

Inventory & Check In



07407023886

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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

July
17th 2025
10:30

Disclaimers

DISCLAIMER

Whilst all care and diligence as been taken to provide a fair and accurate report of the condition of the property and contents, we will not be held responsible for any items missed or damage not seen after 7 days from the date of this report

Disclaimer

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques, or a qualified surveyor. This inventory is no guarantee, or report on, the adequacy or safety of, any equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

Using the inventory

The inventory will be compiled on the basis that unless stated, listed items are in good clean condition, free from obvious soiling, damage, or defects. The clerk is not aware of recently bought items; 'new' is only stated if the item is still within packaging.

The Inventory check-in or check out will be compiled by the Clerk assuming that is safe and not detrimental to their well being. All electrical items will be tested for power only unless the Clerk deems testing unsafe.

Windows are not checked to see whether they open or not. It is the Tenants responsibility to report on non-opening windows. Every effort has been made to carefully check the property and its contents; however, our representative cannot move heavy contents, lift rugs, or turn over mattresses.

Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. All measurements are in centimetres/metres and are approximate unless stated otherwise. Properties with cluttered cupboards and large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually. We cannot stipulate shades of paint; base colours will only be noted. Contents of garages, garden sheds. Cellars and lofts will not be inspected, if the landlord wishes them to be included a list should be provided for inclusion on the Comments page.

Smoke and carbon Monoxide Alarm (England) Regulations 1st October 2015

Our clerks test the smoke alarm on behalf of the landlord using a smoke detector canister, carbon monoxide alarms will be tested for power by pressing the button if accessible. Clean Inventory will take no responsibility for damage or mal function during the testing of such alarms.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "Fire Regulation Label Attached", 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 has a label as described or like 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.

Tenants\Landlords comments

Both parties have 7 days to make any comments following receipt of the inventory. Any comments will then be added on the e sign document that is sent from our system when the inventory has been uploaded. Comments will not be added on a room-by-room basis and we unable to upload any photos onto our fixed template.

Meter readings

These can only be taken if they are accessible and clearly marked. It is the **landlord's responsibility** to advise the Letting Agent\Inventory Clerk of the location and serial numbers before attending the property

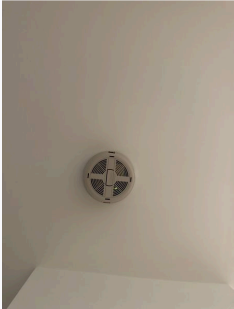
Avoidance of doubt where there are no condition comments listed against an item, it is because it was considered to be in a good condition without any obvious defect or flaw.

Ref	Room Name
1	Schedule of Condition
2	Health & Safety Smoke & Carbon Monoxide Alarms
3	Meter Readings
5	Keys Handed Over At Check In
6	Front Door & Entrance / Hallway
7	Lounge
8	Kitchen
9	Bathroom
10	Bedroom 1
11	En Suite
12	Bedroom 2
4	Appliance information

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	General Description of Property	2 bedroom 1st floor fully furnished flat with en-suite
1.2	General Cleanliness	Cleaned to a professional standard
1.3	Decorative Condition	Appears in good used condition with omissions noted
1.4	Flooring	In line with use
1.5	Lighting	Omissions noted
1.6	Windows	All in good, working order
1.7	Curtains & Blinds	All in good used, working order
1.8	Furnishings	All in good used, working order
1.9	Bathrooms	All in good, working order

1. SCHEDULE OF CONDITION (CONT.)		
1.10	Kitchen	All in good, working order
1.11	Smoke and Carbon Alarms	All in good, working order

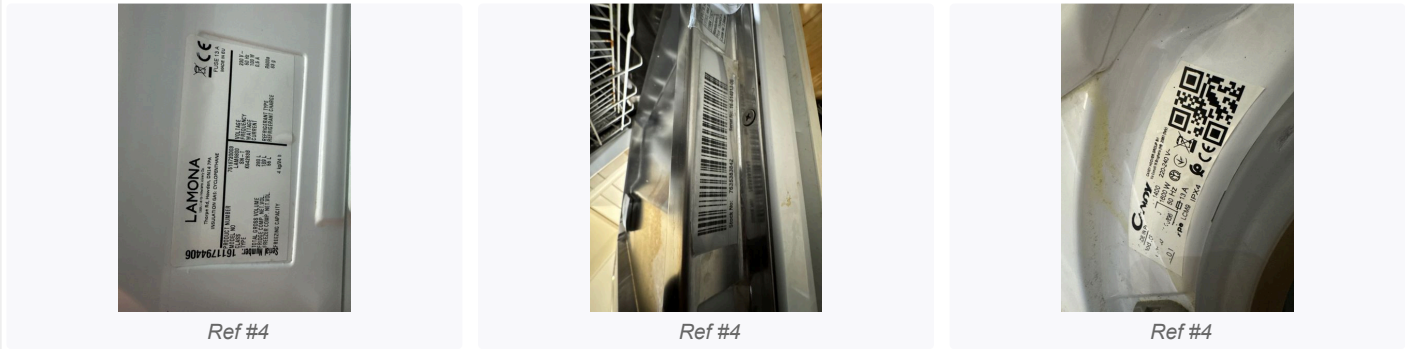
2. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

			
Ref #2		Ref #2	
Ref	Name	Location Room & Floor	Test Result
2.1	Smoke Alarm(s)	1x entrance hallway	Tested and working
2.2	Heat Sensor Alarm(s)	1x kitchen	Tested and working

3. METER READINGS

					
Ref #3		Ref #3		Ref #3	
Ref	Name	Serial No.	Reading	Location	Supplier
3.1	Water	310194728	001022.398	Communal hallway cupboard, same floor as flat, access via concierge	
3.2	Electric	19L3445424	23871	Communal hallway cupboard, same floor as flat, access via concierge	
3.3	Heat	6ZRI8810793074	19082	Hallway boiler cupboard	

4. APPLIANCE INFORMATION



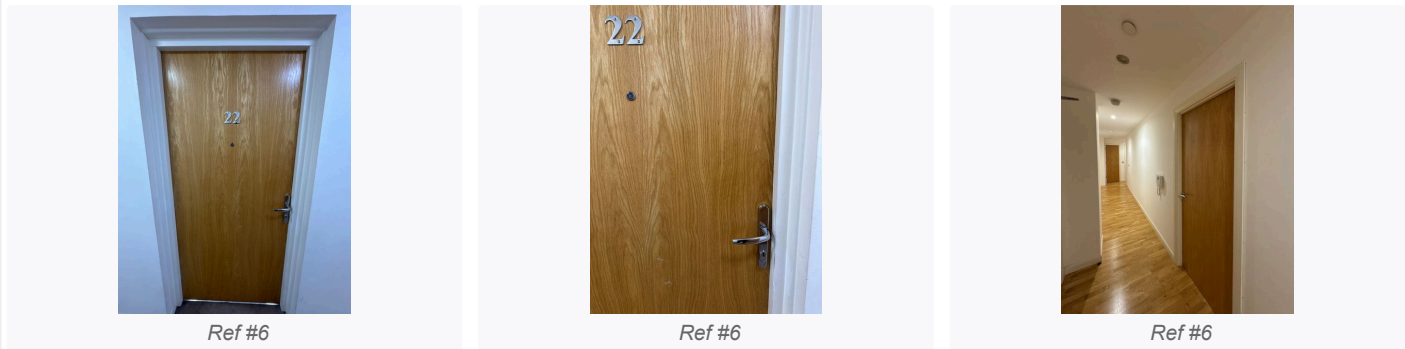
Ref	Name	Description
4.1	Fridge	Lamona Model: LAM6800 SN:1611794406
4.2	Dishwasher	Lamona SN: 1651491306

5. KEYS HANDED OVER AT CHECK IN



Ref	Name	Description
5.1	Keys	3x sets of keys 3x front door yales 3x fobs

6. FRONT DOOR & ENTRANCE / HALLWAY



6. FRONT DOOR & ENTRANCE / HALLWAY (CONT.)



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



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Ref #6

6. FRONT DOOR & ENTRANCE / HALLWAY (CONT.)



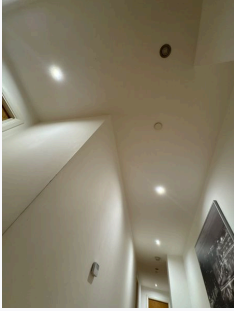
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Ref #6



Ref #6



Ref #6

Ref	Name	Description	Condition
6.1	Door	Brown wooden door with chrome lever handles and key point, chrome '22' to top. To interior: chrome spyhole without flap, chrome door closure mechanism, chrome thumb twist lock.	Usage seen around diameter, white faint paint marks to centre, black scuffs to bottom. Interior appears in good condition.
6.2	Ceiling	Painted white	Appears in good condition
6.3	Lights	6x sunken spotlights	5/6 working Bulb front of entry seen dim.
6.4	Walls	Painted white	Generally good condition with minor scuffs seen across. Chips to joint. Paint imperfection to RHS of picture frame.
6.5	Floors	Brown wooden engineered flooring	Scratches across in line with use. Dark scratches seen forward of entry. Heavier dents in main traffic areas.
6.6	Frames	White painted wooden door frames White painted wooden skirting	Appears in good condition Usage seen
6.7	Heating	1x white metal radiator	Caps present
6.8	Electrics	Chrome switches	All in good, working order

6. FRONT DOOR & ENTRANCE / HALLWAY (CONT.)			
6.9	Built in Furniture	Built-in cupboard, brown wooden door with chrome lever handles, interior white with continuation of hallway flooring, interior housing: Boiler, stopcock, fuse board, pipework, double door cabinet housing wires.	Appears in good condition Interior with minor scuffs Light working.
6.10	Miscellaneous Items	2x chrome door stoppers 1x white plastic telecom 1x grey framed large Eiffel Tower picture frame.	Rubber end missing to built in cupboards door. Untested Usage seen

7. LOUNGE



Ref #7



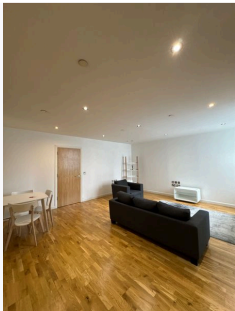
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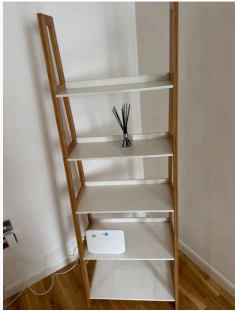


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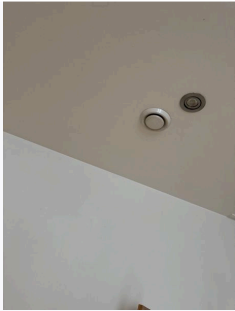


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7. LOUNGE (CONT.)



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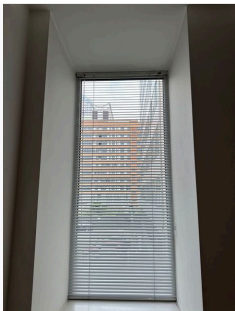
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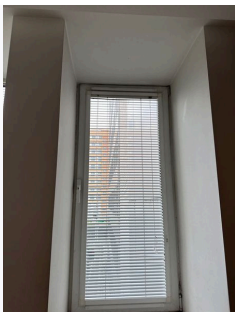
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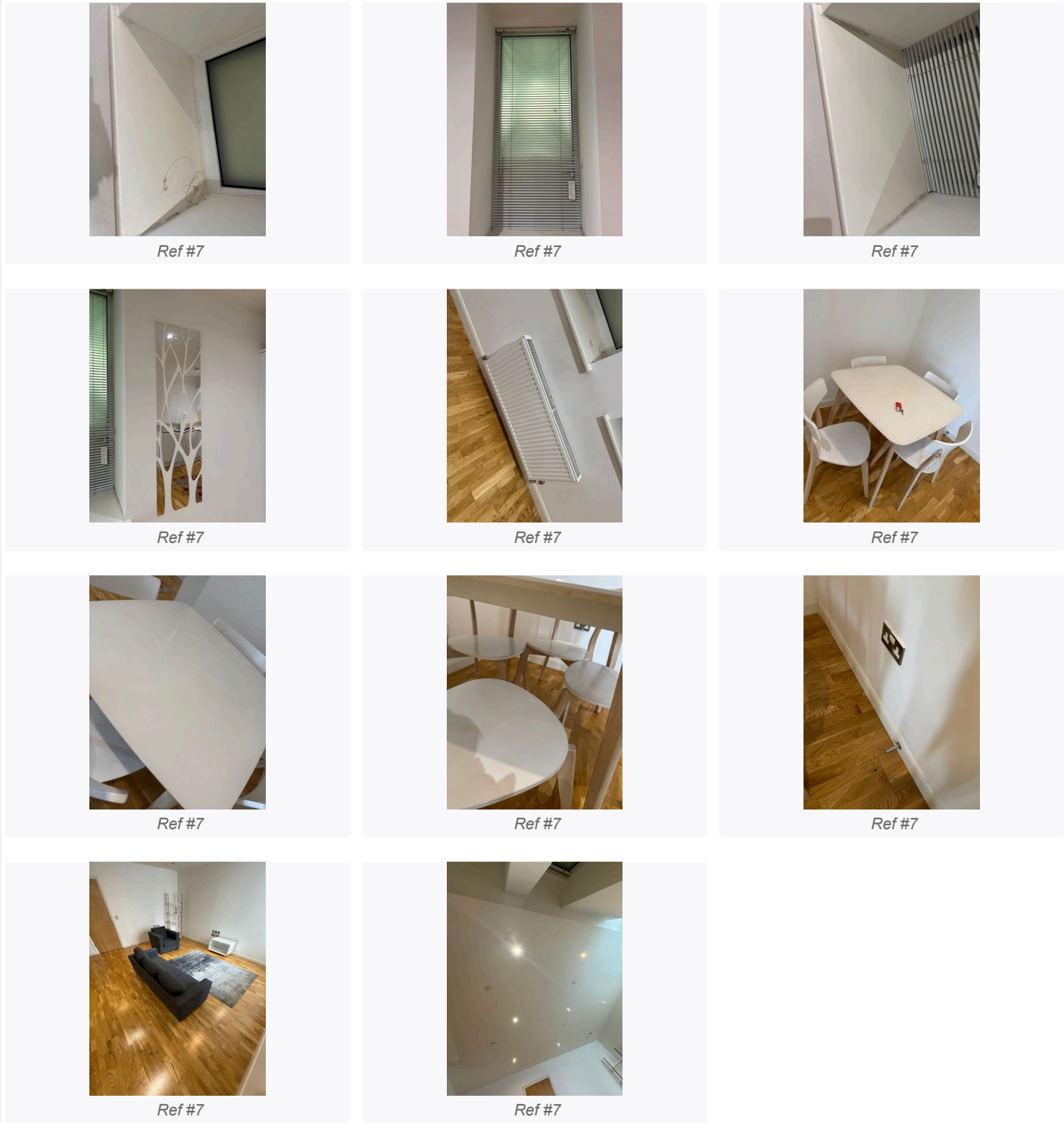


Ref #7



Ref #7

7. LOUNGE (CONT.)



Ref	Name	Description	Condition
7.1	Door	Brown wooden door with chrome lever handles.	Appears in good condition
7.2	Windows	4x large double glazed windows with white UPVC casement, 2nd window consisting of white lever handle with key point and key in situ. (Last two windows not transparent with green filter).	General usage to casements.
7.3	Curtains & Blinds	White metal slatted blinds, string control with plastic twist control.	All in good, working order Usage seen

7. LOUNGE (CONT.)			
7.4	Ceiling	Painted white	Appears in good condition
7.5	Lights	9x sunken spotlights	8/9 working
7.6	Walls	Painted white	Generally good condition with minor scuffs seen across. 1 meter crack to LHS TV area.
7.7	Floors	Brown wooden engineered flooring	Scratches across in line with use. Heavier dents in main traffic areas.
7.8	Frames	White painted wooden door frames	Appears in good condition
		White painted wooden skirting	Usage seen
7.9	Heating	1x white metal radiator	Caps present
7.10	Electrics	Chrome switches	All in good, working order
		Chrome sockets	All in good, working order
7.11	Furniture	1x white wooden shelving unit with 5x floating shelves 1x grey fabric arm chair with back cushion. 1x matching 3 seater grey sofa with 3x back cushions and arm rests. 1x white laminate TV unit with 1x floating glass shelf. 1x white wooden square dining table with 4x wooden legs. 4x matching wooden dining chairs.	Usage on surface of shelves Generally great condition with minor bubbling to sides. Great used condition Some surface scratches to top but good condition. Faint discolouration areas to table but good condition. All chairs are in good used condition.
7.12	Miscellaneous Items	1x chrome door stoppers 1x grey large mat 1x hyper optic WiFi router Stuck on mirror	Rubber end missing. In line with use

8. KITCHEN



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



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Ref #8

8. KITCHEN (CONT.)



Ref #8



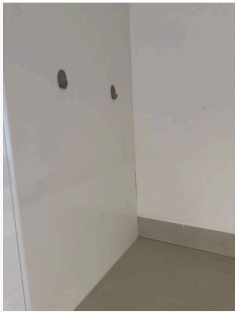
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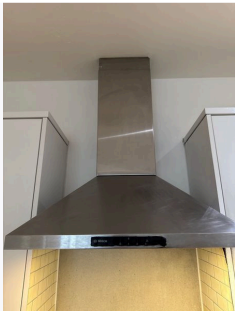
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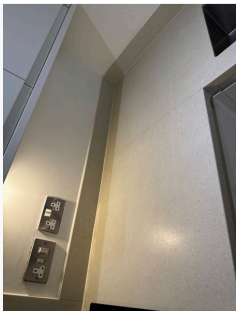
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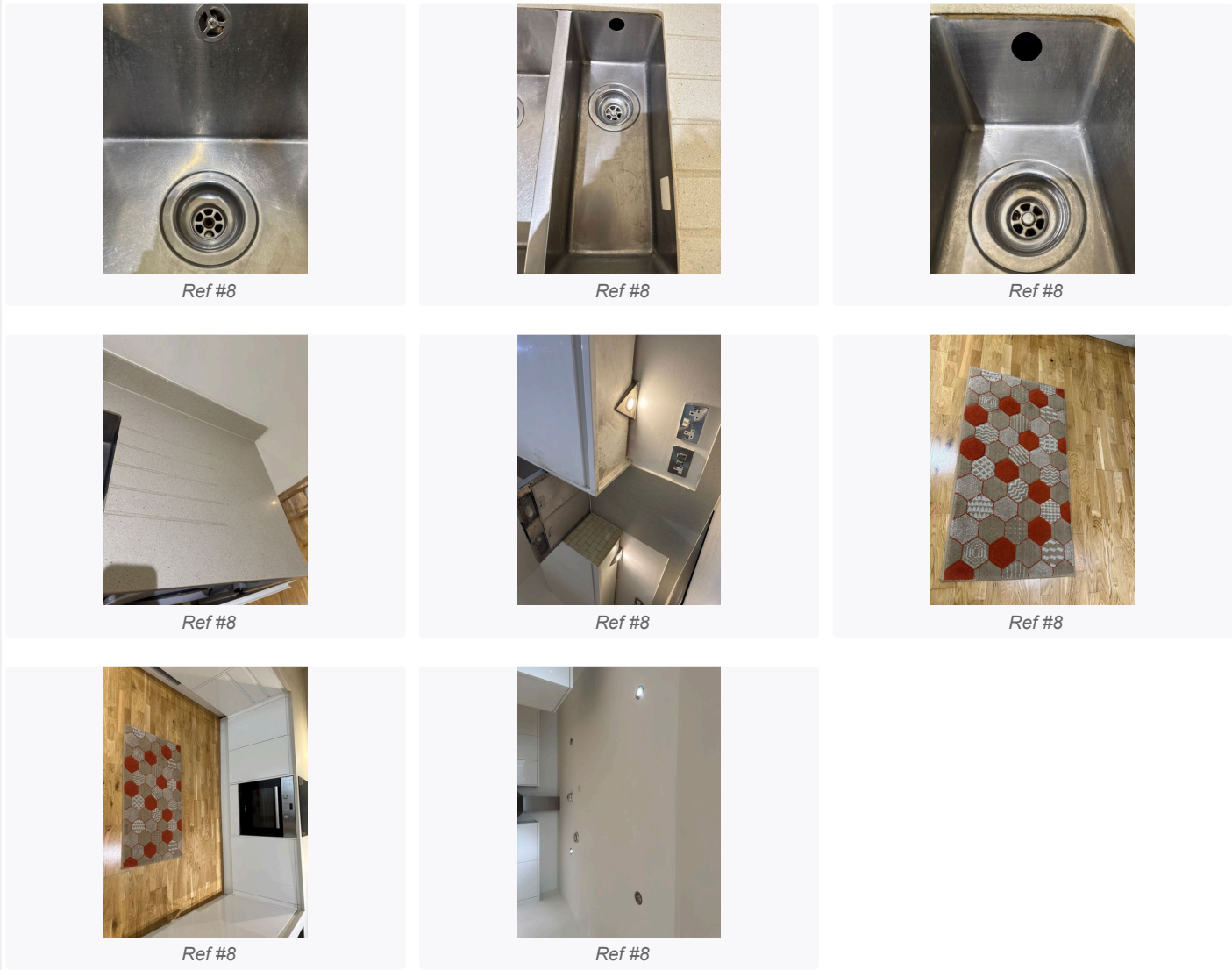


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Ref #8

8. KITCHEN (CONT.)



Ref	Name	Description	Condition
8.1	Ceiling	Painted white	Appears in good condition
8.2	Lights	4x sunken spotlights 2x under cabinet lights	2/4 working All in good, working order
8.3	Walls	Painted white Creamy grey tiled splash back	Generally good condition with mine usage marks, 2x sticker marks to right hand side of fridge. Appears in good condition
8.4	Floors	Continuation of lounge flooring	Scratches across in line with use.
8.5	Frames	White wooden laminate kickboard	Intact
8.6	Electrics	Chrome switches Chrome sockets	All in good, working order All in good, working order

8. KITCHEN (CONT.)			
8.7	Kitchen Units	All units are white glossy laminate with sunken handles. Starting from left-hand side ceiling units: 1x left door opening unit housing fridge 3x left door opening units with 3x floating shelves 2x right door opening units with 3x shelves Starting from left-hand side floor units: 1x left door opening unit housing freezer 3x pull out sliding drawers 2x left door open opening unit with 2x floating shelves 1x pull out opening unit housing dishwasher 1x left door open opening unit housing sink base and 1x floating shelf 1x left door opening unit housing washing machine.	Unit right hand side of extractor fan seen with black patchy marks and discolouration. Bottom of middle sliding drawer seen with black marks. Left-hand side of sink base unit seen with some laminate peel to bottom. Otherwise all units seen in good used condition.
8.8	Worktop(s)	Cream speckled laminate worktop	Generally good condition with minor orange discolouration marks to right hand side of hob and left-hand side of sink.
8.9	Sink	Stainless steel built-in double sink with chrome swan tap, chrome dual lever controls, chrome waste, chrome overflow. 0.5 sink to RHS. Worktop built-in drain board to right hand side.	Tap seen with aged discolouration, no plugs present. Right hand side overflow seems to be missing fixture.
8.10	Oven	Chrome and black built-in Bosch oven, 2x twist controls, to interior: 1x chrome oven tray 1x chrome oven rack 1x black roasting tray	All in good, working order Clean
8.11	Hob	4x ring black electric Bosch hob	Surface burns to mainly top left and bottom right burners.
8.12	Fridge Freezer	Lamona built-in fridge freezer, 4x plastic door compartments 4x glass shelves 1x chrome wine rack 2x plastic salad crispers Freezer: 3x plastic pull out drawers	Usage seen, clean Top freezer drawer isn't present leaving open area, middle drawer seen with cracks.
8.13	Washing Machine	White Candy washing machine	Soap tray seen with discolouration and some chemical, discolouration to rubber seal, exterior LHS with sticker mark.
8.14	Dishwasher	Built in Lamona dishwasher, 2x trays and 1x cutlery divider.	Minor foul smell coming from within, clean. Some discolouration.

8. KITCHEN (CONT.)			
8.15	Extractor Fan	Stainless steel ceiling mounted Bosch extractor fan	Working order Lights working Heavy rusted/ burnt barks to bottom side. Button area seems to be slightly burnt off and RHS loose.
8.16	Miscellaneous Items	1x extraction point 1x hexagon patterned red and brown mat	Rubber end missing. In line with use

9. BATHROOM



Ref #9



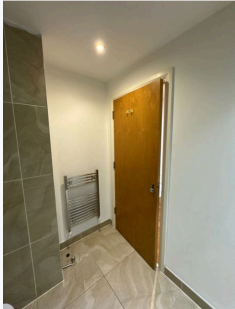
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9. BATHROOM (CONT.)



Ref #9



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Ref #9



Ref #9



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9. BATHROOM (CONT.)



Ref #9



Ref #9



Ref #9



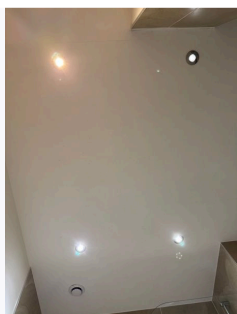
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Ref #9



Ref #9

Ref	Name	Description	Condition
9.1	Door	Brown wooden door with chrome lever handles, to interior chrome thumb twist lock and 2x hooks to top.	Exterior handle seen fully detached. Otherwise appears in good used condition.
9.2	Ceiling	Painted white	Black spots seen to centre and scattered, settlement crack to left-hand side centre running across and half size crack RHS entry.
9.3	Lights	4x sunken spotlights	All in good, working order
9.4	Walls	Part painted white Dark cream with grey mixed texture tiles with white grout.	Appears in good condition Tiles appear in good condition with light discolouration to grout.
9.5	Floors	Matching with wall with lighter shade	Heavy discolouration to grout, especially on right hand side. Orange marks seen beside bath.

9. BATHROOM (CONT.)

9.6	Frames	White painted wooden door frames Matched tiled skirting	Black barcode like stroke marks to top of door frame. Appears in good condition
9.7	Heating	Chrome ladder style radiator	Appears in good condition
9.8	Electrics	Chrome dual shaver point	Untested
9.9	Built in Furniture	1x grey laminate speckled mirror shelf 1x built in wall open compartment	Faint usage seen Appears in good condition
9.10	Toilet	White ceramic toilet with hidden cistern, white plastic toilet seat and cover, chrome flush button externally mounted.	All in good, working order
9.11	Sink	White ceramic wall mounted sink with chrome tap, chrome lever handle, chrome waste, chrome integrated plug and open overflow.	All in good, working order Plug seen with slack tarnishing to centre. Faint discolouration around waste area and tap.
9.12	Bath	White enamel bath with matching tiled side panel glass shower screen. Chrome waste, chrome twist controls, chrome hose, chrome shower fixture and chrome showerhead.	Showerhead seen with limescale Rubber seal to shower screen seen slightly discoloured.
9.13	Miscellaneous Items	1x chrome door stopper 1x ventilation point 1x wooden toilet roll holder 1x plastic white toilet brush and holder 1x foot grip mat	

10. BEDROOM 1

Ref #10



Ref #10

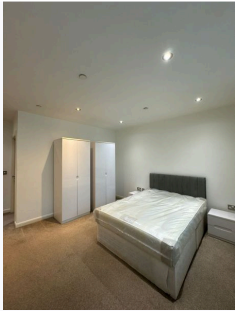


Ref #10

10. BEDROOM 1 (CONT.)



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



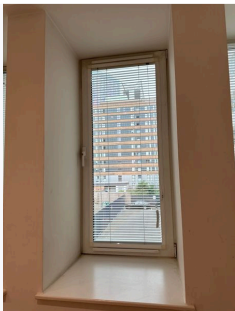
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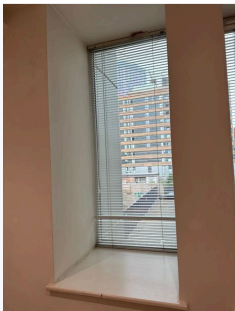
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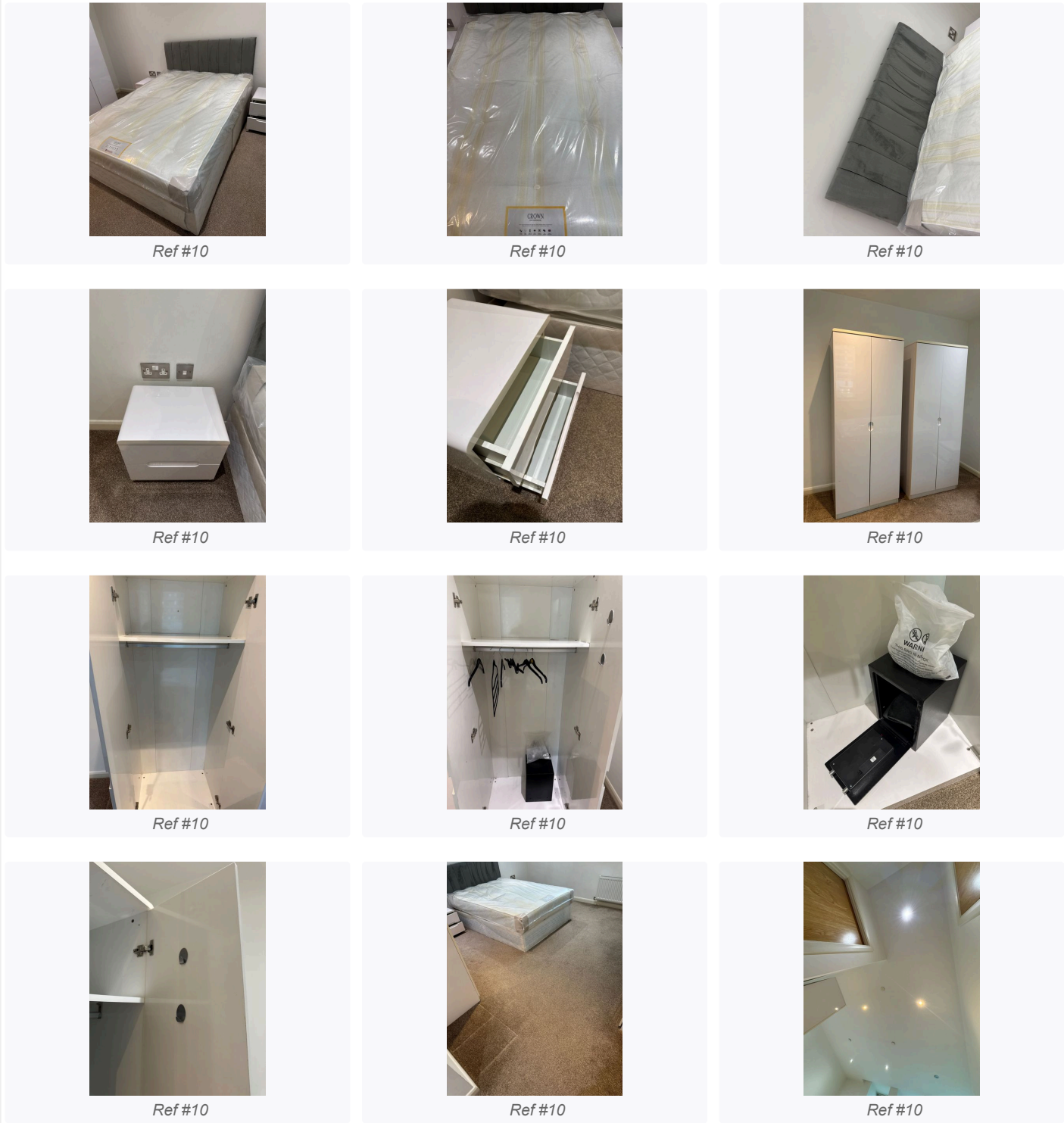


Ref #10



Ref #10

10. BEDROOM 1 (CONT.)



Ref	Name	Description	Condition
10.1	Door	Brown wooden door with chrome lever handles	Faint white drip marks to exterior, painted white marks to top of handle interior otherwise generally good condition
10.2	Windows	3x large double glazed tinted windows with white UPVC casement, centre window consisting of white lever handle with key point and key in situ.	General usage to casements.

10. BEDROOM 1 (CONT.)			
10.3	Curtains & Blinds	White metal slatted blinds, string control with plastic twist control.	All in good, working order Usage seen
10.4	Ceiling	Painted white	Appears in good condition
10.5	Lights	7x sunken spotlights	6/7 working
10.6	Walls	Painted white	Generally good condition with general scuffs and rub marks seen across. Patchy paintwork to left-hand side of window.
10.7	Floors	Brown fitted carpet	Furniture compression marks seen, black stroke seen forward of window, generally good clean condition.
10.8	Frames	White painted wooden door frames	Appears in good condition
		White painted wooden windowsills	Blue mark to first sill and scratches and minor discolouration seen throughout.
		White painted wooden skirting	Appears in good condition
10.9	Heating	1x white metal radiator	Both caps present
10.10	Electrics	Chrome switches	Appears in good condition
		Chrome sockets	
10.11	Furniture	1x divan double bed base with grey velvet headboard	Appears in good condition
		1x double mattress with cream stripes	Freshly packaged
		2x white laminate wardrobes with sunken handles, to interior, 1x floating shelf, 1x chrome clothes rail.	Usage seen on wardrobes, minor scuffs to exterior, RHS interior door of one wardrobe with 2x chrome hooks.
		1x matching chest drawer with 5x pull out drawers, top two are half size.	Yellow scuff to top right side however good condition overall.
		2x matching bedside units with 2x pull out drawers.	Minor usage seen
10.12	Miscellaneous Items	1x Chrome door stopper Hangers 1x black safe	

11. EN SUITE



Ref #11



Ref #11



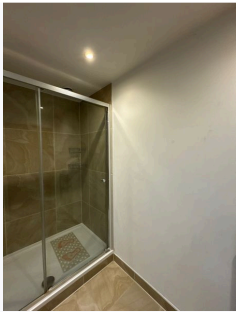
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11. EN SUITE (CONT.)



Ref #11



Ref #11



Ref #11



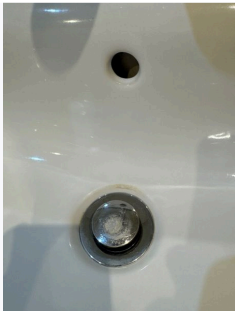
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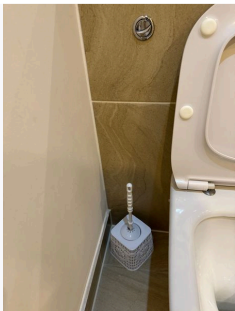
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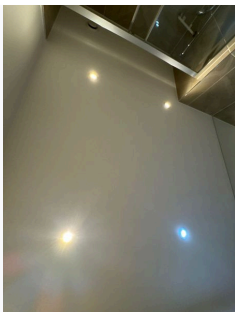
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Ref #11



Ref #11



Ref #11

11. EN SUITE (CONT.)			
Ref	Name	Description	Condition
11.1	Door	Brown wooden door with chrome lever handles, to interior chrome thumb twist lock and 1x hook to top.	Appears in good used condition
11.2	Ceiling	Painted white	Appears in good condition
11.3	Lights	4x sunken spotlights	All in good, working order
11.4	Walls	Part painted white Dark cream with grey mixed texture tiles with white grout .	Imperfection to LHS of mirror shelf, wall chipped. Faint paint imperfections to right hand side wall. Tiles appear in good condition
11.5	Floors	Matching with wall with lighter shade.	Light discolouration to grout.
11.6	Frames	White painted wooden door frames Matched tiled skirting	Black barcode like stroke marks to top of door frame. Appears in good condition
11.7	Heating	Chrome ladder style radiator	Appears in good condition
11.8	Electrics	Chrome dual shaver point	Untested
11.9	Furniture	2x chrome mounted shower shelf compartments.	Appears in good condition
11.10	Built in Furniture	1x grey laminate speckled mirror shelf 1x built-in hook fixture in shower with 6x plastic hooks.	Faint usage seen
11.11	Toilet	White ceramic toilet with hidden cistern, white plastic toilet seat and cover, chrome flush button externally mounted.	All in good, working order
11.12	Sink	White ceramic wall mounted sink with chrome tap, chrome lever handle, chrome waste, chrome integrated plug and open overflow.	All in good, working order Plug seen with slack tarnishing to centre. Faint discolouration around waste area.
11.13	Shower	Built-in walk-in shower, glass sliding door with chrome circular handle. Chrome waste, chrome shower twist controls, chrome hose, chrome shower fixture and chrome showerhead.	Showerhead seen with limescale Base of shower also seen with some discolouration
11.14	Miscellaneous Items	1x chrome door stopper 1x ventilation point 1x foot grip mat	

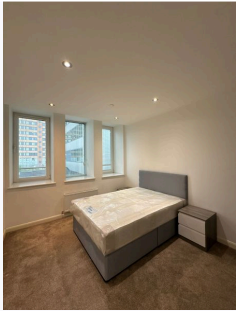
12. BEDROOM 2



Ref #12



Ref #12



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Ref #12



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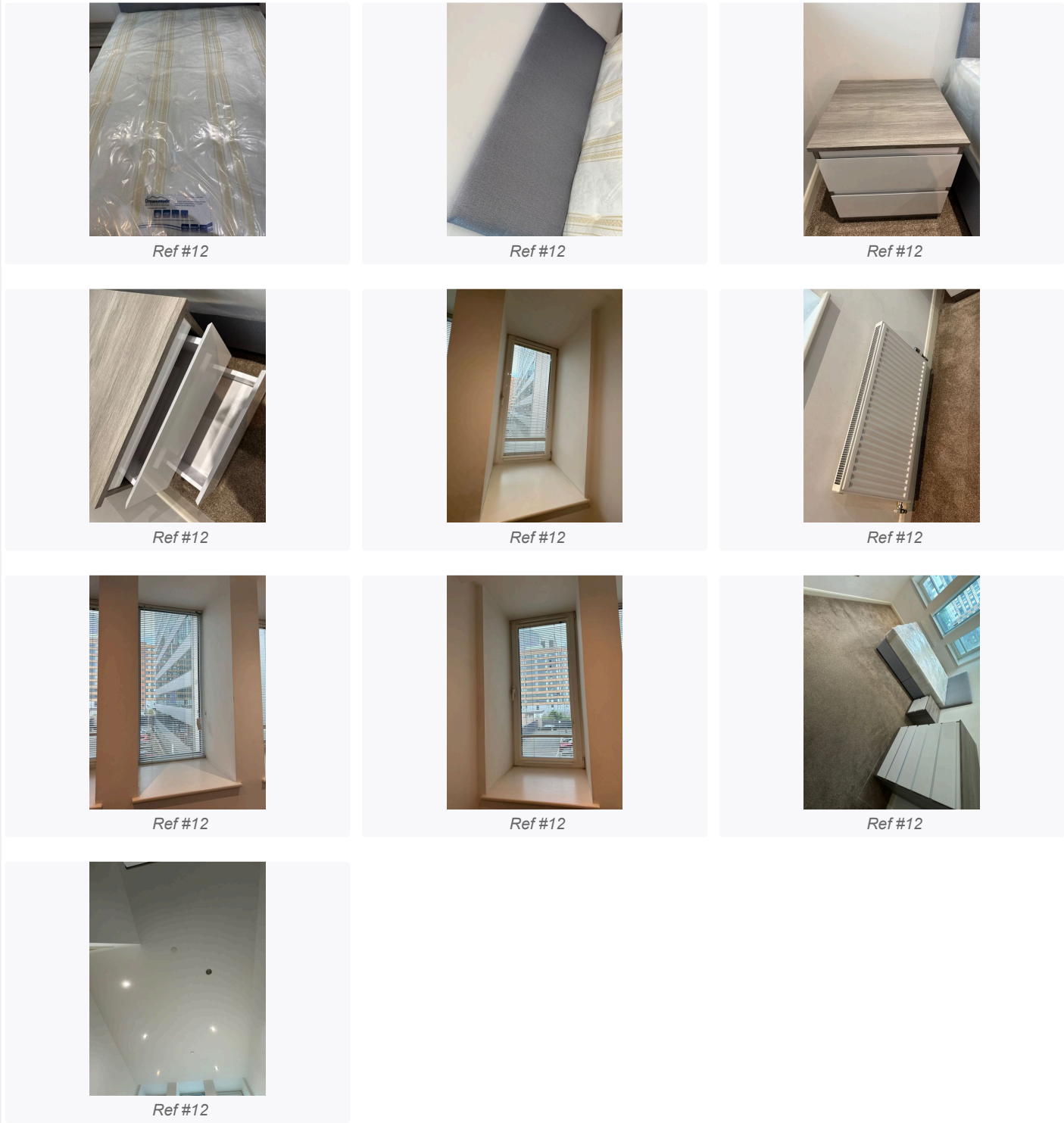


Ref #12



Ref #12

12. BEDROOM 2 (CONT.)



Ref	Name	Description	Condition
12.1	Door	Brown wooden door with chrome lever handles	Generally good condition, minor dust speckled to exterior, white sticker seen to top interior.
12.2	Windows	3x large double glazed tinted windows with white UPVC casement, LHS window consisting of white lever handle with key point.	General usage to casements.
12.3	Curtains & Blinds	White metal slatted blinds, string control with plastic twist control.	All in good, working order Usage seen

12. BEDROOM 2 (CONT.)			
12.4	Ceiling	Painted white	Appears in good condition
12.5	Lights	6x sunken spotlights	5/6 working
12.6	Walls	Painted white	Generally good condition with general scuffs and rub marks seen across. Patchy paintwork to left-hand side wall.
12.7	Floors	Brown fitted carpet	Furniture compression marks seen, generally good clean condition.
12.8	Frames	White painted wooden door frames	Appears in good condition
		White painted wooden windowsills	Scratches and minor discolouration seen throughout. Blue pen marks seen to 1st windowsill.
		White painted wooden skirting	Appears in good condition
12.9	Heating	1x white metal radiator	Both caps present
12.10	Electrics	Chrome switches	Appears in good condition
		Chrome sockets	
12.11	Furniture	1x divan double bed base with grey fabric headboard	Appears in good condition
		1x double mattress with cream stripes	Freshly packaged
		1x grey wooden wardrobe, white laminate doors, with sunken handles, to interior, 1x floating shelf, 1x chrome clothes rail.	As New
		1x matching chest drawer with 5x pull out drawers.	As New
		2x matching bedside units with 2x pull out drawers.	As New
12.12	Miscellaneous Items	1x Chrome door stopper	Intact

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.

Terms and Conditions

You have seven days from Receipt to check and sign your inventory, you can make amendments during the seven days, these will be checked once completed.

