

Inventory Report



Flat 33 12 Kingsberry Place, LONDON,
London, England, SW1A 1AA

TENANT NAME

TENANCY TYPE

Single

REPORT CONFIRMED BY
David Jones

TENANCY START DATE
08/10/2019

PROPERTY VISIT DATE
18/10/2019

PREPARED ON BEHALF OF
Graceland Estates

Telephone: 020-7499
1234

This report contains



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



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



Disclaimer and check-out guidance details.

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



Schedule of Cleanliness and Condition

General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Clean & Tidy	Good	Good	360° 360° photo
Kitchen	Clean & Tidy	Good	Good	360° 360° photo
Living Room/Lounge	Clean & Tidy	Good	Good	360° 360° photo
Cloakroom	Clean & Tidy	Good	Good	360° 360° photo
Bedroom 3	Clean & Tidy	Good	Good	360° 360° photo
Stairway/Landing	Clean & Tidy	Good	Good	360° 360° photo
Bedroom 1	Clean & Tidy	Good	Good	360° 360° photo
Ensuite 1	Clean & Tidy	Good	Good	360° 360° photo
Bedroom 2	Clean & Tidy	Good	Good	360° 360° photo
Ensuite 2	Clean & Tidy	Good	Good	360° 360° photo



Utility Details

Gas Check

Meter Serial	Meter Supplier	Meter Location
G4 A0368086 05 01 2005	N/A	Entrance hallway

Electricity Check

Meter Serial	Meter Supplier	Meter Location
Z03E102621	N/A	Entrance hallway

Water Check

Meter Serial	Meter Supplier	Meter Location
N/A	N/A	N/A

Utility Readings

	Gas	Electricity	Water
18/10/2019	28346.416	97823.70	N/A

Utility Photos



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	02/11/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	02/11/2019

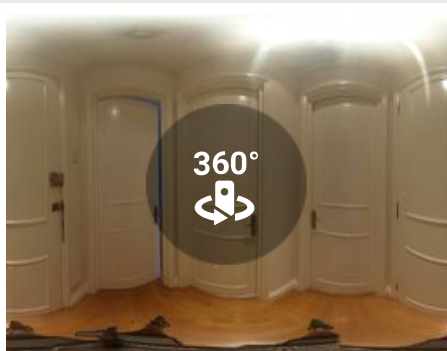


Room Details

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

Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	Clean & Tidy	● Good	● Good	 360° photo
Front Door 1.2	2 panelled mid-brown wood door. Brass knocker. Brass Ingersoll lock. Brass pull handle. Chips, scuffs and marks throughout. Reverse: same. Painted white. Brass latch lock. Brass security chain.	● Fair	● Good	 5 photos
Door Frame & Skirting 1.3	Chip to upper left. Chip to mid left. Cracks to left. Minor marks and scuffs to lower right. Reverse: same. Skirting. Painted white.	● Fair	● Good	 3 photos
Ceiling 1.4	Painted white.	● Good	● Good	 N/A
Light Fittings 1.5	1 recessed spotlight. Working.	● Good	● Good	 N/A
Smoke Alarm 1.6	Tested. Does not appear to be working.	● Poor	● Good	 N/A
Walls 1.7	Painted white.	● Good	● Good	 N/A
Sockets & Switches 1.8	White.	● Good	● Good	 N/A
Floor 1.9	Mid-brown wooden floorboards. Usage marks and scratches in places.	● Fair	● Good	 3 photos

General Overview



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Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Front Door



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



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Added	17/10/2019



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Added	17/10/2019



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Added	17/10/2019

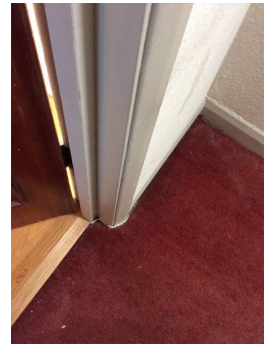
Door Frame & Skirting



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Added	17/10/2019



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Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



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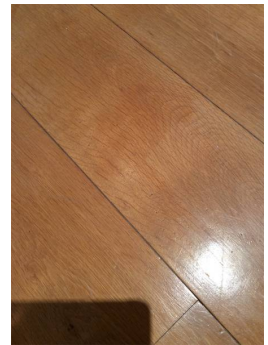
Floor



Provided by	Inspector
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Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Kitchen				
Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	Clean & Tidy	● Good	● Good	 360° photo
Door (Internal) 2.2	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Chrome lever handle with paint marks. Doorstop at left lower.	● Good	● Good	 1 photo
Door Frame & Skirting 2.3	Painted white.	● Good	● Good	 N/A
Ceiling 2.4	Painted white. Carbon monoxide alarm. Tested and working.	● Good	● Good	 N/A
Light Fittings 2.5	2 x recessed triple spotlights. Working. 3 strips above Kitchen units. 1 not working. 4 strips below Kitchen units. Working	● Good	● Good	 N/A
Walls 2.6	Painted grey. Wall mounted telephone. White tiles to worksurface area. Minor chip above hob.	● Good	● Good	 1 photo
Windows and Sills 2.7	2 sash windows. 2 chrome twist locks to each. 4 keys present. Brass pull handles. Double glazed. White wooden frames. White Venetian blind. Dusty in places. White cord. Stained in places. Clear plastic twist control.	● Good	● Fair	 2 photos
Radiator 2.8	Painted white. Left knob missing.	● Fair	● Good	 N/A
Sockets & Switches 2.9	White.	● Good	● Good	 N/A
Floor 2.10	White tiles. Chip below hob. Chip to left of sink. Chip to centre.	● Fair	● Good	 3 photos
Kitchen Cupboards/Units 2.11	White wooden doors. Chrome lever handles. Talk Talk router in unit to left of hob. Valliant boiler to left of sink. Unit under sink. Finish dishwasher tablets. Washing up liquid. Fire extinguisher. Fire blanket.	● Good	● Good	 3 photos
Kitchen Drawers 2.12	White wooden drawers. Chrome pull handles. Small chip to upper drawer edge. Runners smooth.	● Good	● Good	 1 photo
Kitchen Worksurfaces 2.13	White. Laminate. Drainage area.	● Good	● Good	 N/A
Kitchen Sink 2.14	White. Integrated. 2 bowls. Chrome outlets. Chrome mixer tap. Flexi hose. Scratches to left of left hand sink. Usage marks to taps.	● Fair	● Good	 2 photos
Hob 2.15	Bosch. 4 gas rings. 2 black pot supports. Wear & tear. Usage marks.	● Fair	● Fair	 4 photos
Oven 2.16	AEG. Marks between glass of door. Usage marks to interior door. 2 chrome racks. 2 chrome rack shelves. Black roasting tin. Minor usage marks in places.	● Good	● Fair	 4 photos
Extractor Cooker Hood 2.17	Responsive. Light working.	● Good	● Good	 N/A
Microwave 2.18	AEG. Glass turntable.	● Good	● Good	 1 photo
Fridge 2.19	Samsung. Fridge. 3 clear plastic shelves with white borders. Mark to lowest shelf. Marks to upper shelf. Crisper drawer. Chrome bottle rack. 4 clear plastic shelves to door. Freezer. 3 clear plastic drawers.	● Good	● Good	 3 photos
Washing Machine 2.20	Bosch Avantixx. Detergent tray clean. Seal slightly marked.	● Good	● Fair	 2 photos
Dishwasher 2.21	Bosch. Detergent tray clean. Filter clean. Cutlery basket.	● Good	● Good	 2 photos

Item	Description	Condition	Cleanliness	Photos
Additional Items 2.22	Blue/yellow serving plate. 2 chrome pot stands. Blue/white bag.	Good	Good	 N/A

General Overview



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Door (Internal)



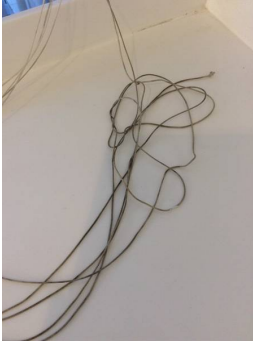
Provided by	Inspector
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Walls



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Windows and Sills



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Floor



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Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



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Kitchen Cupboards/Units



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



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Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



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Kitchen Drawers



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Kitchen Sink

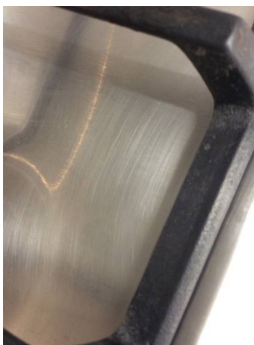


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Hob



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Oven



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Microwave



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Fridge



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Washing Machine



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Dishwasher



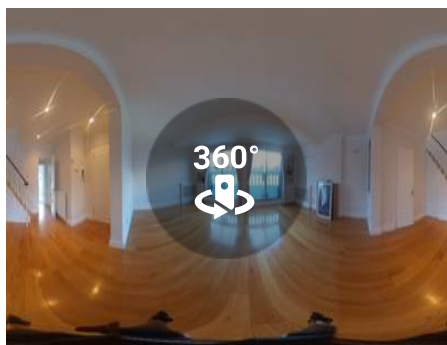
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Living Room/Lounge				
Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Clean & Tidy	● Good	● Good	 360° photo
Door (Internal) 3.2	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Handle missing. Managing agent informs that this will be fixed.	● Good	● Good	 N/A
Door Frame & Skirting 3.3	Painted white. Reverse: same. Skirting. Painted white. Doorstop below entryphone. Skirting. Painted white.	● Good	● Good	 N/A
Ceiling 3.4	Painted white.	● Good	● Good	 N/A
Light Fittings 3.5	4 recessed spotlights. Working. 4 wall mounted lights. Appear not to be working. 2 recessed floor spotlights. No bulbs appear to be present.	● Fair	● Good	 N/A
Walls 3.6	Painted white. White entryphone. Thermostat. Chrome plate with lift button.	● Good	● Good	 N/A
Balcony Doors 3.7	2 sliding balcony doors. Chrome frame. Chrome pull handles. Twist locks. Lower mid lock to RHS. Key present. Lock missing from RHS. 4 cream full length curtains. 4 cream tie backs. 4 brass holdbacks. 2 wooden curtain poles. 2 chrome curtain rails.	● Good	● Good	 N/A
Radiator 3.8	3 radiators. 2 housed in white wooden cases with lattice panels.	● Good	● Good	 N/A
Sockets & Switches 3.9	White.	● Good	● Good	 N/A
Floor 3.10	Mid-brown wooden floorboards. Usage marks and scratches in places.	● Fair	● Good	 8 photos
Fireplace 3.11	Brown marble fireplace. Chips to lower right. Chip to upper left. Black interior.	● Fair	● Good	 2 photos
Door (Lift)/Frame 3.12	2 panelled wooden door. Painted white. Chrome lever handle and lock. Reverse: Plain wood. Painted white. Chrome lever handle with lock. Door frame. Painted white. Scuff to upper.	● Good	● Good	 1 photo
Cupboard. shelves 3.13	1) 2 cupboards to left of balcony. Gas meter in lower. Assorted books to mid-shelf. 2) 1 cupboard to right of balcony. 2 doors. Chrome pull handles. 3 shelves. Assorted books. 2 purple vases with black stands. 3) Cupboard to right of Fireplace. 2 doors painted white. Chrome pull handles. Spare lightbulbs. 3 shelves above. 2 door handles. Diffuser. 4) Cupboard under stairs. White wooden door. Domestic fuse board. Tin of paint.	● Good	● Good	 N/A
Balcony 3.14	White stone balustrade. 2 plants in pots. White/grey tiles.	● Good	● Good	 N/A
Additional Items 3.15	Vase with floral design. Barometer. Empress of Britain poster in light brown frame.	● Good	● Good	 N/A

General Overview



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Floor



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Fireplace



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Added	17/10/2019



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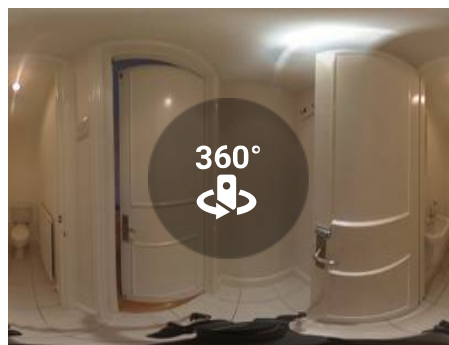
Door (Lift)/Frame



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Cloakroom				
Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	Clean & Tidy	Good	Good	 360° photo
Door (Internal) 4.2	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Chrome lever handle. 2 magnetic strips.	Good	Good	 N/A
Door Frame & Skirting 4.3	Painted white. Reverse: same. Skirting. Painted white. Doorstop.	Good	Good	 N/A
Door/Frame (Toilet) 4.4	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Chrome lever handle. Chrome sliding lock. Door frame. Painted white.	Good	Good	 N/A
Ceiling 4.5	Painted white.	Good	Good	 N/A
Light Fittings 4.6	2 recessed spotlights. Working.	Good	Good	 N/A
Extractor Fan 4.7	Responsive.	Good	Good	 N/A
Switches 4.8	White.	Good	Good	 N/A
Walls 4.9	Painted white. White tiles at sink area. White wooden panel with 3 double brass hooks.	Good	Good	 N/A
Radiator 4.10	Painted white. Knobs intact.	Good	Good	 N/A
Floor 4.11	White tiles. Discolouration to grout in places. Scratches at entrance.	Fair	Good	 3 photos
Sink/Basin 4.12	White porcelain. Chrome outlet. Tarnished and stained. Chrome plug on chrome ball chain. Chrome/white taps. Usage marks.	Fair	Good	 2 photos
Toilet 4.13	White porcelain. White acrylic lid and riser. Slightly loose. Small chips to edge of lid. Chrome/white flush. Working. Marks beneath handle.	Fair	Good	 3 photos
Mirror 4.14	Rectangular wall mounted. Paint marks to left lower.	Good	Excellent	 1 photo
Bathroom Fixings 4.15	Chrome toilet roll holder.	Good	Good	 N/A

General Overview



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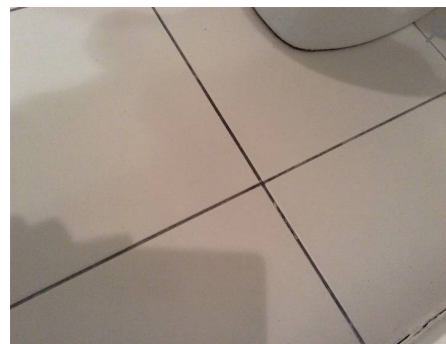
Floor



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Sink/Basin



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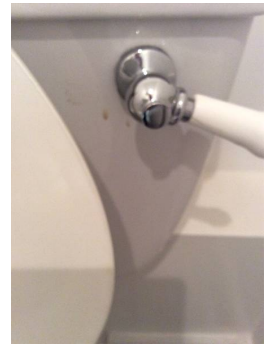
Toilet



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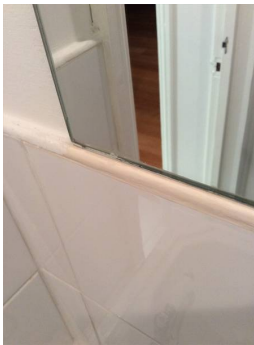


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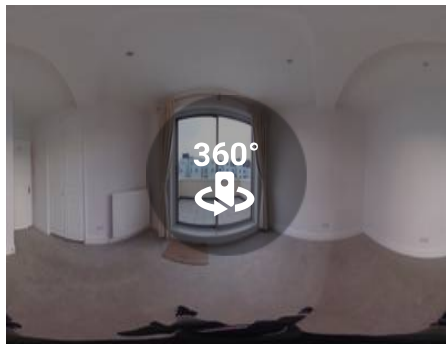
Mirror



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Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Bedroom 3				
Item	Description	Condition	Cleanliness	Photos
General Overview 5.1	Clean & Tidy	● Good	● Good	 360° photo
Door (Internal) 5.2	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Chrome lever handle. Brass doorstop. Brass double hook. Paint marks.	● Good	● Good	 1 photo
Door Frame & Skirting 5.3	Painted white. Reverse: same. Skirting. Painted white. Doorstop. Phone socket.	● Good	● Good	 N/A
Ceiling 5.4	Painted white.	● Good	● Good	 N/A
Light Fittings 5.5	3 recessed spotlights. Working.	● Good	● Good	 N/A
Walls 5.6	Painted white.	● Good	● Good	 N/A
Windows and Sills 5.7	Sliding balcony door. Chrome frame. Chrome lever handle. Wear & tear. Twist lock to handle. Lock to lower mid. Key present. Paint marks in several places. Cracks to white wooden frame at lower. 2 cream full length fabric curtains. 2 cream tiebacks. 2 brass holdbacks. Wooden curtain pole. 2 spherical finials. Chrome curtain rail. Heavily marked with paint.	● Fair	● Good	 5 photos
Radiator 5.8	Painted white. Right hand knob missing.	● Fair	● Good	 N/A
Sockets & Switches 5.9	White.	● Good	● Good	 N/A
Floor 5.10	Grey carpet. Brown mat at Balcony door.	● Good	● Good	 N/A
Storage Cupboard/Wardrobe 5.11	4 white painted doors. 4 pull handles. Brass coat rail.	● Good	● Good	 1 photo
Balcony 5.12	White tiles. White stone wall. Tap. Brass hook. Outside light. Appears not to be working.	● Fair	● Good	 N/A

General Overview



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Door (Internal)



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Windows and Sills



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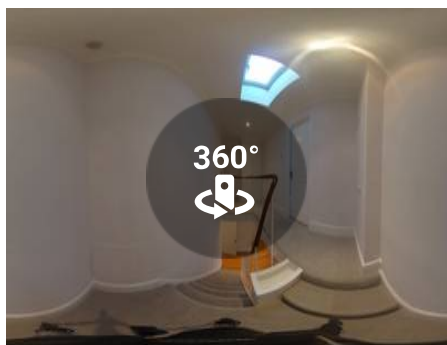
Storage Cupboard/Wardrobe



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Stairway/Landing				
Item	Description	Condition	Cleanliness	Photos
General Overview 6.1	Clean & Tidy	● Good	● Good	 360° photo
Bannister/Hand Rail 6.2	Dark wood banister. White metal balustrade. Small chips at bottom. Wear & tear outside Bedroom 2. Scuffs at 90° angle outside Bedroom 1. Usage marks and wear & tear in places.	● Fair	● Good	 4 photos
Floor 6.3	Grey carpet.	● Good	● Good	 N/A
Walls 6.4	Painted white. Access panels in 2 places. Small scuff above access panel on Landing.	● Good	● Good	 1 photo
Ceiling 6.5	Painted white.	● Good	● Good	 N/A
Smoke Alarm 6.6	Tested and working.	● Good	● Good	 N/A
Light Fittings 6.7	2 recessed spotlights. Working.	● Good	● Good	 N/A
Sockets & Switches 6.8	White.	● Good	● Good	 N/A
Skirting Board 6.9	Painted white.	● Good	● Good	 N/A
Storage Cupboard 6.10	2 panelled white wooden doors. 2 chrome pull handles. Chrome coat rail. Upper shelf. Chrome pole with black handle for Landing skylight.	● Good	● Good	 N/A
Window 6.11	Skylight at ceiling. Twist lock. White wooden frame.	● Good	● Good	 N/A
Door (Landing) 6.12	2 panelled wooden door. Painted white. Chrome lever handle with lock. Key present. Sliding chrome bolt to left upper. Reverse: same. Painted grey. White plastic door knob.	● Good	● Good	 1 photo
Radiator 6.13	Painted white. Knobs intact.	● Good	● Good	 N/A

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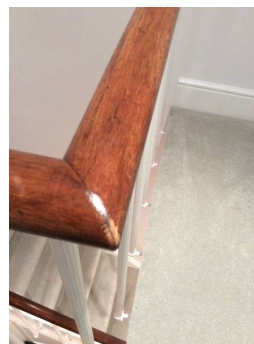
Bannister/Hand Rail



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Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Walls



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Door (Landing)



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Bedroom 1				
Item	Description	Condition	Cleanliness	Photos
General Overview 7.1	Clean & Tidy	● Good	● Good	 360° photo
Door (Internal) 7.2	2 panelled wooden door. Painted white. Chrome lever handle with lock. Key present. Reverse: same. Chrome lever handle.	● Good	● Good	 N/A
Door Frame & Skirting 7.3	Painted white. Reverse: same. Skirting. Painted white.	● Good	● Good	 N/A
Ceiling 7.4	Painted white.	● Good	● Good	 N/A
Light Fittings 7.5	3 recessed spotlights. 1 not working.	● Fair	● Good	 N/A
Walls 7.6	Painted white.	● Good	● Good	 N/A
Windows and Sills 7.7	2 sash windows. 2 chrome twist locks. 2 keys present. 4 brass pull handles. Sill. Painted white. White wooden frames. 2 full length cream/beige curtains. 2 gold tiebacks. 2 chrome holdbacks. White curtain rail.	● Good	● Good	 N/A
Radiator 7.8	Painted white. Knobs intact.	● Good	● Good	 N/A
Sockets & Switches 7.9	White.	● Good	● Good	 N/A
Floor 7.10	Grey carpet. Brown mat at balcony door.	● Good	● Good	 N/A
Storage Cupboard/Wardrobe 7.11	3 double white 4 panelled doors. 4 chrome lever handles. Water tank LHS. Doors graze on closing.	● Good	● Good	 2 photos
Balcony 7.12	White UPVC door. White lever handle. Chrome lock. Key present. White wooden threshold. Cream/beige full length fabric curtain. Gold plaited tieback. Chrome holdback. White curtain rail. White tiles. Stone balustrade. Outside light. Working. Crack to left of window. Ring mark to sill. Door hook to balustrade.	● Fair	● Good	 3 photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Storage Cupboard/Wardrobe



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Balcony



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



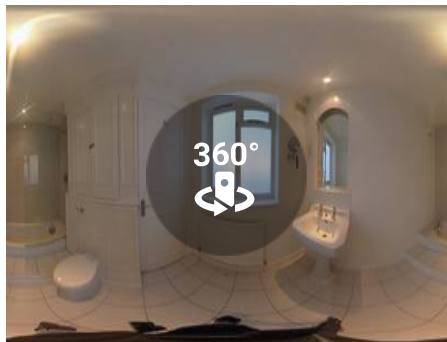
Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Ensuite 1				
Item	Description	Condition	Cleanliness	Photos
General Overview 8.1	Clean & Tidy	● Good	● Good	 360° photo
Door (Internal) 8.2	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Chrome lever handle. Brass double hooks. Marked with paint.	● Good	● Good	 1 photo
Door Frame & Skirting 8.3	Painted white. Reverse: same. Skirting. Painted white.	● Good	● Good	 N/A
Ceiling 8.4	Painted white.	● Good	● Good	 N/A
Light Fittings 8.5	3 recessed spotlights. Working.	● Good	● Good	 1 photo
Extractor Fan 8.6	Responsive. White cord with white plastic pull.	● Good	● Good	 N/A
Walls 8.7	Painted white. Scuff to right of lock. Scuff behind shaving mirror. Chrome bracket above bath taps. Beige tiles to bath area. Small chip behind tap. White tiles behind sink.	● Good	● Good	 3 photos
Windows and Sills 8.8	3 frosted panes. Brass lever handles. Slightly tarnished. White wooden frame. Sill. Painted white.	● Fair	● Good	 3 photos
Radiator 8.9	Painted white. Knobs intact. Sellotape to right edge.	● Good	● Good	 1 photo
Floor 8.10	White tiles. Rubber doorstep. Paint marks in places.	● Good	● Good	 2 photos
Shower 8.11	Chrome shower head. Slight limescale buildup. Chrome tap/temperature control.	● Fair	● Good	 1 photo
Sink/Basin 8.12	White porcelain. Marks to edge at front. Chrome outlet. Wear & tear and marked. Chrome plug on chrome ball chain. Hot and cold chrome taps. Usage marks. Glass shelf above sink area on white wooden shelf. Chip to shelf. Diffuser.	● Fair	● Good	 4 photos
Toilet 8.13	Porcelain. White acrylic lid and riser. Loose. Chrome flush. Tarnished. Working.	● Fair	● Excellent	 2 photos
Cabinet 8.14	2 white wooden doors. 2 chrome pull handles. Brass pull handle to interior. 2 white shelves. Doors graze on closing.	● Good	● Good	 N/A
Mirror 8.15	Wall mounted mirror in recess above sink.	● Good	● Good	 N/A
Bathroom Fixings 8.16	Chrome shaving mirror with extending arm. White plastic shavers plug.	● Good	● Good	 N/A
Bath 8.17	White acrylic. Chrome mixer tap. Tarnished and usage marks. Chrome outlet. Stained. Chrome overflow. Tarnished. Chrome plug and chrome ball chain. Small chip to Bath. Tempered glass bi-fold shower screen. Chrome frame. Seal peeling at mid.	● Fair	● Excellent	 5 photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Walls



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

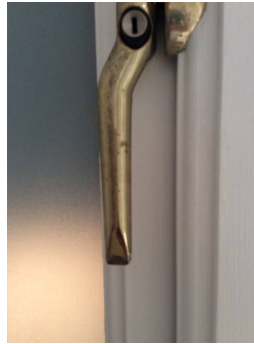


Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Radiator

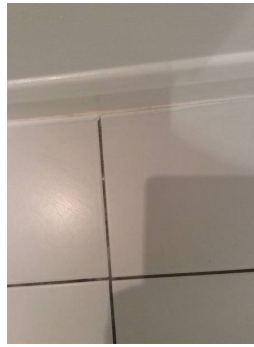


Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Floor



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Shower



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

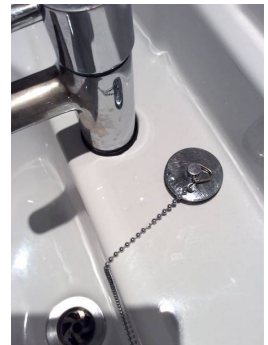
Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Toilet



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

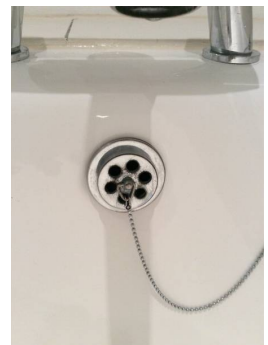
Bath



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



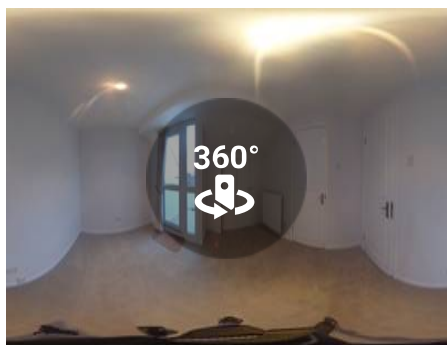
Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Bedroom 2				
Item	Description	Condition	Cleanliness	Photos
General Overview 9.1	Clean & Tidy	Good	Good	 360° photo
Door (Internal) 9.2	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Chrome lever handle.	Good	Good	 N/A
Door Frame & Skirting 9.3	Painted white. Reverse: same. Skirting. Painted white.	Good	Good	 N/A
Ceiling 9.4	Painted white.	Good	Good	 N/A
Light Fittings 9.5	2 recessed spotlights. Working.	Good	Good	 N/A
Walls 9.6	Painted white. Telephone socket.	Good	Good	 N/A
Windows and Sills 9.7	Balcony door. White UPVC frame and white lever handle. Chrome lock. Key present. 2 panes to right of door. 2 full length cream/beige curtains. 2 gold tiebacks. 2 dark brown holdbacks. White curtain rail.	Good	Good	 N/A
Radiator 9.8	Painted white. Knobs intact.	Good	Good	 N/A
Sockets & Switches 9.9	White.	Good	Good	 N/A
Floor 9.10	Grey carpet. Brown mat at balcony door.	Good	Good	 N/A
Storage Cupboard/Wardrobe 9.11	4 white panelled doors. Full length mirror to interior of mid left door. White shelf. Both sets of doors graze on closing. Door at right rear of interior. Locked with padlock. Brass pull handle. Cupboard to left of balcony door. White painted wooden panelled door. Chrome pull handle. 5 wooden shelves.	Good	Good	 2 photos
Balcony 9.12	White tiles. Door hook to side wall.	Good	Good	 N/A

General Overview



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Storage Cupboard/Wardrobe



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Ensuite 2				
Item	Description	Condition	Cleanliness	Photos
General Overview 10.1	Clean & Tidy	● Good	● Good	 360° photo
Door (Internal) 10.2	2 panelled wooden door. Painted white. Chrome lever handle. Reverse: same. Chrome lever handle. Brass triple hook.	● Good	● Good	 N/A
Door Frame & Skirting 10.3	Painted white. Reverse: same. Skirting. Painted white.	● Good	● Good	 N/A
Ceiling 10.4	Painted white.	● Good	● Good	 N/A
Light Fittings 10.5	1 recessed spotlight. 1 light with cord pull above mirror. Both working.	● Good	● Good	 N/A
Walls 10.6	Painted white. 2 wooden doorstops to prevent shower door clashing with sink. White tiles above sink. White tiles to shower cubicle.	● Good	● Good	 N/A
Windows and Sills 10.7	Skylight. Twist lock. Frame slightly tarnished. Chrome pole to right of toilet.	● Fair	● Excellent	 1 photo
Radiator 10.8	Painted white. Right knob missing.	● Fair	● Good	 N/A
Floor 10.9	White tiles. Minor chips in front of sink. Paint marks in places. Mark to left of entrance. Discolouration to grout in places.	● Fair	● Good	 5 photos
Shower Cubicle/Screen/Tray 10.10	Tempered glass door. Chrome pull handle. Chrome frame. White tray.	● Good	● Good	 N/A
Shower 10.11	Chrome shower head. Chrome riser. Chrome flexi hose. Chrome tap/temperature control. Chrome soap dish.	● Good	● Good	 1 photo
Sink/Basin 10.12	White porcelain. Chrome outlet and plug. Tarnished. Chrome mixer tap.	● Fair	● Excellent	 1 photo
Toilet 10.13	White porcelain. White acrylic lid and riser. Loose. Chrome flush. Tarnished. Working.	● Fair	● Good	 2 photos
Mirror 10.14	Wall mounted above sink.	● Good	● Good	 N/A
Bathroom Fixings 10.15	Wall mounted glass shelf with chrome brackets.	● Good	● Good	 N/A
Additional Item 10.16	White toilet brush and holder.	● Good	● Good	 N/A

General Overview



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Floor



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



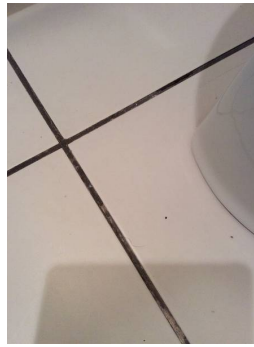
Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Shower



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

Toilet



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019



Provided by	Inspector
Captured (Certified by inspector)	18/10/2019
Added	17/10/2019

SUMMARY				
Item	Description	Condition	Cleanliness	Photos
CLEANLINESS 11.1	In a good state of cleanliness throughout.	 Good	 Good	 N/A
WOODWORK 11.2	In a good condition throughout.	 Good	 Good	 N/A
DECORATIVE CONDITION 11.3	In a good decorative condition throughout.	 Good	 Good	 N/A
WINDOWS 11.4	In a good condition throughout.	 Good	 Good	 N/A
CURTAINS & BLINDS 11.5	In a good condition, minor exceptions as noted.	 Good	 Good	 N/A
FLOORING 11.6	In a good condition, marks, chips and scratches as noted.	 Good	 Good	 N/A
SMOKE & CARBON MONOXIDE ALARMS 11.7	Tested as noted.	 Good	 Good	 N/A

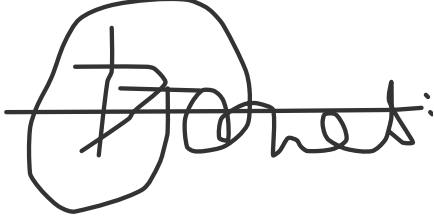


Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

David Jones

Date:

02/11/2019 at 2:50pm



Disclaimer

The term 'Inspector' is used hereafter to define the Inventory Hive software user that is responsible for completing this property report. It is the duty and ultimate responsibility of the Inspector and Tenant to agree upon the accuracy of this report.

This report has been prepared by an inspector who is not an expert in buildings, furnishings, decorations, woods, antiques or a qualified surveyor.

This report relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the report and the superficial condition of same.

The inspector will not take water readings unless the meter is clearly visible within the property or attached to an exterior wall at low accessible level.

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames and locks. The inspector can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

Inspectors do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should be noted that inspectors are not required to inspect smoke or carbon monoxide alarms, testing such alarm 'test functions' may occur. However, this is no guarantee, or report on, the adequacy of these alarms. It is merely a record that batteries were present (if tested) upon completion of this report.

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

Furniture and furnishings (Fire) Safety Regulations 1988 – (1993)

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principle. Where the report notes "Fire Label Present", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

Safety Certificate and Legislation Compliance

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered by the Inventory Hive software to highlight issues that may exist at the property at the date of preparing this report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Health & Safety / Insurance Risk-Avoidance Steps

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered by the Inventory Hive software to highlight issues that may exist at the property at the date of preparing this

report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Guidance Notes to Tenants

What should I know about the check-out process?

At the beginning of the tenancy it is important to note any specific discrepancies on the report that you do not agree with i.e marks on walls, carpets, etc. If no such additional notes are made via the electronic process at the start of the tenancy, the report will be deemed as accepted as read.

The condition of the property at the start of the tenancy, as described in the report will be compared to the condition of the property at the end of tenancy. Details of any alterations to the property after the report has been agreed upon will be recorded by an inspector (Inventory Hive user).

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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