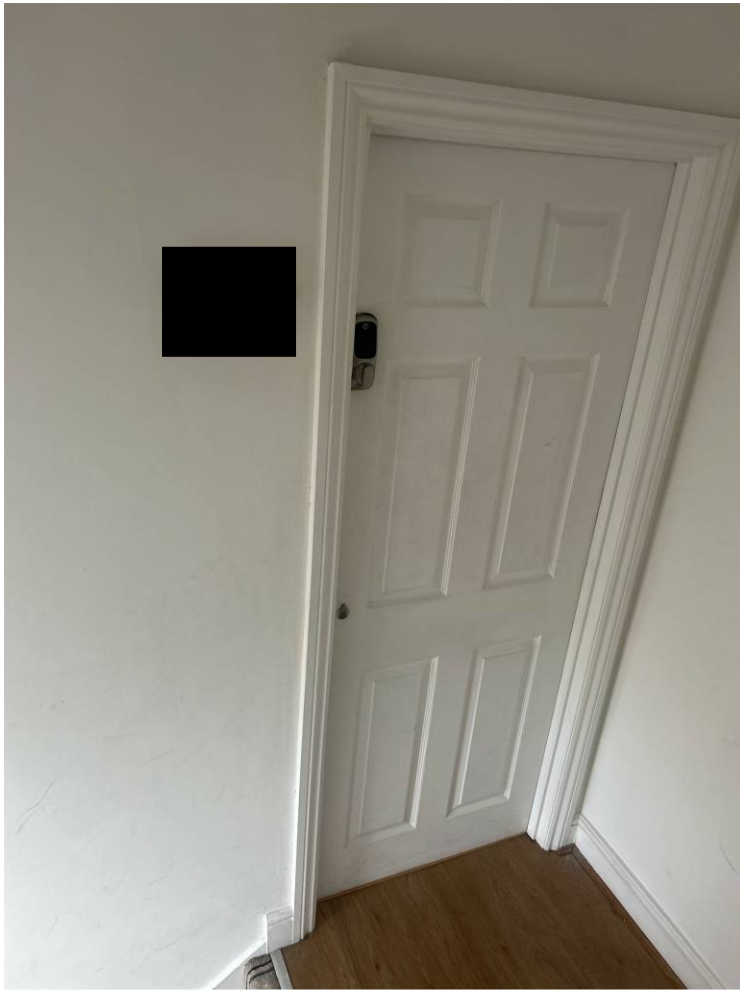


Inventory Report



Flat [REDACTED] Mornington Crescent,
London, London, England, NW1 [REDACTED]

TENANT NAME

TENANCY TYPE

Single

REPORT CONFIRMED BY

Akiva Rozen

PROPERTY VISIT DATE

24/01/2024

PREPARED ON BEHALF OF

[REDACTED]

 [View Photo Gallery](#)

This report contains



Inventory details: Record of meter readings (where accessible). Record of fire and smoke alarm compliance.



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



Disclaimer and check-out guidance details.

Property Information

This is a 1 bedroom flat.

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?

YES Do all smoke/heat alarms have working test buttons?

NO Are any areas requiring a smoke/heat alarm missing an installed unit?

NO Are any smoke/heat alarms approaching the last 3 months of their life cycle?


YES Are carbon monoxide alarms present in rooms with a solid fuel burning source?

YES Do all carbon monoxide alarms have working test buttons?

NO Are any areas requiring a carbon monoxide alarm missing an installed unit?

NO Are any carbon monoxide alarms approaching the last 3-months of their life cycle?

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
Entrance/Hallway	Smoke Alarm	Ceiling mounted. Test button/function working. Battery powered. Tenant note: Test periodically Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	N/A	N/A	 1 photo



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Clean & Tidy. Consistent with age. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours). Intercom located by the front door, fuse box on top opposite to front door.	● Fair	● Fair	📷 5 photos
Living Room/Lounge	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 1 photo
Bedroom	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos
Bathroom	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 1 photo
Kitchen	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos



Utility Details










General Utility Photos



Provided by	Inspector
Captured (via App):	24/01/2024 3:54 PM
Added	24/01/2024

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	Clean & Tidy. Consistent with age. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours). Intercom located by the front door, fuse box on top opposite to front door.	● Fair	● Fair	 5 photos
1.2 Front Door	Wood (no glazing). Yale lock. Scratched (front side). Free of dust and dirt. White Some light surface marks front side and reverse. Glazing in a fair clean condition. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	 3 photos
1.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting). White (matt) Some light surface marks. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	 N/A
1.4 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust Free of marks and mould. See photo for cobwebs present (if/where applicable).	● Fair	● Fair	 1 photo
1.5 Light Fittings	Ceiling. Pendant fixing. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs All bulbs in working order. See photo for cobwebs/dust present (if/where applicable).	● Fair	● Fair	 N/A
1.6 Smoke Alarm	Ceiling mounted. Test button/function working. Battery powered. Tenant note: Test periodically Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Fair	● Fair	 1 photo
1.7 Walls	Plastered & painted white. No picture hooks/nails present. Hairline cracks. Discoloured paintwork. Free of dirt/dust. Smudges present Some minor surface marks and discolouration. See photos for significant detail, including picture hooks, filled and rawl plug holes (if/where applicable).	● Fair	● Fair	 N/A
1.8 Sockets & Switches	All sockets/switches plastic. 3 in total. All fixings present & intact All sockets and switches present and intact with no signs of damage.	● Fair	● Fair	 N/A
1.9 Floor	Laminate wood effect. Chipped floorboard. Scratched floorboard Some signs of wear evident. See photos for significant detail, including stains, tears and cracks (if/where applicable).	● Fair	● Fair	 1 photo

General Overview



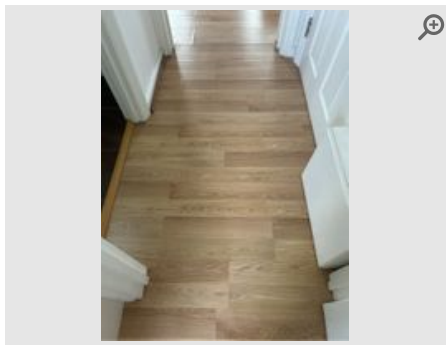
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Captured (via App):	24/01/2024 2:04 PM
Added	24/01/2024
Reference	1.1.1



Provided by	Inspector
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Added	24/01/2024
Reference	1.1.2



Provided by	Inspector
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Added	24/01/2024
Reference	1.1.3



Provided by	Inspector
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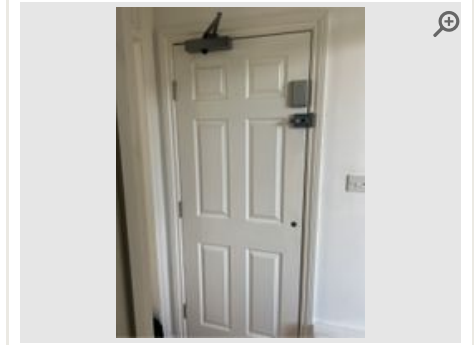
Front Door



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Added	24/01/2024
Reference	1.2.1

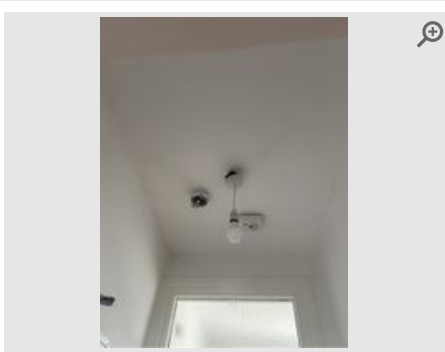


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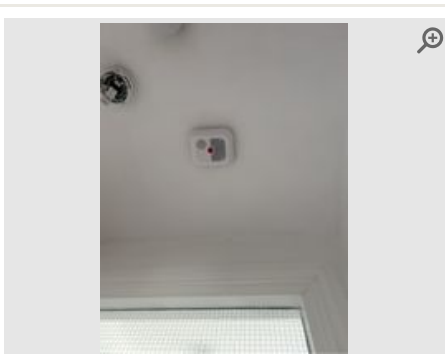
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Reference	1.2.3

Ceiling



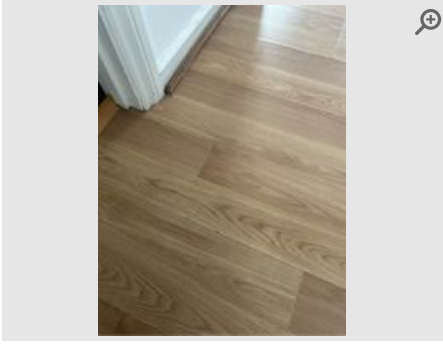
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Captured (via App):	24/01/2024 1:55 PM
Added	24/01/2024
Reference	1.4.1

Smoke Alarm



Provided by	Inspector
Captured (via App):	24/01/2024 1:58 PM
Added	24/01/2024
Reference	1.6.1

Floor



Provided by	Inspector
Captured (via App):	24/01/2024 2:01 PM
Added	24/01/2024
Reference	1.9.1

2 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 1 photo
2.2 Door (Internal)	Hinged door. Wood panelled; chrome handle. White (matt) Some light surface marks front side and reverse. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	📷 1 photo
2.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting). White (matt). Paint flaking (skirting). Chipped (frame). Chipped (skirting). Smudged (frame) Some light surface marks. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	📷 3 photos
2.4 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust Free of marks and mould. See photo for cobwebs present (if/where applicable).	● Fair	● Fair	📷 N/A
2.5 Light Fittings	Ceiling. Light shade fitted. Copper. 2 fixings in total. 2 bulbs/spotlights. 1 bulb/spotlight not working. Free of dust/cobwebs. Black All bulbs in working order. See photo for cobwebs/dust present (if/where applicable).	● Fair	● Fair	📷 2 photos
2.6 Windows and Sills	Sash window. 2 in total. Wood single glazed. Clear glass. Keys not present. Wooden sills. Curtain pole; wooden. Curtains present. Finials present. Mould to window edges. Scratched sills. Scuffed sills. Frames marked. Smudges/dirt present (windows). Purple (pale) curtains Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould. See photos for significant detail, including window cleanliness, window fixings and dressing (if/where applicable).	● Fair	● Fair	📷 7 photos
2.7 Walls	Plastered & painted white. Hairline cracks. Patchy paintwork. Discoloured paintwork Some minor surface marks and discolouration. See photos for significant detail, including picture hooks, filled and rawl plug holes (if/where applicable).	● Fair	● Fair	📷 2 photos
2.8 Radiator	White panelled. 2 in total. Thermostatic valve intact. Valve cap missing (left). Discoloured. Marked. Free of dirt/dust. White Wall mounted radiator(s) with some light surface marks. See photos for detail, including valve caps intact (if/where applicable).	● Fair	● Fair	📷 4 photos
2.9 Sockets & Switches	All sockets/switches plastic. 9 in total. All fixings present & intact. Aerial socket x 1. Telephone socket x 1 All sockets and switches present and intact with no signs of damage.	● Fair	● Fair	📷 1 photo
2.10 Floor	Laminate wood effect Some signs of wear evident. See photos for significant detail, including stains, tears and cracks (if/where applicable).	● Fair	● Fair	📷 1 photo
2.11 Sofa Bed	3 seater. Fabric upholstered. Fire label not found. Worn upholstery. Stain(s) present. Cream Some signs of wear evident. See photos for significant detail, including stains, tears and scuffs (if/where applicable).	● Fair	● Fair	📷 1 photo
2.12 TV	Flat screen. Remote control. Free of marks and scratches. Dusty Screen intact and remote control present. See photos for significant detail, including brand and any marks (if/where applicable).	● Fair	● Fair	📷 3 photos
2.13 TV Stand	Laminate wood effect. Free of marks and scratches. Free of dust. Black	● Fair	● Fair	📷 1 photo
2.14 Wall Mirror	Wall-mounted rectangular. Wooden frame. Free of marks. No cracks/chips. Free of dirt/dust	● Good	● Good	📷 1 photo
2.15 Wall Mirror	Wall-mounted round. Free of marks. Free of dirt/dust	● Fair	● Fair	📷 1 photo

Item	Description	Condition	Cleanliness	Photos
2.16 Floor Lamp	Free standing. Free of marks and scratches Wood floor lamp with white fabric cover. 1 working bulb.	● Fair	● Fair	📷 1 photo
2.17 Coffee Table	Natural wood (no varnish)	● Fair	● Fair	📷 1 photo
2.18 Dining Table Chairs	3 in total. Standard Chair. Plastic frame. Free of dirt/dust Consistent with age.	● Fair	● Fair	📷 1 photo
2.19 Dining Table	Laminate wood effect dining table. Free of marks and scratches. Dirty. Pine	● Fair	● Fair	📷 2 photos
2.20 Picture	Wall-mounted. Free of marks	● Fair	● Fair	📷 1 photo
2.21 Clothes Rack		● Fair	● Fair	📷 1 photo

**General
Overview**



Provided by	Inspector
Captured (via App):	24/01/2024 2:05 PM
Added	24/01/2024
Reference	2.1.1

**Door
(Internal)**

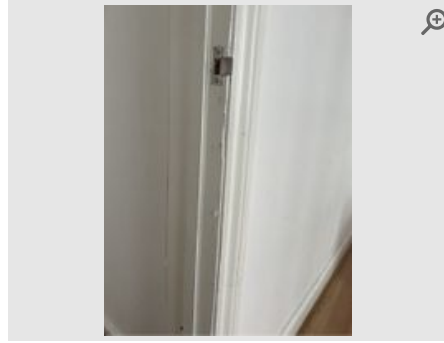


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Reference	2.2.1

**Door Frame &
Skirting**



Provided by	Inspector
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Added	24/01/2024
Reference	2.3.1

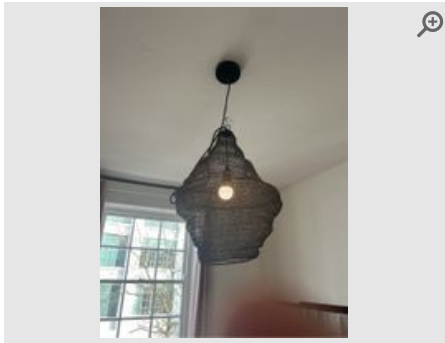


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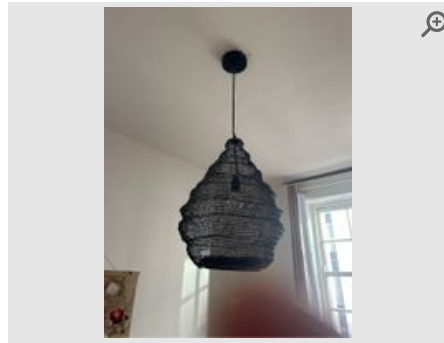


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Reference	2.3.3

Light Fittings

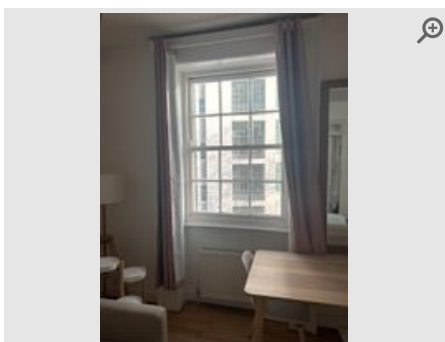


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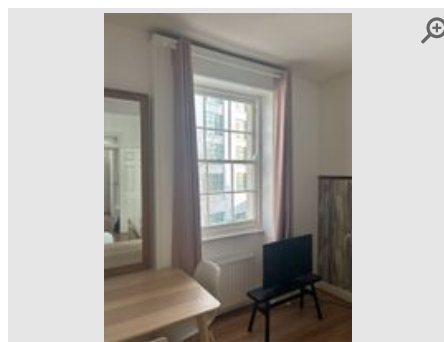


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Reference	2.5.2

Windows and Sills



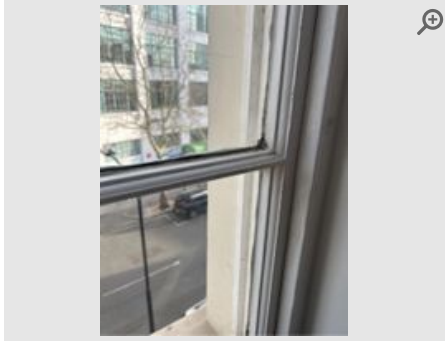
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Reference	2.6.1



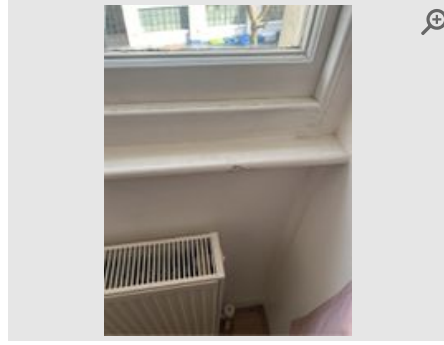
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Reference	2.6.2



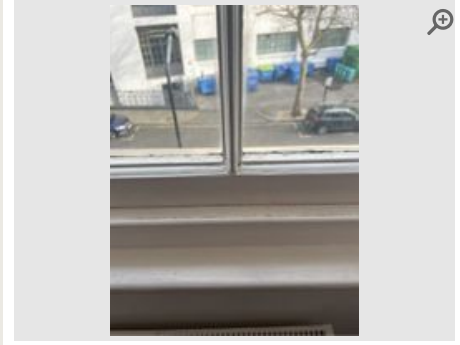
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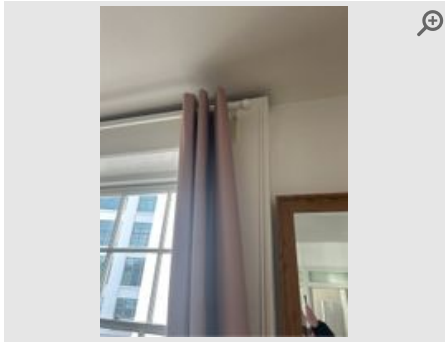
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Reference	2.6.4



Provided by	Inspector
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Added	24/01/2024
Reference	2.6.5



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Reference	2.6.6

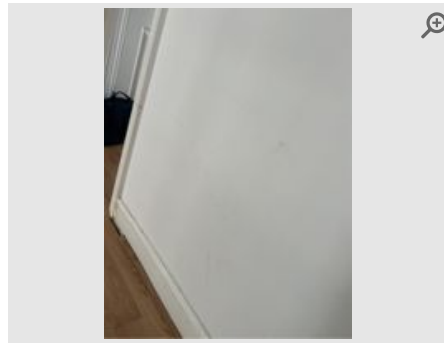


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Reference	2.6.7

Walls

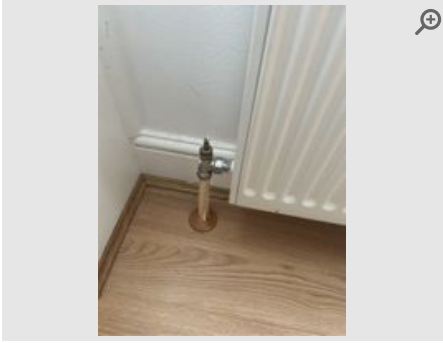


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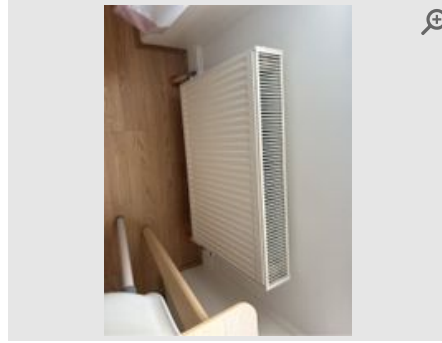


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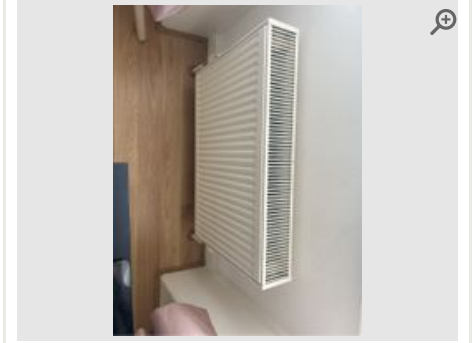
Radiator



Provided by	Inspector
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Added	24/01/2024
Reference	2.8.1



Provided by	Inspector
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Reference	2.8.2

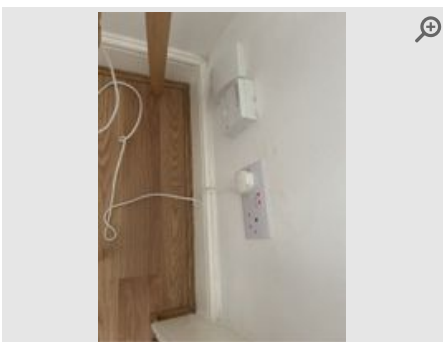


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Reference	2.8.3



Provided by	Inspector
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Added	24/01/2024
Reference	2.8.4

Sockets & Switches



Provided by	Inspector
Captured (via App):	24/01/2024 2:18 PM
Added	24/01/2024
Reference	2.9.1

Floor



Provided by	Inspector
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Added	24/01/2024
Reference	2.10.1

Sofa Bed

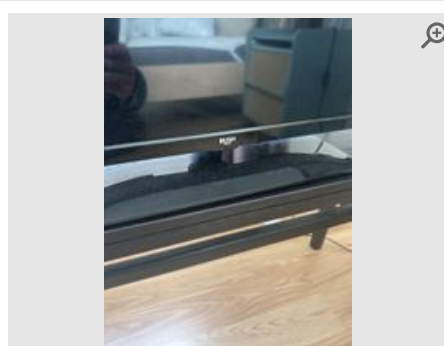


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Added	24/01/2024
Reference	2.11.1

TV



Provided by	Inspector
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Added	24/01/2024
Reference	2.12.1



Provided by	Inspector
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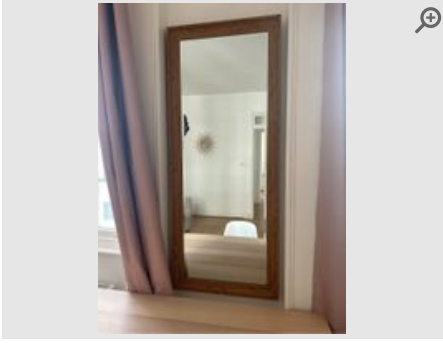
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Reference	2.12.3

TV Stand



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Reference	2.13.1

**Wall
Mirror**



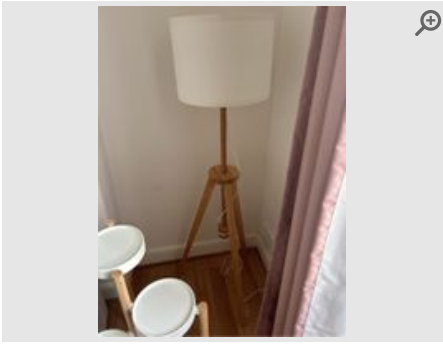
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**Wall
Mirror**



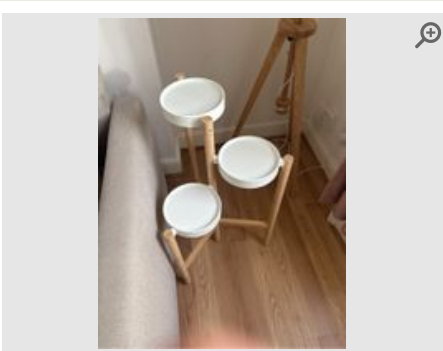
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Floor Lamp



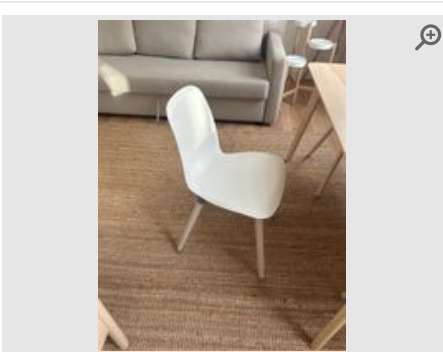
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Reference	2.16.1

Coffee Table



Provided by	Inspector
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Reference	2.17.1

Dining Table Chairs

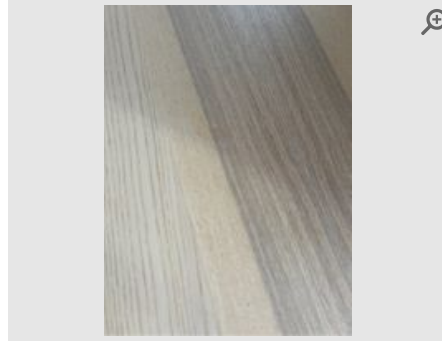


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Reference	2.18.1

Dining Table



Provided by	Inspector
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Added	24/01/2024
Reference	2.19.1



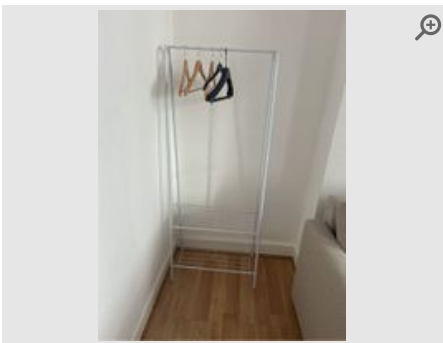
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Reference	2.19.2

Picture



Provided by	Inspector
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Reference	2.20.1

Clothes Rack



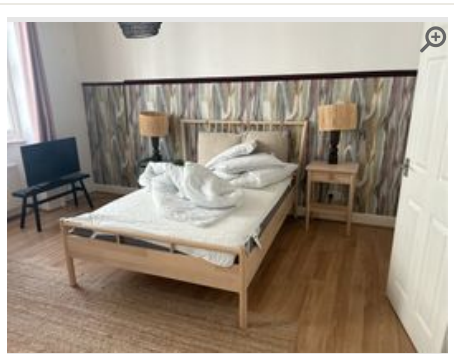
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3 Bedroom

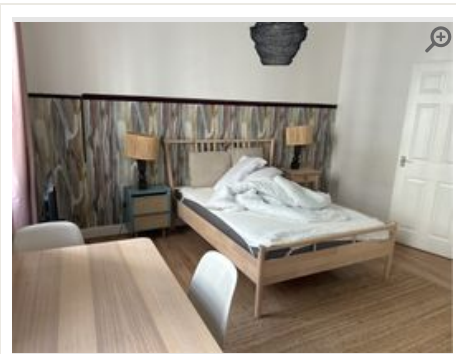
Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos
3.2 Bedside Cabinet	Laminate wood effect. Free of marks and scratches. Free of items inside. Loose runners. Dusty inside. Beige. Green (pale) Handles and runners intact - functioning well. Free of items inside. Some light surface marks evident. See photos for significant detail, including deep scratches, discolouration or stains (if/where applicable).	● Fair	● Fair	📷 2 photos
3.3 Lamp	Table lamp. Free of marks and stains. Free of dirt/dust. Bulb in working order. Beige. Brown Desk lamp with bulb in working order. See photos for significant detail, including deep scratches (if/where applicable).	● Fair	● Fair	📷 2 photos
3.4 Bed Base	Mattress present. Laminate wood base. Bed intact. Clean & free of stains Bed base slats intact with frame and legs appearing secure. Some light surface marks evident. See photos for significant detail, including deep scratches or defects (if/where applicable).	● Fair	● Fair	📷 3 photos
3.5 Mattress	Small Double. Free of dirt/dust Some signs of wear evident. See photos for significant detail, including stains and tears (if/where applicable).	● Fair	● Fair	📷 N/A
3.6 Mattress Protector	Small double fabric cover. Fire safety label present Fitted to mattress. See photos significant detail, including any tears or stains (if/where applicable). Consistent with age.	● Fair	● Fair	📷 1 photo
3.7 Miscellaneous	6 pillows and 1 duvet. Consistent with age.	● Fair	● Fair	📷 2 photos

📷 Bedroom Photos

General Overview

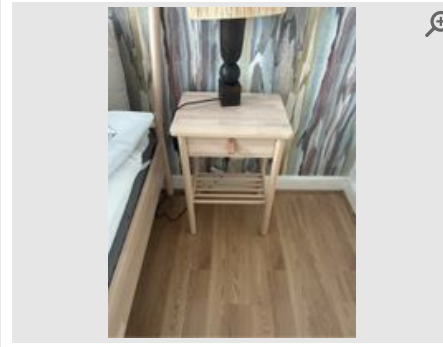
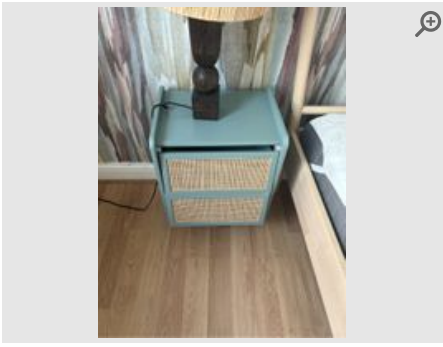


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Added	24/01/2024
Reference	3.1.1



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Added	24/01/2024
Reference	3.1.2

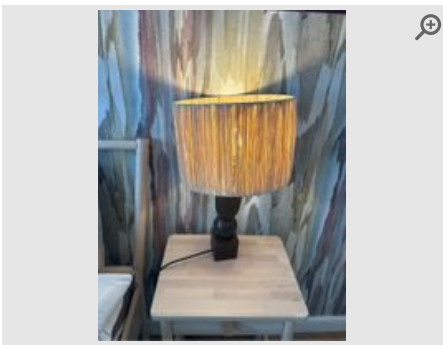
Bedside Cabinet



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Reference	3.2.1

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Added	24/01/2024
Reference	3.2.2

Lamp



Provided by	Inspector
Captured (via App):	24/01/2024 2:41 PM
Added	24/01/2024
Reference	3.3.1

Provided by	Inspector
Captured (via App):	24/01/2024 2:41 PM
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Reference	3.3.2

Bed Base



Provided by	Inspector
Captured (via App):	24/01/2024 2:45 PM
Added	24/01/2024
Reference	3.4.1

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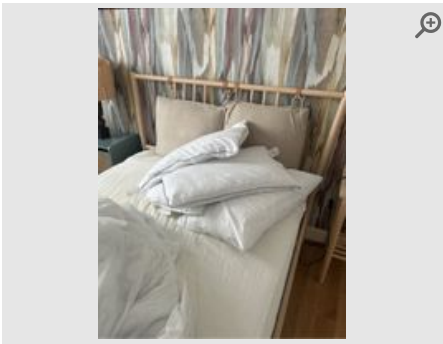
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Reference	3.4.3

Mattress Protector



Provided by	Inspector
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Added	24/01/2024
Reference	3.6.1

Miscellaneous



Provided by	Inspector
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Added	24/01/2024
Reference	3.7.1



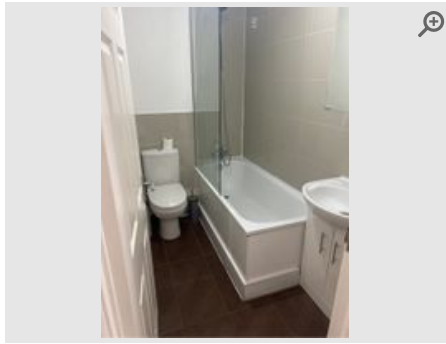
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Reference	3.7.2

4 Bathroom

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 1 photo
4.2 Door (Internal)	Hinged door. Wood panelled; chrome handle. White (matt). Free of marks/stains Some light surface marks front side and reverse. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	📷 1 photo
4.3 Door Frame & Skirting	Some light surface marks. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	📷 1 photo
4.4 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust Free of marks and mould. See photo for cobwebs present (if/where applicable).	● Fair	● Fair	📷 N/A
4.5 Light Fittings	Ceiling. Cylinder fixing. Plastic. 1 fixing in total. 2 bulbs/spotlights. Free of dust/cobwebs. White 1 light bulb missing	● Fair	● Fair	📷 1 photo
4.6 Extractor Fan	White casing. Responsive when switched. Casing free of marks and scratches. Free of dust inside Responsive when switched. See photo for cobwebs/dust present (if/where applicable).	● Fair	● Fair	📷 1 photo
4.7 Walls	Plastered & painted white. Tiled (around worktops). Tiled (around wet areas). No picture hooks/nails present. Hairline cracks. Discoloured paintwork. Free of dirt/dust Some minor surface marks and discolouration. See photos for significant detail, including picture hooks, filled and rawl plug holes (if/where applicable).	● Fair	● Fair	📷 1 photo
4.8 Floor	Tiled. Free of stains. Free of marks/scratches. Brown Some signs of wear evident. See photos for significant detail, including stains, tears and cracks (if/where applicable).	● Fair	● Fair	📷 1 photo
4.9 Shower Cubicle/Screen/Tray	Hinged glazed screen Screen intact. Hinges/runners functioning well. Tray intact. See photos for detail, including gaps/mould to sealant and limescale to screen (where applicable).	● Fair	● Fair	📷 2 photos
4.10 Bath	Standard. Acrylic/Plastic. Mixer tap. Chrome taps. Plug & chain missing. Discoloured. Free of dirt/dust. No mould present to silicon. White Exterior panel intact. Plug present. See photos for significant detail, including gaps/mould to sealant and limescale to taps/plughole (if/where applicable).	● Fair	● Fair	📷 4 photos
4.11 Sink/Basin	Countertop porcelain. Mixer tap. Chrome taps. Chrome plug. Plug present. Free of cracks/chips. No mould to sealant. Clean & free of hairs. Free of limescale. White Basin intact and free of cracks/chips. See photos for significant detail, including gaps/mould to sealant and limescale/hairs to taps/plughole (if/where applicable).	● Fair	● Fair	📷 1 photo
4.12 Cabinet	2 hinged doors. Laminate wood effect. Chrome handle. Scratched. Chipped. Free of dirt/dust. White Securely fixed to wall. Hinges functioning well. See photos for significant detail, including any items or stains/soiling inside (if/where applicable).	● Fair	● Fair	📷 2 photos
4.13 Mirror	Wall-mounted. Plastic frame. Tarnished to outer edges. Worn/Tired. Chipped. White Wall-mounted and securely fixed. Securely fixed to wall. See photos for significant detail, including any chips, smears or dust (if/where applicable).	● Fair	● Fair	📷 3 photos
4.14 Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush button. Flush intact. Seat secure & intact. Clean inside. Base clean. White Free of cracks/chips. Flush intact. Seat secure and intact. See photos for significant detail, including cleanliness to pan, tank and base (if/where applicable).	● Fair	● Fair	📷 2 photos
4.15 Bathroom Fixings	Toilet brush (plastic). Washing basket (plastic). Evidence of rust. Free of dust	● Fair	● Fair	📷 2 photos

Item	Description	Condition	Cleanliness	Photos
4.16 Towel Rail	Stainless steel. Scuffed	● Fair	● Fair	📷 2 photos

**General
Overview**



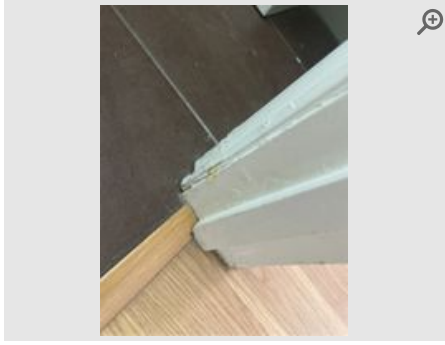
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Reference	4.1.1

**Door
(Internal)**



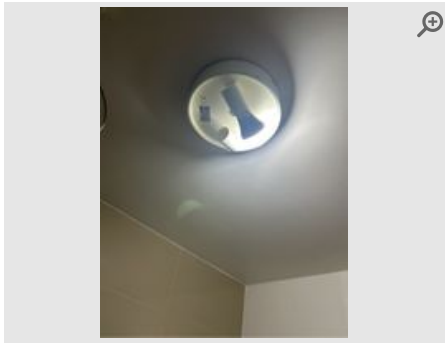
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**Door Frame &
Skirting**



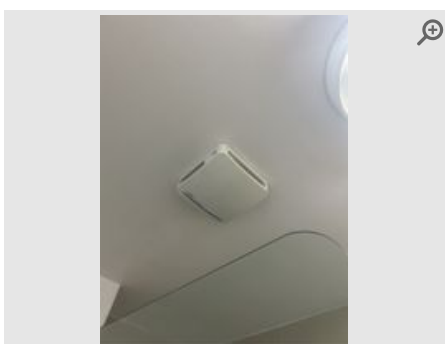
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Light Fittings



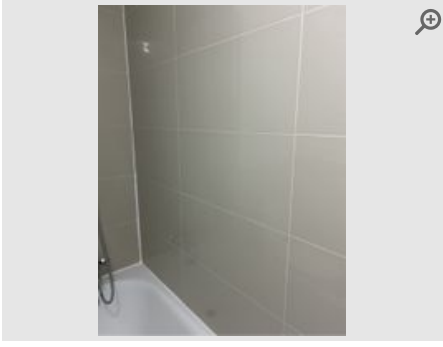
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Reference	4.5.1

Extractor Fan



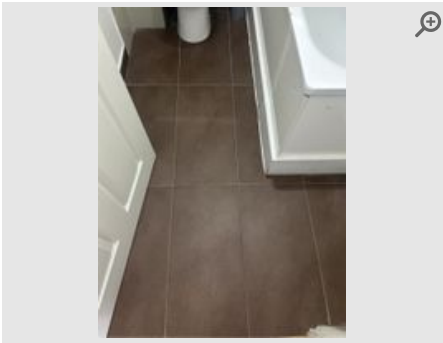
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Walls



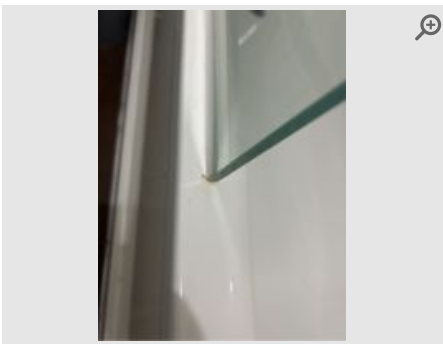
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Added	24/01/2024
Reference	4.7.1

Floor



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Added	24/01/2024
Reference	4.8.1

Shower Cubicle/Screen/Tray

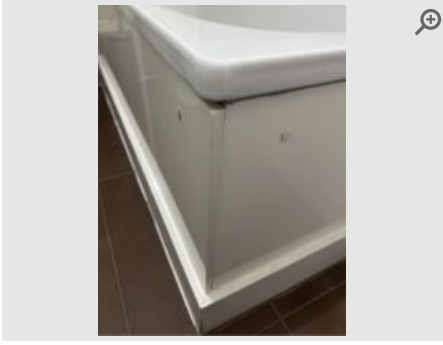


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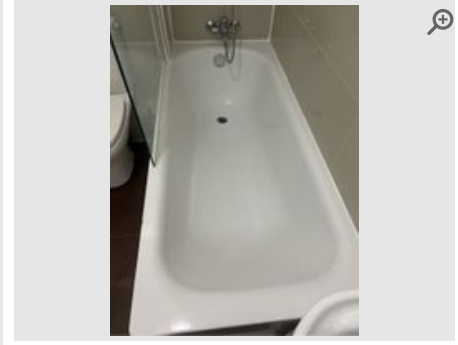
Bath



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Reference	4.10.2



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Reference	4.10.3



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Reference	4.10.4

Sink/Basin

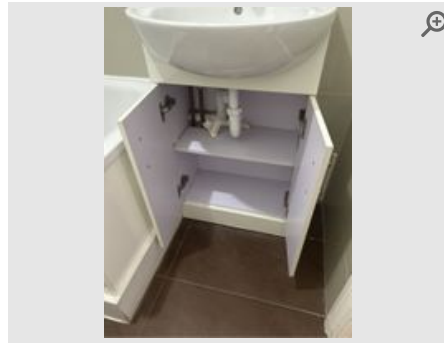


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Cabinet

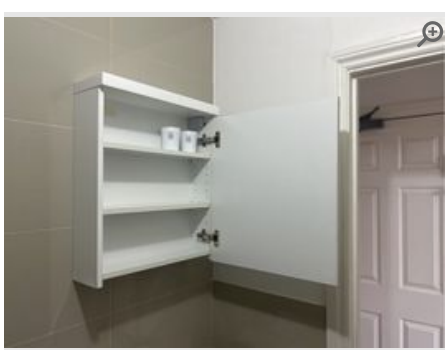


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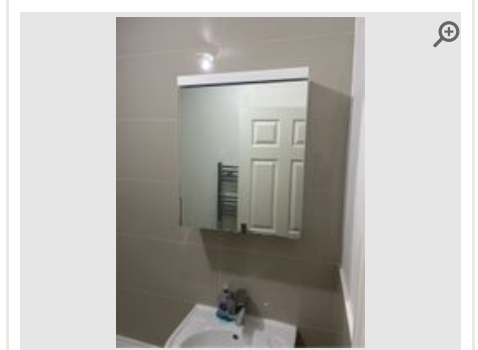
Mirror



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Reference	4.13.2



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Added	24/01/2024
Reference	4.13.3

Toilet



Provided by	Inspector
Captured (via App):	24/01/2024 3:09 PM
Added	24/01/2024
Reference	4.14.1



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Reference	4.14.2

Bathroom Fixings



Provided by	Inspector
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Reference	4.15.1

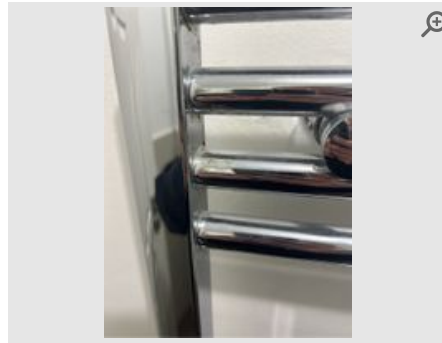


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Reference	4.15.2

Towel Rail



Provided by	Inspector
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Added	24/01/2024
Reference	4.16.1



Provided by	Inspector
Captured (via App):	24/01/2024 2:57 PM
Added	24/01/2024
Reference	4.16.2

5 Kitchen

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Consistent with age. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos
5.2 Door (Internal)	Hinged door. Wood panelled; chrome handle. Fire arm present. Fixed doorstep present. Free of marks/stains. Free of dust and dirt. White	● Fair	● Fair	📷 1 photo
5.3 Door Frame & Skirting	Some light surface marks. Refer to photos for significant defect details (if/where applicable).	● Fair	● Fair	📷 1 photo
5.4 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust Free of marks and mould. See photo for cobwebs present (if/where applicable).	● Fair	● Fair	📷 N/A
5.5 Light Fittings	Ceiling. Spotlight(s). Chrome. 3 fixings in total. 3 bulbs/spotlights. 1 bulb/spotlight not working. Free of dust/cobwebs 1 light bulb missing. See photo for cobwebs/dust present (if/where applicable).	● Fair	● Fair	📷 1 photo
5.6 Walls	Plastered & painted white. Tiled (around worktops) Some minor surface marks and discolouration. See photos for significant detail, including picture hooks, filled and rawl plug holes (if/where applicable).	● Fair	● Fair	📷 1 photo
5.7 Windows and Sills	Sash window. 1 in total. Wood single glazed. Clear glass. Keys not present. Chrome handle. Wooden sills. Sills free of mould. Windows intact. Scuffed sills. Smudges/dirt present (windows) Some light surface marks to sills. Otherwise sills free of mould. Windows intact and free of mould. See photos for significant detail, including window cleanliness, window fixings and dressing (if/where applicable).	● Fair	● Fair	📷 3 photos
5.8 Radiator	White panelled. 1 in total. Valve cap missing (right). Paint chipped. Discoloured. Free of dirt/dust. White Wall mounted radiator(s) with some light surface marks. See photos for detail, including valve caps intact (if/where applicable).	● Fair	● Fair	📷 1 photo
5.9 Sockets & Switches	All sockets/switches plastic. 6 in total. All fixings present & intact All sockets and switches present and intact with no signs of damage.	● Fair	● Fair	📷 1 photo
5.10 Floor	Laminate wood effect Some signs of wear evident. See photos for significant detail, including stains, tears and cracks (if/where applicable).	● Fair	● Fair	📷 1 photo
5.11 Kitchen Cupboards/Units	Wall units present. Base units present. 8 hinged doors. Laminate wood effect. Chrome handles. Laminated shelving. All shelving is intact. Miscellaneous items inside. Free of grease/food residue All handles and hinges intact. Free of items inside. Some signs of wear evident. See photos for significant detail, including stains inside and out, scratches and food residue (if/where applicable).	● Fair	● Fair	📷 8 photos
5.12 Kitchen Worksurfaces	Laminate wood effect worksurface. Minor scuffs/scratches. Free of dust/dirt Some signs of light surface marks evident. See photos for significant detail, including stains, scratches, scorch marks and food residue (if/where applicable).	● Fair	● Fair	📷 1 photo
5.13 Kitchen Sink	Single bowl. Draining board. Stainless steel. Mixer tap. Chrome taps. Free of scratches/cracks. Plug not present. Free of dirt/dust. Free of grease Some light surface marks evident. Plug present. See photos for significant detail, including stains, scratches, scorch marks and food residue (if/where applicable).	● Fair	● Fair	📷 2 photos
5.14 Hob	Gas hob. Dial markings worn. Wearing to rings. Free of grease. Free of dried food. Free of dust Some signs of light surface marks evident. See photos for significant detail, including stains, scratches, scorch marks and food residue (if/where applicable). Dials/knobs intact.	● Fair	● Fair	📷 1 photo

Item	Description	Condition	Cleanliness	Photos
5.15 Oven	Double oven. Chrome rack x 2. Dried food residue inside. Dial/Knob markings worn Seal intact and door hinge functioning smoothly. Glass not secured. See photos significant for detail, including dried food residue and grease (if/where applicable).	● Fair	● Fair	📷 4 photos
5.16 Extractor Cooker Hood	Integrated hood. Hood filter clean. Some bulbs/spots working. Fan switch responsive. Filter clean. Casing clean. Controls clean Light switch not working. Fan switches are responsive. Some signs of light surface marks evident. See photos for significant detail, including grease to hood and filter (if/where applicable).	● Fair	● Fair	📷 1 photo
5.17 Microwave	Microwave only. Grey. Free of marks and scratches. Rotating plate present. Free of food residue. Free of dirt/dust Buttons/dials clean and intact to front. Bulb working inside. See photos for significant detail, including stains, grease and food residue (if/where applicable).	● Fair	● Fair	📷 2 photos
5.18 Fridge	Integrated freezer. 3 Drawers. 4 Shelves. Salad drawer. Grease/food residue present. Beko. White No cracks or damage to trays and shelving. See photos for significant detail, including stains, grease and dried food residue (if/where applicable). Consistent with age.	● Fair	● Fair	📷 3 photos
5.19 Washing Machine	Front loader. Washer dryer. Detergent drawer clean. Seal is clean. Drum is clean. Indesit. Scratched. Free of dirt/dust. Grey No signs of damage to drum inside. Door hinge is functioning smoothly. Bulb in working order. See photos for significant detail, including detergent drawer and seal cleanliness (if/where applicable).	● Fair	● Fair	📷 3 photos
5.20 Cutlery	Knives. Forks. Spoons. Tea spoons. Free of marks and stains. Free of dirt/dust Free of rust and food residue.	● Fair	● Fair	📷 1 photo
5.21 Crockery	Plates. Bowls. Cups. Free of cracks/chips. Free of grease & food residue Some signs of wear evident. See photos for significant detail, including any cracks or chips (if/where applicable).	● Fair	● Fair	📷 N/A
5.22 Saucepans	Stainless steel. Frying pan. Roasting tin. Free of food residue. Free of dirt/dust Some signs of wear evident. See photos for significant detail, including any handle damage or missing lids (if/where applicable).	● Fair	● Fair	📷 N/A
5.23 Vacuum Cleaner	Canister. Free of dirt/dust Consistent with age.	● Fair	● Fair	📷 1 photo
5.24 Waste Bin	Free of refuse inside. Free of dirt/dust	● Fair	● Fair	📷 1 photo
5.25 Ironing Board	Consistent with age.	● Fair	● Fair	📷 1 photo
5.26 Boiler	Wall-mounted. Vokera. Buttons & dials intact	● Fair	● Fair	📷 1 photo

General Overview



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Added	24/01/2024
Reference	5.1.1



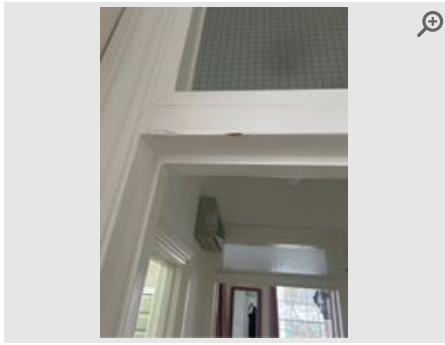
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Reference	5.1.2

Door (Internal)



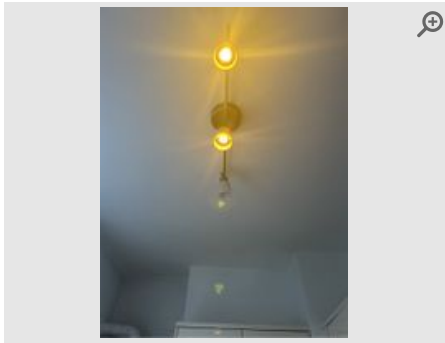
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Reference	5.2.1

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	24/01/2024 3:13 PM
Added	24/01/2024
Reference	5.3.1

Light Fittings



Provided by	Inspector
Captured (via App):	24/01/2024 3:15 PM
Added	24/01/2024
Reference	5.5.1

Walls



Provided by	Inspector
Captured (via App):	24/01/2024 3:15 PM
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Reference	5.6.1

Windows and Sills



Provided by	Inspector
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Added	24/01/2024
Reference	5.7.1



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Reference	5.7.2



Provided by	Inspector
Captured (via App):	24/01/2024 3:18 PM
Added	24/01/2024
Reference	5.7.3

Radiator



Provided by	Inspector
Captured (via App):	24/01/2024 3:20 PM
Added	24/01/2024
Reference	5.8.1

Sockets & Switches



Provided by	Inspector
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Reference	5.9.1

Floor

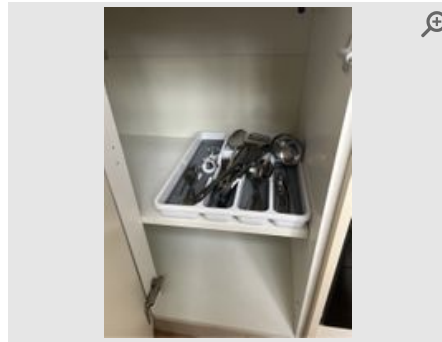


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Reference	5.10.1

Kitchen Cupboards/Units



Provided by	Inspector
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Added	24/01/2024
Reference	5.11.1



Provided by	Inspector
Captured (via App):	24/01/2024 3:26 PM
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Reference	5.11.2



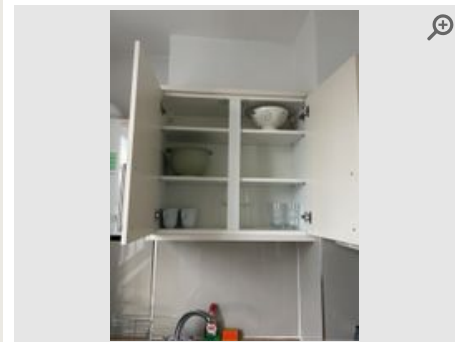
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Reference	5.11.3



Provided by	Inspector
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Reference	5.11.4



Provided by	Inspector
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Added	24/01/2024
Reference	5.11.5



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Reference	5.11.6

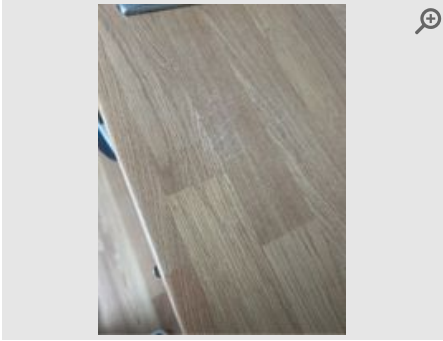


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Reference	5.11.7



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Added	24/01/2024
Reference	5.11.8

Kitchen Worksurfaces



Provided by	Inspector
Captured (via App):	24/01/2024 3:28 PM
Added	24/01/2024
Reference	5.12.1

Kitchen Sink



Provided by	Inspector
Captured (via App):	24/01/2024 3:29 PM
Added	24/01/2024
Reference	5.13.1



Provided by	Inspector
Captured (via App):	24/01/2024 3:29 PM
Added	24/01/2024
Reference	5.13.2

Hob



Provided by	Inspector
Captured (via App):	24/01/2024 3:30 PM
Added	24/01/2024
Reference	5.14.1

Oven



Provided by	Inspector
Captured (via App):	24/01/2024 3:33 PM
Added	24/01/2024
Reference	5.15.1



Provided by	Inspector
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Reference	5.15.2



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Reference	5.15.3



Provided by	Inspector
Captured (via App):	24/01/2024 3:33 PM
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Reference	5.15.4

Extractor Cooker Hood



Provided by	Inspector
Captured (via App):	24/01/2024 3:35 PM
Added	24/01/2024
Reference	5.16.1

Microwave



Provided by	Inspector
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Added	24/01/2024
Reference	5.17.1



Provided by	Inspector
Captured (via App):	24/01/2024 3:37 PM
Added	24/01/2024
Reference	5.17.2

Fridge



Provided by	Inspector
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Added	24/01/2024
Reference	5.18.1



Provided by	Inspector
Captured (via App):	24/01/2024 3:39 PM
Added	24/01/2024
Reference	5.18.2

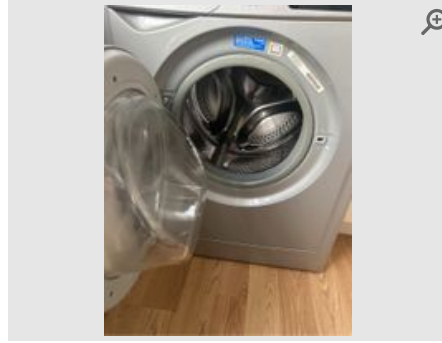


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Added	24/01/2024
Reference	5.18.3

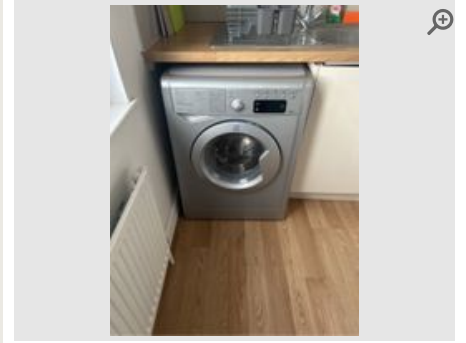
Washing Machine



Provided by	Inspector
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Added	24/01/2024
Reference	5.19.1

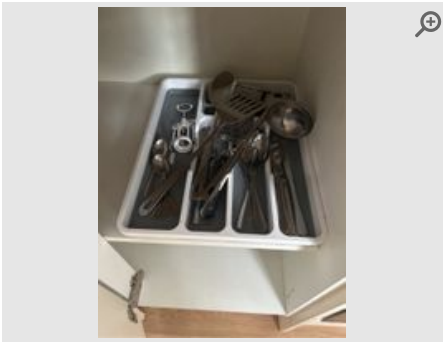


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Added	24/01/2024
Reference	5.19.2



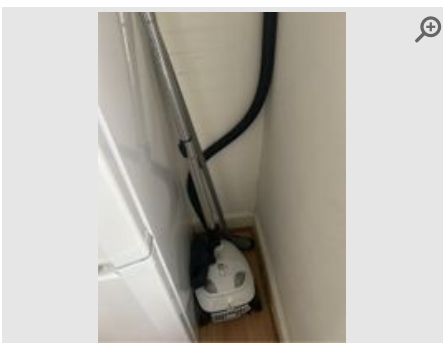
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Captured (via App):	24/01/2024 3:41 PM
Added	24/01/2024
Reference	5.19.3

Cutlery



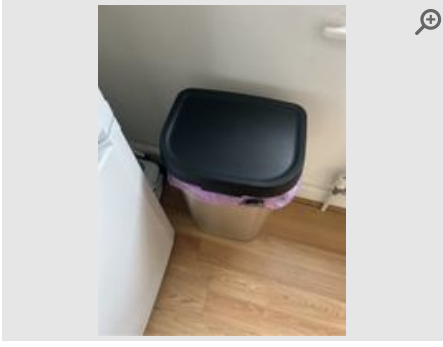
Provided by	Inspector
Captured (via App):	24/01/2024 3:41 PM
Added	24/01/2024
Reference	5.20.1

Vacuum Cleaner



Provided by	Inspector
Captured (via App):	24/01/2024 3:46 PM
Added	24/01/2024
Reference	5.23.1

Waste Bin



Provided by	Inspector
Captured (via App):	24/01/2024 3:44 PM
Added	24/01/2024
Reference	5.24.1

Ironing Board



Provided by	Inspector
Captured (via App):	24/01/2024 3:47 PM
Added	24/01/2024
Reference	5.25.1

Boiler



Provided by	Inspector
Captured (via App):	24/01/2024 3:53 PM
Added	24/01/2024
Reference	5.26.1



Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

Akiva Rozen

Date:

24/01/2024 at 5:25pm

Disclaimer

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

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

Health & Safety / Insurance Risk-Avoidance Steps

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

Guidance Notes to Tenants

What should I know about the check-out process?

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

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

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the managing agent/landlord). Tenants are often charged by the managing agent/landlord for repairs or replacement costs due to soiling, staining or damage such as cigarette or iron burns.

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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