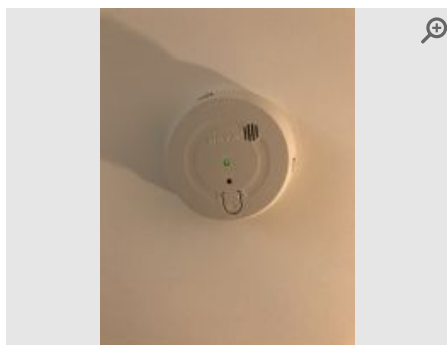
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Front Door



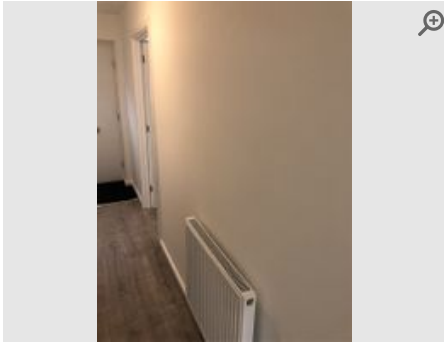
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Smoke Alarm

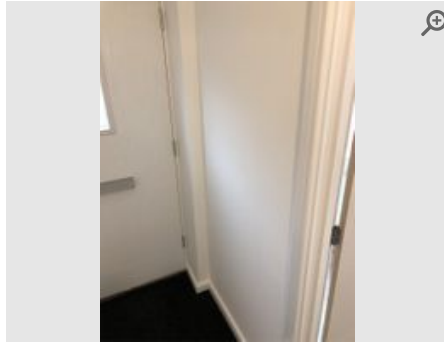


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Added	27/10/2020

Walls



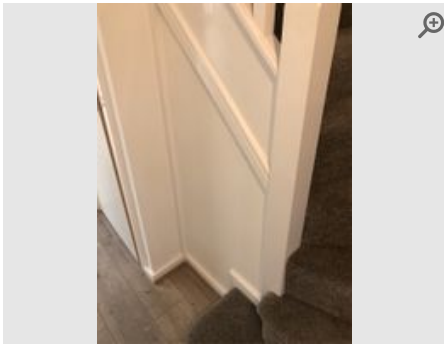
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Radiator



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Alarm Keypad



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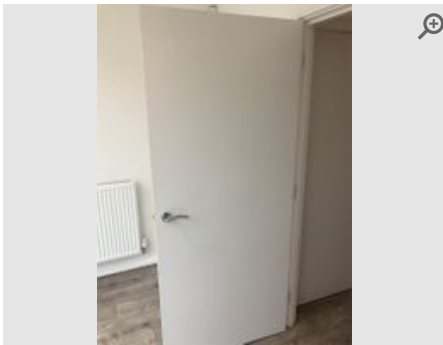
Kitchen				
Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	 New Item	 Good	 360° photo
Door (Internal) 2.2	Wood flat-panel; chrome handle Free of marks and scratches to front side and reverse.	 New Item	 Good	 2 photos
Ceiling 2.3	Plastered/Painted white Free of marks, mould and cobwebs.	 New Item	 Good	 N/A
Light Fittings 2.4	Ceiling. Spotlight(s). Enclosed spotlight fixing(s) No cobwebs present to light fittings. All bulbs in working order.	 New Item	 Good	 5 photos
Walls 2.5	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	 New Item	 Good	 N/A
Windows and Sills 2.6	Standard window. Velux window. UPVC double glazed. Clear glass Sills free of marks and mould. Windows intact and free of mould to edges.	 Good	 Good	 6 photos
Floor 2.7	Laminate wood effect Free of stains, marks and scratches.	 Good	 Good	 N/A
Kitchen Cupboards/Units 2.8	Wall units present. Base units present. Gloss. All shelving is intact. Aluminium handle All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	 New Item	 Good	 N/A
Kitchen Worksurfaces 2.9	Laminated worksurface. Free of marks/scratches Free of marks and scratches. Free of grease and food residue. Free of dust.	 New Item	 Good	 5 photos
Kitchen Sink 2.10	Double bowl. Stainless steel. Mixer tap Free of scratches and cracks. No food residue or grease present. Plug present.	 New Item	 Good	 1 photo
Hob 2.11	Ceramic hob. 4 rings. Dials/Knobs intact. Fitted within last month. Electrolux Free of grease and food residue. Free of dust. Dials/knobs intact.	 New Item	 Good	 3 photos
Oven 2.12	Oven and grill. Dials/Knobs intact. Fitted within last month. Electrolux Free of grease and food residue inside. Seal intact and door hinge functioning smoothly. Model: KOFGH40TX S.N : 02310322	 New Item	 Excellent	 4 photos
Extractor Cooker Hood 2.13	Chimney hood. All bulbs/spots working. Electrolux Hood filter free of grease and food residue. All bulbs/spots in working order. Fan switches are responsive. Model: LFC316X S.N.: 00900440	 New Item	 Excellent	 2 photos
Washing Machine 2.14	Front loader. Detergent drawer clean. Electrolux. White Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly. Detergent drawer is clean. Model:E776W402BI S.N: 03600107	 New Item	 Excellent	 4 photos
Dishwasher 2.15	Integrated full sized. AEG Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly. Model: FSK31610Z S.N: 03523408	 New Item	 Excellent	 3 photos
Boiler 2.16	Wall-mounted. Combination. Potterton. Free of marks and scratches. Gas safety certificate present Model: ASSURE 30 COMBI S.N: RTL202760013AC	 New Item	 Excellent	 3 photos
Carbon Monoxide Alarm 2.17	Ceiling mounted. Test button/function working. Deta. Tenant note: Test periodically	 New Item	 Excellent	 1 photo
Heat Sensor/Smoke Alarm 2.18	Ceiling mounted. Test button/function working. Deta. Please note: Test periodically	 New Item	 Excellent	 1 photo
Fridge Freezer (Integrated) 2.19	Upright. 5 Shelves. Electrolux. Free of marks. Free of grease Model: ENN2801EOV S.N: 03400001	 Good	 Good	 5 photos

General Overview

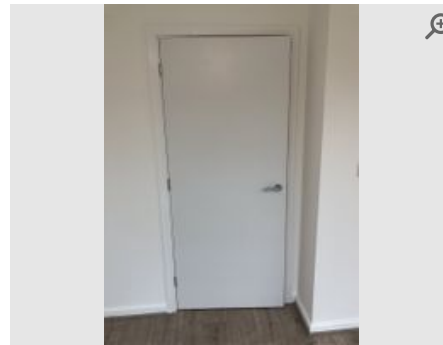


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Door (Internal)



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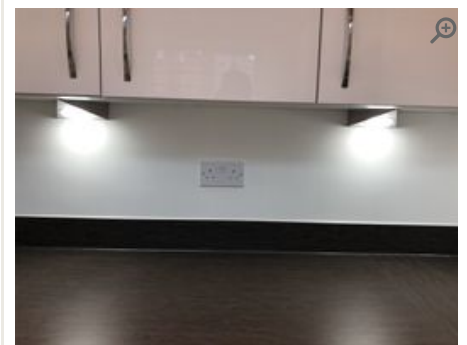
Light Fittings



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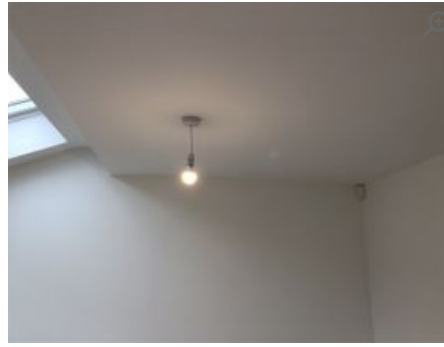
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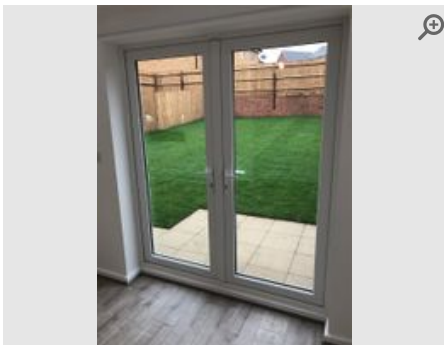


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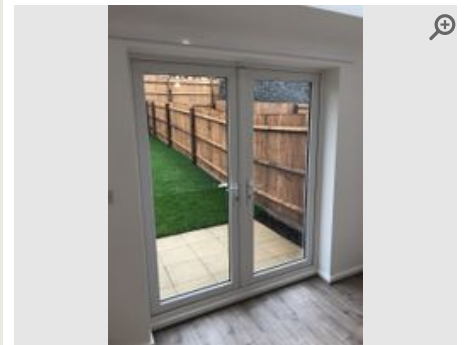
Windows and Sills



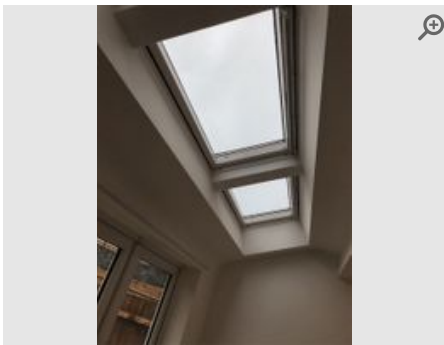
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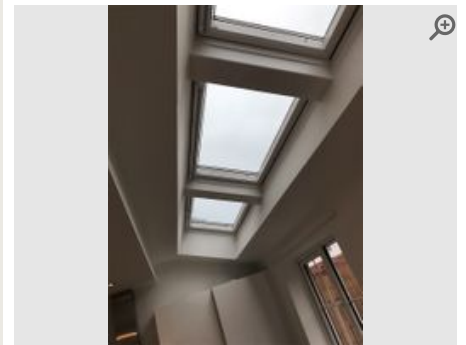
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Kitchen Worksurfaces



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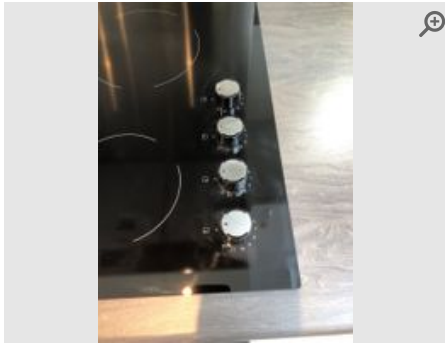
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Kitchen Sink



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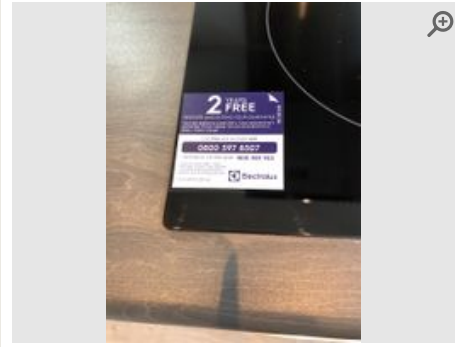
Hob



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Oven



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Added	27/10/2020



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Extractor Cooker Hood



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Added	27/10/2020



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Washing Machine



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Provided by	Inspector
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Provided by	Inspector
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Dishwasher



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Added	27/10/2020



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Captured (via App):	27/10/2020 9:42 AM
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Boiler



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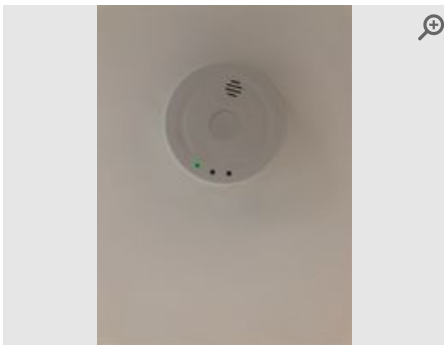


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Added	27/10/2020

Carbon Monoxide Alarm



Provided by	Inspector
Captured (via App):	27/10/2020 9:42 AM
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Heat Sensor/Smoke Alarm

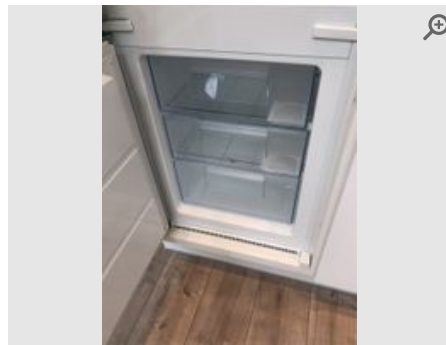


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Fridge Freezer (Integrated)



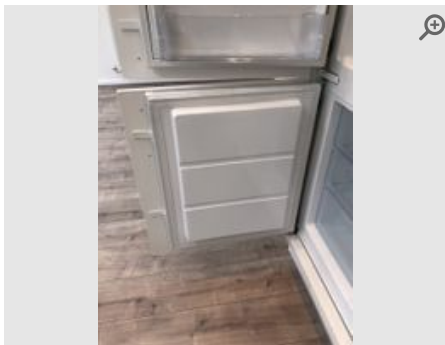
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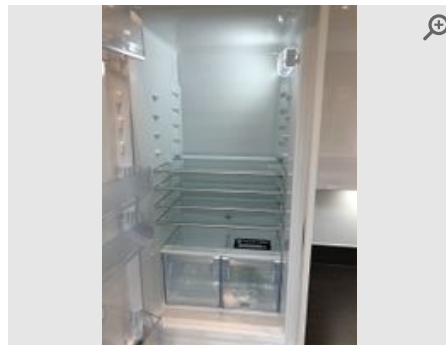
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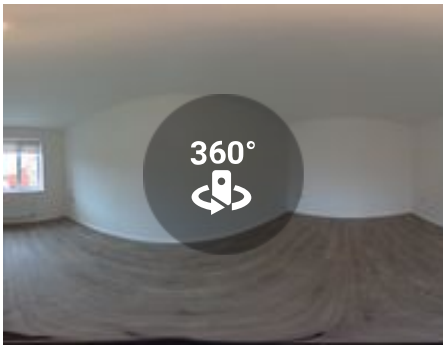


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Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	 New Item	 Good	 360° photo
Ceiling 3.2	Plastered/Painted white Free of marks, mould and cobwebs.	 New Item	 Good	 N/A
Light Fittings 3.3	Ceiling. Pendant fixing. Enclosed spotlight fixing(s). 1 fixing in total. All bulbs missing No cobwebs present to light fittings. All bulbs in working order.	 New Item	 Good	 N/A
Walls 3.4	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	 New Item	 Good	 N/A
Windows and Sills 3.5	UPVC double glazed. Wooden sills. Roller blind Sills free of marks and mould. Windows intact and free of mould to edges.	 New Item	 Good	 3 photos
Radiator 3.6	White panelled. 1 in total. Free of marks Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	 New Item	 Good	 1 photo
Floor 3.7	Laminate wood. Beading/trim present. Free of marks/scratches Free of stains, marks and scratches.	 Good	 Good	 2 photos
Door (Internal) 3.8	Wood flat-panel; chrome handle. White (matt)	 New Item	 Good	 2 photos

General Overview

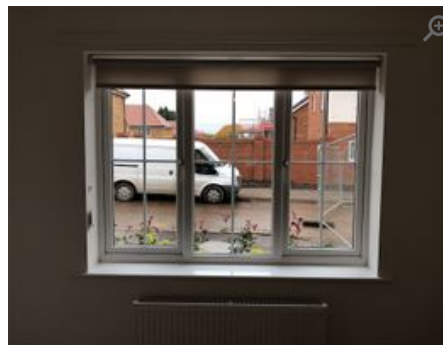


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Windows and Sills



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Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:36 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:36 AM
Added	27/10/2020

Radiator



Provided by	Inspector
Captured (via App):	27/10/2020 9:36 AM
Added	27/10/2020

Floor



Provided by	Inspector
Captured (via App):	27/10/2020 9:36 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:36 AM
Added	27/10/2020

Door (Internal)



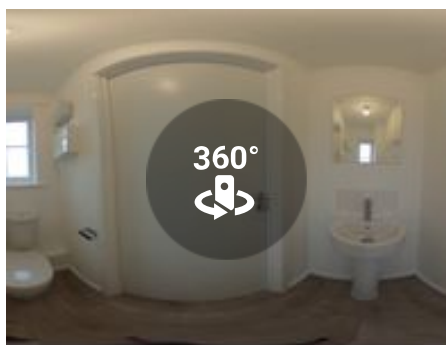
Provided by	Inspector
Captured (via App):	27/10/2020 9:37 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:37 AM
Added	27/10/2020

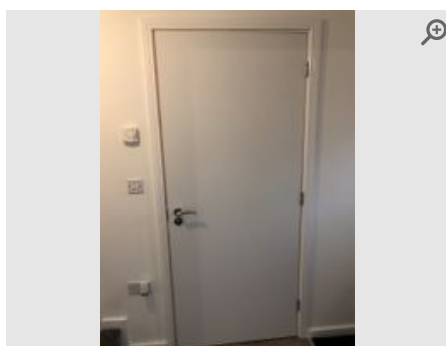
Toilet				
Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	 New Item	 Good	 360° photo
Door (Internal) 4.2	Wood flat-panel; chrome handle. White (matt). Free of marks/stains Free of marks and scratches to front side and reverse.	 New Item	 Good	 1 photo
Ceiling 4.3	Plastered/Painted white Free of marks, mould and cobwebs.	 New Item	 Good	 N/A
Light Fittings 4.4	Ceiling. Pendant fixing. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	 New Item	 Good	 N/A
Walls 4.5	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	 New Item	 Good	 N/A
Radiator 4.6	White panelled. 1 in total. Free of marks Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	 New Item	 Good	 1 photo
Floor 4.7	Laminate wood. Beading/trim present Free of stains, marks and scratches.	 New Item	 Good	 N/A
Sink/Basin 4.8	Wall-mounted porcelain. Mixer tap. Chrome taps. Mechanised plug. Plug present Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	 New Item	 Good	 1 photo
Toilet 4.9	Porcelain. Plastic/Acrylic seat & lid. Flush button Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	 New Item	 Good	 2 photos
Toilet Fixings 4.10	Toilet roll holder. Towel rail Securely fixed.	 New Item	 Good	 N/A
Fuse Board 4.11	Fuseboard unit. Metal casing. Flip cover. Test sticker in-date	 New Item	 Good	 2 photos
Wall Mirror 4.12	Wall-mounted square. Free of marks. No cracks/chips	 New Item	 Good	 1 photo

General Overview



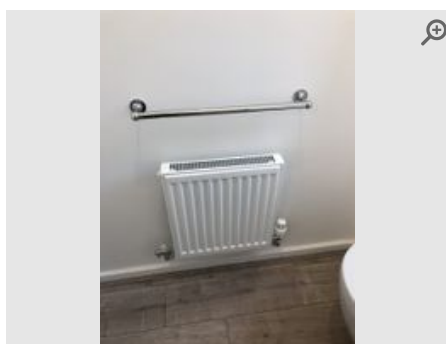
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Added	27/10/2020

Door (Internal)



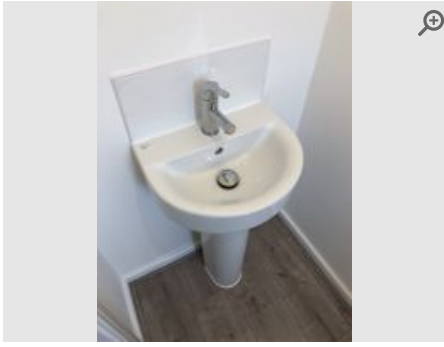
Provided by	Inspector
Captured (via App):	27/10/2020 9:34 AM
Added	27/10/2020

Radiator



Provided by	Inspector
Captured (via App):	27/10/2020 9:34 AM
Added	27/10/2020

Sink/Basin

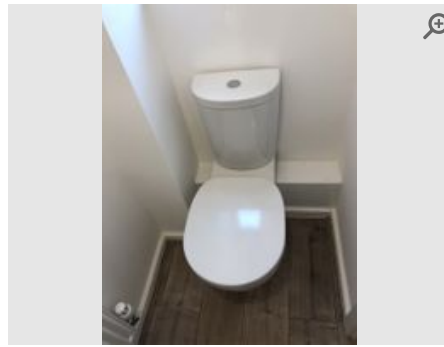


Provided by	Inspector
Captured (via App):	27/10/2020 9:34 AM
Added	27/10/2020

Toilet



Provided by	Inspector
Captured (via App):	27/10/2020 9:34 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:34 AM
Added	27/10/2020

Fuse Board



Provided by	Inspector
Captured (via App):	27/10/2020 9:35 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:35 AM
Added	27/10/2020

Wall Mirror

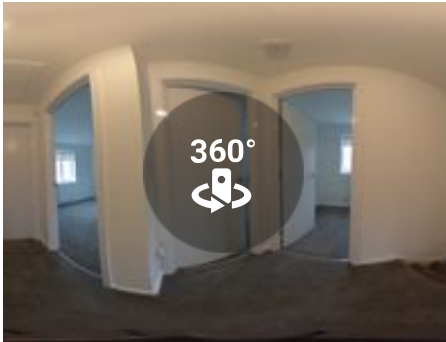


Provided by	Inspector
Captured (via App):	27/10/2020 9:35 AM
Added	27/10/2020

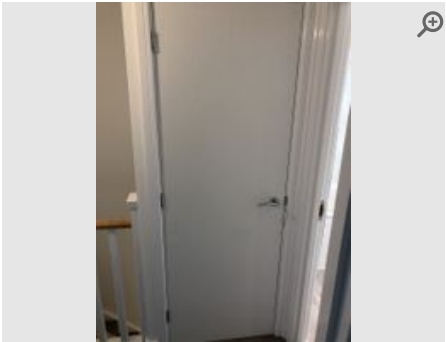
Stairway/Landing				
Item	Description	Condition	Cleanliness	Photos
General Overview 5.1	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● New Item	● Good	📷 3 photos 🔄 360° photo
Bannister/Hand Rail 5.2	Wooden balustrades. White Appears securely fixed and intact. Free of marks and scratches.	● New Item	● Good	📷 3 photos
Floor 5.3	Carpeted. Grey Free of stains, marks and scratches.	● New Item	● Good	📷 3 photos
Walls 5.4	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● New Item	● Good	📷 4 photos
Ceiling 5.5	Plastered/Painted white Free of marks, mould and cobwebs.	● New Item	● Good	📷 N/A
Smoke Alarm 5.6	Ceiling mounted. Test button/function working. Battery powered. Deta. Tenant note: Test periodically Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● New Item	● Good	📷 1 photo
Light Fittings 5.7	Ceiling. Pendant fixing. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	● New Item	● Good	📷 N/A

Stairway/Landing Photos

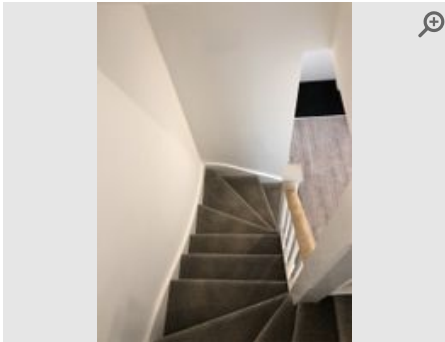
General Overview



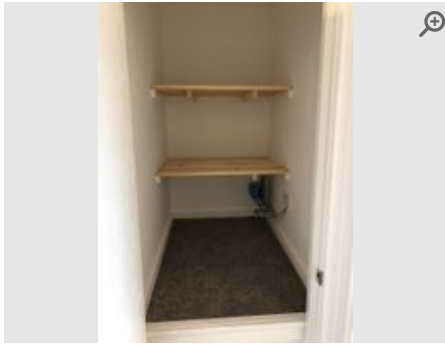
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Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:30 AM
Added	27/10/2020

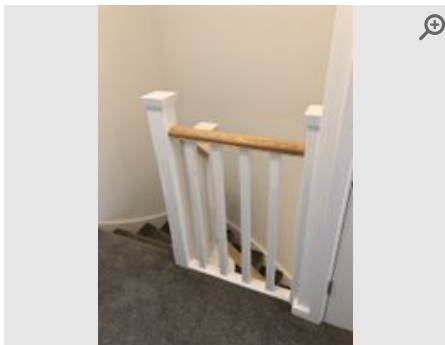


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Added	27/10/2020

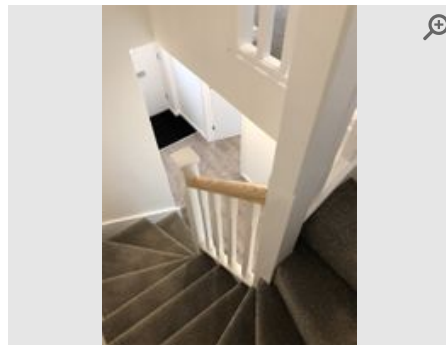


Provided by	Inspector
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Added	27/10/2020

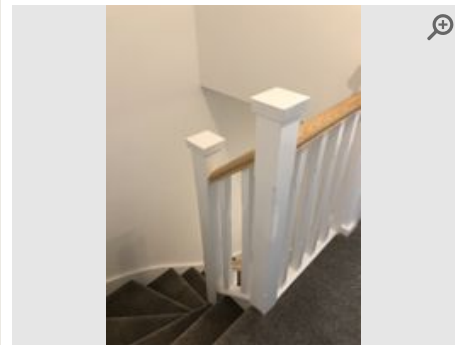
Bannister/Hand Rail



Provided by	Inspector
Captured (via App):	27/10/2020 9:31 AM
Added	27/10/2020

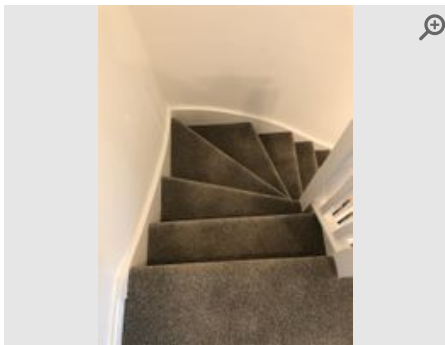


Provided by	Inspector
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Added	27/10/2020

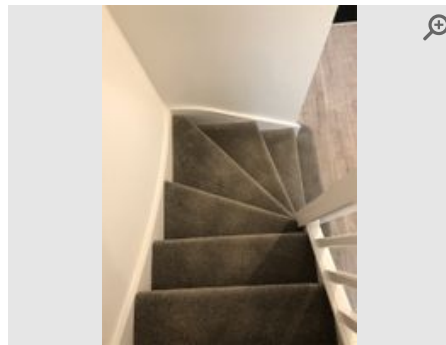


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Added	27/10/2020

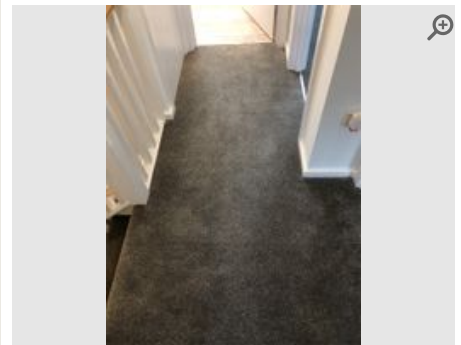
Floor



Provided by	Inspector
Captured (via App):	27/10/2020 9:31 AM
Added	27/10/2020

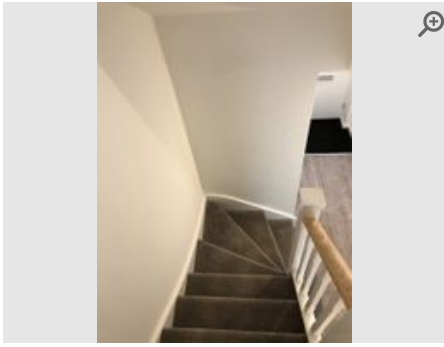


Provided by	Inspector
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Added	27/10/2020

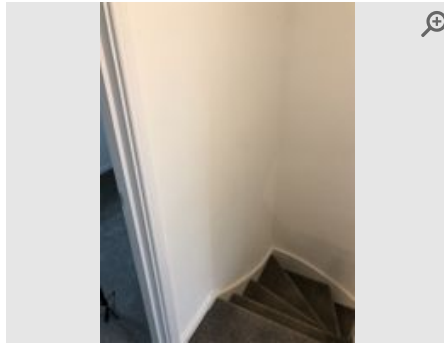


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Added	27/10/2020

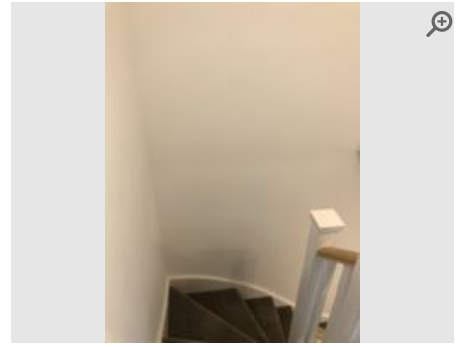
Walls



Provided by	Inspector
Captured (via App):	27/10/2020 9:31 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:31 AM
Added	27/10/2020



Provided by	Inspector
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Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:31 AM
Added	27/10/2020

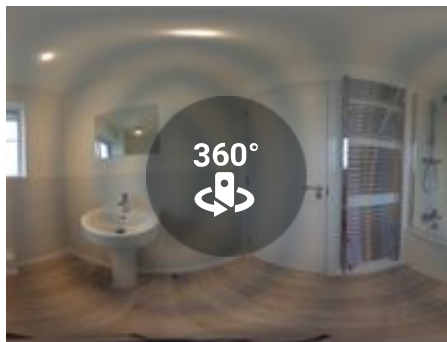
Smoke Alarm



Provided by	Inspector
Captured (via App):	27/10/2020 9:32 AM
Added	27/10/2020

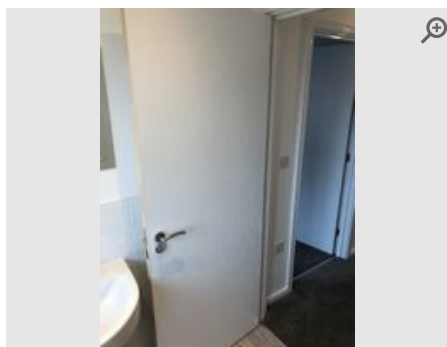
Bathroom				
Item	Description	Condition	Cleanliness	Photos
General Overview 6.1	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	 New Item	 Good	 360° photo
Door (Internal) 6.2	Wood flat-panel; chrome handle. White (matt). Free of marks/stains Free of marks and scratches to front side and reverse.	 New Item	 Good	 1 photo
Ceiling 6.3	Plastered/Painted white Free of marks, mould and cobwebs.	 New Item	 Good	 N/A
Light Fittings 6.4	Ceiling. Enclosed spotlight fixing(s). 4 fixings in total No cobwebs present to light fittings. All bulbs in working order, fitting to be replaced.	 New Item	 Good	 1 photo
Walls 6.5	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	 New Item	 Good	 N/A
Radiator 6.6	Chrome vertical. 1 in total. Free of marks Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	 New Item	 Good	 1 photo
Floor 6.7	Vinyl Free of stains, marks and scratches.	 New Item	 Good	 N/A
Bath 6.8	Standard. Mixer tap. Mechanised plug No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	 New Item	 Good	 3 photos
Sink/Basin 6.9	Wall-mounted porcelain. Mixer tap. Chrome taps. Mechanised plug. Plug present Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	 New Item	 Good	 1 photo
Toilet 6.10	Porcelain. Plastic/Acrylic seat & lid. Flush button Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	 New Item	 Good	 2 photos
Bathroom Fixings 6.11	Toilet roll holder Securely fixed.	 New Item	 Good	 N/A
Wall Mirror 6.12		 Good	 Good	 1 photo

General Overview



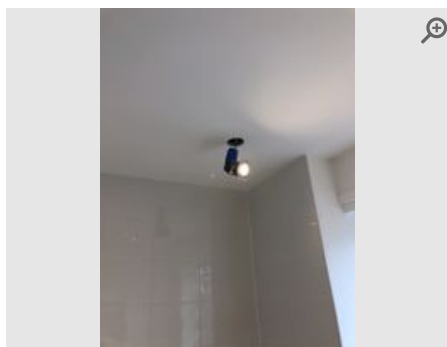
Provided by	Inspector
Captured (via App):	27/10/2020 9:25 AM
Added	27/10/2020

Door (Internal)



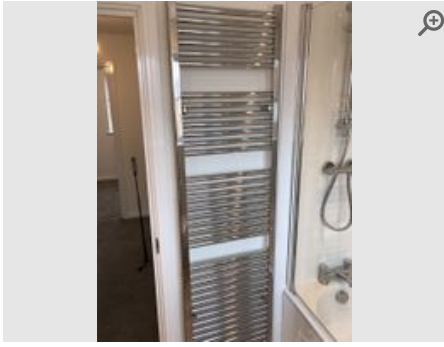
Provided by	Inspector
Captured (via App):	27/10/2020 9:29 AM
Added	27/10/2020

Light Fittings



Provided by	Inspector
Captured (via App):	27/10/2020 9:29 AM
Added	27/10/2020

Radiator



Provided by	Inspector
Captured (via App):	27/10/2020 9:29 AM
Added	27/10/2020

Bath



Provided by	Inspector
Captured (via App):	27/10/2020 9:29 AM
Added	27/10/2020

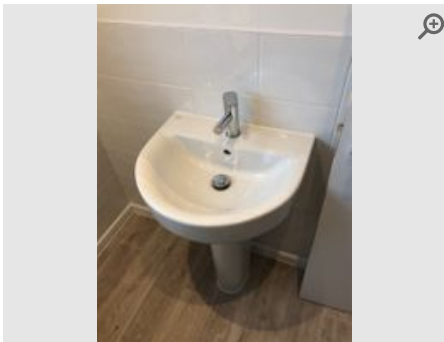


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Captured (via App):	27/10/2020 9:29 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:29 AM
Added	27/10/2020

Sink/Basin

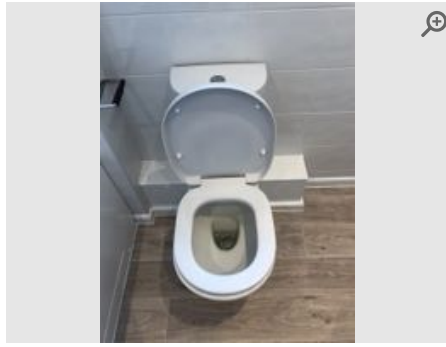


Provided by	Inspector
Captured (via App):	27/10/2020 9:29 AM
Added	27/10/2020

Toilet

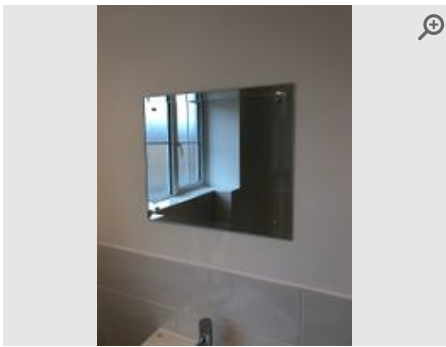


Provided by	Inspector
Captured (via App):	27/10/2020 9:30 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:30 AM
Added	27/10/2020

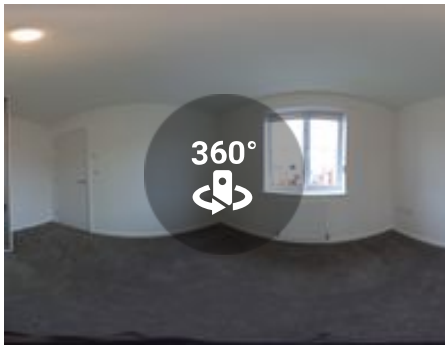
Wall Mirror



Provided by	Inspector
Captured (via App):	27/10/2020 9:30 AM
Added	27/10/2020

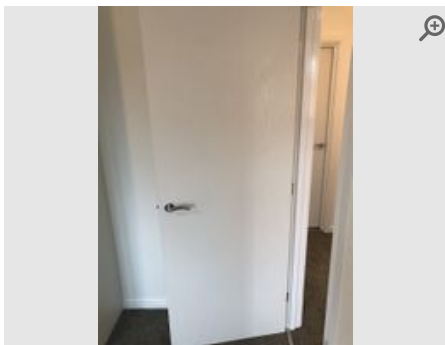
Bedroom				
Item	Description	Condition	Cleanliness	Photos
General Overview 7.1	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	 New Item	 Good	 360° photo
Door (Internal) 7.2	Wood flat-panel; chrome handle. White (matt). Free of marks/stains Free of marks and scratches to front side and reverse.	 New Item	 Good	 1 photo
Ceiling 7.3	Plastered/Painted white Free of marks, mould and cobwebs.	 New Item	 Good	 N/A
Light Fittings 7.4	Ceiling. Pendant fixing. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	 New Item	 Good	 N/A
Walls 7.5	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	 New Item	 Good	 N/A
Windows and Sills 7.6	UPVC double glazed. Wooden sills. Roller blind Sills free of marks and mould. Windows intact and free of mould to edges.	 New Item	 Good	 2 photos
Radiator 7.7	White columned. 1 in total. Free of marks Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	 New Item	 Good	 1 photo
Floor 7.8	Carpeted. Grey Free of stains, marks and scratches.	 New Item	 Good	 N/A
Fitted Wardrobe 7.9	2 sliding doors. 1 shelf. Mirrored. Free of dust/dirt	 New Item	 Good	 3 photos

General Overview



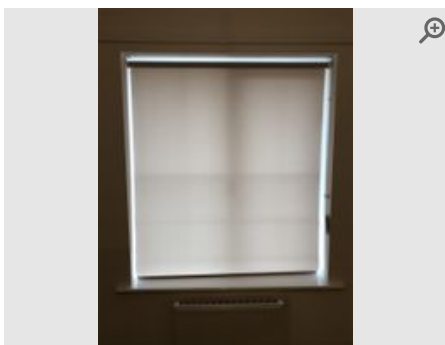
Provided by	Inspector
Captured (via App):	27/10/2020 9:25 AM
Added	27/10/2020

Door (Internal)

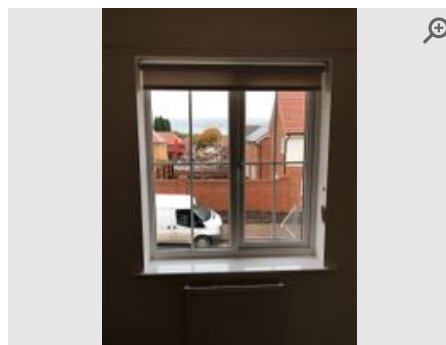


Provided by	Inspector
Captured (via App):	27/10/2020 9:26 AM
Added	27/10/2020

Windows and Sills



Provided by	Inspector
Captured (via App):	27/10/2020 9:26 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:26 AM
Added	27/10/2020

Radiator



Provided by	Inspector
Captured (via App):	27/10/2020 9:26 AM
Added	27/10/2020

Fitted Wardrobe



Provided by	Inspector
Captured (via App):	27/10/2020 9:27 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:27 AM
Added	27/10/2020



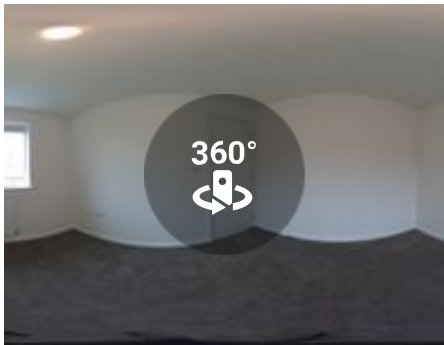
Provided by	Inspector
Captured (via App):	27/10/2020 9:27 AM
Added	27/10/2020

Bedroom				
Item	Description	Condition	Cleanliness	Photos
General Overview 8.1	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	New Item	Good	360° 360° photo
Door (Internal) 8.2	Wood flat-panel; chrome handle. White (matt). Free of marks/stains Free of marks and scratches to front side and reverse.	New Item	Good	1 photo
Ceiling 8.3	Plastered/Painted white Free of marks, mould and cobwebs.	New Item	Good	N/A
Light Fittings 8.4	Ceiling. Pendant fixing. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	New Item	Good	N/A
Walls 8.5	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	New Item	Good	N/A
Windows and Sills 8.6	UPVC double glazed. Wooden sills. Roller blind Sills free of marks and mould. Windows intact and free of mould to edges.	New Item	Good	3 photos
Radiator 8.7	White columned. 1 in total. Free of marks Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	New Item	Good	1 photo
Floor 8.8	Carpeted. Grey Free of stains, marks and scratches.	New Item	Good	N/A



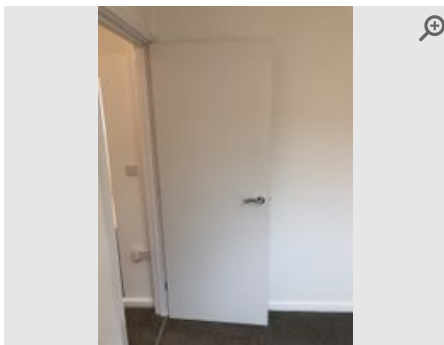
Bedroom Photos

General Overview



Provided by	Inspector
Captured (via App):	27/10/2020 9:25 AM
Added	27/10/2020

Door (Internal)

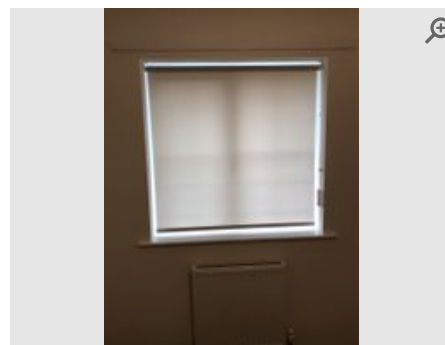


Provided by	Inspector
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Added	27/10/2020

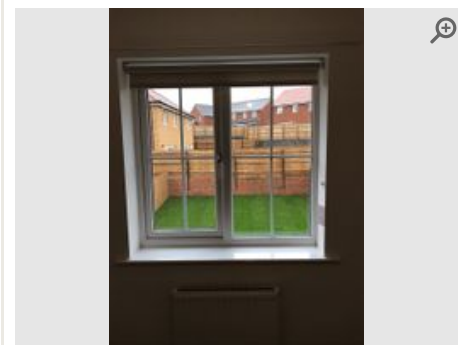
Windows and Sills



Provided by	Inspector
Captured (via App):	27/10/2020 9:27 AM
Added	27/10/2020

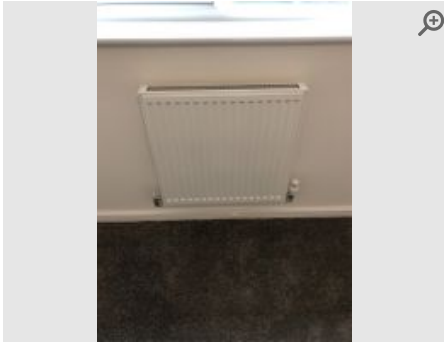


Provided by	Inspector
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Added	27/10/2020



Provided by	Inspector
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Added	27/10/2020

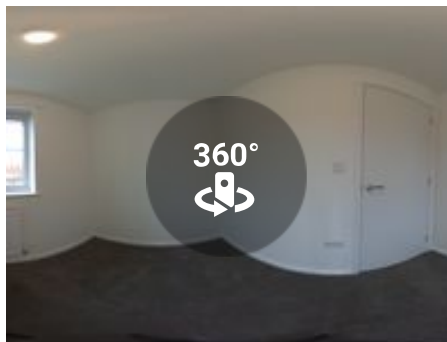
Radiator



Provided by	Inspector
Captured (via App):	27/10/2020 9:28 AM
Added	27/10/2020

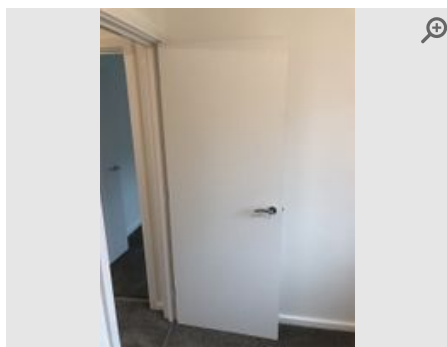
Bedroom				
Item	Description	Condition	Cleanliness	Photos
General Overview 9.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
Door (Internal) 9.2	Wood flat-panel; chrome handle. White (matt) Free of marks and scratches to front side and reverse.	● New Item	● Good	 1 photo
Ceiling 9.3	Plastered/Painted white Free of marks, mould and cobwebs.	● New Item	● Good	 N/A
Light Fittings 9.4	Ceiling. Pendant fixing No cobwebs present to light fittings. All bulbs in working order.	● New Item	● Good	 N/A
Walls 9.5	Plastered & painted white. Free of marks Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● New Item	● Good	 N/A
Windows and Sills 9.6	UPVC double glazed. Wooden sills. Roller blind Sills free of marks and mould. Windows intact and free of mould to edges.	● New Item	● Good	 3 photos
Radiator 9.7	White columned. 1 in total. Free of marks Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● New Item	● Good	 1 photo
Floor 9.8	Carpeted. Grey Free of stains, marks and scratches.	● New Item	● Good	 N/A

General Overview



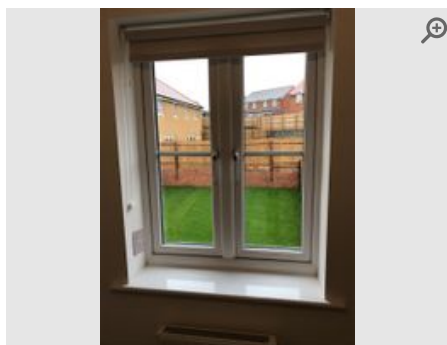
Provided by	Inspector
Captured (via App):	27/10/2020 9:25 AM
Added	27/10/2020

Door (Internal)

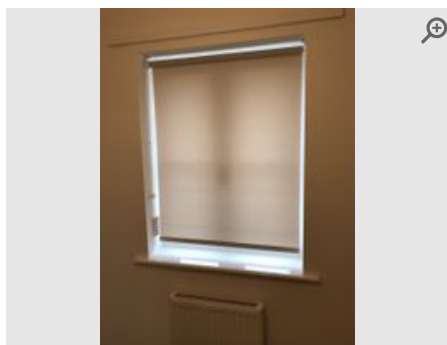


Provided by	Inspector
Captured (via App):	27/10/2020 9:28 AM
Added	27/10/2020

Windows and Sills



Provided by	Inspector
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Added	27/10/2020

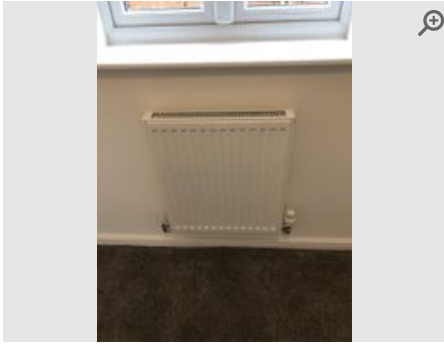


Provided by	Inspector
Captured (via App):	27/10/2020 9:28 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:28 AM
Added	27/10/2020

Radiator



Provided by	Inspector
Captured (via App):	27/10/2020 9:28 AM
Added	27/10/2020

Front Garden

Item	Description	Condition	Cleanliness	Photos
Overview (External) 10.1	Excellent seasonal order Good seasonal order. Fencing appears secure. No rubbish present	● Good	● Good	📷 3 photos



Front Garden Photos

Overview (External)



Provided by	Inspector
Captured (via App):	27/10/2020 9:17 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:17 AM
Added	27/10/2020



Provided by	Inspector
Captured (via App):	27/10/2020 9:17 AM
Added	27/10/2020

Back Garden				
Item	Description	Condition	Cleanliness	Photos
Overview (External) 11.1	Excellent seasonal order Good seasonal order. Fencing appears secure. No rubbish present.	● New Item	● Good	📷 2 photos



Back Garden Photos

Overview (External)



Provided by

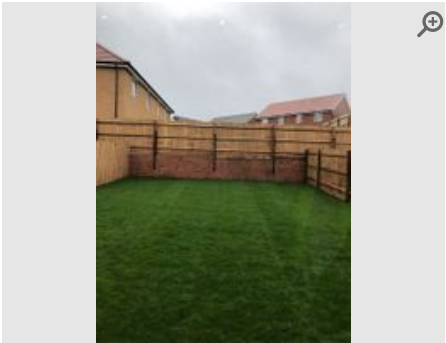
Inspector

Captured (via App):

27/10/2020 9:44 AM

Added

27/10/2020



Provided by

Inspector

Captured (via App):

27/10/2020 9:44 AM

Added

27/10/2020

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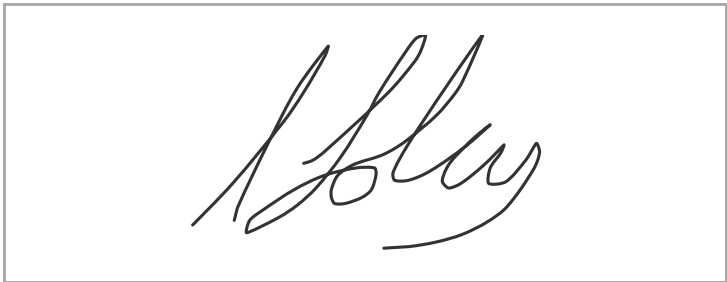
Declaration

Was the tenant present during the inspection

NO

I hereby confirm approval of the accuracy and contents of the information contained within this report and my responses (if/where provided). I have also read, understood and agree to the disclaimer information contained within this report. I hereby confirm that the test function button of any smoke and carbon monoxide alarms (where present) in my property are/were in working order (alarm sounds when pressed) at the start of my tenancy. I also understand that it is my responsibility to ensure that any smoke or carbon monoxide alarms are tested and batteries replaced (where required) during my tenancy. Furthermore, in the event any such alarm becomes faulty, I will inform my landlord or managing agent with immediate effect to arrange a replacement.

Inspector Signature



Name: Alex Foley
Date: 28/10/2020 at 8:52am

Tenant Signature



Name: Arun Martin
Date: 28/10/2020 at 2:22pm

Email address: arun_martiny@yahoo.com
IP address: 92.236.135.225

Location:





Disclaimer

The term 'Inspector' is used hereafter to define the Property Reporting 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 Property Reporting software to highlight issues that may exist at the property at the date of preparing this report. Property Reporting 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 Property Reporting software to highlight issues that may exist at the property at the date of preparing this

report. Property Reporting 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 (Property Reporting user).

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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