

Check-out Inventory Report

EBOR PROPERTY CO



REPORT CONFIRMED BY
Oisín Higgins / Ebor
Inventories

TENANCY END DATE
16/12/2025

PROPERTY VISIT DATE
16/12/2025

PREPARED ON BEHALF OF

Telephone: [REDACTED]

 View Photo Gallery

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
Entrance/Hallway	
Fuse Board	 Landlord responsibility  Repair

Name	Status
Bedroom 1	
Misc Items	! Tenant responsibility 🚫 Items left behind require removal
Living Room/Lounge	
Misc Items	! Tenant responsibility 🚫 Items left behind require removal
Kitchen	
Misc Items	! Tenant responsibility 🚫 Items left behind require removal

Report Information

This check-out report records the condition and cleanliness of a rental property at the end of a tenancy. It is compared against the original inventory and check-in report to identify any damage, missing items, or cleaning issues beyond fair wear and tear.

This report helps landlords and agents determine if any deductions should be made from the tenant's deposit.

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?
- NO** Are any areas requiring a smoke/heat alarm missing an installed unit?
- YES** Are carbon monoxide alarms present in rooms with a fuel burning source (excluding gas cooking appliances) or flue?
- YES** Do all carbon monoxide alarms have working test buttons?
- NO** Are any areas requiring a carbon monoxide alarm missing an installed unit?

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Entrance/Hallway</u>	<u>Smoke Alarm</u>	Condition: Casing has some minor marks, scratches and/or stains present. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Minor evidence of dirt/dust or loose debris.	16/12/2025	N/A	1 photo
<u>Entrance/Hallway</u>	<u>Fuse Board</u>	Condition: Minor marks, scratches, discolouration and/or stains evident to the casing. Minor defects to the flip cover. All fuses and switches appear in working order. The test sticker is in date. Cleanliness: Evidence of dirt, dust and loose debris to the casing and flip cover. Some staining and/or drip marks to the casing.	01/04/2017	01/04/2022	1 photo
<u>Kitchen</u>	<u>Carbon Monoxide Alarm</u>	Condition: Casing has some minor marks, scratches and/or stains present. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Minor evidence of dirt/dust or loose debris.	16/12/2025	N/A	1 photo
<u>Kitchen</u>	<u>Heat Sensor/Smoke Alarm</u>	Condition: Casing has some minor marks, scratches and/or stains present. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Evidence of dirt, dust, loose debris and stains.	16/12/2025	N/A	1 photo



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Description: Entrance hallway with painted walls, painted ceiling, internal front door, light fittings, smoke alarm, telephone entry system, wall mirror, fuse board, radiator, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks and scuffs to walls, minor defects to fixtures, and general use evident. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present to most surfaces and fittings.	● Fair	● Poor	3 photos
<u>Bedroom 1</u>	Description: Bedroom with painted walls, painted ceiling, internal door, window and sill, radiator, light fittings, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks to walls, minor defects to fixtures, and general use evident. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present to most items and surfaces.	● Fair	● Poor	4 photos
<u>Living Room/Lounge</u>	Description: Living room with painted walls, painted ceiling, internal door, windows and sills, radiator, fireplace, light fittings, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks to walls, wear to flooring, and minor defects to fixtures. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present throughout.	● Fair	● Poor	4 photos
<u>Bedroom 2</u>	Description: Bedroom with painted walls, painted ceiling, internal door, window and sill, radiator, wall mirror, light fittings, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks to walls, ceiling defects, and general use evident. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present to most surfaces.	● Fair	● Poor	4 photos
<u>Bathroom</u>	Description: Bathroom with painted walls, painted ceiling, internal door, extractor fan, switches, window and sill, radiator, shower enclosure, shower fittings, basin, toilet, light fittings, and hard flooring. Condition: Consistent with age, showing signs of wear and tear including marks, staining, and minor defects to sanitaryware and fittings. Cleanliness: Very dirty and requires cleaning, with extensive dirt, dust, residue, staining, and mould present to fixtures, fittings, and surfaces.	● Fair	● Very Poor	8 photos
<u>Kitchen</u>	Description: Kitchen with painted walls, painted ceiling, internal door, windows and sill, radiator, fitted units and cupboards, worksurfaces, sink, hob, oven, extractor hood, boiler, carbon monoxide alarm, heat/smoke alarm, light fittings, and hard flooring. Condition: Consistent with age, showing signs of wear and tear including marks, scratches, staining, and general use to units, appliances, and flooring. Cleanliness: Very dirty and requires cleaning, with extensive dirt, dust, grease, food residue, debris, and staining present throughout.	● Fair	● Very Poor	6 photos



Check-out Inventory Details

Check-out Inventory Procedures

YES	Keys handed back match-up with Check-In
NO	All tenant items, rubbish & food removed
NO	Doors and windows locked before exit

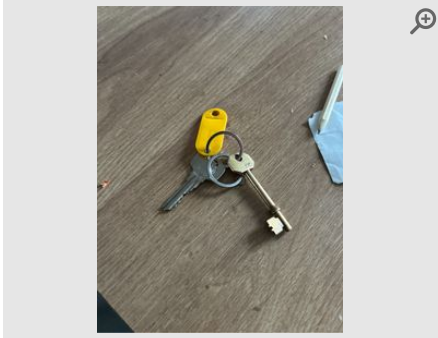
Action Required by Tenant

As per maintenance schedule (p1)

Action Required by Landlord

As per maintenance schedule (p1)

Key Photos



Provided by	Inspector
Captured (via App):	16/12/2025 2:39 PM
Added	16/12/2025



Utility Details



Gas - Standard Meter

Supplier

Serial Number (MSN)

G4 A0203524 00 01

Location

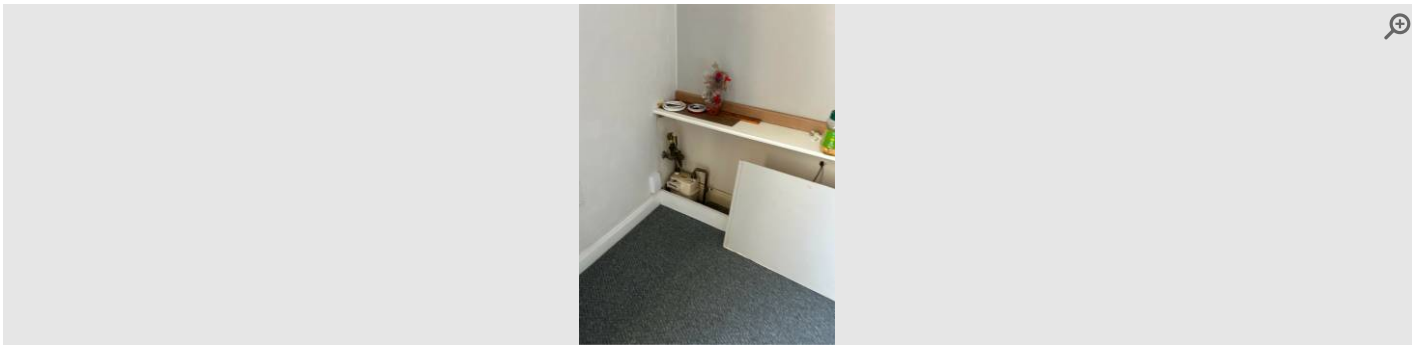
Lounge

**Serial
Photo**



Provided by	Inspector
Captured (via App):	16/12/2025 2:38 PM
Added	16/12/2025

**Location
Photo**



Provided by	Inspector
Captured (via App):	16/12/2025 2:38 PM
Added	16/12/2025

Date	Notes	Reading
16/12/2025		28734.223



Provided by	Inspector
Captured (via App):	16/12/2025 2:38 PM
Added	16/12/2025

Water - Single Rate Meter

Supplier

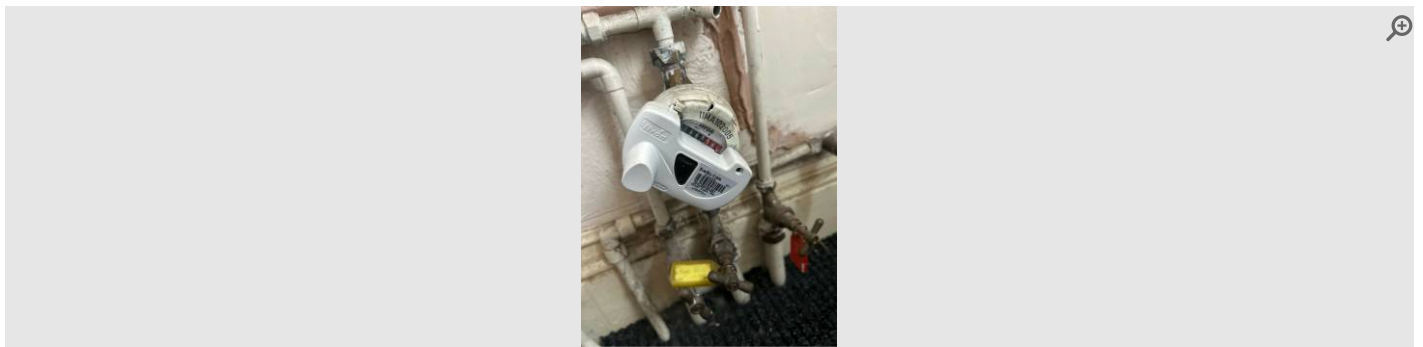
Serial Number (MSN)

11MA102005

Location

Communal entrance utility cupboard

Serial Photo



Provided by

Inspector

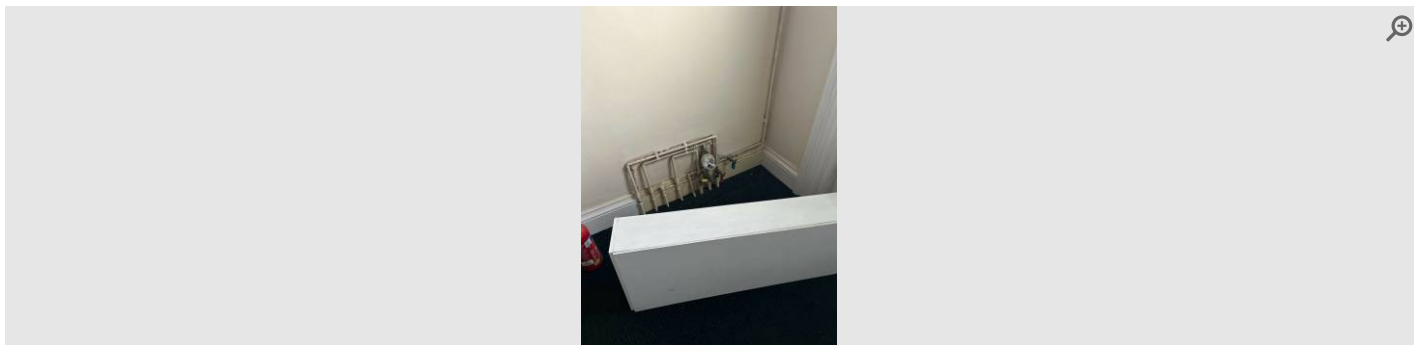
Captured (via App):

16/12/2025 2:34 PM

Added

16/12/2025

Location Photo



Provided by

Inspector

Captured (via App):

16/12/2025 2:34 PM

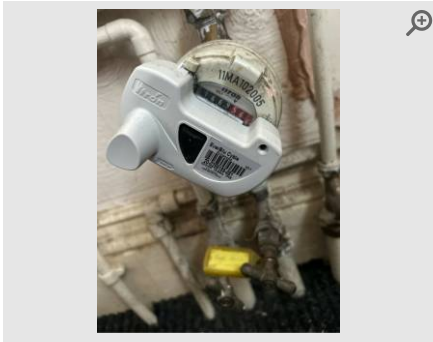
Added

16/12/2025

Notes

Communal (building) water meter - covers 4 flats.

Date	Notes	Reading
------	-------	---------



Provided by	Inspector
Captured (via App):	16/12/2025 2:34 PM
Added	16/12/2025

Supplier

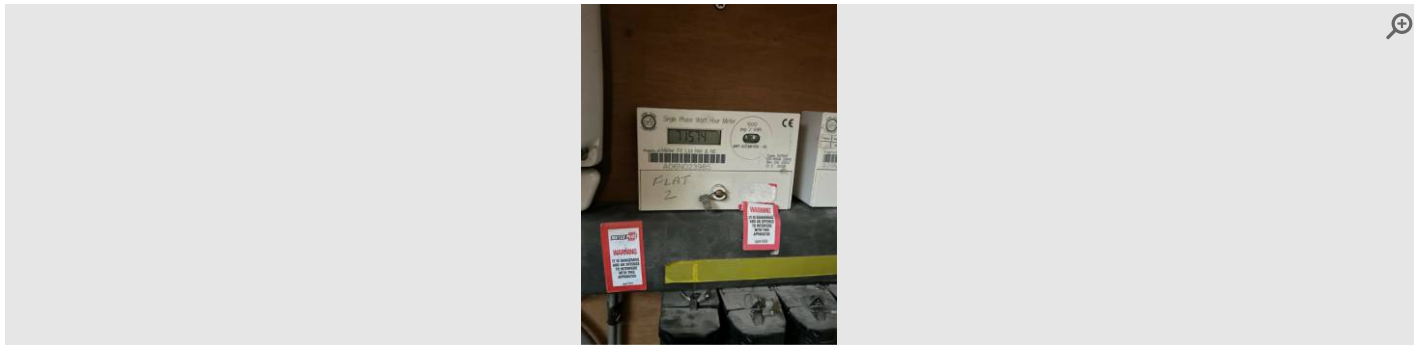
Serial Number (MSN)

A06N023985

Location

Communal entrance utility cupboard

**Serial
Photo**



Provided by

Inspector

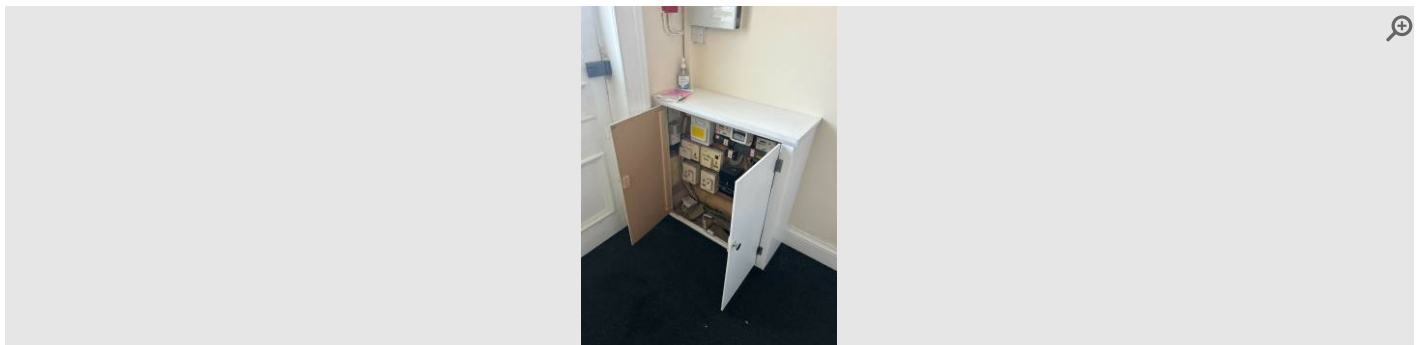
Captured (via App):

16/12/2025 2:32 PM

Added

16/12/2025

**Location
Photo**



Provided by

Inspector

Captured (via App):

16/12/2025 2:32 PM

Added

16/12/2025

Date	Notes	Reading
16/12/2025		71574



Provided by	Inspector
Captured (via App):	16/12/2025 2:32 PM
Added	16/12/2025



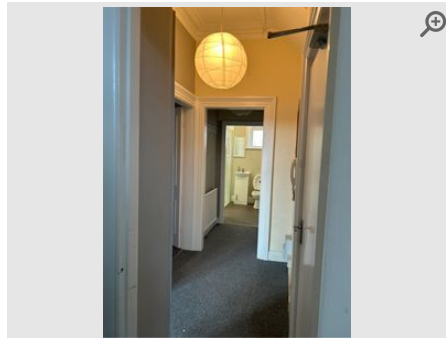
Room Details

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

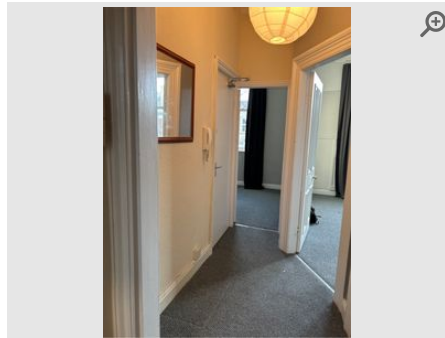
1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Description: Entrance hallway with painted walls, painted ceiling, internal front door, light fittings, smoke alarm, telephone entry system, wall mirror, fuse board, radiator, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks and scuffs to walls, minor defects to fixtures, and general use evident. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present to most surfaces and fittings.	● Fair	● Poor	3 photos
1.2 Front Door	Condition: Minor marks, scratches and/or stains to the door panels. Handles are marked and/or tarnished. The lock is in working order. Cleanliness: Minor evidence of dust/dirt/loose debris to the door panels.	● Fair	● Fair	2 photos
1.3 Ceiling	Condition: Minor evidence of marks, smudges and/or stains. Hairline cracks present. Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.	● Fair	● Fair	3 photos
1.4 Light Fittings	X2 Condition: Minor evidence of marks, stains and/or paint transfer to the light fittings. Cleanliness: Minor evidence of dust present to the fittings.	● Fair	● Fair	2 photos
1.5 Smoke Alarm	Condition: Casing has some minor marks, scratches and/or stains present. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	1 photo
1.6 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Cleanliness: Evidence of dirt, dust and cobwebs to the corners and edges of the walls. Dirt on skirting board.	● Fair	● Poor	7 photos
1.7 Floor	Condition: Minor evidence of marks and stains. Cleanliness: Evidence of dirt, dust and/or loose debris present.	● Fair	● Poor	3 photos
1.8 Radiator	Condition: Minor evidence of marks, scratches and/or chips to the radiator panels. No signs of leakage. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	1 photo
1.9 Wall Mirror	Condition: Minor evidence of marks, scratches and/or chips to the frame. Glazing intact with no/minimal evidence of wearing to the edges. The mirror is securely fitted. Cleanliness: Evidence of dirt, dust and loose debris to the mirror and frame. The glazing has smears present.	● Fair	● Poor	1 photo
1.10 Telephone Entry System	Condition: Minor evidence of marks, scratches and/or stains to the handset and/or casing. The buttons appear intact. The unit is in working order. Cleanliness: Evidence of dirt, dust and cobwebs to the handset, controls and handset. Stains and/or drip marks present.	● Fair	● Poor	2 photos
1.11	Condition: Minor marks, scratches, discolouration and/or stains evident to the casing. Minor defects to the flip cover. All fuses and switches appear in working order. The test sticker is in date. Cleanliness: Evidence of dirt, dust and loose debris to the casing and flip cover. Some staining and/or drip marks to the casing.	● Fair	● Poor	1 photo

Fuse Board Item	Description	Condition	Cleanliness	Photos
	Information provided by inspector: Check EICR is in date - sticker on fuse box suggests otherwise.			
	 Landlord responsibility			 Repair

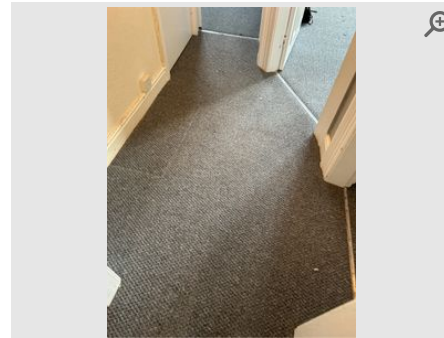
General Overview



Provided by	Inspector
Captured (via App):	16/12/2025 1:59 PM
Added	16/12/2025
Reference	1.1.1

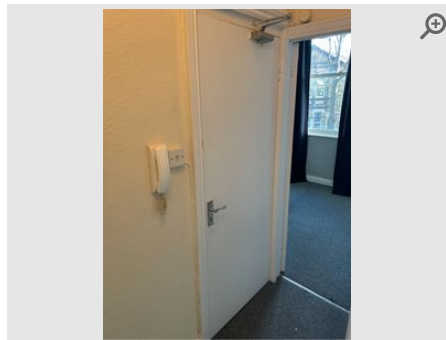


Provided by	Inspector
Captured (via App):	16/12/2025 1:59 PM
Added	16/12/2025
Reference	1.1.2



Provided by	Inspector
Captured (via App):	16/12/2025 1:59 PM
Added	16/12/2025
Reference	1.1.3

Front Door

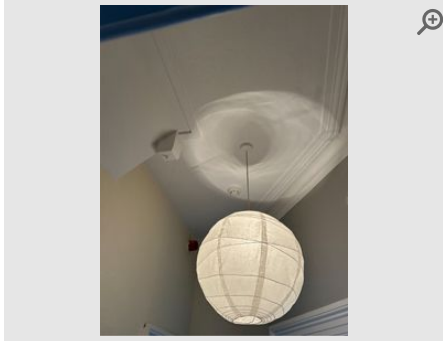


Provided by	Inspector
Captured (via App):	16/12/2025 2:00 PM
Added	16/12/2025
Reference	1.2.1

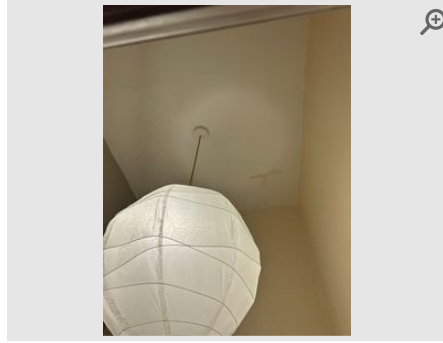


Provided by	Inspector
Captured (via App):	16/12/2025 2:00 PM
Added	16/12/2025
Reference	1.2.2

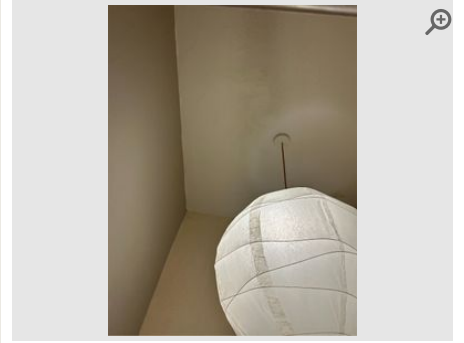
Ceiling



Provided by	Inspector
Captured (via App):	16/12/2025 2:01 PM
Added	16/12/2025
Reference	1.3.1

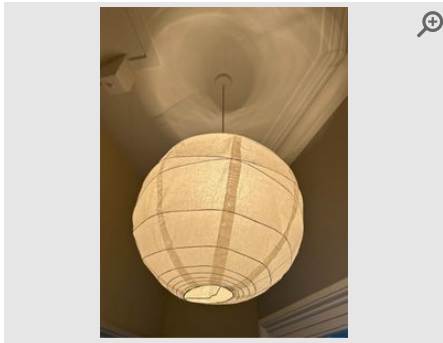


Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.3.2

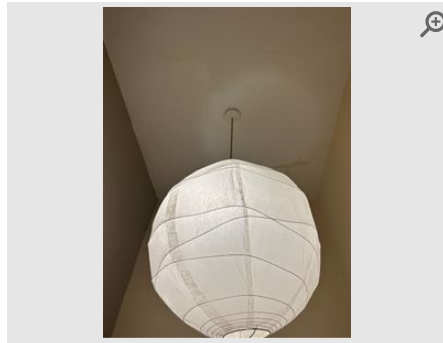


Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.3.3

Light Fittings

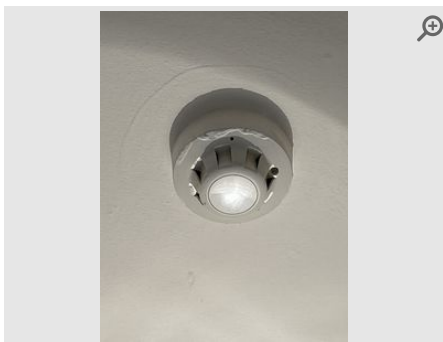


Provided by	Inspector
Captured (via App):	16/12/2025 2:01 PM
Added	16/12/2025
Reference	1.4.1



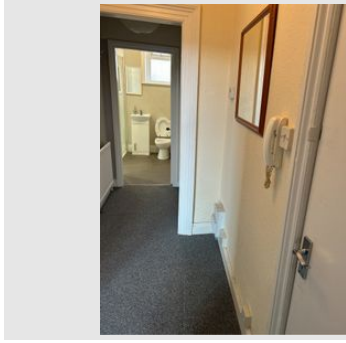
Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.4.2

Smoke Alarm

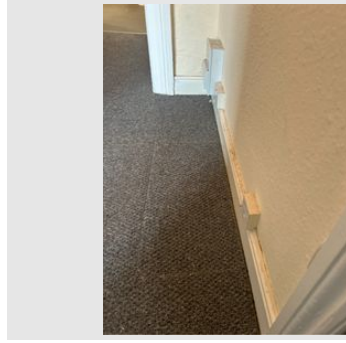


Provided by	Inspector
Captured (via App):	16/12/2025 2:01 PM
Added	16/12/2025
Reference	1.5.1

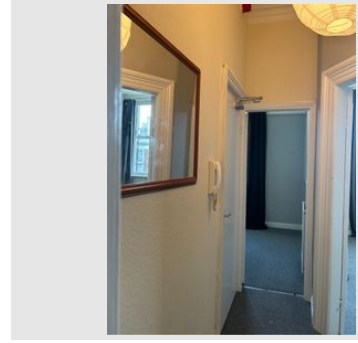
Walls



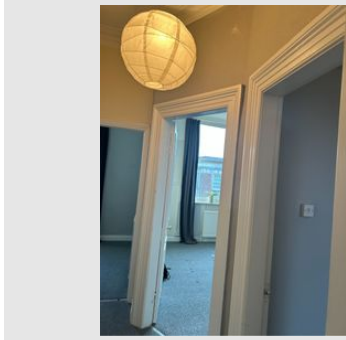
Provided by	Inspector
Captured (via App):	16/12/2025 2:02 PM
Added	16/12/2025
Reference	1.6.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:02 PM
Added	16/12/2025
Reference	1.6.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:02 PM
Added	16/12/2025
Reference	1.6.3



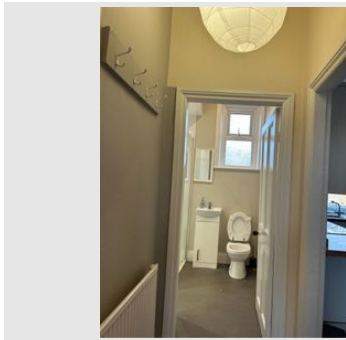
Provided by	Inspector
Captured (via App):	16/12/2025 2:02 PM
Added	16/12/2025
Reference	1.6.4



Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.6.5

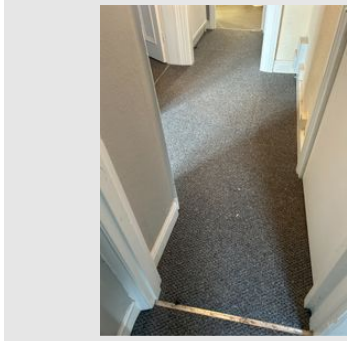


Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.6.6



Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.6.7

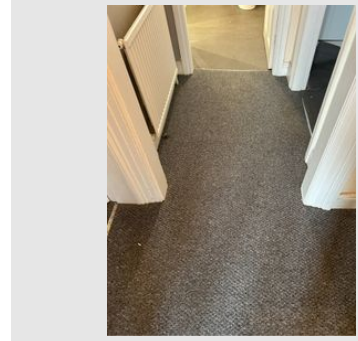
Floor



Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.7.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.7.2



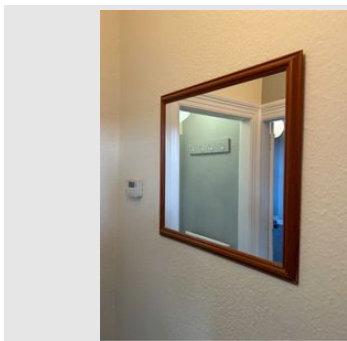
Provided by	Inspector
Captured (via App):	16/12/2025 2:03 PM
Added	16/12/2025
Reference	1.7.3

Radiator



Provided by	Inspector
Captured (via App):	16/12/2025 2:04 PM
Added	16/12/2025
Reference	1.8.1

Wall Mirror



Provided by	Inspector
Captured (via App):	16/12/2025 2:04 PM
Added	16/12/2025
Reference	1.9.1

Telephone Entry System



Provided by	Inspector
Captured (via App):	16/12/2025 2:04 PM
Added	16/12/2025
Reference	1.10.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:04 PM
Added	16/12/2025
Reference	1.10.2

Fuse Board

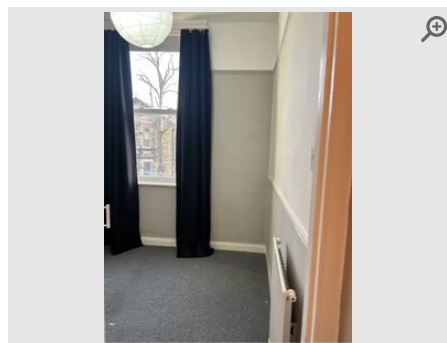


Provided by	Inspector
Captured (via App):	16/12/2025 2:30 PM
Added	16/12/2025
Reference	1.11.1

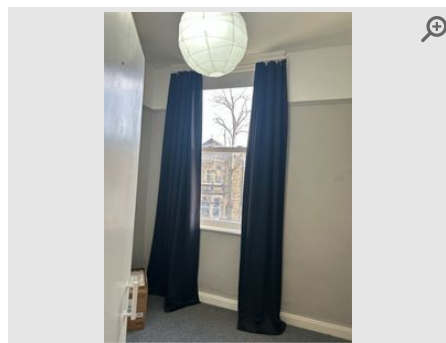
2 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Description: Bedroom with painted walls, painted ceiling, internal door, window and sill, radiator, light fittings, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks to walls, minor defects to fixtures, and general use evident. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present to most items and surfaces.	● Fair	● Poor	📷 4 photos
2.2 Door (Internal)	Condition: Minor marks, scratches and/or stains to the door panels. Handles are marked and/or tarnished. Cleanliness: Minor evidence of dirt and dust to the door panels.	● Fair	● Fair	📷 2 photos
2.3 Ceiling	Condition: Minor evidence of marks, smudges and/or stains. Hairline cracks present. Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.	● Fair	● Fair	📷 4 photos
2.4 Light Fittings	Condition: Minor evidence of marks, stains and/or paint transfer to the light fittings. Cleanliness: Minor evidence of dust present to the fittings.	● Fair	● Fair	📷 1 photo
2.5 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Minimal picture hooks, rawl plugs and/or filled holes present. Cleanliness: Evidence of dirt, dust and cobwebs to the corners and edges of the walls. Dirt on skirting.	● Fair	● Poor	📷 7 photos
2.6 Windows and Sills	Condition: Minor evidence of marks, scratches and stains to the frames. The glazing is intact. Minor scratches and/or scuffs to the sill. Cleanliness: Evidence of dirt, dust, loose debris and/or drip marks to the frames and/or sill. Dirt to the edges of the glazing, and smears to the glazing panels.	● Fair	● Poor	📷 3 photos
2.7 Radiator	Condition: Minor evidence of marks, scratches and/or chips to the radiator panels. No signs of leakage. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	📷 1 photo
2.8 Floor	Condition: Minor evidence of marks and stains. Cleanliness: Evidence of dirt, dust and/or loose debris present.	● Fair	● Poor	📷 4 photos
2.9 Misc Items	See images	● Fair	● Fair	📷 1 photo
	Information provided by inspector: 1. Cardboard box			
	⚠️ Tenant responsibility 🗑️ Items left behind require removal			

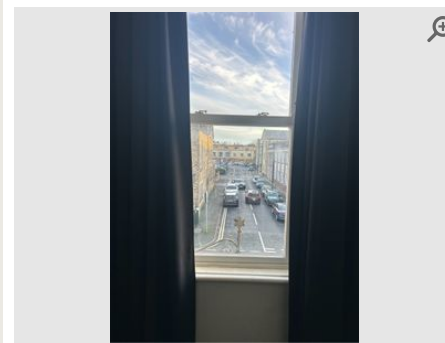
General Overview



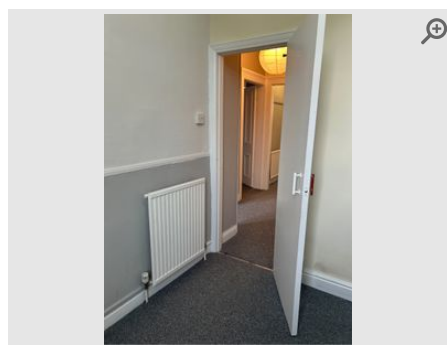
Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.1.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.1.2

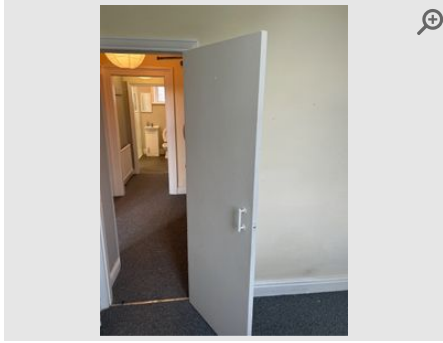


Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.1.3

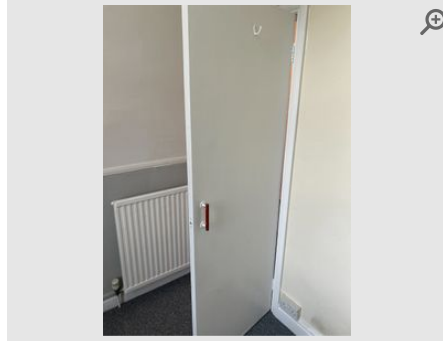


Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.1.4

Door (Internal)

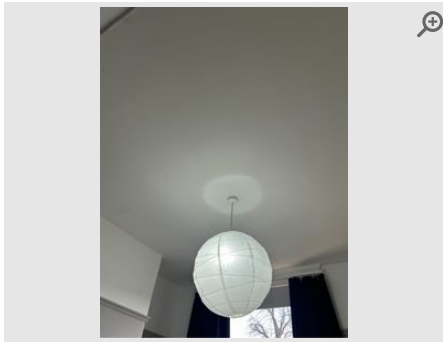


Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.2.1

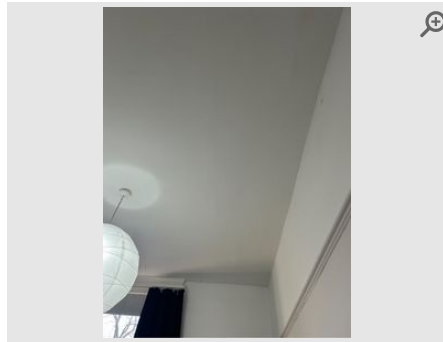


Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.2.2

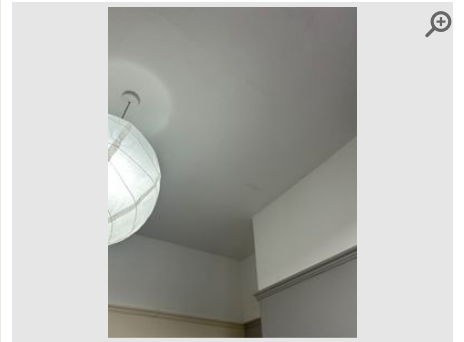
Ceiling



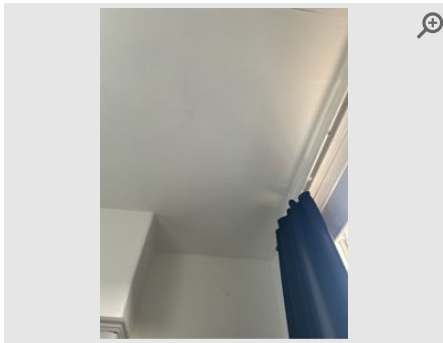
Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.3.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.3.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.3.3



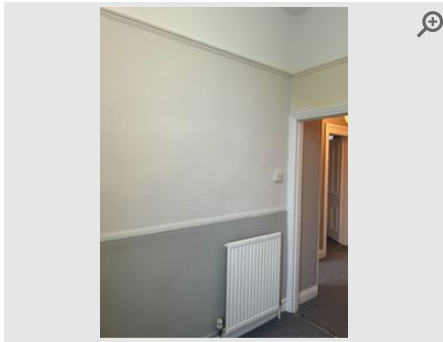
Provided by	Inspector
Captured (via App):	16/12/2025 2:05 PM
Added	16/12/2025
Reference	2.3.4

Light Fittings

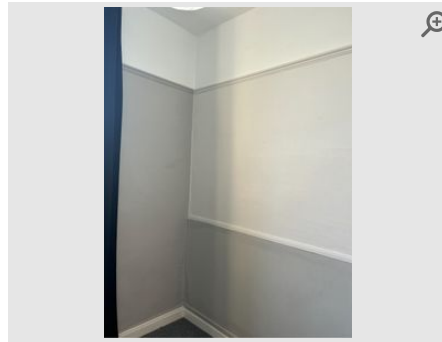


Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.4.1

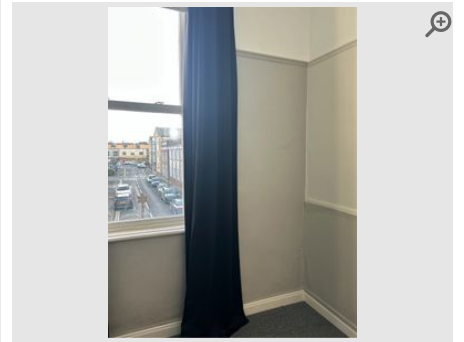
Walls



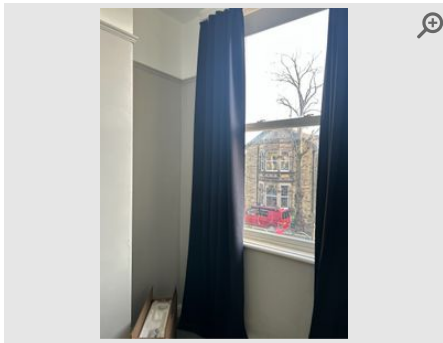
Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.5.1



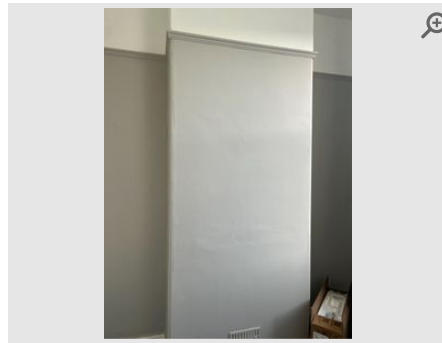
Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.5.2



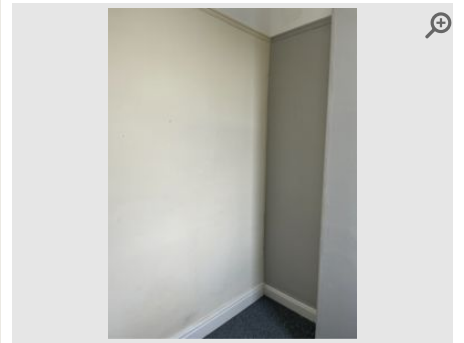
Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.5.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.5.4



Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.5.5

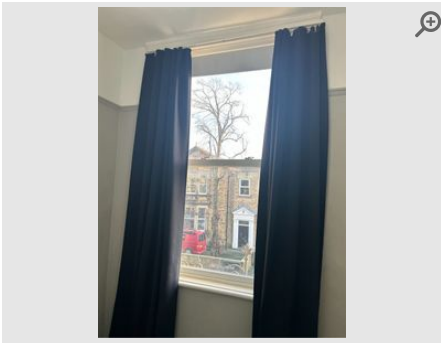


Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.5.6

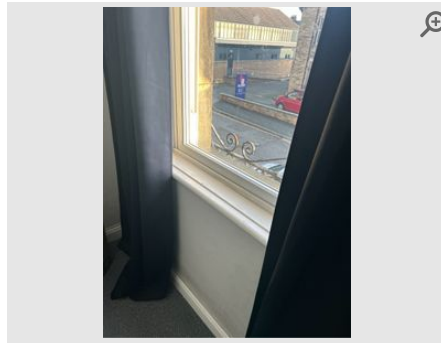


Provided by	Inspector
Captured (via App):	16/12/2025 2:06 PM
Added	16/12/2025
Reference	2.5.7

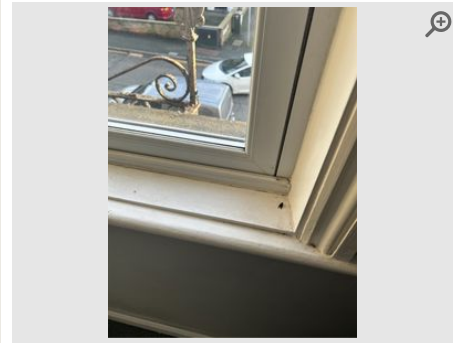
Windows and Sills



Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.6.1

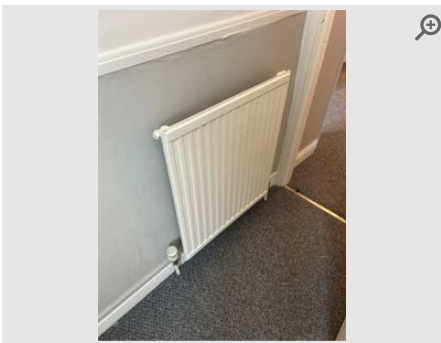


Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.6.2



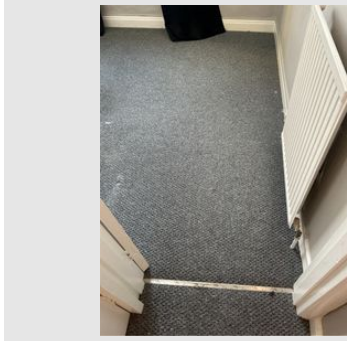
Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.6.3

Radiator



Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.7.1

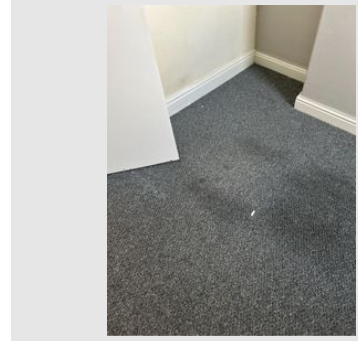
Floor



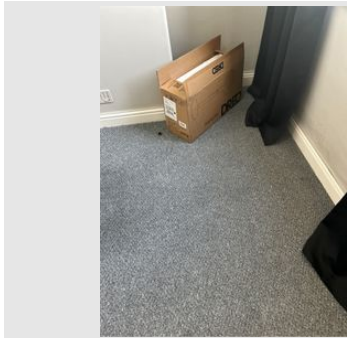
Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.8.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.8.2

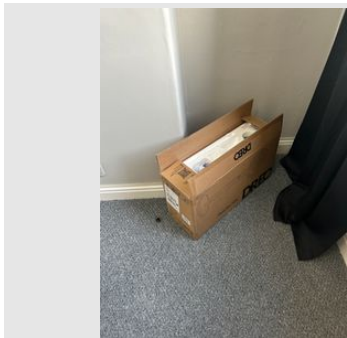


Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.8.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:07 PM
Added	16/12/2025
Reference	2.8.4

Misc Items

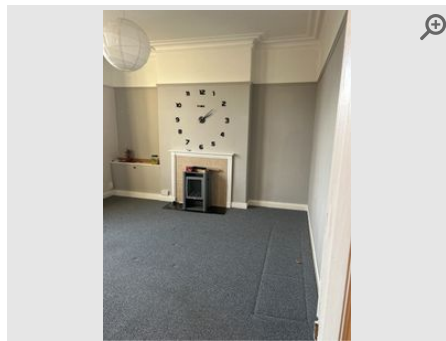


Provided by	Inspector
Captured (via App):	16/12/2025 2:08 PM
Added	16/12/2025
Reference	2.9.1

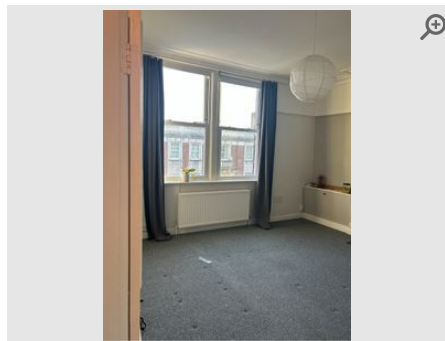
3 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Description: Living room with painted walls, painted ceiling, internal door, windows and sills, radiator, fireplace, light fittings, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks to walls, wear to flooring, and minor defects to fixtures. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present throughout.	● Fair	● Poor	📷 4 photos
3.2 Door (Internal)	Condition: Minor marks, scratches and/or stains to the door panels. Handles are marked and/or tarnished. Cleanliness: Minor evidence of dirt and dust to the door panels.	● Fair	● Fair	📷 2 photos
3.3 Light Fittings	Condition: Minor evidence of marks, stains and/or paint transfer to the light fittings. Cleanliness: Minor evidence of dust present to the fittings.	● Fair	● Fair	📷 1 photo
3.4 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Minimal picture hooks, rawl plugs and/or filled holes present. Cleanliness: Evidence of dirt, dust and cobwebs to the corners and edges of the walls. Dirt on skirting.	● Fair	● Poor	📷 8 photos
3.5 Windows and Sills	Condition: Minor evidence of marks, scratches and stains to the frames. The glazing is intact. Minor scratches and/or scuffs to the sill. Cleanliness: Evidence of dirt, dust, loose debris and/or drip marks to the frames and/or sill. Dirt to the edges of the glazing, and smears to the glazing panels.	● Fair	● Poor	📷 6 photos
3.6 Radiator	Condition: Minor evidence of marks, scratches and/or chips to the radiator panels. No signs of leakage. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	📷 1 photo
3.7 Floor	Condition: Minor evidence of marks and stains. Cleanliness: Evidence of dirt, dust and/or loose debris present.	● Fair	● Poor	📷 4 photos
3.8 Fireplace	Condition: Minor evidence of marks, scratches and/or scuffs to the mantelpiece, surround and hearth. Cleanliness: Minor evidence of dirt/dust and/or stains.	● Fair	● Fair	📷 1 photo
3.9 Misc Items	See images	● Fair	● Fair	📷 3 photos
 Tenant responsibility		 Items left behind require removal		

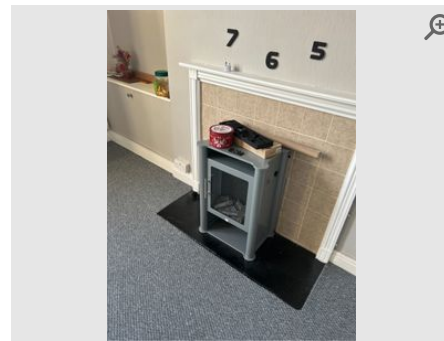
General Overview



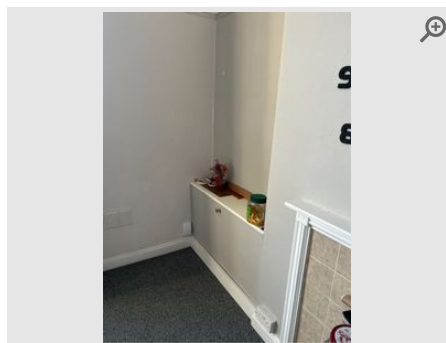
Provided by	Inspector
Captured (via App):	16/12/2025 2:09 PM
Added	16/12/2025
Reference	3.1.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:09 PM
Added	16/12/2025
Reference	3.1.2

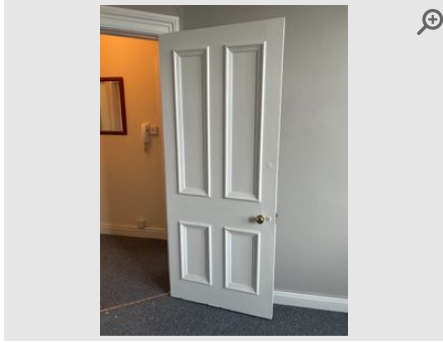


Provided by	Inspector
Captured (via App):	16/12/2025 2:09 PM
Added	16/12/2025
Reference	3.1.3

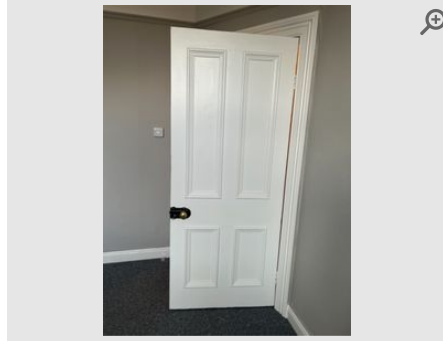


Provided by	Inspector
Captured (via App):	16/12/2025 2:09 PM
Added	16/12/2025
Reference	3.1.4

Door (Internal)

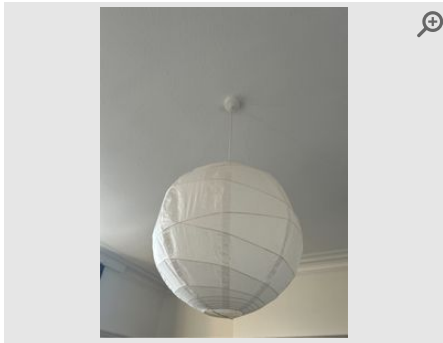


Provided by	Inspector
Captured (via App):	16/12/2025 2:09 PM
Added	16/12/2025
Reference	3.2.1



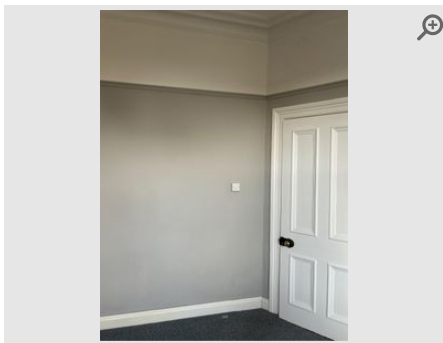
Provided by	Inspector
Captured (via App):	16/12/2025 2:09 PM
Added	16/12/2025
Reference	3.2.2

Light Fittings

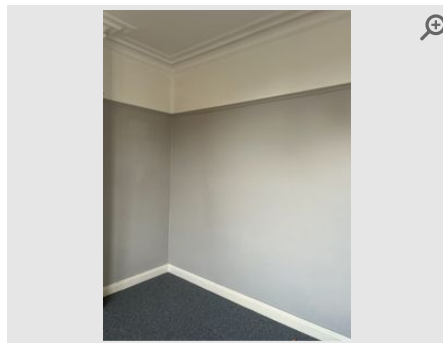


Provided by	Inspector
Captured (via App):	16/12/2025 2:09 PM
Added	16/12/2025
Reference	3.3.1

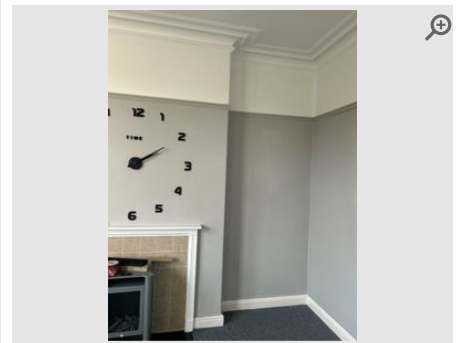
Walls



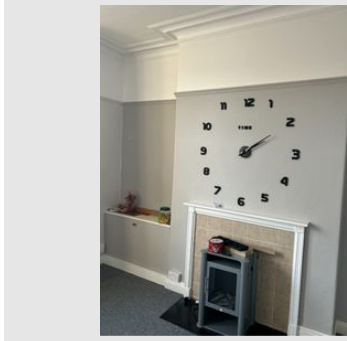
Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.1



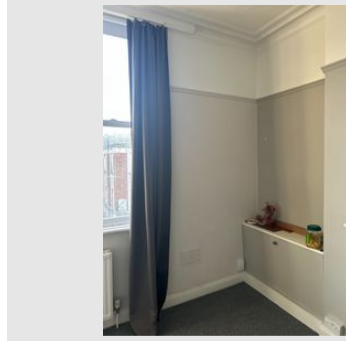
Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.4



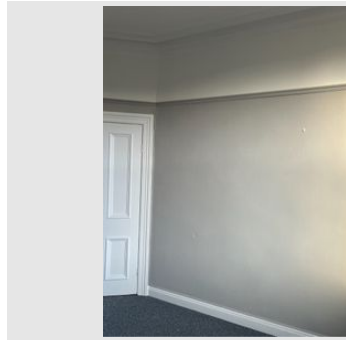
Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.5



Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.6



Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.7



Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.4.8

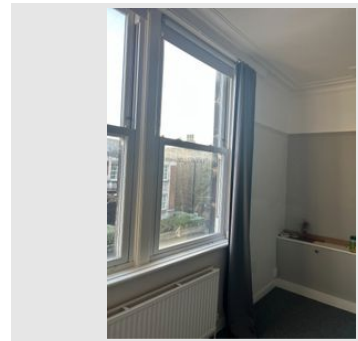
Windows and Sills



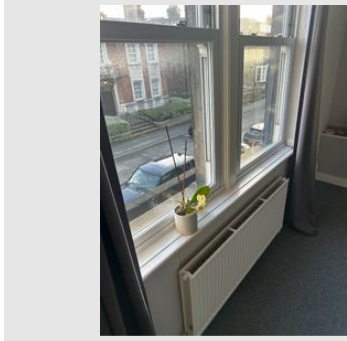
Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.5.1



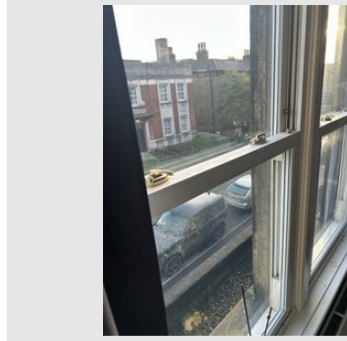
Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.5.2



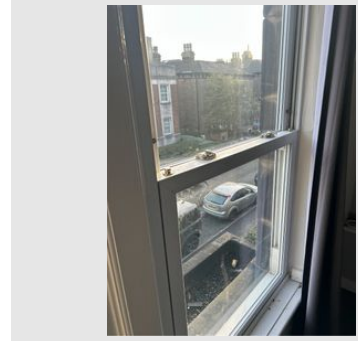
Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.5.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.5.4



Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.5.5



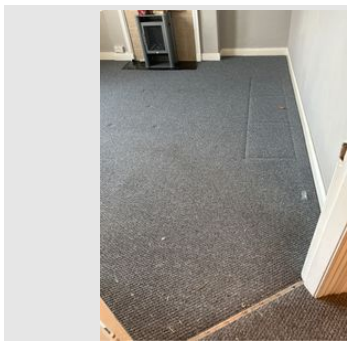
Provided by	Inspector
Captured (via App):	16/12/2025 2:10 PM
Added	16/12/2025
Reference	3.5.6

Radiator

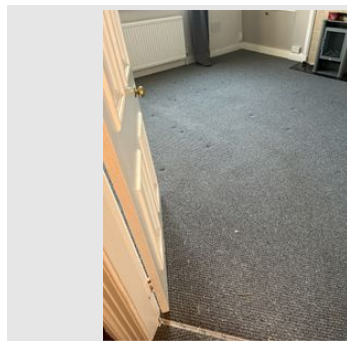


Provided by	Inspector
Captured (via App):	16/12/2025 2:11 PM
Added	16/12/2025
Reference	3.6.1

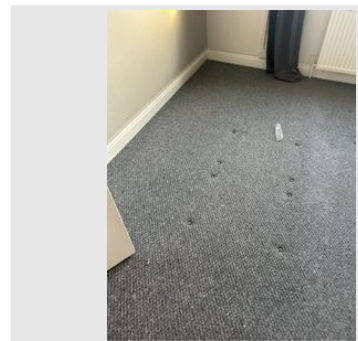
Floor



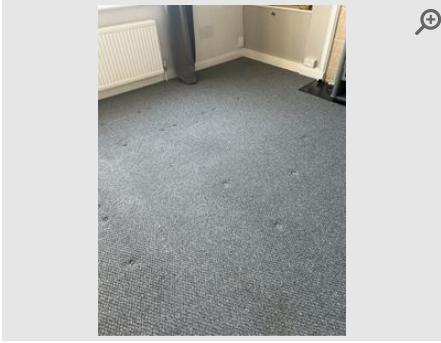
Provided by	Inspector
Captured (via App):	16/12/2025 2:11 PM
Added	16/12/2025
Reference	3.7.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:11 PM
Added	16/12/2025
Reference	3.7.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:11 PM
Added	16/12/2025
Reference	3.7.3



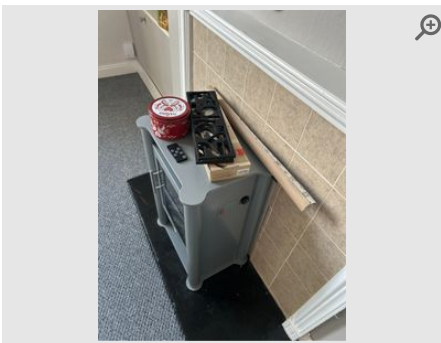
Provided by	Inspector
Captured (via App):	16/12/2025 2:11 PM
Added	16/12/2025
Reference	3.7.4

Fireplace

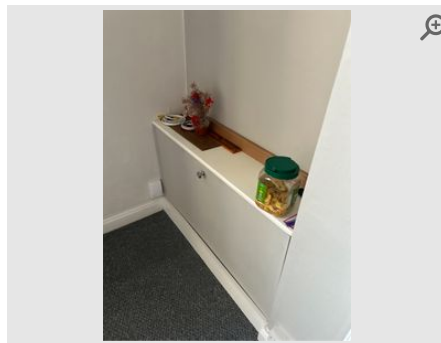


Provided by	Inspector
Captured (via App):	16/12/2025 2:11 PM
Added	16/12/2025
Reference	3.8.1

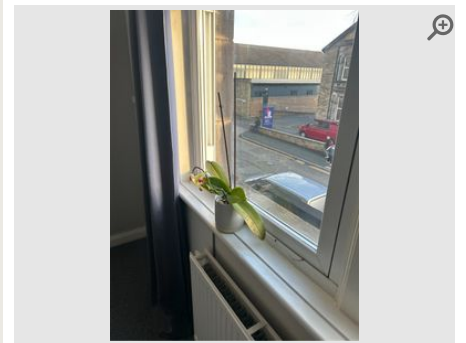
Misc Items



Provided by	Inspector
Captured (via App):	16/12/2025 2:12 PM
Added	16/12/2025
Reference	3.9.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:12 PM
Added	16/12/2025
Reference	3.9.2

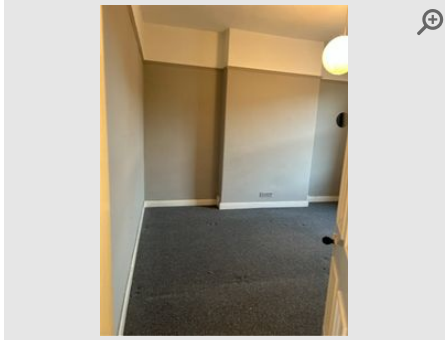


Provided by	Inspector
Captured (via App):	16/12/2025 2:12 PM
Added	16/12/2025
Reference	3.9.3

4 Bedroom 2

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Description: Bedroom with painted walls, painted ceiling, internal door, window and sill, radiator, wall mirror, light fittings, and carpeted flooring. Condition: Consistent with age, showing signs of wear and tear including marks to walls, ceiling defects, and general use evident. Cleanliness: Generally dirty and requires cleaning, with dirt, dust, cobwebs, and debris present to most surfaces.	● Fair	● Poor	 4 photos
4.2 Door (Internal)	Condition: Minor marks, scratches and/or stains to the door panels. Handles are marked and/or tarnished. Cleanliness: Minor evidence of dirt and dust to the door panels.	● Fair	● Fair	 2 photos
4.3 Ceiling	Condition: Numerous marks, chips, smudges and/or stains evident. Patchy paintwork and hairline cracks evident. Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.	● Poor	● Fair	 4 photos
4.4 Light Fittings	Condition: Minor evidence of marks, stains and/or paint transfer to the light fittings. Cleanliness: Minor evidence of dust present to the fittings.	● Fair	● Fair	 1 photo
4.5 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Cleanliness: Evidence of dirt, dust and cobwebs to the corners and edges of the walls. Dirt on skirting board.	● Fair	● Poor	 9 photos
4.6 Windows and Sills	Condition: Minor evidence of marks, scratches and stains to the frames. The glazing is intact. Minor scratches and/or scuffs to the sill. Cleanliness: Evidence of dirt, dust, loose debris and/or drip marks to the frames and/or sill. Dirt to the edges of the glazing, and smears to the glazing panels.	● Fair	● Poor	 4 photos
4.7 Radiator	Condition: Minor evidence of marks, scratches and/or chips to the radiator panels. No signs of leakage. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	 1 photo
4.8 Floor	Condition: Minor evidence of marks and stains. Cleanliness: Evidence of dirt, dust and/or loose debris present.	● Fair	● Poor	 4 photos
4.9 Mirror	Condition: Minor evidence of marks, scratches and/or chips to the frame. Glazing intact with no/minimal evidence of wearing to the edges. Cleanliness: Minor evidence of dirt/dust and/or loose debris. Minor smears to the glazing.	● Fair	● Fair	 1 photo

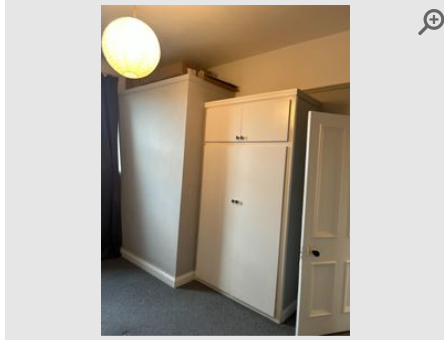
**General
Overview**



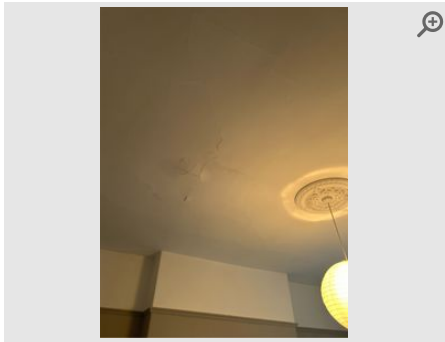
Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.1.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.1.2

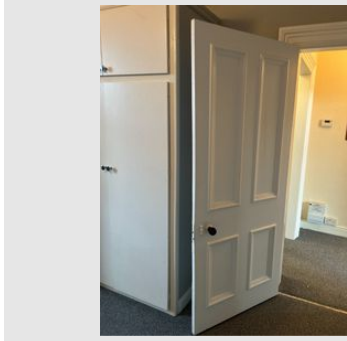


Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.1.3

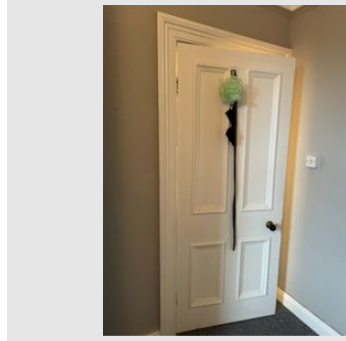


Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.1.4

**Door
(Internal)**

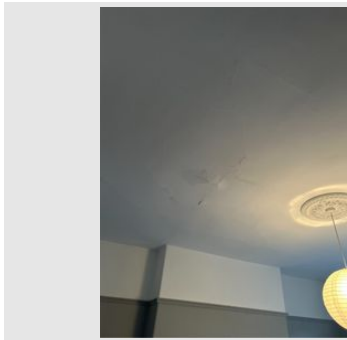


Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.2.1

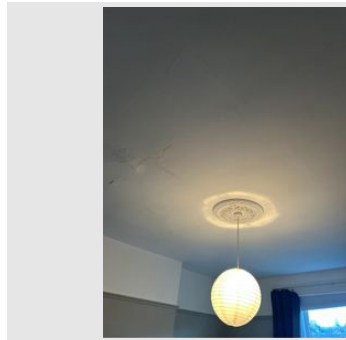


Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.2.2

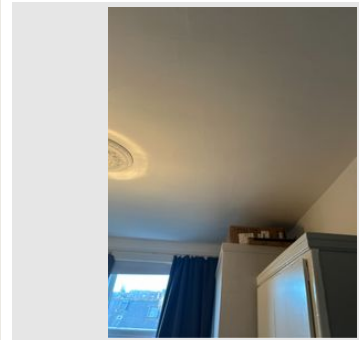
Ceiling



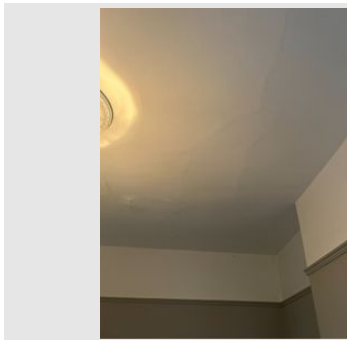
Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.3.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.3.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.3.3



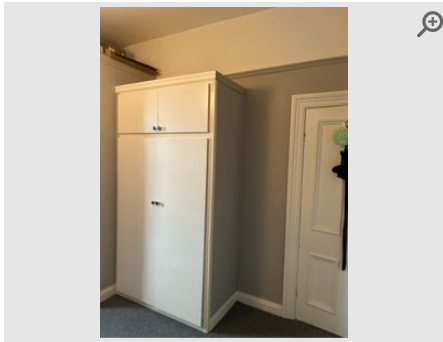
Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.3.4

Light Fittings

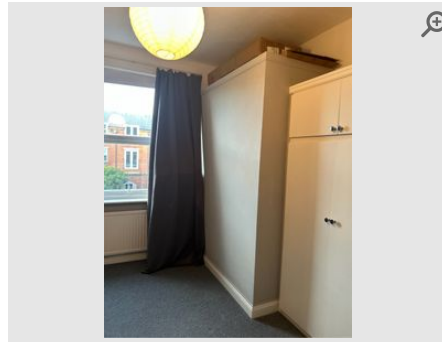


Provided by	Inspector
Captured (via App):	16/12/2025 2:13 PM
Added	16/12/2025
Reference	4.4.1

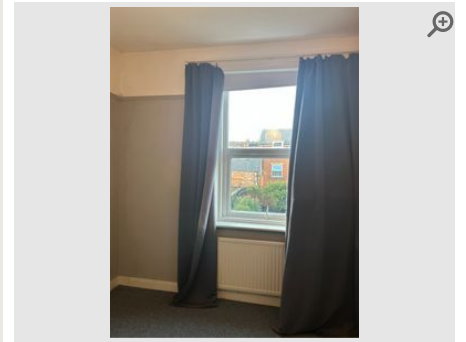
Walls



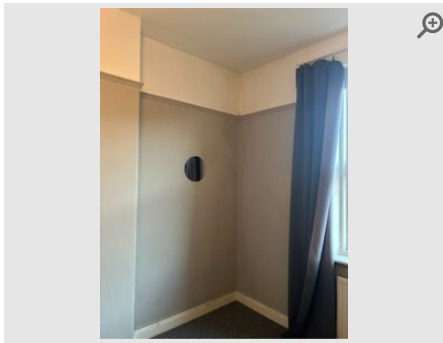
Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.1



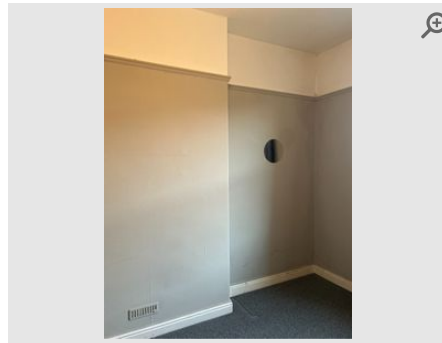
Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.2



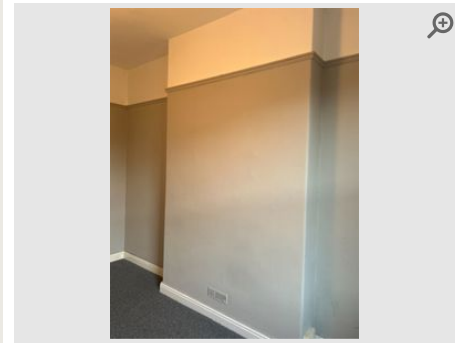
Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.3



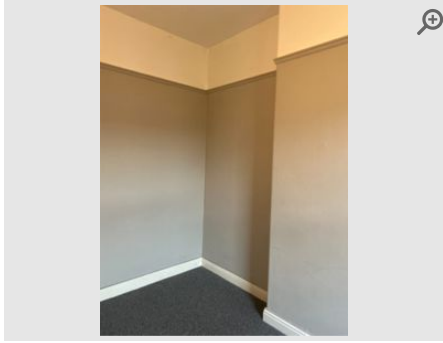
Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.4



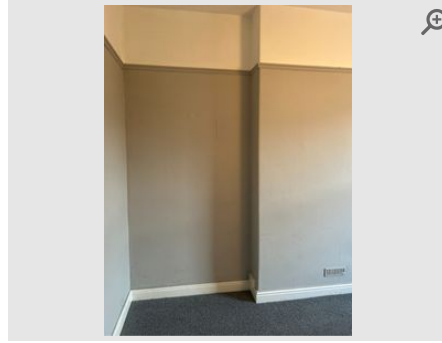
Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.5



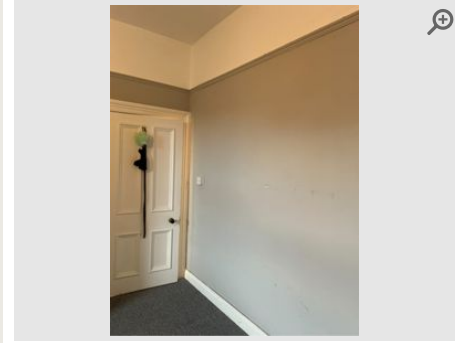
Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.6



Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.7



Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.8

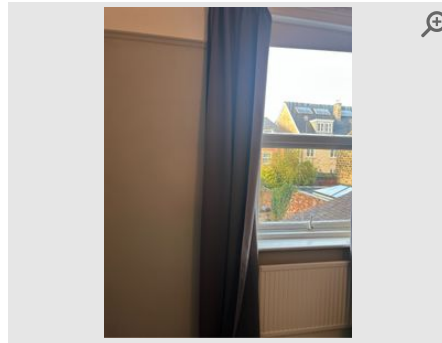


Provided by	Inspector
Captured (via App):	16/12/2025 2:14 PM
Added	16/12/2025
Reference	4.5.9

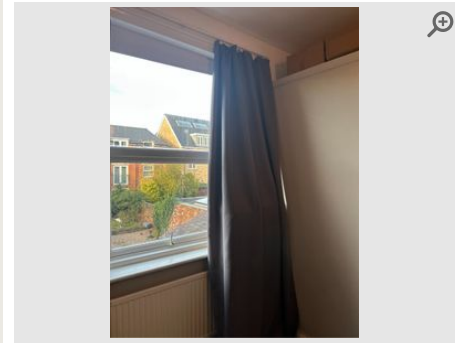
Windows and Sills



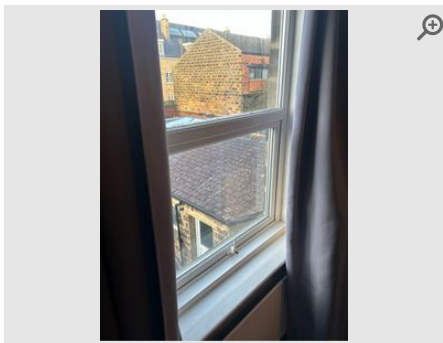
Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.6.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.6.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.6.3



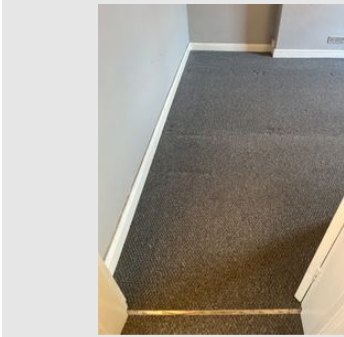
Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.6.4

Radiator



Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.7.1

Floor



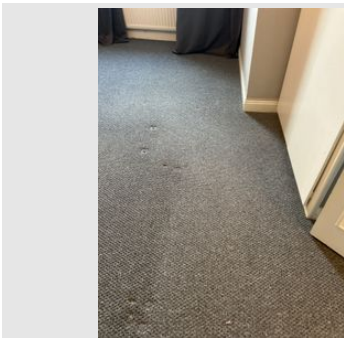
Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.8.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.8.2

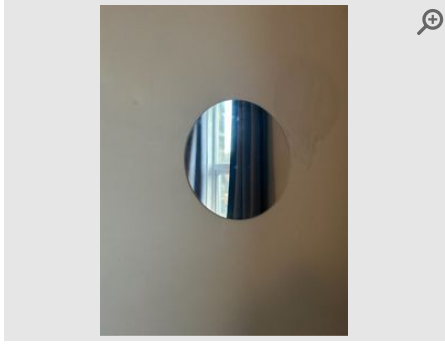


Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.8.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:15 PM
Added	16/12/2025
Reference	4.8.4

Mirror



Provided by	Inspector
Captured (via App):	16/12/2025 2:16 PM
Added	16/12/2025
Reference	4.9.1

5 Bathroom

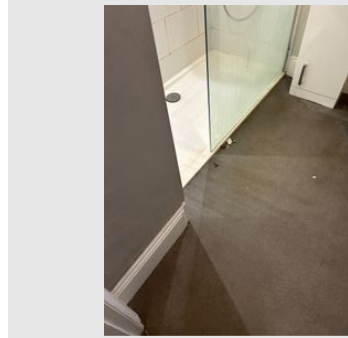
Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Description: Bathroom with painted walls, painted ceiling, internal door, extractor fan, switches, window and sill, radiator, shower enclosure, shower fittings, basin, toilet, light fittings, and hard flooring. Condition: Consistent with age, showing signs of wear and tear including marks, staining, and minor defects to sanitaryware and fittings. Cleanliness: Very dirty and requires cleaning, with extensive dirt, dust, residue, staining, and mould present to fixtures, fittings, and surfaces.	● Fair	● Very Poor	📷 8 photos
5.2 Door (Internal)	Condition: Minor marks, scratches and/or stains to the door panels. Handles are marked and/or tarnished. Cleanliness: Minor evidence of dirt and dust to the door panels.	● Fair	● Fair	📷 2 photos
5.3 Ceiling	Condition: Minor evidence of marks, smudges and/or stains. Hairline cracks present. Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.	● Fair	● Fair	📷 2 photos
5.4 Light Fittings	Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	📷 2 photos
5.5 Extractor Fan	Condition: Minor evidence of marks, stains and/or scratches to the casing and/or vent. The fan is responsive. Cleanliness: Evidence of dirt, dust and/or cobwebs to the extractor vent. The casing is also dirty.	● Fair	● Poor	📷 1 photo
5.6 Switches/Cord	Condition: All casings are intact with no signs of cracks or damage, but they are marked, discoloured and/or have paint transfer evident. Cleanliness: Evidence of dirt, dust, loose debris and stains.	● Fair	● Poor	📷 1 photo
5.7 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Cleanliness: Evidence of dirt, dust and cobwebs to the corners and edges of the walls. Dirt on skirting board.	● Fair	● Poor	📷 6 photos
5.8 Windows and Sills	Condition: Minor evidence of marks, scratches and stains to the frames. The glazing is intact. Minor scratches and/or scuffs to the sill. Cleanliness: Very dirty, with dirt, dust, loose debris and/or drip marks present to the frames and sill. Dirt and mould present to the glazing and frames edges.	● Fair	● Very Poor	📷 2 photos
5.9 Radiator	Condition: Minor evidence of marks, scratches and/or chips to the radiator panels. No signs of leakage. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	📷 1 photo
5.10 Floor	Condition: Minor evidence of marks and stains. Cleanliness: Very dirty or significant amount of loose debris or items present. Drip stain marks present.	● Fair	● Very Poor	📷 3 photos
5.11 Shower Cubicle/Screen/Tray	Condition: Screen intact. The tray is intact, but has stains/discolouration. There are no/minimal gaps to the sealant. Cleanliness: Very dirty, with dirt, dust and loose debris present. The screen is heavily smeared and marked. The tray is stained and there is mould present to the sealant.	● Fair	● Very Poor	📷 4 photos
5.12 Shower	Condition: Shower unit and shower riser have minor marks, scratches and minor defects evident. They are securely fitted to the wall. The shower is in working order. Cleanliness: Evidence of dirt, dust and loose debris to the shower unit. The shower head has some jets with traces of dirt and/or limescale.	● Fair	● Poor	📷 2 photos
5.13 Sink/Basin	Condition: Basin has minor marks, chips and/or stains evident. No/minimal gaps to the sealant. Cleanliness: Very dirty, with dirt, stains and loose debris present to the basin. The sealant is dirty with evidence of mould. The taps have limescale present.	● Fair	● Very Poor	📷 3 photos

Item	Description	Condition	Cleanliness	Photos
5.14 Toilet	Condition: Minor marks, scratches and/or chips evident to the cistern and basin. Any imperfections appear purely cosmetic. The seat is free of cracks, but slightly loose. The flush is intact. Cleanliness: Evidence of dirt, dust and/or drip marks to the cistern, basin and/or seat. The interior of the basin has drip and soiling marks.	● Fair	● Poor	 3 photos

General Overview



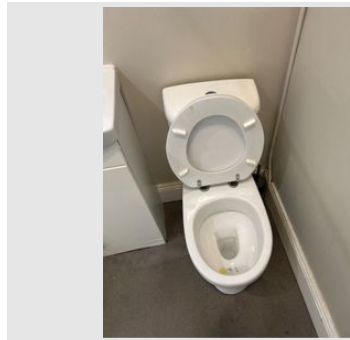
Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.1



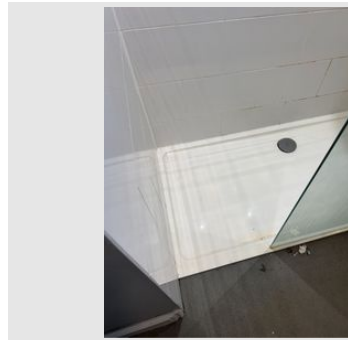
Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.2



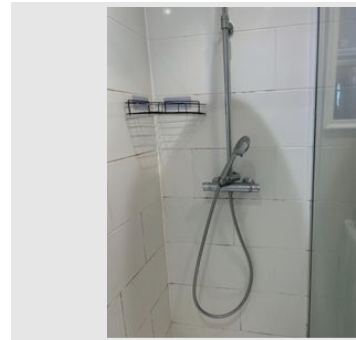
Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.4



Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.5



Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.6



Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.7

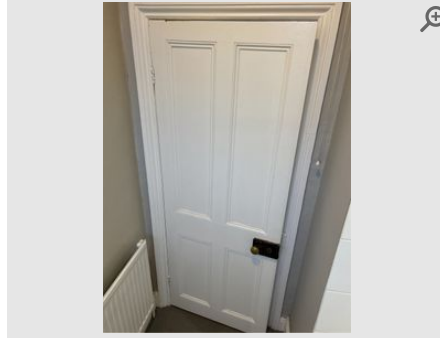


Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.1.8

Door (Internal)

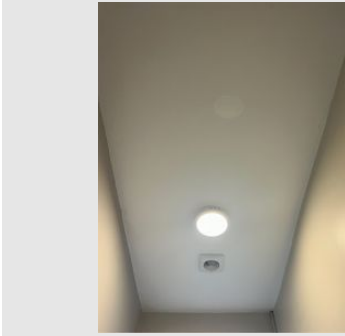


Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.2.1

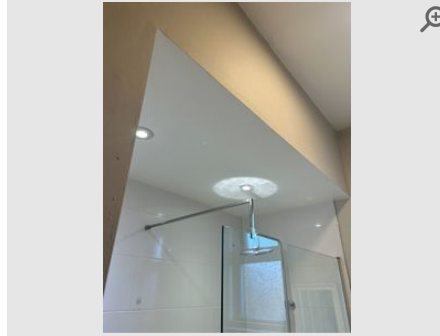


Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.2.2

Ceiling

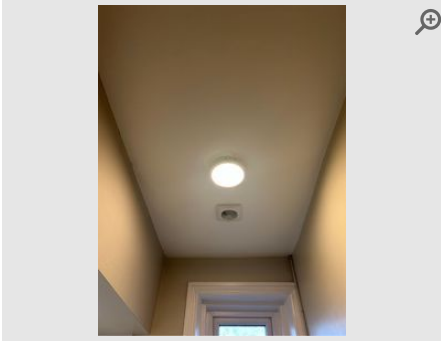


Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.3.1

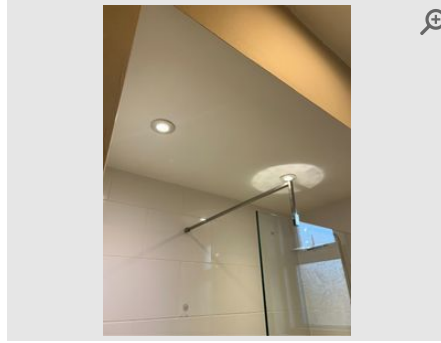


Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.3.2

Light Fittings

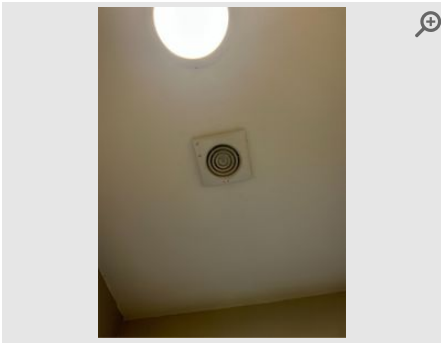


Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.4.1



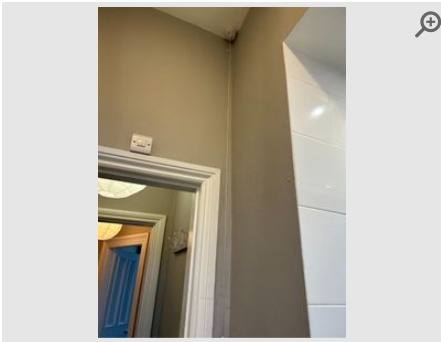
Provided by	Inspector
Captured (via App):	16/12/2025 2:17 PM
Added	16/12/2025
Reference	5.4.2

Extractor Fan



Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.5.1

Switches/Cord

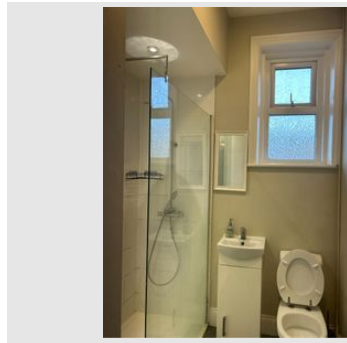


Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.6.1

Walls



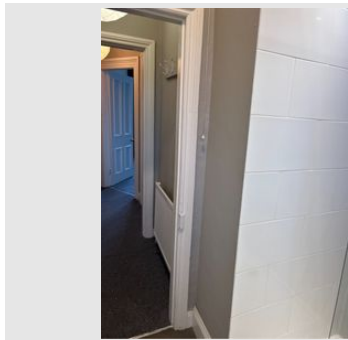
Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.7.1



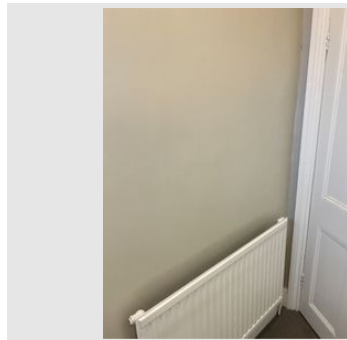
Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.7.2



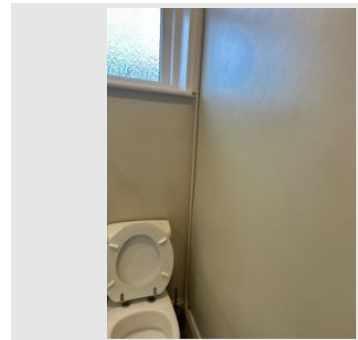
Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.7.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.7.4



Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.7.5

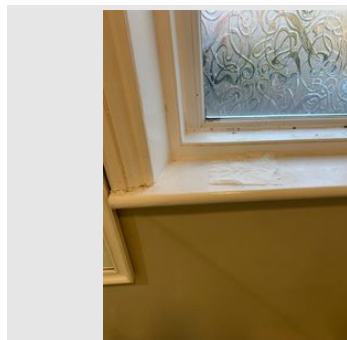


Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.7.6

Windows and Sills



Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.8.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.8.2

Radiator

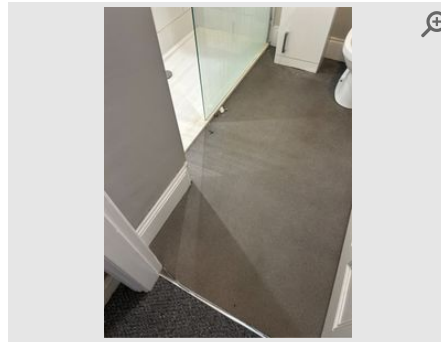


Provided by	Inspector
Captured (via App):	16/12/2025 2:18 PM
Added	16/12/2025
Reference	5.9.1

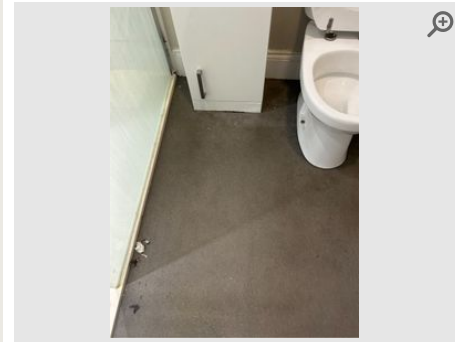
Floor



Provided by	Inspector
Captured (via App):	16/12/2025 2:19 PM
Added	16/12/2025
Reference	5.10.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:19 PM
Added	16/12/2025
Reference	5.10.2

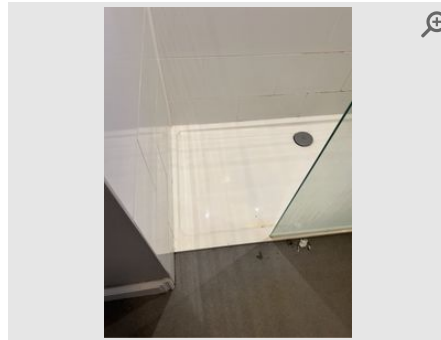


Provided by	Inspector
Captured (via App):	16/12/2025 2:19 PM
Added	16/12/2025
Reference	5.10.3

Shower Cubicle/Screen/Tray



Provided by	Inspector
Captured (via App):	16/12/2025 2:19 PM
Added	16/12/2025
Reference	5.11.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:19 PM
Added	16/12/2025
Reference	5.11.2

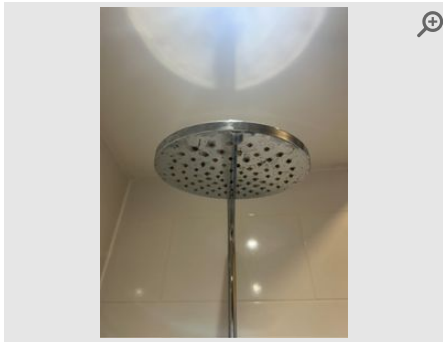


Provided by	Inspector
Captured (via App):	16/12/2025 2:19 PM
Added	16/12/2025
Reference	5.11.3

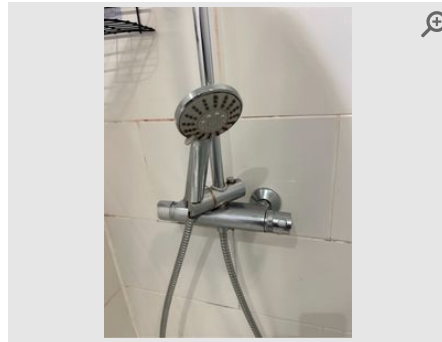


Provided by	Inspector
Captured (via App):	16/12/2025 2:19 PM
Added	16/12/2025
Reference	5.11.4

Shower

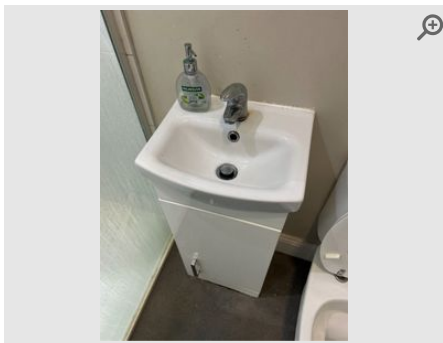


Provided by	Inspector
Captured (via App):	16/12/2025 2:20 PM
Added	16/12/2025
Reference	5.12.1

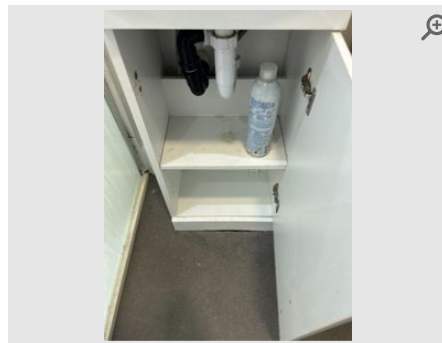


Provided by	Inspector
Captured (via App):	16/12/2025 2:20 PM
Added	16/12/2025
Reference	5.12.2

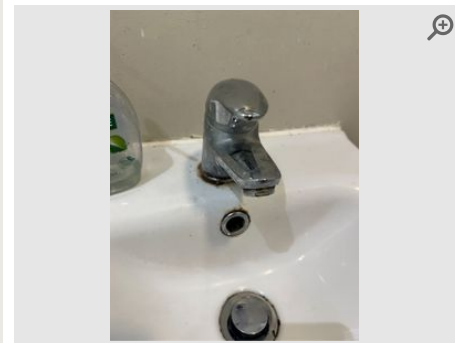
Sink/Basin



Provided by	Inspector
Captured (via App):	16/12/2025 2:20 PM
Added	16/12/2025
Reference	5.13.1

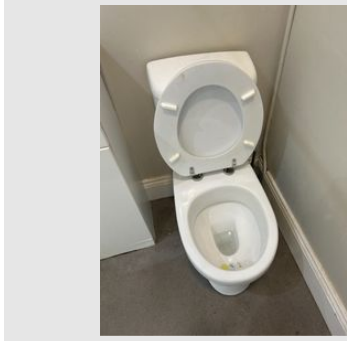


Provided by	Inspector
Captured (via App):	16/12/2025 2:20 PM
Added	16/12/2025
Reference	5.13.2

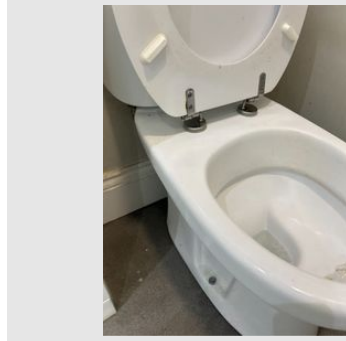


Provided by	Inspector
Captured (via App):	16/12/2025 2:20 PM
Added	16/12/2025
Reference	5.13.3

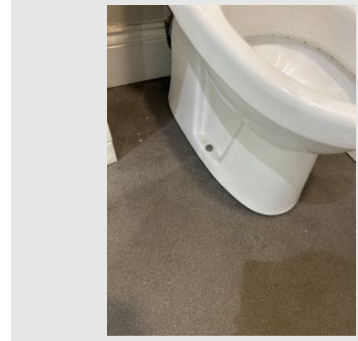
Toilet



Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	5.14.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	5.14.2



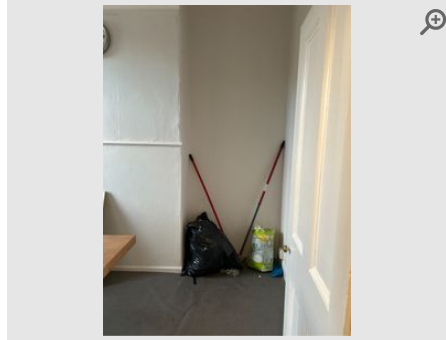
Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	5.14.3

6 Kitchen

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Description: Kitchen with painted walls, painted ceiling, internal door, windows and sill, radiator, fitted units and cupboards, worksurfaces, sink, hob, oven, extractor hood, boiler, carbon monoxide alarm, heat/smoke alarm, light fittings, and hard flooring. Condition: Consistent with age, showing signs of wear and tear including marks, scratches, staining, and general use to units, appliances, and flooring. Cleanliness: Very dirty and requires cleaning, with extensive dirt, dust, grease, food residue, debris, and staining present throughout.	● Fair	● Very Poor	6 photos
6.2 Door (Internal)	Condition: Minor marks, scratches and/or stains to the door panels. Handles are marked and/or tarnished. Cleanliness: Minor evidence of dirt and dust to the door panels.	● Fair	● Fair	2 photos
6.3 Ceiling	Condition: Minor evidence of marks, smudges and/or stains. Hairline cracks present. Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.	● Fair	● Fair	4 photos
6.4 Light Fittings	Condition: Minor evidence of marks, stains and/or paint transfer to the light fittings. Cleanliness: Minor evidence of dust present to the fittings.	● Fair	● Fair	1 photo
6.5 Walls	Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Cleanliness: Evidence of dirt, dust and cobwebs to the corners and edges of the walls. Dirt on skirting board.	● Fair	● Poor	7 photos
6.6 Windows and Sills	Condition: Minor evidence of marks, scratches and stains to the frames. The glazing is intact. Minor scratches and/or scuffs to the sill. Cleanliness: Very dirty, with dirt, dust, loose debris and/or drip marks present to the frames and sill. Dirt and mould present to the glazing and frames edges.	● Fair	● Very Poor	2 photos
6.7 Radiator	Condition: Minor evidence of marks, scratches and/or chips to the radiator panels. No signs of leakage. Cleanliness: Evidence of dirt, dust, loose debris and stains.	● Fair	● Poor	1 photo
6.8 Floor	Condition: Evidence of marks, stains, scratches/tears. Discolouration and/or wearing to large areas of the flooring. Cleanliness: Very dirty or significant amount of loose debris or items present. Drip stain marks present.	● Poor	● Very Poor	5 photos
6.9 Kitchen Cupboards/Units	Condition: Minor marks, scratches and/or stains evident to the cupboard. The shelves appear securely fitted. Cleanliness: Very dusty and dirty with loose debris/food residue, grease and stains present to the cupboard interior, door(s) and shelving.	● Fair	● Very Poor	11 photos
6.10 Kitchen Worksurfaces	Condition: Minor marks, scratches and/or stains visible. Cleanliness: Evidence of dirt, dust and loose debris. Minor evidence of grease and/or food residue present.	● Fair	● Poor	5 photos
6.11 Kitchen Sink	Condition: Minor evidence of marks, wear and tear scratches and/or light staining to the basin and/or draining board. Plug present. Cleanliness: Evidence of loose debris, stains and food residue to the basin and/or draining board. Minor evidence of limescale to the taps.	● Fair	● Poor	3 photos
6.12 Hob	Condition: Minor evidence of marks, scratches and/or wear and tear to the surface and/or the rings. Cleanliness: Minor evidence of grease/burnt food residue.	● Fair	● Fair	2 photos
6.13 Oven	Chrome rack x 2. Grill tray & rack Condition: Minor evidence of marks, scratches and/or evidence of wear to the unit exterior and/or interior. Door glazing and door seals intact. Cleanliness: Evidence of grease, burnt carbon deposits and food residue to the interior and shelving. Stains on the doors.	● Fair	● Poor	3 photos

Item	Description	Condition	Cleanliness	Photos
6.14 Extractor Cooker Hood	Condition: Evidence of marks, stains and/or scratches to the casing and/or filters. Cleanliness: Very dirty, with dirt, greasy and food residue evidence to the filters and casing. The controls are very sticky to the touch.	● Poor	● Very Poor	2 photos
6.15 Boiler	Condition: Minor evidence of marks, scratches and stains to the boiler casing. The controls and/or pipework appear intact. Cleanliness: Minor evidence of dirt/dust, stains or loose debris to the casing.	● Fair	● Fair	1 photo
6.16 Carbon Monoxide Alarm	Condition: Casing has some minor marks, scratches and/or stains present. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	1 photo
6.17 Heat Sensor/Smoke Alarm	Condition: Casing has some minor marks, scratches and/or stains present. Test function in working order. Notes to tenant: please test periodically and ensure that the alarm is not obstructed. Cleanliness: Evidence of dirt, dust, loose debris and stains.	● Fair	● Poor	1 photo
6.18 Misc Items	See images ! Tenant responsibility	● Fair	● Fair	6 photos 🗑 Items left behind require removal
6.19 Clock	Condition: Evidence of marks, scratches, stains and/or chips. The clock is not in working order, or is not keeping time. Minor evidence of damage. Cleanliness: Evidence of dust/dirt and cobwebs present to the clock.	● Poor	● Poor	1 photo

General Overview



Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	6.1.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	6.1.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	6.1.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	6.1.4

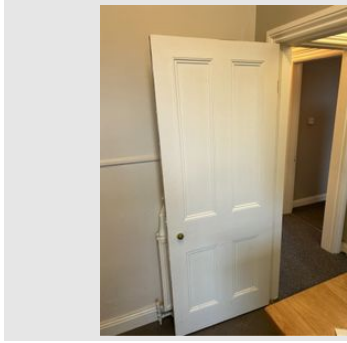


Provided by	Inspector
Captured (via App):	16/12/2025 2:21 PM
Added	16/12/2025
Reference	6.1.5

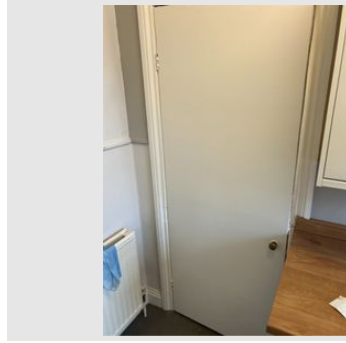


Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.1.6

Door (Internal)



Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.2.1

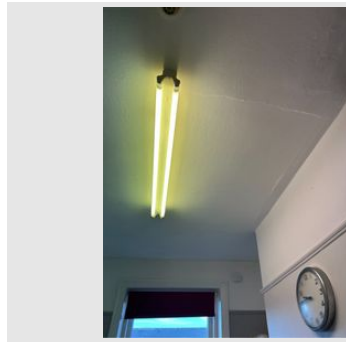


Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.2.2

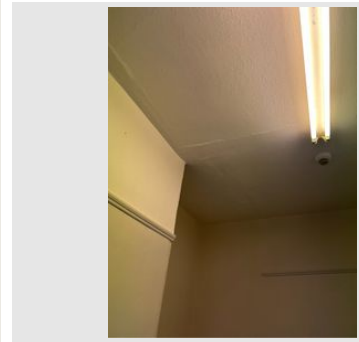
Ceiling



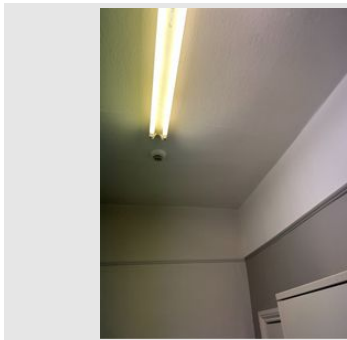
Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.3.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.3.2

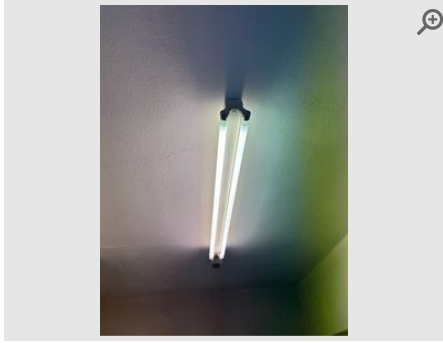


Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.3.3



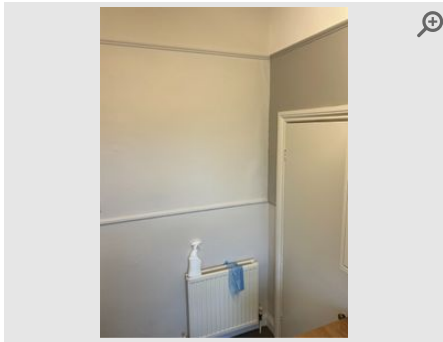
Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.3.4

Light Fittings

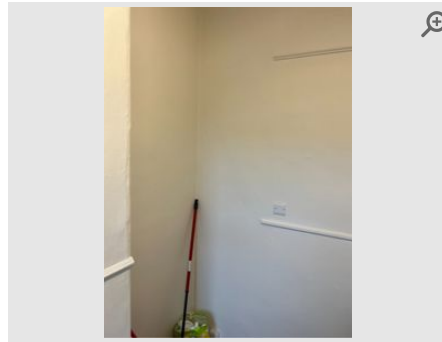


Provided by	Inspector
Captured (via App):	16/12/2025 2:22 PM
Added	16/12/2025
Reference	6.4.1

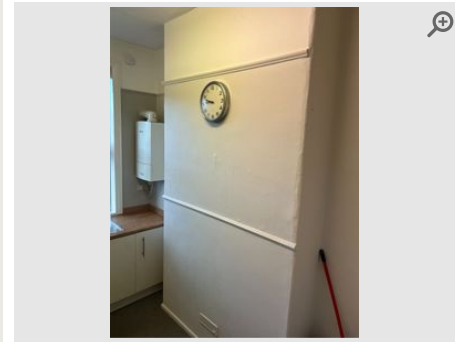
Walls



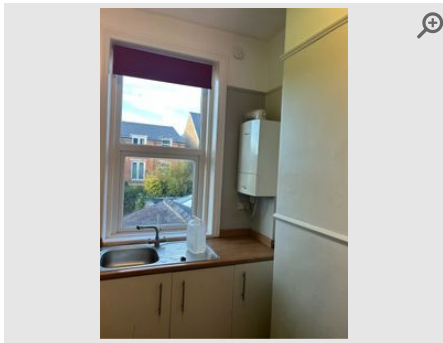
Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.5.1



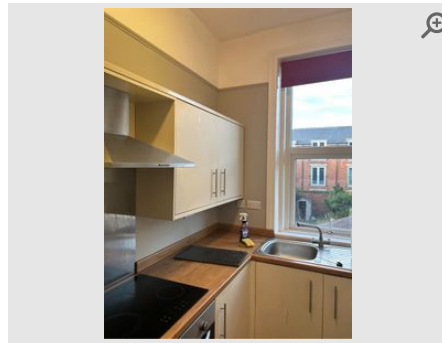
Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.5.2



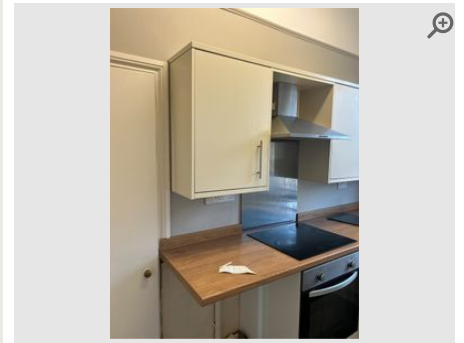
Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.5.3



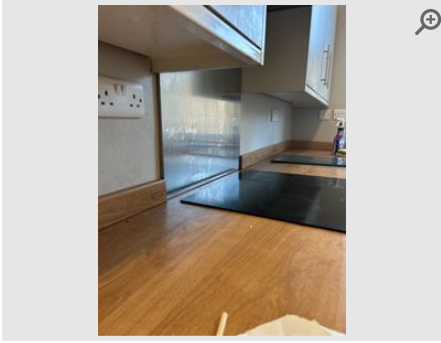
Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.5.4



Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.5.5

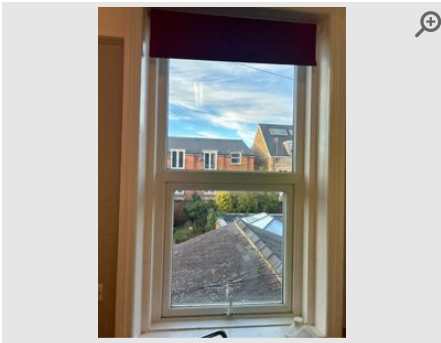


Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.5.6

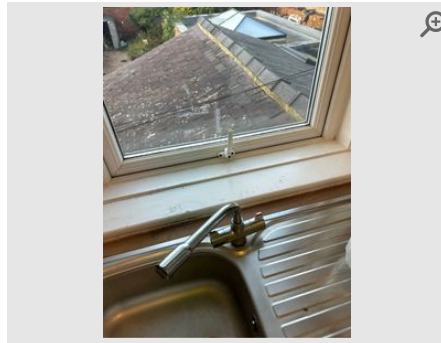


Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.5.7

Windows and Sills

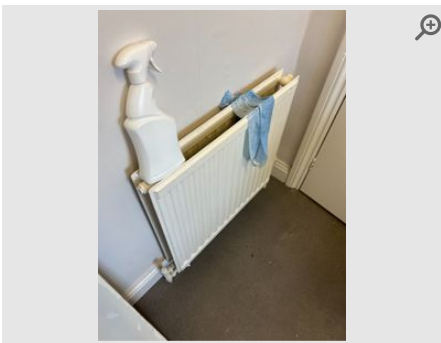


Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.6.1



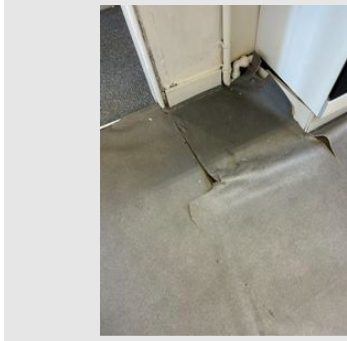
Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.6.2

Radiator

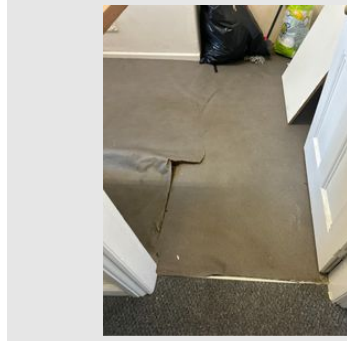


Provided by	Inspector
Captured (via App):	16/12/2025 2:23 PM
Added	16/12/2025
Reference	6.7.1

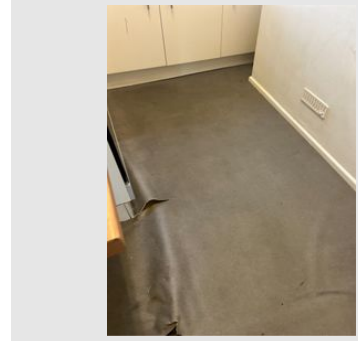
Floor



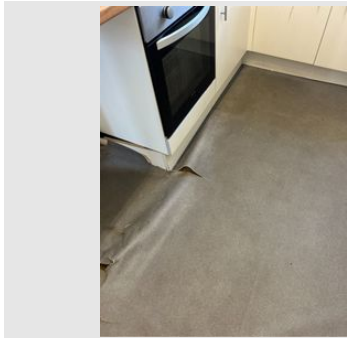
Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.8.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.8.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.8.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.8.4

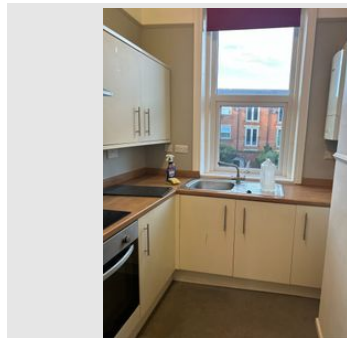


Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.8.5

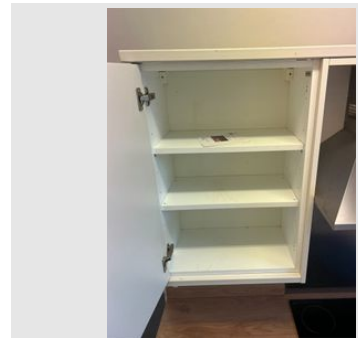
Kitchen Cupboards/Units



Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.1



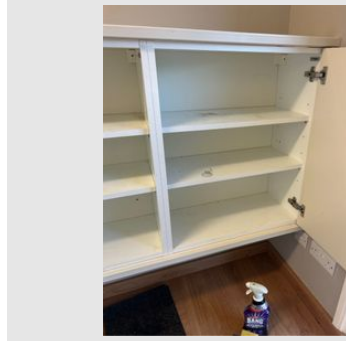
Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.2



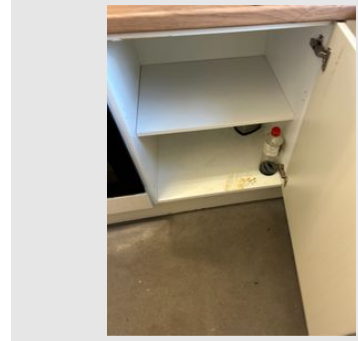
Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.4



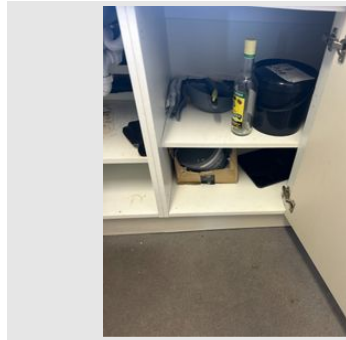
Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.5



Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.6



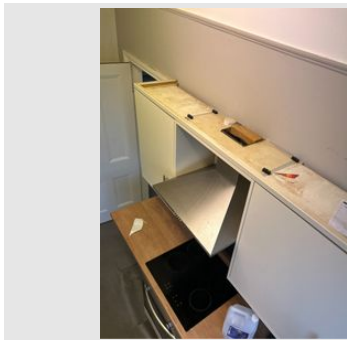
Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.7



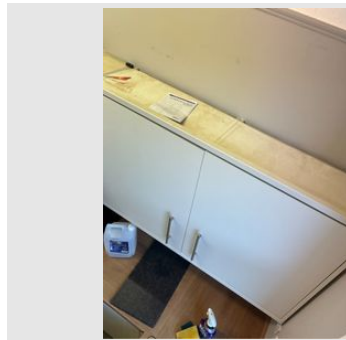
Provided by	Inspector
Captured (via App):	16/12/2025 2:24 PM
Added	16/12/2025
Reference	6.9.8



Provided by	Inspector
Captured (via App):	16/12/2025 2:25 PM
Added	16/12/2025
Reference	6.9.9



Provided by	Inspector
Captured (via App):	16/12/2025 2:28 PM
Added	16/12/2025
Reference	6.9.10



Provided by	Inspector
Captured (via App):	16/12/2025 2:28 PM
Added	16/12/2025
Reference	6.9.11

Kitchen Worksurfaces

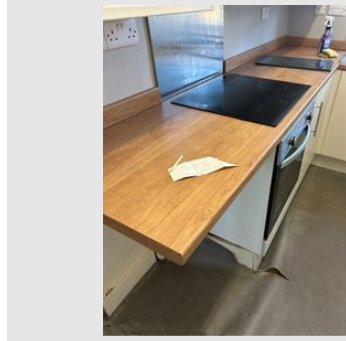


Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.10.1**

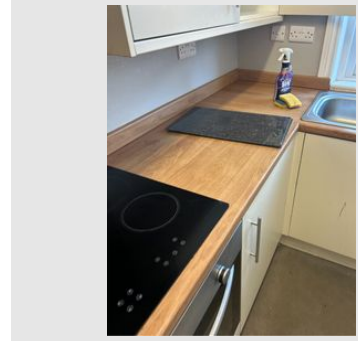


Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.10.2**

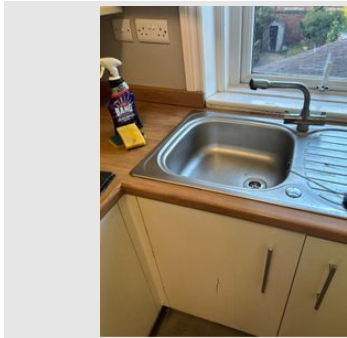


Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.10.3**

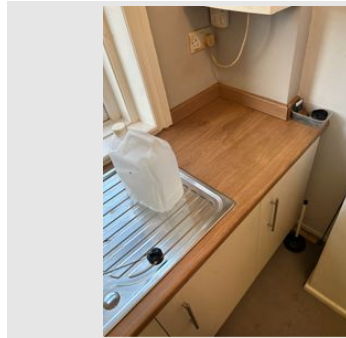


Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.10.4**



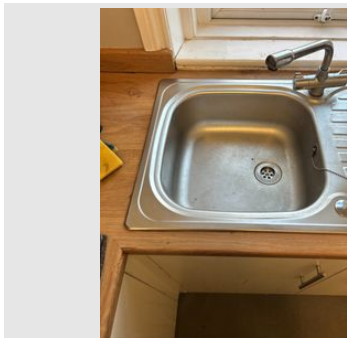
Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.10.5**

Kitchen Sink

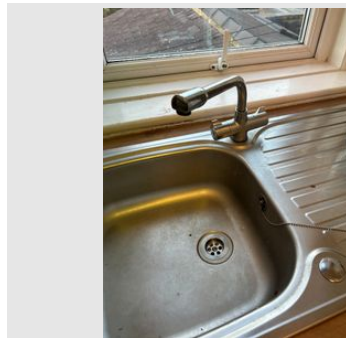


Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.11.1**

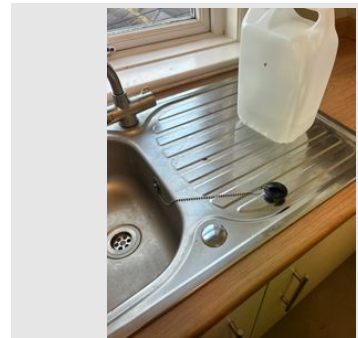


Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.11.2**



Provided by **Inspector**

Captured (via App): **16/12/2025 2:25 PM**

Added **16/12/2025**

Reference **6.11.3**

Hob



Provided by	Inspector
Captured (via App):	16/12/2025 2:26 PM
Added	16/12/2025
Reference	6.12.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:26 PM
Added	16/12/2025
Reference	6.12.2

Oven



Provided by	Inspector
Captured (via App):	16/12/2025 2:26 PM
Added	16/12/2025
Reference	6.13.1

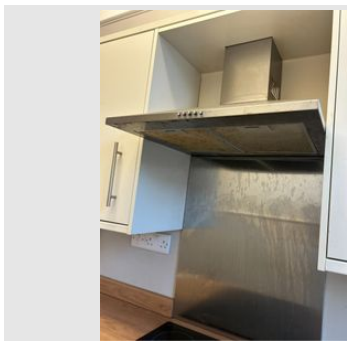


Provided by	Inspector
Captured (via App):	16/12/2025 2:26 PM
Added	16/12/2025
Reference	6.13.2



Provided by	Inspector
Captured (via App):	16/12/2025 2:26 PM
Added	16/12/2025
Reference	6.13.3

Extractor Cooker Hood



Provided by	Inspector
Captured (via App):	16/12/2025 2:27 PM
Added	16/12/2025
Reference	6.14.1



Provided by	Inspector
Captured (via App):	16/12/2025 2:27 PM
Added	16/12/2025
Reference	6.14.2

Boiler



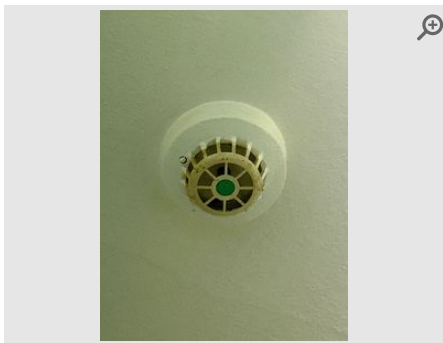
Provided by	Inspector
Captured (via App):	16/12/2025 2:27 PM
Added	16/12/2025
Reference	6.15.1

Carbon Monoxide Alarm



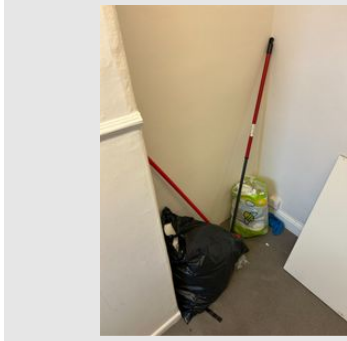
Provided by	Inspector
Captured (via App):	16/12/2025 2:28 PM
Added	16/12/2025
Reference	6.16.1

Heat Sensor/Smoke Alarm

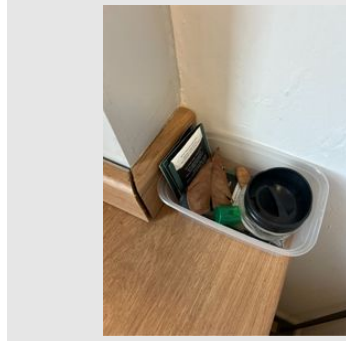


Provided by	Inspector
Captured (via App):	16/12/2025 2:28 PM
Added	16/12/2025
Reference	6.17.1

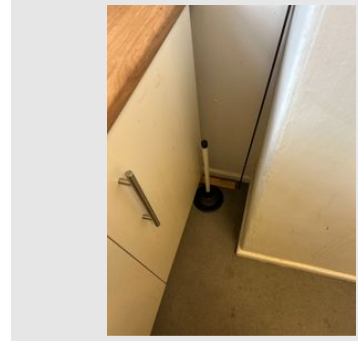
Misc Items



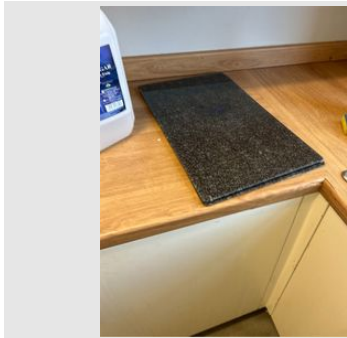
Provided by	Inspector
Captured (via App):	16/12/2025 2:29 PM
Added	16/12/2025
Reference	6.18.1



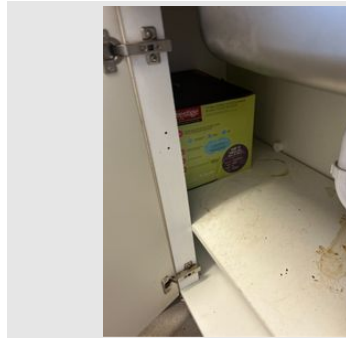
Provided by	Inspector
Captured (via App):	16/12/2025 2:29 PM
Added	16/12/2025
Reference	6.18.2



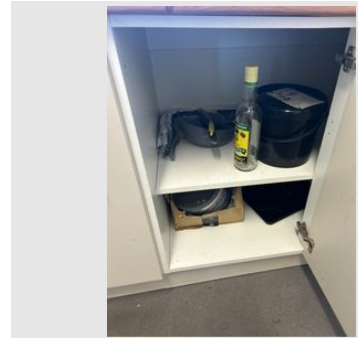
Provided by	Inspector
Captured (via App):	16/12/2025 2:29 PM
Added	16/12/2025
Reference	6.18.3



Provided by	Inspector
Captured (via App):	16/12/2025 2:29 PM
Added	16/12/2025
Reference	6.18.4

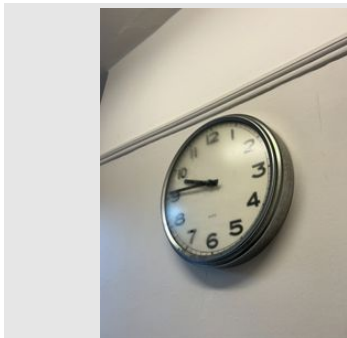


Provided by	Inspector
Captured (via App):	16/12/2025 2:29 PM
Added	16/12/2025
Reference	6.18.5



Provided by	Inspector
Captured (via App):	16/12/2025 2:29 PM
Added	16/12/2025
Reference	6.18.6

Clock



Provided by	Inspector
Captured (via App):	16/12/2025 2:29 PM
Added	16/12/2025
Reference	6.19.1



Declaration

Was the tenant present during the inspection

NO

Inspector Signature

Name:

Oisín Higgins / Ebor
Inventories

Date:

16/12/2025 at 4:07pm

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.