

Inventory & Check In Report

For

Address Removed For GDPR Compliant Purposes

Date Of Report - 06-05-2022

Report Prepared By - Emma Hamilton



Report Instructed By:

Check Out Report

For

Address Removed For GDPR Compliant Purposes

Date Of Report - 13-05-2024

Report Prepared By - Emma Hamilton



Report Instructed By:

REPORT INDEX (Check Out)

Report Information	4
What Is Included In The Report	6
Advice For Tenants	8
Property Particulars	10
<i>Overview Of Property Inspected</i>	10
<i>Property Utilities Meters</i>	10
<i>Keys and Sundries</i>	12
<i>Property Safety Features / Equipment</i>	14
<i>Compliance Items</i>	14
<i>Inspection Notes</i>	23
<i>Quick View - State Of Cleanliness Of Property Rooms / Areas</i>	24
<i>Property Rooms / Areas</i>	27
1: Property Information (Not recorded on Check Out Report)	27
2: Outside Areas / Garden (Front)	27
3: Entrance Hallway	32
4: Lounge	36
5: Dining Room	39
6: Kitchen	44
7: Bedroom 4 Ground Floor	57
8: Stairs / Landing & Study / Dressing Area	60
9: Bathroom	66
10: Bedroom 3 Rear RHS	79
11: Shower Room	80
12: Bedroom 2 Rear LHS	92
13: Bedroom 1 Front	95
14: Outside Areas / Garden (Rear)	102
15: Check Out & Property Information	107
CHRONOLOGICAL LIST OF OBSERVATIONS (Check Out)	109

Guidance Notes And Signatures	134
<i>Signatures & Contact Information For Tenants</i>	135
<i>Details & Signature Of Clerk</i>	136

Report Information

Your Inspection Document

This inspection document known as the “Report” is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, number of elements, element general condition. The element will then list any problems which we call “**Observations**”. The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room. We do not photograph every switch and socket in a room. For example we will photograph a socket and then we will list the element as above and the number and type i.e double socket x 2, single socket x 3, aerial socket x 1.

Minor wear and tear issues will not be listed under observations but noted in the element description and condition.

Words And Their Meanings

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

The Inventory Clerk / Company Compiling The Report

PiMS Ltd Inventory Clerks are not professional or qualified tradespeople for the purpose of conducting the report. They have been trained to high standards by their own governing body for Inventories, the AIIC and IPIC. This means they are not surveyors, plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc.

How The Inspection Is Carried Out

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants. PiMS Inventory Clerks will not inspect the fabric of the building externally inclusive of roofs, gutters, satellite dishes, aerials, chimneys. However, if something obvious is seen then this will be reported to the Landlord or Agent.

Terminology And Quantity

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as “A Number Of Books / Many Books” etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

Ownership And Copyright

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission

Report Updates

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

What Is Included In The Report

The Smoke And Carbon Monoxide Alarm Regulations 2015 - Amended October 2022

The new Smoke And Carbon Monoxide Alarm Amendment Regulations 2022 came into effect for England and Wales from 1st October 2022. These regulations make specific changes to the requirements for social housing providers and landlords in relation to smoke and carbon monoxide alarms in their properties.

From 1st October 2022 all social housing landlords must ensure that the following are in place in each of their properties:

At least one smoke alarm installed on each storey of the property where there is a room used as living accommodation. (This has been a legal requirement for private rented housing since 2015)

One carbon monoxide alarm installed in all rooms used as living accommodation which contain a fixed combustion appliance (excluding gas cookers)

As well as ensuring that the alarms are installed, all landlords must ensure any installed alarms are suitable and fully working and therefore must repair or replace any faulty smoke / carbon monoxide alarms immediately once they are aware of the fault.

Only standard battery driven smoke alarms & CO detectors are tested, where possible. We are unable to test communal built in systems. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms. Tenants are responsible for maintaining battery operated smoke and carbon monoxide alarms and replacing batteries where needed.

Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

Amy Doherty



Amy Doherty



Advice For Tenants

The following is a guide on how to present the property on the day of Check-Out and its return to the Landlord / Agent.

The Inventory Clerk will conduct a Check-Out report on the last day of the tenancy or the date agreed with your Agent / Landlord.

On this date you must have removed all personal effects, prepared and cleaned the property for inspection by the Clerk at the agreed time.

The Clerk will use a copy of the report produced at the start of tenancy. He / She will use this report as a guide and report on the current condition of fixtures, fitting and contents. Attention will be given to damage, fair wear and tear and cleanliness. The clerk will report on any observations (issues)

It is the tenant's responsibility to ensure that the property, its fixtures, fittings and contents are in the same condition or better including state of cleanliness, as it was presented to them on Check-In, with allowance for "Fair Wear & Tear". Cleanliness issues cannot be classed as "Fair Wear & Tear". Ensure the standard of cleanliness in all areas is the same or better as the day of Check-In.

Any issues found will be detailed into the Check-Out report as observations with supporting descriptions and evidential photographs.

Finally, if you have paid for a professional clean then please leave a copy of the receipt in the property so the clerk can copy it into the report supporting the fact that the property has been professionally cleaned.

PLEASE READ VERY IMPORTANT

This Inspection Document must be signed by the tenant(s) or their representative ideally at the time of Check-In or Check Out and all details completed - Full name and email address, if present, and returned with any amendments as required, to the Landlord / Agent within **SEVEN DAYS** from the start of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible and the report is filed as accepted. You can also send your amendments direct to PiMS Ltd by email - info@pimsltd.co.uk

Amy Doherty



Amy Doherty



Property Particulars
Overview Of Property Inspected

Property Furnished	Unfurnished
Property Type	House
Property Style	Semi-Detached
Stopcock Location	Dining Room Under Window Behind White Plastic Plate
Security Alarm	Key Pad In Entrance Hall

Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Gas Meter	Outside On Side Wall	E6S21696632161	00227	None	None	06-05-2022



Property Particulars
Overview Of Property Inspected

Property Furnished	Unfurnished
Property Type	House
Property Style	Semi-Detached
Stopcock Location	Dining Room Under Window Behind White Plastic Plate
Security Alarm	Key Pad In Entrance Hall

Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Gas Meter	Outside On Side Wall	E6S21696632161	01557	None	None	13-05-2024



Amy Doherty

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	On Path To Front	18MU096712	00324	Tariff - Paid Directly From Bank Account	None	06-05-2022



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Outside On Side Wall	21J0022566	05614	Tariff - Paid Directly From Bank Account	Octopus Energy	06-05-2022

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	On Path To Front	18MU096712	00538	Tariff - Paid Directly From Bank Account	None	13-05-2024



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Outside On Side Wall	21J0022566	11170	None	None	13-05-2024

Amy Doherty



Keys and Sundries(2)

Item	Type	Location	Serial #	No. Issued (Check-In)
1	Tenants Set	Front Door Yale X1, Dining Room Yale X2, Shed Mortice X 1, Window X3, 2 X Bedroom Door Mortice,	None	6
Comment:	Keys Signed to Tenants at Check-In No Key For Kitchen			



Keys and Sundries(2)

Item	Type	Location	Serial #	No. Received (Check-Out)
1	Tenants Set	Front Door Yale X1, Dining Room Yale X2, Shed Mortice X 1, Window X3, 2 X Bedroom Door Mortice,	None	9
Comment:	None			

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



Item	Type	Location	Serial #	No. Issued (Check-In)
2	Tenants Set	Front Door Yale X1, Dining Room Yale X3, Shed Mortice X 1, Window X3, 2 X Unknown Mortice,	None	10
Comment:		No Key For Kitchen		



Item	Type	Location	Serial #	No. Received (Check-Out)
2	Tenants Set	Front Door Yale X1, Dining Room Yale X3, Shed Mortice X 1, Window X3, 2 X Unknown Mortice,	None	9
Comment:		None		

Amy Doherty



Key Return

Corresponding Item Not Recorded On Inventory & Check In Report

Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
How To Rent Guide	Present	Provided By Landlord	NA
Right To Rent Checks	Present	Confirmed By Landlord And Inventory Clerk. ID Seen At Check In	NA

Compliance Items



Key Return

Corresponding Item Not Recorded On Check Out Report

Property Safety Features / Equipment

Corresponding Item Not Recorded On Check Out Report

Corresponding Item Not Recorded On Check Out Report

Compliance Items

Amy Doherty

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Entrance Hall	Tested For Power Only - Working	06-05-2022	NA
Comment				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Entrance Hall	Tested For Power Only - Working	13-05-2024	NA
Comment				
None				



Amy Doherty

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Rear Landing	Tested For Power Only - Working	06-05-2022	NA
Comment				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Rear Landing	Tested For Power Only - Working	13-05-2024	NA
Comment				
None				



Amy Doherty

A handwritten signature in black ink, appearing to be "AD", written below the printed name.

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Bedroom 1 Ground Floor	Tested For Power Only - Working	06-05-2022	NA
Comment				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Bedroom 1 Ground Floor	Tested For Power Only - Working	13-05-2024	NA
Comment				
None				



Amy Doherty

A handwritten signature in black ink, appearing to be "AD", located below the printed name "Amy Doherty".

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Landing	Tested For Power Only - Working	06-05-2022	NA
Comment				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Landing	Tested For Power Only - Not Working	13-05-2024	NA
Comment				
None				



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials, written in a cursive style.

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Kitchen	Tested For Power Only - Working	06-05-2022	NA
Comment				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Kitchen	Tested For Power Only - Working	13-05-2024	NA
Comment				
None				



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Landing	Tested For Power Only - Working	06-05-2022	NA
Comment				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Landing	Tested For Power Only - Working	13-05-2024	NA
Comment				
None				



Amy Doherty

A handwritten signature in black ink, appearing to be "AD", located below the printed name "Amy Doherty".

Corresponding Item Not Recorded On Inventory & Check In Report

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Heat Detector	Kitchen	Tested For Power Only - Working	13-05-2024	NA
Comment				
None				



Amy Doherty

Tenants Compliance Declaration
No Tenant(s) Or Representatives of the Tenant(s) Where Present At The Inventory & Check In Report.

Tenants Compliance Declaration
No Tenant(s) Or Representatives of the Tenant(s) Where Present At The Check Out Report.

Amy Doherty



Inspection Notes
No Key For Rear Kitchen Door

NA

Inspection Notes

Amy Doherty



Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Area	State	Cleaning Receipt Date
Doors	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Decor - Walls / Ceilings	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Hard Flooring	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Area	State	Cleaning Receipt Date
Carpet(s)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA

Quick View - State Of Cleanliness Of Property Rooms / Areas

Corresponding Item Not Recorded On Check Out Report

Area	State	Cleaning Receipt Date
Doors	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Decor - Walls / Ceilings	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Corresponding Item Not Recorded On Check Out Report

Area	State	Cleaning Receipt Date
Carpet(s)	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Amy Doherty



Woodwork (Sills, Skirting, Frames, Architraves)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Light Fittings / Shades	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Sockets & Switches	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Radiators / Heaters	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Kitchen Units & Worktops	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Oven / Hob / Cooker	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
White Goods	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Woodwork (Sills, Skirting, Frames, Architraves)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Light Fittings / Shades	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Sockets & Switches	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Radiators / Heaters	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Kitchen Units & Worktops	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Oven / Hob / Cooker	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
White Goods	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Amy Doherty



Toilet(s)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Bath / Shower / Basin (Inc Waste Areas, Furniture, Fittings)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA

Corresponding Item Not Recorded On Inventory & Check In Report

Area	State	Cleaning Receipt Date
Curtains / Blinds / Shutters	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Extractor Fans	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Windows Inside	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Windows Outside	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA

Toilet(s)	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
-----------	---	----

Bath / Shower / Basin (Inc Waste Areas, Furniture, Fittings)	Average Domestic Clean - Further Cleaning Required Where Noted	NA
--	--	----

Furnishings & Accessories	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
---------------------------	---	----

Area	State	Cleaning Receipt Date
Curtains / Blinds / Shutters	Average Domestic Clean - Further Cleaning Required Where Noted	NA

Extractor Fans	Average Domestic Clean - Further Cleaning Required Where Noted	NA
----------------	--	----

Windows Inside	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
----------------	---	----

Windows Outside	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
-----------------	---	----

Amy Doherty



External Areas	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
----------------	--	----

Corresponding Item Not Recorded On Inventory & Check In Report

Property Rooms / Areas

1: Property Information



2: Outside Areas / Garden (Front)

External Areas	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
----------------	---	----

Extractor Hood	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
----------------	--	----

Room not included in Check Out Report

Property Rooms / Areas

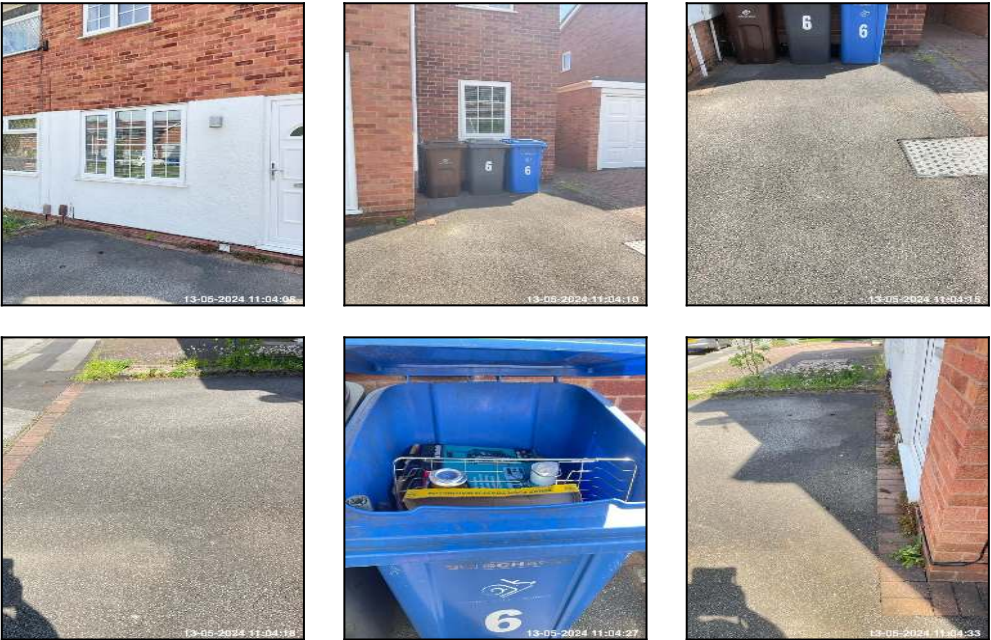
2: Outside Areas / Garden (Front)

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.



2.1 Driveway	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



2.1 Driveway	
Overall Colour:	General Condition:
Grey	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Amy Doherty



2.1 Driveway



2.1 Driveway



2.1 Driveway

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.

Serial#	Element	Element Description
2.1.1	Driveway	Type: Double Finish: Tarmac, Mono Block Features: Border Edging, Drains Comments: Weed Free

No Observation(s) Recorded

Serial#	Element	Element Description
2.1.1	Driveway	Type: Double Finish: Tarmac, Mono Block Features: Border Edging, Drains Comments: Weed Free



2.1.1 Light Weeds



2.1.1 Light Weeds



2.1.1 Light Weeds

Amy Doherty

2.2 External Refuse Bins	
Overall Colour:	General Condition:
Multi Coloured / Patterned	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



2.2 External Refuse Bins



2.2 External Refuse Bins



2.1.1 Light Weeds

2.2 External Refuse Bins	
Overall Colour:	General Condition:
Multi Coloured / Patterned	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Amy Doherty

Serial#	Element	Element Description
2.2.1	Bin (Outside)	Type & No Of: Outdoor Domestic, x 03 Type & Finish: Finish - UPVC, Garden Waste, , Paper / Recycling , With Lid, With Wheels Features: Half Full of Refuse Comments: Brown And Grey Bin Empty

No Observation(s) Recorded

3: Entrance Hallway

Serial#	Element	Element Description
2.2.1	Bin (Outside)	Type & No Of: Outdoor Domestic, x 03 Type & Finish: Finish - UPVC, Garden Waste, , Paper / Recycling , With Lid, With Wheels Features: Half Full of Refuse Comments: Brown And Grey Bin Empty



2.2.1 Brown Bin Half Full, Grey Bin Full



2.2.1 Brown Bin Half Full, Grey Bin Full

3: Entrance Hallway

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials, written in a cursive style.



Amy Doherty

3.1 Walls	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



3.1 Walls



3.1 Walls



3.1 Walls



3.1 Walls



3.1 Walls



3.1 Walls

3.1 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Amy Doherty

Serial#	Element	Element Description
3.1.1	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Painted - Matt / Emulsion</p> <p>Features:</p> <p>Accessories, Fixtures & Fittings: Alarm Control Unit , Alarm Sensor To Upper Wall</p> <p>Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>

No Observation(s) Recorded

Serial#	Element	Element Description
3.1.1	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Painted - Matt / Emulsion</p> <p>Features:</p> <p>Accessories, Fixtures & Fittings: Alarm Control Unit , Alarm Sensor To Upper Wall</p> <p>Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>



3.1.1 Wear And Tear
Chips To Leading Edge

Amy Doherty

4: Lounge



4: Lounge



Amy Doherty



Amy Doherty

4.1 Floor	
Overall Colour:	General Condition:
Grey	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



4.1 Floor



4.1 Floor



4.1 Floor

Serial#	Element	Element Description
4.1.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Wall To Wall Fitted, Threshold Bar - Aluminium, Un-Patterned, Indentations From Previous Furniture , Pile Flattened / Discoloured / Worn To Traffic Areas - Light

No Observation(s) Recorded

4.1 Floor	
Overall Colour:	General Condition:
Grey	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial#	Element	Element Description
4.1.1	Floors	Type: Carpet Finish: Woven Short Pile Features: Wall To Wall Fitted, Threshold Bar - Aluminium, Un-Patterned, Indentations From Previous Furniture , Pile Flattened / Discoloured / Worn To Traffic Areas - Light

Amy Doherty

5: Dining Room



4.1.1 Has Been Cleaned But Can Smell Domestic Animal And See Light Marks



4.1.1 Has Been Cleaned But Can Smell Domestic Animal And See Light Marks



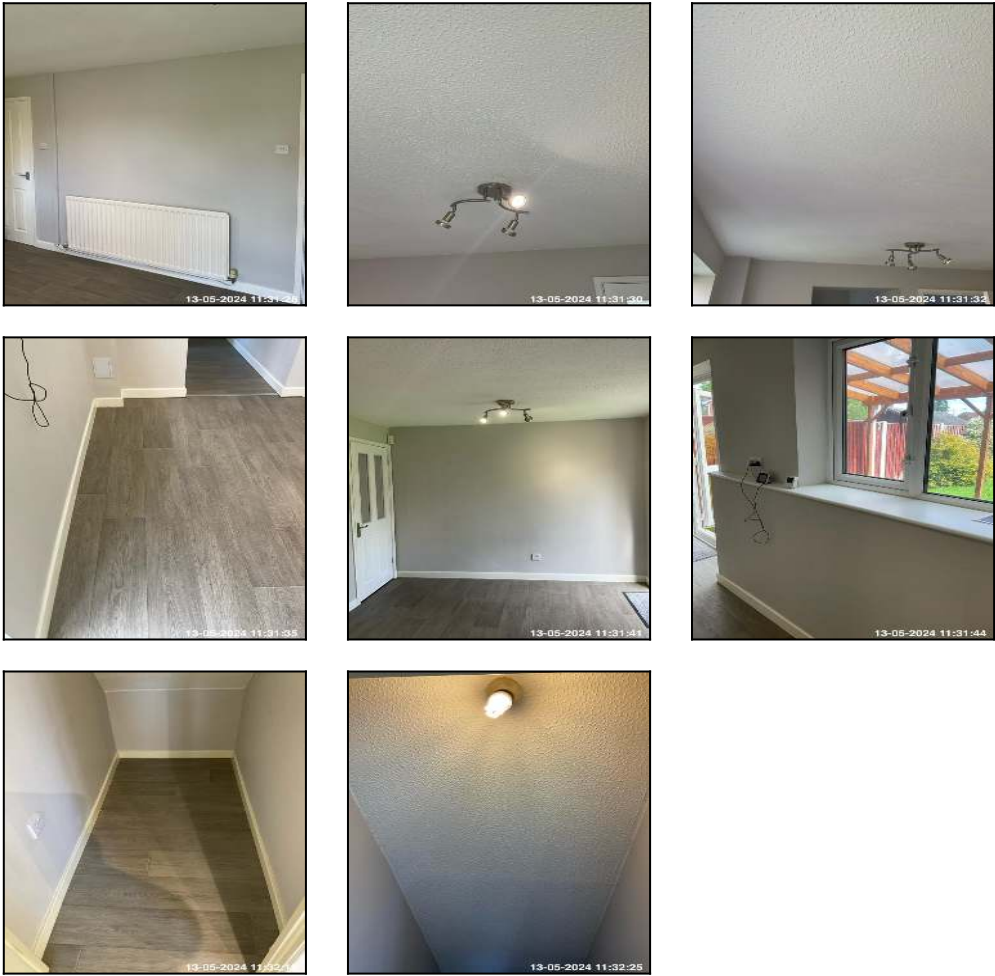
4.1.1 Pink Spot Staining To Small Area

5: Dining Room



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



Amy Doherty

5.1 Doors	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



5.1 Doors

Serial#	Element	Element Description
5.1.1	Door	Type: Panelled - Glazed Finish: Painted - Gloss, Wood Features: Door Glass - Opaque / Frosted / Patterned, Door Glass - Single Glazed, Furniture - Brushed Steel / Metal Effect, Handles - Lever Style, Overpaint to Lock Return / Handles / Furniture, Very Light Scuffs / Rub Marks / Scratches / Chips



5.1 Doors

5.1 Doors	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial#	Element	Element Description
5.1.1	Door	Type: Panelled - Glazed Finish: Painted - Gloss, Wood Features: Door Glass - Opaque / Frosted / Patterned, Door Glass - Single Glazed, Furniture - Brushed Steel / Metal Effect, Handles - Lever Style, Overpaint to Lock Return / Handles / Furniture, Very Light Scuffs / Rub Marks / Scratches / Chips

Amy Doherty

A handwritten signature, likely 'AD', in dark ink.

No Observation(s) Recorded

5.2 Floor	
Overall Colour:	General Condition:
Grey Oak	Brand New / Newly Refurbished Condition



5.2 Floor



5.2 Floor



5.2 Floor



5.1.1 Dusty To Indents



5.1.1 Dusty To Indents

5.2 Floor	
Overall Colour:	General Condition:
Grey Oak	Brand New / Newly Refurbished Condition

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.

Serial#	Element	Element Description
5.2.1	Floors	Type: Laminate Finish: Light Floorboard Effect Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium

No Observation(s) Recorded

Serial#	Element	Element Description
5.2.1	Floors	Type: Laminate Finish: Light Floorboard Effect Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium



5.2.1 2 X Small Stains
Near Rear Door



5.2.1 2 X Small Stains
Near Rear Door



5.2.1 2 X Small Stains
Near Rear Door

Amy Doherty

6: Kitchen

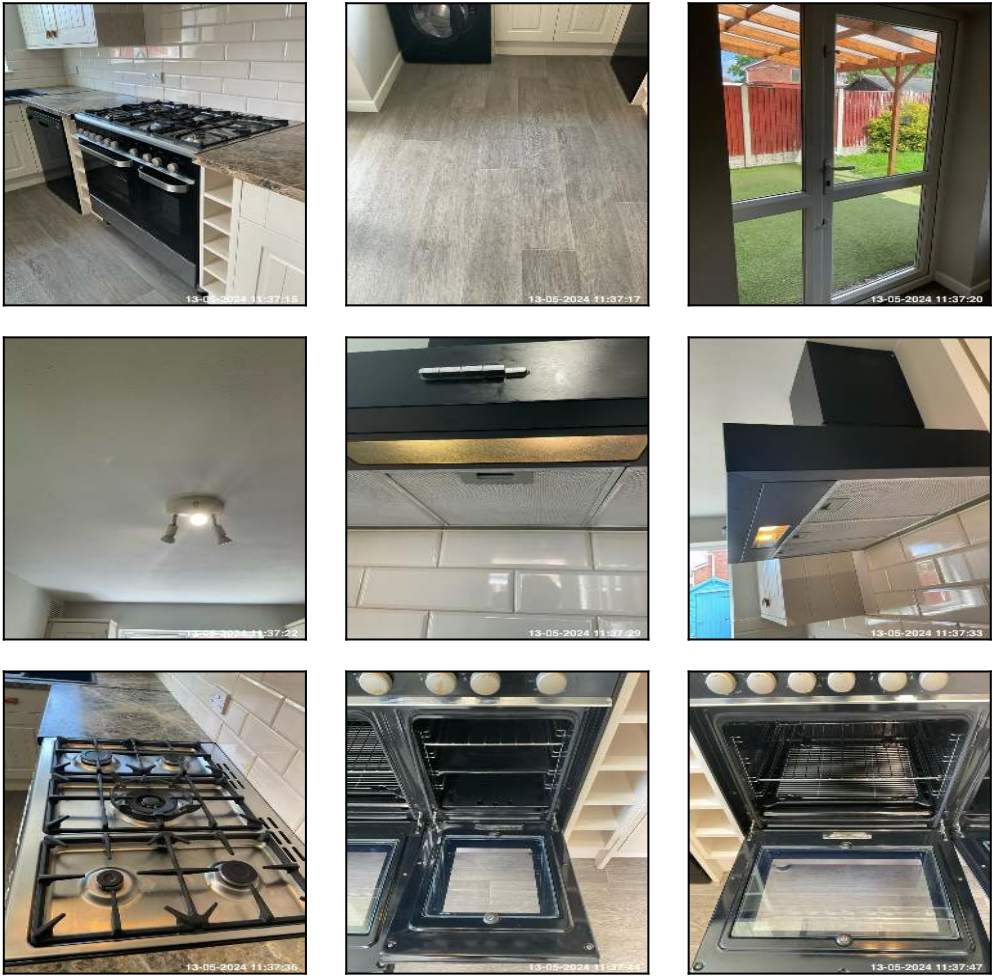


5.2.1 Loose Mat Glued To Floor

6: Kitchen



Amy Doherty



Amy Doherty



Amy Doherty

6.1 Floor	
Overall Colour:	General Condition:
Grey Oak	Brand New / Newly Refurbished Condition



6.1 Floor



6.1 Floor



6.1 Floor



6.1 Floor	
Overall Colour:	General Condition:
Grey Oak	Brand New / Newly Refurbished Condition

Amy Doherty

Serial#	Element	Element Description
6.1.1	Floors	Type: Laminate Finish: Light Floorboard Effect Features: Wall To Wall Fitted, Un- Patterned, Threshold Bar - Aluminium

No Observation(s) Recorded

Serial#	Element	Element Description
6.1.1	Floors	Type: Laminate Finish: Light Floorboard Effect Features: Wall To Wall Fitted, Un- Patterned, Threshold Bar - Aluminium



6.1.1 Water Damage From
When Washing Machine
Broke. Highlighted At Mid
Term Inspection. Not
Tenants Responsibility

Amy Doherty

6.2 Kitchen Units	
Overall Colour:	General Condition:
Cream	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



6.2 Kitchen Units



6.2 Kitchen Units



6.2 Kitchen Units



6.2 Kitchen Units



6.2 Kitchen Units



6.2 Kitchen Units

6.2 Kitchen Units	
Overall Colour:	General Condition:
Cream	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty



6.2 Kitchen Units



6.2 Kitchen Units



6.2 Kitchen Units



6.2 Kitchen Units



6.2 Kitchen Units

Amy Doherty

A handwritten signature in black ink, appearing to be "AD".

Serial#	Element	Element Description
6.2.1	Kitchen Units	<p>General Features & Finish: Cornice To Match, MDF / Melamime, Painted Effect, Shaker Style, , Pelmet To Match, Wine Rack</p> <p>Unit Features: Doors - Solid , Backboards To Units, , Handles - Knob, Handles - Wood, Internal Shelves - MDF, Miscellaneous Items Present To Drawers, Soft / Slow Close Mechanisms , Single Drawers Present x3, Wine Rack</p> <p>Number Of Units: Base Unit x 05, Wall Unit x 04</p>

No Observation(s) Recorded

Serial#	Element	Element Description
6.2.1	Kitchen Units	<p>General Features & Finish: Cornice To Match, MDF / Melamime, Painted Effect, Shaker Style, , Pelmet To Match, Wine Rack</p> <p>Unit Features: Doors - Solid , Backboards To Units, , Handles - Knob, Handles - Wood, Internal Shelves - MDF, Miscellaneous Items Present To Drawers, Soft / Slow Close Mechanisms , Single Drawers Present x3, Wine Rack</p> <p>Number Of Units: Base Unit x 05, Wall Unit x 04</p>



6.2.1 Very Light Marks



6.2.1 Very Light Marks



6.2.1 Very Light Marks

Amy Doherty

6.3 Sink	
Overall Colour:	General Condition:
Black	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



6.3 Sink



6.3 Sink



6.3 Sink



6.2.1 Very Light Marks

6.3 Sink	
Overall Colour:	General Condition:
Black	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty

Serial#	Element	Element Description
6.3.1	Sink	Type: Drainer - Single, Bowl - 1.5 Finish: Ceramic / Porcelain Features: Furniture - Brushed Steel Effect, Overflow, Tap - Mixer Type, Waste Plug x02, Very Light Scratches / Marks

No Observation(s) Recorded

6.4 Washing Machine	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Serial#	Element	Element Description
6.3.1	Sink	Type: Drainer - Single, Bowl - 1.5 Finish: Ceramic / Porcelain Features: Furniture - Brushed Steel Effect, Overflow, Tap - Mixer Type, Waste Plug x02, Very Light Scratches / Marks



6.3.1 Light Limescale To Tap Base

6.4 Washing Machine	
Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Amy Doherty

A handwritten signature in dark ink, appearing to be 'AD' or similar initials, written over a light blue grid background.



6.4 Washing Machine



6.4 Washing Machine



6.4 Washing Machine

Serial#	Element	Element Description
6.4.1	Washing Machine	Make: Beko Type: Free Standing, Front Loading Features: Control Buttons, Control Dial, Door Seal Slightly Soiled, Soap Tray Dirty

No Observation(s) Recorded

Serial#	Element	Element Description
6.4.1	Washing Machine	Make: Beko Type: Free Standing, Front Loading Features: Control Buttons, Control Dial, Door Seal Slightly Soiled, Soap Tray Dirty



Amy Doherty

6.5 Dishwasher	
Overall Colour:	General Condition:
Black	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

6.4.1 Replaced By Tenant
As Last One Broke

6.4.1 Soap Tray Dirty

6.4.1 Door Area Dusty;
Door Glass Dirty



6.4.1 Door Area Dusty;
Door Glass Dirty

6.5 Dishwasher	
Overall Colour:	General Condition:
Black	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.



6.5 Dishwasher



6.5 Dishwasher

Serial#	Element	Element Description
6.5.1	Dishwasher	Make: Beko Type: Free Standing Features: Controls To Face, Cutlery Basket, Soap Holder Clean, Wire Plate Holder x2

Serial#	Element	Element Description
6.5.1	Dishwasher	Make: Beko Type: Free Standing Features: Controls To Face, Cutlery Basket, Soap Holder Clean, Wire Plate Holder x2

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.

No Observation(s) Recorded

7: Bedroom 4 Ground Floor



6.5.1 Light Water Staining Marks



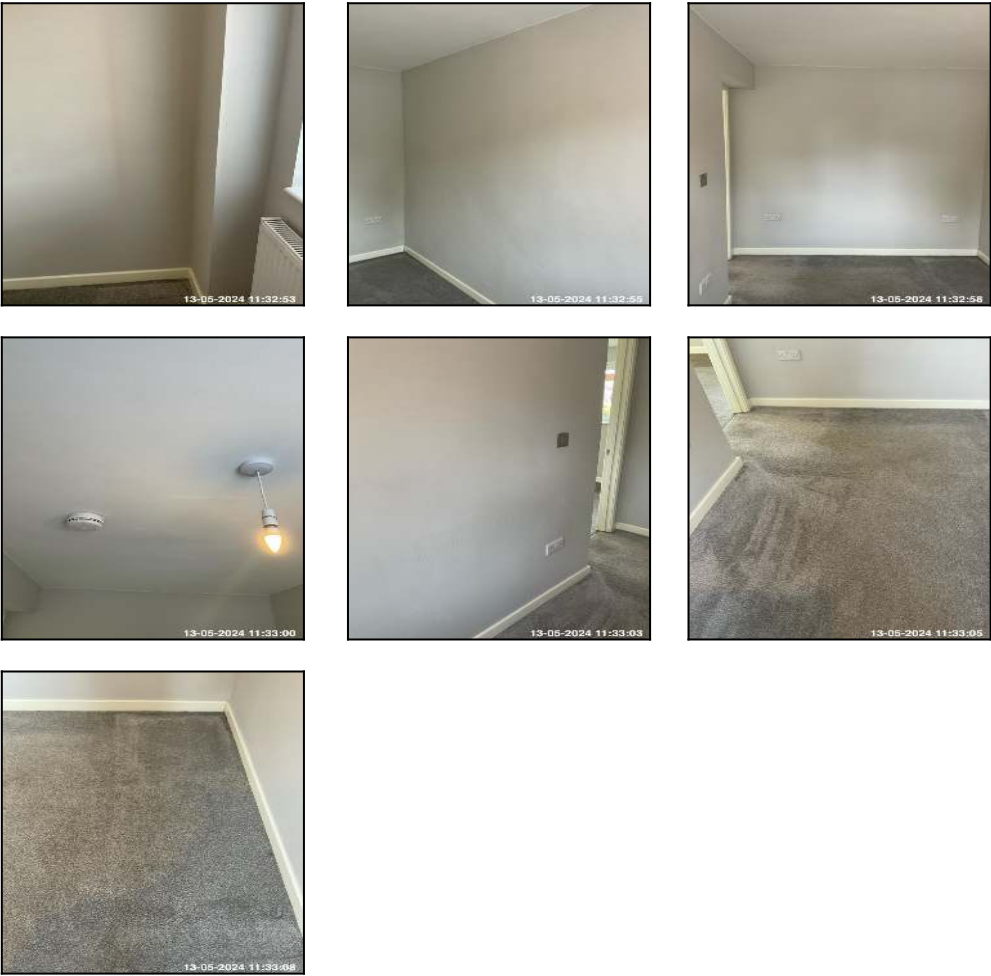
6.5.1 Cupboard Edge Dirty

7: Bedroom 4 Ground Floor



Amy Doherty





Amy Doherty

7.1 Socket Outlets	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



7.1 Socket Outlets

Serial#	Element	Element Description
7.1.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x03

No Observation(s) Recorded

7.1 Socket Outlets	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial#	Element	Element Description
7.1.1	Double Socket	Type: Wall Mounted Finish & Number Fitted: UPVC x03

Amy Doherty

8: Stairs / Landing & Study / Dressing Area

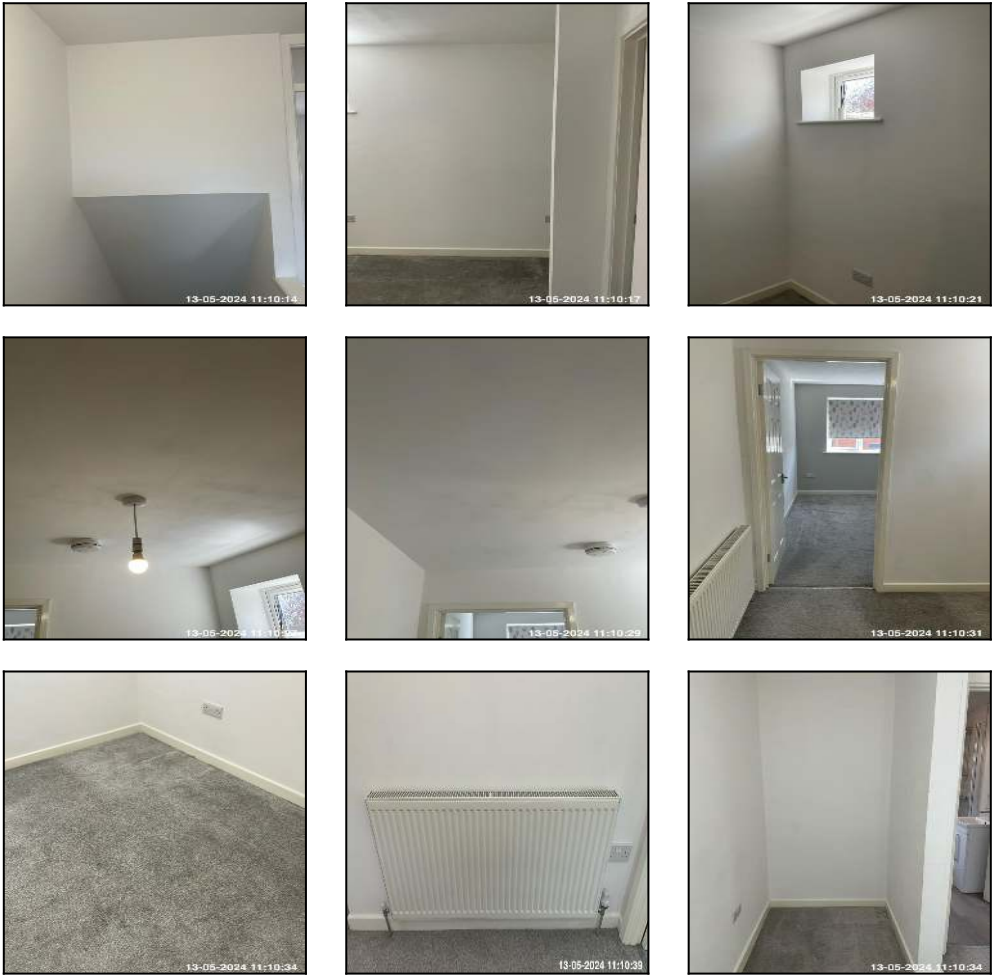


7.1.1 Dusty To Surface

8: Stairs / Landing & Study / Dressing Area



Amy Doherty



Amy Doherty

8.1 Walls	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



8.1 Walls	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty



8.1 Walls



8.1 Walls



8.1 Walls



8.1 Walls



8.1 Walls



8.1 Walls

Amy Doherty



8.1 Walls



8.1 Walls



8.1 Walls

Serial#	Element	Element Description
8.1.1	Wall Cupboard	Type & Number Fitted: Airing Cupboard, Built Into Recess, x01 Finish: Doors To Match Property, Floors To Match Property, Walls To Match Property Features: All Interior Surfaces In Good Cosmetic Condition, Boiler, Shelves, Sockets / Switches

No Observation(s) Recorded

Serial#	Element	Element Description
8.1.1	Wall Cupboard	Type & Number Fitted: Airing Cupboard, Built Into Recess, x01 Finish: Doors To Match Property, Floors To Match Property, Walls To Match Property Features: All Interior Surfaces In Good Cosmetic Condition, Boiler, Shelves, Sockets / Switches

Amy Doherty

8.2 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



8.2 Windows



8.1.1 Floor Marked

8.2 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty

Serial#	Element	Element Description
8.2.1	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Glass - Opaque / Frosted / Patterned, Trickle Vents Window Cleanliness: Domestically Clean Outside, Domestically Clean Inside

No Observation(s) Recorded

9: Bathroom

Serial#	Element	Element Description
8.2.1	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Glass - Opaque / Frosted / Patterned, Trickle Vents Window Cleanliness: Domestically Clean Outside, Domestically Clean Inside



8.2.1 Light Marks To Inside



8.2.1 Light Marks To Inside

9: Bathroom

Amy Doherty



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



Amy Doherty

9.1 Walls	
Overall Colour:	General Condition:
Light Grey	Brand New / Newly Refurbished Condition



9.1 Walls



9.1 Walls



9.1 Walls



9.1 Walls	
Overall Colour:	General Condition:
Light Grey	Brand New / Newly Refurbished Condition

Amy Doherty



9.1 Walls



9.1 Walls



9.1 Walls



9.1 Walls



9.1 Walls

Amy Doherty

A handwritten signature, likely of Amy Doherty, consisting of stylized initials.

Serial#	Element	Element Description
9.1.1	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion, Newly Painted For This Let Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

No Observation(s) Recorded

9.2 Windows	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial#	Element	Element Description
9.1.1	Walls	Type: Plaster - Painted Finish: Painted - Matt / Emulsion, Newly Painted For This Let Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips



9.1.1 Light Condensation
Drip Staining To Rear
LHS Wall



9.1.1 Light Condensation
Drip Staining To Rear
LHS Wall



9.1.1 Light Condensation
Drip Staining To Rear
LHS Wall

9.2 Windows	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Amy Doherty



9.2 Windows

Serial#	Element	Element Description
9.2.1	Sill	Finish & Number Fitted: Tiled, To Match Walls, x01

No Observation(s) Recorded

Serial#	Element	Element Description
9.2.1	Sill	Finish & Number Fitted: Tiled, To Match Walls, x01



9.2.1 Ring Marks



9.2.1 Ring Marks

Amy Doherty

9.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



9.3 Extractor Fan

Serial#	Element	Element Description
9.3.1	Extractor Fan	Make: Environvent Finish: UPVC Features: Ceiling Mounted, Exterior Switch Operated, Heard Working

No Observation(s) Recorded

9.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial#	Element	Element Description
9.3.1	Extractor Fan	Make: Environvent Finish: UPVC Features: Ceiling Mounted, Exterior Switch Operated, Heard Working

Amy Doherty

9.4 Bath	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



9.4 Bath



9.4 Bath



9.4 Bath



9.3.1 Vent Dusty / Dirty

9.4 Bath	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Amy Doherty



9.4 Bath

Serial#	Element	Element Description
9.4.1	Bath	Type: Single Ended Bath, Straight Bath, To Match Suite Finish: Acrylic / UPVC Features: Furniture - Chrome Effect, Overflow, Tap - Mixer, Waste - Pop Up

No Observation(s) Recorded

Serial#	Element	Element Description
9.4.1	Bath	Type: Single Ended Bath, Straight Bath, To Match Suite Finish: Acrylic / UPVC Features: Furniture - Chrome Effect, Overflow, Tap - Mixer, Waste - Pop Up

Amy Doherty

9.5 Shower	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition



9.5 Shower



9.5 Shower



9.5 Shower



9.4.1 Limescale To Tap Spout

9.5 Shower	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



9.5 Shower

9.5 Shower

Serial#	Element	Element Description
9.5.1	Shower	Type & Make: Make Unknown, Thermostatic Mixer Finish: Chrome Effect Body & Shower Head Features: Flexible Hose, Dials / Buttons, Riser Bar, Shower Head
9.5.2	Shower - Enclosure / Screen	Type: Screen, Fitted Over Bath Finish: Glass Screen - Clear Features: Furniture - Chrome Effect, Hinged Door, Seal To Base Of Door, Screen Fitted Over Bath, Wall / Ceiling Bracket, Straight Edged Glass Screen

No Observation(s) Recorded

Serial#	Element	Element Description
9.5.1	Shower	Type & Make: Make Unknown, Thermostatic Mixer Finish: Chrome Effect Body & Shower Head Features: Flexible Hose, Dials / Buttons, Riser Bar, Shower Head
9.5.2	Shower - Enclosure / Screen	Type: Screen, Fitted Over Bath Finish: Glass Screen - Clear Features: Furniture - Chrome Effect, Hinged Door, Seal To Base Of Door, Screen Fitted Over Bath, Wall / Ceiling Bracket, Straight Edged Glass Screen

Amy Doherty



9.5.1 Heavy Limescale To
Shower Head

Serial #	Shower - Enclosure / Screen - Observation - (Check Out)
9.5.2	Limescale To Wall Bracket



9.5.2 Limescale To Wall
Bracket

Amy Doherty

10: Bedroom 3 Rear RHS



10: Bedroom 3 Rear RHS



Amy Doherty

A handwritten signature in black ink.

11: Shower Room



11: Shower Room

Amy Doherty



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.

11.1 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



11.1 Ceiling



11.1 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty

Serial#	Element	Element Description
11.1.1	Ceiling	Type: Plaster - Painted Finish: Painted - Matt / Emulsion , Finish - Smooth Surface Features: Very Light Marks Present

No Observation(s) Recorded

11.2 Floor	
Overall Colour:	General Condition:
Grey Oak	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial#	Element	Element Description
11.1.1	Ceiling	Type: Plaster - Painted Finish: Painted - Matt / Emulsion , Finish - Smooth Surface Features: Very Light Marks Present



11.1.1 Very Light Mildew Spotting Near Tiles

11.2 Floor	
Overall Colour:	General Condition:
Grey Oak	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty



11.2 Floor



11.2 Floor



11.2 Floor

Amy Doherty

Serial#	Element	Element Description
11.2.1	Floors	Type: Tiled Finish: Light Floorboard Effect Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Grout - To Match

No Observation(s) Recorded

11.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial#	Element	Element Description
11.2.1	Floors	Type: Tiled Finish: Light Floorboard Effect Features: Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Grout - To Match



11.2.1 Light Debris



11.2.1 Light Debris



11.2.1 Light Debris

11.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Amy Doherty



11.3 Extractor Fan

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials, written in a cursive style.

Serial#	Element	Element Description
11.3.1	Extractor Fan	Make: Environvent Finish: UPVC Features: Ceiling Mounted, Exterior Switch Operated, Heard Working

No Observation(s) Recorded

11.4 Basin	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial#	Element	Element Description
11.3.1	Extractor Fan	Make: Environvent Finish: UPVC Features: Ceiling Mounted, Exterior Switch Operated, Heard Working



11.3.1 Vent Dusty / Dirty

11.4 Basin	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Amy Doherty



11.4 Basin



11.4 Basin

Amy Doherty

Serial#	Element	Element Description
11.4.1	Basin	Type: Single, Wall Mounted - With Pedestal Finish: Ceramic Bowl Features: Overflow To Match, Taps - Monobloc, Waste - Pop Up, Taps - Tarnished / Scratched , Waste Area Tarnished

No Observation(s) Recorded

Serial#	Element	Element Description
11.4.1	Basin	Type: Single, Wall Mounted - With Pedestal Finish: Ceramic Bowl Features: Overflow To Match, Taps - Monobloc, Waste - Pop Up, Taps - Tarnished / Scratched , Waste Area Tarnished



11.4.1 Limescale To Tap Spout And Base



11.4.1 Limescale To Tap Spout And Base



11.4.1 Sealant Perishing

Amy Doherty

11.5 Shower	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition



11.5 Shower



11.5 Shower



11.5 Shower



11.4.1 Sealant Perishing



11.4.1 Light Marks
Present



11.4.1 Light Marks
Present

11.5 Shower	
Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



11.5 Shower



11.5 Shower



11.5 Shower

Serial#	Element	Element Description
11.5.1	Shower - Enclosure / Screen	Type: Cubicle Finish: Glass Screen - Clear, UPVC Tray Features: Curved Glass Screen, Furniture - Brushed Steel / Metal Effect, Wall / Ceiling Bracket

No Observation(s) Recorded

Serial#	Element	Element Description
11.5.1	Shower - Enclosure / Screen	Type: Cubicle Finish: Glass Screen - Clear, UPVC Tray Features: Curved Glass Screen, Furniture - Brushed Steel / Metal Effect, Wall / Ceiling Bracket

Amy Doherty

12: Bedroom 2 Rear LHS



11.5.1 Cobwebs Above Shower Head



11.5.1 Light Mildew To Sealant



11.5.1 Light Mildew To Sealant



11.5.1 Lift Water Staining To Glass Screen



11.5.1 Lift Water Staining To Glass Screen

12: Bedroom 2 Rear LHS

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



Amy Doherty

A handwritten signature, likely of Amy Doherty, in dark ink.

12.1 Windows	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



12.1 Windows



12.1 Windows	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Amy Doherty

Serial#	Element	Element Description
12.1.1	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Old Holes From Previous Fitments Window Cleanliness: Domestically Clean Inside, Light Marks To Outside

No Observation(s) Recorded

13: Bedroom 1 Front

Serial#	Element	Element Description
12.1.1	Windows	Type & Number Fitted: Casement, x01 Finish: UPVC Features: Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Old Holes From Previous Fitments Window Cleanliness: Domestically Clean Inside, Light Marks To Outside



12.1.1 Appears Blown

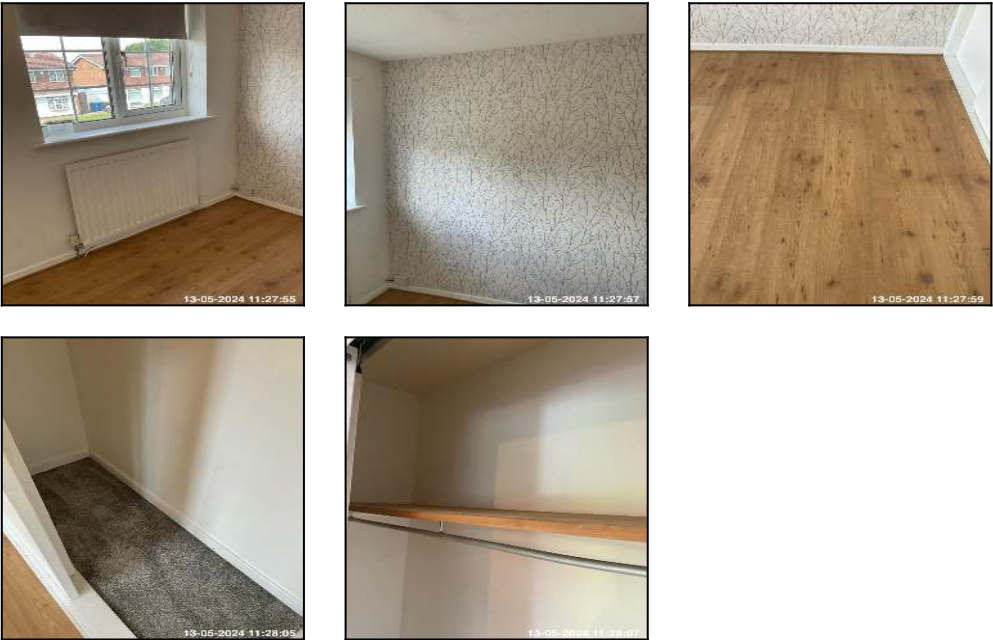
13: Bedroom 1 Front

Amy Doherty



Amy Doherty

13.1 Walls	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



13.1 Walls	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Amy Doherty



13.1 Walls



13.1 Walls



13.1 Walls



13.1 Walls



13.1 Walls



13.1 Walls

Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.

Serial#	Element	Element Description
13.1.1	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Painted - Matt / Emulsion</p> <p>Features: Feature Wall - Papered</p> <p>Marks & Observations: 1-4 Picture Hooks / Nails / Screws / To Walls</p> <p>Accessories, Fixtures & Fittings: Wood Batten - Painted</p> <p>Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>

No Observation(s) Recorded

Serial#	Element	Element Description
13.1.1	Walls	<p>Type: Plaster - Painted</p> <p>Finish: Painted - Matt / Emulsion</p> <p>Features: Feature Wall - Papered</p> <p>Marks & Observations: 1-4 Picture Hooks / Nails / Screws / To Walls</p> <p>Accessories, Fixtures & Fittings: Wood Batten - Painted</p> <p>Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>



13.1.1 1 X Hole Above
Picture Hook; 2 X Holes



13.1.1 1 X Hole Above
Picture Hook; 2 X Holes



13.1.1 Mildew Spotting To
Lower Window Reveals

Amy Doherty

13.2 Blinds	
Overall Colour:	General Condition:
Light Grey	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function



13.2 Blinds



13.2 Blinds

To Rear LHS Wall



13.1.1 Mildew Spotting To Lower Window Reveals

To Rear LHS Wall



13.1.1 Mildew Spotting To Lower Window Reveals

13.2 Blinds	
Overall Colour:	General Condition:
Light Grey	Poor Condition - Heavy Damage / Heavy Wear and Tear / Maintenance Issues But Functionality Not Impaired

Amy Doherty

Serial#	Element	Element Description
13.2.1	Blinds	Type & Number Fitted: Roller, x02 Finish: Cotton Features: Pull Cords Blind Safety: Wall Cleats / ChainTidy Not Attached To Wall, Inner Cord / Chain Stops, Cord Attached To Wall Bracket, Cord Safety Sign Seen

No Observation(s) Recorded

Serial#	Element	Element Description
13.2.1	Blinds	Type & Number Fitted: Roller, x02 Finish: Cotton Features: Pull Cords Blind Safety: Wall Cleats / ChainTidy Not Attached To Wall, Inner Cord / Chain Stops, Cord Attached To Wall Bracket, Cord Safety Sign Seen



13.2.1 Mildew Spotting To Both



13.2.1 Mildew Spotting To Both



13.2.1 Mildew Spotting To Both

Amy Doherty

14: Outside Areas / Garden (Rear)



13.2.1 Mildew Spotting To Both

14: Outside Areas / Garden (Rear)



Amy Doherty



Amy Doherty

14.1 Hard Areas / Borders / Planted Borders	
Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear



14.1 Hard Areas / Borders / Planted Borders	
Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Amy Doherty



14.1 Hard Areas /
Borders / Planted
Borders



14.1 Hard Areas /
Borders / Planted
Borders



14.1 Hard Areas /
Borders / Planted
Borders

Amy Doherty

A handwritten signature, likely of Amy Doherty, consisting of stylized initials and a surname.

Serial#	Element	Element Description
14.1.1	Hard Areas / Borders / Planted Borders	Type: Slate Chippings, Concrete Slabs Features: Border Edging, Border Weed Free - Neat & Tidy, Drains, Established Shrubs / Plants In Border, Seasonal Shrubs / Plants In Border

No Observation(s) Recorded

Serial#	Element	Element Description
14.1.1	Hard Areas / Borders / Planted Borders	Type: Slate Chippings, Concrete Slabs Features: Border Edging, Border Weed Free - Neat & Tidy, Drains, Established Shrubs / Plants In Border, Seasonal Shrubs / Plants In Border



14.1.1 Very Light Weeds



14.1.1 Very Light Weeds



14.1.1 Very Light Weeds



Amy Doherty

Room not included in Inventory & Check In Report

Corresponding Item Not Recorded On Inventory & Check In Report

14.1.1 Very Light Weeds 14.1.1 Very Light Weeds

15: Check Out & Property Information



15.1 Check Out Overview	
Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Amy Doherty

Corresponding Item Not Recorded On Inventory & Check In Report

Serial#	Element	Element Description
15.1.1	Check Out & Property Information	<p>Length Of Tenancy: 18 - 24 Months</p> <p>Wear & Tear - Decor: Normal Wear And Tear For Length of Tenancy , Light Wear & Tear - Light Scuffs / Rub Marks / Scratches / Chips</p> <p>Wear & Tear - Fixtures, Fittings & Accessories: Light Wear & Tear - Light Level of Usage Marks / Scratches / Chips / Dents / Damage, Normal Usage Wear And Tear For Length of Tenancy</p> <p>Wear & Tear - Flooring (Tiles, Carpet, Laminate, Vinyl, Hardwood): Average Wear & Tear - Fair Amount of Scuffs / Rub Marks / Scratches / Chips</p> <p>Post Inspection Maintenance Issues: Yes - See Observations</p> <p>Overall Cleanliness: Heavy Limescale Present, Property Smells Of Domesticated Animals (Pets), Sockets & Switches Marked and/or Dusty, Stains / Marks To Hard Flooring, White Goods Dirty, Very Good Domestic</p> <p>Cleaning Recommendations: Light Domestic / Sparkle Clean Recommended, Remove Limescale</p> <p>Comments: 2 Year Tenancy</p>

Amy Doherty



No Observation(s) Recorded

CHRONOLOGICAL LIST OF OBSERVATIONS
(Check Out)

Serial # Location & Supporting Text Supporting Photographs

Smoke Landing
Detector Tested For Power Only - Not Working



2.1.1 Outside Areas / Garden (Front)
 Driveway / Driveway
 Light Weeds



Amy Doherty



Amy Doherty

A handwritten signature, likely of Amy Doherty, consisting of stylized initials.

2.2.1 Outside Areas / Garden (Front)
External Refuse Bins / Bin (Outside)
Brown Bin Half Full, Grey Bin Full



3.1.1 Entrance Hallway
Walls / Walls
Wear And Tear Chips To Leading Edge



Amy Doherty

4.1.1 Lounge
Floor / Floors
Has Been Cleaned But Can Smell
Domestic Animal And See Light Marks



4.1.1 Lounge
Floor / Floors
Pink Spot Staining To Small Area



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.

5.1.1 Dining Room
Doors / Door
Dusty To Indents



5.2.1 Dining Room
Floor / Floors
2 X Small Stains Near Rear Door



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials, located below the printed name.



5.2.1 Dining Room
Floor / Floors
Loose Mat Glued To Floor



Amy Doherty

6.1.1 Kitchen
Floor / Floors
Water Damage From When Washing
Machine Broke. Highlighted At Mid
Term Inspection. Not Tenants
Responsibility



6.2.1 Kitchen
Kitchen Units / Kitchen Units
Very Light Marks



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar, located below the name 'Amy Doherty'.



6.3.1 Kitchen
Sink / Sink
Light Limescale To Tap Base



Amy Doherty

6.4.1 Kitchen
Washing Machine / Washing Machine
Replaced By Tenant As Last One Broke



6.4.1 Kitchen
Washing Machine / Washing Machine
Soap Tray Dirty



6.4.1 Kitchen
Washing Machine / Washing Machine
Door Area Dusty; Door Glass Dirty



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.

6.5.1 Kitchen
Dishwasher / Dishwasher
Light Water Staining Marks



6.5.1 Kitchen
Dishwasher / Dishwasher
Cupboard Edge Dirty



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.

7.1.1 Bedroom 4 Ground Floor
Socket Outlets / Double Socket
Dusty To Surface



8.1.1 Stairs / Landing & Study / Dressing
Area
Walls / Wall Cupboard
Floor Marked



8.2.1 Stairs / Landing & Study / Dressing
Area
Windows / Windows
Light Marks To Inside



Amy Doherty

9.1.1 Bathroom
Walls / Walls
Light Condensation Drip Staining To
Rear LHS Wall



Amy Doherty

A handwritten signature in black ink, appearing to be "AD".

9.2.1 Bathroom
Windows / Sill
Ring Marks



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.

9.3.1 Bathroom
Extractor Fan / Extractor Fan
Vent Dusty / Dirty



9.4.1 Bathroom
Bath / Bath
Limescale To Tap Spout



9.5.1 Bathroom
Shower / Shower
Heavy Limescale To Shower Head



Amy Doherty

Handwritten signature of Amy Doherty.

9.5.2 Bathroom
Shower / Shower - Enclosure / Screen
Limescale To Wall Bracket



11.1.1 Shower Room
Ceiling / Ceiling
Very Light Mildew Spotting Near Tiles



11.2.1 Shower Room
Floor / Floors
Light Debris



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



11.3.1 Shower Room
Extractor Fan / Extractor Fan
Vent Dusty / Dirty



Amy Doherty

11.4.1 Shower Room
Basin / Basin
Limescale To Tap Spout And Base



11.4.1 Shower Room
Basin / Basin
Sealant Perishing



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials, located below the printed name.

11.4.1 Shower Room
Basin / Basin
Light Marks Present



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD' or similar initials.

11.5.1 Shower Room
Shower / Shower - Enclosure / Screen
Cobwebs Above Shower Head



11.5.1 Shower Room
Shower / Shower - Enclosure / Screen
Light Mildew To Sealant



Amy Doherty

A handwritten signature, likely of Amy Doherty, in black ink.

11.5.1 Shower Room
Shower / Shower - Enclosure / Screen
Lift Water Staining To Glass Screen



12.1.1 Bedroom 2 Rear LHS
Windows / Windows
Appears Blown



Amy Doherty

A handwritten signature, likely of Amy Doherty, in black ink.

13.1.1 Bedroom 1 Front
Walls / Walls
1 X Hole Above Picture Hook; 2 X Holes
To Rear LHS Wall



13.1.1 Bedroom 1 Front
Walls / Walls
Mildew Spotting To Lower Window
Reveals



Amy Doherty

A handwritten signature in black ink, appearing to be 'AD'.



13.2.1 Bedroom 1 Front
Blinds / Blinds
Mildew Spotting To Both



Amy Doherty



Amy Doherty

A handwritten signature, likely of Amy Doherty, consisting of stylized initials and a surname.

14.1.1 Outside Areas / Garden (Rear)
 Hard Areas / Borders / Planted Borders
 / Hard Areas / Borders / Planted
 Borders
 Very Light Weeds



Amy Doherty



Amy Doherty

Guidance Notes And Signatures

Guidance Notes And Signatures

Amy Doherty



INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Tenants - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report. If you do not agree with this please do not add your details into the App. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments only.

**DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES
PRESENT AT CHECK-IN / CHECK-OUT ONLY:**

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord or emailing PiMS Ltd at info@pimsltd.co.uk within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents. I / we understand it is our responsibility to maintain all battery operated smoke alarms and carbon monoxide detectors during the tenancy.

*Tenant Details where not entered via the app / Not present

Name

Signature

Date _____

INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Tenants - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report. If you do not agree with this please do not add your details into the App. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments only.

**DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES
PRESENT AT CHECK-IN / CHECK-OUT ONLY:**

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord or emailing PiMS Ltd at info@pimsltd.co.uk within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents. I / we understand it is our responsibility to maintain all battery operated smoke alarms and carbon monoxide detectors during the tenancy.

*Tenant Details where not entered via the app / Not present

Name

Signature

Date _____


Amy Doherty


九

Tenant First Name	Tenant Last Name	Tenant Email	Tenant Type	Tenant Telephone Number	Tenant Signature
Steven Cocker	None	steven1812011@hotmail.co.uk	Tenant Present At Check In	Not Entered	
Amy Doherty	None	love_on_earth9@hotmail.com	Tenant Present At Check In	Not Entered	

Details & Signature Of Clerk:


I Confirm that this report reflects my assessment of the property.

Assessor First Name	Assessor Last Name	Assessor Signature
Emma	Hamilton	

Tenant First Name	Tenant Last Name	Tenant Email	Tenant Type	Tenant Telephone Number	Tenant Signature
Amy Doherty	None	love_on_earth9@hotmail.com	Tenant Remotely Signed the Report on 15/05/2024 at 17:15:21 Hrs	07949861791	

Details & Signature Of Clerk:

I Confirm that this report reflects my assessment of the property.

Assessor First Name	Assessor Last Name	Assessor Signature
Emma	Hamilton	

Amy Doherty

