



2-Bed Apartment - West Midlands

TENANT NAME	TENANCY TYPE
Removed	Single
REPORT CONFIRMED BY	TENANCY START DATE
Andy Barnes	Removed
PROPERTY VISIT DATE	PREPARED ON BEHALF OF
Removed	Independent Letting Agent



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.

Glossary of Terms

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

Condition

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

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

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

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

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

Cleanliness

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

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

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

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

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

Captured (via App)

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

Captured (certified by inspector)

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

Added

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

Status Icons



Disagreed by tenant



Repair



Beyond fair wear and tear



Replace



Missing

Health & Safety Alarm Compliance Checks



Health & Safety Alarm Compliance Checks

YES

Do all floors have smoke/heat alarms present?

YES

Do all smoke/heat alarms have working test buttons?

NO

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

Compliance Items					
Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Entrance/Hallway</u>	<u>Smoke Alarm</u>	Ceiling mounted. Test button/function working A ceiling-mounted smoke alarm. Condition: Tested at the time of inspection and found to be operational. Cleanliness: Clean and free from dust, dirt and debris.	16/04/2026	N/A	1 photo

Legislation Compliance Checks

✓ Damp & Mould Compliance (property related)

NO

Does the property have visual evidence of damp, mildew, decorative spoil or condensation?

NO

Is there evidence of any leaks (either plumbing or caused by a structural defect)?

NO

Is there evidence of damp and/or mould on room ceilings?

NO

Is there damp and/or mould present on external walls outside or within the property?

NO

Is there damp and/or mould present on internal walls within the property?

YES

Does the heating system appear adequate to heat all rooms and spaces within the property?

NO

Are there any rooms that do not have a heating source?

YES

Are there any ventilation extractor fans installed within the rooms and spaces of the property?

NO

Are all windows within the property fitted with trickle vents?

NO

Are there any areas which are not adequately ventilated?



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	An entrance hallway with grey painted walls, white painted woodwork and wood-effect laminate flooring, providing access to the principal rooms and a boiler/storage cupboard. Condition: Presented in good decorative order overall, with only minor signs of ordinary residential use visible. Cleanliness: Generally clean and free from significant dust, dirt and debris.	● Good	● Good	4 photos
<u>Living Room/Lounge</u>	Clean & Tidy A spacious reception room with magnolia painted walls, one pale yellow feature wall, white painted woodwork, wood-effect laminate flooring, and glazed door with adjoining window section and an external metal balustrade. Two crystal-effect pendant light fittings are present, together with pink curtains and a metal curtain pole. Condition: Presented in good decorative order overall, with only minor signs of ordinary residential use noted. Cleanliness: Generally clean and well presented.	● Good	● Good	4 photos
<u>Kitchen</u>	Clean & Tidy A fitted kitchen comprising a timber-effect internal door with glazed panels, grey painted walls, white gloss-effect wall and base units, dark laminate work surfaces, ceramic tiled floor, stainless steel sink and drainer, Bosch hob, Bosch oven, Bosch extractor hood, integrated fridge freezer and slimline dishwasher. A double window is positioned above the sink with fitted blind. Condition: Presented in good overall condition, with light signs of normal residential use noted to some surfaces, fittings and internal cupboard areas. Cleanliness: Generally clean and well presented overall.	● Good	● Good	3 photos
<u>Bedroom</u>	Clean & Tidy A double bedroom with magnolia painted walls, one pale yellow feature wall, white painted woodwork, a beige fitted carpet, one window with curtains and curtain pole, and a crystal-effect pendant light fitting. Condition: Presented in good decorative order overall, with signs of previous residential use visible to the walls and floor coverings. Cleanliness: Generally clean overall, with some loose debris present to the carpet and some light cobweb presence at high level.	● Good	● Good	4 photos
<u>Bedroom</u>	Clean & Tidy Bedroom with magnolia painted walls, one pale yellow feature wall, white painted woodwork, wood-effect laminate flooring, one window with blind, fitted storage cupboard/wardrobe, and a crystal-effect pendant light fitting. A wall-mounted TV bracket and thermostat dial are also present. Condition: Presented in good decorative order overall, with only minor signs of ordinary residential use noted. Cleanliness: Generally clean and well presented, with no significant dust, dirt or debris noted.	● Good	● Good	4 photos
<u>Ensuite</u>	Clean & Tidy A fitted ensuite bathroom comprising a timber-effect internal door, painted and tiled walls, white tiled floor, chrome ladder radiator, bath with shower over and glazed screen, vanity sink unit, close-coupled toilet, illuminated mirror and associated bathroom fittings. Condition: Presented in good overall condition, with only minor signs of normal residential use and light cosmetic wear noted to some fittings and finishes. Cleanliness: Generally clean and well presented overall, with minor areas of light residue, limescale and grout discolouration noted in places consistent with normal use.	● Good	● Good	2 photos

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	An entrance hallway with grey painted walls, white painted woodwork and wood-effect laminate flooring, providing access to the principal rooms and a boiler/storage cupboard. Condition: Presented in good decorative order overall, with only minor signs of ordinary residential use visible. Cleanliness: Generally clean and free from significant dust, dirt and debris.	● Good	● Good	 4 photos
1.2 Front Door	Wood (no glazing) A timber-effect entrance door with silver-coloured furniture, peephole, letterbox, self-closing device and the number 27 affixed to the outer face, with a heart-shaped decoration hanging to the internal handle. Condition: In good order. Door furniture, locking mechanism, peephole and letterbox were all secure at the time of inspection. Self-closing mechanism operated correctly and the door opened and closed as intended. Cleanliness: Clean and free from dust, dirt and debris.	● Good	● Good	 10 photos
1.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Gloss white painted timber door frames and skirting boards throughout. Condition: In good order overall with only slight usage marks commensurate with age and normal use. Cleanliness: Clean and free from dust, dirt and debris.	● Good	● Good	 7 photos
1.4 Ceiling	Plastered/Painted white A white painted plaster ceiling incorporating recessed spotlights, loft hatch and smoke alarm. Condition: In good order with no visible signs of leaks, drips, cracking or other damage noted at the time of inspection. Cleanliness: Free from cobwebs and clean from dust, dirt and debris.	● Good	● Good	 5 photos
1.5 Light Fittings	Ceiling. Recessed spotlight fixing(s) Three recessed spotlight fittings. Condition: In good order with no visible damage noted. All lights operated correctly when tested. Cleanliness: Clean and free from dust, dirt and debris	● Good	● Good	 3 photos
1.6 Loft Hatch	A white PVC loft hatch set within the ceiling. Not entered. Condition: In good order overall with some light marks consistent with previous use. No damage was noted at the time of inspection. Cleanliness: Clean and free from significant dust, dirt and debris.	● Good	● Good	 3 photos
1.7 Smoke Alarm	Ceiling mounted. Test button/function working A ceiling-mounted smoke alarm. Condition: Tested at the time of inspection and found to be operational. Cleanliness: Clean and free from dust, dirt and debris.	● Good	● Good	 1 photo