

Check-in Inventory Report

EBOR PROPERTY CO



 View Photo Gallery

TENANT NAME

TENANCY TYPE

Single

REPORT CONFIRMED BY
Oisín Higgins / Ebor
Inventories

TENANCY START DATE
28/11/2025

PROPERTY VISIT DATE
25/11/2025

PREPARED ON BEHALF OF

Telephone:

This report contains



Check-in Inventory details: Record of appliance manuals (if any present). Record of key handover. Record of meter readings (where accessible). Record of fire and smoke alarm compliance.



Habitation Compliance Checklist



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



Disclaimer and check-out guidance details.

Property Information

2 bed maisonette in the village of Huby. Adjoining properties/shop to the side and rear. The property is part-furnished.

Report Information

This inventory report provides a clear benchmark for the property's condition at the start of the tenancy. It serves as the standard against which the property will be assessed at the end of the tenancy, taking into account fair wear and tear.

Any damage or deterioration deemed to exceed fair wear and tear may be the tenant's responsibility and could result in costs being charged or deducted from the tenancy 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



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?

NO

Are any areas requiring a smoke/heat alarm missing an installed unit?



Health & Safety Alarm Compliance Notes

Fixed smoke/fire alarm system.

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Entrance/Hallway</u>	<u>Smoke Alarm</u>	Ceiling mounted. Linked system Condition: Casing free of marks, scratches and stains. Cleanliness: Free of dirt, dust, stains and drip marks.	N/A	N/A	1 photo
<u>Utility/Laundry Room</u>	<u>Smoke Alarm</u>	Ceiling mounted. Linked system Condition: Casing free of marks, scratches and stains. Cleanliness: Free of dirt, dust, stains and drip marks.	N/A	N/A	1 photo
<u>Utility/Laundry Room</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: Minor evidence of dirt/dust and loose debris to the casing and/or flip cover.	21/02/2024	21/02/2029	2 photos
<u>Stairway/Landing</u>	<u>Smoke Alarm</u>	Ceiling mounted. Linked system Condition: Casing free of marks, scratches and stains. Cleanliness: Free of dirt, dust, stains and drip marks.	N/A	N/A	1 photo



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Description: Neutral painted hallway with fitted flooring, wooden entrance door, ceiling light, radiator, and built-in storage cupboard. Condition: Walls show light scuffs; cupboard door and interior have marks and small chips. Fixtures and fittings remain secure and functional. Cleanliness: Generally clean with light dust to floor edges and minor debris within cupboard interior.	● Fair	● Good	6 photos
<u>Utility/Laundry Room</u>	Description: Compact utility area with fitted cabinetry, laminate worktop, stainless steel sink, washing machine, extractor fan, and fuse board. Condition: Cupboards and surfaces show light wear; fuse board casing slightly marked. All fittings and appliances in working order. Cleanliness: Mostly clean; minor dust and residue noted to cupboard interiors and along edges.	● Good	● Fair	6 photos
<u>Stairway/Landing</u>	Description: Carpeted stairway and landing with painted walls, timber balustrade, and ceiling light. Condition: All fittings secure with no visible damage or looseness. Cleanliness: Clean and tidy; free from debris or cobwebs.	● Good	● Good	6 photos
<u>Kitchen</u>	Description: Modern fitted kitchen with laminate worktops, cupboards, drawers, tiled splashback, stainless steel sink, integrated oven, hob, extractor, dishwasher, and fridge freezer. Condition: Light surface wear to worktops and sink; small marks to cupboard interiors and appliance exteriors. All units operational and secure. Cleanliness: Tidy overall; minor grease to oven and light residue to cupboard interiors.	● Good	● Good	6 photos
<u>Living Room/Lounge</u>	Description: Main living area with painted walls, fitted flooring, ceiling light, radiator, and window to front aspect. Condition: Minor scuffs to walls and faint marks to window glass. Fixtures intact and undamaged. Cleanliness: Clean throughout; surfaces and floor free from dust or debris.	● Good	● Good	6 photos
<u>Bedroom 1</u>	Description: Double bedroom with neutral painted walls, fitted flooring, ceiling light, radiator, and window. Condition: Fixtures secure with no visible wear or defects. Cleanliness: Clean and orderly; light smears noted to window glazing.	● Good	● Good	6 photos
<u>Bathroom</u>	Description: Modern bathroom fitted with tiled walls and flooring, WC, basin, shower cubicle, and extractor fan. Condition: Fittings intact and functional; grout and sealant in good order. Cleanliness: Clean and sanitary; slight dust to extractor fan and upper surfaces.	● Good	● Good	6 photos
<u>Bedroom 2</u>	Description: Double bedroom with neutral décor, carpet flooring, ceiling light, radiator, and built-in cupboard. Condition: Cupboard doors and internal shelving show light marks and wear. Other fittings sound and secure. Cleanliness: Clean overall with dust and residue within cupboard interior.	● Good	● Good	6 photos
<u>Front Garden</u>	Description: Front paved garden with boundary fencing and bin storage area. Condition: All boundary structures stable and intact; light wear consistent with exposure. Cleanliness: Tidy appearance with moss and weeds to paving edges.	● Good	● Fair	7 photos



Check-in Inventory Details

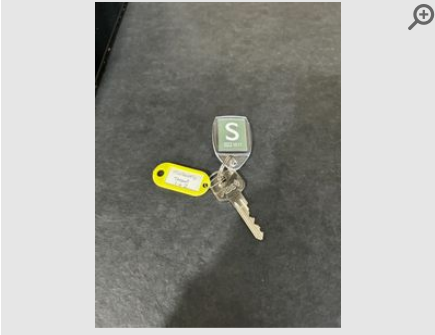
Habitation Compliance Checklist

- | | |
|-----|--|
| 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 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 | 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. |
| 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 |
| YES | Appliance manuals photographed & handed over |

Key Photos



Provided by	Inspector
Captured (via App):	25/11/2025 11:31 AM
Added	25/11/2025

Appliance Manual Photos



Provided by	Inspector
Captured (via App):	25/11/2025 11:31 AM
Added	25/11/2025

Check-in notes

Keys: 1: Front Door



Utility Details



Electricity - Prepaid Meter

Supplier

Serial Number (MSN)

18P2031349

Location

Utility

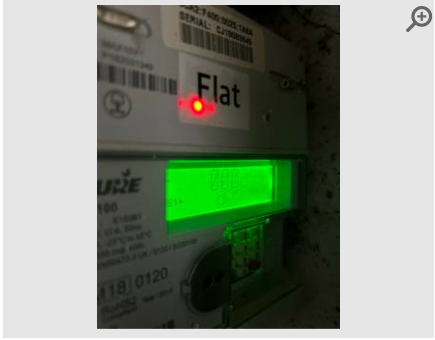
**Serial
Photo**



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Added	25/11/2025

Credit

Date	Notes	Reading
25/11/2025		24.4



Provided by	Inspector
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Added	25/11/2025

Reading

Date	Notes	Reading
25/11/2025		055.1



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Added	25/11/2025



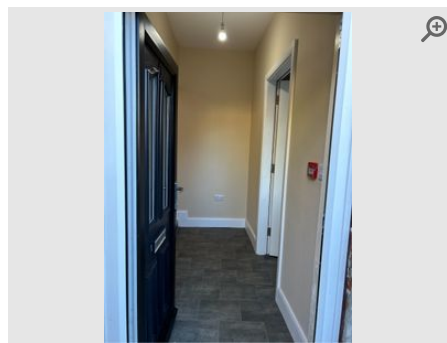
Room Details

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.

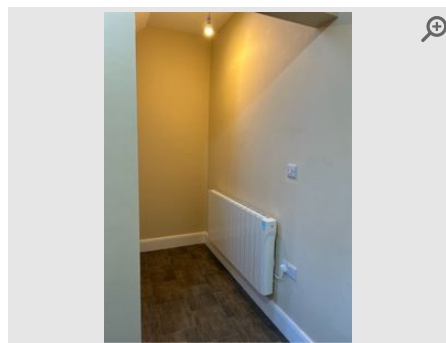
1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Description: Neutral painted hallway with fitted flooring, wooden entrance door, ceiling light, radiator, and built-in storage cupboard. Condition: Walls show light scuffs; cupboard door and interior have marks and small chips. Fixtures and fittings remain secure and functional. Cleanliness: Generally clean with light dust to floor edges and minor debris within cupboard interior.	● Fair	● Good	6 photos
1.2 Front Door	UPVC double glazed. Lever handle. Chrome Letterbox Condition: Free of marks and scratches to the interior and exterior sides. Glazing is intact. Handles and closing mechanism are in working order. Lock in working order. Cleanliness: Free of dirt, dust and drip marks. Glazing in a good clean condition.	● Good	● Good	2 photos
1.3 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	3 photos
1.4 Light Fittings	Ceiling. 2 fixings in total Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	2 photos
1.5 Smoke Alarm	Ceiling mounted. Linked system Condition: Casing free of marks, scratches and stains. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	1 photo
1.6 Walls	Plastered & painted magnolia Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Cleanliness: Minor evidence of dirt/dust and cobwebs and/or drip marks. No evidence of mould or mildew.	● Fair	● Fair	6 photos
1.7 Skirting Board	Natural wood (skirting). White (matt) Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	5 photos
1.8 Radiator	Electric wall-mounted Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	2 photos
1.9 Floor	Vinyl Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Minor evidence of dust, dirt and/or loose debris present.	● Good	● Fair	4 photos
1.10 Storage Cupboard	Condition: Evidence of marks, scratches, chips and/or stains to the cupboard door(s) and/or interior. Cleanliness: Minor evidence of dirt/dust or loose debris to the interior of the cupboard(s).	● Poor	● Fair	5 photos

Item	Description	Condition	Cleanliness	Photos
1.11 Sockets & Switches	All sockets/switches plastic. 4 in total Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Minor evidence of dirt/dust or loose debris.	Good	Fair	 3 photos

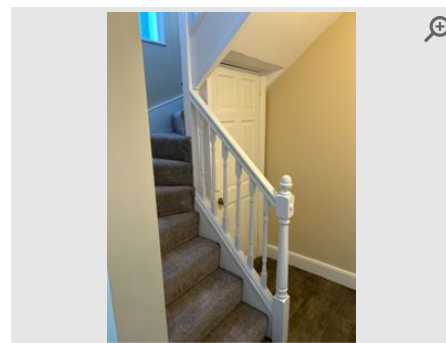
General Overview



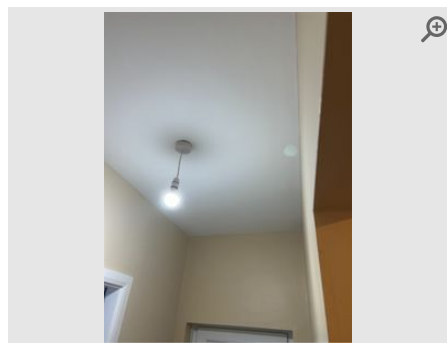
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Reference	1.1.1



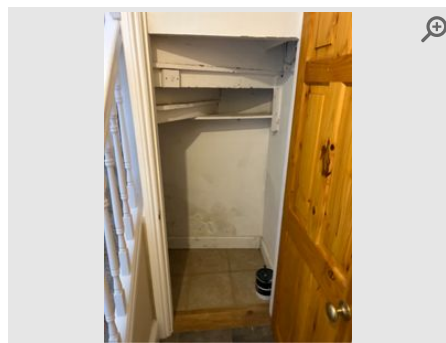
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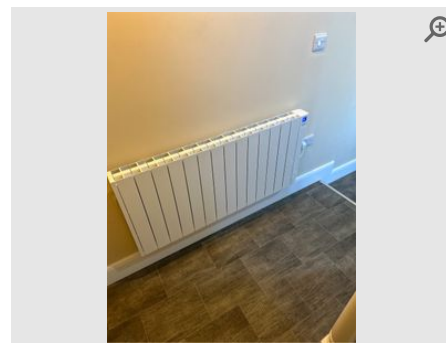
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Reference	1.1.4

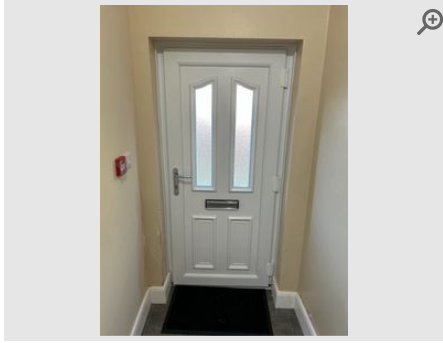


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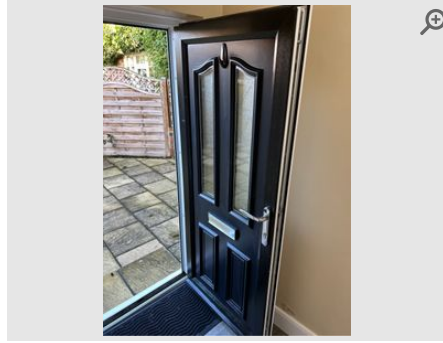


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Reference	1.1.6

Front Door

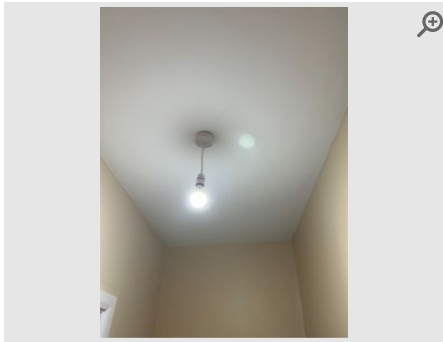


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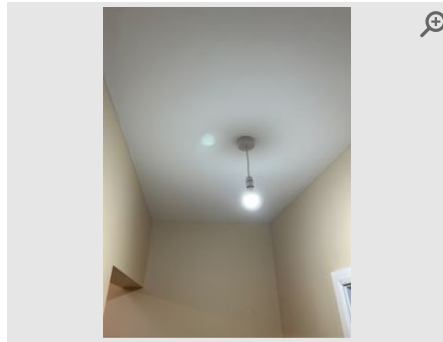


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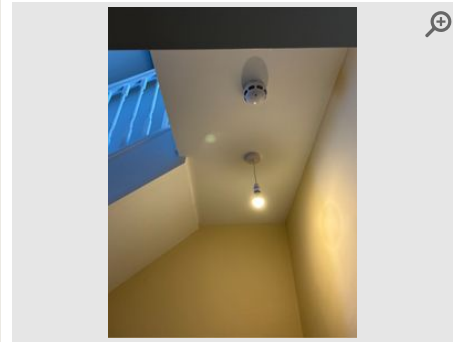
Ceiling



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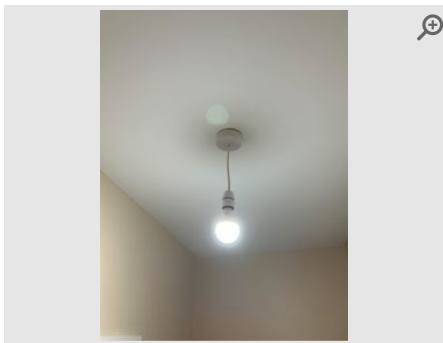


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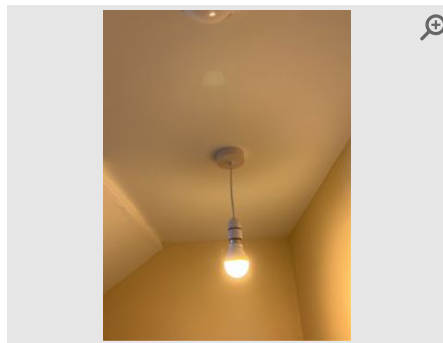


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Light Fittings

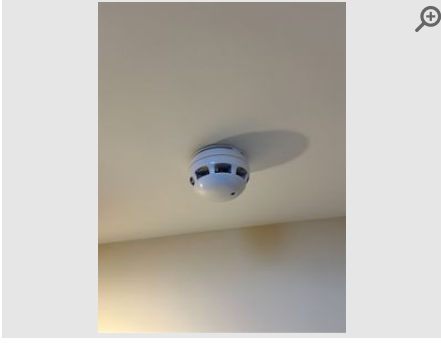


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Reference	1.4.1



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Smoke Alarm

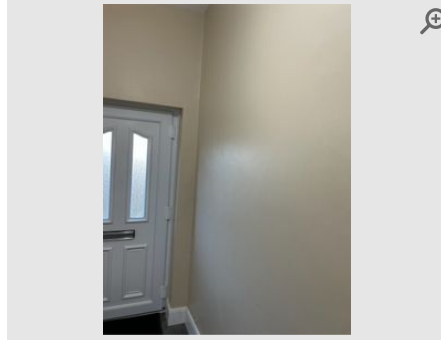


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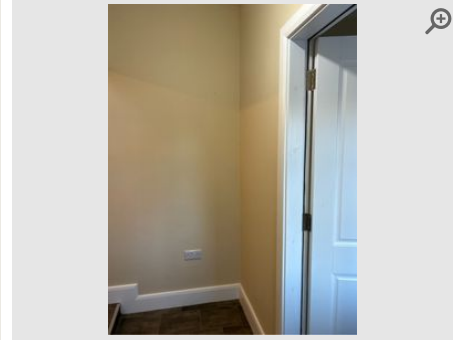
Walls



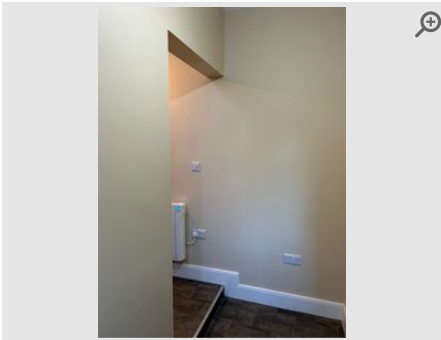
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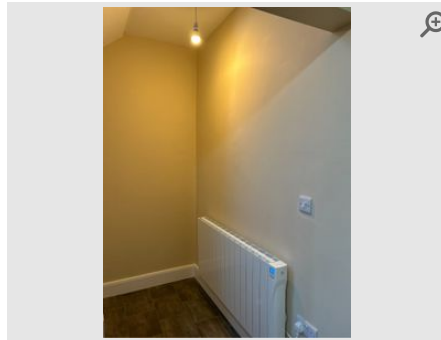
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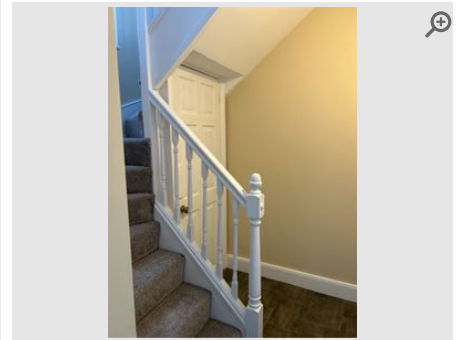
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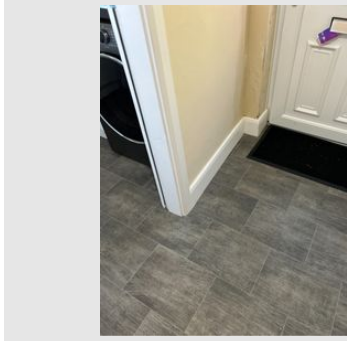


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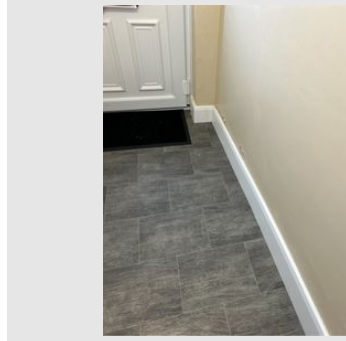


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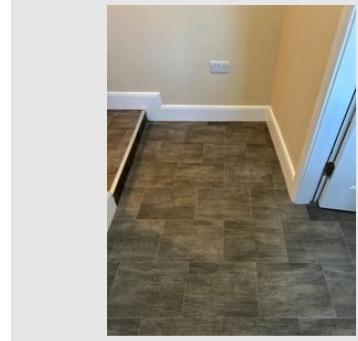
Skirting Board



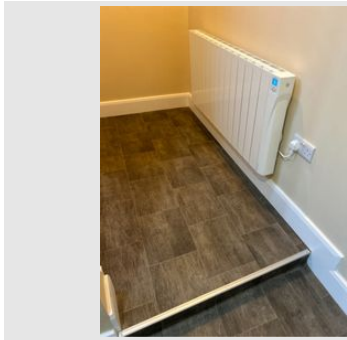
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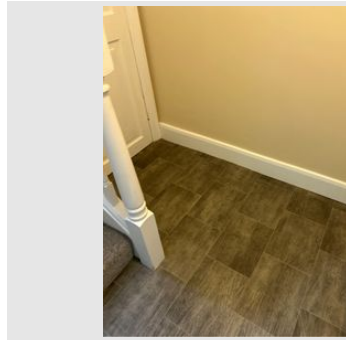
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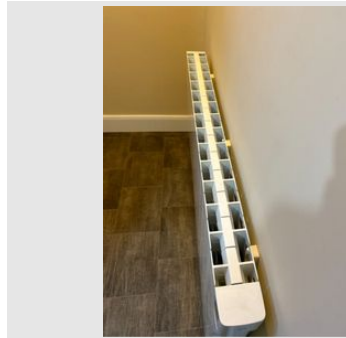


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Radiator



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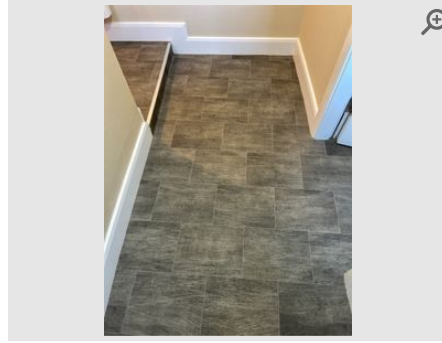


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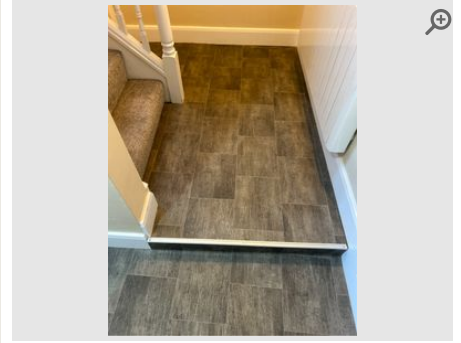
Floor



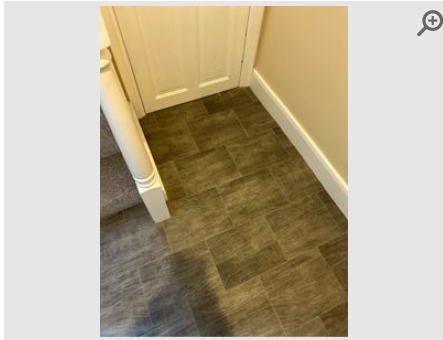
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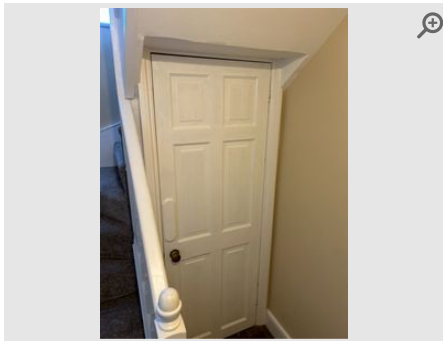


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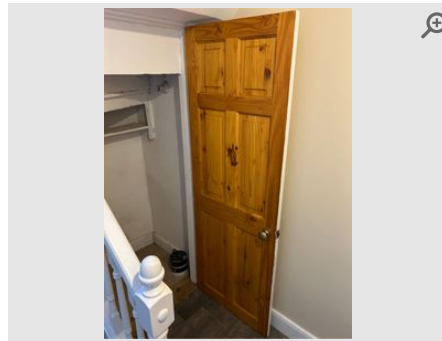


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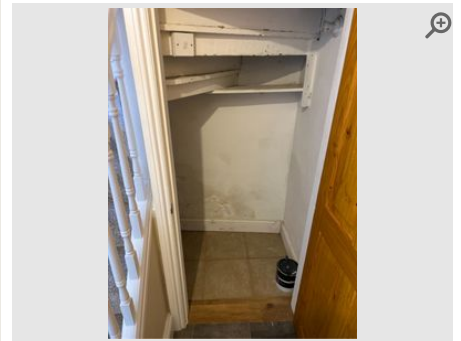
Storage Cupboard



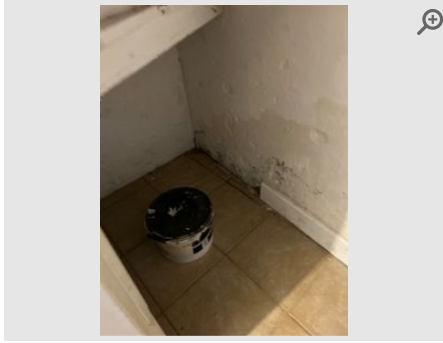
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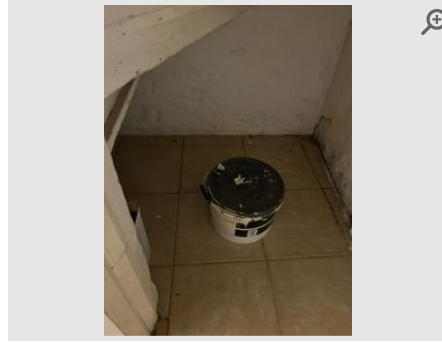
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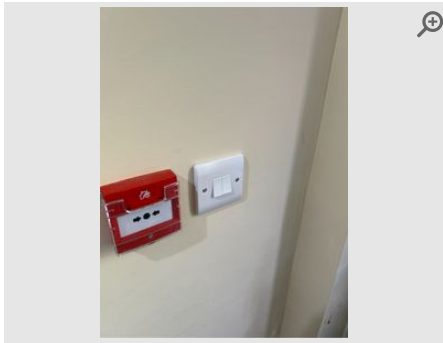


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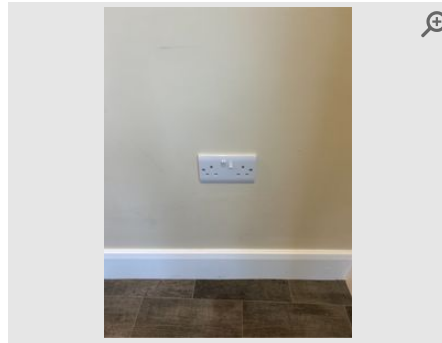


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Added	25/11/2025
Reference	1.10.5

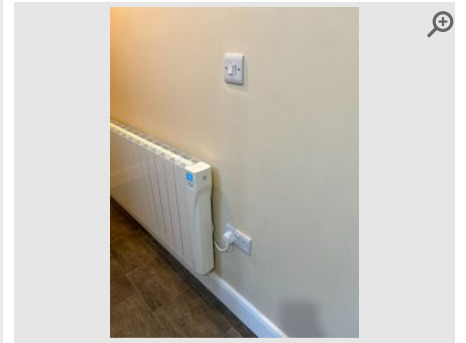
Sockets & Switches



Provided by	Inspector
Captured (via App):	25/11/2025 11:16 AM
Added	25/11/2025
Reference	1.11.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:16 AM
Added	25/11/2025
Reference	1.11.2



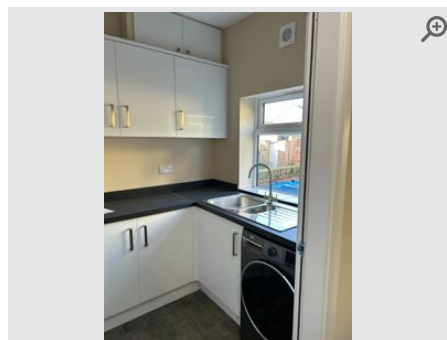
Provided by	Inspector
Captured (via App):	25/11/2025 11:16 AM
Added	25/11/2025
Reference	1.11.3

2 Utility/Laundry Room

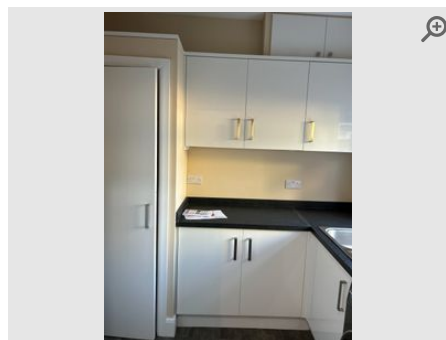
Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Description: Compact utility area with fitted cabinetry, laminate worktop, stainless steel sink, washing machine, extractor fan, and fuse board. Condition: Cupboards and surfaces show light wear; fuse board casing slightly marked. All fittings and appliances in working order. Cleanliness: Mostly clean; minor dust and residue noted to cupboard interiors and along edges.	● Good	● Fair	📷 6 photos
2.2 Door (Internal)	Hinged door. Wood panelled; chrome handle Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	📷 2 photos
2.3 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	📷 3 photos
2.4 Light Fittings	Ceiling. 1 fixing in total Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	📷 2 photos
2.5 Walls	Plastered & painted magnolia Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	📷 6 photos
2.6 Skirting Board	Natural wood (skirting). White (matt) Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	📷 3 photos
2.7 Windows and Sills	Standard window. UPVC double glazed. Keys present Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Minor evidence of dirt/dust and/or loose debris to the frame and/or sill. Minor smears to the glazing.	● Good	● Fair	📷 1 photo
2.8 Kitchen Worksurfaces	Laminate stone effect worksurface Condition: Minor marks, scratches and/or stains visible. Appears securely fitted. Cleanliness: Minor evidence of dirt/dust and/or loose debris.	● Fair	● Fair	📷 4 photos
2.9 Kitchen Cupboards/Units	Wall units present. Base units present Condition: Minor marks, scratches and/or stains evident to the cupboard. The shelves appear securely fitted. Cleanliness: Evidence of dirt, dust, loose debris/food residue and stains to the interior of the cupboards and shelving.	● Fair	● Poor	📷 6 photos
2.10 Kitchen Sink	Double bowl. Draining board. Stainless steel Condition: Sink free of cracks, scratches and stains. Draining board free of scratches and stains. Plug present. Taps intact and no evidence of leaks or dripping. Cleanliness: Minor evidence of loose debris and stains to the basin and the draining board. No/very minor presence of limescale to the taps.	● Good	● Fair	📷 2 photos
2.11 Washing Machine	Front loader Condition: Casing is free of marks, stains and visible defects. The seal is clean and intact, the door is free from cracks and scratches. The detergent drawer is intact and empty. Cleanliness: Free of dirt, dust, drip marks and stains to the exterior. The detergent drawer is clean and free of dirt and residue. The drum and door seal are clean and free from debris and mould.	● Good	● Good	📷 4 photos

Item	Description	Condition	Cleanliness	Photos
2.12 Floor	Vinyl Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	 3 photos
2.13 Radiator	Electric wall-mounted Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 2 photos
2.14 Storage Cupboard	Condition: The cupboard door is free of marks, scratches and stains to both the interior and exterior sides, with the handles and closing mechanism in working order. The interior walls of the cupboard are free of marks, stains and visible imperfections. Cleanliness: Minor evidence of dirt/dust or loose debris to the interior of the cupboard(s).	● Good	● Fair	 3 photos
2.15 Immersion Heater	Free standing Condition: Minor evidence of marks, scratches and stains to the heater casing. The controls and/or pipework appear intact. Cleanliness: Minor evidence of dirt/dust, stains or loose debris to the casing.	● Fair	● Fair	 4 photos
2.16 Extractor Fan	Condition: Casing is free of marks, stains and visible defects. Fan is responsive and in working order. Cleanliness: Free of dirt, dust and cobwebs.	● Good	● Good	 1 photo
2.17 Smoke Alarm	Ceiling mounted. Linked system Condition: Casing free of marks, scratches and stains. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	 1 photo
2.18 Fuse Board	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: Minor evidence of dirt/dust and loose debris to the casing and/or flip cover.	● Fair	● Fair	 2 photos
2.19 Sockets & Switches	All sockets/switches plastic. 6 in total Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Good	● Fair	 6 photos

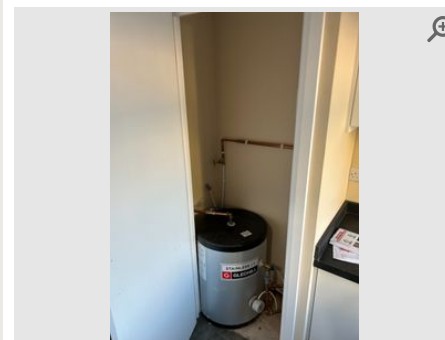
General Overview



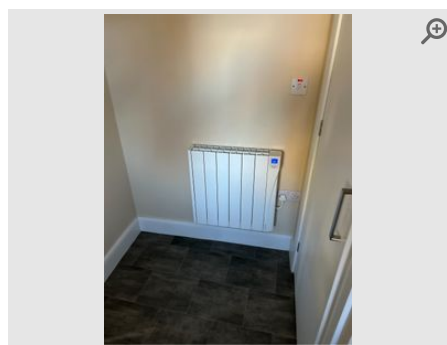
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Added	25/11/2025
Reference	2.1.1



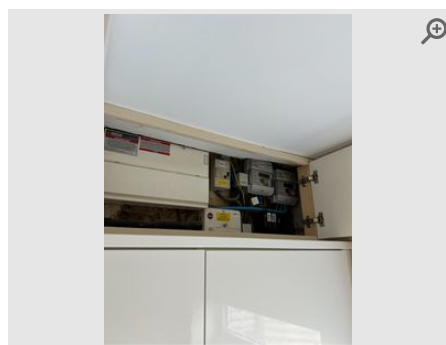
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Added	25/11/2025
Reference	2.1.2



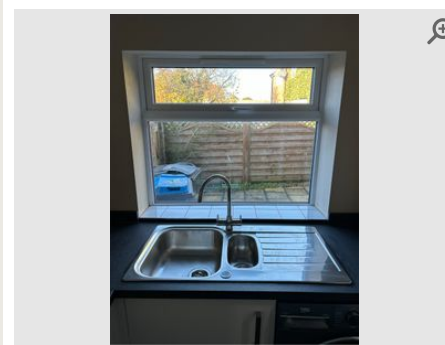
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Added	25/11/2025
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Provided by	Inspector
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Added	25/11/2025
Reference	2.1.4

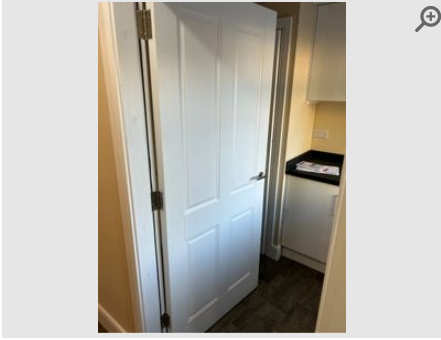


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Added	25/11/2025
Reference	2.1.5

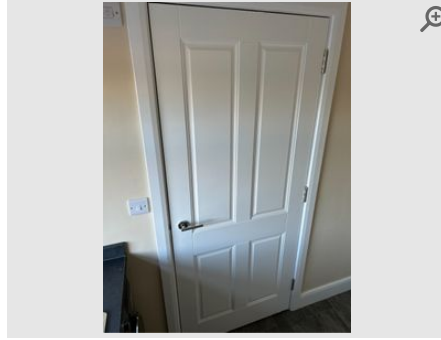


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Added	25/11/2025
Reference	2.1.6

Door (Internal)

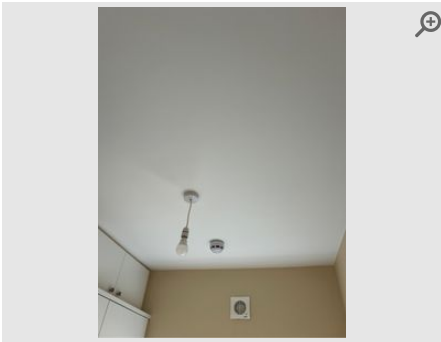


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Added	25/11/2025
Reference	2.2.1

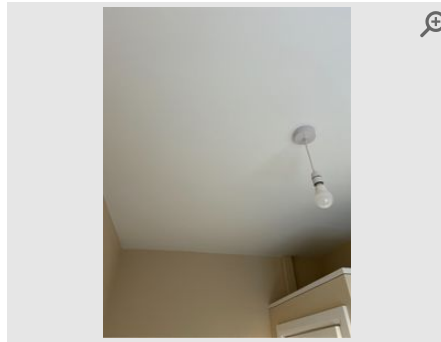


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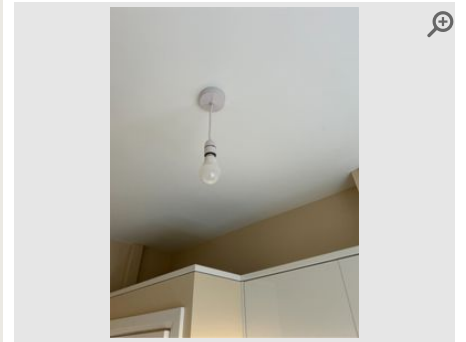
Ceiling



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Added	25/11/2025
Reference	2.3.1

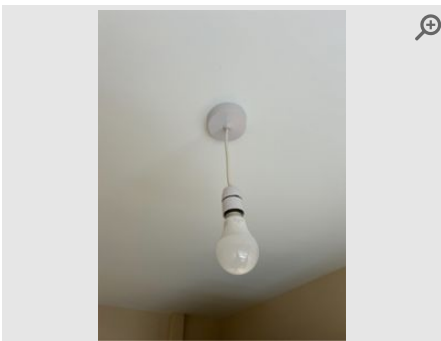


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Added	25/11/2025
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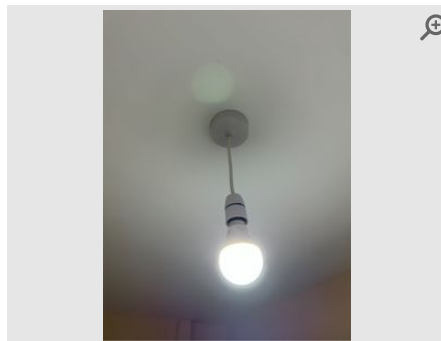


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Added	25/11/2025
Reference	2.3.3

Light Fittings

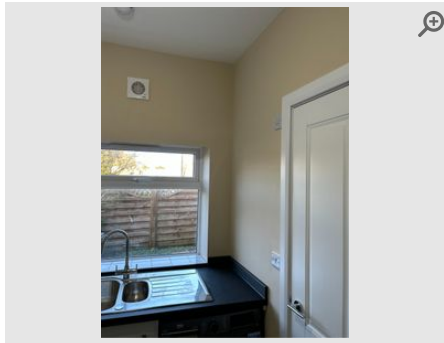


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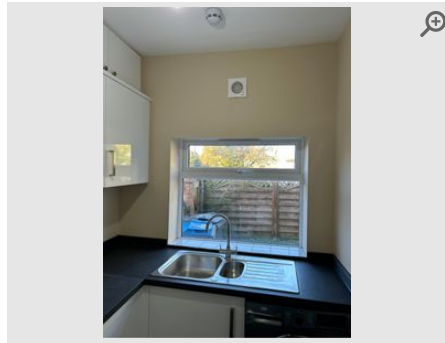


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Added	25/11/2025
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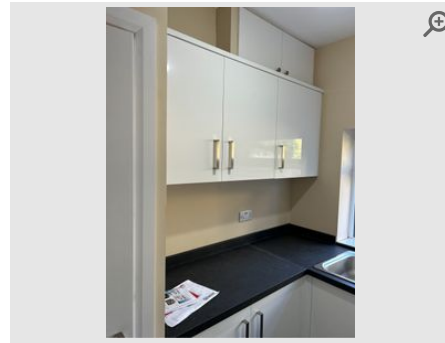
Walls



Provided by	Inspector
Captured (via App):	25/11/2025 10:38 AM
Added	25/11/2025
Reference	2.5.1



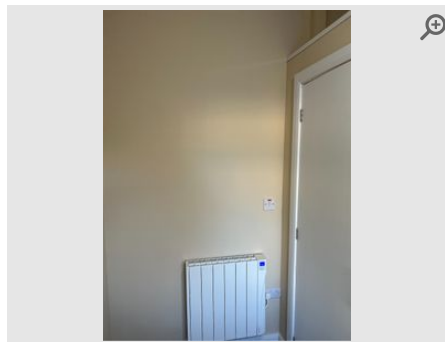
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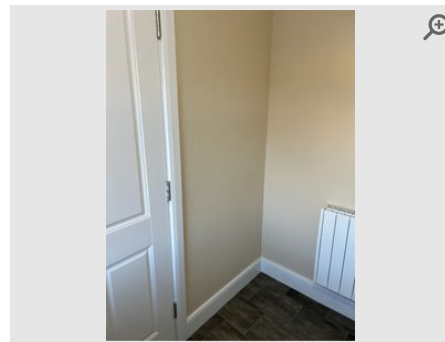
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Added	25/11/2025
Reference	2.5.3



Provided by	Inspector
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Added	25/11/2025
Reference	2.5.4

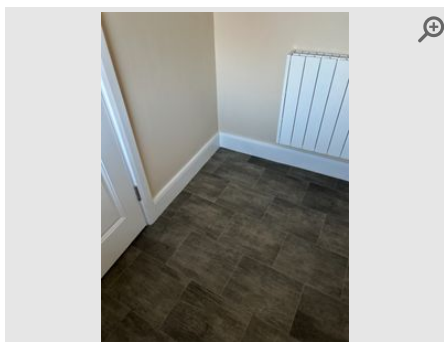


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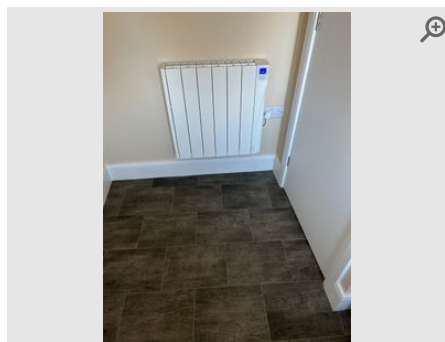


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Reference	2.5.6

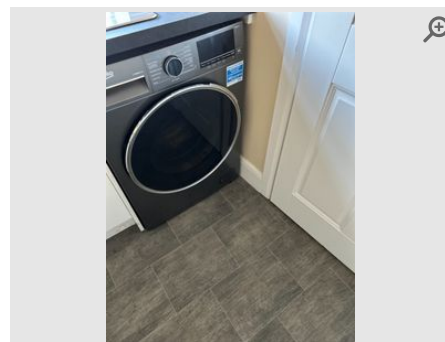
Skirting Board



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Added	25/11/2025
Reference	2.6.1

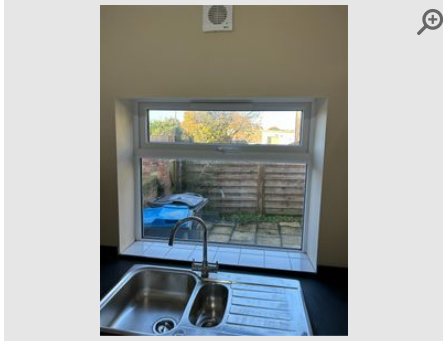


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Added	25/11/2025
Reference	2.6.2



Provided by	Inspector
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Added	25/11/2025
Reference	2.6.3

Windows and Sills

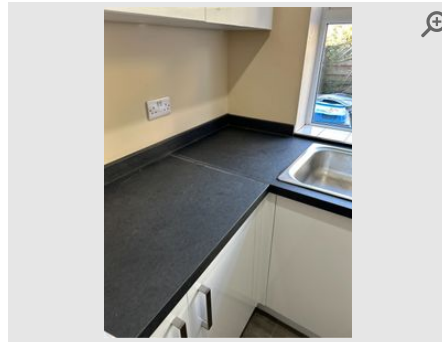


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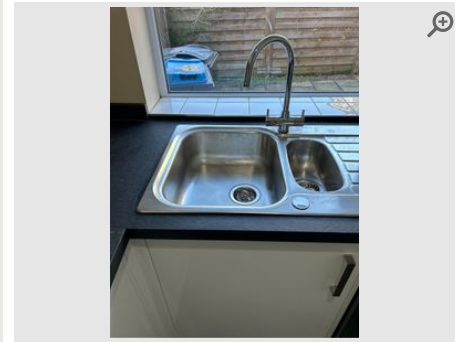
Kitchen Worksurfaces



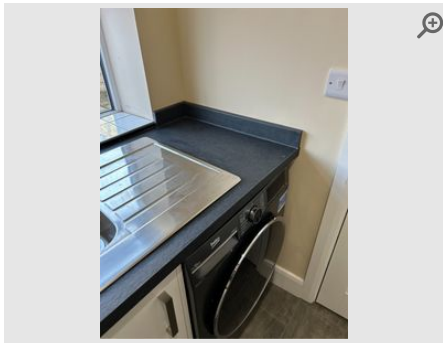
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Added	25/11/2025
Reference	2.8.1



Provided by	Inspector
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Reference	2.8.2

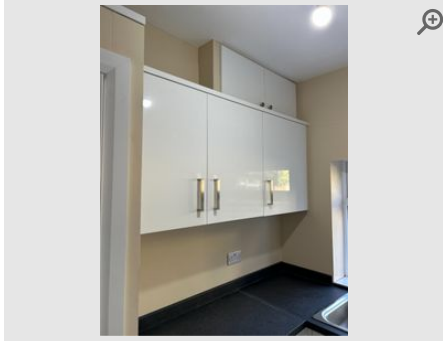


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Added	25/11/2025
Reference	2.8.3



Provided by	Inspector
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Added	25/11/2025
Reference	2.8.4

Kitchen Cupboards/Units

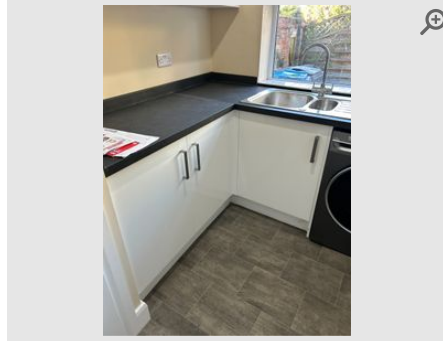


Provided by **Inspector**

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Added **25/11/2025**

Reference **2.9.1**

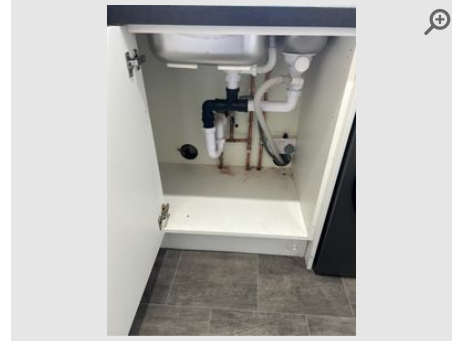


Provided by **Inspector**

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Added **25/11/2025**

Reference **2.9.2**



Provided by **Inspector**

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Reference **2.9.3**

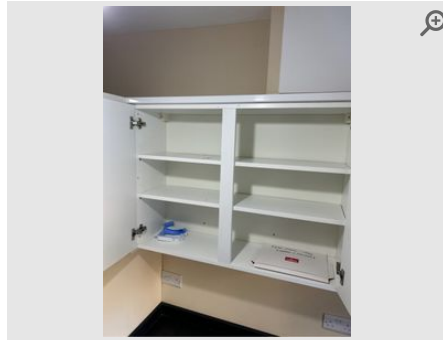


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Added **25/11/2025**

Reference **2.9.4**



Provided by **Inspector**

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Added **25/11/2025**

Reference **2.9.5**



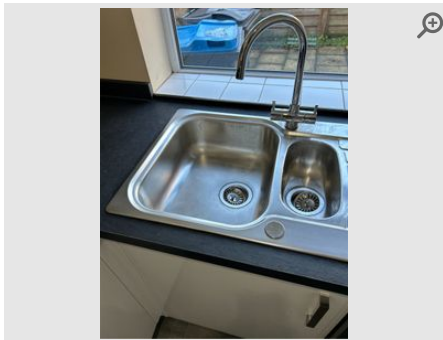
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Added **25/11/2025**

Reference **2.9.6**

Kitchen Sink

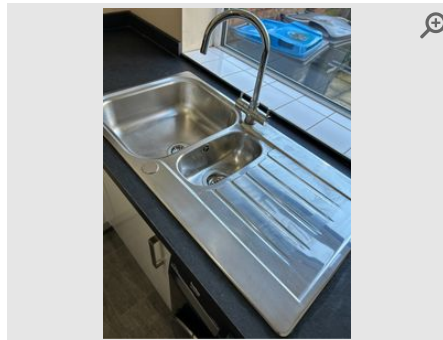


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Captured (via App): **25/11/2025 10:39 AM**

Added **25/11/2025**

Reference **2.10.1**



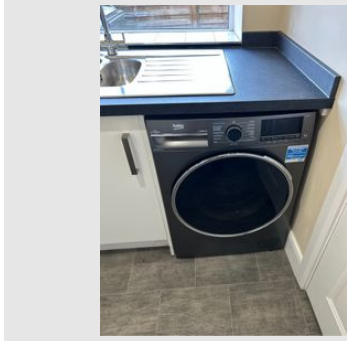
Provided by **Inspector**

Captured (via App): **25/11/2025 10:39 AM**

Added **25/11/2025**

Reference **2.10.2**

Washing Machine



Provided by	Inspector
Captured (via App):	25/11/2025 10:39 AM
Added	25/11/2025
Reference	2.11.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:39 AM
Added	25/11/2025
Reference	2.11.2

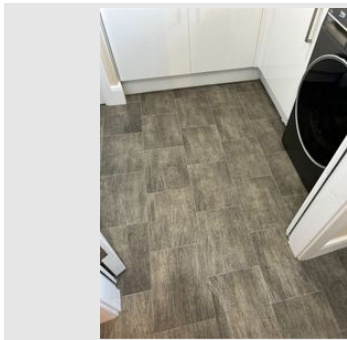


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Reference	2.11.3

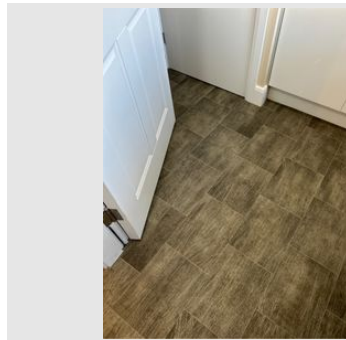


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Reference	2.11.4

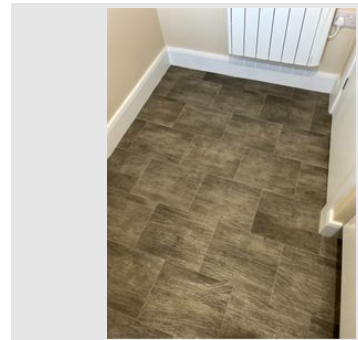
Floor



Provided by	Inspector
Captured (via App):	25/11/2025 10:39 AM
Added	25/11/2025
Reference	2.12.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:39 AM
Added	25/11/2025
Reference	2.12.2

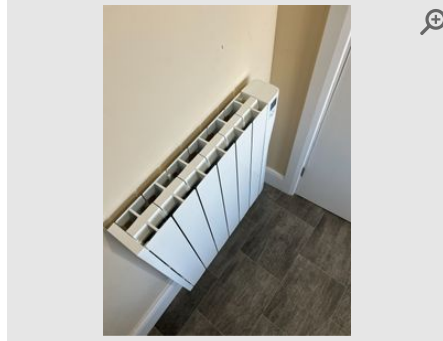


Provided by	Inspector
Captured (via App):	25/11/2025 10:39 AM
Added	25/11/2025
Reference	2.12.3

Radiator

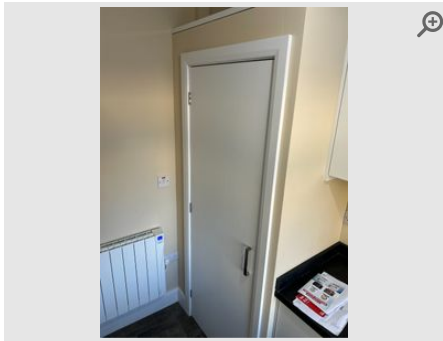


Provided by	Inspector
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Added	25/11/2025
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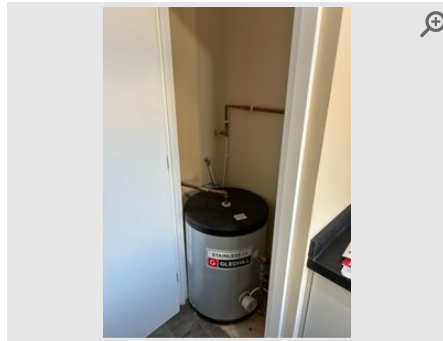


Provided by	Inspector
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Added	25/11/2025
Reference	2.13.2

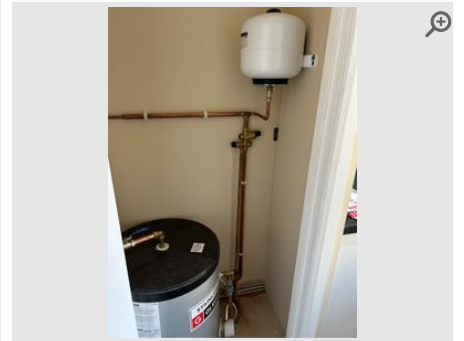
Storage Cupboard



Provided by	Inspector
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Added	25/11/2025
Reference	2.14.1

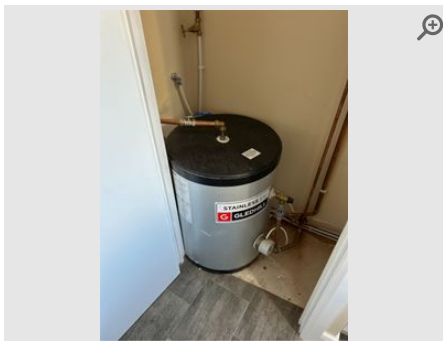


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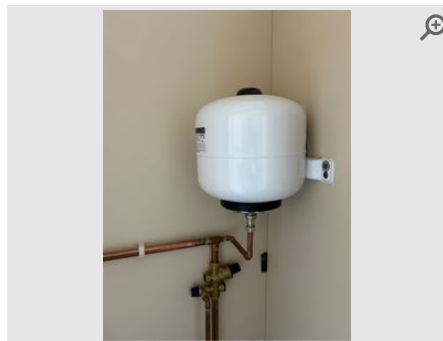


Provided by	Inspector
Captured (via App):	25/11/2025 10:40 AM
Added	25/11/2025
Reference	2.14.3

Immersion Heater



Provided by	Inspector
Captured (via App):	25/11/2025 10:40 AM
Added	25/11/2025
Reference	2.15.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:40 AM
Added	25/11/2025
Reference	2.15.2



Provided by	Inspector
Captured (via App):	25/11/2025 10:40 AM
Added	25/11/2025
Reference	2.15.3



Provided by	Inspector
Captured (via App):	25/11/2025 10:40 AM
Added	25/11/2025
Reference	2.15.4

Extractor Fan



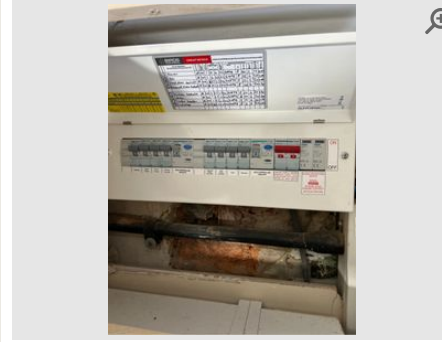
Provided by	Inspector
Captured (via App):	25/11/2025 10:40 AM
Added	25/11/2025
Reference	2.16.1

Smoke Alarm



Provided by	Inspector
Captured (via App):	25/11/2025 10:40 AM
Added	25/11/2025
Reference	2.17.1

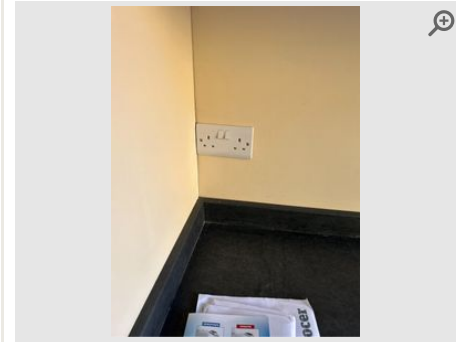
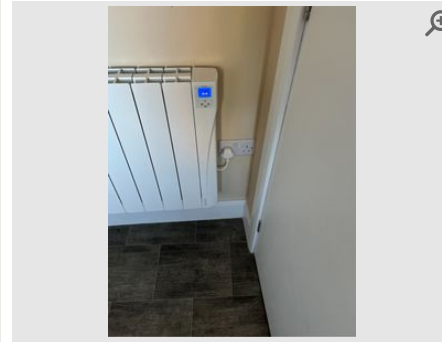
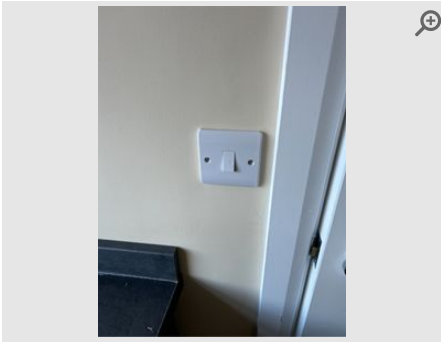
Fuse Board



Provided by	Inspector
Captured (via App):	25/11/2025 11:38 AM
Added	25/11/2025
Reference	2.18.1

Provided by	Inspector
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Added	25/11/2025
Reference	2.18.2

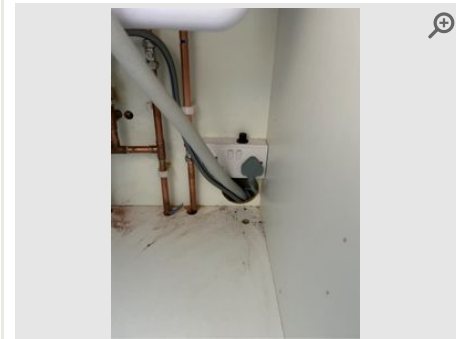
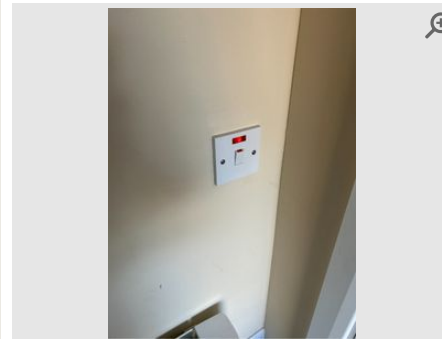
Sockets & Switches



Provided by	Inspector
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Added	25/11/2025
Reference	2.19.1

Provided by	Inspector
Captured (via App):	25/11/2025 11:15 AM
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Reference	2.19.2

Provided by	Inspector
Captured (via App):	25/11/2025 11:15 AM
Added	25/11/2025
Reference	2.19.3



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Reference	2.19.4

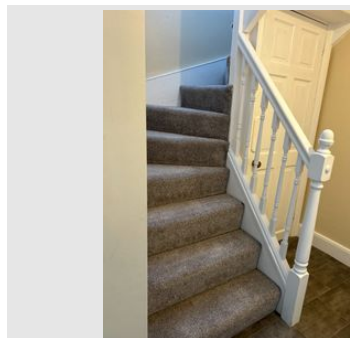
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Reference	2.19.5

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Added	25/11/2025
Reference	2.19.6

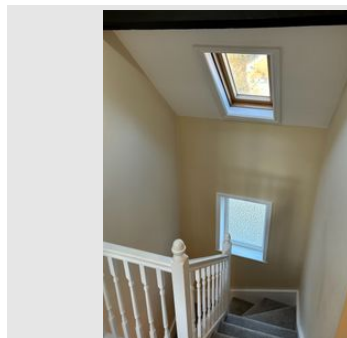
3 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Description: Carpeted stairway and landing with painted walls, timber balustrade, and ceiling light. Condition: All fittings secure with no visible damage or looseness. Cleanliness: Clean and tidy; free from debris or cobwebs.	● Good	● Good	📷 6 photos
3.2 Bannister/Hand Rail	Wooden balustrades. Wooden handrail Condition: Minor marks, scratches and/or paint chips evident to the rails. Cleanliness: Free of dirt, dust and cobwebs. No drip marks evident.	● Fair	● Good	📷 4 photos
3.3 Floor	Carpeted Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	📷 3 photos
3.4 Walls	Plastered & painted magnolia Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Fair	● Good	📷 7 photos
3.5 Skirting Board	Natural wood (skirting). White (matt) Condition: Minor evidence of marks, scratches, chips and/or scuffs. Minor cracks around the joins. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Fair	● Fair	📷 7 photos
3.6 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.	● Good	● Fair	📷 3 photos
3.7 Smoke Alarm	Ceiling mounted. Linked system Condition: Casing free of marks, scratches and stains. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	📷 1 photo
3.8 Light Fittings	Ceiling. Spotlight(s). 3 fixings in total Condition: No visible defects or damage evident to the light fittings. Cleanliness: Minor evidence of dust present to the fittings.	● Good	● Fair	📷 4 photos
3.9 Windows and Sills	Standard window. Velux window. 2 in total. UPVC double glazed X2 Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Minor evidence of dirt/dust and/or loose debris to the frame and/or sill. Minor smears to the glazing.	● Good	● Fair	📷 2 photos
3.10 Sockets & Switches	All sockets/switches plastic. 2 in total Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	📷 2 photos

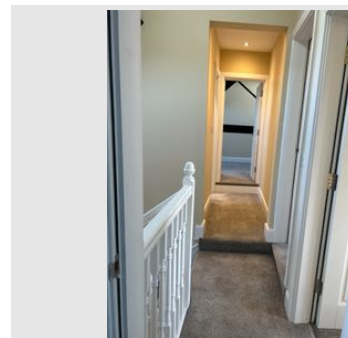
General Overview



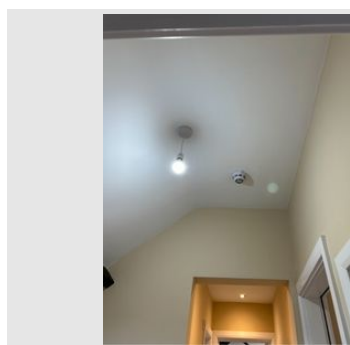
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Added	25/11/2025
Reference	3.1.1



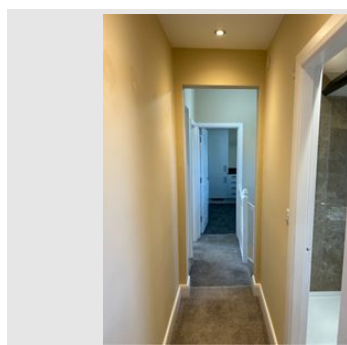
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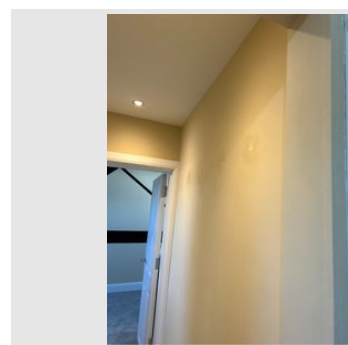
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Reference	3.1.4

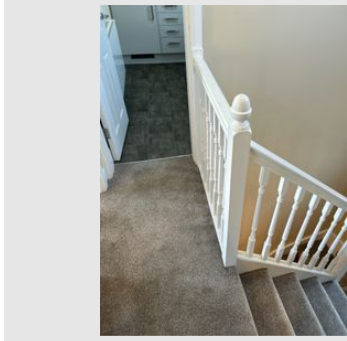


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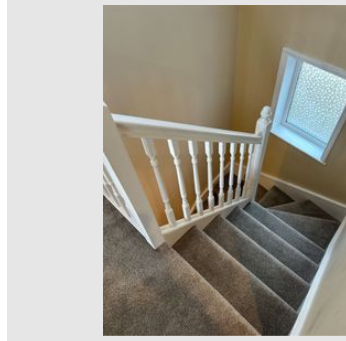


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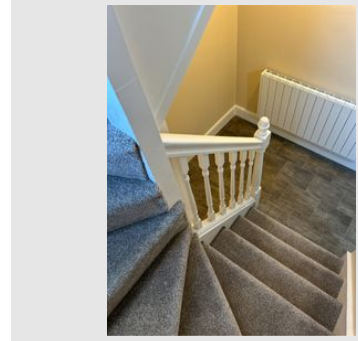
Bannister/Hand Rail



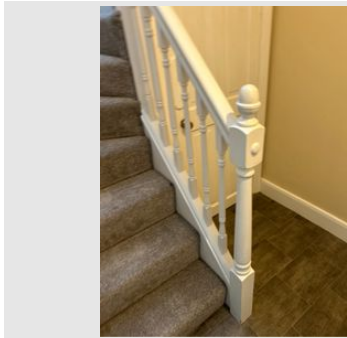
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Reference	3.2.1



Provided by	Inspector
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Reference	3.2.2



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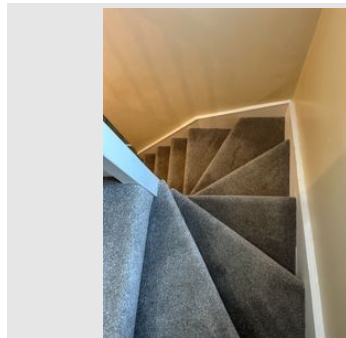


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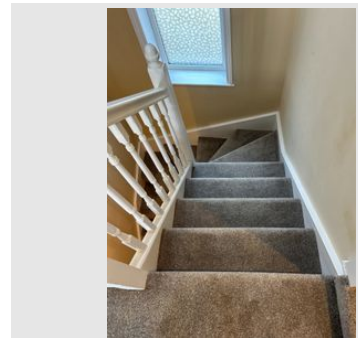
Floor



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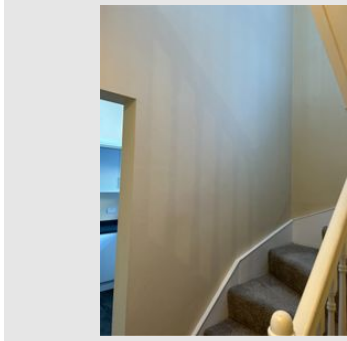


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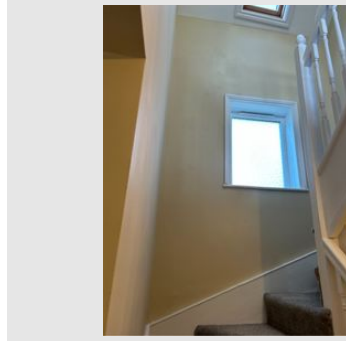


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Walls



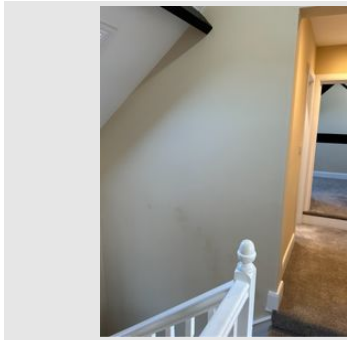
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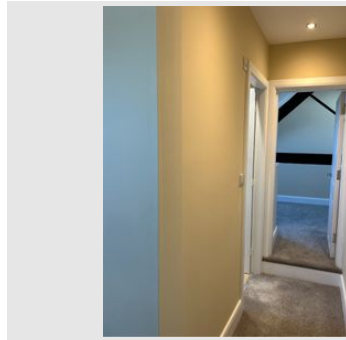
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Added	25/11/2025
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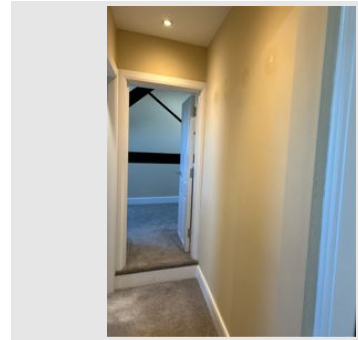
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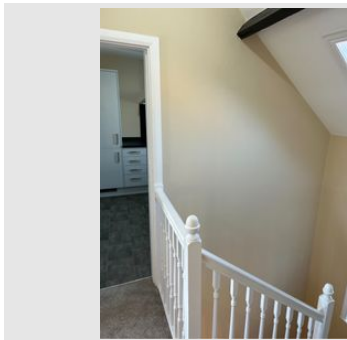
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Reference	3.4.5

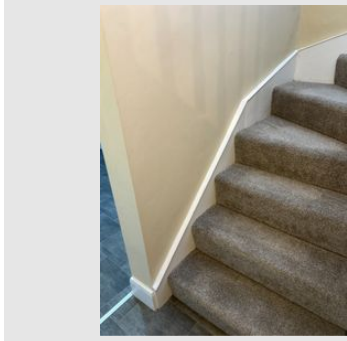


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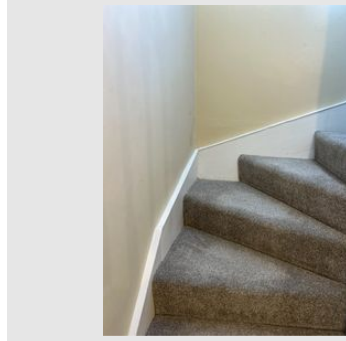


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Reference	3.4.7

Skirting Board



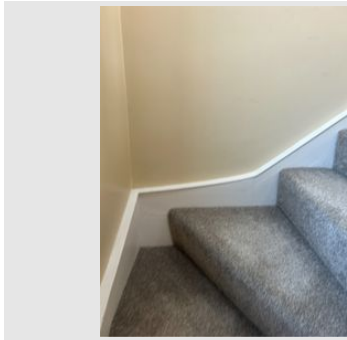
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Added	25/11/2025
Reference	3.5.1



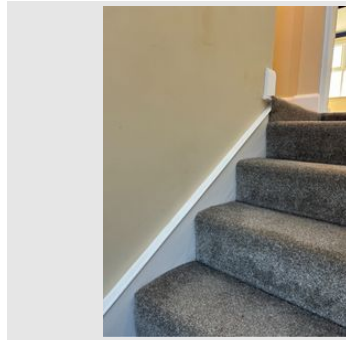
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Added	25/11/2025
Reference	3.5.2



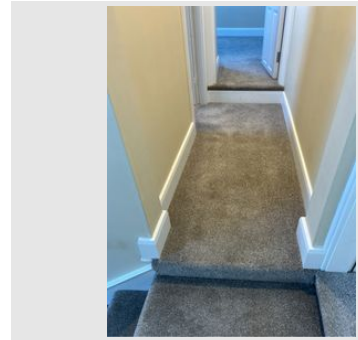
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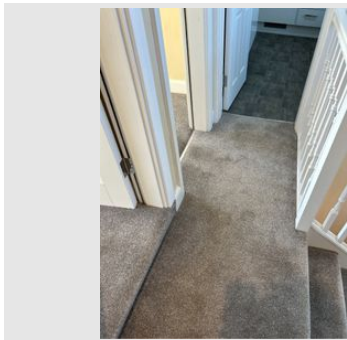
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Added	25/11/2025
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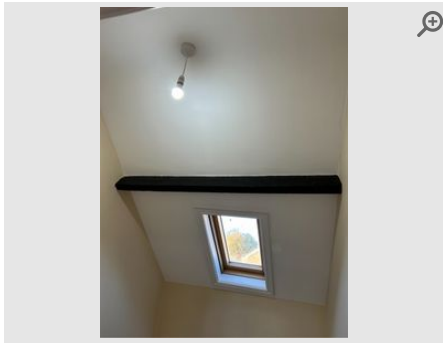


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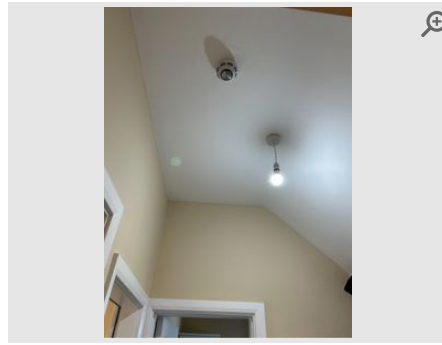


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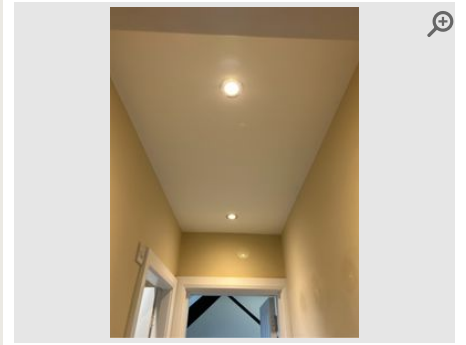
Ceiling



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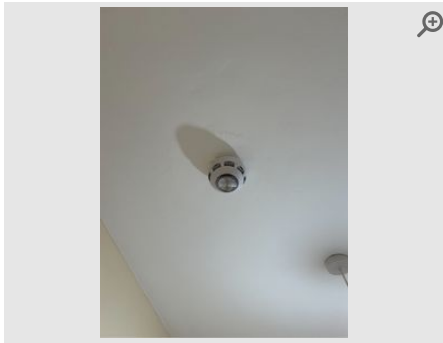


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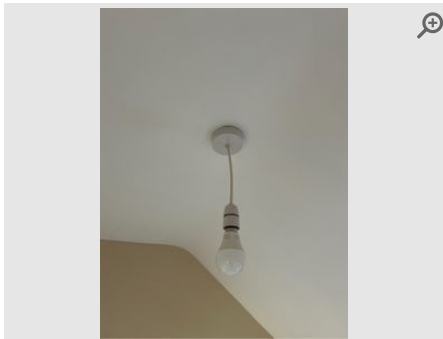
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Smoke Alarm

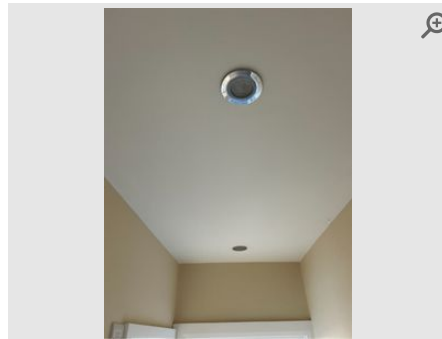


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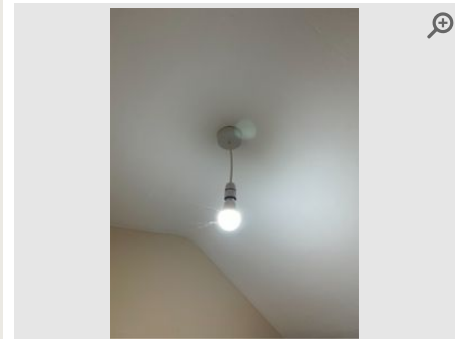
Light Fittings



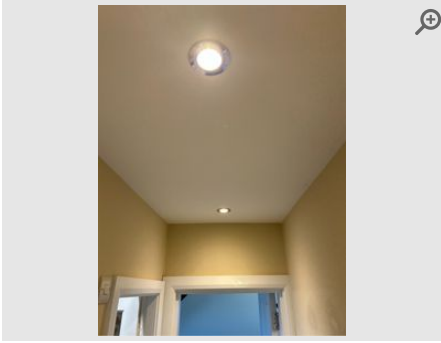
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Reference	3.8.3

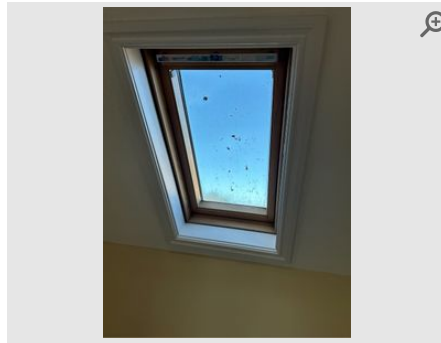


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Windows and Sills

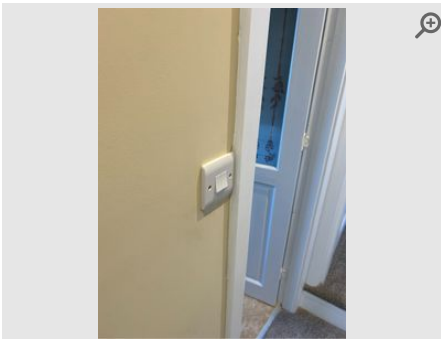


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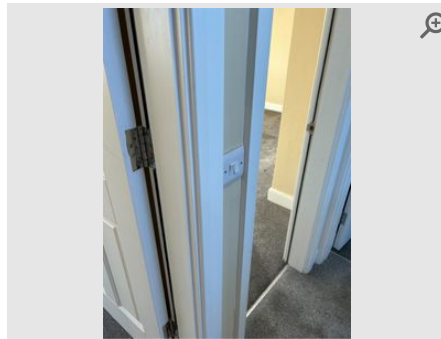


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Added	25/11/2025
Reference	3.9.2

Sockets & Switches



Provided by	Inspector
Captured (via App):	25/11/2025 11:17 AM
Added	25/11/2025
Reference	3.10.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:17 AM
Added	25/11/2025
Reference	3.10.2

4 Kitchen

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Description: Modern fitted kitchen with laminate worktops, cupboards, drawers, tiled splashback, stainless steel sink, integrated oven, hob, extractor, dishwasher, and fridge freezer. Condition: Light surface wear to worktops and sink; small marks to cupboard interiors and appliance exteriors. All units operational and secure. Cleanliness: Tidy overall; minor grease to oven and light residue to cupboard interiors.	● Good	● Good	6 photos
4.2 Door (Internal)	Hinged door. Wood panelled; chrome handle Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	2 photos
4.3 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	4 photos
4.4 Light Fittings	Ceiling. 1 fixing in total Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	2 photos
4.5 Walls	Plastered & painted magnolia Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	7 photos
4.6 Skirting Board	Natural wood (skirting). White (matt) Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	4 photos
4.7 Windows and Sills	Standard window. Keys present Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Minor evidence of dirt/dust and/or loose debris to the frame and/or sill. Minor smears to the glazing.	● Good	● Fair	1 photo
4.8 Radiator	Electric wall-mounted Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	2 photos
4.9 Floor	Vinyl Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	3 photos
4.10 Kitchen Cupboards/Units	Base units present Condition: Unit frames and doors free of marks, scratches and stains. Shelving free of marks, stains and chips. Free of items inside. All hinges and handles intact. Cleanliness: Doors and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the cupboard(s).	● Good	● Good	7 photos
4.11 Kitchen Drawers	4 drawers Condition: All drawers handles and drawers fascias intact and free for marks, stains and scratches. All runners intact and drawers open smoothly. Free of items inside. Cleanliness: Drawer fascias and interior free of dirt and dust. No evidence of cobwebs or drip marks to the interior and exterior of the drawer(s).	● Good	● Good	5 photos

Item	Description	Condition	Cleanliness	Photos
4.12 Kitchen Worksurfaces	Laminate stone effect worksurface Condition: Minor marks, scratches and/or stains visible. Appears securely fitted. Cleanliness: Free of dirt, dust and loose debris. No grease or food residue evident.	● Fair	● Good	6 photos
4.13 Kitchen Sink	Double bowl. Draining board. Stainless steel Condition: Minor evidence of marks, wear and tear scratches and/or light staining to the basin and/or draining board. Plug present. Cleanliness: Minor evidence of loose debris and stains to the basin and the draining board. No/very minor presence of limescale to the taps.	● Fair	● Fair	2 photos
4.14 Hob	Ceramic hob. 4 rings Condition: Rings intact and free from visible defects. The surface is free of marks, scratches and wearing. Cleanliness: Free of dirt, loose debris, grease and food residue.	● Good	● Good	2 photos
4.15 Oven	Oven and grill. Chrome rack x 1. 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: Minor evidence of grease/burnt food residue to the interior and shelving.	● Fair	● Fair	4 photos
4.16 Extractor Cooker Hood	Chimney hood Condition: Casing is free of marks, stains and scratches. Fan is responsive and in working order. Cleanliness: Free of dirt, dust, grease and food residue to the filters, controls and casing.	● Good	● Good	2 photos
4.17 Fridge Freezer (Integrated)	Upright Condition: Casing and doors intact and free of marks, dents and stains. Shelving, drawers and trays intact and free from cracks and visible defects. The interior light is in working order. No build up of frost or ice. Cleanliness: Free of dirt, dust and stains to the interior and exterior. No grease or food residue present to the shelves and drawers.	● Good	● Good	5 photos
4.18 Dishwasher	Integrated. Cutlery holder Condition: Casing and door free of marks, dents and stains. Door hinges and rack runners operating smoothly. Rack shelving intact. Cleanliness: Minor evidence of dirt and food residue to the filters and interior.	● Good	● Fair	4 photos
4.19 Sockets & Switches	All sockets/switches plastic. 8 in total Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Good	● Fair	5 photos

General
Overview



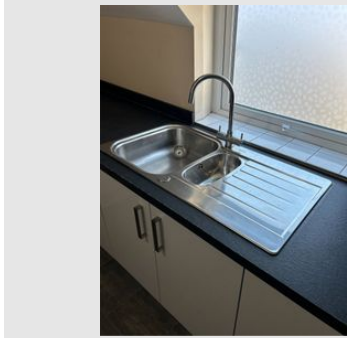
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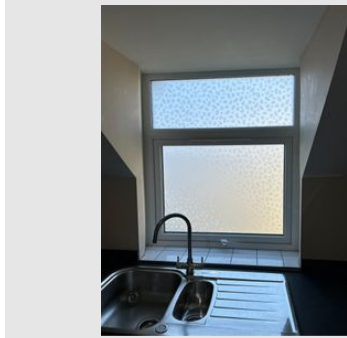
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Added	25/11/2025
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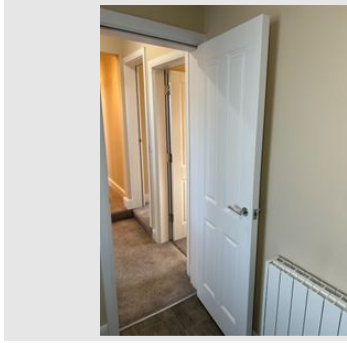


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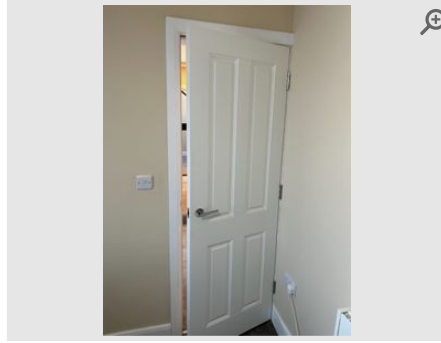


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Added	25/11/2025
Reference	4.1.6

Door
(Internal)

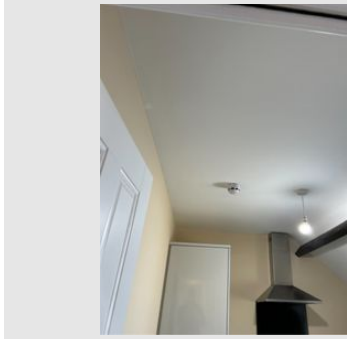


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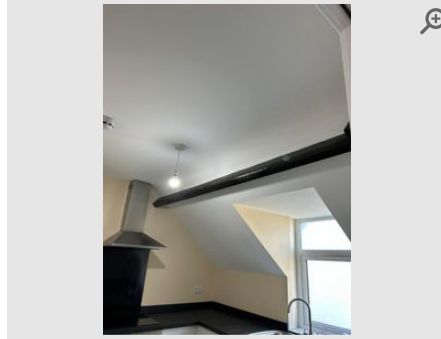


Provided by	Inspector
Captured (via App):	25/11/2025 10:46 AM
Added	25/11/2025
Reference	4.2.2

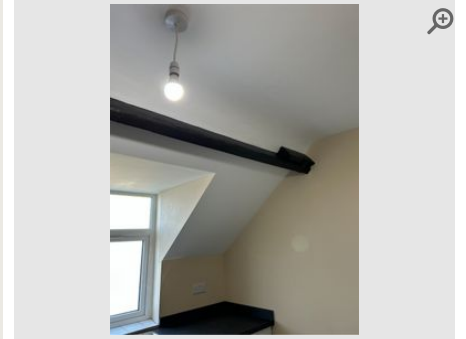
Ceiling



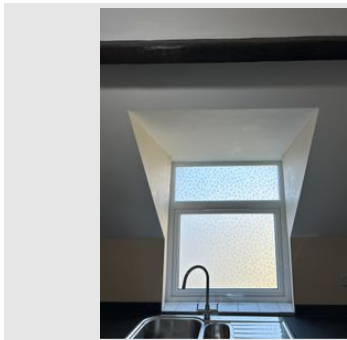
Provided by	Inspector
Captured (via App):	25/11/2025 10:46 AM
Added	25/11/2025
Reference	4.3.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:46 AM
Added	25/11/2025
Reference	4.3.2

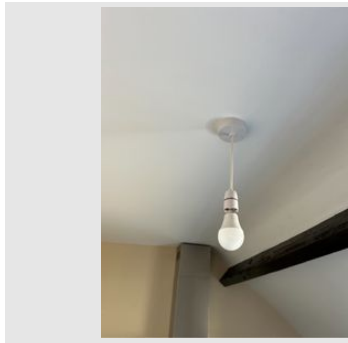


Provided by	Inspector
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Added	25/11/2025
Reference	4.3.3

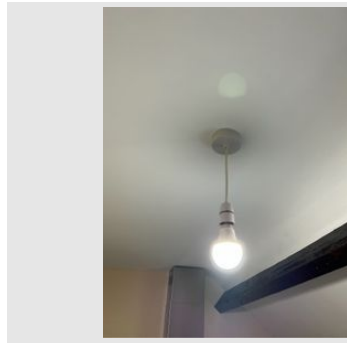


Provided by	Inspector
Captured (via App):	25/11/2025 10:46 AM
Added	25/11/2025
Reference	4.3.4

Light Fittings

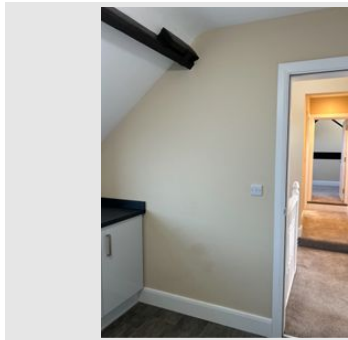


Provided by	Inspector
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Added	25/11/2025
Reference	4.4.1

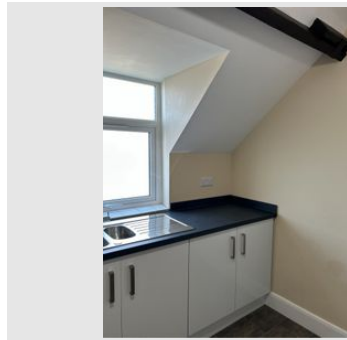


Provided by	Inspector
Captured (via App):	25/11/2025 10:46 AM
Added	25/11/2025
Reference	4.4.2

Walls



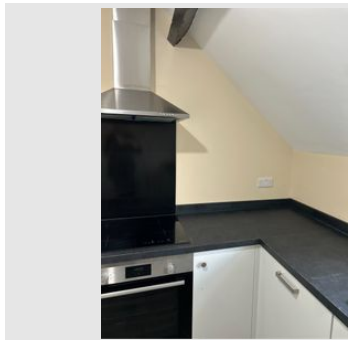
Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.5.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.5.2



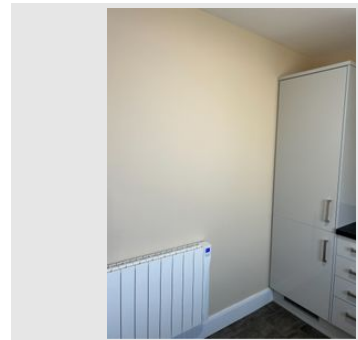
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Added	25/11/2025
Reference	4.5.3



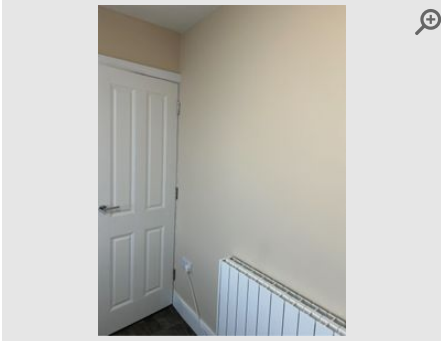
Provided by	Inspector
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Added	25/11/2025
Reference	4.5.4



Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.5.5

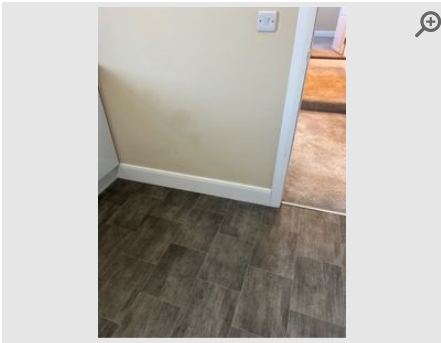


Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.5.6

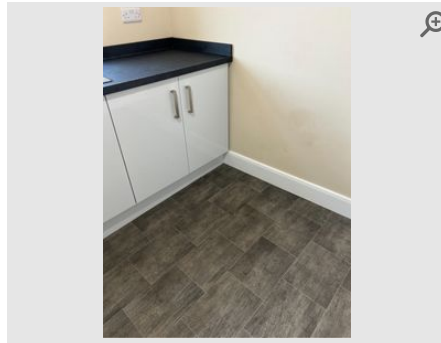


Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.5.7

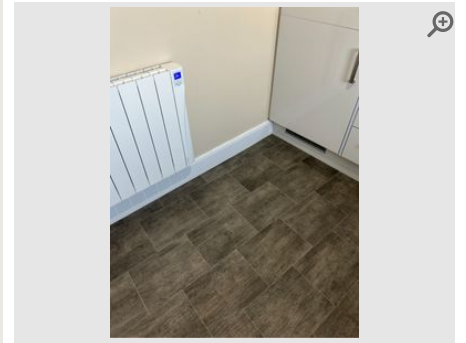
Skirting Board



Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.6.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.6.2

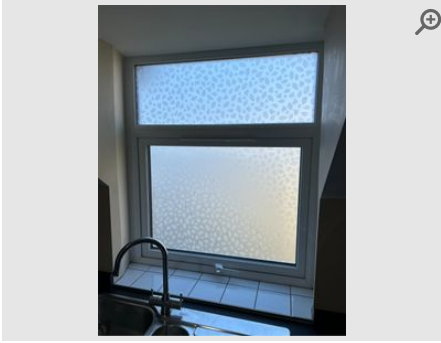


Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.6.3



Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.6.4

Windows and Sills



Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.7.1

Radiator

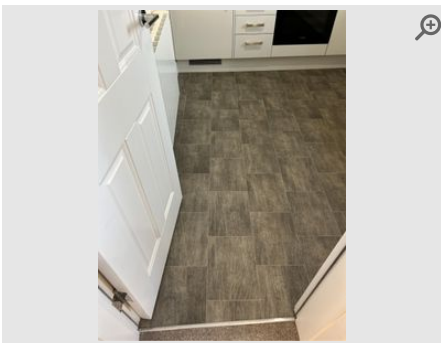


Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.8.1

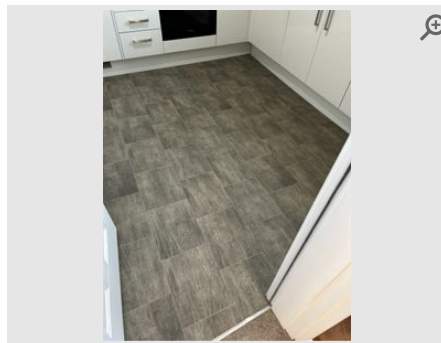


Provided by	Inspector
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Added	25/11/2025
Reference	4.8.2

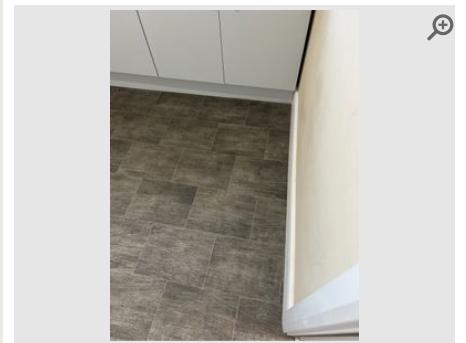
Floor



Provided by	Inspector
Captured (via App):	25/11/2025 10:47 AM
Added	25/11/2025
Reference	4.9.1

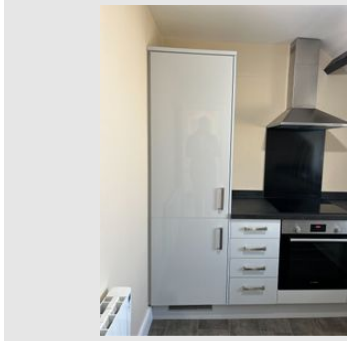


Provided by	Inspector
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Added	25/11/2025
Reference	4.9.2

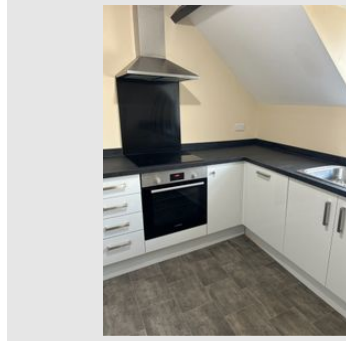


Provided by	Inspector
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Added	25/11/2025
Reference	4.9.3

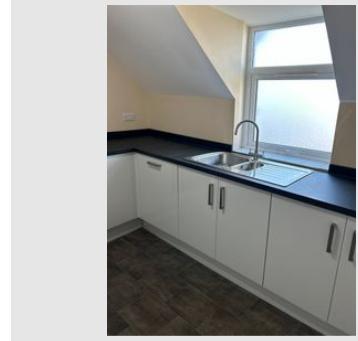
Kitchen Cupboards/Units



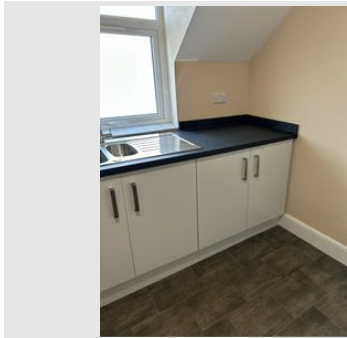
Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.10.1



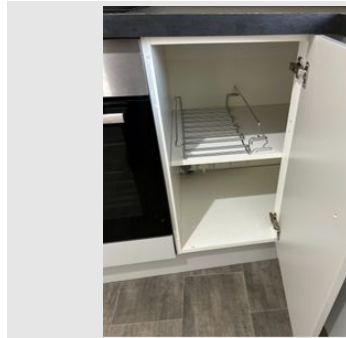
Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.10.2



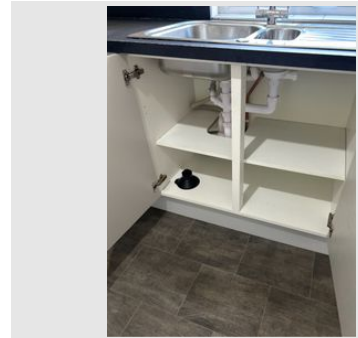
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Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.10.3



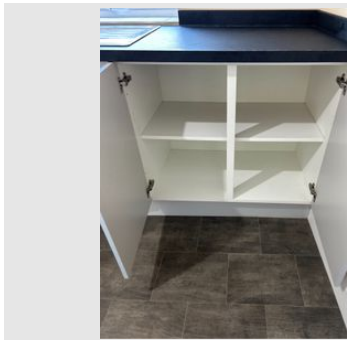
Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.10.4



Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.10.5



Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.10.6



Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.10.7

Kitchen Drawers



Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.11.1



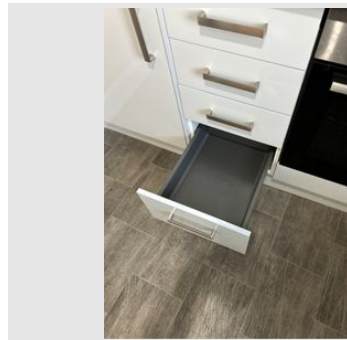
Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.11.2



Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.11.3

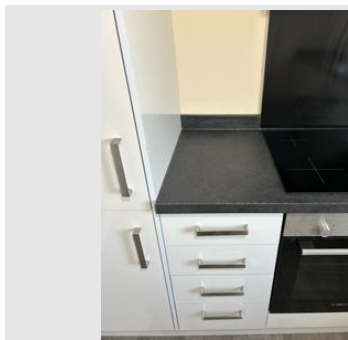


Provided by	Inspector
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Added	25/11/2025
Reference	4.11.4

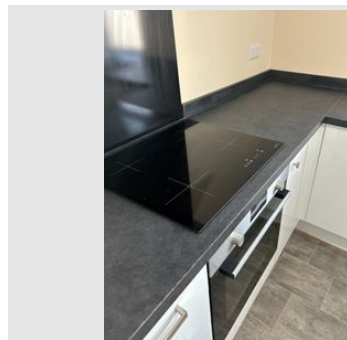


Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.11.5

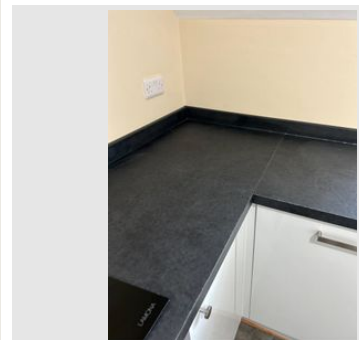
Kitchen Worksurfaces



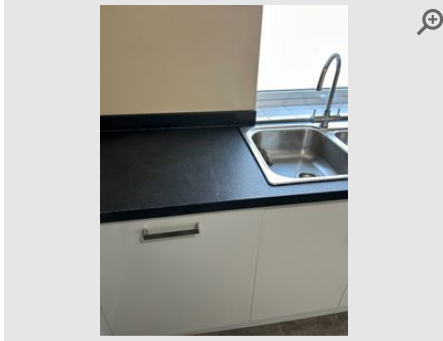
Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.12.1



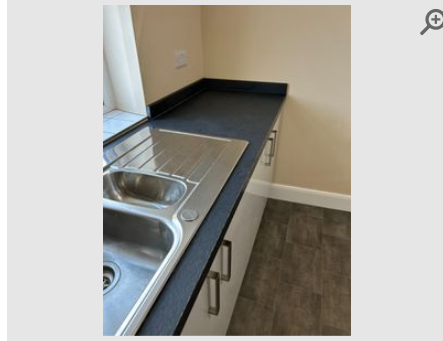
Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.12.2



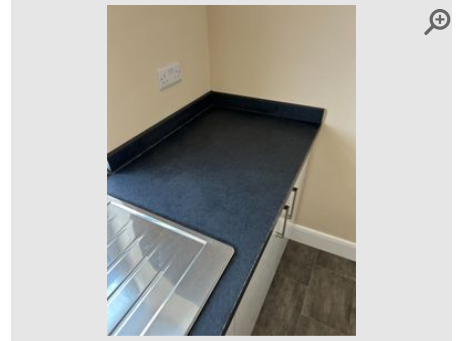
Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.12.3



Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.12.4



Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.12.5

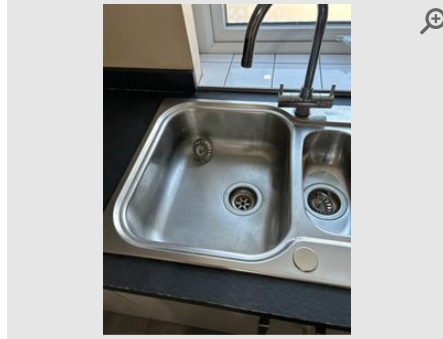


Provided by	Inspector
Captured (via App):	25/11/2025 10:48 AM
Added	25/11/2025
Reference	4.12.6

Kitchen Sink



Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.13.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.13.2

Hob



Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.14.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.14.2

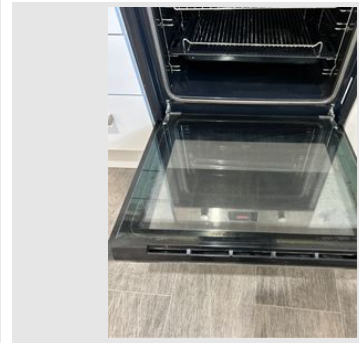
Oven



Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.15.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.15.2

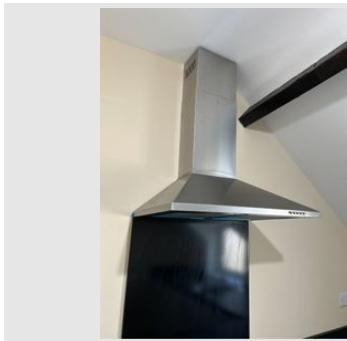


Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.15.3

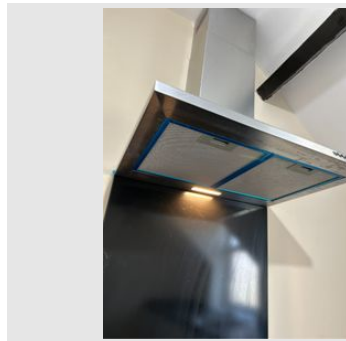


Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.15.4

Extractor Cooker Hood

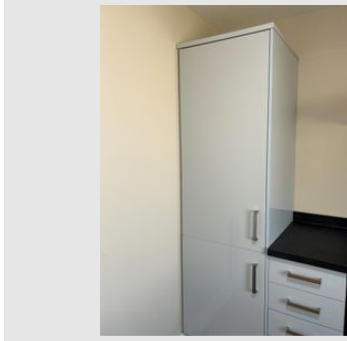


Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.16.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:49 AM
Added	25/11/2025
Reference	4.16.2

Fridge Freezer (Integrated)



Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.17.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.17.2



Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.17.3

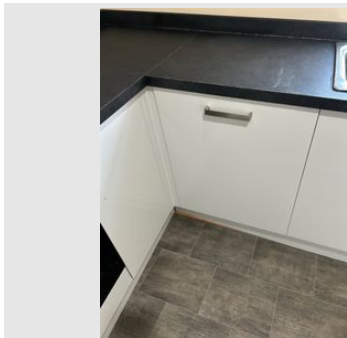


Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.17.4

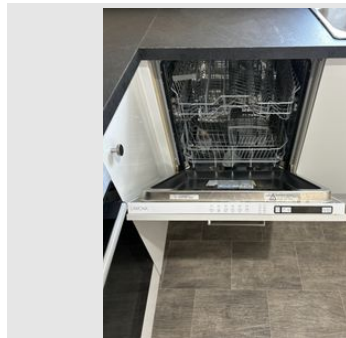


Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.17.5

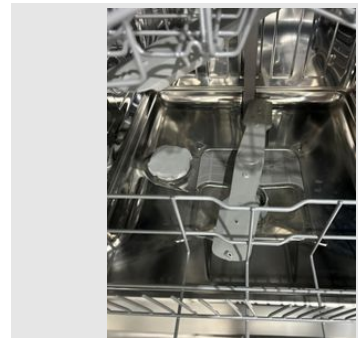
Dishwasher



Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.18.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.18.2

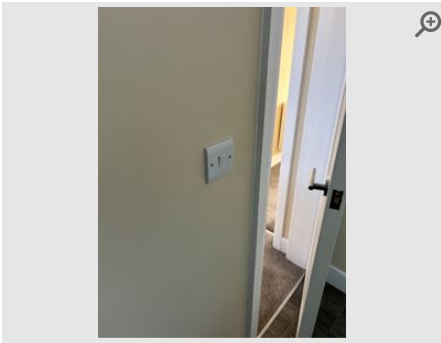


Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.18.3

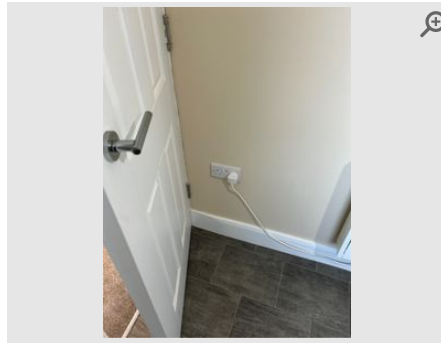


Provided by	Inspector
Captured (via App):	25/11/2025 10:50 AM
Added	25/11/2025
Reference	4.18.4

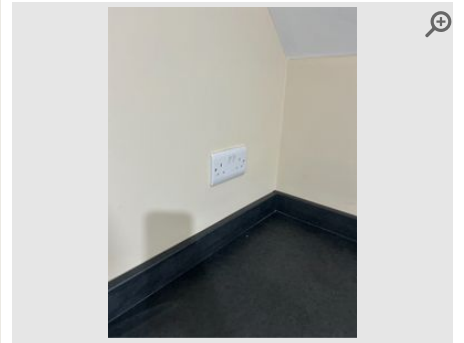
Sockets & Switches



Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.19.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.19.2



Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.19.3



Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.19.4

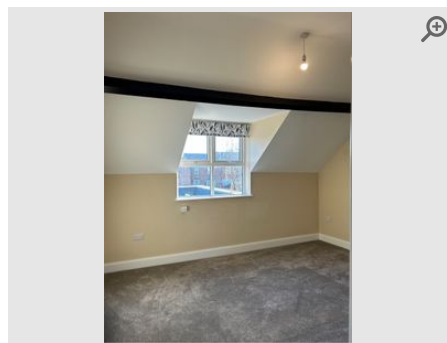


Provided by	Inspector
Captured (via App):	25/11/2025 11:20 AM
Added	25/11/2025
Reference	4.19.5

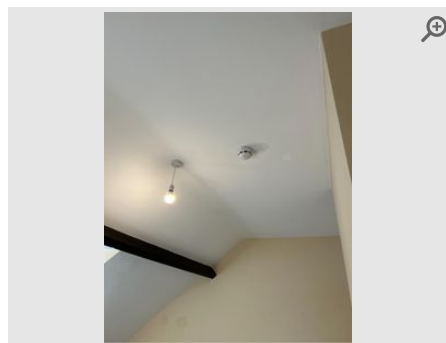
5 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Description: Main living area with painted walls, fitted flooring, ceiling light, radiator, and window to front aspect. Condition: Minor scuffs to walls and faint marks to window glass. Fixtures intact and undamaged. Cleanliness: Clean throughout; surfaces and floor free from dust or debris.	● Good	● Good	6 photos
5.2 Door (Internal)	Hinged door. Wood panelled; chrome handle Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	2 photos
5.3 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	4 photos
5.4 Light Fittings	Ceiling. 1 fixing in total 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 Walls	Plastered & painted magnolia Condition: Minor evidence of marks, smudges and/or scuffs to the walls. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Fair	● Good	9 photos
5.6 Skirting Board	Natural wood (skirting). White (matt) Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	8 photos
5.7 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Keys present. Roller blind Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Minor evidence of dirt/dust and/or loose debris to the frame and/or sill. Minor smears to the glazing.	● Good	● Fair	4 photos
5.8 Radiator	Electric wall-mounted Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	2 photos
5.9 Floor	Carpeted Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	5 photos
5.10 Sockets & Switches	All sockets/switches plastic. 7 in total Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Minor evidence of dirt/dust or loose debris.	● Good	● Fair	5 photos

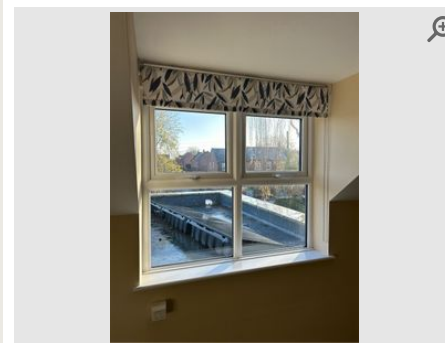
General Overview



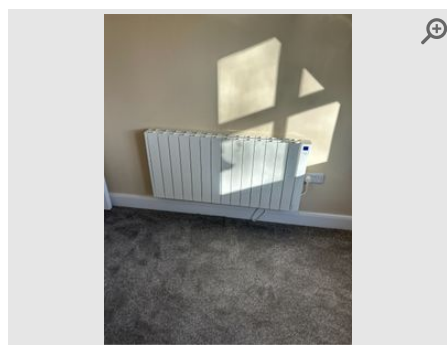
Provided by	Inspector
Captured (via App):	25/11/2025 10:55 AM
Added	25/11/2025
Reference	5.1.1



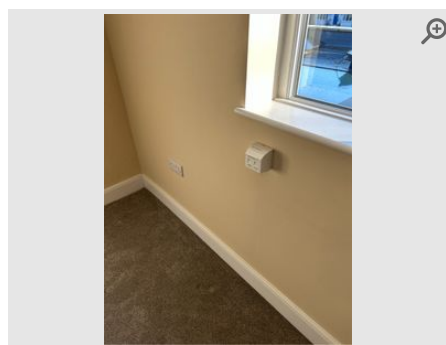
Provided by	Inspector
Captured (via App):	25/11/2025 10:55 AM
Added	25/11/2025
Reference	5.1.2



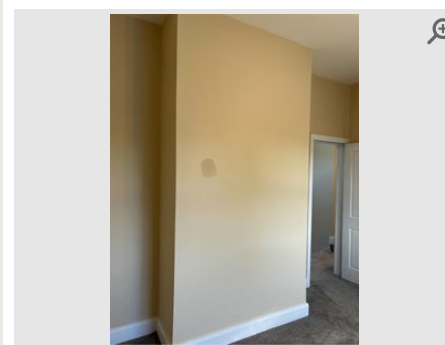
Provided by	Inspector
Captured (via App):	25/11/2025 10:55 AM
Added	25/11/2025
Reference	5.1.3



Provided by	Inspector
Captured (via App):	25/11/2025 10:55 AM
Added	25/11/2025
Reference	5.1.4

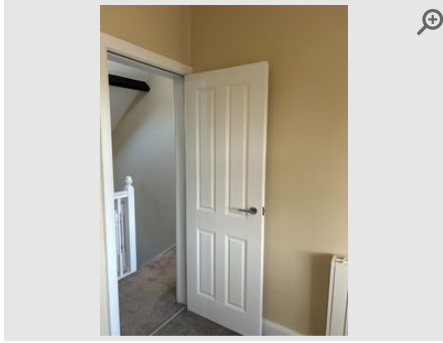


Provided by	Inspector
Captured (via App):	25/11/2025 10:55 AM
Added	25/11/2025
Reference	5.1.5

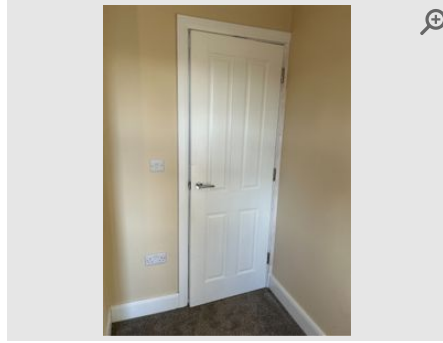


Provided by	Inspector
Captured (via App):	25/11/2025 10:55 AM
Added	25/11/2025
Reference	5.1.6

Door (Internal)



Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.2.1

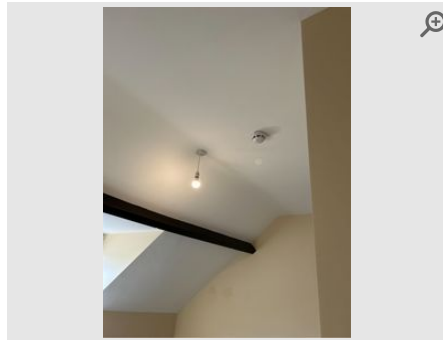


Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.2.2

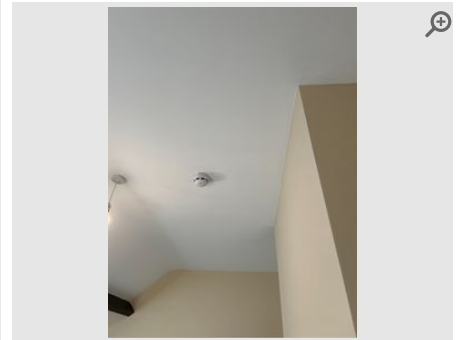
Ceiling



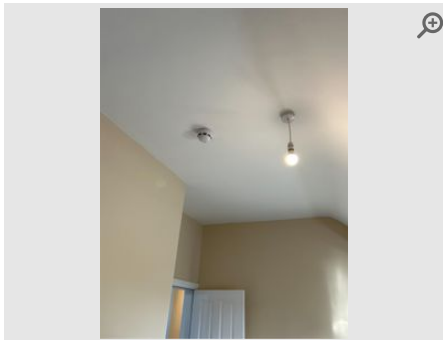
Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.3.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.3.2

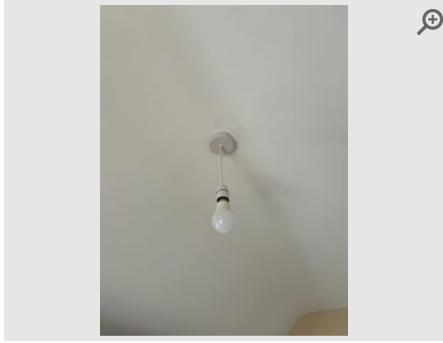


Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.3.3

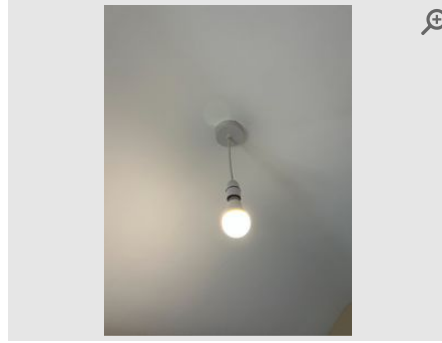


Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.3.4

Light Fittings

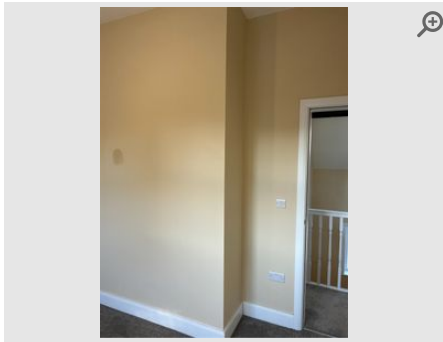


Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.4.1

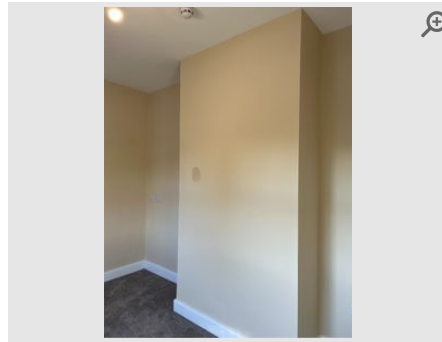


Provided by	Inspector
Captured (via App):	25/11/2025 10:56 AM
Added	25/11/2025
Reference	5.4.2

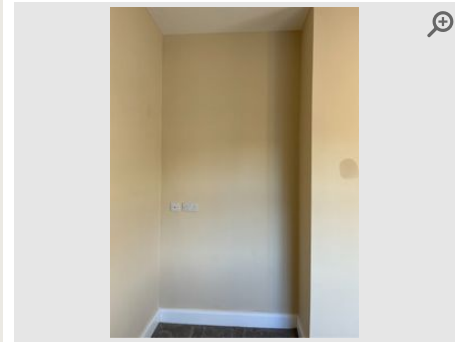
Walls



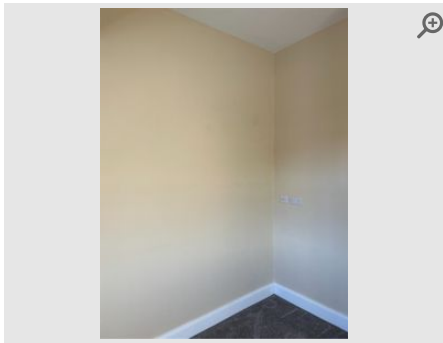
Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.1



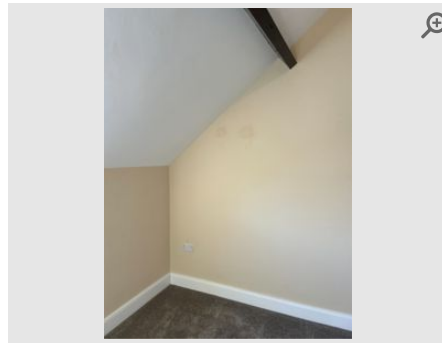
Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.2



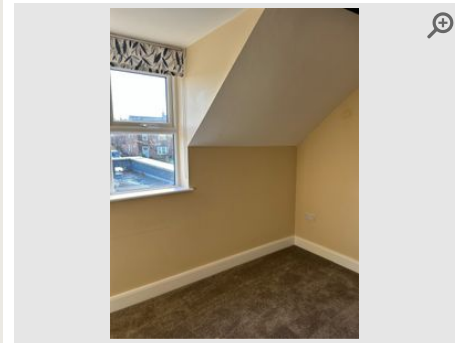
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Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.3



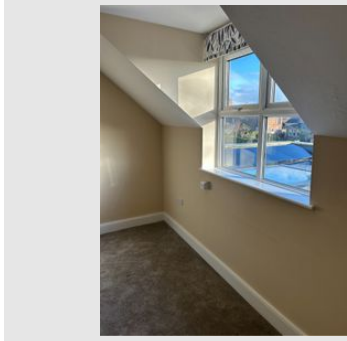
Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.4



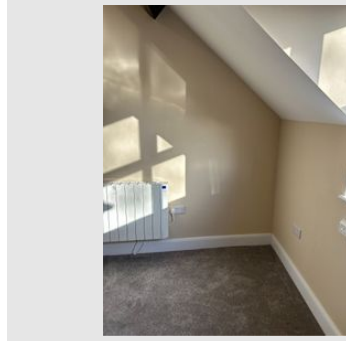
Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.5



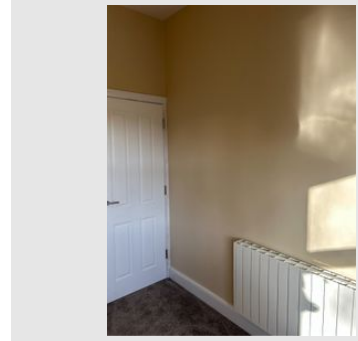
Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.6



Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.7

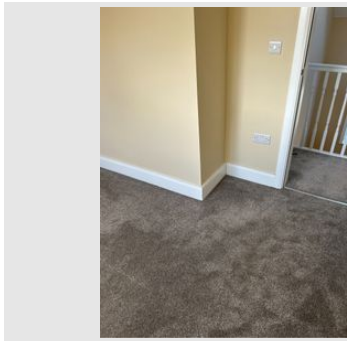


Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.8

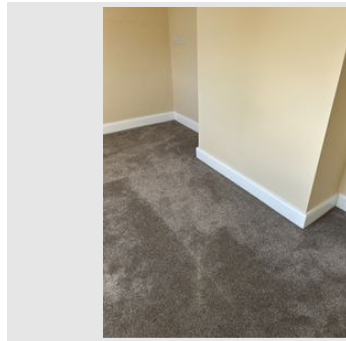


Provided by	Inspector
Captured (via App):	25/11/2025 10:57 AM
Added	25/11/2025
Reference	5.5.9

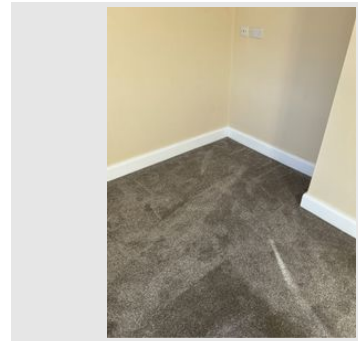
Skirting Board



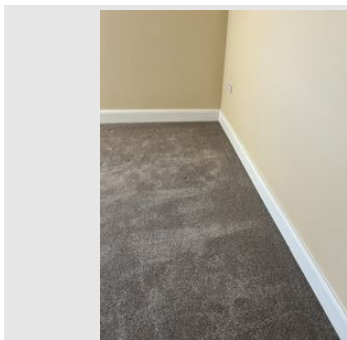
Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.6.1



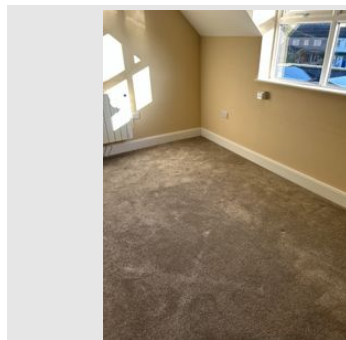
Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.6.2



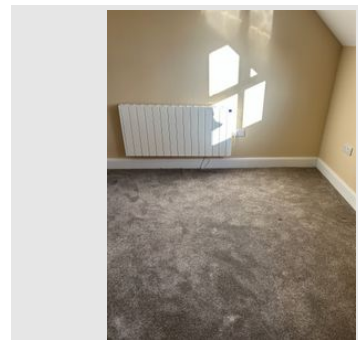
Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.6.3



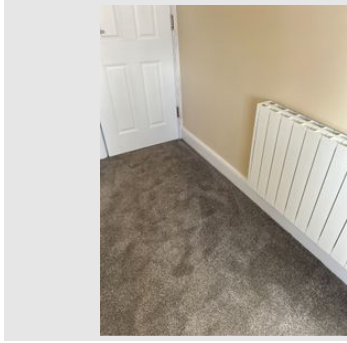
Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.6.4



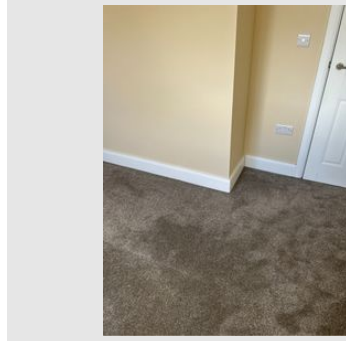
Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.6.5



Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.6.6



Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.6.7

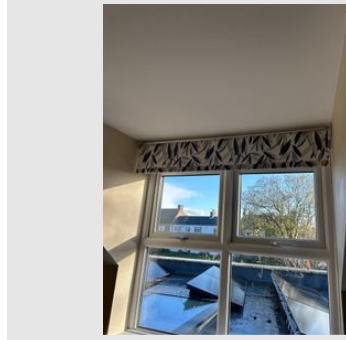


Provided by	Inspector
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Added	25/11/2025
Reference	5.6.8

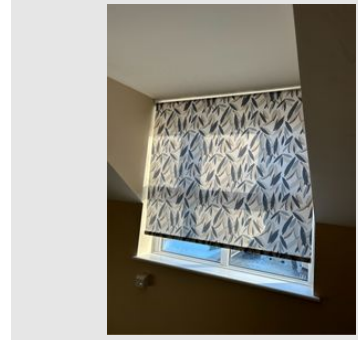
Windows and Sills



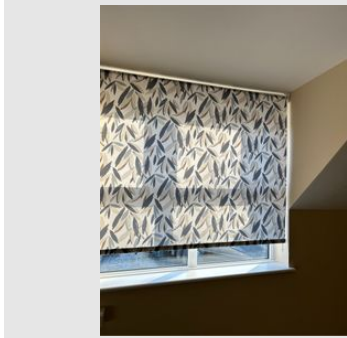
Provided by	Inspector
Captured (via App):	25/11/2025 10:58 AM
Added	25/11/2025
Reference	5.7.1



Provided by	Inspector
Captured (via App):	25/11/2025 10:58 AM
Added	25/11/2025
Reference	5.7.2

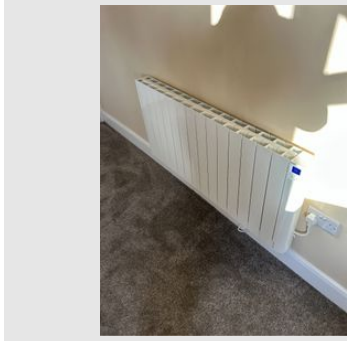


Provided by	Inspector
Captured (via App):	25/11/2025 10:58 AM
Added	25/11/2025
Reference	5.7.3

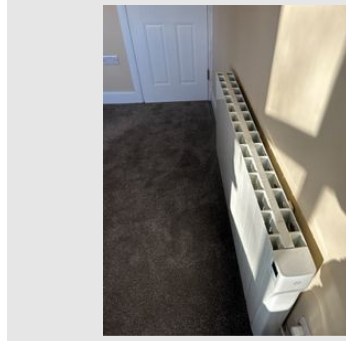


Provided by	Inspector
Captured (via App):	25/11/2025 10:58 AM
Added	25/11/2025
Reference	5.7.4

Radiator

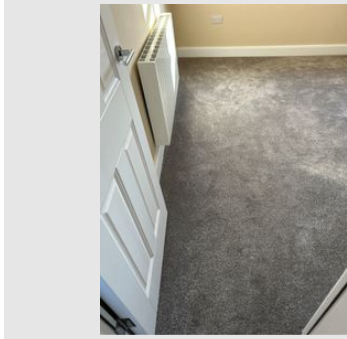


Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	5.8.1

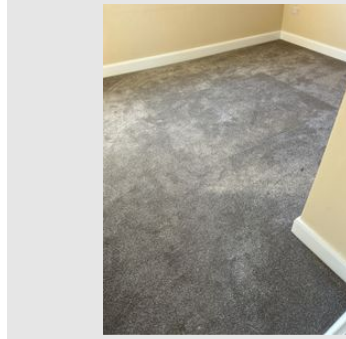


Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	5.8.2

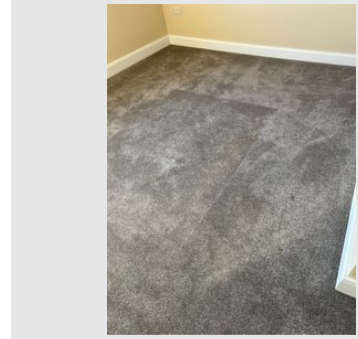
Floor



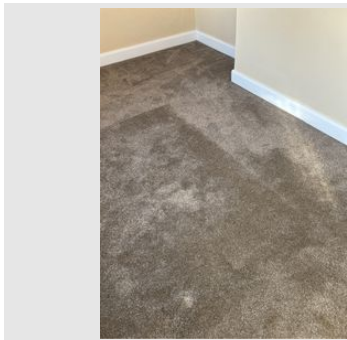
Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	5.9.1



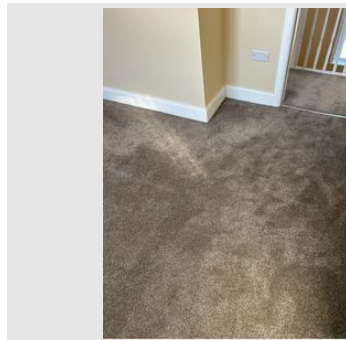
Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	5.9.2



Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	5.9.3

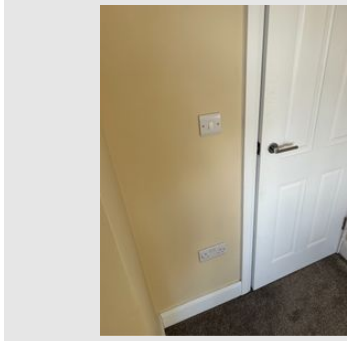


Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	5.9.4

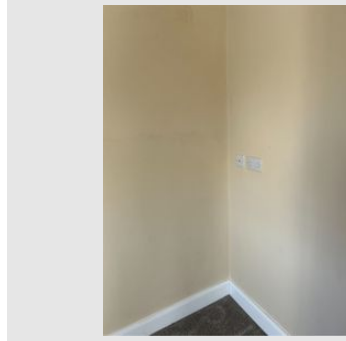


Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	5.9.5

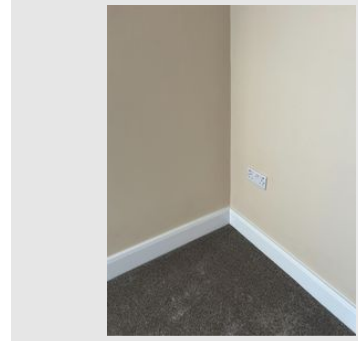
Sockets & Switches



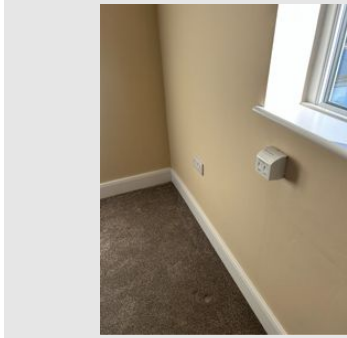
Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.10.1



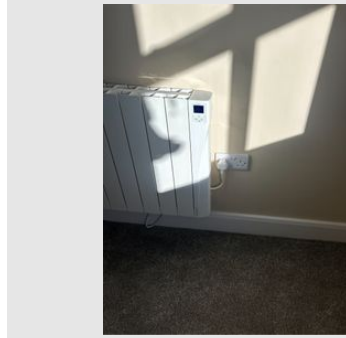
Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.10.2



Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.10.3



Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.10.4

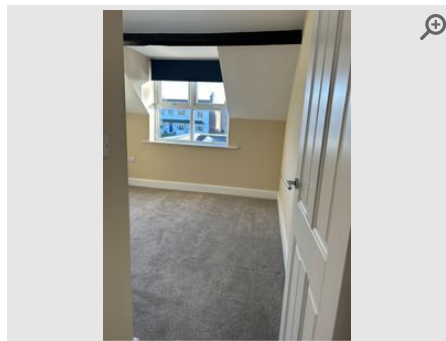


Provided by	Inspector
Captured (via App):	25/11/2025 11:22 AM
Added	25/11/2025
Reference	5.10.5

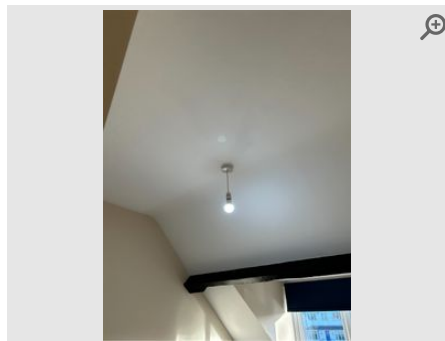
6 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Description: Double bedroom with neutral painted walls, fitted flooring, ceiling light, radiator, and window. Condition: Fixtures secure with no visible wear or defects. Cleanliness: Clean and orderly; light smears noted to window glazing.	● Good	● Good	6 photos
6.2 Door (Internal)	Hinged door. Wood panelled; chrome handle Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	2 photos
6.3 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	5 photos
6.4 Light Fittings	Ceiling. 1 fixing in total Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	1 photo
6.5 Walls	Plastered & painted magnolia Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	9 photos
6.6 Skirting Board	Natural wood (skirting). White (matt) Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	7 photos
6.7 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Keys present. Roller blind Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Minor evidence of dirt/dust and/or loose debris to the frame and/or sill. Minor smears to the glazing.	● Good	● Fair	3 photos
6.8 Radiator	Electric wall-mounted Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	2 photos
6.9 Floor	Carpeted Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	4 photos
6.10 Sockets & Switches	All sockets/switches plastic. 5 in total Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	5 photos

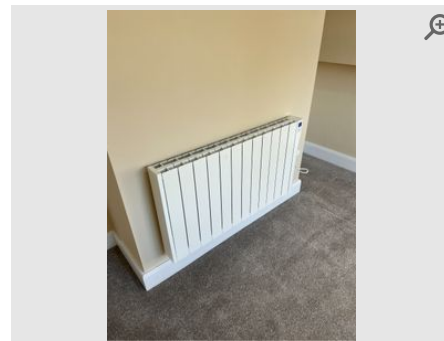
General Overview



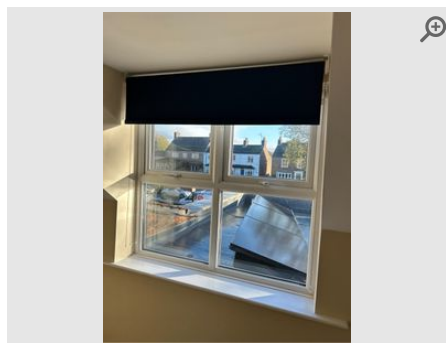
Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	6.1.1



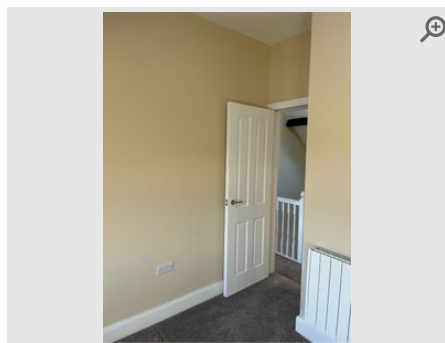
Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	6.1.2



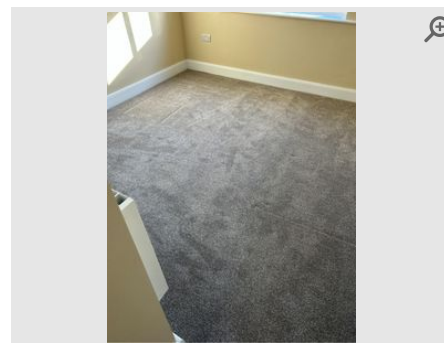
Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	6.1.3



Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	6.1.4

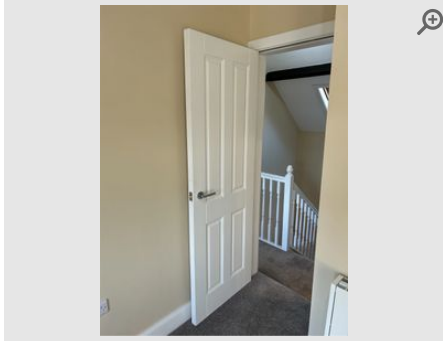


Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	6.1.5

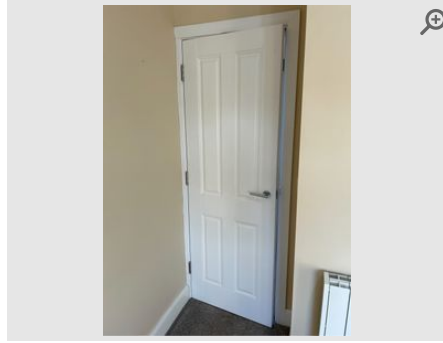


Provided by	Inspector
Captured (via App):	25/11/2025 10:59 AM
Added	25/11/2025
Reference	6.1.6

Door (Internal)

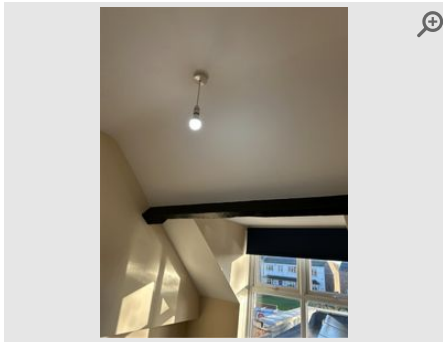


Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.2.1

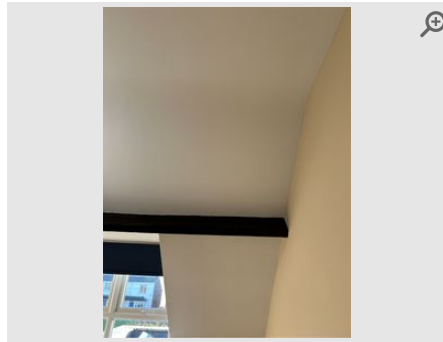


Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.2.2

Ceiling



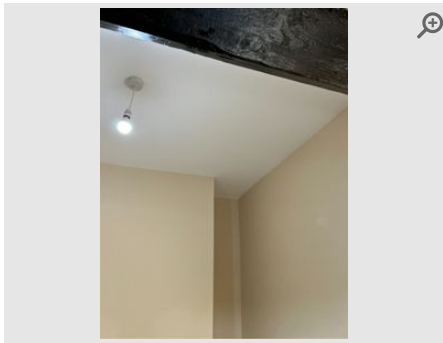
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.3.1



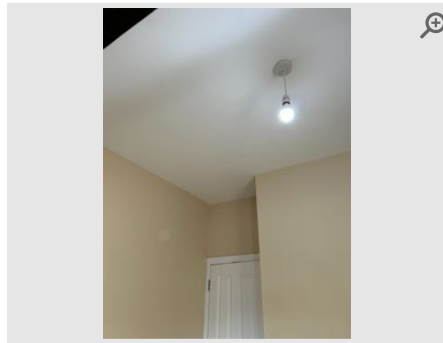
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.3.2



Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.3.3

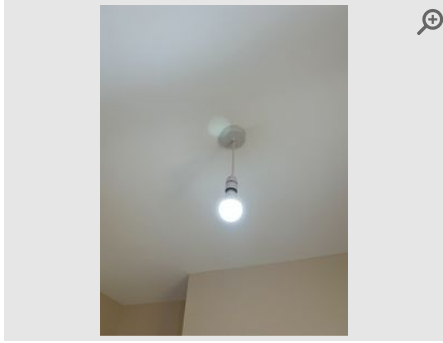


Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.3.4



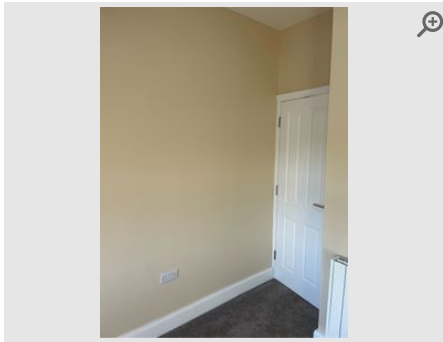
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.3.5

Light Fittings

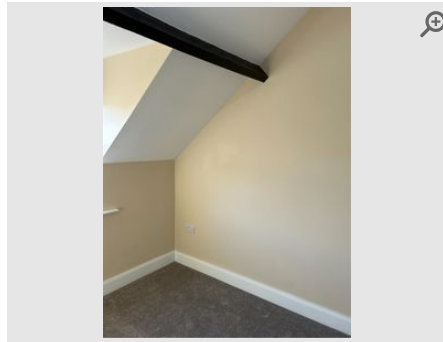


Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.4.1

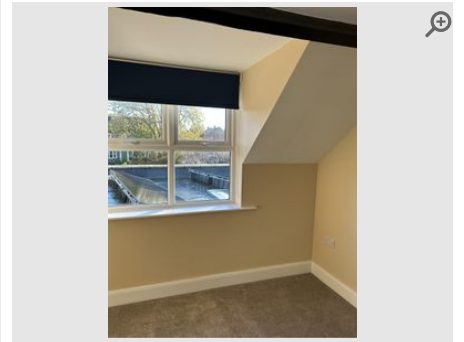
Walls



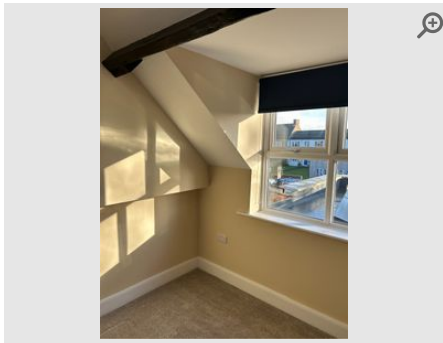
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.1



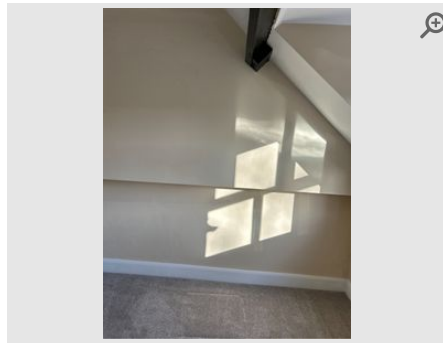
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.2



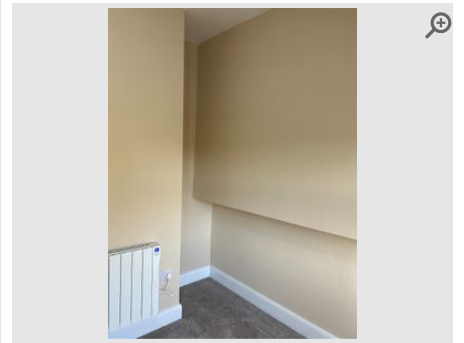
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.3



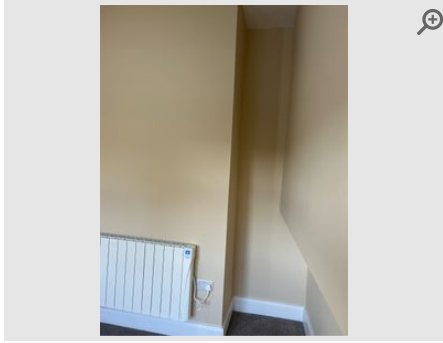
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.4



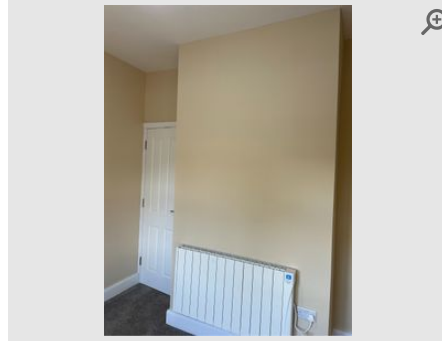
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Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.5



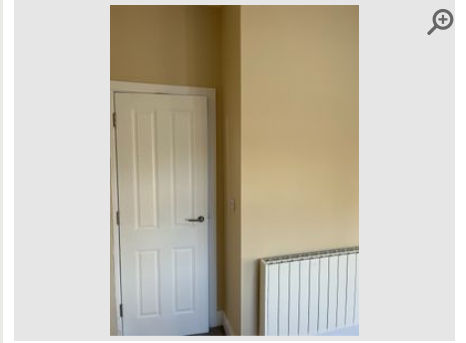
Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.6



Provided by	Inspector
Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.7

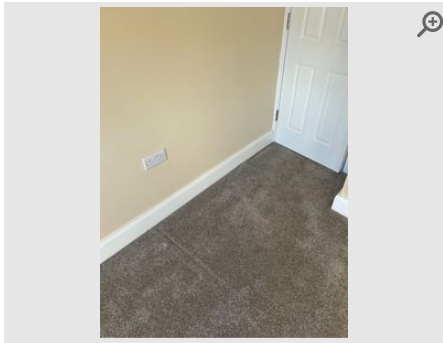


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Added	25/11/2025
Reference	6.5.8

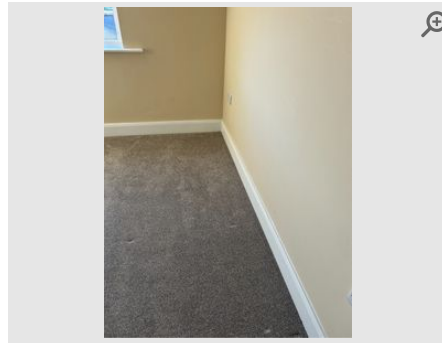


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Captured (via App):	25/11/2025 11:00 AM
Added	25/11/2025
Reference	6.5.9

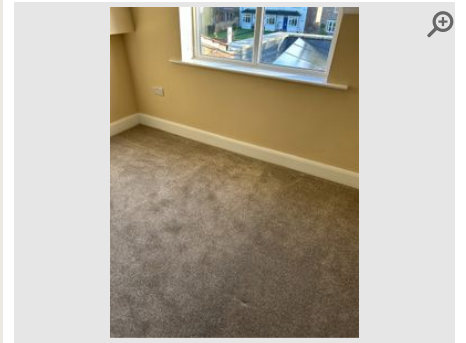
Skirting Board



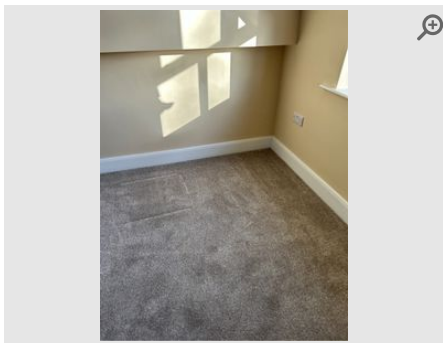
Provided by	Inspector
Captured (via App):	25/11/2025 11:23 AM
Added	25/11/2025
Reference	6.6.1



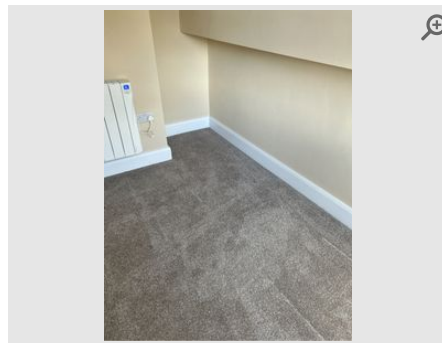
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Added	25/11/2025
Reference	6.6.2



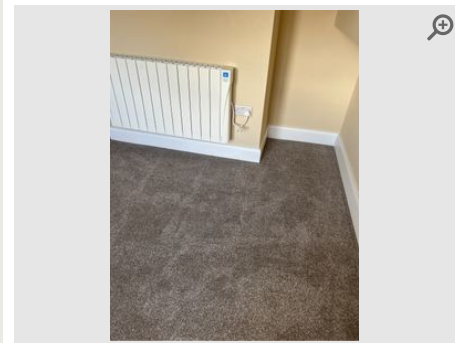
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Added	25/11/2025
Reference	6.6.3



Provided by	Inspector
Captured (via App):	25/11/2025 11:23 AM
Added	25/11/2025
Reference	6.6.4



Provided by	Inspector
Captured (via App):	25/11/2025 11:23 AM
Added	25/11/2025
Reference	6.6.5

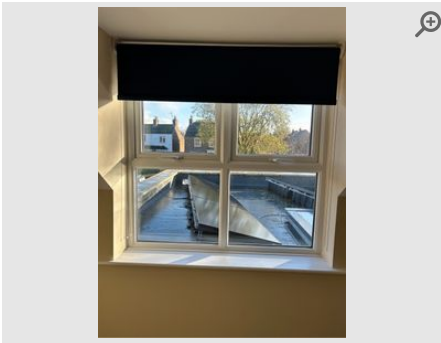


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Added	25/11/2025
Reference	6.6.6

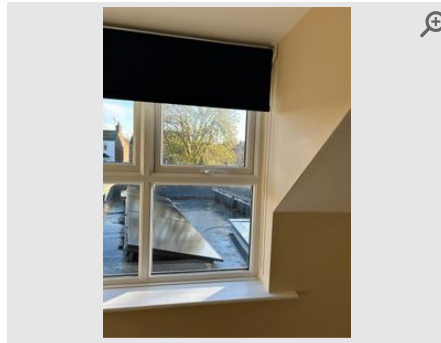


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Added	25/11/2025
Reference	6.6.7

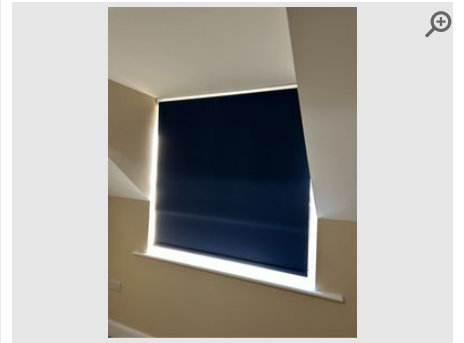
Windows and Sills



Provided by	Inspector
Captured (via App):	25/11/2025 11:01 AM
Added	25/11/2025
Reference	6.7.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:01 AM
Added	25/11/2025
Reference	6.7.2

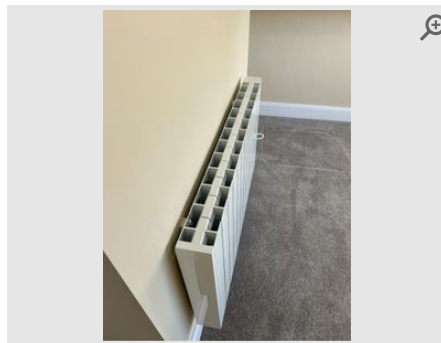


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Added	25/11/2025
Reference	6.7.3

Radiator

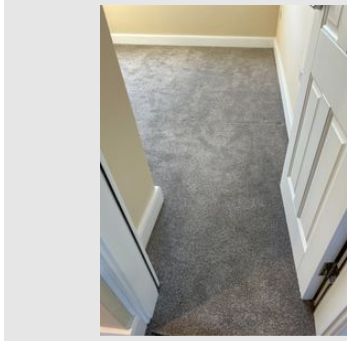


Provided by	Inspector
Captured (via App):	25/11/2025 11:01 AM
Added	25/11/2025
Reference	6.8.1

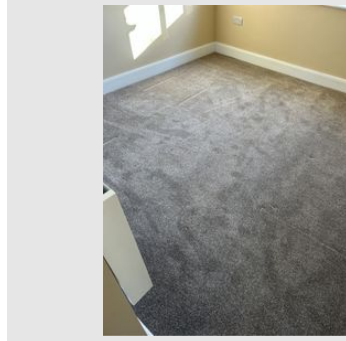


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Added	25/11/2025
Reference	6.8.2

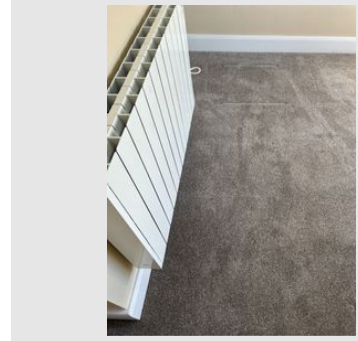
Floor



Provided by	Inspector
Captured (via App):	25/11/2025 11:01 AM
Added	25/11/2025
Reference	6.9.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:01 AM
Added	25/11/2025
Reference	6.9.2

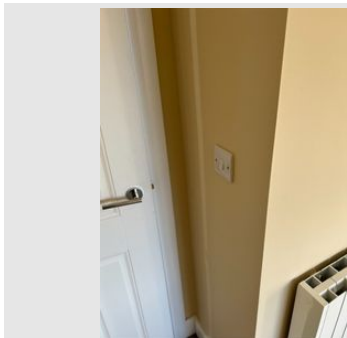


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Added	25/11/2025
Reference	6.9.3

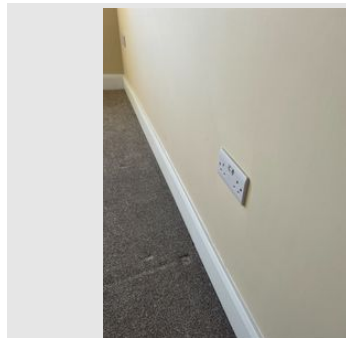


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Added	25/11/2025
Reference	6.9.4

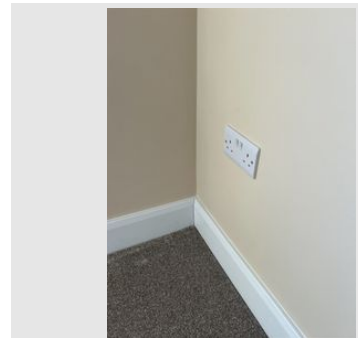
Sockets & Switches



Provided by	Inspector
Captured (via App):	25/11/2025 11:24 AM
Added	25/11/2025
Reference	6.10.1



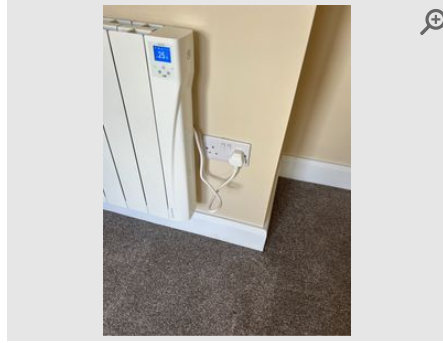
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Added	25/11/2025
Reference	6.10.2



Provided by	Inspector
Captured (via App):	25/11/2025 11:24 AM
Added	25/11/2025
Reference	6.10.3



Provided by	Inspector
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Added	25/11/2025
Reference	6.10.4



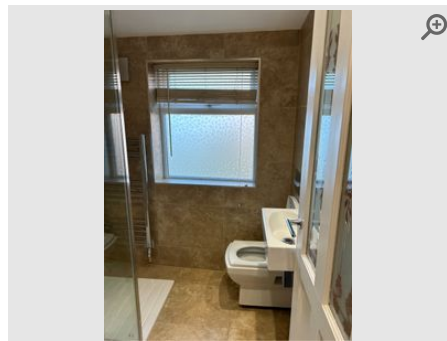
Provided by	Inspector
Captured (via App):	25/11/2025 11:24 AM
Added	25/11/2025
Reference	6.10.5

7 Bathroom

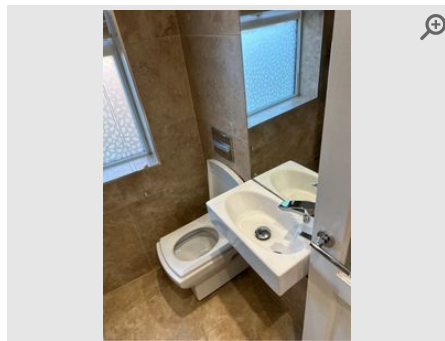
Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Description: Modern bathroom fitted with tiled walls and flooring, WC, basin, shower cubicle, and extractor fan. Condition: Fittings intact and functional; grout and sealant in good order. Cleanliness: Clean and sanitary; slight dust to extractor fan and upper surfaces.	● Good	● Good	📷 6 photos
7.2 Door (Internal)	Hinged door. Wood/glazed; chrome handle Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	📷 2 photos
7.3 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Minor evidence of dust/cobwebs to the corners/edges of the ceiling.	● Good	● Fair	📷 3 photos
7.4 Light Fittings	Ceiling. Spotlight(s). 3 fixings in total Condition: No visible defects or damage evident to the light fittings. Cleanliness: Minor evidence of dust present to the fittings.	● Good	● Fair	📷 6 photos
7.5 Extractor Fan	Condition: Casing is free of marks, stains and visible defects. Fan is responsive and in working order. Cleanliness: Free of dirt, dust and cobwebs.	● Good	● Good	📷 1 photo
7.6 Walls	Tiled Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	📷 6 photos
7.7 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Keys present. Vertical blind Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Frames and sills free of dirt, dust and loose debris. No loose items present. The sill and glazing edges and frames are free of dirt and mould. The glazing is clean.	● Good	● Good	📷 1 photo
7.8 Radiator	Chrome ladder style Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	📷 1 photo
7.9 Floor	Tiled Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	📷 4 photos
7.10 Shower Cubicle/Screen/Tray	Walk-in enclosure with chrome frame Condition: Screen intact. No gaps present to the sealant. The tray is intact and there is no evidence of leakage or drips. Cleanliness: Free of dirt, dust, loose debris and stains to the shower tray and screen. No smears or drip marks present. No evidence of dirt or mould to the sealant.	● Good	● Good	📷 3 photos
7.11 Shower	Shower head & hose. Chrome Condition: Shower unit and shower riser and head(s) securely fitted to the wall. Shower appears to be in good working order. No visible damage or defects evident. Cleanliness: Minor evidence of dirt/loose debris to the shower unit and evidence of dirt to the jets in the shower head.	● Good	● Fair	📷 2 photos

Item	Description	Condition	Cleanliness	Photos
7.12 Sink/Basin	Wall-mounted porcelain Condition: Basin free of cracks and chips. Taps intact and no evidence of leaks or drips. No gaps to the sealant. The plug is present. Cleanliness: Free of dirt, dust, loose debris and stains to the basin. No blockages or hair present in the plughole. The taps are free of dirt and limescale.	● Good	● Good	📷 1 photo
7.13 Toilet	Porcelain. Plastic/Acrylic seat & lid Condition: Free of cracks and chips to basin and cistern. The flush is intact and in working order. The seat is free from defects and securely fitted. Cleanliness: The cistern, basin and seat are all clean and free of dirt, dust and drip marks. The interior is clean and free from soiling.	● Good	● Good	📷 2 photos
7.14 Mirror	Wall-mounted rectangular Condition: Free of marks, cracks and chips. No wearing or tarnishing to the edges. Glazing intact. Cleanliness: Free of dirt, dust, loose debris, sticky residue and smears to the glazing.	● Good	● Good	📷 1 photo
7.15 Storage Cupboard	Condition: Minor marks, scratches and/or stains evident to the cupboard door(s) and/or interior. The shelves appear securely fitted. Cleanliness: Minor evidence of dirt/dust or loose debris to the interior of the cupboard(s).	● Fair	● Fair	📷 3 photos

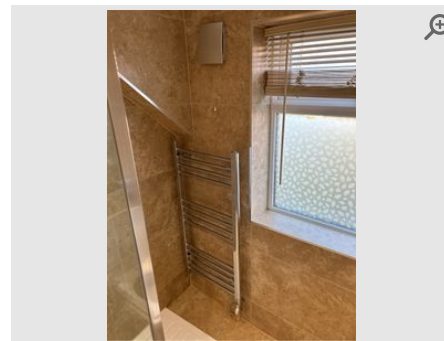
General Overview



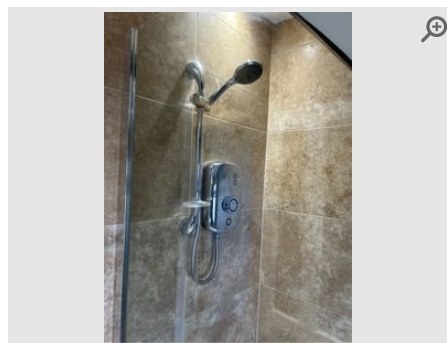
Provided by	Inspector
Captured (via App):	25/11/2025 11:02 AM
Added	25/11/2025
Reference	7.1.1



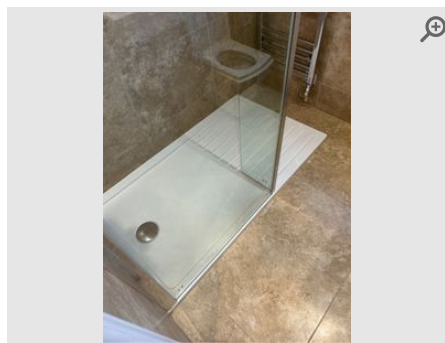
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Added	25/11/2025
Reference	7.1.2



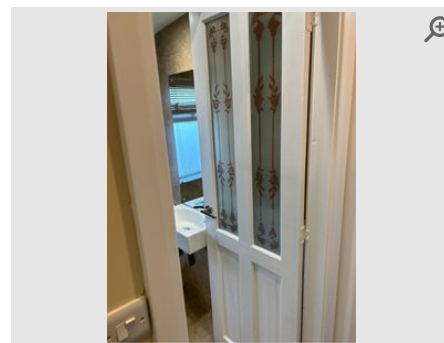
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Captured (via App):	25/11/2025 11:02 AM
Added	25/11/2025
Reference	7.1.3



Provided by	Inspector
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Added	25/11/2025
Reference	7.1.4

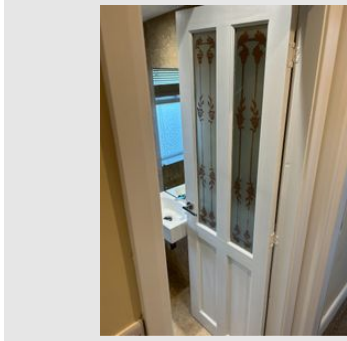


Provided by	Inspector
Captured (via App):	25/11/2025 11:02 AM
Added	25/11/2025
Reference	7.1.5



Provided by	Inspector
Captured (via App):	25/11/2025 11:02 AM
Added	25/11/2025
Reference	7.1.6

Door (Internal)



Provided by	Inspector
Captured (via App):	25/11/2025 11:02 AM
Added	25/11/2025
Reference	7.2.1

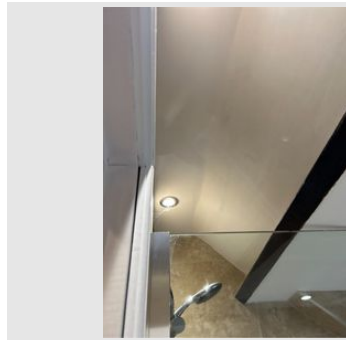


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Reference	7.2.2

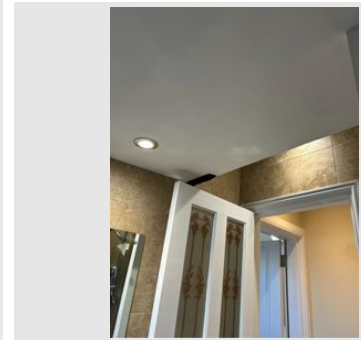
Ceiling



Provided by	Inspector
Captured (via App):	25/11/2025 11:03 AM
Added	25/11/2025
Reference	7.3.1

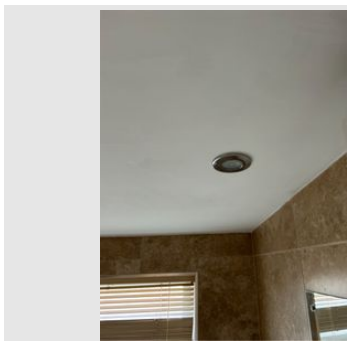


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Added	25/11/2025
Reference	7.3.2

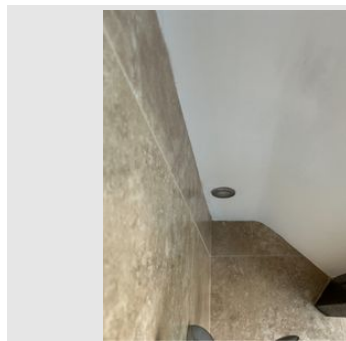


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Added	25/11/2025
Reference	7.3.3

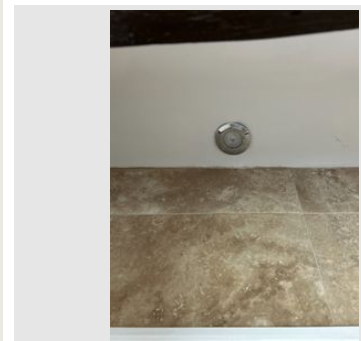
Light Fittings



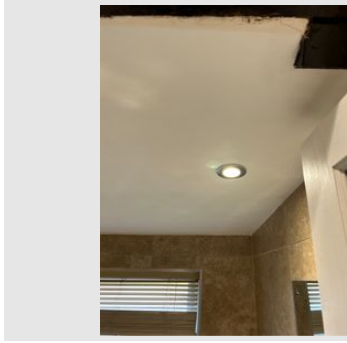
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Added	25/11/2025
Reference	7.4.1



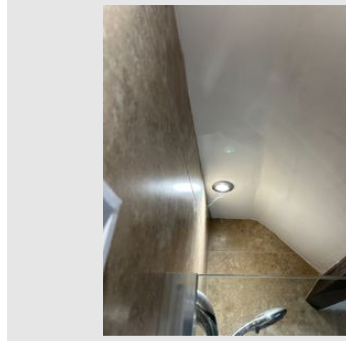
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Added	25/11/2025
Reference	7.4.2



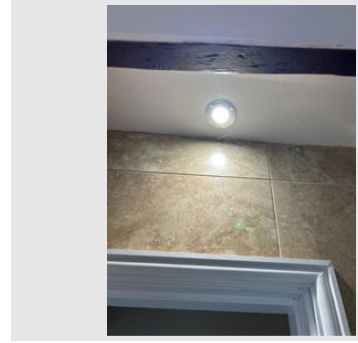
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Added	25/11/2025
Reference	7.4.3



Provided by	Inspector
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Added	25/11/2025
Reference	7.4.4

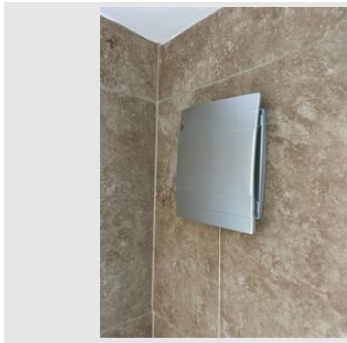


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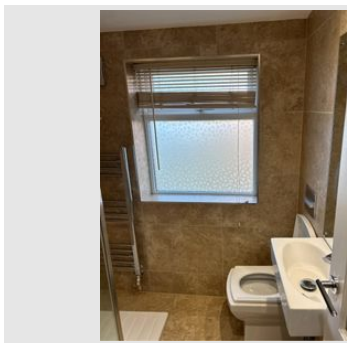
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Reference	7.4.6

Extractor Fan

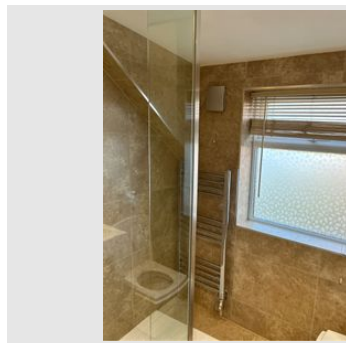


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Added	25/11/2025
Reference	7.5.1

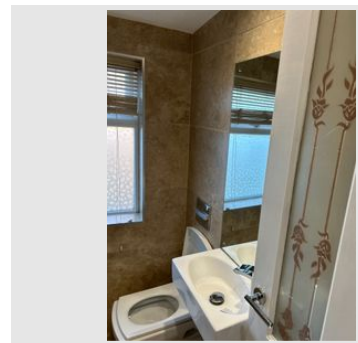
Walls



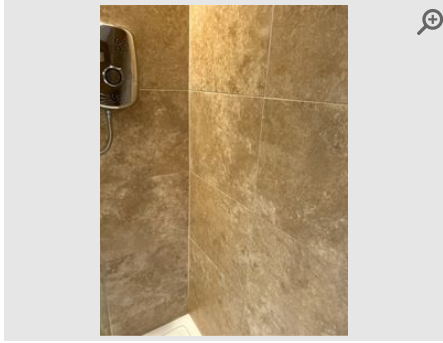
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Added	25/11/2025
Reference	7.6.1



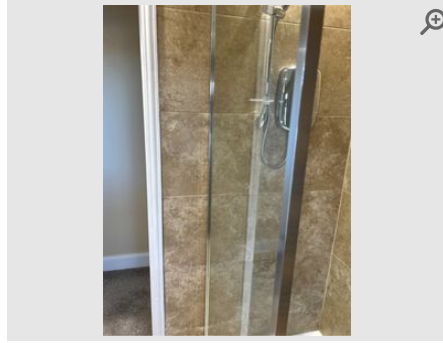
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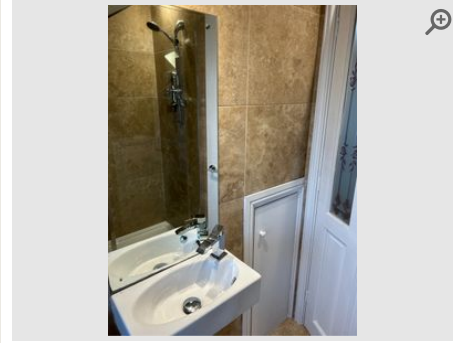
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Added	25/11/2025
Reference	7.6.3



Provided by	Inspector
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Added	25/11/2025
Reference	7.6.4

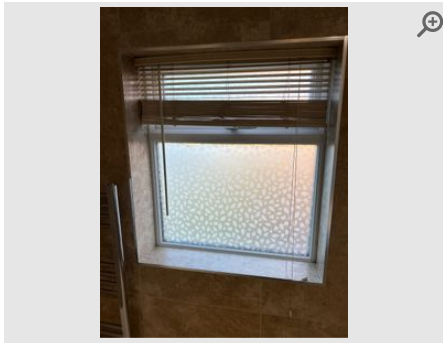


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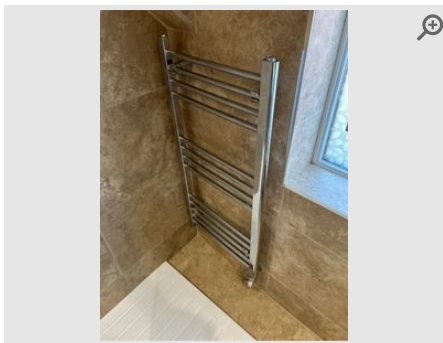
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Reference	7.6.6

Windows and Sills



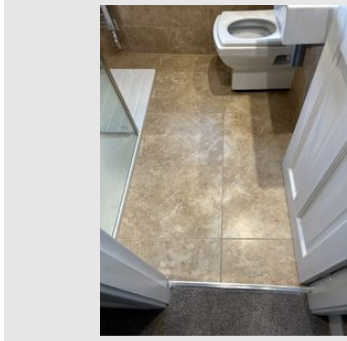
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Added	25/11/2025
Reference	7.7.1

Radiator

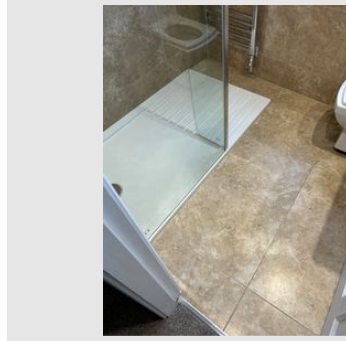


Provided by	Inspector
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Added	25/11/2025
Reference	7.8.1

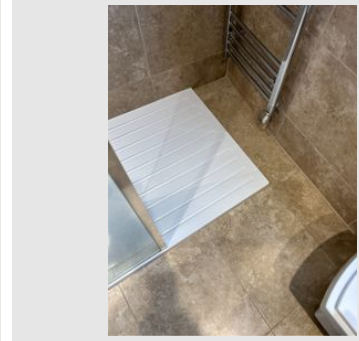
Floor



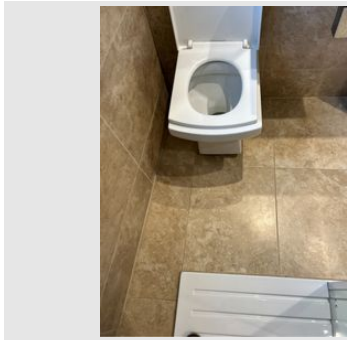
Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.9.1



Provided by	Inspector
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Reference	7.9.2

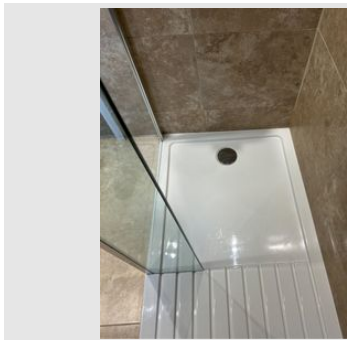


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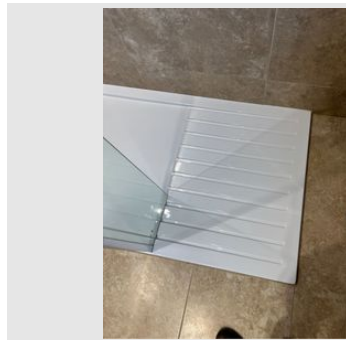


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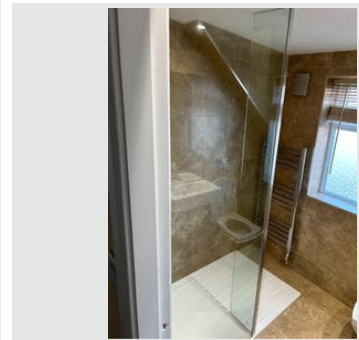
Shower Cubicle/Screen/Tray



Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.10.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.10.2

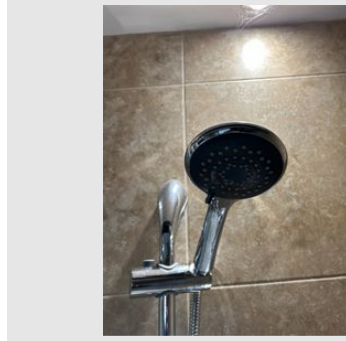


Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.10.3

Shower

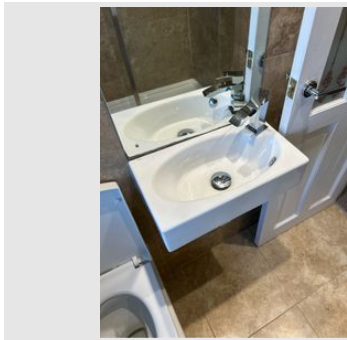


Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.11.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.11.2

Sink/Basin



Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.12.1

Toilet



Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.13.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.13.2

Mirror

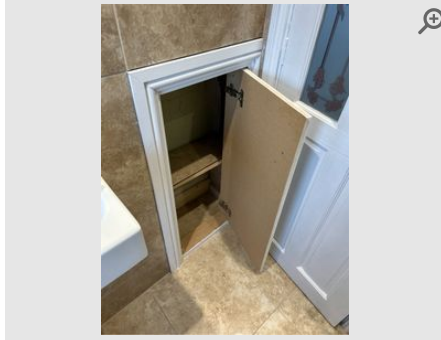


Provided by	Inspector
Captured (via App):	25/11/2025 11:06 AM
Added	25/11/2025
Reference	7.14.1

Storage Cupboard



Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	7.15.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	7.15.2

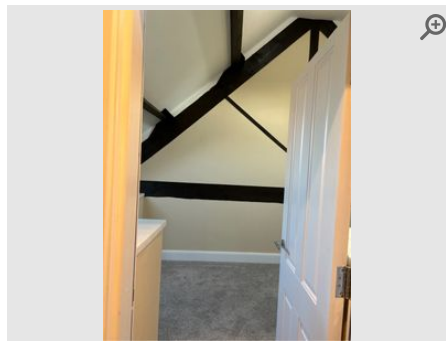


Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	7.15.3

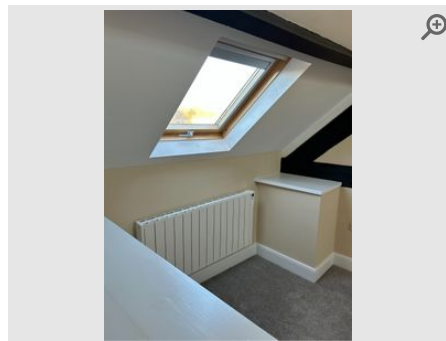
8 Bedroom 2

Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Description: Double bedroom with neutral décor, carpet flooring, ceiling light, radiator, and built-in cupboard. Condition: Cupboard doors and internal shelving show light marks and wear. Other fittings sound and secure. Cleanliness: Clean overall with dust and residue within cupboard interior.	● Good	● Good	6 photos
8.2 Door (Internal)	Hinged door. Wood panelled; chrome handle Condition: Free of marks and scratches to the interior and exterior sides. Handles and closing mechanism are in working order. Cleanliness: Free of dirt, dust and drip marks to interior and exterior sides.	● Good	● Good	2 photos
8.3 Ceiling	Plastered/Painted white Condition: Free of marks, stains, dents and visible defects. Cleanliness: Free of dirt and dust. No evidence of cobwebs or insects present.	● Good	● Good	4 photos
8.4 Light Fittings	Ceiling. 1 fixing in total Condition: No visible defects or damage evident to the light fittings. Cleanliness: Free of dust and cobwebs to the fittings.	● Good	● Good	2 photos
8.5 Walls	Plastered & painted magnolia Condition: Free of marks, stains, scratches and scuffs. No picture hooks, rawl plugs or filled holes present. Cleanliness: Free of dirt, dust and cobwebs to the edges and corners. No evidence of mould, mildew or drip marks.	● Good	● Good	8 photos
8.6 Skirting Board	Natural wood (skirting). White (matt) Condition: Free of marks, scratches, chips and dents. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	7 photos
8.7 Windows and Sills	Velux window. 2 in total. UPVC double glazed Condition: Window glazing and handles intact. Sills free of marks, scratches and visible defects. Glazing free of misting and condensation. Cleanliness: Frames and sills free of dirt, dust and loose debris. No loose items present. The sill and glazing edges and frames are free of dirt and mould. The glazing is clean.	● Good	● Fair	3 photos
8.8 Radiator	Electric wall-mounted Condition: Free of marks, scratches and paint imperfections. No signs of leakage. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	2 photos
8.9 Floor	Carpeted Condition: Free of marks, stains, tears and scratches. No evidence of burn marks. Cleanliness: Free of dirt, dust and loose debris.	● Good	● Good	5 photos
8.10 Sockets & Switches	All sockets/switches plastic. 7 in total Condition: All socket casings intact with no signs of damage or defects. All switches intact. Cleanliness: Free of dirt, dust, stains and drip marks.	● Good	● Good	5 photos

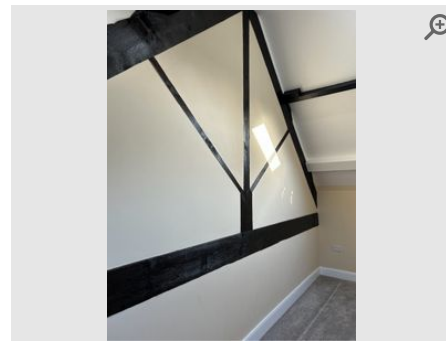
General Overview



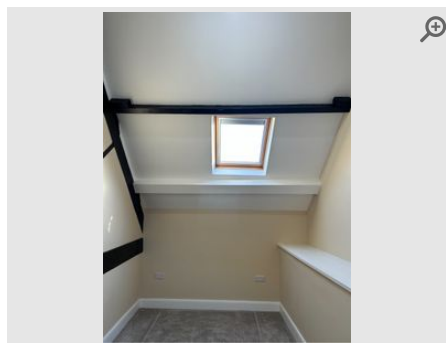
Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	8.1.1



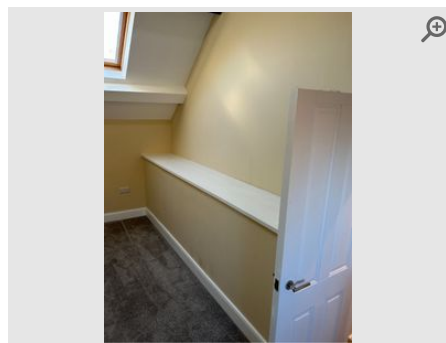
Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	8.1.2



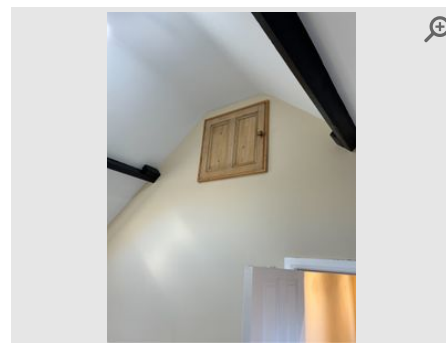
Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	8.1.3



Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	8.1.4

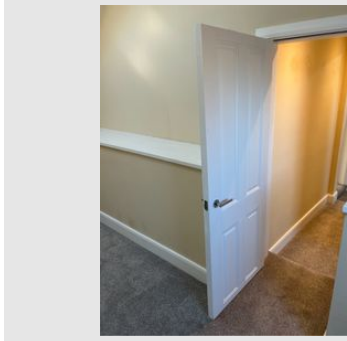


Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	8.1.5

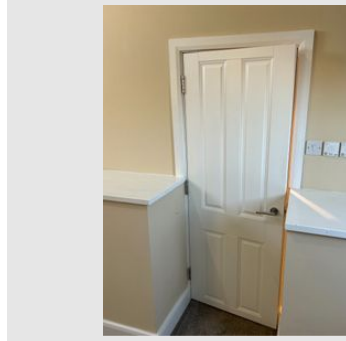


Provided by	Inspector
Captured (via App):	25/11/2025 11:07 AM
Added	25/11/2025
Reference	8.1.6

Door (Internal)

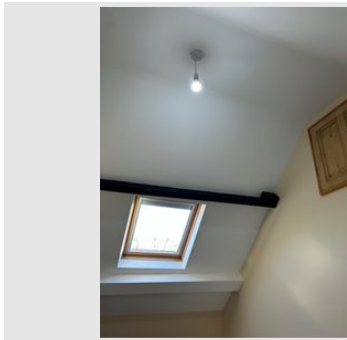


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Added	25/11/2025
Reference	8.2.1

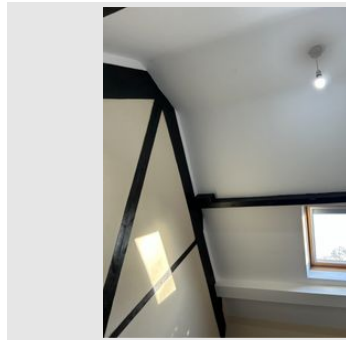


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Added	25/11/2025
Reference	8.2.2

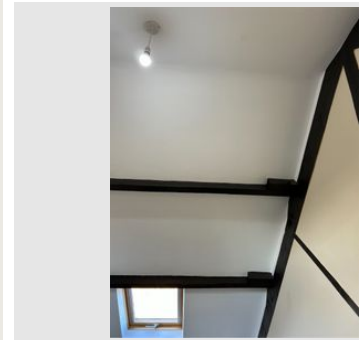
Ceiling



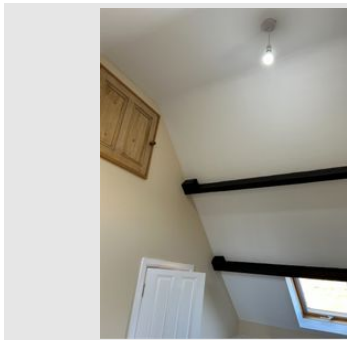
Provided by	Inspector
Captured (via App):	25/11/2025 11:08 AM
Added	25/11/2025
Reference	8.3.1



Provided by	Inspector
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Added	25/11/2025
Reference	8.3.2

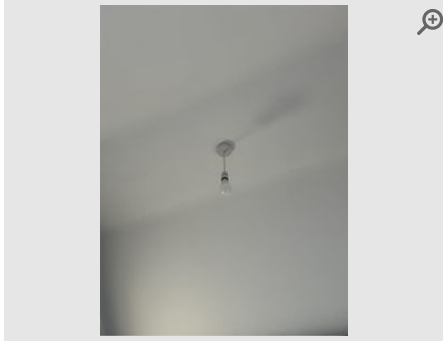


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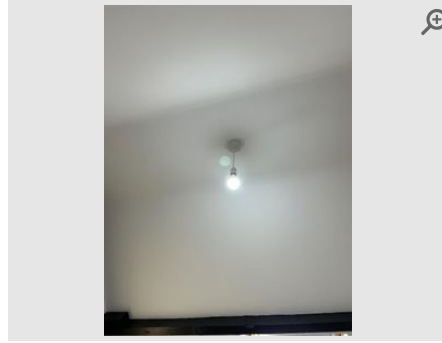


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Reference	8.3.4

Light Fittings

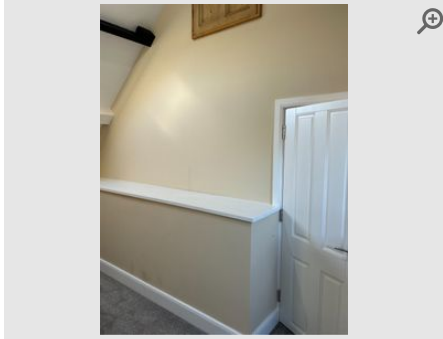


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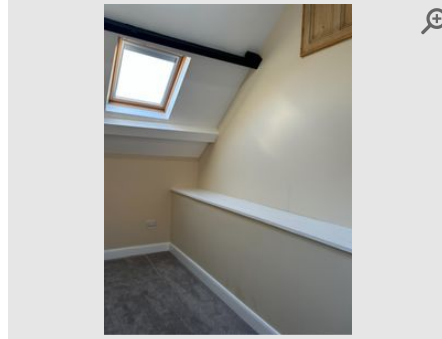


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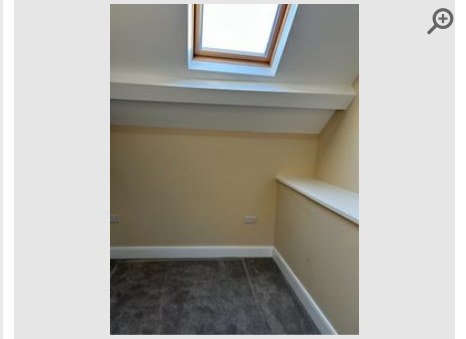
Walls



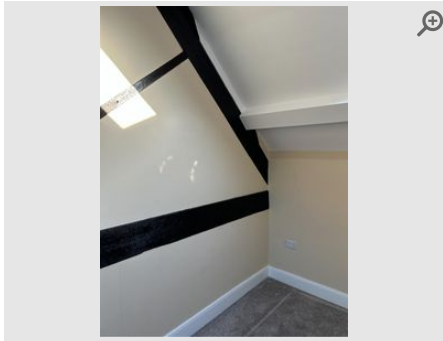
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Added	25/11/2025
Reference	8.5.1



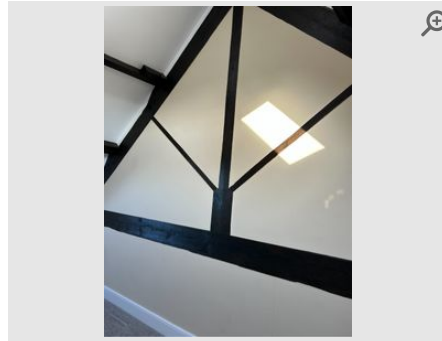
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Added	25/11/2025
Reference	8.5.2



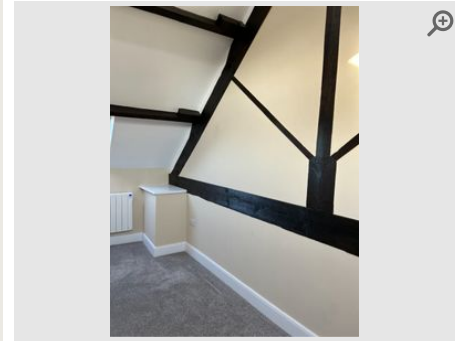
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Added	25/11/2025
Reference	8.5.3



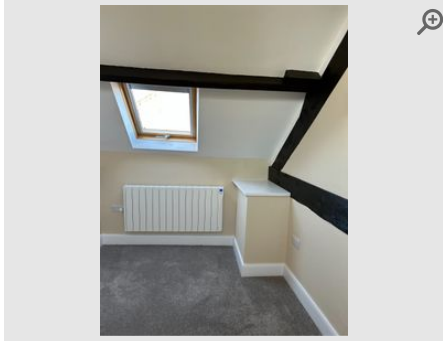
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Added	25/11/2025
Reference	8.5.4



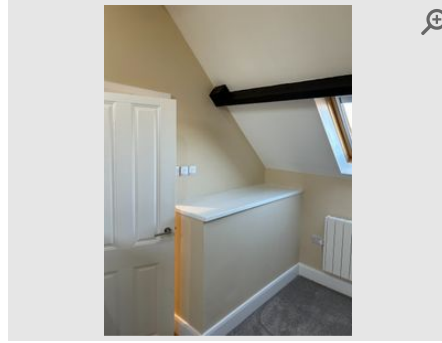
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Added	25/11/2025
Reference	8.5.5



Provided by	Inspector
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Added	25/11/2025
Reference	8.5.6

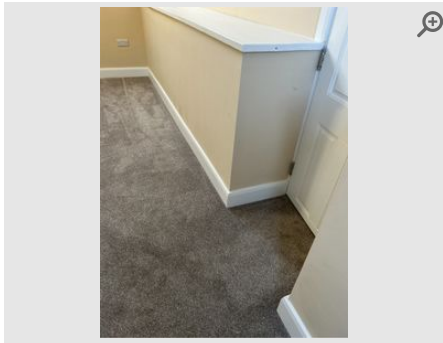


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Added	25/11/2025
Reference	8.5.7

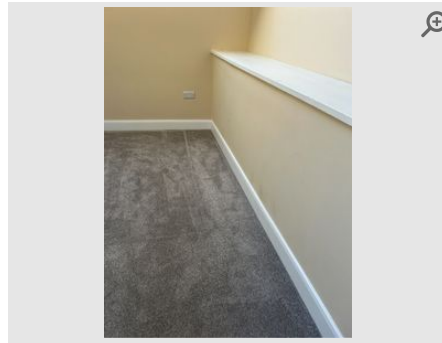


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Added	25/11/2025
Reference	8.5.8

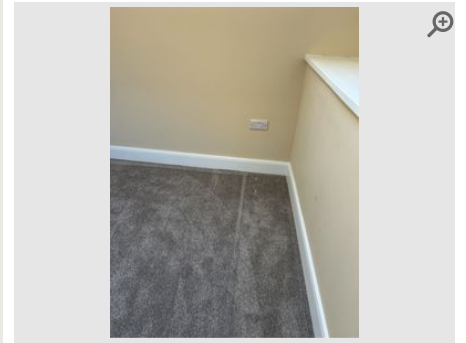
Skirting Board



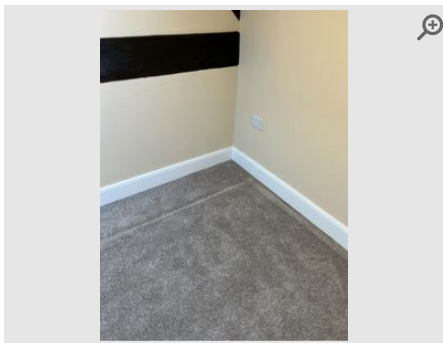
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Added	25/11/2025
Reference	8.6.1



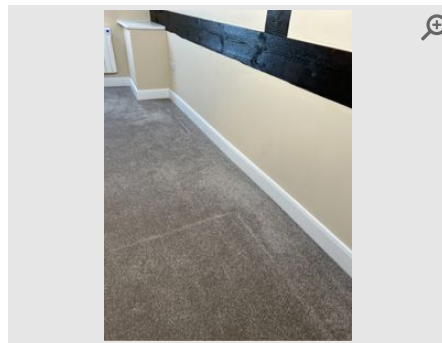
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Added	25/11/2025
Reference	8.6.2



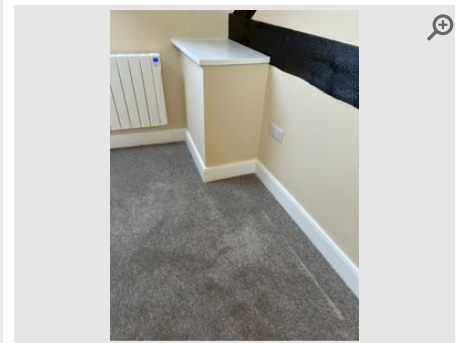
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Added	25/11/2025
Reference	8.6.3



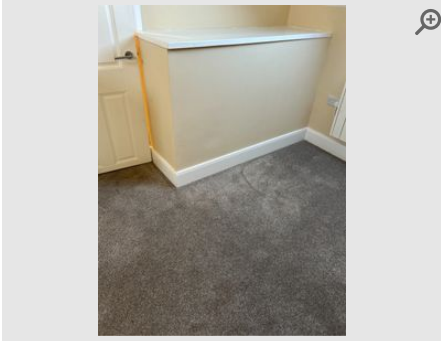
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Reference	8.6.4



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Reference	8.6.5

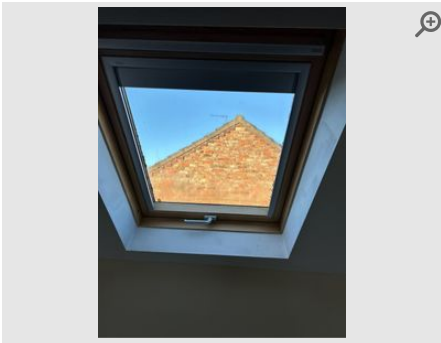


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Added	25/11/2025
Reference	8.6.6



Provided by	Inspector
Captured (via App):	25/11/2025 11:26 AM
Added	25/11/2025
Reference	8.6.7

Windows and Sills



Provided by	Inspector
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Added	25/11/2025
Reference	8.7.1

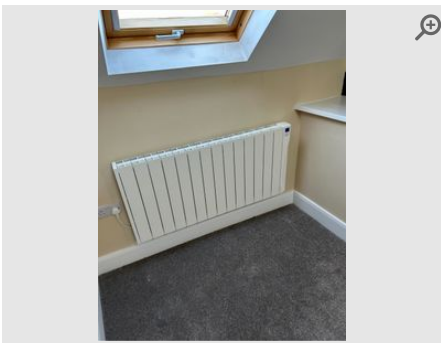


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Reference	8.7.2

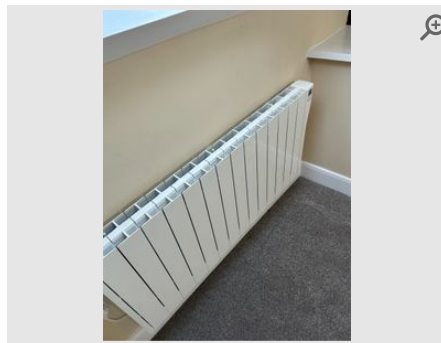


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Added	25/11/2025
Reference	8.7.3

Radiator

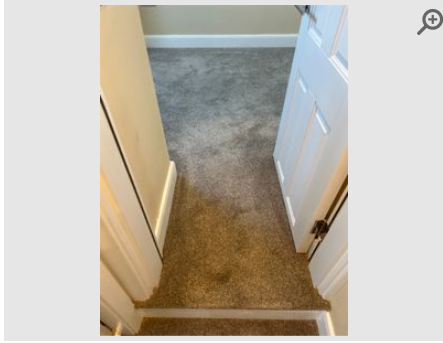


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Added	25/11/2025
Reference	8.8.1

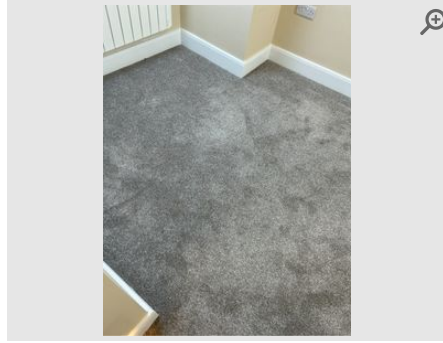


Provided by	Inspector
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Added	25/11/2025
Reference	8.8.2

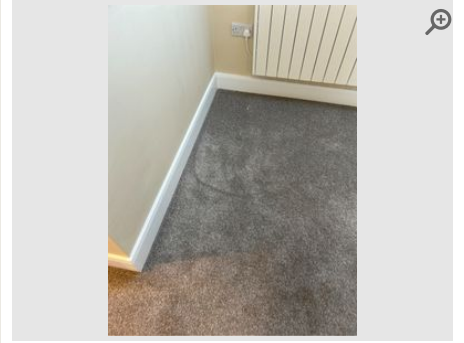
Floor



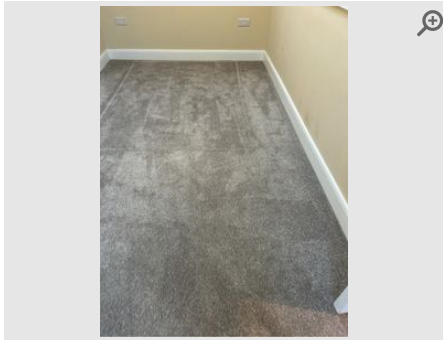
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Added	25/11/2025
Reference	8.9.1



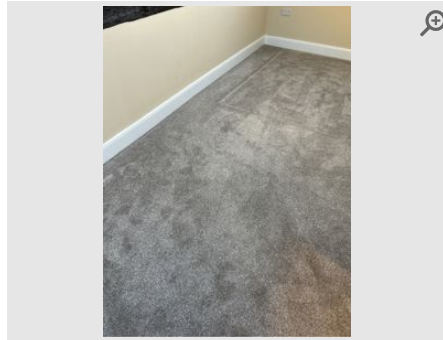
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Added	25/11/2025
Reference	8.9.2



Provided by	Inspector
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Added	25/11/2025
Reference	8.9.3



Provided by	Inspector
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Added	25/11/2025
Reference	8.9.4

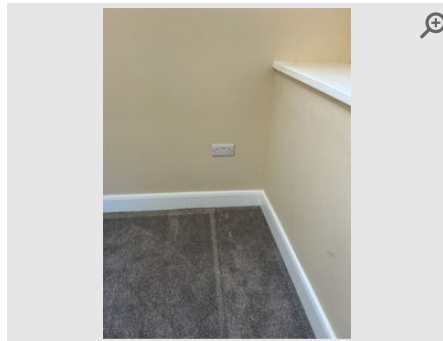


Provided by	Inspector
Captured (via App):	25/11/2025 11:09 AM
Added	25/11/2025
Reference	8.9.5

Sockets & Switches



Provided by	Inspector
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Added	25/11/2025
Reference	8.10.1



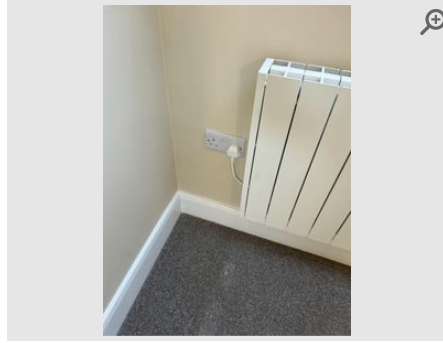
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Added	25/11/2025
Reference	8.10.2



Provided by	Inspector
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Added	25/11/2025
Reference	8.10.3



Provided by	Inspector
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Added	25/11/2025
Reference	8.10.4



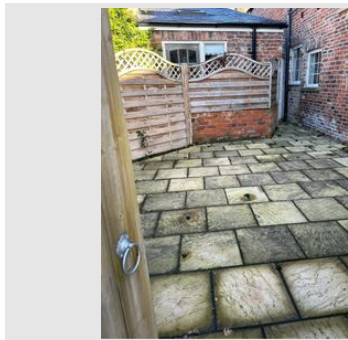
Provided by	Inspector
Captured (via App):	25/11/2025 11:27 AM
Added	25/11/2025
Reference	8.10.5

9 Front Garden

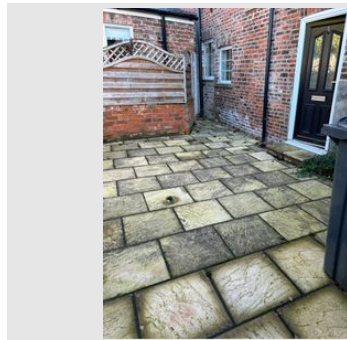
Item	Description	Condition	Cleanliness	Photos
9.1 Overview (External)	Description: Front paved garden with boundary fencing and bin storage area. Condition: All boundary structures stable and intact; light wear consistent with exposure. Cleanliness: Tidy appearance with moss and weeds to paving edges.	● Good	● Fair	📷 7 photos
9.2 Bins	Black wheelie bin. Blue wheelie bin Condition: Minor marks, scratches and dents evident to the bin(s). Some refuse present inside. Cleanliness: Minor evidence of dirt/dust to the interior and exterior of the bin.	● Fair	● Fair	📷 3 photos

📷 Front Garden Photos

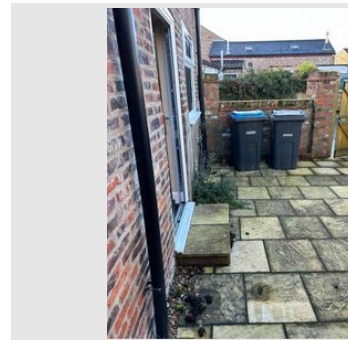
Overview (External)



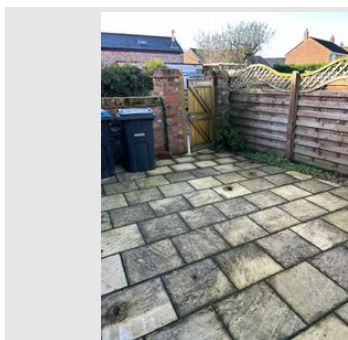
Provided by	Inspector
Captured (via App):	25/11/2025 11:39 AM
Added	25/11/2025
Reference	9.1.1



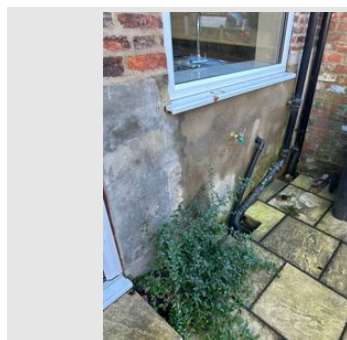
Provided by	Inspector
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Added	25/11/2025
Reference	9.1.2



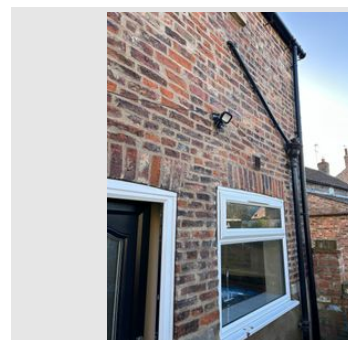
Provided by	Inspector
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Added	25/11/2025
Reference	9.1.3



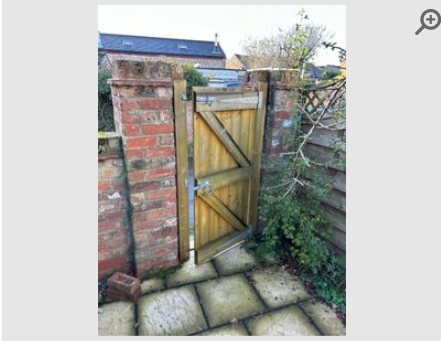
Provided by	Inspector
Captured (via App):	25/11/2025 11:39 AM
Added	25/11/2025
Reference	9.1.4



Provided by	Inspector
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Added	25/11/2025
Reference	9.1.5



Provided by	Inspector
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Added	25/11/2025
Reference	9.1.6

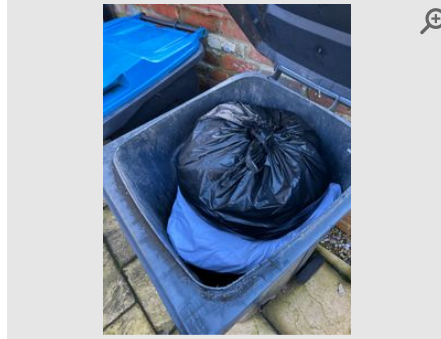


Provided by	Inspector
Captured (via App):	25/11/2025 11:39 AM
Added	25/11/2025
Reference	9.1.7

Bins



Provided by	Inspector
Captured (via App):	25/11/2025 11:40 AM
Added	25/11/2025
Reference	9.2.1



Provided by	Inspector
Captured (via App):	25/11/2025 11:40 AM
Added	25/11/2025
Reference	9.2.2



Provided by	Inspector
Captured (via App):	25/11/2025 11:40 AM
Added	25/11/2025
Reference	9.2.3



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:

Oisín Higgins / Ebor
Inventories

Date:

25/11/2025 at 11:41am

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.