



Apartment 000 Sobha Waves, Sobha Hartland, Muhammad Bin Rasheed City, Nad Al Sheba , Dubai, United Arab Emirates, 0000

TENANT NAME

Joe Bloggs

TENANCY TYPE

Single

REPORT CONFIRMED BY

InventoryDXB Inspector

TENANCY START DATE

20/04/2024

PROPERTY VISIT DATE

12/04/2024


PREPARED ON BEHALF OF

John Smith




Telephone: +971

123456789

 [View Photo Gallery](#)

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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 vacant, fully furnished, one bedroom + study apartment with a balcony over looking the soon to be canal located on the mezzanine level of Tower B.

This apartment is 626 sqft in size, inclusive of the balcony.

Tenancy Information

Let directly from landlord. Occupancy will be x2 people.

Report Information

This report has been put together for the Landlord and owner of the property in anticipation of a new tenancy agreement starting shortly. Cleanliness and maintenance of common areas outside of the apartment are the responsibility of the building manager.

Glossary of Terms

For guidance, please find a glossary of terms used within this report:

Condition

Very Poor: Extensively damaged/faulty. Examples: large stains; upholstery torn; very dirty.

Poor: Extensive signs of wear and tear. Examples: stains/marks/tears/chips.

Fair: Signs of age. Examples: frayed; small light stains/marks; discolouration.

Good: Signs of slight wear. Examples: generally lightly worn.

New Item: Still in wrapper or with new tags/labels attached. Recently purchased, installed or decorated.

Cleanliness

Very Poor: Not cleaned. Requires cleaning to a good or excellent standard.

Poor: Item dusty or dirty. Requires further cleaning to either good or excellent standard.

Fair: Evidence of some cleaning, but signs of dust or marks.

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

The date provided by the image file itself, usually set by the device that captured it.

Captured (via App)

The date a photo was taken within the platform mobile App. This is a more reliable source than the above.

Captured (certified by inspector)

The date a photo was taken according to the inspector (defaulting to the inspection date).


Added

The date on which the photo was added to the platform.

Status Icons

 Disagreed by tenant

 Repair

 Beyond fair wear and tear

 Replace

 Missing

Health & Safety Alarm Compliance Checks



Health & Safety Alarm Compliance Checks

YES

Do all floors have smoke/heat alarms present?

NO

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

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?



Health & Safety Alarm Compliance Photos



Provided by	Inspector
Captured (via App):	13/04/2024 1:10 PM
Added	13/04/2024

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
Entrance/Hallway	Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Sealed unit (10 yr life). Purchased 3-6 months ago. Honeywell. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	12/04/2024	01/06/2033	1 photo













Schedule of Cleanliness and Condition

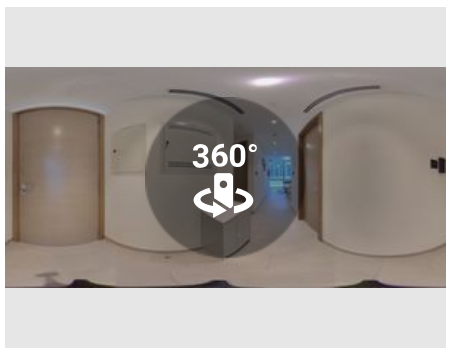
General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours). Minor markings on wall. Intercom located next to front door. Telecom and fuse box recessed into wall.	● Good	● Excellent	360° photo
Living Room/Lounge	Clean & Tidy. Neutral smell/no odours evident. Walls painted 3-6 months ago. Ceiling painted 3-6 months ago. Professionally cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours). Windows require cleaning externally.	● Good	● Excellent	360° photo
Kitchen	Clean & Tidy. Neutral smell/no odours evident. Freshly refurbished. Professionally cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
Bedroom	Clean & Tidy. Neutral smell/no odours evident. Walls painted 3-6 months ago. Ceiling painted 3-6 months ago. Domestically cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours). Bedding present.	● Good	● Good	360° photo
Bathroom	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
Study	Requires redecoration. Requires cleaning. Neutral smell/no odours evident. Walls painted 3-6 months ago. Domestically cleaned (1 month ago) Study. Desk, chair and WiFi router present. Tidy but unclean. Floor has debris, dust and dirt. Walls require painting due to consistent scratches and marks throughout.	● Poor	● Fair	360° photo
balcony	Requires cleaning. Neutral smell/no odours evident Requires cleaning. Extremely dusty. Sand and debris present. Glass door require cleaning. Glass balcony barrier requires cleaning internally and externally including hand rail. Construction site adjacent to property, causing sand and dust to be blown onto the balcony.	● Very Poor	● Very Poor	360° photo
Laundry/Utility Room	Clean & Tidy. Requires cleaning. Neutral smell/no odours evident. Walls painted 3-6 months ago. Ceiling painted 3-6 months ago Generally clean and tidy. Minor cleaning required on floor behind washing machine, dust present. Walls appear clean with minor scuff marks. Washing machine present with all outlets attached to water in/out and one plug socket present.	● Good	● Fair	2 photos 360° photo

Room Details

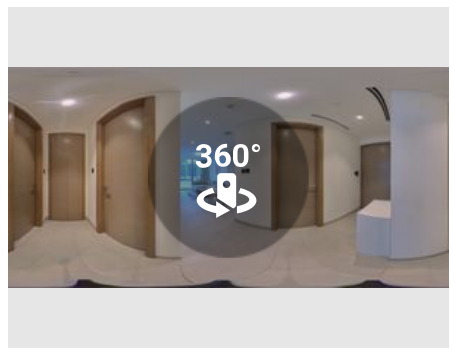
The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the **'Room Image Library'** section towards the end of this report.

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Clean & Tidy. Neutral smell/no odours evident. Professionally cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours). Minor markings on wall. Intercom located next to front door. Telecom and fuse box recessed into wall.	● Good	● Excellent	 360° photo
1.2 Front Door	Wood (no glazing). Fixed handle. Brushed chrome handle. Metal knob. Spyhole. Fire arm present. Doorbell (wired). Free of marks and scratches. Free of dust and dirt. Brown (pale) Free of marks and scratches to front side and reverse. Spy hole and cover working and in tact. Doorbell functioning properly. Brushed aluminium door handle and lock knob. 2 keys present. Lock working as it should, double lock feature present. Intercom functioning as it should and fitted securely.	● Good	● Excellent	 6 photos
1.3 Door Frame & Skirting	Natural wood (frame). Tiled (skirting). Trim present. Free of marks/dents. Free of dirt/dust. Beige. Brown (pale) Free of marks, dents and dust. Doorframe in tact. Tiled skirting shows no signs of damage, cracks, scuffs or marks.	● Good	● Excellent	 4 photos
1.4 Ceiling	Plastered/Painted white. Loft hatch present. Free of marks/mould. Free of cobwebs/dust. Ceiling painted 3-6 months ago. White Free of marks, mould and cobwebs. 2x A/C vents present. 1x access hatch present. 1x Smoke alarm present. 1x Du telecom router present.	● Good	● Excellent	 2 photos
1.5 Light Fittings	Ceiling. Spotlight(s). Recessed spotlight fixing(s). Recessed LED fixing(s). Plastic. 3 fixings in total. 3 bulbs/spotlights. All bulbs working. Free of dust/cobwebs. White No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	 1 photo
1.6 Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Sealed unit (10 yr life). Purchased 3-6 months ago. Honeywell. Tenant note: Test periodically. Tenant note: Do not obstruct the unit Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Excellent	 1 photo
1.7 Walls	Plastered & painted white. No picture hooks/nails present. No rawl plug/nail holes present. No filled holes present. Free of dirt/dust. Smudges present. Scuffs present. Walls painted 3-6 months ago. White No picture hooks, raw plug or filled holes present. Scuffs and smudges present. Plaster partially missing on the corner of wall, no debris below.	● Good	● Excellent	 7 photos
1.8 Sockets & Switches	All sockets/switches plastic. 3 in total. All fixings present & intact. Plastic x 3 All sockets and switches present and intact with no signs of damage. Black plastic.	● Good	● Excellent	 3 photos
1.9 Floor	Tiled. Free of stains. Free of marks/scratches. Free of marks/tears. Free of cracks/chips. Free of debris. Fitted 3-6 months ago. Beige Free of stains, marks and scratches. Grouting in good condition and color is consist. Door stop present and fitted.	● Good	● Excellent	 4 photos
1.10 Cabinet	1 hinged door. 2 shelves. Solid wood. Plastic handle. Free of marks and scratches. Free of soiling stains inside. Free of dirt/dust. White Free of stains, scratches, damage. Hinges in order. Sturdy structure. Miscellaneous items inside. Door does not fully close.	● Good	● Excellent	 3 photos

General Overview

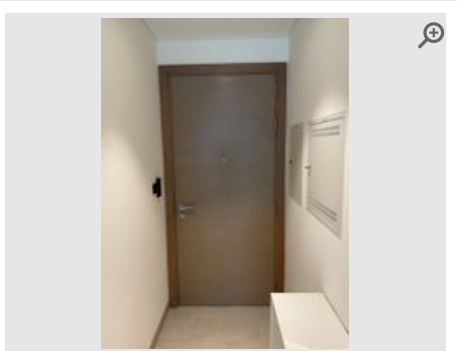


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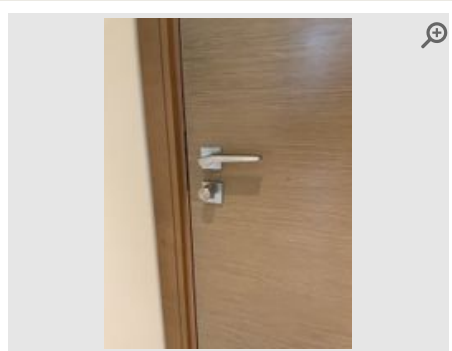


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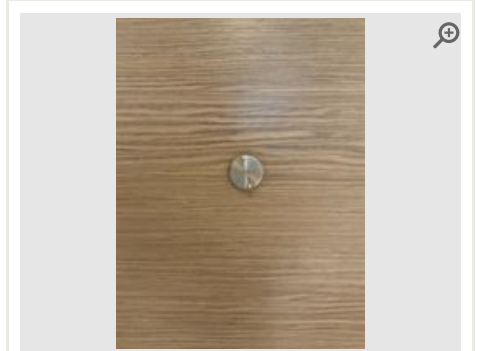
Front Door



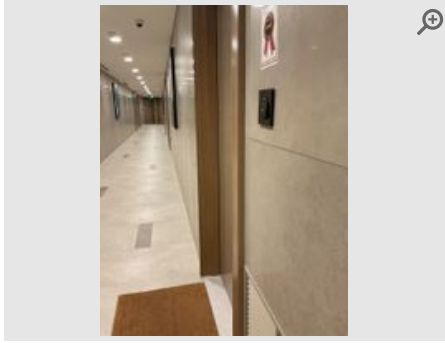
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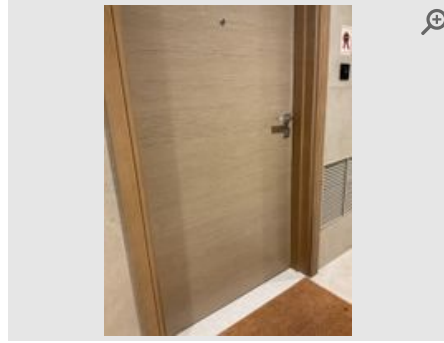
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Reference	1.2.3



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Reference	1.2.4



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Reference	1.2.6

Door Frame & Skirting



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Reference	1.3.1



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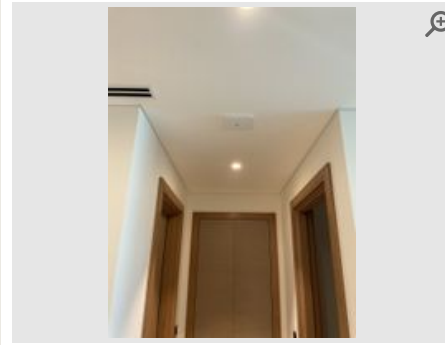
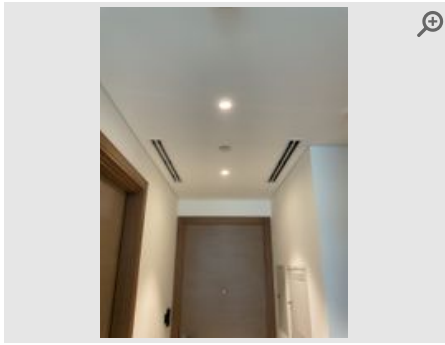


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Ceiling



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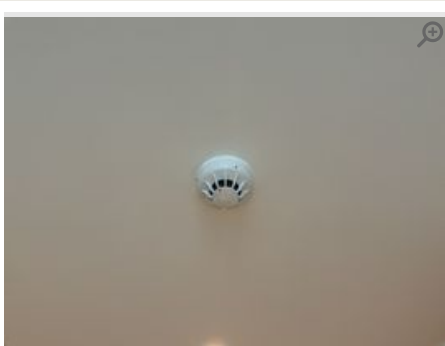
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Light Fittings



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Reference	1.5.1

Smoke Alarm



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Reference	1.6.1

Walls



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Reference	1.7.1



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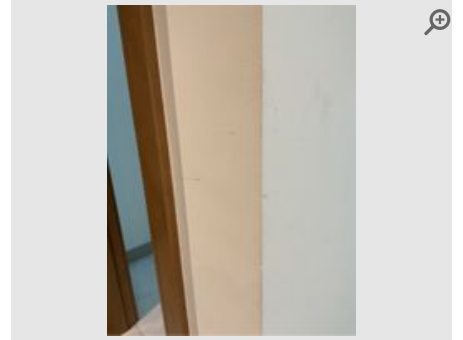
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Reference	1.7.4



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Sockets & Switches



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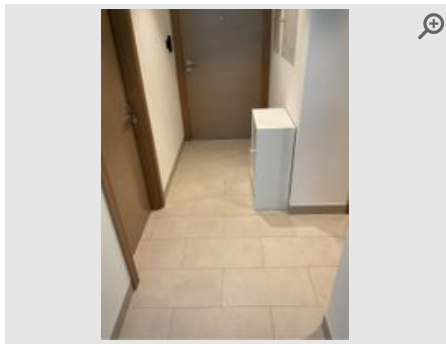


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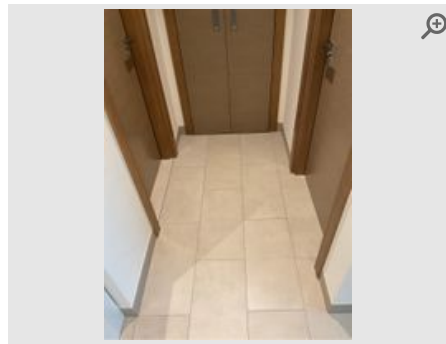


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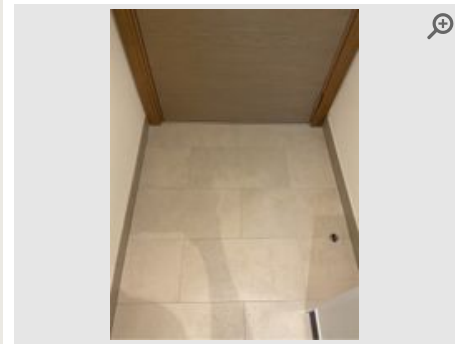
Floor



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Reference	1.9.2



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Reference	1.9.3



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Reference	1.9.4

Cabinet



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Reference	1.10.1



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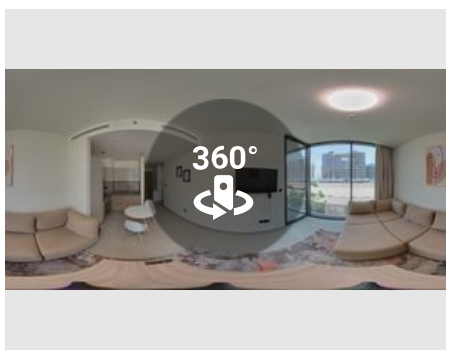
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2 Living Room/Lounge

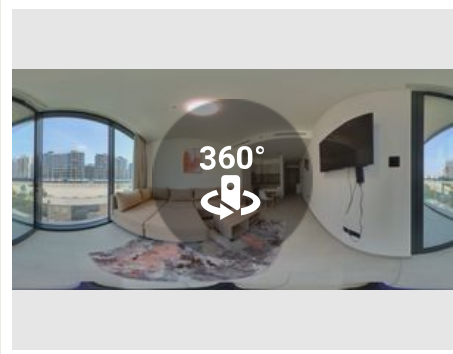
Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Clean & Tidy. Neutral smell/no odours evident. Walls painted 3-6 months ago. Ceiling painted 3-6 months ago. Professionally cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours). Windows require cleaning externally.	● Good	● Excellent	 360° photo
2.2 Door (Internal)	Hinged door. Lever handle. Black handle. Metal handle. Clear glass. Fire arm present. No doorstop present. Free of marks/stains. Glazing intact. Free of dust and dirt. Dusty (reverse side). Dirty (reverse side). Black Free of marks and scratches to front side. 3 meter high door exiting to balcony. Glass clean and tidy internally. No scratches, cracks or chips present. Set of 3 keys present. Lock functioning as it should.	● Good	● Good	 3 photos
2.3 Door Frame & Skirting	Black (matt). Trim present. Free of marks/dents. Dusty (frame). Black Free of marks and dents. Partially dusty due to the dusty balcony externally.	● Good	● Good	 1 photo
2.4 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust. Ceiling painted 3-6 months ago. White Free of marks, mould and cobwebs. Light fixture present. Smoke alarm present. A/C vents present. Sprinkler present.	● Good	● Excellent	 3 photos
2.5 Light Fittings	Ceiling. Dome fixing. Plastic. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. White No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 2 photos
2.6 Walls	Plastered & painted. Picture hooks/nails present. 4 in total. Free of dirt/dust. Scuffs present. Walls painted 3-6 months ago. White No picture hooks, raw plug or filled holes present. 4 screws in television bracket. Three picture frames present, 2 personal (covered), 1 generic. All pictures are fitted with sticky back pads causing minimal/no damage when fitted and removed. Walls scuffed and marked around the television. Walls scuffed and marked towards kitchen area.	● Good	● Excellent	 3 photos
2.7 Windows and Sills	2 in total. Aluminium double glazed. Clear glass. UPVC sills. Curtain runner (plastic). Curtains present. Sills free of marks. Dust present (windows). Prof cleaned within last week. Beige curtains Sills free of marks and mould. Windows intact and free of mould to edges. Windows dusty externally. Windows have no cracks, scratches or chips present. All sealants are in tact with no breaks. Curtains are fitted correctly and fully. Curtains run along the runner without fault. Curtains free of any damage, marks or stains.	● Good	● Excellent	 5 photos
2.8 Sockets & Switches	All sockets/switches plastic. 6 in total. All fixings present & intact. Plastic x 6. Aerial socket x 1 All sockets and switches present and intact with no signs of damage. Black plastic design with no scuffs or marks. A/C control plastic covering partially removed.	● Good	● Excellent	 4 photos
2.9 Floor	Tiled. Stone. Free of stains. Free of marks/scratches. Free of marks/tears. Free of cracks/chips. Free of debris. Prof cleaned within last week. Fitted 3-6 months ago. Beige Free of stains, marks and scratches. Grouting exemplary. Decorative rug present which has been cleaned recently and shows no signs of damage.	● Good	● Excellent	 3 photos
2.10 Sofa	5 seater. Corner sofa. Fabric upholstered. Fire label not found. Free of marks and stains. Frame intact. Legs securely fitted. Free of dirt/dust. Free of stains. Beige Free of tears, scuffs and stains. 5 seater corner sofa with additional leg rest. Frame and legs sturdy and fitted. No fire label present.	● Good	● Excellent	 3 photos
2.11 Coffee Table	Solid wood. Wooden legs. Free of marks and scratches. Free of items inside. Free of dust Free of marks and scratches to surface. Legs appear securely fixed. New item condition.	● Good	● Excellent	 2 photos

Item	Description	Condition	Cleanliness	Photos
2.12 TV Bracket	Metal bracket. Securely fitted to wall. Scratched. Stained. Dusty Appears securely fixed. Scratched and dirty visually. 4x screws and washers. Scuffs to wall during fitting.	● Good	● Poor	📷 1 photo
2.13 TV	Wall-mounted. LED. Remote control. Sony. Free of marks and scratches. Free of dirt/dust Free of scratches and screen intact. Remote control present with working batteries. Battery cover missing from control. Dry paint on remote control.	● Good	● Excellent	📷 4 photos

General Overview

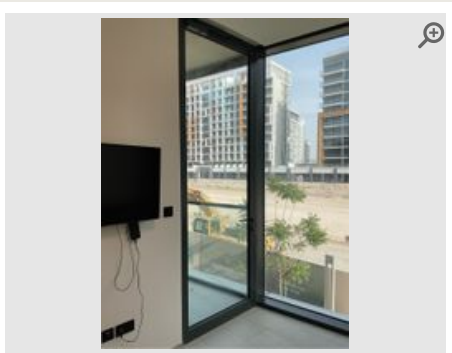


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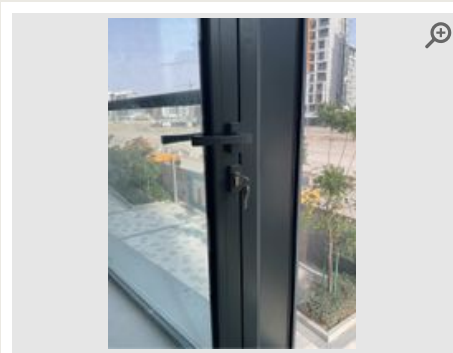


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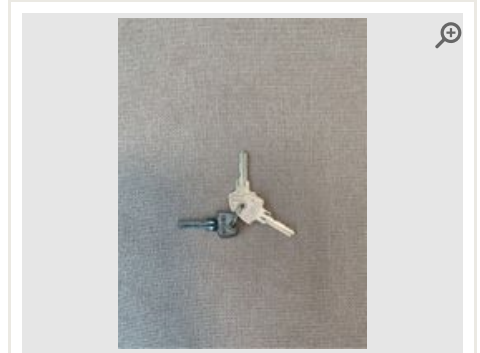
Door (Internal)



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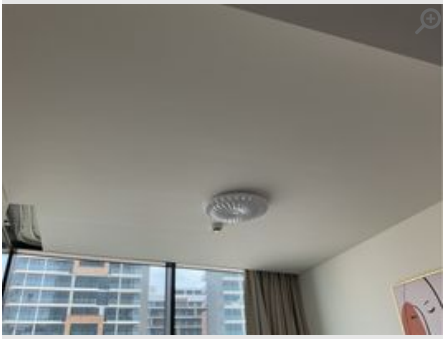
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Reference	2.2.3

Door Frame & Skirting



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Added	12/04/2024
Reference	2.3.1

Ceiling



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Reference	2.4.1



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Reference	2.4.2



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Reference	2.4.3

Light Fittings

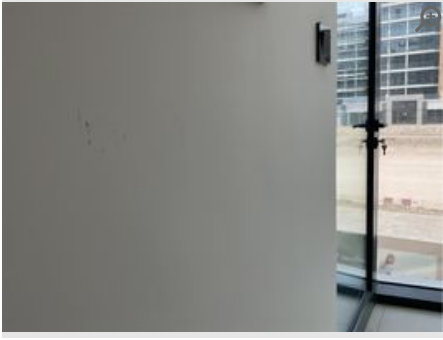


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Reference	2.5.1



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Reference	2.5.2

Walls



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Reference	2.6.1



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Windows and Sills



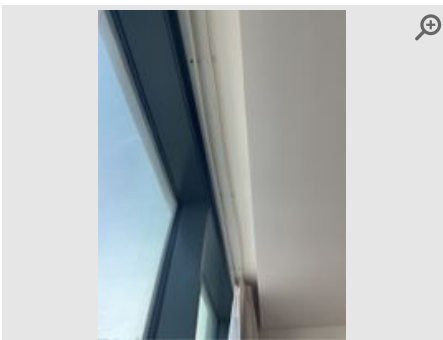
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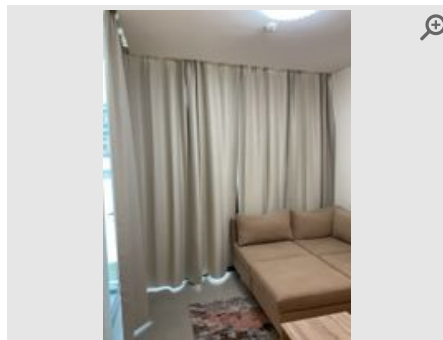
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Reference	2.7.4



Provided by	Inspector
Captured (via App):	12/04/2024 1:53 PM
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Reference	2.7.5

Sockets & Switches



Provided by	Inspector
Captured (via App):	12/04/2024 1:55 PM
Added	12/04/2024
Reference	2.8.1



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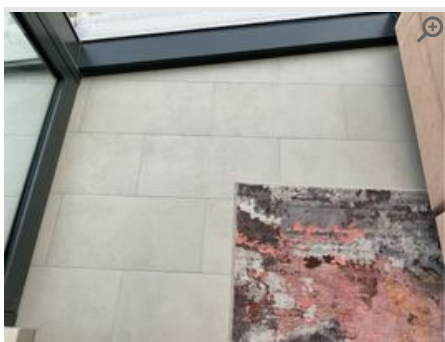


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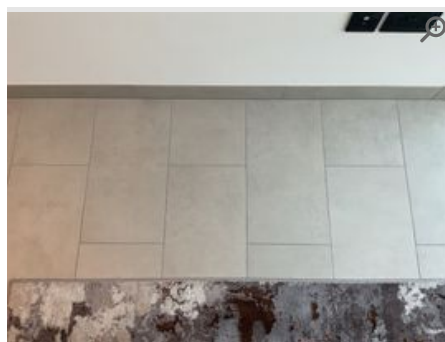


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Reference	2.8.4

Floor



Provided by	Inspector
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Added	12/04/2024
Reference	2.9.1



Provided by	Inspector
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Reference	2.9.2



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Reference	2.9.3

Sofa



Provided by	Inspector
Captured (via App):	12/04/2024 2:00 PM
Added	12/04/2024
Reference	2.10.1



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Reference	2.10.2



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Added	12/04/2024
Reference	2.10.3

Coffee Table



Provided by	Inspector
Captured (via App):	12/04/2024 2:02 PM
Added	12/04/2024
Reference	2.11.1



Provided by	Inspector
Captured (via App):	12/04/2024 2:02 PM
Added	12/04/2024
Reference	2.11.2

TV Bracket



Provided by	Inspector
Captured (via App):	12/04/2024 2:03 PM
Added	12/04/2024
Reference	2.12.1

TV



Provided by	Inspector
Captured (Certified by inspector)	12/04/2024
Added	12/04/2024
Reference	2.13.1



Provided by	Inspector
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Added	12/04/2024
Reference	2.13.2



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Reference	2.13.3



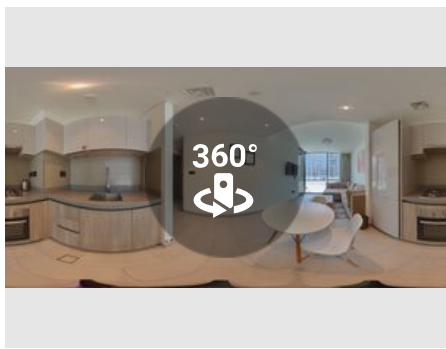
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3 Kitchen

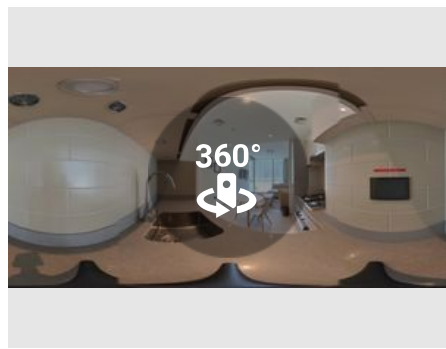
Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Clean & Tidy. Neutral smell/no odours evident. Freshly refurbished. Professionally cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
3.2 Ceiling	Plastered/Painted white. White coving. Loft hatch present. Free of cobwebs/dust. Dust present. Ceiling painted 1-3 months ago. White Free of marks, mould and cobwebs. Two access hatches present. 4 spotlights present. Smoke detector present. 2x extractor fans present.	● Good	● Good	 2 photos
3.3 Light Fittings	Ceiling. Spotlight(s). Recessed spotlight fixing(s). Flush fitting. Downlighter. Plastic. 9 fixings in total. 9 bulbs/spotlights. All bulbs working. Free of dust/cobwebs. White No cobwebs present to light fittings. All bulbs in working order. 4x ceiling spotlights. 5x under cupboard down lights.	● Good	● Excellent	 3 photos
3.4 Walls	Tiled (around worktops). Tiled (around wet areas). Tiled splashback (behind cooker). Free of marks. No picture hooks/nails present. No rawl plug/nail holes present. No filled holes present. Free of dirt/dust. Walls painted 1-3 months ago. Beige. White Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present. Tiles all in tact, no scratches, cracks or scuffs present. Grouting clean and tidy with no marks. Extremely minor marks present on kitchen surrounding walls.	● Good	● Excellent	 6 photos
3.5 Sockets & Switches	All sockets/switches plastic. 8 in total All sockets and switches present and intact with no signs of damage. Black plastic.	● Good	● Fair	 3 photos
3.6 Floor	Tiled. Grouting intact. 4 in total. Free of debris. Prof cleaned within last week. Fitted 3-6 months ago. Beige Tiled floor. Square drain and cover present, fitted, functioning properly. Generally clean and in good condition apart from 3 minor stains and 1 minor surface scratch (pictured).	● Good	● Good	 4 photos
3.7 Kitchen Cupboards/Units	Wall units present. Base units present. 10 hinged doors. Solid wood. Inset handles. Wood shelving. All shelving is intact. Free of stains underneath sink. Handles/hinges intact. Miscellaneous items inside. Doors free of marks. Kickboards intact. Free of grease/food residue. Beige All handles and hinges intact. Miscellaneous items inside. Free of stains underneath sink. Free of grease and food residue inside. All hinges working perfectly. Food items still present, shelves checked, free of stains. Under sink free of any stains or signs of leakage.	● Good	● Excellent	 7 photos
3.8 Kitchen Drawers	3 drawers. 3 shelves. Solid wood. Inset handles. Free of marks and stains. Handles/runners intact. Free of grease/food residue. Interior free of stains. Beige All handles and runners intact. Miscellaneous items inside. Free of grease and food residue inside.	● Good	● Excellent	 1 photo
3.9 Kitchen Worksurfaces	Stone worksurface. Free of marks/scratches. Free of dust/dirt. Grey Free of marks and scratches. Free of grease and food residue. Free of dust. Solid with no cracks or chips.	● Good	● Excellent	 2 photos
3.10 Kitchen Sink	Single bowl. Stainless steel. Mixer tap. Lever taps. Chrome taps. Stainless steel plug. Plug present. Filter plug present. Bowl present. No gaps in sealant. Scratched. Free of dirt/dust. Free of grease Free of cracks. No food residue or grease present. Plug present. Filter plug present. Surface scratches present. Tap functioning. No signs of leakage.	● Good	● Excellent	 2 photos
3.11 Hob	Gas hob. 4 rings. Rings intact. Dials/Knobs intact. Scratches/scuffs present. Free of grease. Free of dried food. Free of dust. Prof cleaned within last week. Fitted 3-6 months ago. Siemens Free of grease and food residue. Free of dust. Dials/knobs intact. Siemens branded. Minor surface scratches present.	● Good	● Excellent	 2 photos

Item	Description	Condition	Cleanliness	Photos
3.12 Oven	Oven and grill. Gas cooker. Chrome rack X 1. Baking tray x 2. Dials/Knobs intact. Grill element intact. Interior coating intact. Free of grease/residue inside. Cleaned within last month. Fitted 3-6 months ago. Zanussi Free of grease and food residue inside. Seal intact and door hinge functioning smoothly. Zanussi branded.	● Good	● Excellent	📷 3 photos
3.13 Extractor Cooker Hood	Integrated hood. Hood filter new. Hood filter clean. All bulbs/spots working. Fan switch responsive. Filter clean. Prof cleaned within last week. Fitted 3-6 months ago. Siemens Hood filter free of grease and food residue. All bulbs/spots in working order. Fan switches are responsive. Siemens branded.	● Good	● Good	📷 3 photos
3.14 Fridge	Integrated freezer. 2 Drawers. 4 Shelves. Salad drawer. Egg tray. Internal light working. Prof cleaned within last week Clean with food items inside. No cracks or damage to trays and shelving. Bulb in working order. No branding present. Fully integrated.	● Good	● Excellent	📷 2 photos
3.15 Table	Solid wood dining table. Free of marks and scratches. Free of dirt/dust. White Free of marks, scratches and stains to surface. Legs appear securely fixed.	● Good	● Excellent	📷 1 photo
3.16 Chair	Standard Chair. Wood frame. Plastic frame. Free of marks and stains. Frame intact. Legs securely fitted. Free of dirt/dust. Free of stains. White Two present. Free of marks and scratches. Legs appear securely fixed. New items, packaging still attached.	● Good	● Excellent	📷 4 photos
3.17 Cutlery	Knives. Forks. Spoons. Serving spoons. Tea spoons. Cooking knives. Free of marks and stains Free of rust and food residue.	● Good	● Good	📷 2 photos
3.18 Crockery	Plates. Bowls. Soup bowls. Cups. Free of cracks/chips Free of cracks, chips and food residue.	● Good	● Good	📷 2 photos
3.19 Saucepans	Stainless steel. Aluminium. Frying pan. Roasting tin. Free of marks and stains. Free of food residue. Free of dirt/dust Free of rust and food residue. Handles and lids present and intact.	● Good	● Excellent	📷 2 photos
3.20 Fire Extinguisher	Powder. Free of marks. Free of dirt/dust Maintenance label within 'use by' date.	● Good	● Excellent	📷 1 photo
3.21 Fire Blanket	1m x 1m Quick release. Free of marks. Free of dirt/dust quick release fire blanket. Not wall mounted . Recommended to fit securely.	● Good	● Excellent	📷 1 photo

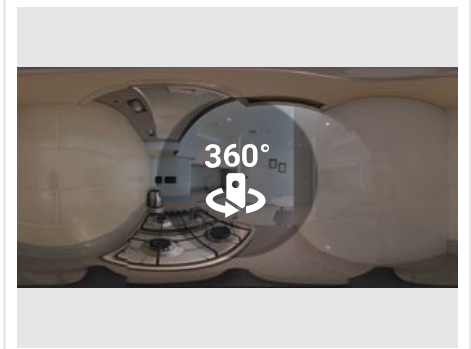
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Added	12/04/2024
Reference	3.1.1



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Added	12/04/2024
Reference	3.1.2



Provided by	Inspector
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Added	12/04/2024
Reference	3.1.3

Ceiling



Provided by	Inspector
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Added	12/04/2024
Reference	3.2.1



Provided by	Inspector
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Reference	3.2.2

Light Fittings



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Added	12/04/2024
Reference	3.3.1



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Reference	3.3.2



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Walls



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Added	12/04/2024
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Reference	3.4.5



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Sockets & Switches



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Reference	3.5.1



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Floor



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Reference	3.6.3



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Reference	3.6.4

Kitchen Cupboards/Units



Provided by **Inspector**
 Captured (via App): **12/04/2024 12:56 PM**
 Added **12/04/2024**
 Reference **3.7.1**



Provided by **Inspector**
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 Added **12/04/2024**
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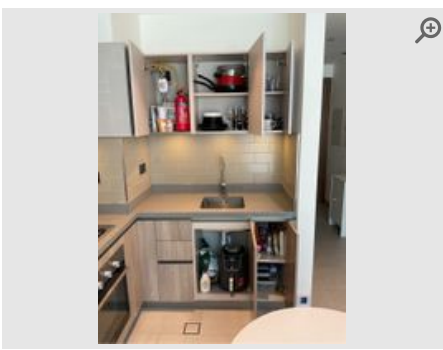
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Provided by **Inspector**
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 Reference **3.7.7**

Kitchen Drawers



Provided by	Inspector
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Added	12/04/2024
Reference	3.8.1

Kitchen Worksurfaces



Provided by	Inspector
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Added	12/04/2024
Reference	3.9.1



Provided by	Inspector
Captured (via App):	12/04/2024 12:59 PM
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Reference	3.9.2

Kitchen Sink



Provided by	Inspector
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Added	12/04/2024
Reference	3.10.1



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Captured (via App):	12/04/2024 1:01 PM
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Reference	3.10.2

Hob



Provided by	Inspector
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Added	12/04/2024
Reference	3.11.1



Provided by	Inspector
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Reference	3.11.2

Oven



Provided by	Inspector
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Added	12/04/2024
Reference	3.12.1



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Reference	3.12.2



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Extractor Cooker Hood



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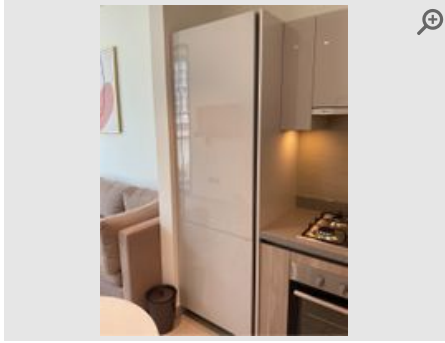


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Reference	3.13.3

Fridge



Provided by	Inspector
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Reference	3.14.1



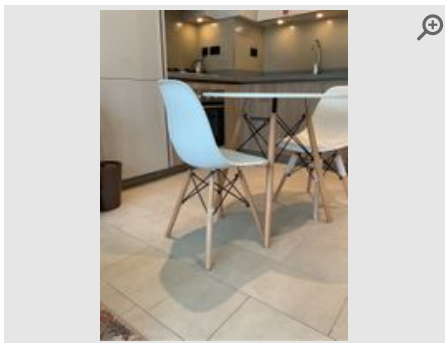
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Reference	3.14.2

Table



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Reference	3.15.1

Chair



Provided by	Inspector
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Added	12/04/2024
Reference	3.16.1



Provided by	Inspector
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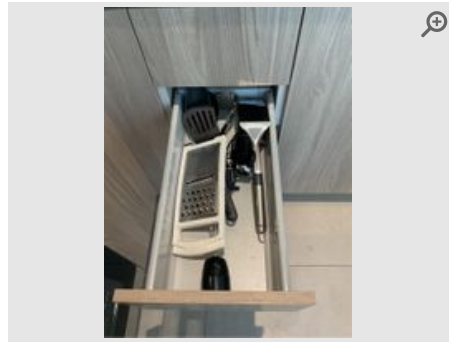


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Cutlery

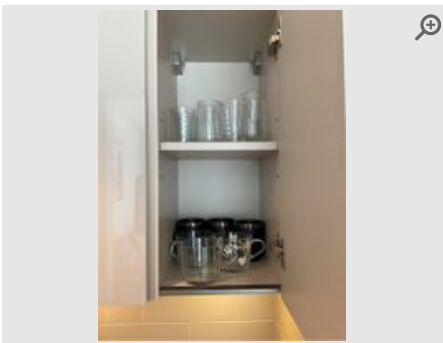


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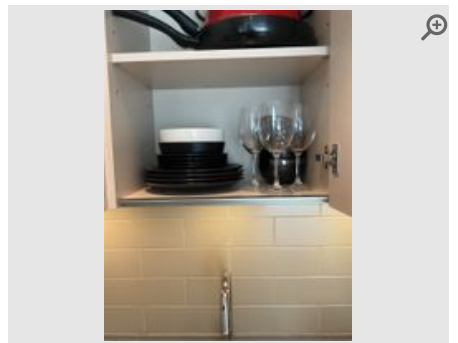


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Crockery



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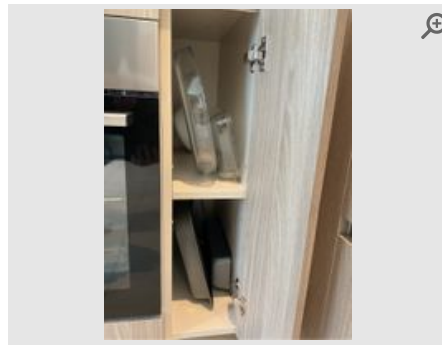


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Reference	3.18.2

Saucepans



Provided by	Inspector
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Added	12/04/2024
Reference	3.19.1



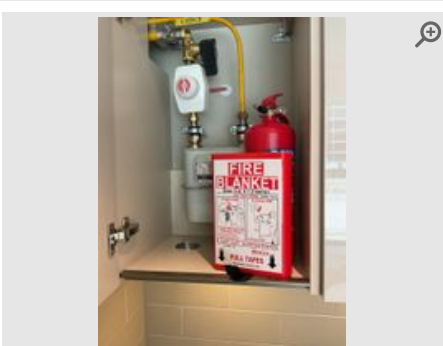
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Added	12/04/2024
Reference	3.19.2

Fire Extinguisher



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Added	12/04/2024
Reference	3.20.1

Fire Blanket



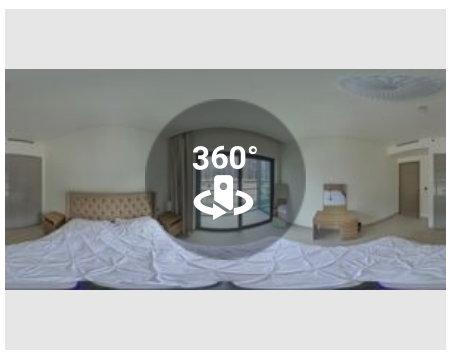
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Added	12/04/2024
Reference	3.21.1

4 Bedroom

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Clean & Tidy. Neutral smell/no odours evident. Walls painted 3-6 months ago. Ceiling painted 3-6 months ago. Domestically cleaned (0-1 months ago) Clean and tidy. Neutral smell (no smoking or pet odours). Bedding present.	● Good	● Good	 360° photo
4.2 Door (Internal)	Hinged door. Natural wood (varnished). Lever handle. Brushed chrome handle. Chrome door stop. Free of marks/stains. Free of dust and dirt. Brown (pale) Free of marks and scratches to front side and reverse. Fixed door handle with twist lock.	● Good	● Good	 4 photos
4.3 Door Frame & Skirting	Natural wood (frame). Tiled (skirting). Natural wood (varnished). Trim present. Door stop present. Free of marks/dents. Free of dirt/dust Doorframe free of marks, dents and dust. Full length of skirting completely free of scratches, cracks, chips or damage, grouted throughout.	● Good	● Good	 4 photos
4.4 Ceiling	Plastered/Painted white. White coving. Free of marks/mould. Free of cobwebs/dust. Ceiling painted 3-6 months ago. White Free of marks, mould and cobwebs. 1x light fixture fitted. 1x smoke detector fitted.	● Good	● Good	 2 photos
4.5 Light Fittings	Ceiling. Spotlight(s). Recessed LED fixing(s). Dome fixing. Plastic. 2 fixings in total. All bulbs working. Free of dust/cobwebs. White No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 4 photos
4.6 Walls	Plastered & painted white. No picture hooks/nails present. No rawl plug/nail holes present. No filled holes present. Free of dirt/dust. Scuffs present. Walls painted 3-6 months ago. White Minor scuffs present on the walls (pictured). No picture hooks, raw plug or filled holes present. Minor damages to door surround, filling required. Hairline crack located up wall next to beds headboard.	● Fair	● Good	 4 photos
4.7 Sockets & Switches	All sockets/switches plastic. 7 in total. All fixings present & intact. Plastic x 7 All sockets and switches present and intact with no signs of damage.	● Good	● Good	 5 photos
4.8 Floor	Tiled. Stone. Free of stains. Free of marks/scratches. Free of cracks/chips. Free of debris. Prof cleaned within last week. Fitted 3-6 months ago. Beige Free of stains, marks and scratches. Grouting consistent throughout.	● Good	● Good	 5 photos
4.9 Storage Cupboard/Wardrobe	Built-in. Hinged door(s). Wood panelled; chrome handle. Laminate coating. Fixed handle. Chrome handle. Free of marks/stains. Free of dirt/dust. Rail present. Shelving present. Miscellaneous items. Walls free of marks/stains. Free of dirt. Free of dust Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of rubbish inside. Landlord has clothing and miscellaneous items stored currently, will be removed.	● Good	● Good	 2 photos
4.10 Desk	6 drawers. Laminate wood effect. Brushed chrome handle. Mirrored glazing. Free of marks and scratches. Hinges intact. Free of dust. Brown (pale) Free of marks and scratches to surface. Legs appear securely fixed. No scratches, chips or breaks in the mirror. Landlord has miscellaneous items stored, will be removed before a new tenancy.	● Good	● Good	 1 photo
4.11 Bedside Cabinet x2	Free of scratches and marks. Handles, runners intact and functioning well. Landlord has miscellaneous items stored inside, will be removed before new tenancy.	● Good	● Good	 4 photos
4.12 Lamp	Table lamp. Free of marks and stains. Bulb in working order. Beige Desk lamp free of marks, scratches and stains. Bulb in working order.	● Good	● Good	 2 photos
4.13 Bed Base	Divan bed. Metal feet. Mattress present. Headboard present. Solid wood base. Fabric upholstered. Clean & free of stains. Beige Bed base slats intact and frame appears secure with legs intact. Bed is of new quality and condition.	● Good	● Good	 5 photos

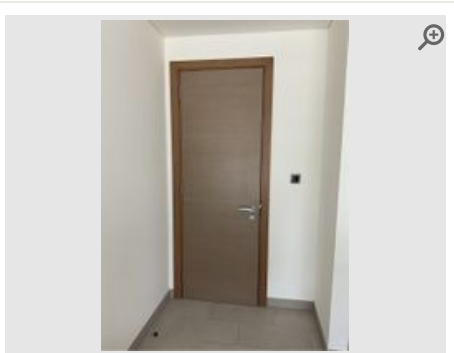
Item	Description	Condition	Cleanliness	Photos
4.14 Mattress	Double. Double spring. Free of marks/stains. Not covered by mattress protector. Free of dirt/dust Appears free of stains and tears.	● Good	● Good	📷 N/A
4.15 Mirror	Free standing. Metal frame. Free of marks. No cracks/chips. No tarnishing present. Free from smears. Grey Free standing mirror. Free of marks, chips and smears.	● Good	● Good	📷 2 photos
4.16 Waste Bin	Swing. Free of refuse inside. Free of dirt/dust Free of refuse inside.	● Good	● Good	📷 2 photos

General Overview

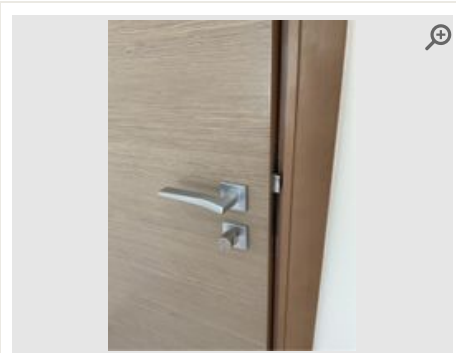


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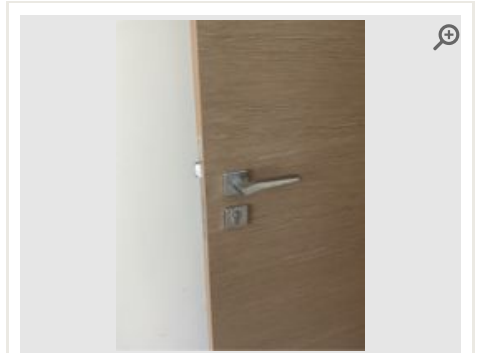
Door (Internal)



Provided by	Inspector
Captured (via App):	13/04/2024 12:34 PM
Added	13/04/2024
Reference	4.2.1



Provided by	Inspector
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Added	13/04/2024
Reference	4.2.2



Provided by	Inspector
Captured (via App):	13/04/2024 12:34 PM
Added	13/04/2024
Reference	4.2.3



Provided by	Inspector
Captured (via App):	13/04/2024 12:34 PM
Added	13/04/2024
Reference	4.2.4

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	13/04/2024 12:37 PM
Added	13/04/2024
Reference	4.3.1



Provided by	Inspector
Captured (via App):	13/04/2024 12:37 PM
Added	13/04/2024
Reference	4.3.2



Provided by	Inspector
Captured (via App):	13/04/2024 12:37 PM
Added	13/04/2024
Reference	4.3.3



Provided by	Inspector
Captured (via App):	13/04/2024 12:37 PM
Added	13/04/2024
Reference	4.3.4

Ceiling



Provided by	Inspector
Captured (via App):	13/04/2024 12:39 PM
Added	13/04/2024
Reference	4.4.1

Provided by	Inspector
Captured (via App):	13/04/2024 12:39 PM
Added	13/04/2024
Reference	4.4.2

Light Fittings



Provided by	Inspector
Captured (via App):	13/04/2024 12:40 PM
Added	13/04/2024
Reference	4.5.1

Provided by	Inspector
Captured (via App):	13/04/2024 12:40 PM
Added	13/04/2024
Reference	4.5.2

Provided by	Inspector
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Added	13/04/2024
Reference	4.5.3



Provided by	Inspector
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Added	13/04/2024
Reference	4.5.4

Walls



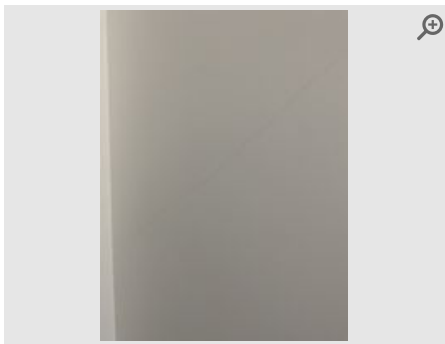
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Added	13/04/2024
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Reference	4.6.2

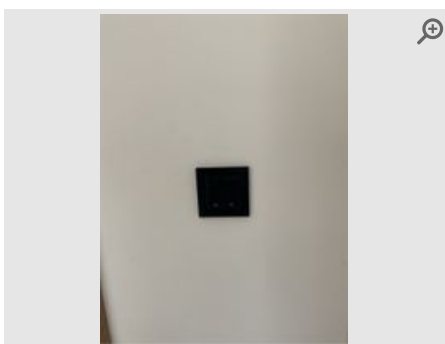


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Added	13/04/2024
Reference	4.6.3



Provided by	Inspector
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Added	13/04/2024
Reference	4.6.4

Sockets & Switches



Provided by	Inspector
Captured (via App):	13/04/2024 12:47 PM
Added	13/04/2024
Reference	4.7.1



Provided by	Inspector
Captured (via App):	13/04/2024 12:47 PM
Added	13/04/2024
Reference	4.7.2



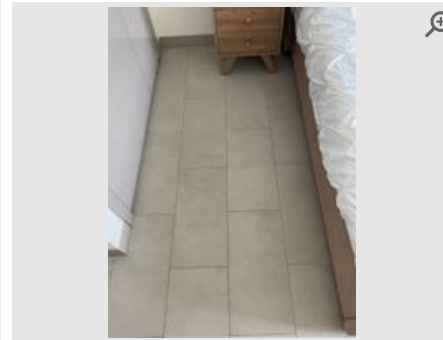
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Added	13/04/2024
Reference	4.7.3



Provided by	Inspector
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Added	13/04/2024
Reference	4.7.4

Provided by	Inspector
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Added	13/04/2024
Reference	4.7.5

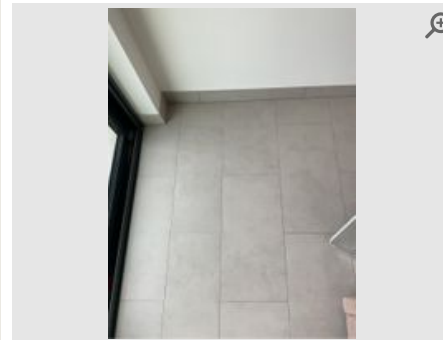
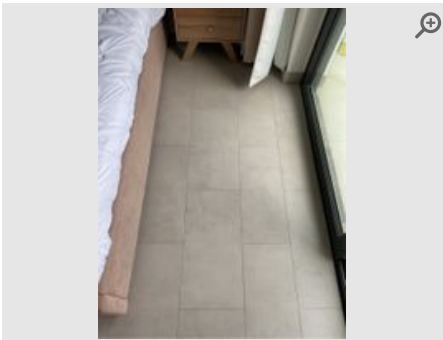
Floor



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Added	13/04/2024
Reference	4.8.1

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Added	13/04/2024
Reference	4.8.2

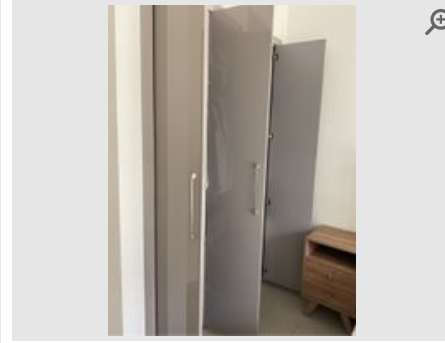
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Reference	4.8.3



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Reference	4.8.4

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Reference	4.8.5

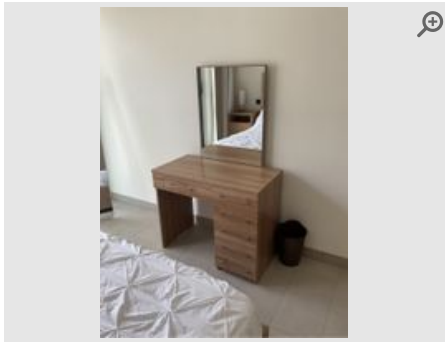
Storage Cupboard/Wardrobe



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Added	13/04/2024
Reference	4.9.1

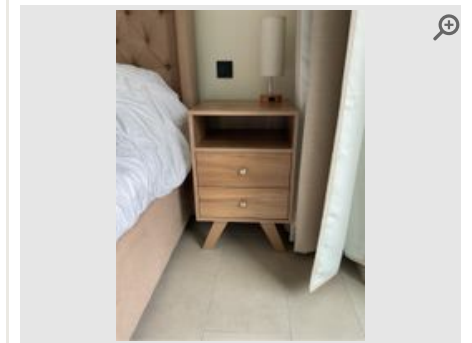
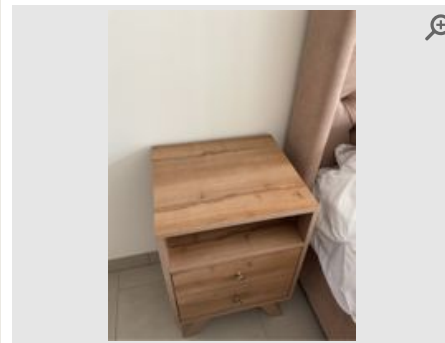
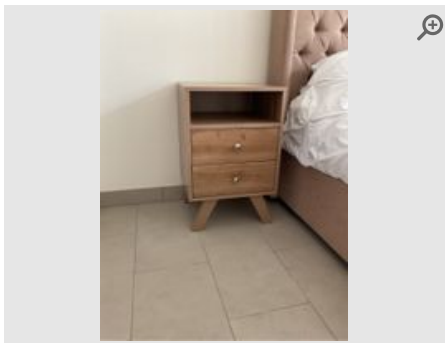
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Added	13/04/2024
Reference	4.9.2

Desk



Provided by	Inspector
Captured (via App):	13/04/2024 12:56 PM
Added	13/04/2024
Reference	4.10.1

Bedside Cabinet x2



Provided by	Inspector
Captured (via App):	13/04/2024 12:57 PM
Added	13/04/2024
Reference	4.11.1

Provided by	Inspector
Captured (via App):	13/04/2024 12:57 PM
Added	13/04/2024
Reference	4.11.2

Provided by	Inspector
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Reference	4.11.3

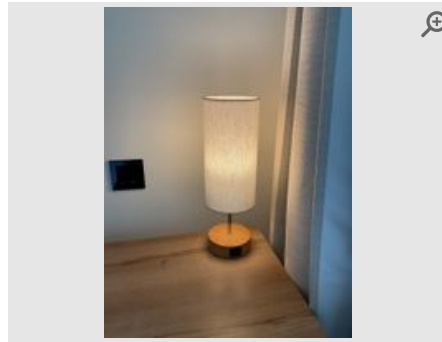


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Lamp

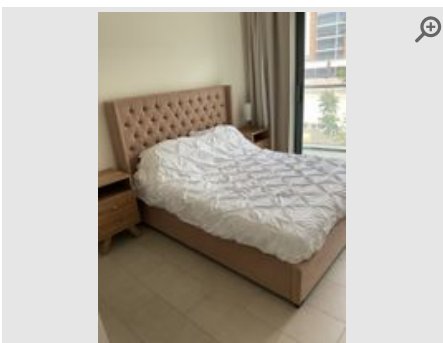


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Added	13/04/2024
Reference	4.12.1

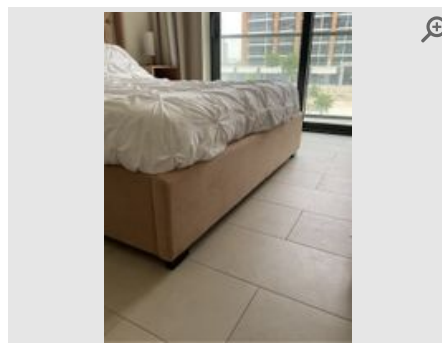


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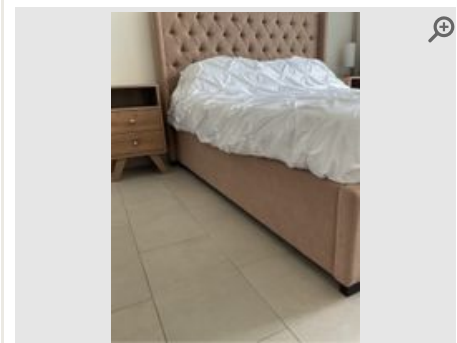
Bed Base



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Added	13/04/2024
Reference	4.13.1



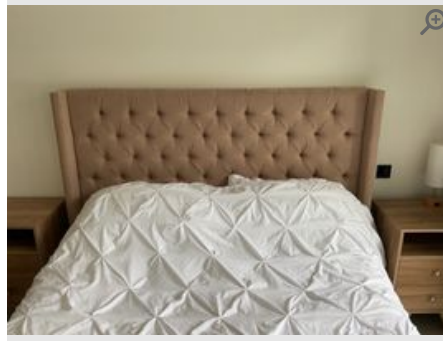
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Added	13/04/2024
Reference	4.13.2



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Added	13/04/2024
Reference	4.13.3

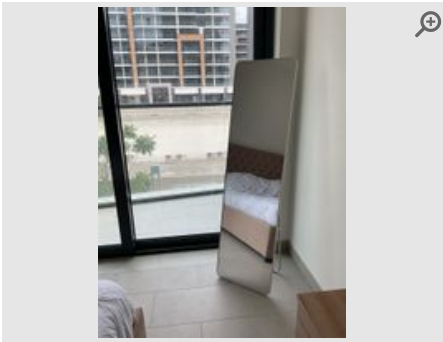


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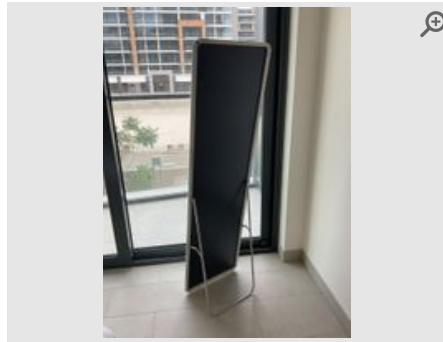


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Added	13/04/2024
Reference	4.13.5

Mirror

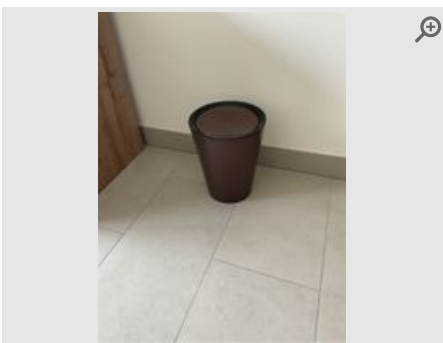


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Added	13/04/2024
Reference	4.15.1



Provided by	Inspector
Captured (via App):	13/04/2024 1:02 PM
Added	13/04/2024
Reference	4.15.2

Waste Bin



Provided by	Inspector
Captured (via App):	13/04/2024 1:03 PM
Added	13/04/2024
Reference	4.16.1



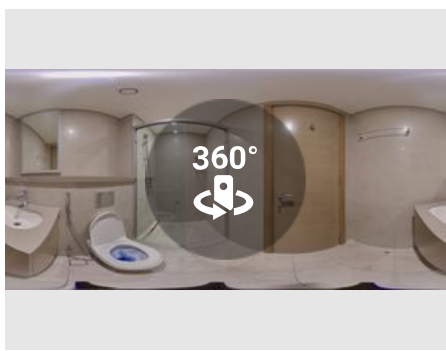
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Added	13/04/2024
Reference	4.16.2

5 Bathroom

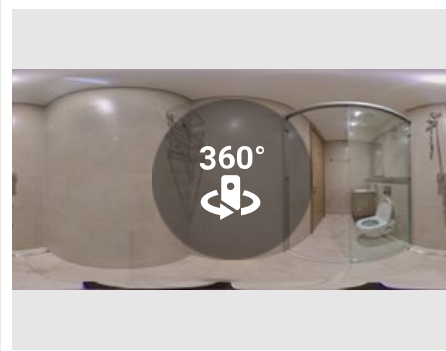
Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
5.2 Door (Internal)	Wood/glazed; brushed chrome handle Free of marks and scratches to front side and reverse. Clockwise/anti clockwise lock functioning perfectly. Door hook intact and weight bearing free of marks and scratches.	● Good	● Excellent	 3 photos
5.3 Door Frame & Skirting	Natural wood (frame). Natural wood (varnished) Free of marks, dents and dust.	● Good	● Excellent	 N/A
5.4 Ceiling	Plastered/Painted white Free of marks, mould and cobwebs. Newly painted.	● Good	● Excellent	 N/A
5.5 Light Fittings	Spotlight(s). Recessed spotlight fixing(s). Flush fitting. Plastic. 2 fixings in total. 2 bulbs/spotlights. All bulbs working. Free of dust/cobwebs No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	 N/A
5.6 Extractor Fan	White casing. Responsive when switched. Free of dust inside Responsive when switched. Free of dust inside.	● Good	● Excellent	 1 photo
5.7 Switches/Cord	Plastic handle. All sockets/switches plastic. All switches intact. Black Present and intact. Functioning perfectly.	● Good	● Good	 1 photo
5.8 Walls	Tiled. Tiled (around worktops). Tiled (around wet areas). Free of marks. Free of dirt/dust. Beige Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present. Grouting clean and presentable. Wall mounted shower caddy present, attached via suction cups, no damage or marks caused.	● Good	● Excellent	 1 photo
5.9 Floor	Tiled. Free of stains. Free of marks/scratches. Free of cracks/chips. Free of debris. Cream/beige Free of stains, marks and scratches. Grouting clean and presentable. Tiled threshold strip also free of chips or scuffs. Square drain cover present, working and functioning, no smell present. Strip of masking tape present next to drain, no marks or scuffs present beneath.	● Good	● Excellent	 3 photos
5.10 Shower Cubicle/Screen/Tray	Sliding enclosure with chrome frame. Chrome handle. Ceramic shower tray. Chrome plug. Screen intact. Tray intact. Runners functioning well. No gaps in sealant. Free of dirt/dust. Prof cleaned within last week. Beige Screen intact. Hinges/runners functioning well. No gaps to sealant. Tray clean and intact. Chrome drain in tact, catching and expelling water perfectly. No safety handles present.	● Good	● Excellent	 N/A
5.11 Shower	Shower head & hose. Power shower. Chrome. Soap tray. Shower head intact. Hose intact. Casing/controls free of marks. Clean & free of mould. Prof cleaned within last week Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant. Safnon Branded.	● Good	● Excellent	 3 photos
5.12 Sink/Basin	Mixer tap. Lever taps. Chrome taps. Chrome plug. Plug present. Duravit. Free of cracks/chips. No gaps to sealant. No mould to sealant. Clean & free of hairs. Prof cleaned within last week. White Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps. Water pressure strong.	● Good	● Excellent	 N/A
5.13 Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush button. Duravit. Flush intact. Seat secure & intact. Clean inside. Base clean Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Excellent	 2 photos

Item	Description	Condition	Cleanliness	Photos
5.14 Cabinet	2 hinged doors. 2 shelves. Solid wood. Free of marks and scratches. Free of soiling stains inside. Hinges intact. Miscellaneous items present inside. Free of dirt/dust. Brown (pale) Securely fixed to wall. Free of soiling/stains inside. Miscellaneous items inside. Hinges functioning well.	● Good	● Excellent	📷 2 photos
5.15 Mirror	Wall-mounted rectangular. Metal frame. Free of marks. No cracks/chips. No tarnishing present. Free from smears Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust. Integrated lighting system working perfectly (pictured).	● Good	● Excellent	📷 2 photos
5.16 Bathroom Fixings	Toilet roll holder. Towel rail. Soap dish holder. Chrome. Free of marks and scratches. Securely fitted. Free of dust Securely fixed. Full working order. Additionally we have a bidet shower with hose, free of marks and scuffs, sealed and working correctly. Soap dish holder is attached to wall via suction cups, no marks or damage caused to wall. All fixtures sealed and fitted securely.	● Good	● Excellent	📷 5 photos

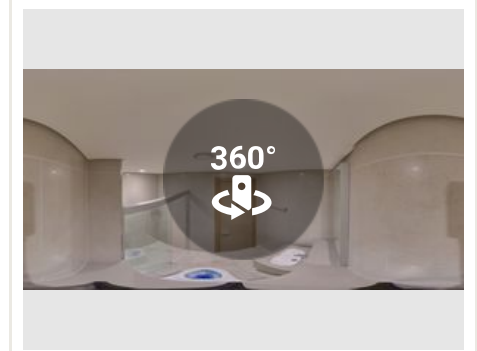
General Overview



Provided by	Inspector
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Added	12/04/2024
Reference	5.1.1

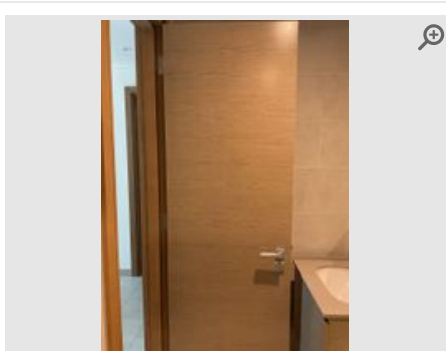


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Reference	5.1.2

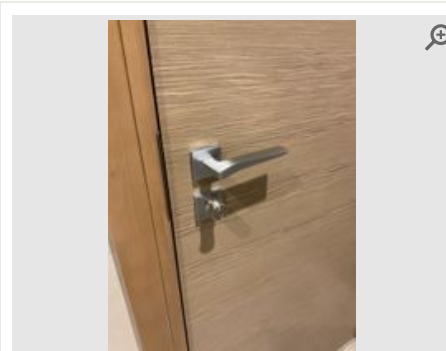


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Added	12/04/2024
Reference	5.1.3

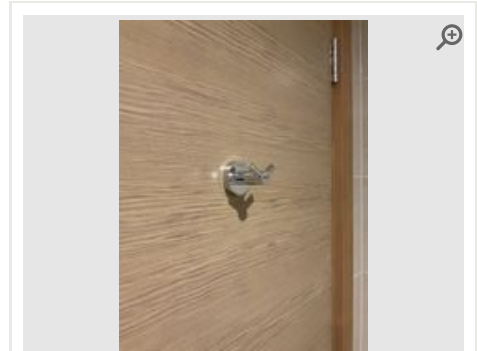
Door (Internal)



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Added	12/04/2024
Reference	5.2.1

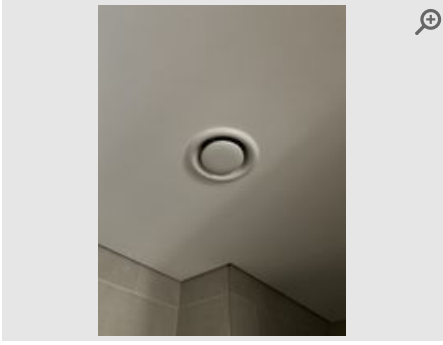


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Added	12/04/2024
Reference	5.2.2



Provided by	Inspector
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Added	12/04/2024
Reference	5.2.3

Extractor Fan



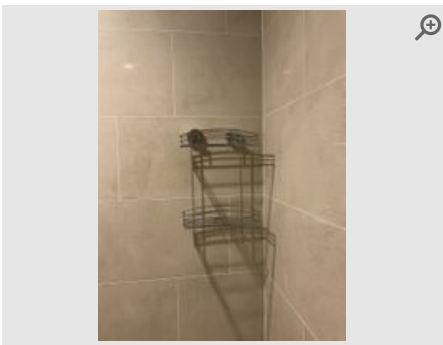
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Switches/Cord



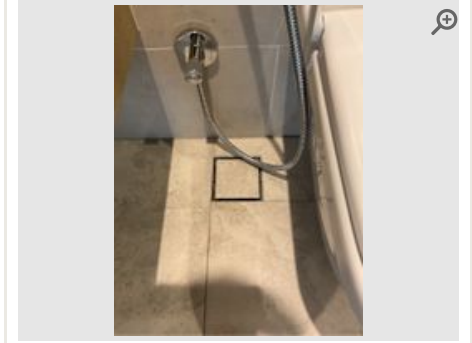
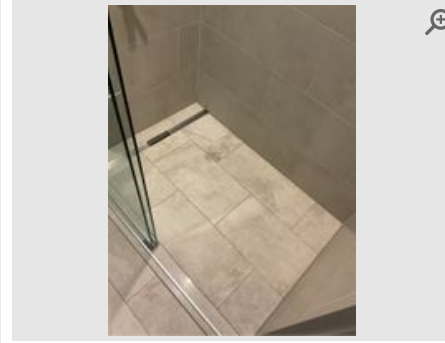
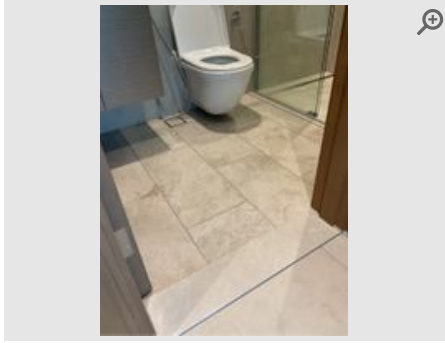
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Reference	5.7.1

Walls



Provided by	Inspector
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Added	12/04/2024
Reference	5.8.1

Floor

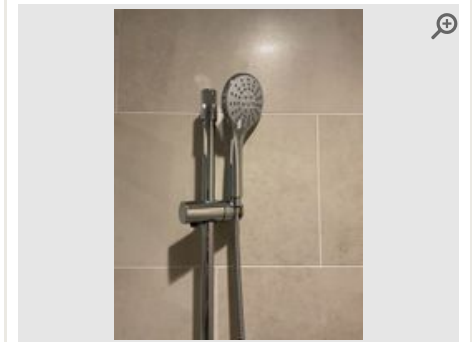
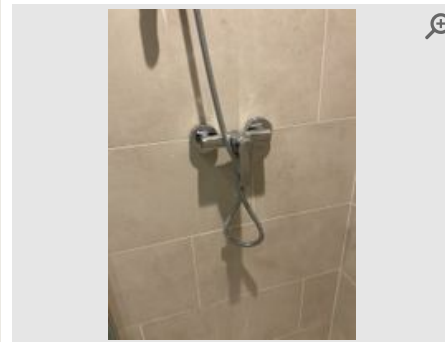
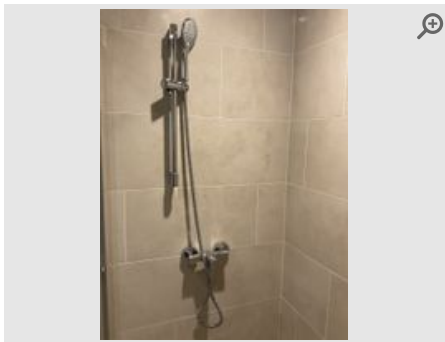


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Reference	5.9.1

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Added	12/04/2024
Reference	5.9.2

Provided by	Inspector
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Added	12/04/2024
Reference	5.9.3

Shower

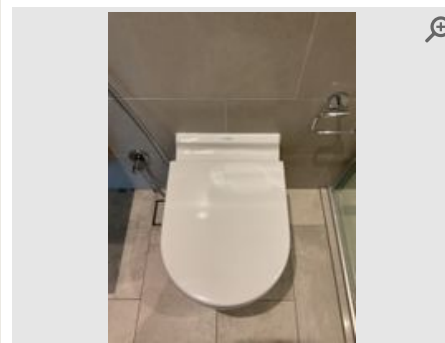
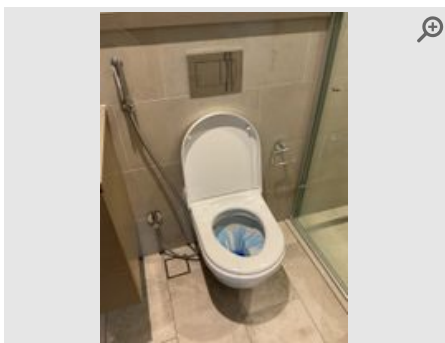


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Added	12/04/2024
Reference	5.11.2

Provided by	Inspector
Captured (via App):	12/04/2024 11:59 AM
Added	12/04/2024
Reference	5.11.3

Toilet



Provided by	Inspector
Captured (via App):	12/04/2024 12:02 PM
Added	12/04/2024
Reference	5.13.1

Provided by	Inspector
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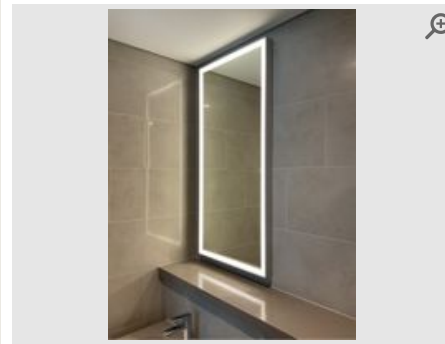
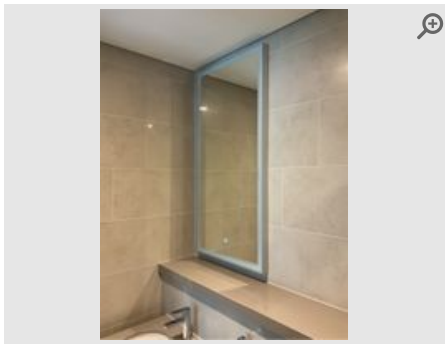
Cabinet



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Added	12/04/2024
Reference	5.14.1

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Added	12/04/2024
Reference	5.14.2

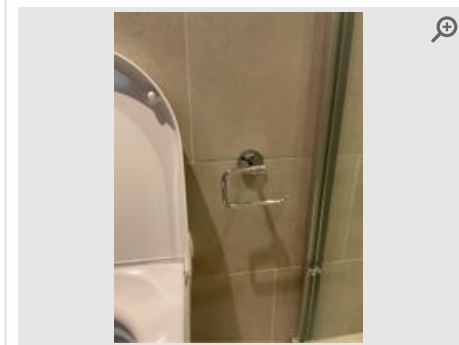
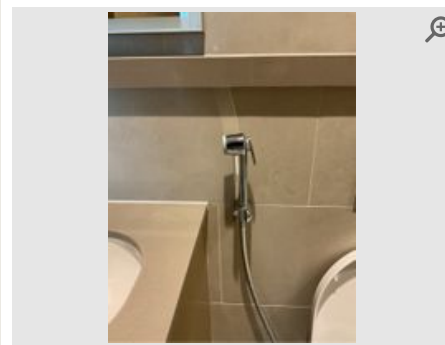
Mirror



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Added	12/04/2024
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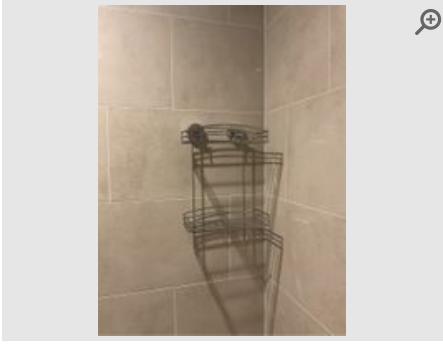
Bathroom Fixings



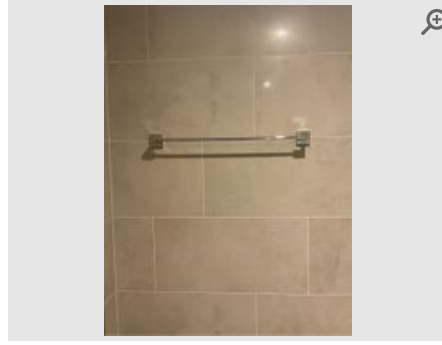
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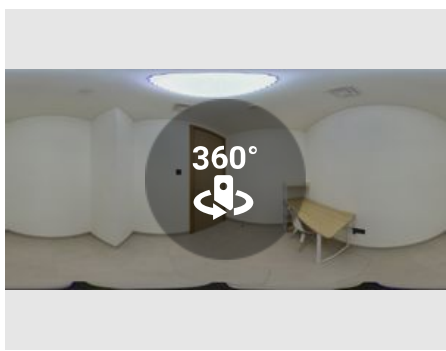


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Added	12/04/2024
Reference	5.16.5

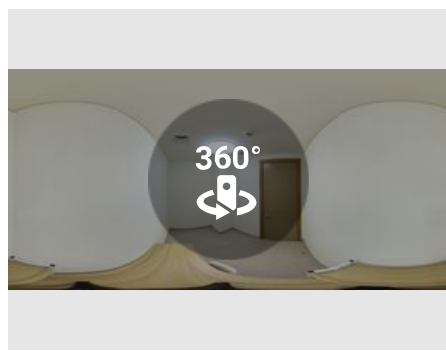
6 Study

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Requires redecoration. Requires cleaning. Neutral smell/no odours evident. Walls painted 3-6 months ago. Domestically cleaned (1 month ago) Study. Desk, chair and WiFi router present. Tidy but unclean. Floor has debris, dust and dirt. Walls require painting due to consistent scratches and marks throughout.	● Poor	● Fair	 360° photo
6.2 Door (Internal)	Hinged door. Natural wood (varnished). Lever handle. Brushed chrome handle. Chrome door stop. Free of marks/stains. Free of dust and dirt. Brown (pale) Free of dust and dirt. Free of scratches, dents and chips. Brushed chrome handles. Integrated lock. Three keys present. Three supporting hinges fitted and working. Doorstop present.	● Good	● Good	 5 photos
6.3 Door Frame & Skirting	Natural wood (frame). Tiled (skirting). Natural wood (varnished). Door stop present. Free of marks/dents. Free of dirt/dust. Brown (pale) Door frame free of dust and dirt. No signs of damage. Tiled skirting has dust and dirt present. No cracks, chips or damage on skirting. Grouting consistent and same color throughout.	● Good	● Fair	 5 photos
6.4 Floor	Tiled. Free of marks/scratches. 3 in total. Loose debris present. Dirty. Dusty. Prof cleaned 1-3 months ago. Beige Free of permanent marks and scratches. No chips present. Stains present in three areas. Dust and debris present. Cleaning required. Grouting consistent throughout.	● Fair	● Poor	 5 photos
6.5 Walls	Plastered & painted white. No picture hooks/nails present. No rawl plug/nail holes present. No filled holes present. Free of dirt/dust. Smudges present. Scuffs present. Scratches present. Walls painted 3-6 months ago. White Walls plastered and painted white. Repaint required. High number of scratches, marks, smudges present.	● Poor	● Fair	 8 photos
6.6 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust. Ceiling painted 3-6 months ago. White Free of marks and scratched. No smudges or stains present. 2x vents present. 1x smoke alarm present. 1x light fixture present.	● Good	● Good	 2 photos
6.7 Sockets & Switches	All sockets/switches plastic. 2 in total. All fixings present & intact. Plastic x 2 Two plug socket present. One light switch present. Intact, functioning. No damage, marks or scratches present.	● Good	● Good	 2 photos
6.8 Light Fittings	Ceiling. Dome fixing. Plastic. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. White 1 light fixture present. Functioning correctly with a choice of three warmth settings. Bulb functioning. Clean, no dust or dirt present.	● Good	● Good	 2 photos

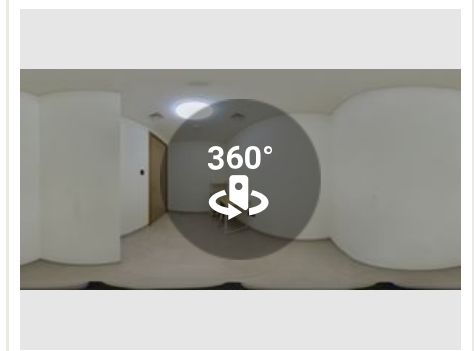
General Overview



Provided by	Inspector
Captured (via App):	13/04/2024 10:25 AM
Added	13/04/2024
Reference	6.1.1

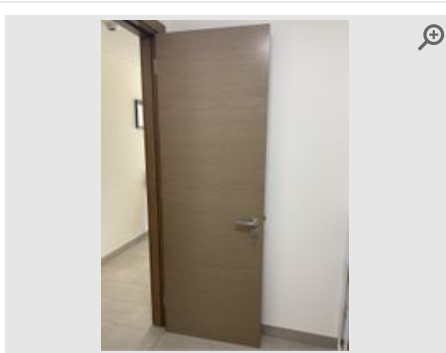


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Added	13/04/2024
Reference	6.1.2

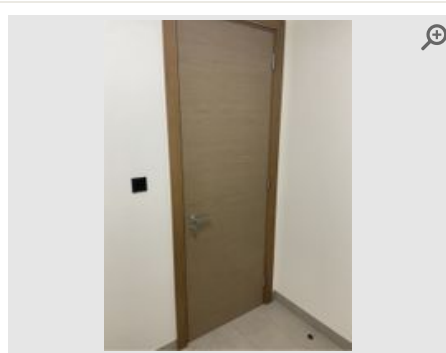


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Added	13/04/2024
Reference	6.1.3

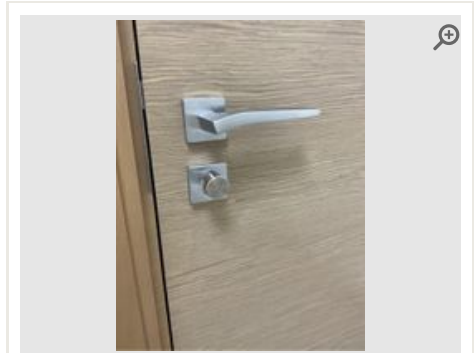
Door (Internal)



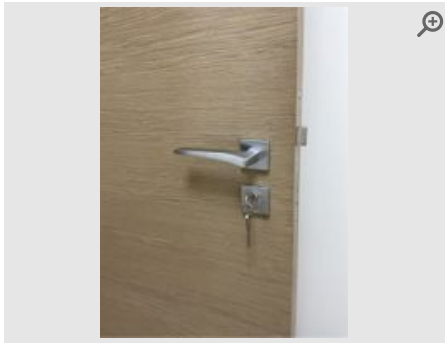
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Added	13/04/2024
Reference	6.2.1



Provided by	Inspector
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Added	13/04/2024
Reference	6.2.2



Provided by	Inspector
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Added	13/04/2024
Reference	6.2.3

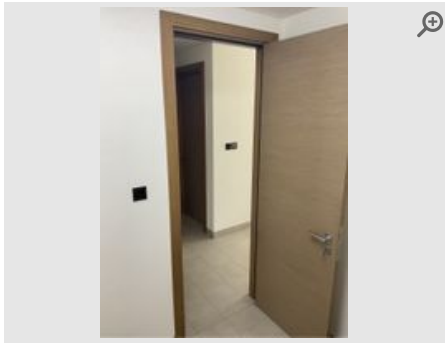


Provided by	Inspector
Captured (via App):	13/04/2024 10:30 AM
Added	13/04/2024
Reference	6.2.4



Provided by	Inspector
Captured (via App):	13/04/2024 10:30 AM
Added	13/04/2024
Reference	6.2.5

Door Frame & Skirting



Provided by	Inspector
Captured (via App):	13/04/2024 10:34 AM
Added	13/04/2024
Reference	6.3.1



Provided by	Inspector
Captured (via App):	13/04/2024 10:34 AM
Added	13/04/2024
Reference	6.3.2



Provided by	Inspector
Captured (via App):	13/04/2024 10:34 AM
Added	13/04/2024
Reference	6.3.3



Provided by	Inspector
Captured (via App):	13/04/2024 10:34 AM
Added	13/04/2024
Reference	6.3.4



Provided by	Inspector
Captured (via App):	13/04/2024 10:34 AM
Added	13/04/2024
Reference	6.3.5

Floor



Provided by	Inspector
Captured (via App):	13/04/2024 10:38 AM
Added	13/04/2024
Reference	6.4.1



Provided by	Inspector
Captured (via App):	13/04/2024 10:38 AM
Added	13/04/2024
Reference	6.4.2



Provided by	Inspector
Captured (via App):	13/04/2024 10:38 AM
Added	13/04/2024
Reference	6.4.3



Provided by	Inspector
Captured (via App):	13/04/2024 10:38 AM
Added	13/04/2024
Reference	6.4.4



Provided by	Inspector
Captured (via App):	13/04/2024 10:38 AM
Added	13/04/2024
Reference	6.4.5

Walls



Provided by	Inspector
Captured (via App):	13/04/2024 10:41 AM
Added	13/04/2024
Reference	6.5.1



Provided by	Inspector
Captured (via App):	13/04/2024 10:41 AM
Added	13/04/2024
Reference	6.5.2



Provided by	Inspector
Captured (via App):	13/04/2024 10:41 AM
Added	13/04/2024
Reference	6.5.3



Provided by	Inspector
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Added	13/04/2024
Reference	6.5.4



Provided by	Inspector
Captured (via App):	13/04/2024 10:41 AM
Added	13/04/2024
Reference	6.5.5



Provided by	Inspector
Captured (via App):	13/04/2024 10:41 AM
Added	13/04/2024
Reference	6.5.6



Provided by	Inspector
Captured (via App):	13/04/2024 10:41 AM
Added	13/04/2024
Reference	6.5.7



Provided by	Inspector
Captured (via App):	13/04/2024 10:41 AM
Added	13/04/2024
Reference	6.5.8

Ceiling



Provided by	Inspector
Captured (via App):	13/04/2024 10:43 AM
Added	13/04/2024
Reference	6.6.1



Provided by	Inspector
Captured (via App):	13/04/2024 10:43 AM
Added	13/04/2024
Reference	6.6.2

Sockets & Switches



Provided by	Inspector
Captured (via App):	13/04/2024 10:45 AM
Added	13/04/2024
Reference	6.7.1

Provided by	Inspector
Captured (via App):	13/04/2024 10:45 AM
Added	13/04/2024
Reference	6.7.2

Light Fittings



Provided by	Inspector
Captured (via App):	13/04/2024 10:46 AM
Added	13/04/2024
Reference	6.8.1

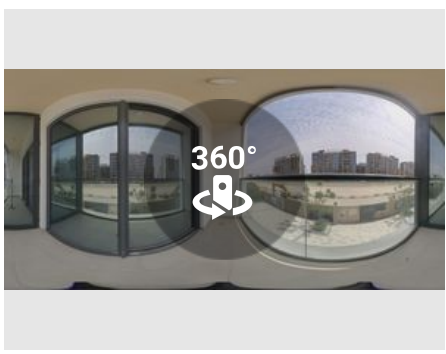
Provided by	Inspector
Captured (via App):	13/04/2024 10:46 AM
Added	13/04/2024
Reference	6.8.2

7 balcony

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Requires cleaning. Neutral smell/no odours evident Requires cleaning. Extremely dusty. Sand and debris present. Glass door require cleaning. Glass balcony barrier requires cleaning internally and externally including hand rail. Construction site adjacent to property, causing sand and dust to be blown onto the balcony.	● Very Poor	● Very Poor	360° 📷 360° photo
7.2 Door (Internal)	Sliding door. Black handle. Latch. Stained (front side). Glazing intact. Dusty (front side). Dirty (front side). Black Black glass sliding doors present. Extremely dusty and dirty. Working perfectly, lever handle located inside (bedroom). Mirrored glass.	● Good	● Very Poor	📷 4 photos
7.3 Floor	Tiled. Free of stains. Free of marks/scratches. Free of cracks/chips. Dirty. Dusty. Fitted 3-6 months ago. Beige No scratches, marks, cracks or chips present. Thick layer of dust present. Cleaning required.	● Good	● Very Poor	📷 2 photos
7.4 Walls	Plastered & painted white. Free of marks. No picture hooks/nails present. No rawl plug/nail holes present. No filled holes present. Dirty. Dusty. Walls painted 3-6 months ago. White Wall painted white. Thick layer of dust and dirt present.	● Good	● Very Poor	📷 1 photo
7.5 Ceiling	Plastered/Painted. Embossed features. Free of marks/mould. Free of cobwebs/dust. Ceiling painted 3-6 months ago. Beige Plastered and painted beige. Textured ceiling. No smudges marks or cracks present. 1x light fixture present.	● Good	● Fair	📷 2 photos
7.6 Switches	All sockets/switches plastic. All sockets/switches intact. Black Black light switch present. Located internally next to door. No scratches or damage to the switch.	● Good	● Good	📷 1 photo
7.7 Light Fittings	Ceiling. Cylinder fixing. Plastic. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. White 1x light fixture present. Fitted securely. No damage present. Bulb present and working.	● Good	● Fair	📷 1 photo

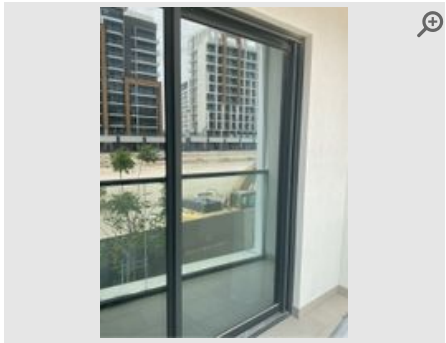
📷 balcony Photos

General Overview

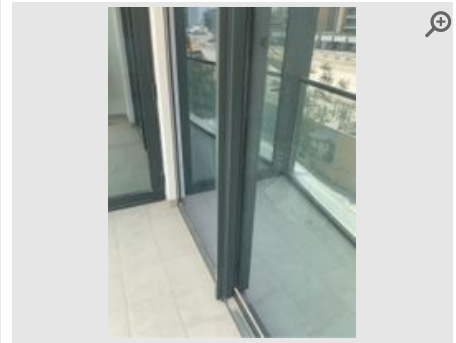


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Added	13/04/2024
Reference	7.1.1

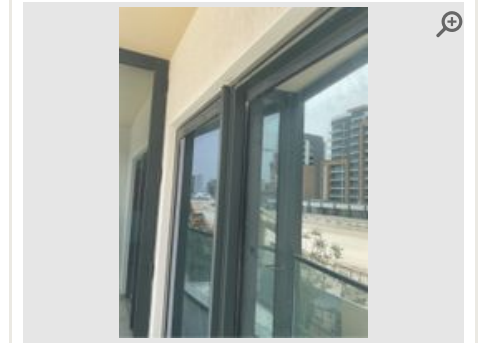
Door (Internal)



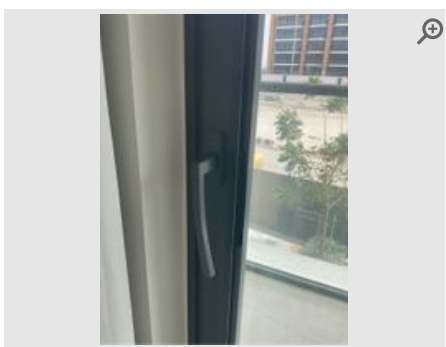
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Added	13/04/2024
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Reference	7.2.2

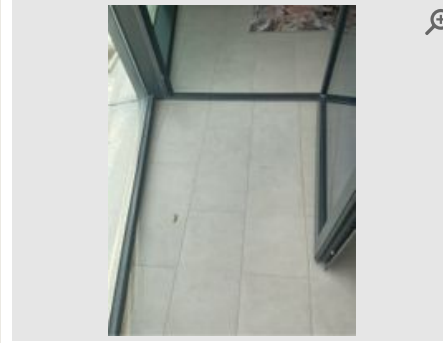
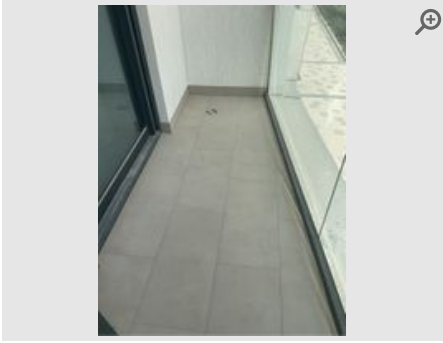


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Added	13/04/2024
Reference	7.2.3



Provided by	Inspector
Captured (via App):	13/04/2024 11:15 AM
Added	13/04/2024
Reference	7.2.4

Floor



Provided by	Inspector
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Added	13/04/2024
Reference	7.3.1

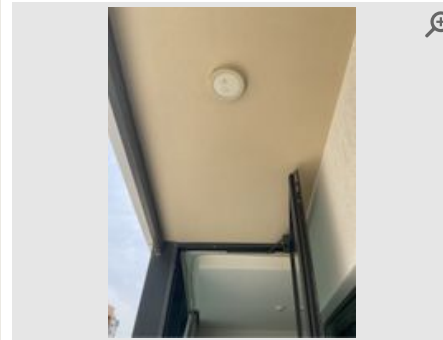
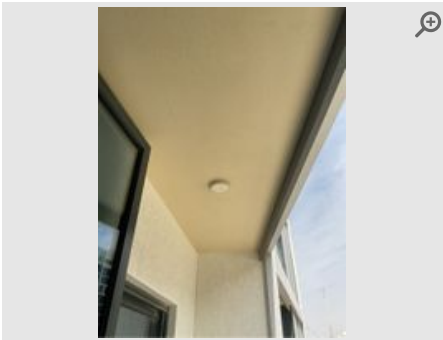
Provided by	Inspector
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Added	13/04/2024
Reference	7.3.2

Walls



Provided by	Inspector
Captured (via App):	13/04/2024 11:21 AM
Added	13/04/2024
Reference	7.4.1

Ceiling



Provided by	Inspector
Captured (via App):	13/04/2024 11:23 AM
Added	13/04/2024
Reference	7.5.1

Provided by	Inspector
Captured (via App):	13/04/2024 11:23 AM
Added	13/04/2024
Reference	7.5.2

Switches



Provided by	Inspector
Captured (via App):	13/04/2024 11:25 AM
Added	13/04/2024
Reference	7.6.1

Light Fittings

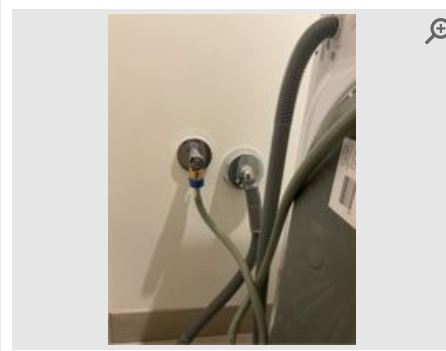
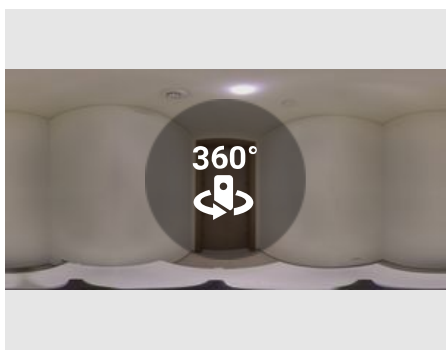


Provided by	Inspector
Captured (via App):	13/04/2024 11:27 AM
Added	13/04/2024
Reference	7.7.1

8 Laundry/Utility Room

Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Clean & Tidy. Requires cleaning. Neutral smell/no odours evident. Walls painted 3-6 months ago. Ceiling painted 3-6 months ago Generally clean and tidy. Minor cleaning required on floor behind washing machine, dust present. Walls appear clean with minor scuff marks. Washing machine present with all outlets attached to water in/out and one plug socket present.	● Good	● Fair	📷 2 photos 📷 360° photo
8.2 Door (Internal)	Hinged door. Wood panelled. Wood panelled; chrome handle. Natural wood (varnished). Fixed handle. No doorstop present. Free of marks/stains. Free of dust and dirt. Brown (pale) Free of damage. Free of scratches, smudges and chips. Hinged by 5 hinges per side. All hinges secured and in good working order.	● Good	● Excellent	📷 3 photos
8.3 Door Frame & Skirting	Natural wood (frame). Natural wood (varnished). Trim present. Free of marks/dents. Free of dirt/dust. Brown (pale) Door frame has no chips, scratches, dents or damage. Skirting is tiled and is also free of cracks, chips, scratches or damage.	● Good	● Fair	📷 5 photos
8.4 Floor	Tiled. Metal threshold strip. Free of stains. Free of marks/scratches. Free of cracks/chips. Dirty. Dusty. Fitted 3-6 months ago. Beige Flooring free of marks, scuffs and stains. No cracks or chips present on the tiles. Square drain present, fitted and functioning how it should be. Floor dusty and dirty to the rear of the washing machine.	● Good	● Poor	📷 2 photos
8.5 Walls	Plastered & painted white. No picture hooks/nails present. No rawl plug/nail holes present. No filled holes present. Hairline cracks. Free of dirt/dust. Scuffs present. Walls painted 3-6 months ago. White No picture hooks or holes present. Minor scuffs present close to washing machine. Hair line crack from floor to ceiling at the rear corner of room. Walls are clean and free of dust.	● Fair	● Good	📷 5 photos
8.6 Ceiling	Plastered/Painted white. Free of marks/mould. Free of cobwebs/dust. Ceiling painted 3-6 months ago. White Free of dust and cobwebs. No scuffs or marks. Spotlight and smoke alarm present.	● Good	● Excellent	📷 1 photo
8.7 Sockets & Switches	All sockets/switches plastic. 2 in total. Plastic x 2 Sockets and switches working as they should be with no scuffs or marks present.	● Good	● Excellent	📷 2 photos
8.8 Light Fittings	Ceiling. Spotlight(s). Recessed spotlight fixing(s). Plastic. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. White 1 recessed spotlight present. Free of dust and cobwebs. Free of scuffs and marks. Like bulb in working order.	● Good	● Excellent	📷 2 photos

General Overview

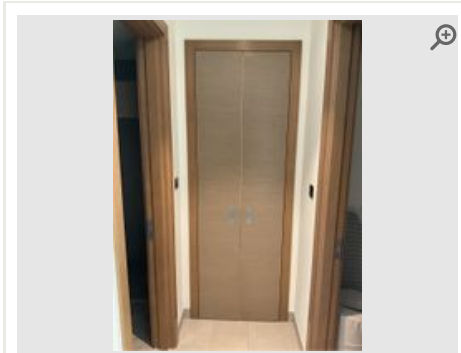
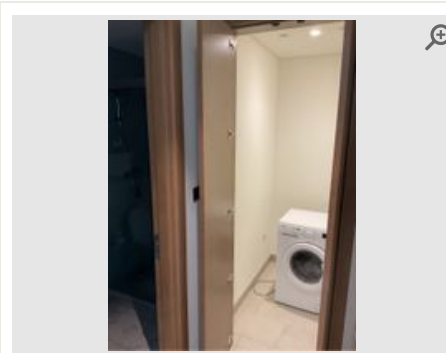
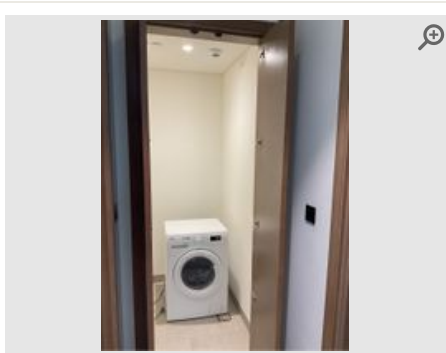


Provided by	Inspector
Captured (via App):	13/04/2024 9:53 AM
Added	13/04/2024
Reference	8.1.1

Provided by	Inspector
Captured (via App):	13/04/2024 9:53 AM
Added	13/04/2024
Reference	8.1.2

Provided by	Inspector
Captured (via App):	13/04/2024 9:53 AM
Added	13/04/2024
Reference	8.1.3

Door (Internal)



Provided by	Inspector
Captured (via App):	13/04/2024 9:39 AM
Added	13/04/2024
Reference	8.2.1

Provided by	Inspector
Captured (via App):	13/04/2024 9:39 AM
Added	13/04/2024
Reference	8.2.2

Provided by	Inspector
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Added	13/04/2024
Reference	8.2.3

Door Frame & Skirting



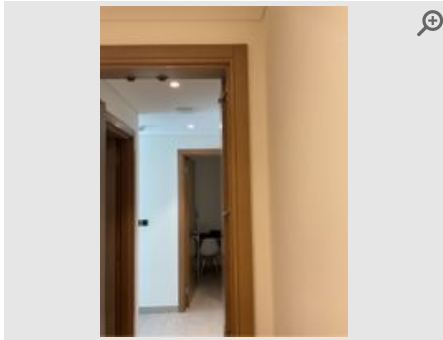
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Added	13/04/2024
Reference	8.3.1



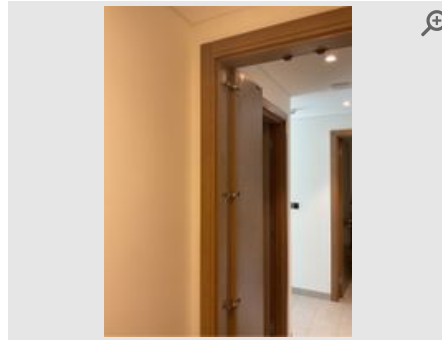
Provided by	Inspector
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Added	13/04/2024
Reference	8.3.2



Provided by	Inspector
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Added	13/04/2024
Reference	8.3.3

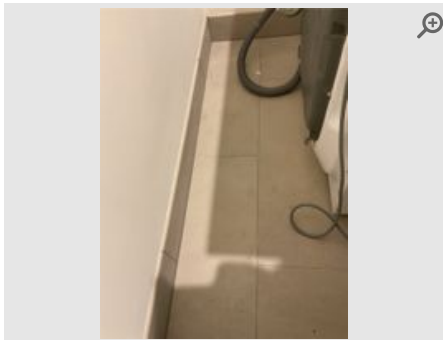


Provided by	Inspector
Captured (via App):	13/04/2024 9:42 AM
Added	13/04/2024
Reference	8.3.4



Provided by	Inspector
Captured (via App):	13/04/2024 9:42 AM
Added	13/04/2024
Reference	8.3.5

Floor



Provided by	Inspector
Captured (via App):	13/04/2024 9:45 AM
Added	13/04/2024
Reference	8.4.1



Provided by	Inspector
Captured (via App):	13/04/2024 9:45 AM
Added	13/04/2024
Reference	8.4.2

Walls



Provided by	Inspector
Captured (via App):	13/04/2024 9:48 AM
Added	13/04/2024
Reference	8.5.1



Provided by	Inspector
Captured (via App):	13/04/2024 9:48 AM
Added	13/04/2024
Reference	8.5.2



Provided by	Inspector
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Added	13/04/2024
Reference	8.5.3

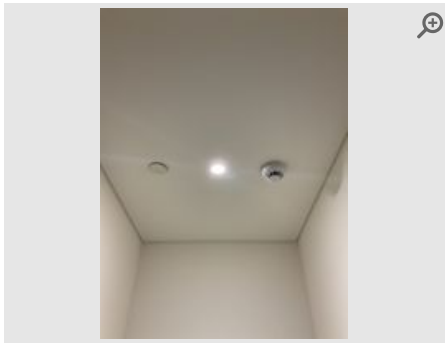


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Added	13/04/2024
Reference	8.5.4



Provided by	Inspector
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Added	13/04/2024
Reference	8.5.5

Ceiling



Provided by	Inspector
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Added	13/04/2024
Reference	8.6.1

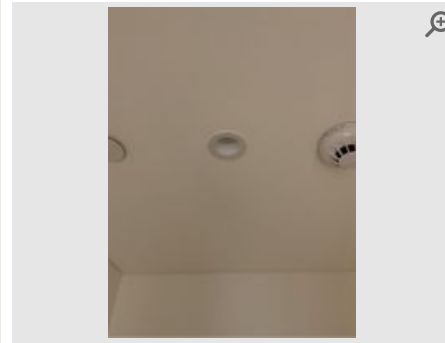
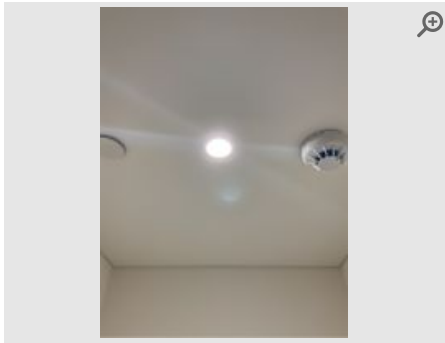
Sockets & Switches



Provided by	Inspector
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Added	13/04/2024
Reference	8.7.1

Provided by	Inspector
Captured (via App):	13/04/2024 9:32 AM
Added	13/04/2024
Reference	8.7.2

Light Fittings



Provided by	Inspector
Captured (via App):	13/04/2024 9:34 AM
Added	13/04/2024
Reference	8.8.1

Provided by	Inspector
Captured (via App):	13/04/2024 9:34 AM
Added	13/04/2024
Reference	8.8.2



Declaration

Was the tenant present during the inspection

NO

Inspector Signature

Name:

InventoryDXB Inspector

Date:

13/04/2024 at 1:11pm

Disclaimer

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

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

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

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

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

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

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

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

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

Safety Certificate and Legislation Compliance

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

Health & Safety / Insurance Risk-Avoidance Steps

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

Guidance Notes to Tenants

What should I know about the check-out process?

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

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

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

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

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

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

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

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

Issues to look out for during the tenancy...

Cleaning

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

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

Gardens & Exterior Areas

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