

Inventory & Check In



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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

February
15th 2025
10:00

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Notes

CHECK OUT INFORMATION FOR TENANTS

Please use the following notes as a general guide when preparing to move out of a property at the end of your Tenancy.

Please remember John Williams Property Services is an independent company. We are not employed by either the Landlord, Agent or Tenant. We bear no bias to any particular party involved in your Tenancy. Our inventory report is compiled as an impartial record of the contents, fixtures and fittings of the property and their condition. The check out report will be a fair comparison of the property on the date of check out to that on the date of the original inventory report compilation.

On the check out day, the Inventory Clerk will compare the property against the inventory report used at the start of your Tenancy. The check out report will detail any differences with the condition and cleanliness of the property and its fixtures and fittings. An allowance will be made for Fair Wear and Tear and any deterioration or damage to the property and its fixtures and fittings will be noted along with recommendations of liability where appropriate.

Please note you will not be allowed to re-enter the property after then check out has taken place.

If you have not vacated the property fully at the time of the check out appointment, it may not be possible to complete the check out inspection. Therefore, a return appointment will be necessary – for which an additional charge will be made.

PREPARING THE PROPERTY FOR CHECK OUT

- All of your personal belongings must be removed from the property prior to the check out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
- All items, including furniture and kitchen items, must be returned to their original inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an inventory re-check or cost of replacement items as a consequence.
- Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items. You may be held financially responsible for an inventory re-check or cost of replacement items as a consequence.
- The property must be thoroughly cleaned throughout before the check out. You will not be allowed to return to the property to finish off cleaning after the check out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning. You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable) kitchen units and appliances, sanitary ware – especially limescale staining.
- If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
- If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
- If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
- All rubbish must be removed from inside and outside the property, including dustbins. If rubbish is left, then a removal charge may be charged.
- It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
- Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you damaged the flooring for example, with an iron burn or cigarette burn.
- Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds, mattresses and similar items will be checked against the inventory report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the item of furniture for example, with a heavy stain or cigarette type burn or if scratches or ring marks have been left on polished furniture.
- Curtains and linen must be laundered or dry cleaned before check out, or once again, charges may apply.
- Kitchen appliances, equipment and utensils will be checked against the inventory report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
- Appliance manuals must be left in the property at the check out or you may be charged a replacement cost.
- Sanitary ware will be checked against the inventory report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.
- If your Tenancy agreement states you must maintain the garden then the garden must be kept in a tidy condition – including

mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the inventory report and seasonal variations will be taken into account at check out. If the garden is found to be untidy, professional gardening charges may apply

Disclaimers

This inventory report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the inventory report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this inventory report.

John Williams Property Services and its staff are not trained or qualified Property Surveyors. Under no circumstances should this inventory report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This inventory report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

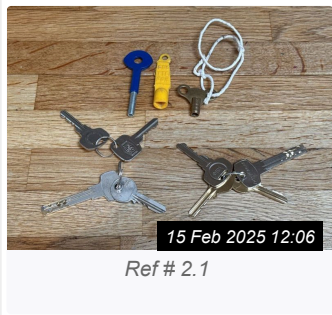
This inventory report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this inventory report. Items listed within the inventory report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

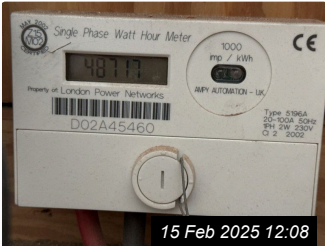


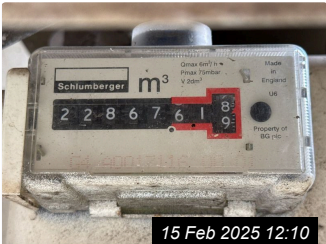
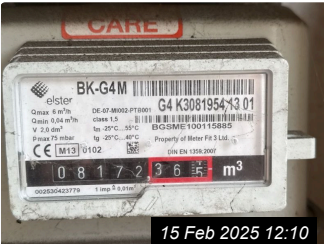

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within an inventory report compiled by John Williams Property Services stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the inventory report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations


CHECKLIST		
Item	Value	Comments
Evidence of Smoking?	N/A	
Evidence of Pets?	N/A	
Evidence of Unauthorised Occupancy?	N/A	
Keys Handed Over?	Yes	
Maintenance Issues?	No	
Cleaning Issues?	Yes	Minor omissions as noted in report

1. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	Property Description	2 x bedroom, 1 x bathroom furnished flat	
1.2	Overall Condition	In good overall condition	
1.3	Overall Cleanliness	Professionally clean with minor omissions	
1.4	Decorative Order	In good decorative order with light marks to walls in places	
1.5	Electrical Appliances / Fittings	In order, tested where possible	
1.6	Heating	Not tested	
1.7	Furniture / Items	Good condition	



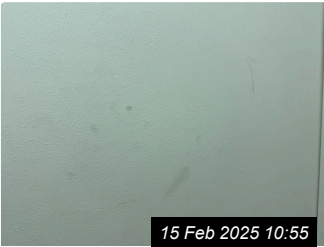









2. KEYS			
Ref	Name	Description	Additional Comments
2.1	Keys at check in	2 x front door top lock keys 2 x front door bottom lock keys 2 x communal top lock keys 2 x communal bottom lock keys Gas meter key Radiator key 1 x blue handled key	
<div></div>			
2.2	Keys at check out		







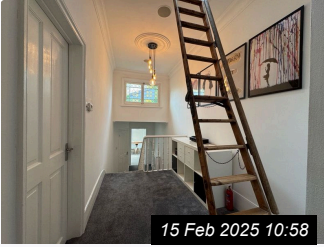
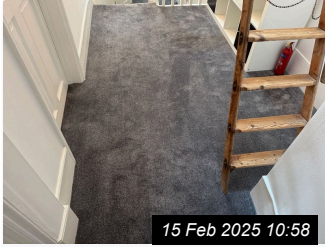






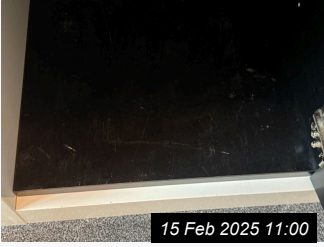




3. METER READINGS				
Ref	Name	Description	Reading	Additional Comments
3.1	Electric Meter	Location: communal hallway cupboard Access: N/A Serial number: DO2A45460	48717	

3. METER READINGS (CONT.)				
Ref	Name	Description	Reading	Additional Comments
<div><div><p>Ref # 3.1</p></div><div><p>Ref # 3.1</p></div></div>				
3.2	Heat Meter	<p>Location: exterior left hand side of building</p> <p>Access: gas key - unlocked</p> <p>Meter 1: Serial number: S158719</p> <p>Meter 2: Serial number: G4 A00171160001</p> <p>Meter 3: Serial number: G4 K3081954 13 01</p>	<p>Meter 1 Reading: 6404</p> <p>Meter 2 Reading: 22867.618</p> <p>Meter 3 Reading: 08172.365</p>	
<div><div><p>Ref # 3.2</p></div><div><p>Ref # 3.2</p></div><div><p>Ref # 3.2</p></div></div>				
4. ALARMS				
Ref	Name	Location Room & Floor	Test Result	Additional Comments
4.1	Smoke Alarm	Location: hallway top level	Tested and working	
<div><p>Ref # 4.1</p></div>				
4.2	Smoke Alarm	Location: hallway lower level	Tested and working	

4. ALARMS (CONT.)				
Ref	Name	Location Room & Floor	Test Result	Additional Comments
<div><div>15 Feb 2025 11:07</div><div>Ref # 4.2</div></div>				

5. MANUALS			
Ref	Name	Description	Additional Comments
5.1	Appliance Manuals	Not seen	


6. ENTRANCE & HALLWAY			
<div><div>15 Feb 2025 10:55</div><div>Ref #6</div></div>	<div><div>15 Feb 2025 10:55</div><div>Ref #6</div></div>	<div><div>15 Feb 2025 10:55</div><div>Ref #6</div></div>	<div><div>15 Feb 2025 10:55</div><div>Ref #6</div></div>
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6. ENTRANCE & HALLWAY (CONT.)				
Ref	Name	Description	Condition	Additional Comments
Ref #6		 15 Feb 2025 10:57	 15 Feb 2025 10:57	 15 Feb 2025 10:57
		 15 Feb 2025 10:57		
		 15 Feb 2025 10:57	 15 Feb 2025 10:58	 15 Feb 2025 10:58
		 15 Feb 2025 10:58		
		 15 Feb 2025 10:58	 15 Feb 2025 10:58	 15 Feb 2025 10:59
Ref #6		 15 Feb 2025 10:59		
		 15 Feb 2025 11:00	 15 Feb 2025 11:00	 15 Feb 2025 11:00
		 15 Feb 2025 11:00		
		 15 Feb 2025 11:01	 15 Feb 2025 11:01	 15 Feb 2025 11:01

6. ENTRANCE & HALLWAY (CONT.)				
Ref	Name	Description	Condition	Additional Comments
Ref	Name	Description	Condition	Additional Comments
6.1	Door Exterior	White painted wooden door White painted wooden frame 2 x chrome locks	Scuffs and shaded marks to door Chips to edges of door Scuffs and shaded marks to frame	
6.2	Door Interior	White painted wooden door White painted wooden frame Chrome handle and lock Chrome twist lock	Scuffs and shaded marks to door Small angle chips to door Heavy angle chip to leading edge of door near twist lock Lightly scuffed to frame Shaded to edges of door	
6.3	Walls	White painted walls	Good condition	
6.4	Ceiling	White painted ceiling White painted wooden access panel	Ceiling in good condition Access panel slightly shaded	
6.5	Skirting	White painted wooden skirting	Good condition	
6.6	Flooring	Grey fitted carpet Fitted coir door mat on entrance	Grey carpet in good condition Door mat in good condition	
6.7	Heating	White metal radiator with white painted wooden radiator cover	Radiator not tested or fully inspected due to cover Cover in good order	
6.8	Lighting	1 x circular ceiling mounted light fitting Ceiling mounted light fitting with brass effect decorative shade Ceiling mounted black metal light fitting with 6 x rope hanging lights with large decorative bulbs	All in working order	
6.9	Window(s)	High level window 2 x opening windows with coloured glazed panels White painted wooden frame Chrome bolt lock and hook lock	Difficult to inspect fully due to height otherwise appears in good order	
6.10	Storage Cupboard	2 x white painted sliding doors with white metal handles Wooden interior	In good cupboard condition	
6.11	Switches / Sockets	6 x white plastic light switches 2 x white plastic double sockets	Light switches in working order Sockets not tested	
6.12	Loft Hatch	Open loft hatch with white painted wooden frame Dark wooden fitted loft ladders	Loft hatch and frame appear in good order Ladder appears in good used order with scratches and marks due to use	


6. ENTRANCE & HALLWAY (CONT.)				
Ref	Name	Description	Condition	Additional Comments
6.13	Shoe Holder	White plastic shoe holder 2 x pull down shoe compartments	In good order	
6.14	Storage Unit	White wood laminate storage unit 4 x white wooden drawers with metal handles 4 x open compartments 2 x cupboards with black wooden doors with metal handles	Scratches and scuff marks to bases and shelves Scratches, scuffs and circular stain to top surface Red scuff to front edge of unit	
6.15	Music System	JVC music system with speaker unit and remote controls	Good condition Not tested	
6.16	Pictures	4 x wall mounted black wooden framed pictures	Good condition	
6.17	Contents	2 x ceiling mounted speakers Wall mounted Drayton thermostat White plastic Virgin Media WiFi booster plug in Metal access panel bar Wall mounted beige and grey plastic unit 1 x fire extinguisher	Speakers not tested Power seen to Drayton thermostat Wifi plug in not tested Access panel metal bar appears in good order No power seen to plastic unit Fire extinguisher as seen	

7. KITCHEN




15 Feb 2025 11:09

Ref #7




15 Feb 2025 11:10

Ref #7




15 Feb 2025 11:10

Ref #7




15 Feb 2025 11:10

Ref #7



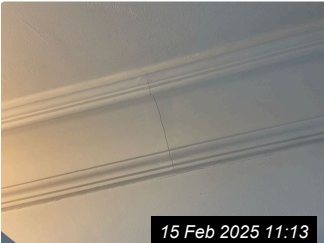
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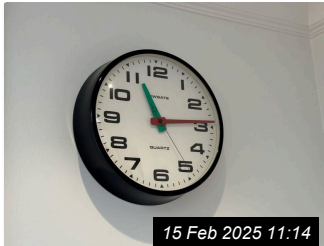










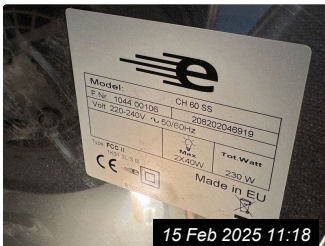





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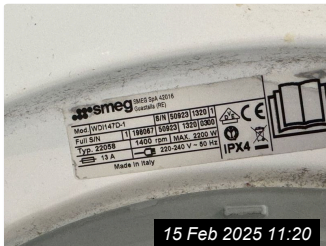














Ref #7





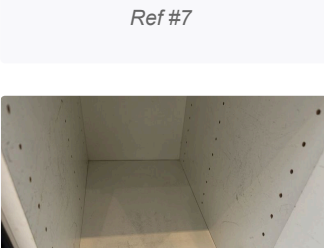


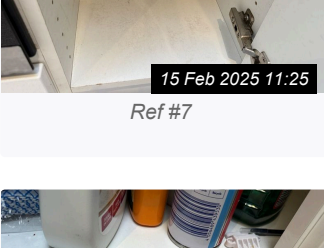
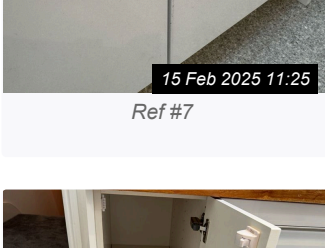



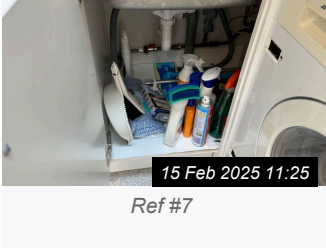
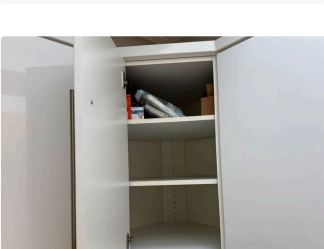

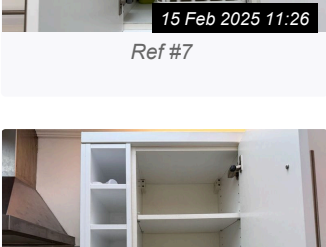
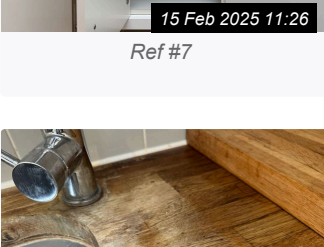
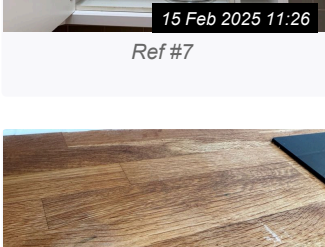

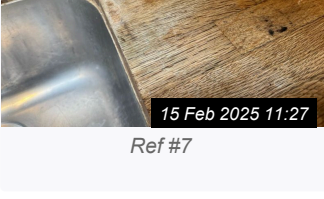
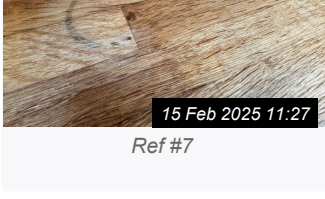


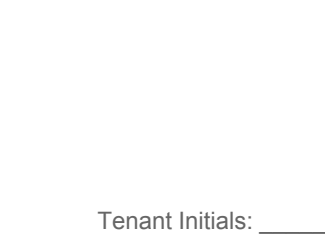


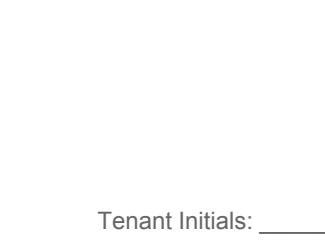




15 Feb 2025 11:13



Ref #7

7. KITCHEN (CONT.)					
Ref	Name	Description	Condition	Additional Comments	
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		 15 Feb 2025 11:14	 15 Feb 2025 11:14	 15 Feb 2025 11:14	 15 Feb 2025 11:16
		 15 Feb 2025 11:17	 15 Feb 2025 11:17	 15 Feb 2025 11:17	 15 Feb 2025 11:17
		 15 Feb 2025 11:17	 15 Feb 2025 11:17	 15 Feb 2025 11:18	 15 Feb 2025 11:18
Ref #7		 15 Feb 2025 11:18	 15 Feb 2025 11:18	 15 Feb 2025 11:18	 15 Feb 2025 11:19

7. KITCHEN (CONT.)					
Ref	Name	Description	Condition	Additional Comments	
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		 <div>15 Feb 2025 11:20</div>	 <div>15 Feb 2025 11:20</div>	 <div>15 Feb 2025 11:20</div>	 <div>15 Feb 2025 11:20</div>
		 <div>15 Feb 2025 11:20</div>	 <div>15 Feb 2025 11:21</div>	 <div>15 Feb 2025 11:21</div>	 <div>15 Feb 2025 11:21</div>
		 <div>15 Feb 2025 11:21</div>	 <div>15 Feb 2025 11:22</div>	 <div>15 Feb 2025 11:22</div>	 <div>15 Feb 2025 11:23</div>
Ref #7		 <div>15 Feb 2025 11:23</div>	 <div>15 Feb 2025 11:23</div>	 <div>15 Feb 2025 11:24</div>	 <div>15 Feb 2025 11:24</div>
		<div>15 Feb 2025 11:23</div>	<div>15 Feb 2025 11:23</div>	<div>15 Feb 2025 11:24</div>	<div>15 Feb 2025 11:24</div>
		<div>15 Feb 2025 11:23</div>	<div>15 Feb 2025 11:23</div>	<div>15 Feb 2025 11:24</div>	<div>15 Feb 2025 11:24</div>
		<div>15 Feb 2025 11:23</div>	<div>15 Feb 2025 11:23</div>	<div>15 Feb 2025 11:24</div>	<div>15 Feb 2025 11:24</div>

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
Ref #7				
				
				
				
				
Ref #7				
				
				
				
				


7. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
<div>   </div> <div> <div>Ref #7</div> <div>Ref #7</div> </div>				
Ref	Name	Description	Condition	Additional Comments
7.1	Door / Frame	No door attached White painted wooden door frame	Light shaded marks to frame	
7.2	Walls	White painted walls Grey tiled splash back	Few scuffs and angle chip to painted walls Tiled walls in good order Settlement cracks in places	
7.3	Ceiling	White painted ceiling	Settlement cracks in places	
7.4	Skirting	White painted wooden skirting	Good order	
7.5	Flooring	Light grey vinyl flooring	Good condition	
7.6	Heating	White metal radiator	Not tested	
7.7	Lighting	4 x under unit lights Above unit and fridge/freezer unit lights 8 x ceiling mounted spotlights	3 x under unit lights not working 4 x ceiling mounted lights not working	
7.8	Switches / Sockets	1 x stainless steel light switch 2 x white plastic light switch panels under units 6 x white plastic double sockets	Light switches in working order Sockets not tested	
7.9	Window(s) / Blinds	1 x window unit 1 x opening window 1 x fixed window White painted wooden frame White painted wooden window sill Grey roller blind with metal beaded pull cord and clear plastic cord holder 2 x sky light windows Light wooden frames Grey metal handles	Light cracks to corners of frame Windows in good order Blind in good working order Blind beaded cord not attached to wall Sky light windows appear in good order, unable to inspect fully due to height	
7.10	Sink	Stainless steel sink Chrome mixer tap Strainer plug	Tarnished marks to sink interior	

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
7.11	Worktop	Brown wooden worktop	Discoloured, stains and wear throughout Worn and discounted around sink Discoloured cut/scratch marks Burn type marks and ring marks	
7.12	Wall Units	White wood laminate walls units White wood laminate doors with chrome handles White wood laminate interior and interior shelving	Light chips and marks to interior edges Scuffs and marks to interiors	
7.13	Base Units	White wood laminate base units White wood laminate doors with chrome handles White wood laminate interior with interior shelving and drawers White wood laminate kick board	Corner chip to 1 x interior drawer Scuffs and shaded marks to interior Chipped to interior edges Red scuff to 1 x door exterior Chipped and swelling to base front edge of under sink unit Light chips to interior edges	
7.14	Fridge Freezer	Indesit fridge freezer 4 x door shelves 3 x glass shelves with white plastic trim 2 x salad crisper drawers 3 x white plastic freezer drawers Serial number: 012065094	Light scuff type marks to interior Stains to base of salad crisper drawers Heavy chipped section to middle freezer drawer Chipped section to low level of top freezer door	
7.15	Oven	Unbranded oven Glass and stainless steel door with chrome handle 2 x chrome wire shelves Serial number: Not visible	Heating element to high level hanging slightly loose to right hand side Light burnt on marks to interior base Lightly marked to door interior Black plastic timer attached to oven exterior	
7.16	Hob	Zanussi hob 4 x electric burners	Light usage scratches to top surface Slightly smeary in appearance	
7.17	Dishwasher	Indesit dishwasher Stainless steel interior 2 x white plastic coated wire drawers Grey plastic cutlery holder Serial number: 10110 7644	2 x cracks around power buttons Discoloured and residue marks to interior edges of door	
7.18	Washing Machine	Smeg washing machine White plastic soap drawer White plastic door with grey rubber seal 6 x push buttons, 1 x dial and digital display Serial number: 11980675092313200300	Soap residue to drawer Light residue marks to interior of seal 2 x fitment holes to exterior for door brackets	


7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
7.19	Extractor Hood	Stainless steel extractor hood 2 x stainless steel filters 2 x lights 2 x grey plastic switches Serial number: 1044 00106	1 x light not working Tarnished and discoloured marks to underside and filters	
7.20	Microwave	Black microwave Black plastic door 2 x dials Interior glass plate Serial number: N/A	Chip to edge of interior glass plate Light tarnished and burnt on marks to interior	
7.21	Mirror	Wall mounted unframed mirror	Good condition	
7.22	Picture	1 x wall mounted white wooden framed picture	Good condition	
7.23	Clock	1 x wall mounted clock	Good condition	
7.24	Dining Table / Chairs	Dark wood dining table with black metal legs 4 x white plastic dining chairs with light wooden legs	Black pen type mark to top surface Ring mark to surface Scratches, cracks and marks throughout Tarnished to legs Chairs in good order	
7.25	Contents	2 x ceiling mounted speakers 1 x wall mounted white metal panel with 4 x hooks 3 x white wooden shelves 1 x fire blanket White plastic plate drainer Green plastic holder Glass vase	All contents in good used order Speakers not tested	

8. RECEPTION




15 Feb 2025 11:48

Ref #8




15 Feb 2025 11:48

Ref #8















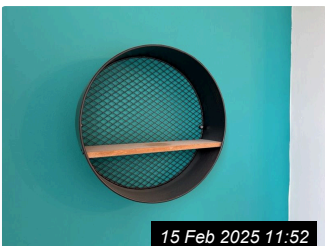


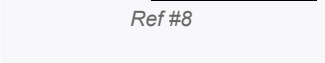
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15 Feb 2025 11:49


Ref #8

8. RECEPTION (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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Ref #8	Ref #8	 15 Feb 2025 11:52	 15 Feb 2025 11:52	 15 Feb 2025 11:52
		 15 Feb 2025 11:52		

8. RECEPTION (CONT.)				
Ref	Name	Description	Condition	Additional Comments
<div><div><p>Ref #8</p></div></div>				
Ref	Name	Description	Condition	Additional Comments
8.1	Door	White painted wooden door White painted wooden frame Chrome handles	Angle rubs to frame Paint chips to frame	
8.2	Walls	White painted walls	Good condition 4 x screws	
8.3	Ceiling	White painted ceiling	Good condition	
8.4	Skirting	White painted wooden skirting	Good condition	
8.5	Flooring	Grey fitted carpet	Good condition	
8.6	Heating	1 x white metal radiator	Radiator not tested	
8.7	Fireplace	White painted exterior surround and mantelpiece Black granite base Black interior, grate and coal pieces	Good condition	
8.8	Lighting	1 x ceiling mounted black metal light fitting with 5 x individual lights with bulbs	In good working order	
8.9	Switches / Sockets	1 x white plastic light switch 5 x white plastic double sockets	Light switch in working order Sockets not tested	
8.10	Window(s)	3 x window units 3 x opening windows and 3 x fixed windows White painted wooden frames White painted wooden window sills 2 x green plastic planters to exterior of windows, 1 x with plastic plant	Light cracks to frame joins otherwise in good order	


8. RECEPTION (CONT.)				
Ref	Name	Description	Condition	Additional Comments
8.11	Sofas	1 x grey fabric sofa 1 x seat cushion 2 x armrest cushions Black wooden legs 2 x scatter cushions 1 x grey fabric 2-seater sofa 2 x seat cushions 2 x back cushions Black wooden legs 3 x scatter cushions	Good condition	
8.12	Side Table	White painted distressed design wooden table	Light stains and marks to top surface	
8.13	TV Table	White laminate TV unit 1 x shelf 1 x cupboard with door Light wooden legs	Good condition Laminate lightly separating to top front edge	
8.14	Shelving	2 x wall mounted black metal circular shelving units with light wooden shelves	Generally in good order with light shaded mark to 1 x shelf	
8.15	Mirror	1 x wall mounted black wooden framed mirror	Good condition	
8.16	Tables	Nest of 2 x black laminate tables with black metal legs	Ring marks to top surface of small table	
8.17	Contents	2 x ceiling mounted speakers	Not tested	

9. BEDROOM 1




15 Feb 2025 11:39

Ref #9




15 Feb 2025 11:41

Ref #9














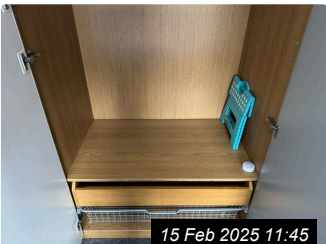

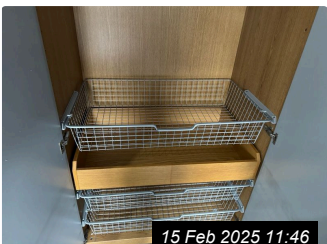












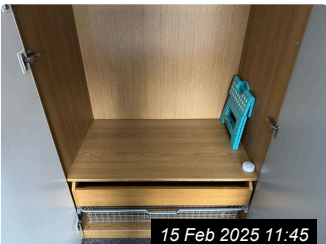

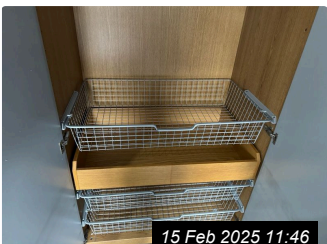












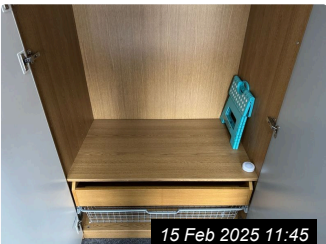

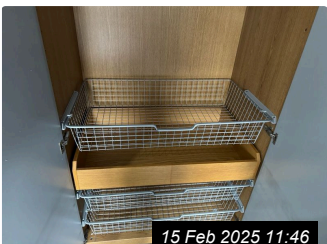












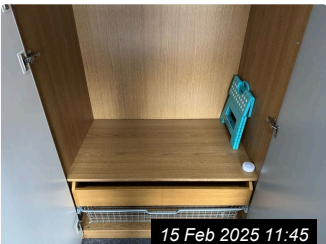

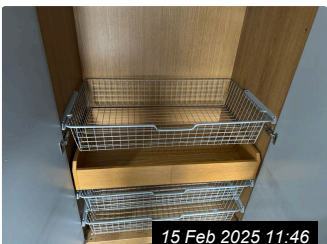

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Ref #9



15 Feb 2025 11:41


Ref #9

9. BEDROOM 1 (CONT.)				
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		 15 Feb 2025 11:42	 15 Feb 2025 11:43	 15 Feb 2025 11:43
		 15 Feb 2025 11:45	 15 Feb 2025 11:45	 15 Feb 2025 11:45
		 15 Feb 2025 11:46	 15 Feb 2025 11:46	 15 Feb 2025 11:47
Ref #9		 15 Feb 2025 11:41	 15 Feb 2025 11:41	 15 Feb 2025 11:41
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		 15 Feb 2025 11:42	 15 Feb 2025 11:43	 15 Feb 2025 11:43
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		 15 Feb 2025 11:42	 15 Feb 2025 11:42	 15 Feb 2025 11:42
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Ref #9		 15 Feb 2025 11:41	 15 Feb 2025 11:41	 15 Feb 2025 11:41
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		 15 Feb 2025 11:45	 15 Feb 2025 11:45	 15 Feb 2025 11:45
		 15 Feb 2025 11:46	 15 Feb 2025 11:46	 15 Feb 2025 11:47

9. BEDROOM 1 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
Ref	Name	Description	Condition	Additional Comments
9.1	Door	White painted wooden door White painted wooden frame Chrome handles Hook to interior Bolt lock to interior	Patchy paint/yellowing type marks to door interior	
9.2	Walls	White painted walls 1 x wall painted blue	Good condition 1 x screw Settlement cracks in places	
9.3	Ceiling	White painted ceiling	Good condition	
9.4	Skirting	White painted wooden skirting	Good condition	
9.5	Flooring	Grey fitted carpet	Good condition	
9.6	Heating	1 x white metal radiator	Radiator not tested	
9.7	Fireplace	Black painted exterior surround and mantelpiece Black tiled base Black interior and grate	Scratches to tiled base Lightly marked to mantelpiece	
9.8	Lighting	1 x ceiling mounted light fitting Black shade	In good working order	
9.9	Switches / Sockets	1 x white plastic light switch 4 x white plastic double sockets	Light switch in working order Sockets not tested	
9.10	Window(s)	1 x window unit 1 x opening window and 1 x fixed window White painted wooden frame White painted wooden window sill Grey roller blind with metal beaded pull cord White net/voile curtain with chrome rail and chrome curtain holder	Light cracks to frame joins otherwise in good order Blind in good working order, pull cord not attached to wall Curtain in good order	
9.11	Shoe Holder	White plastic shoe holder 3 x shoe compartments	Good condition Bottom compartment door not opening fully Light indents and black marks to right hand side edge	
9.12	Wall Art	2 x brass effect wall mounted decorative wall art	Good condition	


9. BEDROOM 1 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
9.13	Bed / Mattress	Grey metal bed frame and matching headboard White and grey mattress White mattress protector	Bed frame in good order Lightly shaded/stained to mattress Mattress protector in good order	
9.14	Wardrobes	Light wooden wardrobe 4 x mirrored doors Light wood interior 2 x light wooden drawers 4 x grey metal wire drawers 1 x light wooden shelf 3 x fitted rails Blue plastic foldable foot stool	Left hand side doors not closing flush Scratches and chips to base of wardrobes 4 x screw holes to 1 x door interior	
9.15	Contents	2 x ceiling mounted speakers	Speakers not tested	

10. BEDROOM 2




15 Feb 2025 11:54

Ref #10




15 Feb 2025 11:54

Ref #10




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Ref #10




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Ref #10




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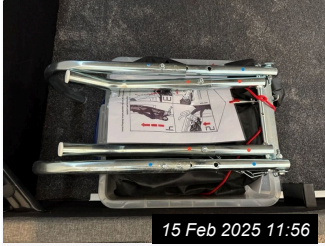
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Ref #10















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Ref #10



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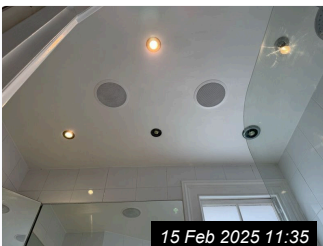
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10. BEDROOM 2 (CONT.)				
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Ref	Name	Description	Condition	Additional Comments
10.1	Door	White painted wooden door White painted wooden frame Chrome handles Hook to interior	Patchy paint/yellowing type marks to door interior Small chip to door and frame	
10.2	Walls	White painted walls	Good condition	
10.3	Ceiling	White painted ceiling	Good condition	
10.4	Skirting	White painted wooden skirting	Good condition	
10.5	Flooring	Grey fitted carpet	Good condition	
10.6	Heating	1 x white metal radiator	Radiator not tested	
10.7	Lighting	1 x ceiling mounted light fitting White shade	In good working order	
10.8	Switches / Sockets	1 x white plastic double socket	Socket not tested	

10. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition	Additional Comments
10.9	Window(s)	1 x window unit 1 x opening window and 1 x fixed window White painted wooden frame White painted wooden window sill Grey roller blind with metal beaded pull cord White net/voile curtain with chrome rail and chrome curtain holder	Light cracks to frame joins otherwise in good order Blind in good working order, pull cord not attached to wall Curtain in good order	
10.10	Desk	Wall mounted white wooden desk with fitted table holders	Good condition	
10.11	Bed / Mattress	Grey fabric bed frame and matching headboard Under mattress storage White and grey mattress Folded escape ladder with instructions	Bed frame in good order Mattress in good order with light spot mark Escape ladder appears in good order, not tested	
10.12	Wardrobe	Built in wardrobe 2 x mirrored doors White painted interior Ceiling mounted strip light Metal fitted rail Wall mounted fuse box Metal shelving unit Black and white metal stepladder White metal and blue plastic clothes airer 4 x black framed pictures	Scratches and marks to threshold No picture to 1 x frame 1 x picture with no plastic/glass front Lightly marked to interior Light in working order Contents in good order	
10.13	Contents	2 x ceiling mounted speakers 3 x white wooden wall mounted corner shelves 3 x wall mounted white metal shelves 1 x wall mounted black wooden framed picture High level storage cupboard	Speakers not tested Contents in good used order High level cupboard not tested due to height	

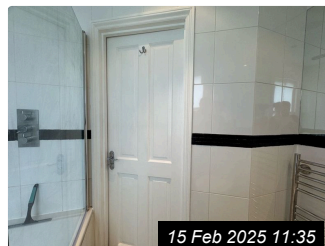
11. BATHROOM



Ref #11



Ref #11



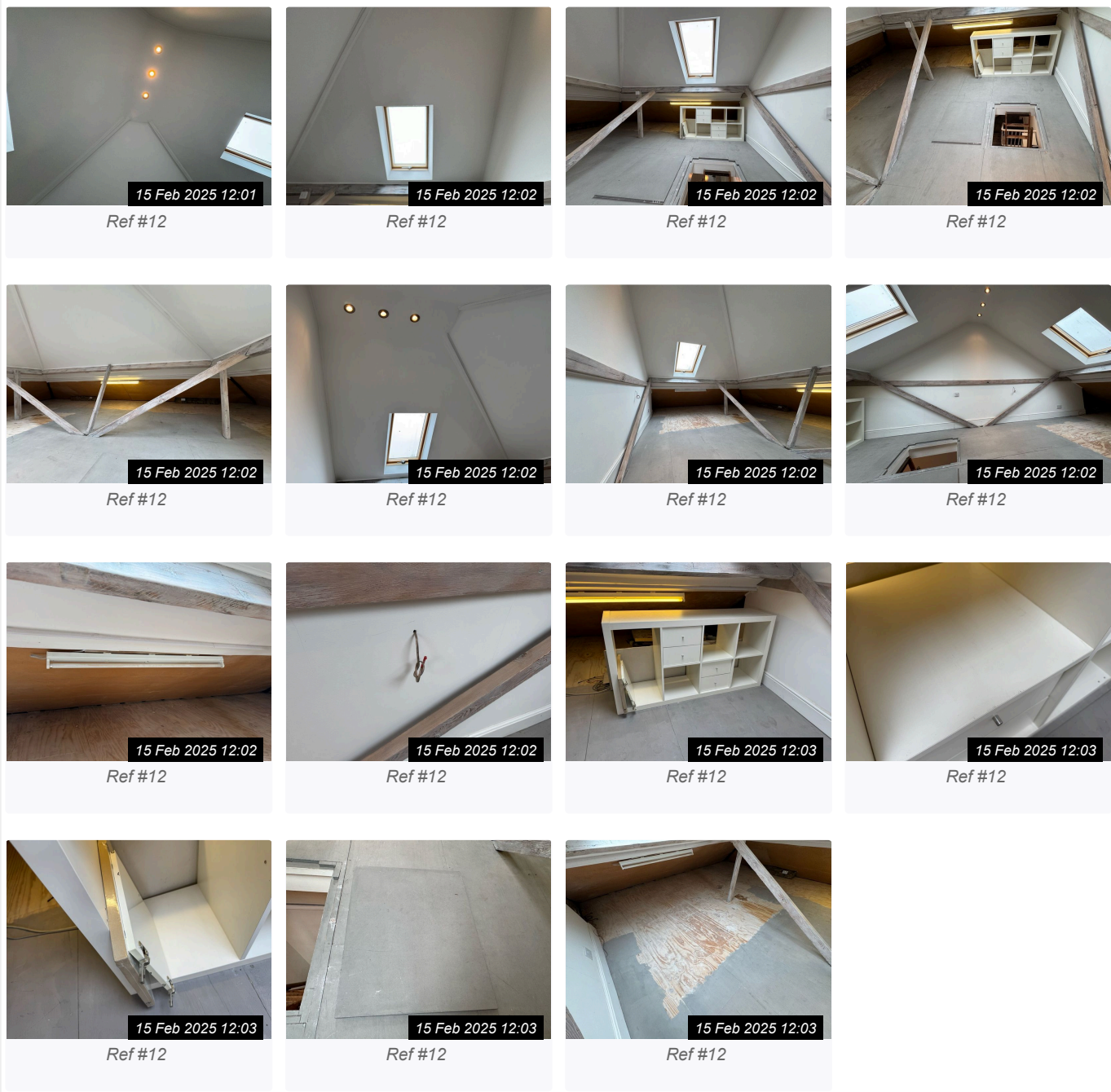
Ref #11



Ref #11

11. BATHROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
Ref	Name	Description	Condition	Additional Comments
11.1	Door	White painted wooden door Chrome handles and twist lock White painted wooden frame Chrome hook	Lock not working Door and frame in good order	
11.2	Walls	White tiled walls with black tiled strip to mid level	Light discolouration to grouting Mould marks to grouting around toilet	
11.3	Ceiling	White painted ceiling	Good condition	
11.4	Flooring	Black and white vinyl tile effect flooring	Slightly cracked on ridge and slightly lifting to edge of tile	
11.5	Heating	Chrome towel rail radiator	Not tested	
11.6	Lighting	5 x ceiling mounted spotlights	3 x not working	
11.7	Window(s)	1 x window unit 1 x opening window and 1 x fixed window White painted wooden frame White painted wooden window sill	Light cracks to frame	
11.8	Toilet	White enamel toilet Chrome effect flush buttons White plastic seat and lid	Good condition	
11.9	Sink	White enamel sink Chrome mixer tap and twist plug	Good condition	
11.10	Bath	White plastic bath Clear glass shower screen Chrome effect mixer tap Chrome ceiling mounted shower head Black wooden bath shelf White wood laminate bath panel Black and green glass cleaner	Small chips to base of bath Slight swelling to top edge of bath panel Light discolour to sealant	
11.11	Contents	Wall mounted bathroom cabinet with mirrored door and interior shelves Wall mounted chrome toilet roll holder Black plastic toilet brush and holder Black plastic bin 2 x ceiling mounted speakers White wood laminate drawer unit with 2 x drawers	Silvering to edges of mirrored door to bathroom cabinet Speakers not tested Pink stain to top edge of top drawer of drawer unit	

12. LOFT



Ref	Name	Description	Condition	Additional Comments
12.1	Door	Grey painted loft hatch	Good order	
12.2	Walls	White painted walls with wooden beams	Few panels to low level not painted Cable protruding from hole	
12.3	Ceiling	White painted ceiling	Good condition	
12.4	Skirting	White painted wooden skirting	Good condition	
12.5	Flooring	Wooden floorboards	Good loft condition Painted grey in areas Discoloured marks	

12. LOFT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
12.6	Lighting	3 x ceiling mounted spots 3 x strip lights	1 x strip light not working	
12.7	Switches / Sockets	2 x white plastic light switches 1 x white plastic double socket 2 x stainless steel and white plastic double sockets	Light switch in working order Sockets not tested	
12.8	Window(s)	2 x sky light window units Light wooden frames Grey metal handles	Appear in good order, unable to fully inspect due to height	
12.9	Shelving Unit	White wood laminate shelving unit 4 x drawers	2 x cupboard doors not attached Light scuffs and scratches	

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Appendix

Comment Summary	
Ref	Comments