

Inventory & Schedule of Condition



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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

September
13th 2024

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Important information for user

- The property and items in a room are recorded in a Clockwise direction and from top to bottom where possible.
- We will not include descriptions/ conditions of other room entrances/ items found elsewhere in our report
- LHS = Left hand side
- RHS = Right hand side
- When entering a room we refer to the wall behind us as the "Rear wall", in rooms with more than 4 walls we refer to the first wall to our left hand side as "Wall 1" and number each wall accordingly.

Disclaimers

DISCLAIMER

This report is intended to provide a fair and accurate record of the contents of the property and of the property's internal condition as at the date of the same. The person undertaking the report is not an expert of fabrics, woods, materials, antiques, etc. nor a qualified surveyor or valuer, therefore it should not be construed as a valuation, a statement of authenticity or as a structural report.

Lofts and cellars and contents within are not included unless converted for habitation. Items in locked rooms, garages and sheds which have not been noted on the inventory are the sole responsibility of the landlord. Plants, consumables, books and magazines have not been individually listed.

The movement of heavy items of furniture or appliances will not be undertaken. Externals and gardens will be described in general terms only.

SAFETY DISCLAIMER

None of the gas or electrical appliances have been checked as to working order. This report relates only to the fittings, furnishings and all equipment and contents of the property. It is not a guarantee of, or safety of any such equipment and contents, merely a record that such items exist in the property as at the date of the report and superficial condition of same.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Furniture and Furnishings

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be shown on this inventory as 'fire safety label seen'.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that these items comply with the above regulations, there will be no mention on the inventory of any fire safety label.

PHOTOS

All photos included in this document were taken at the time the report was prepared.

CONDITION

Brand new/ unused condition - Immaculate, appears unused or still within original packaging.w

Good condition - Signs of slight wear, generally worn

Fair condition - Signs of age, frayed, small light stains and marks, discolouration

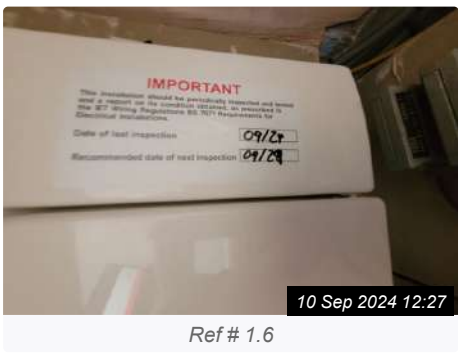
Poor condition – Extensive signs of wear and tear, extensive stains/marks/tears/chips – but still functional

Very poor condition - Extensively damaged/faulty items, large stains, upholstery torn and/ or dirty, pet odours/hairs

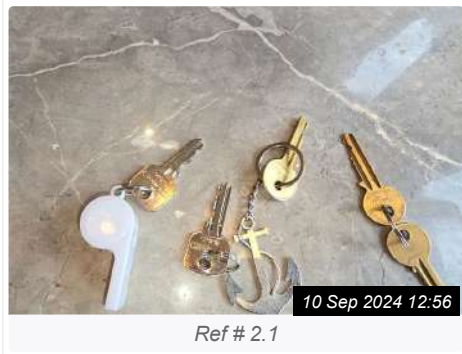
SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

Whilst on site manual tests of all smoke detectors, heat detectors, and carbon monoxide detectors have been undertaken on behalf of the letting agent. It is not a guarantee of the safety of these items, or conclusive that those listed are the only detectors present. We are not experts in solid fuel heating systems and therefore cannot be liable for omissions relating to anything to do with carbon monoxide detectors.

1. PROPERTY/ REPORT OVERVIEW			
Ref	Name	Answer	Further information
1.1	Weather conditions on arrival at property	Sunny: Yes Dark:-Cloudy:-precipertating:-Frosty:-	
1.2	Any external persons present?	Yes	Cleaners present on first day
1.3	Parking	Yes	Pay for parking at end of road and on parallel street
1.4	Was the property left secured upon exit?	Yes	Keys handed to tenant on second day
1.5	Time of Arrival	Arrival time 09-09-2024 16:00	10.9.24 to complete report/ Check in 3 Clerks attended property
1.6	Fuse board	Location Utility room cupboard	EICR - 09.2029



2. KEYS		
Ref	Name	Description
2.1	Keys handed to tenant	
2.2	Further keys	Various other keys noted throughout property in report



3. METER READINGS

Ref	Name	Description	Reading	Further information
3.1	Gas Meter	Location: Underneath outdoor stairs S/n: G4 K0017338 14 01	34943.167m³	
 10 Sep 2024 12:33 Ref # 3.1  10 Sep 2024 12:33 Ref # 3.1				
3.2	Electric Meter	Location: Utility room cupboard S/n:S74A57209	55395.2KWH	
 10 Sep 2024 12:26 Ref # 3.2  10 Sep 2024 12:26 Ref # 3.2  10 Sep 2024 12:27 Ref # 3.2				
3.3	Water Meter	Location: Not located Serial No:		

4. ALARMS

Ref	Name	Location	Answer	Further information
4.1	Are smoke alarms present on each floor?		Yes	
4.2	Are CO alarms present in all rooms with a Combustion Source/ appliance?		Yes	
4.3	Any solid fuel burning appliances?		Yes	

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Tenant Initials: _____

4. ALARMS (CONT.)

Ref	Name	Location	Answer	Further information
4.4 	Smoke Alarm	Entrance Hall ceiling	Test Result Unable to test due to height, tested for power, Light showing	Replacement date
 Ref # 4.4				
4.5 	Smoke Alarm	Entrance Hall Ceiling ground floor	Test Result Unable to test due to height, tested for power; Light showing	Replacement date
 Ref # 4.5				
4.6 	Heat Alarm	Kitchen Ceiling ground floor	Test Result Unable to test due to height, tested for power; Light showing	Replacement date
 Ref # 4.6				
4.7 	Carbon Monoxide Alarm	Reception room 1 on units ground floor	Test Result Alarm tested for power only, audible alarm noted	Replacement date

4. ALARMS (CONT.)				
Ref	Name	Location	Answer	Further information
 09 Sep 2024 16:19 Ref # 4.7				
4.8	Carbon Monoxide Alarm	Reception room 2 on window sill 4 ground floor	Test Result Alarm tested for power only, audible alarm noted	Replacement date
4.9	Smoke Alarm	Landing Ceiling basement level	Test Result Unable to test due to height, tested for power; Light showing	Replacement date
 10 Sep 2024 11:21 Ref # 4.9				
4.10	Smoke Alarm	Landing Ceiling basement level	Test Result Unable to test due to height, tested for power; Light showing	Replacement date
 10 Sep 2024 11:24 Ref # 4.10				
4.11	Carbon Monoxide Alarm	Utility on units basement level	Test Result Alarm tested for power only, audible alarm noted	Replacement date

4. ALARMS (CONT.)				
Ref	Name	Location	Answer	Further information
 10 Sep 2024 11:24 Ref # 4.11				

5. EXTERIOR FRONT			
Ref	Name	Description	Condition
5.1 	Front garden	Courtyard style front garden with light Stone Paving and step with further paving to match leading to front door	Some Leaf debris too paving; Two missing paving slams; Minor weed growth between paving in parts Loose paving to right hand side on ground
 09 Sep 2024 19:23 Ref # 5.1			
 09 Sep 2024 19:27 Ref # 5.1			
 09 Sep 2024 19:30 Ref # 5.1			
 09 Sep 2024 19:30 Ref # 5.1			
 09 Sep 2024 19:30 Ref # 5.1			
 09 Sep 2024 19:30 Ref # 5.1			
 10 Sep 2024 12:51 Ref # 5.1			
 10 Sep 2024 12:51 Ref # 5.1			
 10 Sep 2024 12:51 Ref # 5.1			

5. EXTERIOR FRONT (CONT.)			
Ref	Name	Description	Condition
5.2 	Boundaries	1- Light brown exposed brick wall with cement moulded coping and black metal fencing to top of front and right-hand side when exiting front door Black metal double Gate to front left hand side Single black metal gate to right hand side boundary 2- Rear boundary is exposed brick wall with cement moulded coping to top 3- Left hand side boundary is black metal ornate low fencing	Some signs of wear to fencing; Moss growth to walls, especially coping; 1- Intact Some rust to Gates 2- Rear boundary has crack to right hand side corner 3- Surface wear to metal
 09 Sep 2024 19:25 Ref # 5.2  09 Sep 2024 19:26 Ref # 5.2  09 Sep 2024 19:26 Ref # 5.2			
 09 Sep 2024 19:26 Ref # 5.2  09 Sep 2024 19:26 Ref # 5.2  09 Sep 2024 19:27 Ref # 5.2			
 09 Sep 2024 19:34 Ref # 5.2  09 Sep 2024 19:34 Ref # 5.2  09 Sep 2024 19:34 Ref # 5.2			

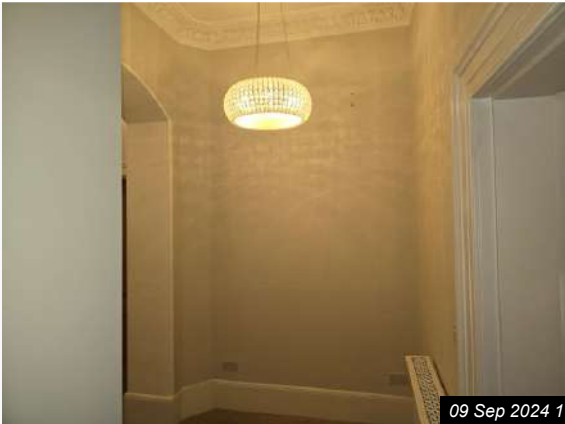
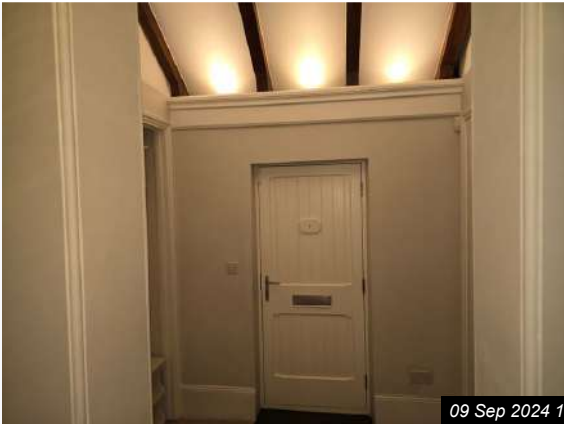
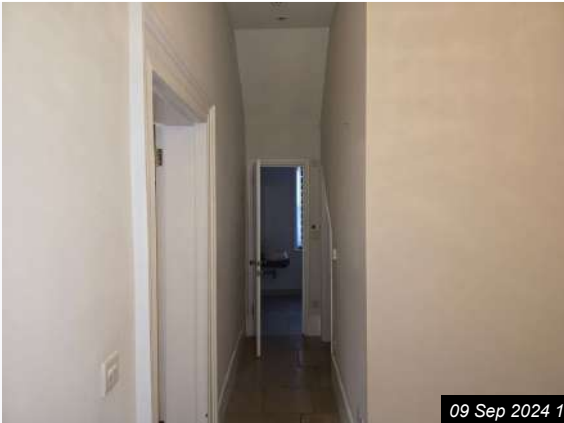
5. EXTERIOR FRONT (CONT.)			
Ref	Name	Description	Condition
 Ref # 5.2  Ref # 5.2  Ref # 5.2			
5.3	Addition items/ Information	Push bike attached to metal fencing support of front boundary; Black patterned rubber entry mat Mature shrub planted against rear boundary	Unincluded item Good condition; some signs of use Good condition; seasonal growth
 Ref # 5.3  Ref # 5.3  Ref # 5.3			
 Ref # 5.3			
5.4	Front face	Exposed brick exterior with molded cement lintels and molded patterning; Greystone roof tiles and black plastic guttering; One exterior sash window	Brickwork appears in a good condition; Wire clip to Upper right side of front door; Two white plastic rule plugs to right-hand side of black plastic bracket Guttering has plant to growth Moss to roofing tiles

5. EXTERIOR FRONT (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 19:24 Ref # 5.4  09 Sep 2024 19:45 Ref # 5.4			
5.5 	Additional items/ Information	Black blue and white plastic security cover; 2 Black and clear sensor lights; White camera Black metal light fixture with two spotlights Brushed grey metal numerals five and four Black plastic wall mounted bracket	Numerals intact; dirt and minor marking/ rust to surface Light is in a good working order with dirt and cobwebs to exterior Doorbell bracket has dirt to surface Alarm cover appears in good condition; untested Sensor light closest to door works; appears in a good condition Sensor light to left hand side corner appears to be not working Camera untested
 09 Sep 2024 19:25 Ref # 5.5  09 Sep 2024 19:25 Ref # 5.5  09 Sep 2024 19:25 Ref # 5.5			
 09 Sep 2024 19:43 Ref # 5.5  09 Sep 2024 19:43 Ref # 5.5  09 Sep 2024 19:43 Ref # 5.5			

5. EXTERIOR FRONT (CONT.)

Ref	Name	Description	Condition
 09 Sep 2024 19:43 Ref # 5.5			

6. ENTRANCE HALL

 09 Sep 2024 17:55 Ref #6	 09 Sep 2024 17:56 Ref #6
 09 Sep 2024 17:56 Ref #6	 09 Sep 2024 17:56 Ref #6

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
Ref	Name	Description	Condition
6.1 📷	Door/ Frame/ Threshold	Door: Blue composite panel door with grey metal furniture; including: knocker with viewer, door handle with yellow lock and letterbox Interior: interior is white with white plastic security fitting, wooden plaque with viewer cover, handle with some twist lock and letterbox Frame: blue painted wooden to exterior and white painted wooden to interior with white plastic receiver to top left and three grey metal strike plates Threshold: blue painted to exterior and white painted to interior	Door exterior: Minor dust exterior chipping to left-hand side closing edge; minor marking to lower left-hand ; Mark to mid upper level; otherwise in good condition Door knocker has minor dirt and pitting/ corrosion to metal Door handle is in good working order with minor marking to handle Letterbox has very minor smudge marks and light scratching two surface and advising sticker stuck to Middle Interior: good condition; small crack to upper paneling lower left and right hand side corner Blackening to edges of viewer batten; Handle has very minor marking to surface; Letterbox in good working order Frame exterior has where to right hand side mid and some dirt and degrees to corners; interior has dark residue to Upper right hand side corner; chipping to corner near Two lower strike plates; otherwise in good condition Threshold is in a good condition consistent with use; where to exterior and interior top edges Chipping to corner of interior reveal left hand side and scratch marks to mid-level



Ref # 6.1



Ref # 6.1



Ref # 6.1



Ref # 6.1

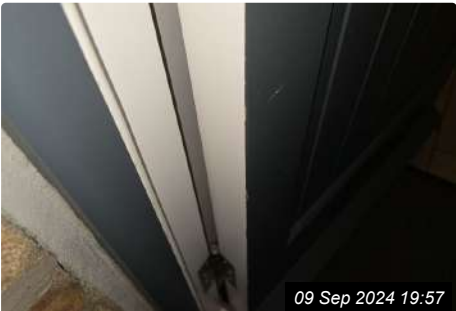


Ref # 6.1



Ref # 6.1

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 19:49 Ref # 6.1  09 Sep 2024 19:49 Ref # 6.1  09 Sep 2024 19:50 Ref # 6.1			
 09 Sep 2024 19:50 Ref # 6.1  09 Sep 2024 19:50 Ref # 6.1  09 Sep 2024 19:51 Ref # 6.1			
 09 Sep 2024 19:51 Ref # 6.1  09 Sep 2024 19:51 Ref # 6.1  09 Sep 2024 19:51 Ref # 6.1			
 09 Sep 2024 19:51 Ref # 6.1  09 Sep 2024 19:51 Ref # 6.1  09 Sep 2024 19:52 Ref # 6.1			

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 19:52 Ref # 6.1  09 Sep 2024 19:52 Ref # 6.1  09 Sep 2024 19:57 Ref # 6.1			
 09 Sep 2024 19:57 Ref # 6.1  09 Sep 2024 19:57 Ref # 6.1  09 Sep 2024 20:07 Ref # 6.1			
 09 Sep 2024 20:07 Ref # 6.1  09 Sep 2024 20:07 Ref # 6.1  09 Sep 2024 20:07 Ref # 6.1			
6.2 	Ceiling	Smooth white painted with ornate coving; when entering there are wooden beams and there is one feature mould to the second section	In a good condition and intact; cracking two section near WC
 09 Sep 2024 20:37 Ref # 6.2  09 Sep 2024 20:37 Ref # 6.2  09 Sep 2024 20:37 Ref # 6.2			

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 20:38 Ref # 6.2  09 Sep 2024 20:38 Ref # 6.2  09 Sep 2024 20:38 Ref # 6.2			
6.3	Lighting	Play glass pyramid shaped shade with opaque glass circle two bottom with three grey chords and grey ceiling rose Single insets spotlight with white plastic surround	In working order; some dirt and dust to interior of clear glass otherwise appears in good condition Appears to be not working or switch not located
 09 Sep 2024 20:12 Ref # 6.3  09 Sep 2024 20:12 Ref # 6.3  09 Sep 2024 20:12 Ref # 6.3			
 09 Sep 2024 20:12 Ref # 6.3  09 Sep 2024 20:38 Ref # 6.3			

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
6.4 	Walls / Skirting	Smooth off white painted walls Smooth white painted moulded Arch White painted wooden frame to right hand side upon entry White painted high profile wooden skirting where's wooden utility cover to right hand side wall	Generally in a good condition; Watermarks to right-hand side running running from the top of the wooden beams Minor cracking to upper level left hand side of Arch and mid-level; line marking to right hand side mid to lower level; wall above arch far side some cobwebs Left hand side wall: Two protruding screws to upper level and two holes; some discolouration and marking throughout right hand side Far wall: some marking around light switch; stain mid-level left hand side; minor cracking to Upper left-hand side and upper right-hand side of door frame to living room; cracking to right hand side; light staining two right hand side of wall lower level Right hand side wall: ferry minor marking above toilet door frame; mid level marking to right hand side of stairs; screw protruding and damage to plaster to Upper right hand side of entrance to stairs; marking mid to a level in recess near door Rear wall: Cracking to the upper left-hand side of front door discoloration mid to low level to left-hand side of front door; signs of damage and low quality repair to wall surrounding socket to right-hand side of front door Skirting: crack to seal at bottom to left hand side; painted over defects; crack to right hand side of kitchen door frame and left-hand side of water closet door frame minor marking two left-hand side light chipping to corners on right hand side; marking and surface chipping slash cracking to utility cover surface damage to left hand side near corner of skirting on archway as you enter; broken door stop to left hand side of water closet entrance
 09 Sep 2024 20:38 Ref # 6.4  09 Sep 2024 20:38 Ref # 6.4  09 Sep 2024 20:38 Ref # 6.4			

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 20:38 Ref # 6.4  09 Sep 2024 20:39 Ref # 6.4  09 Sep 2024 20:39 Ref # 6.4			
 09 Sep 2024 20:39 Ref # 6.4  09 Sep 2024 20:39 Ref # 6.4  09 Sep 2024 20:39 Ref # 6.4			
 09 Sep 2024 20:39 Ref # 6.4  09 Sep 2024 20:39 Ref # 6.4  09 Sep 2024 20:39 Ref # 6.4			
 09 Sep 2024 20:39 Ref # 6.4  09 Sep 2024 20:39 Ref # 6.4  09 Sep 2024 20:40 Ref # 6.4			

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 20:40 Ref # 6.4  09 Sep 2024 20:40 Ref # 6.4  09 Sep 2024 20:40 Ref # 6.4			
 09 Sep 2024 20:40 Ref # 6.4  09 Sep 2024 20:40 Ref # 6.4  09 Sep 2024 20:40 Ref # 6.4			
 09 Sep 2024 20:40 Ref # 6.4  09 Sep 2024 20:41 Ref # 6.4  09 Sep 2024 20:41 Ref # 6.4			
 09 Sep 2024 20:41 Ref # 6.4  09 Sep 2024 20:41 Ref # 6.4  09 Sep 2024 20:41 Ref # 6.4			

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 20:41 Ref # 6.4  10 Sep 2024 11:15 Ref # 6.4			
6.5	Heating	White metal ornate patterned radiator	Light dirt and discoloration to front; otherwise appears in good condition
 10 Sep 2024 11:12 Ref # 6.5  10 Sep 2024 11:12 Ref # 6.5			
6.6	Switches / Sockets	White plastic: Three Double light switches Single light switch Two fuse switches 4 double plug sockets	Light switches in good working order Fuse switches and sockets appear in good condition
 10 Sep 2024 11:13 Ref # 6.6  10 Sep 2024 11:13 Ref # 6.6  10 Sep 2024 11:13 Ref # 6.6			
 10 Sep 2024 11:13 Ref # 6.6  10 Sep 2024 11:13 Ref # 6.6  10 Sep 2024 11:13 Ref # 6.6			

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
 Ref # 6.6  Ref # 6.6  Ref # 6.6			
 Ref # 6.6			
6.7	Flooring	Light brown stone tiling with light brown grouting	In a good condition with signs of use and minor defects in places
 Ref # 6.7  Ref # 6.7  Ref # 6.7			
6.8	Furnishings	White wooden wall mounted units with four Brown wicker baskets with off-white material insects and 6 black metal hooks to bottom White wooden shoe rack with five compartments and one shelf	A good condition intact; minus signs of use; dirt to Interiors of with the inserts; items left in middle left-hand side insert; three keys to gym room hanging on hook Intact; signs of use; light marking throughout; chipping to leading edges

6. ENTRANCE HALL (CONT.)			
Ref	Name	Description	Condition
6.8	Ref # 6.8	 10 Sep 2024 11:16	Ref # 6.8
		 10 Sep 2024 11:16	
		 10 Sep 2024 11:16	
		 10 Sep 2024 11:16	
		 10 Sep 2024 11:16	
		 10 Sep 2024 11:16	
		 10 Sep 2024 11:17	
		 10 Sep 2024 11:17	
		 10 Sep 2024 11:17	
6.9	Additional items	2 Off white plastic warm up heating controls Black and brown material and black rubber entry mat	Very minor dust / residue to tops; tested for power; appear good condition Signs of use but in a reasonable condition

6. ENTRANCE HALL (CONT.)

Ref	Name	Description	Condition
		 10 Sep 2024 11:11 Ref # 6.9	

7. RECEPTION ROOM 1



09 Sep 2024 16:22

Ref #7



09 Sep 2024 16:22

Ref #7



09 Sep 2024 16:23

Ref #7



09 Sep 2024 16:23

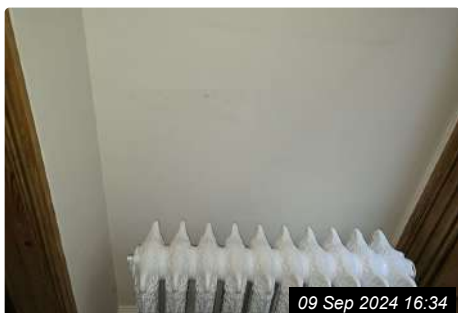
Ref #7

Ref	Name	Description	Condition
7.1 📷	Door/ Frame/ Threshold	Door: Brown wooden four panel door with Gray metal furniture including: two handles and two mortice lock covers Reverse: to match Frame: White painted wooden frame; grey metal strike plate Threshold: grey metal transverse strip	Door: Signs of age; surface damage to left hand side up a panel and to middle of door some marking and pitting to exterior and interior; handles and lock covers in very good condition In working order Frame: in good condition; painted over defects Threshold: lifted from room flooring; slightly bent in places; condition consistent with use

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
Ref # 7.1			09 Sep 2024 17:18
			09 Sep 2024 17:18
			09 Sep 2024 17:18
			09 Sep 2024 17:18
			09 Sep 2024 17:18
			09 Sep 2024 17:18
			09 Sep 2024 17:18
			09 Sep 2024 17:19
			09 Sep 2024 17:19
			09 Sep 2024 17:19

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
7.2 	Window(s) / Sill	Window 1: Brown wooden frame sash window with two cleared glass panes and two Chrome Effect metal locks and handles; Brown wooden reveals to match Shutter 1: Brown wooden folding shutter with dark metal furniture; with wooden panelling below Window 2: Brown wooden frame sash window with two cleared glass panes and two Chrome Effect metal locks and handles; Brown wooden reveals to match Shutter 2: Brown wooden folding shutter with dark metal furniture; with wooden panelling below	Window 1: in good condition with some dirt to pains and Cobbs webbing to middle right-hand side; in working order Shutter 1: right hand side shatter does not shut properly; signs of age and use deep gouging to top of wooden panel at bottom generally indents scratches repair holes and where two surface Window 2: working order; signs of age; dirt and marking to window pain interior in places; window frame has damaged to lower right hand side Shutters 2: Shutters in working order; do not stay in alcoves when open
 09 Sep 2024 16:27 Ref # 7.2  09 Sep 2024 16:27 Ref # 7.2  09 Sep 2024 16:28 Ref # 7.2			
 09 Sep 2024 16:28 Ref # 7.2  09 Sep 2024 16:28 Ref # 7.2  10 Sep 2024 12:21 Ref # 7.2			
 10 Sep 2024 12:21 Ref # 7.2  10 Sep 2024 12:21 Ref # 7.2  10 Sep 2024 12:21 Ref # 7.2			

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
7.2	Reception Room 1	 10 Sep 2024 12:21	In good condition; section of wall above window to left hand side
		 10 Sep 2024 12:21	
		 10 Sep 2024 12:21	
		 10 Sep 2024 12:21	
		 10 Sep 2024 12:22	
		 10 Sep 2024 12:22	
		 10 Sep 2024 12:22	
		 10 Sep 2024 12:22	
		 10 Sep 2024 12:22	
		 10 Sep 2024 12:22	
		 10 Sep 2024 12:22	
		 10 Sep 2024 12:22	
7.3	Ceiling	Smooth white painted with ornate coving and moulding to center	In good condition; section of coving missing above window to left hand side

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
 Ref # 7.3			
7.4 	Lighting	Large black metal and dark brown wooden chandelier to center 4 inset spotlights with white plastic surrounds	Chandelier is not working; appears intact Spotlights in good working order other than right hand side upon entry not working
 Ref # 7.4  Ref # 7.4  Ref # 7.4			
7.5 	Walls / Skirting	Smooth white painted walls High profile white wooden skirting Grey metal and black plastic door stop	Left hand side wall: marking to mid level; single protruding nail to mid-level left hand side; four nails protruding to mid-level to right hand side; cracking to left hand side of ornate radiator with surface damage Far wall: cracking to right hand side of window reveal; Mark to mid-level right hand side of window Right hand side wall: marking to low level; crack to left hand side; screw protruding to Middle upper level; marking above fireplace mid to high level
 Ref # 7.5  Ref # 7.5  Ref # 7.5			

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 16:34 Ref # 7.5  09 Sep 2024 16:35 Ref # 7.5  09 Sep 2024 16:35 Ref # 7.5			
 09 Sep 2024 16:35 Ref # 7.5  09 Sep 2024 17:19 Ref # 7.5  09 Sep 2024 17:19 Ref # 7.5			
 09 Sep 2024 17:19 Ref # 7.5  09 Sep 2024 17:19 Ref # 7.5  09 Sep 2024 17:19 Ref # 7.5			
 09 Sep 2024 17:19 Ref # 7.5  09 Sep 2024 17:20 Ref # 7.5  09 Sep 2024 17:20 Ref # 7.5			

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:19 Ref # 7.5			
7.6	Heating	White metal ornate radiator White metal panel radiator	Untested Both appear in good condition
 09 Sep 2024 16:27 Ref # 7.6  09 Sep 2024 16:27 Ref # 7.6			
7.7	Switches / Sockets	White plastic double switch Five white plastic double sockets Grey metal and black plastic double socket	Switch in working order Sockets untested; appear in good condition
 10 Sep 2024 12:18 Ref # 7.7  10 Sep 2024 12:18 Ref # 7.7  10 Sep 2024 12:18 Ref # 7.7			
 10 Sep 2024 12:18 Ref # 7.7  10 Sep 2024 12:19 Ref # 7.7			

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
7.8 	Flooring	Brown wooden floorboards	Intact; where to traffic areas especially edges; signs of age
 10 Sep 2024 12:19 Ref # 7.8  10 Sep 2024 12:19 Ref # 7.8  10 Sep 2024 12:19 Ref # 7.8  10 Sep 2024 12:19 Ref # 7.8			
7.9 	Fireplace	Brown wooden surround and mantle; interior is brickwork; Hearth is Black Stone fire basket is grey metal withdraw to bottom and contains black charcoal	Untested Appears in good condition consistent with use and age; dents and holes to Mantle; where two surface of surround; residue to rear of fibre basket; minor debris to hearth; surface scratches to near right hand side of hearth Black plastic New – Flame remote on top of mantle
 09 Sep 2024 16:29 Ref # 7.9  09 Sep 2024 16:29 Ref # 7.9  09 Sep 2024 16:29 Ref # 7.9			

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 16:29 Ref # 7.9  09 Sep 2024 16:29 Ref # 7.9  09 Sep 2024 16:29 Ref # 7.9			
 09 Sep 2024 16:30 Ref # 7.9			
7.10 	Furnishings	Seating: Brown leather effect sofa with brown wooden legs Tables: brushed brass circular framed two-part coffee table with clear glass tops Units: Brown wooden unit with single shelf Four part unit; Brown wooden with 15 shelves and three cupboards with six doors and six brass knobs Cupboards contain one shelf Ladder: Brown wooden book ladder	Seating: is in a good condition with some signs of use Tables: in very good condition; in good clean order Units: signs of age; good condition consistent with use Minor surface damage and marking in areas; pin protruding to right-hand side nearest to door frame; you white plastic utility box in left-hand side cupboard appears to have broken wires; various items inside left hand side and right-hand side cupboard; unable to inspect middle cupboard due to ladder position Ladder: heavy signs of age; where to surface; appears intact; condition consistent with use
 09 Sep 2024 16:25 Ref # 7.10  09 Sep 2024 16:26 Ref # 7.10  09 Sep 2024 16:26 Ref # 7.10			

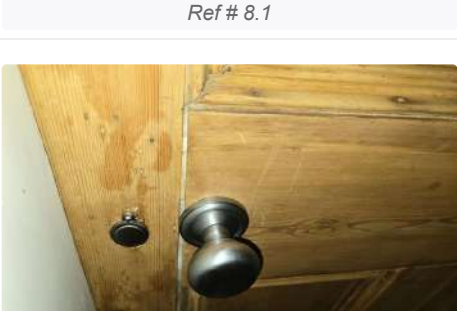
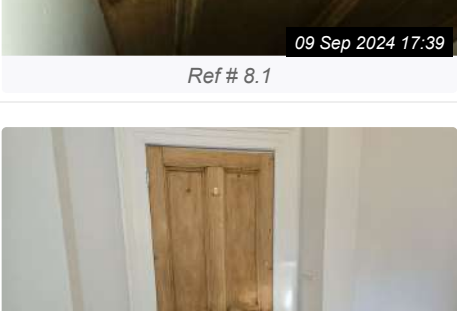
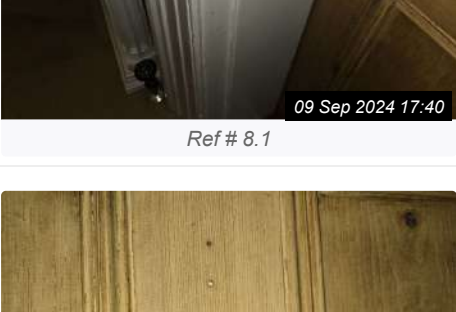
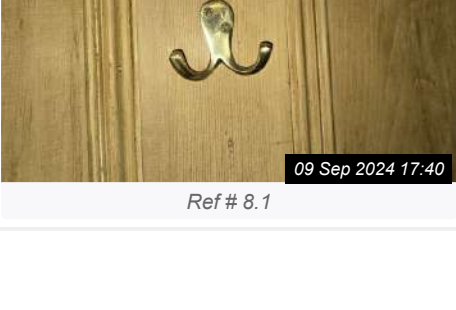
7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
Ref # 7.10			09 Sep 2024 16:26
			09 Sep 2024 16:30
			09 Sep 2024 16:30
			09 Sep 2024 16:30
			09 Sep 2024 16:30
			09 Sep 2024 16:30
			09 Sep 2024 16:31
			09 Sep 2024 16:31
			09 Sep 2024 16:31
			09 Sep 2024 16:31
			09 Sep 2024 16:32
			09 Sep 2024 16:33

7. RECEPTION ROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 16:33 Ref # 7.10			
7.11	Additional items	White plastic internet modem White plastic wrapped item Brown wooden board; assumed shelving Turquoise booklet and doorbell with cardboard box Three Yale style keys and one white whistle key ring and one Gray metal anchor keyring	Tested for power Unknown item Appears intact Doorbell appears new; cardboard box is empty; blue folder contains manuals
 09 Sep 2024 16:24 Ref # 7.11  09 Sep 2024 16:25 Ref # 7.11  09 Sep 2024 16:25 Ref # 7.11  09 Sep 2024 16:25 Ref # 7.11  09 Sep 2024 16:25 Ref # 7.11  09 Sep 2024 16:26 Ref # 7.11			

8. RECEPTION ROOM 2



Ref	Name	Description	Condition
8.1 📷	Door/ Frame/ Threshold	Door: Brown wooden four panel door with Gray metal furniture including: two handles and two mortice lock covers Reverse: to match; brass double hook to top Frame: White painted wooden frame Threshold: grey metal transverse strip	Door: Signs of age and use; repaired Square to left hand side; pinholes to mid-level Centre; discoloration to mid-level left-hand side; door handle and lock cover in good condition; all in working order Reverse: filled holes to top; and surface damage to upper hand side; small area of damage to Middle; line scratch to left hand side middle; minor marking and discoloration throughout Frame: exterior is in generally good clean condition with chip to lower right hand side and minor chipping to lower left hand side; painted over defects Interior: chip to Upper right-hand side; chip near bottom of strike plate fitting area; strike plate not present

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
Ref # 8.1	09 Sep 2024 17:39		
			
			
			
			
			
			
			

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
Ref # 8.1			 09 Sep 2024 17:40
			 09 Sep 2024 17:40
			 09 Sep 2024 17:40
			 09 Sep 2024 17:41
			 09 Sep 2024 17:41
			 09 Sep 2024 17:41

8. RECEPTION ROOM 2 (CONT.)

Ref	Name	Description	Condition
8.2 	Window(s) / Sill	Left hand side wall: Window 1: White wooden framed sash window with two cleared glass panes and two Chrome Effect metal locks and handles; White wooden reveals to match Shutter 1: White wooden folding shutter with dark metal furniture; with white wooden panelling below Window 2: White wooden framed sash window with two cleared glass panes and two Chrome Effect metal locks and handles; White wooden reveals to match Shutter 2: White wooden folding shutter with dark metal furniture; with white wooden panelling below Window 3: White wooden framed sash window with two cleared glass panes and two Chrome Effect metal locks and handles; White wooden reveals to match Shutter 3: White wooden folding shutter with dark metal furniture; with white wooden panelling below Far wall: Window 4: white wooden framed sash window with 2 Clare glass paints and two chroma effects metal locks and handles; Sill 4: White painted wooden sill Blind 4: Grey material roller blind with grey metal beaded cord Window 5: white wooden framed sash window with 2 Clare glass paints and two chroma effects metal locks and handles; Sill 5: White painted wooden sill Blind 5: grey material roller blind with grey metal beaded cord	All windows in good condition for age and use; Some cobwebs present in places; painted over defects; Signs of age; Dirt to pane exteriors; Some light surface damage in areas



8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
Ref # 8.2	Ref # 8.2	Ref # 8.2	 09 Sep 2024 17:23
			 09 Sep 2024 17:24
			 09 Sep 2024 17:24
			 09 Sep 2024 17:24
			 09 Sep 2024 17:24
			 09 Sep 2024 17:24
			 09 Sep 2024 17:24
			 09 Sep 2024 17:25
			 09 Sep 2024 17:25
			 09 Sep 2024 17:25
			 09 Sep 2024 17:25
			 09 Sep 2024 17:25

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 17:25 Ref # 8.2  09 Sep 2024 17:25 Ref # 8.2  09 Sep 2024 17:25 Ref # 8.2			
 09 Sep 2024 17:25 Ref # 8.2  09 Sep 2024 17:25 Ref # 8.2  09 Sep 2024 17:26 Ref # 8.2			
 09 Sep 2024 17:26 Ref # 8.2  09 Sep 2024 17:26 Ref # 8.2  09 Sep 2024 17:27 Ref # 8.2			
 09 Sep 2024 17:27 Ref # 8.2  09 Sep 2024 17:27 Ref # 8.2  09 Sep 2024 17:27 Ref # 8.2			

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 17:27 Ref # 8.2  09 Sep 2024 17:27 Ref # 8.2  09 Sep 2024 17:27 Ref # 8.2			
 09 Sep 2024 17:28 Ref # 8.2  09 Sep 2024 17:28 Ref # 8.2  09 Sep 2024 17:28 Ref # 8.2			
 09 Sep 2024 17:28 Ref # 8.2  09 Sep 2024 17:28 Ref # 8.2  09 Sep 2024 17:28 Ref # 8.2			
 09 Sep 2024 17:28 Ref # 8.2  09 Sep 2024 17:28 Ref # 8.2  10 Sep 2024 00:32 Ref # 8.2			
8.3	Ceiling	Smooth white painted with ornate coving and three circular ceiling moulds	All in very good condition semicolon cracking two bottom of coving to Upper right hand side of window 4
8.4	Lighting	Three clear glass ornate chandeliers with 8 bulbs and Chrome Effect chain and ceiling rose	All are intact; All are in good clean condition All are in good working order

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
	Ref # 8.4		
	Ref # 8.4		
	Ref # 8.4		

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
8.5 	Walls / Skirting	Smooth white painted walls High profile white painted wooden skirting	Generally in good condition Left hand side wall: White plastic air brick to lower left-hand side; Painted cover to upper right-hand side Far wall: Cracking to upper level to right hand side of window 4; Minor marking to lower right hand side of sill 4; Light marking to lower levels places; Crack to Upper and lower left-hand side of window 5 Right hand side wall: Light cracking to join with bottom of coving Rear wall: marking and light discolouration to protruding part of wall to left hand side upon entry; Minor light marking to low level; Marking mid to upper level above fireplace with two protruding screws Skirting: generally in good condition with painted over defects Gap with flooring in places; Cracking to top and join to bottom right hand side of window 4; Marking to lower left-hand side of window 5; Peeling/damage to paint to lower left-hand side of kitchen entrance frame; Damage to bottom, to the right-hand side of kitchen entrance frame; Chipping to corners to right hand side of entrance; Cracking to join with fireplace right hand side
 09 Sep 2024 17:36 Ref # 8.5  09 Sep 2024 17:36 Ref # 8.5  09 Sep 2024 17:36 Ref # 8.5  09 Sep 2024 17:36 Ref # 8.5  09 Sep 2024 17:36 Ref # 8.5  09 Sep 2024 17:37 Ref # 8.5			

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
	Ref # 8.5	 09 Sep 2024 17:38	Ref # 8.5
		 09 Sep 2024 17:38	
		 09 Sep 2024 17:38	
		 09 Sep 2024 17:38	
		 09 Sep 2024 17:38	
		 09 Sep 2024 17:39	
8.6 	Heating	Three white metal column radiators to far wall	All appear in good condition Untested Signs of age Minor chipping to surface of left hand side radiator
	Ref # 8.6	 09 Sep 2024 17:32	Ref # 8.6
		 09 Sep 2024 17:32	
		 09 Sep 2024 17:32	
8.7 	Switches / Sockets	White plastic: Triple dimmer switch Triple light switch 8 Double sockets 2 Grey metal and white plastic floor mounted sockets	In good working order Untested; appear in good condition

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
8.7	Ref # 8.7	 09 Sep 2024 17:33	Ref # 8.7
		 09 Sep 2024 17:33	
		 09 Sep 2024 17:34	
		 09 Sep 2024 17:34	
		 09 Sep 2024 17:34	
		 09 Sep 2024 17:34	
		 09 Sep 2024 17:34	
		 09 Sep 2024 17:34	
		 09 Sep 2024 17:34	
		 09 Sep 2024 17:35	
8.8 	Flooring	Brown wooden floorboards	Surface where two traffic areas; Some surface scratching and chipping Signs of age and use

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 17:35 Ref # 8.8  09 Sep 2024 17:35 Ref # 8.8  09 Sep 2024 17:35 Ref # 8.8  09 Sep 2024 17:35 Ref # 8.8  09 Sep 2024 17:35 Ref # 8.8  09 Sep 2024 17:35 Ref # 8.8			
8.9	Additional items	Brown ceramic vase with brown sticks inside Turquoise exterior metal box with numerals "1768"; interior is brown metal Gold effect metal and clear glass ornate decanter White plastic: Utility cover with two grey metal ports and two shutter ports Utility cover with single grey metal Port 2 White plastic cover with black interior cable ties	Two cracks two stem of vase In working order; Patches of surface wear to exterior Dirt to interior; Signs of age Intact; appears in good condition Pitting and surface wear to metal parts in places Untested; all appear in good condition White plastic utility insert to right hand side of first cover
 09 Sep 2024 17:48 Ref # 8.9  09 Sep 2024 17:48 Ref # 8.9  09 Sep 2024 17:48 Ref # 8.9			

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
8.9	Ref # 8.9	 09 Sep 2024 17:48	Ref # 8.9
		 09 Sep 2024 17:48	
		 09 Sep 2024 17:49	
8.10	Furnishings	 09 Sep 2024 22:24	Ref # 8.9
		 09 Sep 2024 22:24	
8.10	Furnishings	Brown wooden TV unit Cupboard with single door to left-hand side One shelf to middle contains: Two drawers to the right-hand side 2 Brown material Chesterfield style chaise lounges with brown wooden legs 2 Dark brown wooden footstool with colourful decorated cushion top Brown wooden table top with chrome Effect metal base and off-white doily to top 2 Small light brown wooden folding tables 2 Grey material electric sofas with chroma effect metal legs Small black wooden folding table	Good condition consistent with use; Black plastic remote and grey metal brown cord and brown stone item to top contains: Black plastic utility box; Black plastic remote control; White plastic four plug extension lead with two items plugged in; One white apple USB charger Contains: One grey and black plastic remote One black plastic "Sky" Box; Two black plastic remote Contains: Various entertainment items Intact; minor marking to seats; fire label not seen Table is intact and in a good condition; doily has very minor signs of use Both stools are in very good condition; fire label not seen Good condition; taller table has brown cord tied to left-hand side leg In very good condition Minor smudging two chrome parts Tested for power Fire labels present Intact; chipping to surface throughout

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
Ref # 8.10		 09 Sep 2024 17:42	 09 Sep 2024 17:42
		 09 Sep 2024 17:42	
Ref # 8.10		 09 Sep 2024 17:42	 09 Sep 2024 17:42
		 09 Sep 2024 17:42	
Ref # 8.10		 09 Sep 2024 17:43	 09 Sep 2024 17:43
		 09 Sep 2024 17:43	
Ref # 8.10		 09 Sep 2024 17:43	 09 Sep 2024 17:43
		 09 Sep 2024 17:43	

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
Ref # 8.10	09 Sep 2024 17:44		
			
			
Ref # 8.10	09 Sep 2024 17:45		
			
			
Ref # 8.10	09 Sep 2024 17:46		
			
			

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
Ref # 8.10			 09 Sep 2024 17:46
			 09 Sep 2024 17:46
			 09 Sep 2024 17:47
			 09 Sep 2024 17:47
			 09 Sep 2024 17:47
			 09 Sep 2024 17:47
			 09 Sep 2024 17:47
			 09 Sep 2024 17:47
			 09 Sep 2024 17:47
			 09 Sep 2024 17:47

8. RECEPTION ROOM 2 (CONT.)			
Ref	Name	Description	Condition
8.11 📷	Fireplace	Brown wooden mantle and surround; black stone inner surround and hearth with clear glass pane to top; cement and exposed brick interior; black metal fire basket with draw to bottom Black metal framed with matching mesh fireguard Black metal four part fire utensil set and stand oh	Generally in a good condition Mantal As signs of age; wear to tops: heavy wear/ chipping / light damage to bottom left and right hand sides Interior condition is consistent with use; some debris to base Residue to rear of fibre basket Fireguard is intact; small scratch to right hand side of Center panel; minus signs of use All present and in working order; some white residue to tool ends



8. RECEPTION ROOM 2 (CONT.)

Ref	Name	Description	Condition
		 09 Sep 2024 17:50 Ref # 8.11	
		 09 Sep 2024 17:50 Ref # 8.11	
		 09 Sep 2024 17:50 Ref # 8.11	

9. KITCHEN

 09 Sep 2024 17:53 Ref #9	 09 Sep 2024 17:53 Ref #9
 09 Sep 2024 17:54 Ref #9	 09 Sep 2024 17:54 Ref #9

Ref	Name	Description	Condition
9.1 📷	Door/ Frame/ Threshold	Large white painted wooden frame Brown wooden transverse strip	Some marking mid to low level semicolon cracking two interior right and left-hand side and right hand side exterior Consistent with use

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
9.2 	Window(s) / Sill	Window 1: Brown wooden frame sash window with two cleared glass panes and two Chrome Effect metal locks and handles; Brown wooden reveals to match Shutter 1: Brown wooden folding shutter with dark metal furniture; with wooden panelling below Window 2: Brown wooden frame sash window with two cleared glass panes and two Chrome Effect metal locks and handles; Brown wooden reveals to match Shutter 2: Brown wooden folding shutter with dark metal furniture; with wooden panelling below Window 3: Brown wooden frame sash window with two cleared glass panes and two Chrome Effect metal locks and handles; Brown wooden reveals to match Shutter 3: Brown wooden folding shutter with dark metal furniture; with wooden panelling below 4 black plastic and grey metal keys	 10 Sep 2024 11:25 Ref # 9.1
			 10 Sep 2024 11:25 Ref # 9.1
			 10 Sep 2024 11:42 Ref # 9.1
			 10 Sep 2024 11:42 Ref # 9.1
			 10 Sep 2024 11:43 Ref # 9.1
			 10 Sep 2024 11:43 Ref # 9.1

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:39 Ref # 9.2			
 10 Sep 2024 11:39 Ref # 9.2			
 10 Sep 2024 11:39 Ref # 9.2			
 10 Sep 2024 11:39 Ref # 9.2			
 10 Sep 2024 11:39 Ref # 9.2			
 10 Sep 2024 11:41 Ref # 9.2			
 10 Sep 2024 11:41 Ref # 9.2			
 10 Sep 2024 11:41 Ref # 9.2			
 10 Sep 2024 11:41 Ref # 9.2			
 10 Sep 2024 11:41 Ref # 9.2			
 10 Sep 2024 11:41 Ref # 9.2			
 10 Sep 2024 11:41 Ref # 9.2			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:41 Ref # 9.2  10 Sep 2024 11:41 Ref # 9.2  10 Sep 2024 11:41 Ref # 9.2			
 10 Sep 2024 11:42 Ref # 9.2  10 Sep 2024 11:42 Ref # 9.2  10 Sep 2024 11:42 Ref # 9.2			
9.3	Ceiling	Smooth white painted with ornate coving	In a good condition with minor cracking two far left hand side
 10 Sep 2024 11:45 Ref # 9.3  10 Sep 2024 11:45 Ref # 9.3  10 Sep 2024 11:45 Ref # 9.3			
 10 Sep 2024 11:45 Ref # 9.3  10 Sep 2024 11:55 Ref # 9.3			

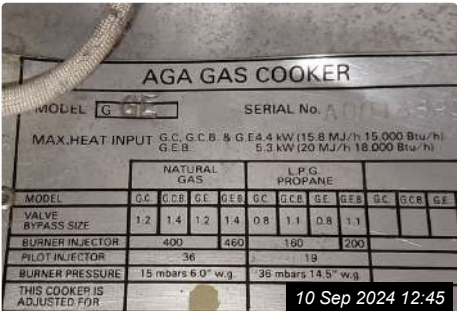
9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
9.4 	Lighting	5 Light brown glass and grey composite shades with black wire cords and ceiling roses	In good working order other than one spotlight to left-hand side on entry not working
		Five insets spot lights with white plastic surrounds	Dust to glass shades of Central hanging light fittings
		2 Under unit strip lights	
		Unknown lighting above window frames	
 10 Sep 2024 11:46 Ref # 9.4  10 Sep 2024 11:46 Ref # 9.4  10 Sep 2024 11:56 Ref # 9.4			
 10 Sep 2024 11:56 Ref # 9.4  10 Sep 2024 11:56 Ref # 9.4			
9.5 	Walls / Skirting	Smooth off white painted walls glass with tinted mirror panels to Middle left-hand side walls	Some minor smudging to mirrored parts
			Drip marking and marking around cooking area Marking to lower levels right hand side upon entry
Skirting is chipped to top; painted over defects			
 10 Sep 2024 11:48 Ref # 9.5  10 Sep 2024 11:48 Ref # 9.5  10 Sep 2024 11:48 Ref # 9.5			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:49 Ref # 9.5  10 Sep 2024 11:50 Ref # 9.5  10 Sep 2024 11:50 Ref # 9.5			
9.6	Switches / Sockets	White plastic: Quadruple dimmer switch Single fuse switch 4 Double sockets 2 grey metal and black plastic double sockets	In working order Sockets untested
 10 Sep 2024 11:50 Ref # 9.6  10 Sep 2024 11:50 Ref # 9.6  10 Sep 2024 11:50 Ref # 9.6			
 10 Sep 2024 11:50 Ref # 9.6  10 Sep 2024 11:50 Ref # 9.6  10 Sep 2024 11:50 Ref # 9.6			
 10 Sep 2024 11:50 Ref # 9.6  10 Sep 2024 11:51 Ref # 9.6  10 Sep 2024 11:51 Ref # 9.6			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
9.7 	Flooring	Grey patterned square tiles with grey grout	Good condition with some surface Ware and minor debris; intact
 10 Sep 2024 11:52 Ref # 9.7  10 Sep 2024 11:52 Ref # 9.7  10 Sep 2024 11:52 Ref # 9.7			
 10 Sep 2024 11:52 Ref # 9.7			
9.8 	Work tops	Grey marble worktops Grey marble worktop to center Island Two brass Yale keys	All in a good condition;; intact: island has residue and marking throughout Two plastic items on left hand side worktop
 10 Sep 2024 11:54 Ref # 9.8  10 Sep 2024 11:54 Ref # 9.8  10 Sep 2024 11:54 Ref # 9.8			
 10 Sep 2024 11:55 Ref # 9.8			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
9.9 📷	Sink	Grey metal two-part sink with two square drain catches and chroma effect metal mixer tap and spout	In good working order; mostly clean; lime scale too tap about
 10 Sep 2024 11:56  10 Sep 2024 11:56  10 Sep 2024 11:56 Ref # 9.9 Ref # 9.9 Ref # 9.9			
 10 Sep 2024 11:56  10 Sep 2024 11:56  10 Sep 2024 11:57 Ref # 9.9 Ref # 9.9 Ref # 9.9			
9.10 📷	Extractor hood	Grey metal and black plastic cover with four part filter and two lights	Clean; in good working order
 10 Sep 2024 11:58  10 Sep 2024 11:58  10 Sep 2024 11:58 Ref # 9.10 Ref # 9.10 Ref # 9.10			
9.11 📷	Aga	Cream and black metal/ ceramic with Chrome Effect metal handrails and grey metal cover to top left hand side Black metal flue to rear Two grey and black metal hob covers Five doors to front Grey metal interiors with two grey metal wire shelves to right hand side	Wear to top; signs of use to interior compartments; untested; appears in working order Denting to hob covers; surface damage to door handles

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:59 Ref # 9.11  10 Sep 2024 12:00 Ref # 9.11  10 Sep 2024 12:00 Ref # 9.11			
 10 Sep 2024 12:00 Ref # 9.11  10 Sep 2024 12:00 Ref # 9.11  10 Sep 2024 12:00 Ref # 9.11			
 10 Sep 2024 12:00 Ref # 9.11  10 Sep 2024 12:00 Ref # 9.11  10 Sep 2024 12:00 Ref # 9.11			
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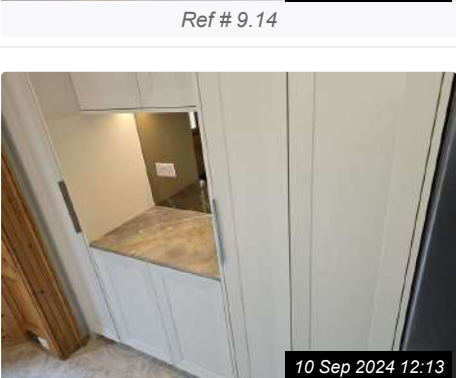
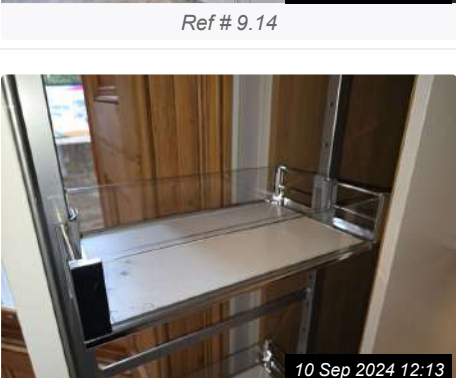
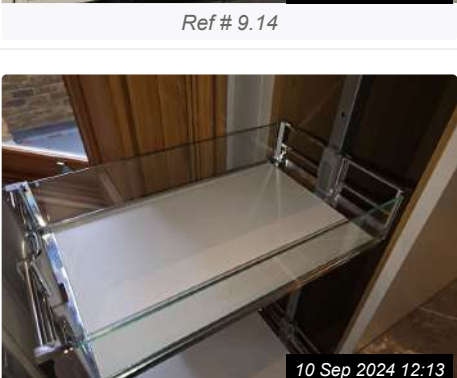
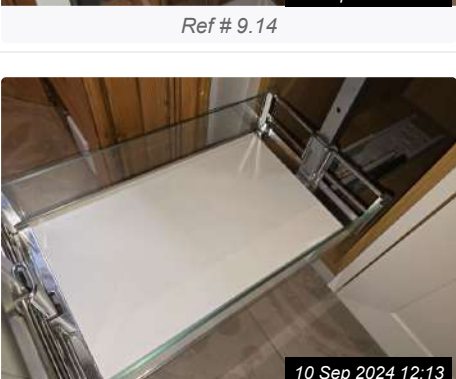
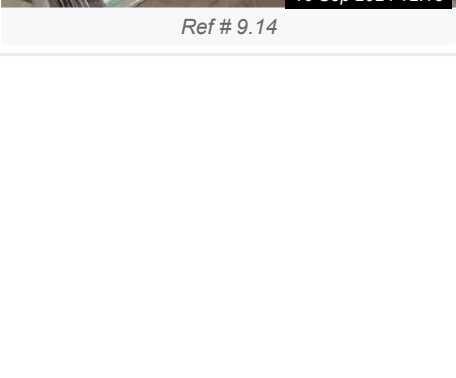
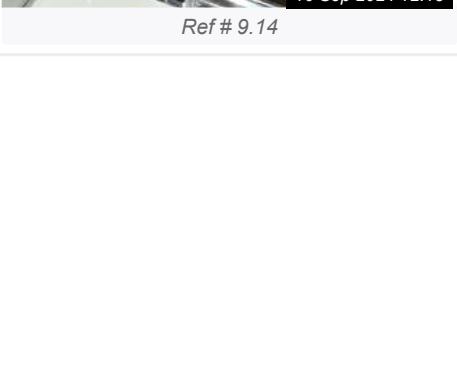
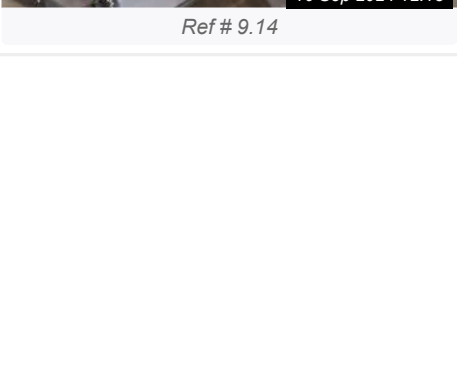
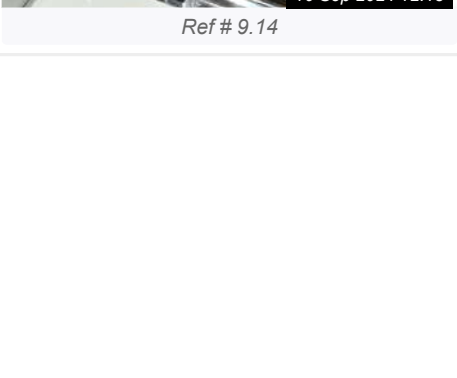
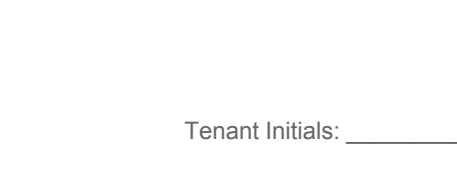
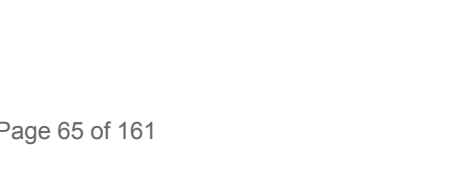
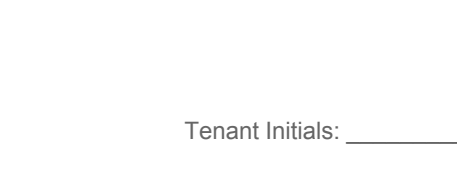
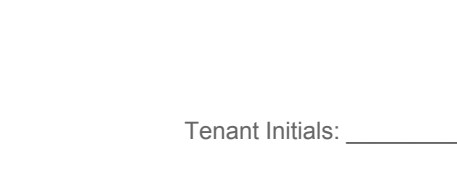
9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:01 Ref # 9.11  10 Sep 2024 12:01 Ref # 9.11  10 Sep 2024 12:30 Ref # 9.11			
 10 Sep 2024 12:30 Ref # 9.11  10 Sep 2024 12:30 Ref # 9.11  10 Sep 2024 12:45 Ref # 9.11			
 10 Sep 2024 12:49 Ref # 9.11			
9.12 	Fridge/ freezer	Grey black and clear plastic "Samsung" with water dispenser Freezer interior left: 5 white plastic shelves two door; Body contains four clear glass and white plastic shelves and one clear and white plastic drawer Fridge interior right: The door has four white plastic shelves, which has a clear plastic cover; water dispenser mechanism to middle Body contains five clear glass and white plastic shelves and to clear and white plastic drawers	Not cleaned to a professional standard In working order Items left to fridge interior Dirt and residue two bottom draw of fridge Damage to Upper level of fridge door handle

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:02 Ref # 9.12			
 10 Sep 2024 12:02 Ref # 9.12			
 10 Sep 2024 12:02 Ref # 9.12			
 10 Sep 2024 12:02 Ref # 9.12			
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 10 Sep 2024 12:02 Ref # 9.12			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:02  10 Sep 2024 12:03  10 Sep 2024 12:03 Ref # 9.12 Ref # 9.12 Ref # 9.12			
9.13	Dish washer	"Miele" with grey metal interior and two grey metal and plastic wire trays unit door front to exterior	Domestically clean; slight odour; tested for power
9.14	Units	White laminate units with grey metal handles and brown wood effect interiors Left hand side wall: Upper- Oneself to left-hand side: one open fronted section to Middle; Three push to open cupboards with brown wood effect interiors; lower right-hand side cupboard contains one shelf Lower- open fronted storage section two left hand side Three drawers with brown wood effect interiors Centre Island: Left hand side - one pull out draw with grey metal frame and for light grey plastic bins Pull out draw with various clear plastic brown wooden and grey metal wire storage Single push to open with brown wood effect interior and one single and one double white plastic socket Right hand side - double door covered with brown wood effect interior and one shelf Right hand side wall: Pull out unit with five clear and opaque glass and chrome effect metal trays and grey metal frame Two door push to open unit with two shelves Two door pushed to open unit with single shelf Pull out unit with five clear and opaque glass and chrome effect metal trays and grey metal frame Shallow unit with seven shelves Two door push to open unit with single shelf and seven single white plastic fuse switches	In a good condition with some minor signs of use Some dust to door exterias and light marking two door interiors Damage to right hand side interior bottom of under sink unit; drain rods present Debris to interior of pull out drawers with multiple shelves Light debris to interior of shallow shelves Light bulbs left to top left hand of unit above fridge freezer

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:04 Ref # 9.14  10 Sep 2024 12:04 Ref # 9.14  10 Sep 2024 12:04 Ref # 9.14			
 10 Sep 2024 12:05 Ref # 9.14  10 Sep 2024 12:05 Ref # 9.14  10 Sep 2024 12:05 Ref # 9.14			
 10 Sep 2024 12:05 Ref # 9.14  10 Sep 2024 12:05 Ref # 9.14  10 Sep 2024 12:06 Ref # 9.14			
 10 Sep 2024 12:06 Ref # 9.14  10 Sep 2024 12:10 Ref # 9.14  10 Sep 2024 12:10 Ref # 9.14			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:10 Ref # 9.14  10 Sep 2024 12:10 Ref # 9.14  10 Sep 2024 12:10 Ref # 9.14			
 10 Sep 2024 12:10 Ref # 9.14  10 Sep 2024 12:10 Ref # 9.14  10 Sep 2024 12:11 Ref # 9.14			
 10 Sep 2024 12:11 Ref # 9.14  10 Sep 2024 12:11 Ref # 9.14  10 Sep 2024 12:11 Ref # 9.14			
 10 Sep 2024 12:12 Ref # 9.14  10 Sep 2024 12:12 Ref # 9.14  10 Sep 2024 12:12 Ref # 9.14			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
Ref # 9.14	10 Sep 2024 12:12		
			
			
			
			
			
			
			
			
			
			
			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
Ref # 9.14			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:14
			 10 Sep 2024 12:15
			 10 Sep 2024 12:15

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
9.14	Ref # 9.14	10 Sep 2024 12:15	
			
			
			
			
			
			
9.15	Additional items	Off-white plastic warm-up thermostatic control Brown plastic dustpan and brush White plastic electrical cover	Tested for power; appears in good condition Signs of use Condition consistent with use
9.15	Ref # 9.15	10 Sep 2024 12:16	
			
			

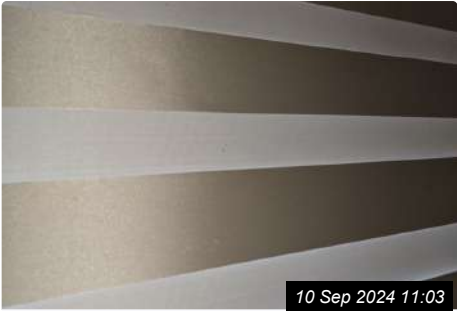
9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:17 Ref # 9.15			
9.16	Small appliances	Grey metal and clear and black glass AEG microwave with grey metal interior and clear glass rotating plate Grey and black metal, clear glass and black plastic wine fridge with brown wooden shelves	Tested for power; signs of use; appears in good clean condition Tested for power; dust top of door; in good condition
 10 Sep 2024 12:07 Ref # 9.16  10 Sep 2024 12:07 Ref # 9.16  10 Sep 2024 12:07 Ref # 9.16			
 10 Sep 2024 12:08 Ref # 9.16  10 Sep 2024 12:08 Ref # 9.16  10 Sep 2024 12:08 Ref # 9.16			
 10 Sep 2024 12:08 Ref # 9.16  10 Sep 2024 12:08 Ref # 9.16  10 Sep 2024 12:08 Ref # 9.16			

10. WATER CLOSET



Ref	Name	Description	Condition
10.1 📷	Door/ Frame/ Threshold	Door: White wooden four panel door with grey metal furniture including: two handles and thumbtwist lock Frame: White painted wooden frame; two grey metal strike plate Threshold: grey metal transverse strip	Good condition with minor surface damage to closing hedge upper level Some marking to interior left-hand side Minor Mark mid-level right hand side; otherwise in good condition; some cracking to bottom of lower strike plate Condition consistent with use



10. WATER CLOSET (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:01 Ref # 10.1  10 Sep 2024 11:01 Ref # 10.1			
10.2	Window(s) / Sill	White wooden framed sash window; four cleared glass panes; one chrome effect lock and two handles White painted wooden sill Grey and clear mesh roller blind with white plastic and white plastic beaded cord	Window is in good working order with some watermarks and to panes; dust and paint cracking to middle of sash window frame and dust to tops of handles Generally good condition with minor marking throughout and one chip two left-hand side of leading edge Minor dirt to blind and plastic and piece No cord present
 10 Sep 2024 11:02 Ref # 10.2  10 Sep 2024 11:03 Ref # 10.2  10 Sep 2024 11:03 Ref # 10.2			
 10 Sep 2024 11:03 Ref # 10.2  10 Sep 2024 11:03 Ref # 10.2  10 Sep 2024 11:03 Ref # 10.2			

10. WATER CLOSET (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:03 Ref # 10.2  10 Sep 2024 11:03 Ref # 10.2  10 Sep 2024 11:03 Ref # 10.2			
 10 Sep 2024 11:03 Ref # 10.2			
10.3	Ceiling	Smooth white painted	Generally good condition with paint flaking to corner above shower area
 10 Sep 2024 11:04 Ref # 10.3  10 Sep 2024 11:05 Ref # 10.3  10 Sep 2024 11:05 Ref # 10.3			
10.4	Lighting	Two inset spotlights with white plastic surrounds	Good working order
 10 Sep 2024 11:05 Ref # 10.4			

10. WATER CLOSET (CONT.)			
Ref	Name	Description	Condition
10.5 	Walls / Skirting	Walls: Off white smooth painted Small copper mosaic style tiles to left hand side Grey and brown stone effect rectangular tiles to right-hand side with chroma effect edging Red/brown stone shelf to left hand side of rear wall Skirting to match flooring	Good condition; minor cracking and places Minor Mark mid-level to left-hand side upon entry Crack between wall and skirting Too Far Side
 10 Sep 2024 11:05 Ref # 10.5  10 Sep 2024 11:05 Ref # 10.5  10 Sep 2024 11:05 Ref # 10.5  10 Sep 2024 11:05 Ref # 10.5  10 Sep 2024 11:05 Ref # 10.5			
10.6 	Heating	Grey metal panel radiator with Chrome Effect controls	Untested; appears in good condition
 10 Sep 2024 11:05 Ref # 10.6			
10.7 	Flooring	Grey and light brown rectangular same effect tiles	In good cleaning condition

10. WATER CLOSET (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:05 Ref # 10.7  10 Sep 2024 11:06 Ref # 10.7  10 Sep 2024 11:06 Ref # 10.7			
10.8	Extractor fan	White plastic wall mounted	In good working order
 10 Sep 2024 11:06 Ref # 10.8			
10.9	Basin	Light brown stone with Chrome Effect push button plug and mixer tap Brown wood effect laminate worktop with metal chroma effect strip to right hand side	All in good working order Limescale to tap spout Over painting to worktop and some tarnishing/ smudging too chrome strip
 10 Sep 2024 11:06 Ref # 10.9  10 Sep 2024 11:06 Ref # 10.9  10 Sep 2024 11:06 Ref # 10.9			
 10 Sep 2024 11:07 Ref # 10.9  10 Sep 2024 11:07 Ref # 10.9			

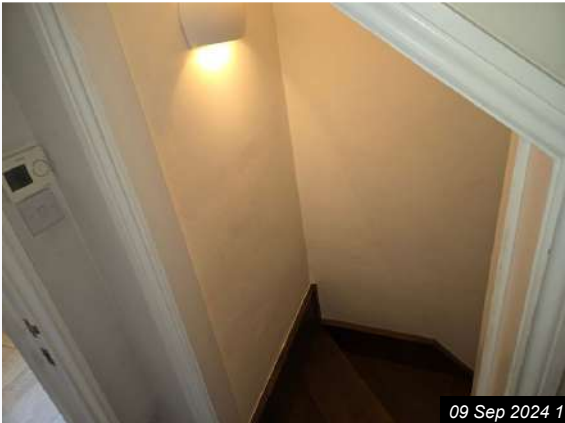
10. WATER CLOSET (CONT.)			
Ref	Name	Description	Condition
10.10 📷	Toilet	White ceramic hidden system toilet with white plastic seat and lid and Chrome Effect plastic two button flush	Good clean condition; in good working order
 10 Sep 2024 11:08 Ref # 10.10  10 Sep 2024 11:08 Ref # 10.10  10 Sep 2024 11:08 Ref # 10.10			
 10 Sep 2024 11:08 Ref # 10.10  10 Sep 2024 11:08 Ref # 10.10			
10.11 📷	Accessories	Brown laminate frame with glass mirror to front Chrome Effect handtowel holder and toilet roll holder	In good condition with light smudge marks
 10 Sep 2024 11:08 Ref # 10.11  10 Sep 2024 11:08 Ref # 10.11			
10.12 📷	Shower unit/ area	Chrome Effect frame and two handles with two clear glass door panes Shower unit is Chrome Effect plastic and metal with white plastic shower head plate where's hose and controls too match White composite shower tray with Chrome Effect drain cover	Untested Signs of use; good clean condition with some watermarks to Chrome Some minor debris too shower tray

10. WATER CLOSET (CONT.)			
Ref	Name	Description	Condition
Ref # 10.12	Ref # 10.12	Ref # 10.12	 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:09
			 10 Sep 2024 11:10
			 10 Sep 2024 11:10

10. WATER CLOSET (CONT.)

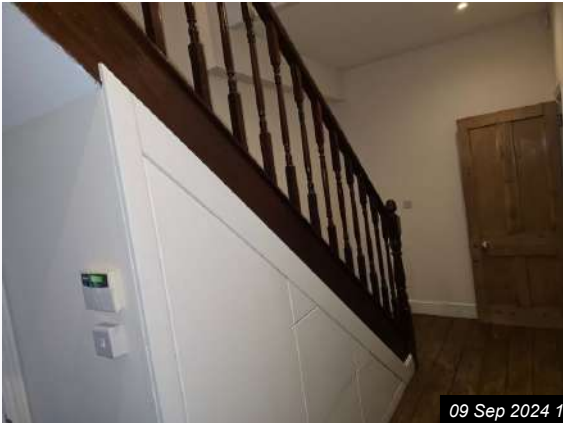
Ref	Name	Description	Condition
 10 Sep 2024 11:10 Ref # 10.12			
10.13 	Additional items	One Chrome Effect and black plastic toilet brush with light brown stone holder Clear plastic and black rubber plunger Coloured clear plastic bin Wooden box with patterned sliding top	Signs of use; untested
 10 Sep 2024 11:10 Ref # 10.13  10 Sep 2024 11:10 Ref # 10.13  10 Sep 2024 11:10 Ref # 10.13			

11. STAIRS/ LANDING (BASEMENT)

 09 Sep 2024 17:58 Ref #11	 09 Sep 2024 17:58 Ref #11
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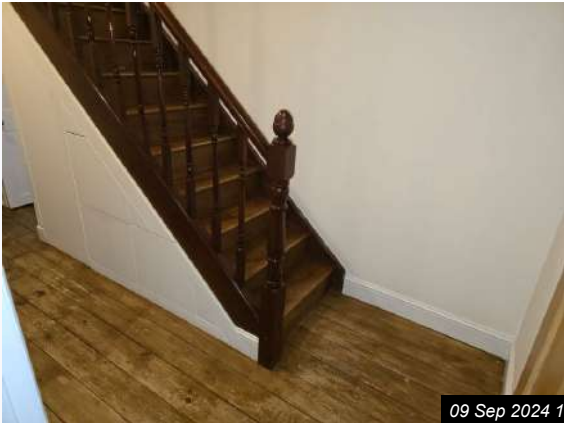
11. STAIRS/ LANDING (BASEMENT) (CONT.)

Ref	Name	Description	Condition
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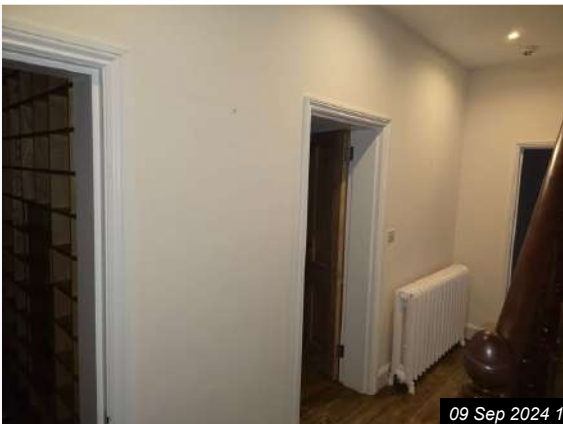
09 Sep 2024 17:59

Ref #11



09 Sep 2024 17:59

Ref #11



09 Sep 2024 17:59

Ref #11

Ref	Name	Description	Condition
11.1 📷	Door/ Frame/ Threshold	Wooden white painted door frame Treated wood threshold Brushed metal traverse strip	Painted over defects Chips to paint Some light scuffing Wear to lip of threshold



09 Sep 2024 21:28

Ref # 11.1



09 Sep 2024 21:28

Ref # 11.1



09 Sep 2024 21:28

Ref # 11.1

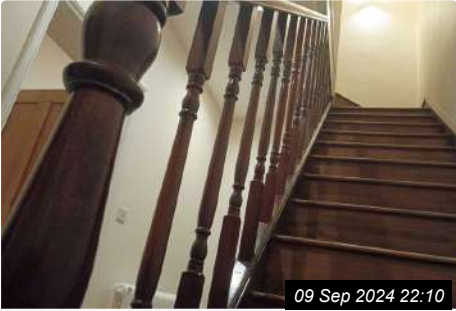
11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 21:30 Ref # 11.1  09 Sep 2024 21:30 Ref # 11.1  09 Sep 2024 21:31 Ref # 11.1			
 09 Sep 2024 21:31 Ref # 11.1  09 Sep 2024 21:34 Ref # 11.1			
11.2	Ceiling	Smooth white painted ceiling	Some nail and settlement cracks in paint on stairway
 09 Sep 2024 21:29 Ref # 11.2  09 Sep 2024 21:29 Ref # 11.2  09 Sep 2024 21:35 Ref # 11.2			
 09 Sep 2024 21:35 Ref # 11.2  09 Sep 2024 21:35 Ref # 11.2  09 Sep 2024 21:36 Ref # 11.2			

11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
 Ref # 11.2			
11.3	Lighting	white surround inset spotlights X3 X1 single bulb wall mounted ceramic unit	Tested and working Good condition
 Ref # 11.3  Ref # 11.3  Ref # 11.3			
11.4	Walls / Skirting	Off white painted walls Wooden white painted skirting boards	Some scuffing Some settlement cracks Nails for paintings Weathering left by picture frame Painted over defects on skirting boards Patch of paint missing behind radiator
 Ref # 11.4  Ref # 11.4  Ref # 11.4			

11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 21:45 Ref # 11.4  09 Sep 2024 21:45 Ref # 11.4  09 Sep 2024 21:45 Ref # 11.4			
 09 Sep 2024 21:46 Ref # 11.4  09 Sep 2024 21:46 Ref # 11.4  09 Sep 2024 21:46 Ref # 11.4			
 09 Sep 2024 21:46 Ref # 11.4  09 Sep 2024 21:46 Ref # 11.4  09 Sep 2024 21:47 Ref # 11.4			
 09 Sep 2024 21:47 Ref # 11.4  09 Sep 2024 21:47 Ref # 11.4  09 Sep 2024 21:47 Ref # 11.4			

11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 21:48 Ref # 11.4  09 Sep 2024 21:48 Ref # 11.4  09 Sep 2024 21:54 Ref # 11.4			
11.5	Heating	Large iron white painted vertical bar radiator with ornate feet	Paint chipping on top Scuff marks to top
 09 Sep 2024 21:52 Ref # 11.5  09 Sep 2024 21:52 Ref # 11.5  09 Sep 2024 21:53 Ref # 11.5			
 09 Sep 2024 21:53 Ref # 11.5			
11.6	Switches / Sockets	White plastic switch x3 White plastic double socket x1	All in good, working order
 09 Sep 2024 21:56 Ref # 11.6  09 Sep 2024 21:56 Ref # 11.6  09 Sep 2024 21:56 Ref # 11.6			

11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 21:57 Ref # 11.6			
11.7	Flooring	Treated Wood panel floorboards with some filled some exposed fixing screws	Signs of use and age Some gaps in between floorboards
 09 Sep 2024 22:00 Ref # 11.7  09 Sep 2024 22:07 Ref # 11.7  09 Sep 2024 22:09 Ref # 11.7			
 09 Sep 2024 22:26 Ref # 11.7  09 Sep 2024 22:26 Ref # 11.7			
11.8	Staircase	Wooden treated wood stairs with roughly 8mm lip on each tread	Signs of age and use to lip of stair treads Some weathered marks on uprights of treads Paint splatters to running board on staircase
 09 Sep 2024 22:01 Ref # 11.8  09 Sep 2024 22:01 Ref # 11.8  09 Sep 2024 22:01 Ref # 11.8			

11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 22:06 Ref # 11.8  09 Sep 2024 22:06 Ref # 11.8  09 Sep 2024 22:06 Ref # 11.8			
 09 Sep 2024 22:35 Ref # 11.8			
11.9	Bannister/handrail	Wooden vanished handrail and spindle with acorn newlpst cap	X2 of the bannister spindles are upside down with a different redder varnish Some varnish defects to spindles Songs of use and age to handrail
 09 Sep 2024 22:10 Ref # 11.9  09 Sep 2024 22:10 Ref # 11.9  09 Sep 2024 22:11 Ref # 11.9			
 09 Sep 2024 22:11 Ref # 11.9  09 Sep 2024 22:11 Ref # 11.9  09 Sep 2024 22:18 Ref # 11.9			

11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
11.10 	Cupboard unit	X3 sliding panel draws with white painted ply wood front and MDF inside X1 cupboard with white painted ply wood door containing following: X9 drying racks Bucket and mop Broom rack mounted on wall Iron rack mounted on wall Miniature ironing board Plastic surround Cresnet light with plastic lens	Minor scuffing to lower half of sliding draws Chip in paint to inside of cupboard door Light is tested and working
 09 Sep 2024 22:18 Ref # 11.10  09 Sep 2024 22:18 Ref # 11.10  09 Sep 2024 22:19 Ref # 11.10			
 09 Sep 2024 22:19 Ref # 11.10  09 Sep 2024 22:19 Ref # 11.10  09 Sep 2024 22:19 Ref # 11.10			
 09 Sep 2024 22:20 Ref # 11.10  09 Sep 2024 22:20 Ref # 11.10  09 Sep 2024 22:20 Ref # 11.10			

11. STAIRS/ LANDING (BASEMENT) (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 22:20 Ref # 11.10  09 Sep 2024 22:21 Ref # 11.10  09 Sep 2024 22:33 Ref # 11.10  09 Sep 2024 22:33 Ref # 11.10			
11.11	Additional items	X1 Devolo router hub X1 alarm sensor X1 smoke alarm X1 Texecom alarm panel interface	All appears in good condition
 09 Sep 2024 22:35 Ref # 11.11  09 Sep 2024 22:35 Ref # 11.11  09 Sep 2024 22:35 Ref # 11.11  09 Sep 2024 22:36 Ref # 11.11  09 Sep 2024 22:36 Ref # 11.11			

12. BEDROOM 1



Ref	Name	Description	Condition
12.1	Door/ Frame/ Threshold	Wooden panel door with brushed metal furnishings. X2 chrome hinges White painted wooden frame Wooden floor board threshold	Damage to Top outer edge of exterior door Some cracks in the woodwork Frame in good condition



12.2	Window(s) / Sill	X2 Two paneled window with white painted wooden frame and sill. Brushed metal locks and lifting hooks With roll down grey fabric blind with beaded chord	In good clean condition The beaded chord doesn't have a cleat
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12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
12.2	Ref # 12.2		
			
			
			
			
12.3	Ceiling	Smooth white painted ceiling with matching moulded coving No coving to ceiling in walk through wardrobe	Ceiling in mostly good condition with the exception of some settlement cracks above door to bathroom Some faded paint on coving above door to bathroom
12.3	Ref # 12.3		
			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:17 Ref # 12.3			
12.4	Lighting	white surround inset spotlights x10 X2 reading lamps with torches	The spotlights are in good working order The torches on the reading lights are working, the main lamps have not as there are no bulbs present
 09 Sep 2024 23:12 Ref # 12.4			
 09 Sep 2024 23:12 Ref # 12.4			
 09 Sep 2024 23:13 Ref # 12.4			
 09 Sep 2024 23:13 Ref # 12.4			
 09 Sep 2024 23:14 Ref # 12.4			
 09 Sep 2024 23:14 Ref # 12.4			
 09 Sep 2024 23:14 Ref # 12.4			
 09 Sep 2024 23:14 Ref # 12.4			
 09 Sep 2024 23:14 Ref # 12.4			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
12.5 	Walls / Skirting	Off white smooth painted walls Wooden white painted skirting board	Some scuffing to left and right of the archway to the walk through wardrobe. Scuff marks above fireplace Chip to lower edge next to bathroom door and door to garden Large settlement cracks above door to bathroom Scuffs next to Picture frame hook above fireplace Skirting has some painted over defects Plaster exposed left of bed
 09 Sep 2024 23:21 Ref # 12.5  09 Sep 2024 23:21 Ref # 12.5  09 Sep 2024 23:22 Ref # 12.5			
 09 Sep 2024 23:22 Ref # 12.5  09 Sep 2024 23:22 Ref # 12.5  09 Sep 2024 23:22 Ref # 12.5			
 09 Sep 2024 23:22 Ref # 12.5  09 Sep 2024 23:22 Ref # 12.5  09 Sep 2024 23:23 Ref # 12.5			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:28 Ref # 12.5			
12.6	Heating	X2 white painted metal radiators with brushed metal black valve	In good clean condition Both radiators are missing the valve closest to the door to the garden
 09 Sep 2024 23:29 Ref # 12.6  09 Sep 2024 23:29 Ref # 12.6  09 Sep 2024 23:29 Ref # 12.6			
 09 Sep 2024 23:29 Ref # 12.6  09 Sep 2024 23:29 Ref # 12.6			
12.7	Switches / Sockets	X3 white plastic fused single switches X1 white plastic single socket switch X1 white plastic double socket X2 white plastic double socket with two usb ports X1 white plastic double dimmer switch X2 white plastic double switch X1 fan switch	All in good working condition Light on left side of bed is not level

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:32 Ref # 12.7  09 Sep 2024 23:32 Ref # 12.7  09 Sep 2024 23:32 Ref # 12.7			
 09 Sep 2024 23:33 Ref # 12.7  09 Sep 2024 23:34 Ref # 12.7  09 Sep 2024 23:34 Ref # 12.7			
 09 Sep 2024 23:35 Ref # 12.7  09 Sep 2024 23:35 Ref # 12.7			
12.8 	Flooring	Treated Wood panel floorboards with some filled some exposed fixing screws	Signs of age and wear, especially to high traffic areas Gaps in floorboards Small edge missing when meeting skirting board near radiator
 09 Sep 2024 23:24 Ref # 12.8  09 Sep 2024 23:44 Ref # 12.8  09 Sep 2024 23:44 Ref # 12.8			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:44 Ref # 12.8  09 Sep 2024 23:44 Ref # 12.8  09 Sep 2024 23:45 Ref # 12.8  09 Sep 2024 23:45 Ref # 12.8  09 Sep 2024 23:45 Ref # 12.8  09 Sep 2024 23:46 Ref # 12.8			
12.9 	Wardrobe 1	Inbuilt push to open door grey painted wooden door with frame Natural wood effect interior with X4 push release draws middle and top shelf Chrome metal hanging rail	On good clean condition All in good working order
 09 Sep 2024 23:47 Ref # 12.9  09 Sep 2024 23:47 Ref # 12.9  09 Sep 2024 23:47 Ref # 12.9  09 Sep 2024 23:47 Ref # 12.9  09 Sep 2024 23:48 Ref # 12.9  09 Sep 2024 23:48 Ref # 12.9			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:48 Ref # 12.9  09 Sep 2024 23:48 Ref # 12.9  09 Sep 2024 23:48 Ref # 12.9			
 09 Sep 2024 23:48 Ref # 12.9  10 Sep 2024 11:51 Ref # 12.9  10 Sep 2024 11:51 Ref # 12.9			
 10 Sep 2024 11:51 Ref # 12.9  10 Sep 2024 11:51 Ref # 12.9  10 Sep 2024 11:51 Ref # 12.9			
12.10 	Wardrobe 2	Grey laminate sliding door inbuilt wardrobe with grey metal handles and three large glass mirror panes; Interior is wood effect laminate; 5 Shelves; White plastic box; 5 Grey metal curtain rails; 3 light bars	In good working order; Minor signs of wear
 10 Sep 2024 11:48 Ref # 12.10  10 Sep 2024 11:48 Ref # 12.10  10 Sep 2024 11:48 Ref # 12.10			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:48 Ref # 12.10  10 Sep 2024 11:48 Ref # 12.10  10 Sep 2024 11:49 Ref # 12.10			
 10 Sep 2024 11:49 Ref # 12.10  10 Sep 2024 11:49 Ref # 12.10  10 Sep 2024 11:49 Ref # 12.10			
 10 Sep 2024 11:49 Ref # 12.10  10 Sep 2024 11:50 Ref # 12.10  10 Sep 2024 11:50 Ref # 12.10			
 10 Sep 2024 11:50 Ref # 12.10  10 Sep 2024 11:50 Ref # 12.10  10 Sep 2024 11:50 Ref # 12.10			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:51 Ref # 12.10			
12.11	Wardrobe 3	Open fronted wood effect laminate; 66 shelves; ; 6 drawers with glass shelves; 12 drawers; ; Grey metal movable fitting; Grey metal hanging rail; Light bar; Small blue plastic stool	Good condition; consistent with use
 10 Sep 2024 11:53 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			
 10 Sep 2024 11:54 Ref # 12.11			

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:55 Ref # 12.11  10 Sep 2024 11:55 Ref # 12.11  10 Sep 2024 11:55 Ref # 12.11			
 10 Sep 2024 11:55 Ref # 12.11  10 Sep 2024 11:55 Ref # 12.11  10 Sep 2024 11:56 Ref # 12.11			
 10 Sep 2024 12:38 Ref # 12.11			
12.12 📷	Furnishings	Large bed with white wooden bedrame and headboard; 2 offwhite mattresses; Blue bedthrow and 3 matching pillows; 2 Coloured/patterned pillows; 2 wall mounted bedside units; Glass mirror with brown wood in 2 parts; Fireplace: Brown wooden mantel and surround; Exposed brick inner surround and interior; Black metal flue; Grey metal fire basket; Black stone hearth; Grey material backless seat with brass rivets to bottom	Fire label present; Appears in a good condition consistent with use; ; Mirror fronting missing to LHS set; Signs of wear and use; Intact; In good condition consistent with use; ; Appears in a reasonable condition

12. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:20 Ref # 12.12		 09 Sep 2024 23:21 Ref # 12.12	
12.13	Door to garden	Double wooden framed french doors with brushed metal furnishings, alarm sensor and roll down grey fabric blind - operated by a beaded chord	In good clean condition The beaded chord doesn't have a cleet
12.14	Cupboard 1	Glass mirror front brown wood effect laminate to interior; 5 shelves; White plastic double socket	Good condition; Intact
 10 Sep 2024 11:56 Ref # 12.14		 10 Sep 2024 11:56 Ref # 12.14	
 10 Sep 2024 11:56 Ref # 12.14			
 10 Sep 2024 11:56 Ref # 12.14			

13. ENSUITE TO BEDROOM 1



Ref	Name	Description	Condition
13.1 📷	Door/ Frame/ Threshold	White painted wood panel door with chrome knobs and twist lock mechanism White painted frame to match	Some small scuffs and marks to edges of door, left hand side, inner door.



13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 22:30 Ref # 13.1  09 Sep 2024 22:30 Ref # 13.1			
13.2	Window(s) / Sill	Pair of white painted wooden sash windows both with chrome furniture:: Two hooks Two latches Grey fabric Double-Legged roller blinds with white plastic bead control Light gray marble sills White metal bars to exterior Greystone tile and chrome strip to reveals	Right side window has exposed wood from paint flaking to lower center Both have some light dust to window frames Both appear in otherwise good condition throughout.
 09 Sep 2024 22:32 Ref # 13.2  09 Sep 2024 22:32 Ref # 13.2  09 Sep 2024 22:32 Ref # 13.2			
 09 Sep 2024 22:32 Ref # 13.2  09 Sep 2024 22:32 Ref # 13.2  09 Sep 2024 22:33 Ref # 13.2			

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 22:33 Ref # 13.2  09 Sep 2024 22:33 Ref # 13.2  09 Sep 2024 22:34 Ref # 13.2			
13.3	Ceiling	Smooth white painted Two white grilled inbuilt speakers	In good clean condition Speakers untested. But in good clean condition.
 09 Sep 2024 23:21 Ref # 13.3  09 Sep 2024 23:21 Ref # 13.3  09 Sep 2024 23:21 Ref # 13.3  09 Sep 2024 23:21 Ref # 13.3			
13.4	Lighting	White surround inset spotlights Led strip under bath Chrome around insect shelf lighting Mirror surround light Automation in cabinet lighting	All in good working conditions

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:21 Ref # 13.4  09 Sep 2024 23:21 Ref # 13.4  09 Sep 2024 23:22 Ref # 13.4			
 09 Sep 2024 23:22 Ref # 13.4  09 Sep 2024 23:22 Ref # 13.4  09 Sep 2024 23:22 Ref # 13.4			
 09 Sep 2024 23:22 Ref # 13.4  09 Sep 2024 23:22 Ref # 13.4  09 Sep 2024 23:23 Ref # 13.4			
 09 Sep 2024 23:23 Ref # 13.4			
13.5 	Walls / Skirting	Greystone effect tiles White and gray marble tiles Grey/metallic mosaic tiles Chrome edging strips	All in good, clean condition.

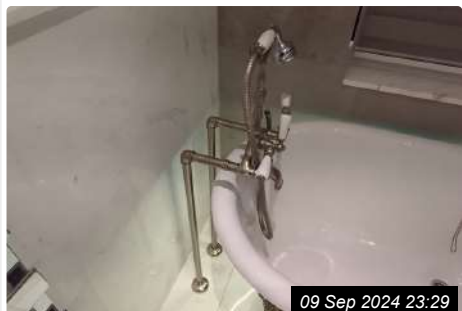
13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
13.5	Ref # 13.5	 09 Sep 2024 23:23	Ref # 13.5
		 09 Sep 2024 23:24	
		 09 Sep 2024 23:24	
		 09 Sep 2024 23:24	
		 09 Sep 2024 23:24	
		 09 Sep 2024 23:24	
		 09 Sep 2024 23:24	
		 09 Sep 2024 23:24	
		 09 Sep 2024 23:25	
13.6	Heating	Pair of chrome ladder style heated towel rails	Untested Clean and intact.
13.7	Switches / Sockets	 09 Sep 2024 23:39	Ref # 13.6
		 09 Sep 2024 23:39	
13.7	Switches / Sockets	Two heated towel rail boost switches, White plastic with blue indicator lights.	Power to units Not tested Intact

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 Ref # 13.7  Ref # 13.7			
13.8	Flooring	White and gray marble tiles	Some rust markings surrounding claw feet on bath Some minor discoloration to grouting Otherwise good clean condition
 Ref # 13.8  Ref # 13.8  Ref # 13.8			
 Ref # 13.8			
13.9	Extractor fan	White plastic man rose silent extractor fan	Switch (in Bedroom 1) and unit marked fan disconnected. Intact

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:35 Ref # 13.9			
13.10 	Basin	GD Porcelanosa. White ceramic built under sink with chrome single lever mixer tap and pop up waste. Set under white glass countertop On gloss grey floating plinth with 5 drawers	All in good clean condition.
 09 Sep 2024 23:33 Ref # 13.10			
 09 Sep 2024 23:34 Ref # 13.10			
 09 Sep 2024 23:34 Ref # 13.10			
 09 Sep 2024 23:34 Ref # 13.10			
 09 Sep 2024 23:34 Ref # 13.10			
 09 Sep 2024 23:34 Ref # 13.10			
 09 Sep 2024 23:34 Ref # 13.10			

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
13.11 📷	Toilet	Toto White ceramic bowl with hidden cistern With chrome Gerbit dual flush Toto Washlet bidet toilet seat and lid - with wipe clean controls	Good clean condition except: Seat is discolored. Electronic bidet not tested - power to unit.
 09 Sep 2024 23:31 Ref # 13.11  09 Sep 2024 23:31 Ref # 13.11  09 Sep 2024 23:31 Ref # 13.11  09 Sep 2024 23:31 Ref # 13.11  09 Sep 2024 23:32 Ref # 13.11  09 Sep 2024 23:32 Ref # 13.11			
13.12 📷	Shower unit/ area	Hexagonal natural stone mosaic tile with rectangular metal outlet. Grey toned mosaic tile wall with central marble feature panel. Glass shower screen with two chrome support bars Two inbuilt shelves with one glass shelf and one white and gray marble sill. Each with one Chrome surround spotlight. Large overhead Chrome rainfall shower head - ceiling fed 4 chrome wall jets Chrome 3 lever control panel Chrome rinsing shower, hose and hook.	In overall good clean condition Some very light limescale remains to overhead shower head, rinsing shower head and hook, jet outlets and controls.

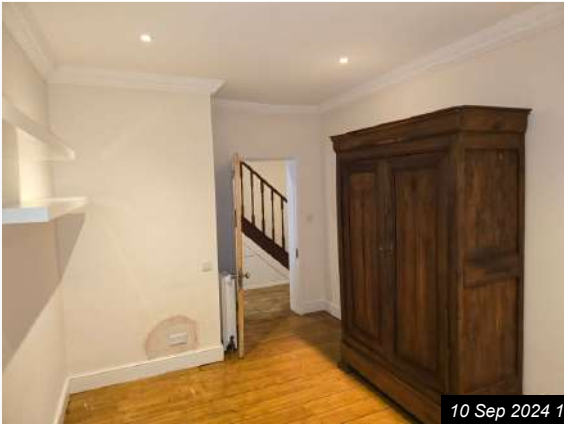
13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:30 Ref # 13.12  09 Sep 2024 23:30 Ref # 13.12  09 Sep 2024 23:30 Ref # 13.12			
 09 Sep 2024 23:30 Ref # 13.12  09 Sep 2024 23:30 Ref # 13.12  09 Sep 2024 23:30 Ref # 13.12			
 09 Sep 2024 23:30 Ref # 13.12  09 Sep 2024 23:30 Ref # 13.12  09 Sep 2024 23:30 Ref # 13.12			
 09 Sep 2024 23:31 Ref # 13.12  09 Sep 2024 23:31 Ref # 13.12  09 Sep 2024 23:31 Ref # 13.12			

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:31 Ref # 13.12			
13.13	Bath/ Bath panel	White enameled metal tub with green enamel to exterior with: Four silver toned claw feet. Chrome waste outlet and overflow with plug on beaded chain Floor standing telephone style three lever mixer tap in metal and white ceramic with matching shower head and hose.	Some rust/tarnishing to feet and overflow surround. Some tarnishing to tap, tap and shower. Shower hose is damaged with inner hose exposed.
 09 Sep 2024 23:29 Ref # 13.13  09 Sep 2024 23:29 Ref # 13.13  09 Sep 2024 23:29 Ref # 13.13			
 09 Sep 2024 23:29 Ref # 13.13  09 Sep 2024 23:29 Ref # 13.13  09 Sep 2024 23:29 Ref # 13.13			

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 Ref # 13.13			
13.14 	Accessories	Large white metal framed mirror with built in light. Two chrome hooks to wall to right of shower area Chrome toilet roll holder - NK porcelanosa	Sticker to pane for wave control location falling off and leaving residue behind Otherwise good clean working order
 Ref # 13.14  Ref # 13.14  Ref # 13.14			
 Ref # 13.14  Ref # 13.14  Ref # 13.14			
13.15 	Cupboard 1	Four Matte grey laminate tile effect doors with push open mechanisms with: White interiors and four glass shelves. Internally there is two white plastic shaver sockets	Good clean working order except upper right side cupboard push control is temperamental

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 09 Sep 2024 23:26 Ref # 13.15  09 Sep 2024 23:27 Ref # 13.15  09 Sep 2024 23:27 Ref # 13.15			
 09 Sep 2024 23:27 Ref # 13.15  09 Sep 2024 23:27 Ref # 13.15  09 Sep 2024 23:27 Ref # 13.15			
 09 Sep 2024 23:27 Ref # 13.15			
13.16 	Furnishings	Two built in or recessed white and grey marble shelves: One above toilet One above bath taps	Good clean condition Slight pink staining to shelf above bath taps
 09 Sep 2024 23:28 Ref # 13.16  09 Sep 2024 23:28 Ref # 13.16  09 Sep 2024 23:28 Ref # 13.16			
13.17 	Additional items	Fjord glass reed diffuser bottle with 8 sticks.	In use

13. ENSUITE TO BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 Ref # 13.17			

14. BEDROOM 2			
 Ref #14  Ref #14			

Ref	Name	Description	Condition
14.1 	Door/ Frame/ Threshold	Wooden panel door with brushed metal furnishings. X2 chrome hinges White painted wooden frame Wooden floor board threshold	Some cracks in the woodwork Frame in good condition; Overpainted

 Ref # 14.1	 Ref # 14.1	 Ref # 14.1
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14. BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:57 Ref # 14.1			
14.2	Window(s) / Sill	White wooden sash window and frame with 4 clear glass panes and 2 grey metal locks and handles; White metal bars to exterior; White painted wooden sill; Grey material roller blind with grey metal beaded cord	Cobwebs and dust
14.3	Ceiling	Smooth white painted with moulded coving to match	2 medium sized darkened patches to RHS corner from entry
 10 Sep 2024 11:59 Ref # 14.3  10 Sep 2024 11:59 Ref # 14.3  10 Sep 2024 11:59 Ref # 14.3			
 10 Sep 2024 11:59 Ref # 14.3  10 Sep 2024 12:00 Ref # 14.3  10 Sep 2024 12:00 Ref # 14.3			

14. BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:00 Ref # 14.3			
14.4	Lighting	inset spotlights with white plastic surround	In good working order
14.5	Walls / Skirting	Smooth white painted walls; White painted wooden skirting	Small marks and scuffs to entrance especially to entranceway at low level; ; Unpainted plaster; Settlement cracks; Some discolouration; Some scuffs to skirting
 10 Sep 2024 12:01 Ref # 14.5			
 10 Sep 2024 12:01 Ref # 14.5			
 10 Sep 2024 12:01 Ref # 14.5			
 10 Sep 2024 12:01 Ref # 14.5			
 10 Sep 2024 12:01 Ref # 14.5			
 10 Sep 2024 12:01 Ref # 14.5			

14. BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:01 Ref # 14.5  10 Sep 2024 12:01 Ref # 14.5  10 Sep 2024 12:01 Ref # 14.5			
 10 Sep 2024 12:01 Ref # 14.5  10 Sep 2024 12:01 Ref # 14.5  10 Sep 2024 12:02 Ref # 14.5			
 10 Sep 2024 12:02 Ref # 14.5  10 Sep 2024 12:02 Ref # 14.5  10 Sep 2024 12:02 Ref # 14.5			
 10 Sep 2024 12:02 Ref # 14.5			
14.6 	Heating	2x White metal column radiator	Clean and consistent with age/use

14. BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
14.6	Radiator	Radiator	 10 Sep 2024 12:02
			 10 Sep 2024 12:02
			 10 Sep 2024 12:02
			 10 Sep 2024 12:02
			 10 Sep 2024 12:02
			 10 Sep 2024 12:02
14.6	Radiator	Radiator	 10 Sep 2024 12:02
			 10 Sep 2024 12:02
14.7	Switches / Sockets	2 White plastic lightswitch; White plastic dimmerswitch; White plastic isolator switch 4 White plastic double socket	Switches in good working order; Sockets untested
14.7	Switches / Sockets	Switches / Sockets	 10 Sep 2024 12:03
			 10 Sep 2024 12:03
			 10 Sep 2024 12:03

14. BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:03 Ref # 14.7  10 Sep 2024 12:03 Ref # 14.7  10 Sep 2024 12:03 Ref # 14.7			
 10 Sep 2024 12:03 Ref # 14.7			
14.8	Flooring	Treated Wood panel floorboards with some filled some exposed fixing screws	Signs of use and age Some gaps in between floorboards
 10 Sep 2024 12:03 Ref # 14.8  10 Sep 2024 12:03 Ref # 14.8  10 Sep 2024 12:03 Ref # 14.8			
 10 Sep 2024 12:03 Ref # 14.8  10 Sep 2024 12:03 Ref # 14.8			

14. BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
14.9 	Furnishings	Brown wooden wardrobe with matching interior; 1 shelf; ; 1 dark metal key; Brown wooden oval ornate frame with glass mirror to interior; 2 white laminate shelves	Furnishings clean and consistent with age
 10 Sep 2024 12:04 Ref # 14.9  10 Sep 2024 12:04 Ref # 14.9  10 Sep 2024 12:04 Ref # 14.9			
 10 Sep 2024 12:04 Ref # 14.9  10 Sep 2024 12:04 Ref # 14.9  10 Sep 2024 12:04 Ref # 14.9			
 10 Sep 2024 12:05 Ref # 14.9  10 Sep 2024 12:05 Ref # 14.9			
14.10	Additional items	White plastic aerial port cover; White plastic utility port cover	Untested

15. ENSUITE TO BEDROOM 2



Ref	Name	Description	Condition
15.1 📷	Door/ Frame/ Threshold	White painted wooden panel door with grey metal knobs	Plaster marks to lower and upper frame RHS; Light scuffing; Condition consistent with age and use

15. ENSUITE TO BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:05 Ref # 15.1  10 Sep 2024 12:05 Ref # 15.1  10 Sep 2024 12:06 Ref # 15.1			
 10 Sep 2024 12:06 Ref # 15.1  10 Sep 2024 12:06 Ref # 15.1  10 Sep 2024 12:06 Ref # 15.1			
 10 Sep 2024 12:06 Ref # 15.1			
15.2 📷	Window(s) / Sill	White wooden sash window and frame with 4 clear glass panes and 2 grey metal locks and handles; White metal bars to exterior; White painted wooden sill; Grey material roller blind with grey metal beaded cord	Some signs of age; Dust to surfaces; Mark to LHS; No cord cleat present; In working order
 10 Sep 2024 11:58 Ref # 15.2  10 Sep 2024 11:58 Ref # 15.2  10 Sep 2024 11:58 Ref # 15.2			

15. ENSUITE TO BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 11:58 Ref # 15.2  10 Sep 2024 11:59 Ref # 15.2  10 Sep 2024 11:59 Ref # 15.2  10 Sep 2024 11:59 Ref # 15.2			
15.3	Ceiling	Smooth white painted with ornate moulded coving to match	Good condition
 10 Sep 2024 12:06 Ref # 15.3			
15.4	Lighting	5 inset spotlights with white plastic surrounds	1 spotlight is not working
 10 Sep 2024 11:59 Ref # 15.4  10 Sep 2024 12:06 Ref # 15.4  10 Sep 2024 12:06 Ref # 15.4			

15. ENSUITE TO BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
15.5 📷	Walls / Skirting	Light brown stone effect tiling; Window recess with brown stone shelf and chrome effect metal trim	Very good condition; 2 personal hygiene products left in recess
 10 Sep 2024 12:07 Ref # 15.5  10 Sep 2024 12:07 Ref # 15.5  10 Sep 2024 12:07 Ref # 15.5			
 10 Sep 2024 12:07 Ref # 15.5  10 Sep 2024 12:07 Ref # 15.5  10 Sep 2024 12:07 Ref # 15.5			
 10 Sep 2024 12:07 Ref # 15.5  10 Sep 2024 12:09 Ref # 15.5  10 Sep 2024 12:09 Ref # 15.5			
15.6 📷	Heating	Chrome effect metal towel radiator	Appears in a good conditon; Untested
 10 Sep 2024 12:07 Ref # 15.6  10 Sep 2024 12:09 Ref # 15.6			

15. ENSUITE TO BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
15.7 	Flooring	Grey stone effect flooring	Good condition; Intact
 10 Sep 2024 12:07 Ref # 15.7			
15.8 	Extractor fan	White plastic	Slightly dusty to vent
 10 Sep 2024 12:07 Ref # 15.8			
15.9 	Basin	Rectangular white ceramic basin with chrome effect mixer tap, and push plug; ; Brown wood effect laminate underbase unit with grey metal handles; Interior light brown material effect laminate 2 drawers	Discolouring around drain; Limescale and tarnishing to tap; Laminate bubbling
 10 Sep 2024 12:08 Ref # 15.9  10 Sep 2024 12:08 Ref # 15.9  10 Sep 2024 12:08 Ref # 15.9			

15. ENSUITE TO BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:08 Ref # 15.9  10 Sep 2024 12:08 Ref # 15.9  10 Sep 2024 12:08 Ref # 15.9			
 10 Sep 2024 12:08 Ref # 15.9  10 Sep 2024 12:08 Ref # 15.9			
15.10	Toilet	White ceramic toilet with hidden cistern with white plastic toilet seat and lid; Chrome effect 2 button flush	Good clean condition; In working order
 10 Sep 2024 12:08 Ref # 15.10  10 Sep 2024 12:08 Ref # 15.10  10 Sep 2024 12:08 Ref # 15.10			
 10 Sep 2024 12:08 Ref # 15.10  10 Sep 2024 12:08 Ref # 15.10  10 Sep 2024 12:08 Ref # 15.10			
15.11	Shower unit/ area		

15. ENSUITE TO BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
15.12 	Bath/ Bath panel	White composite bath with gold effect/ grey metal and ceramic mixer tap, showerhead and hose, over flow, plug and chain/ drain; Bath panel to match walls	Tarnishing to metal; Untested; Limescale to showerhead
 10 Sep 2024 12:09 Ref # 15.12  10 Sep 2024 12:09 Ref # 15.12  10 Sep 2024 12:09 Ref # 15.12  10 Sep 2024 12:09 Ref # 15.12  10 Sep 2024 12:09 Ref # 15.12  10 Sep 2024 12:09 Ref # 15.12			
15.13 	Accessories	1 gold effect metal and 1 grey metal towel hook; Grey metal toilet roll holder	All in good working order
 10 Sep 2024 12:09 Ref # 15.13  10 Sep 2024 12:09 Ref # 15.13  10 Sep 2024 12:09 Ref # 15.13			
15.14 	Furnishings	Square glass mirror with back lighting and translucent frame	Good working order

16. BEDROOM 3



16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:42 Ref #16  10 Sep 2024 12:42 Ref #16			
 10 Sep 2024 12:43 Ref #16			
Ref	Name	Description	Condition
16.1 	Door/ Frame/ Threshold	Wooden panel door with brushed metal furnishings. X2 chrome hinges White painted wooden frame Wooden floor board threshold	Some cracks in the woodwork; Good condition consistent with age and use; ; tapemark to interior top; Frame in good condition; Painted over defects
 10 Sep 2024 12:14 Ref # 16.1  10 Sep 2024 12:14 Ref # 16.1  10 Sep 2024 12:14 Ref # 16.1			

16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:14 Ref # 16.1			
16.2	Window(s) / Sill	4 White painted wooden sash windows with 4 clear glass panes, 2 grey metal lock mechanisms and handles; White painted metal bards to exterior White painted wooden sill; Green material roller blinds with grey metal beaded cords	Dust and cobwebs; RHS window has a crack between sill and frame; Overpainting to pane; Second from right has chip to mid rhs Otherwise in good condition; 4 Black plastic and metal window keys
 10 Sep 2024 12:14 Ref # 16.2  10 Sep 2024 12:14 Ref # 16.2  10 Sep 2024 12:14 Ref # 16.2			
 10 Sep 2024 12:14 Ref # 16.2  10 Sep 2024 12:14 Ref # 16.2  10 Sep 2024 12:15 Ref # 16.2			
 10 Sep 2024 12:15 Ref # 16.2  10 Sep 2024 12:15 Ref # 16.2			

16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
16.3	Ceiling	Smooth white painted with moulded coving to match	In good condition; Some settlement cracking in office portion edges
16.4	Lighting	white surround inset spotlights	1 not working in window area
 10 Sep 2024 12:15 Ref # 16.4  10 Sep 2024 12:15 Ref # 16.4  10 Sep 2024 12:15 Ref # 16.4  10 Sep 2024 12:16 Ref # 16.4  10 Sep 2024 12:16 Ref # 16.4  10 Sep 2024 12:16 Ref # 16.4  10 Sep 2024 12:16 Ref # 16.4  10 Sep 2024 12:16 Ref # 16.4			
16.5	Walls / Skirting	Smooth white painted walls; White painted wooden skirting	patches of exposed plaster to RHS and Far walls; marks and scuffs throughout; Settlement cracks in places; Scattered chips on wall opposite door; some tape marks; 2 screws mid to upper level rear wall; Skirting in reasonable condition; some plaster overlap

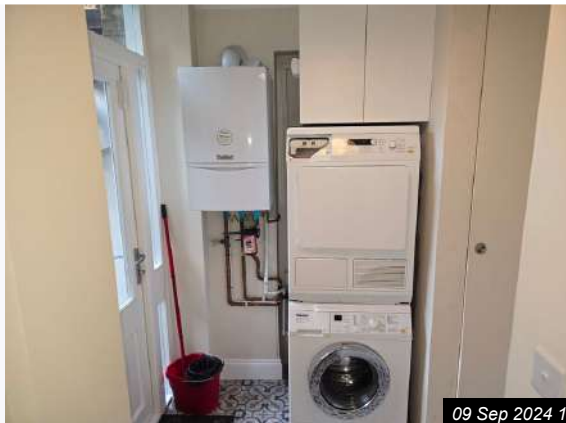
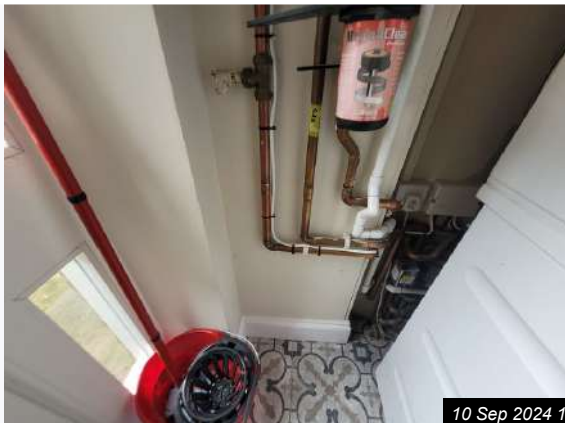
16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
16.6 	Heating	2 White painted metal column radiators; 1 white metal panel radiator	 10 Sep 2024 12:16 Ref # 16.5
			 10 Sep 2024 12:16 Ref # 16.5
			 10 Sep 2024 12:16 Ref # 16.5
			 10 Sep 2024 12:16 Ref # 16.5
			 10 Sep 2024 12:16 Ref # 16.5
			 10 Sep 2024 12:16 Ref # 16.5
			 10 Sep 2024 12:17 Ref # 16.5
			 10 Sep 2024 12:17 Ref # 16.5
			 10 Sep 2024 12:17 Ref # 16.5
			 10 Sep 2024 12:17 Ref # 16.5
untested; Appear in good condition; Missing valve cap to panel radiator			

16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
	Ref # 16.6	 10 Sep 2024 12:17	
		 10 Sep 2024 12:17	
		 10 Sep 2024 12:17	
		 10 Sep 2024 12:18	
16.7	Switches / Sockets	White plastic dimmer switch 10 White plastic double socket	Dimmer switch in good working order; Sockets untested but appear in good condition
	Ref # 16.7	 10 Sep 2024 12:18	
		 10 Sep 2024 12:18	
		 10 Sep 2024 12:18	
		 10 Sep 2024 12:18	
		 10 Sep 2024 12:18	
		 10 Sep 2024 12:18	
16.8	Flooring	Treated Wood panel floorboards with some filled some exposed fixing screws	Signs of use and age Some gaps in between floorboards

16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:18 Ref # 16.8  10 Sep 2024 12:18 Ref # 16.8  10 Sep 2024 12:18 Ref # 16.8  10 Sep 2024 12:18 Ref # 16.8  10 Sep 2024 12:18 Ref # 16.8			
16.9	Furnishings	2 white laminate shelves; White laminate corner desk; Black fabric office style chair with chrome base and black plastic castors; ; White laminate wall mounted coat rack; White and brown wood effect bunk beds with 3 open front storage sections to each bed; 2 white mattresses; Black material and grey metal folding stool; Brown wooden unit with knobs to match; 4 drawers; 1 cupboard door with 1 shelf to interior; Brown wooden wardrobe with ornate brass lock covers and interior to match; 4 wood effect laminate shelves; Grey metal hanging rail	Appear in good condition; Heavy cracking to surface; ; Dust, some signs of use; Good condition; Good condition; some signs of use; Fire labels present on mattresses Good condition consistent with use; Signs of age and use; Condition consistent with age and use
 10 Sep 2024 12:19 Ref # 16.9  10 Sep 2024 12:19 Ref # 16.9  10 Sep 2024 12:19 Ref # 16.9			

16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
Ref # 16.9	10 Sep 2024 12:19		
			
			
			
			
			
			
			

16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
Ref # 16.9	10 Sep 2024 12:21		
			
			
			
			
			
			
			

16. BEDROOM 3 (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:22 Ref # 16.9  10 Sep 2024 12:22 Ref # 16.9			
16.10 	Additional items	Roll of clear plastic bubble wrap; Black plastic T3mco plug in	Assumed discarded; Unknown function; Appears in reasonable condition
 10 Sep 2024 12:22 Ref # 16.10  10 Sep 2024 12:22 Ref # 16.10			
17. UTILITY			
 09 Sep 2024 17:59 Ref #17  10 Sep 2024 12:24 Ref #17			

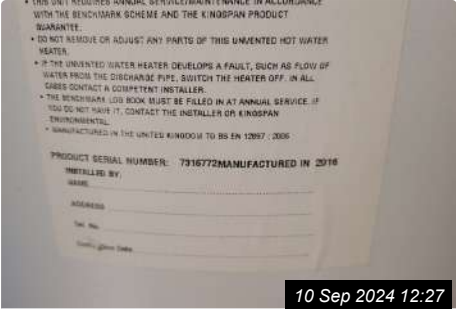
17. UTILITY (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:25 Ref #17  10 Sep 2024 12:26 Ref #17  10 Sep 2024 12:28 Ref #17			
Ref	Name	Description	Condition
17.1 	Door/ Frame/ Threshold	1- White painted four panel door with brass knob and reverse to match; White painted wooden frame; Brown wooden transverse strip 2- White painted wooden door with 2 clear glass panes and grey metal thumb twist lock/ handles; White plastic security fitting to top Frame is white painted wooden with clear glass transom pane to top and two further clear glass panes to RHS White painted wooden threshold	Both in good condition, consistent with age and use; 1- Damage to door frame exterior lower RHS and surface damage to mid level; Damage around lower hinge attachment to frame; ; 2- Dust/ dirt to lower levels

17. UTILITY (CONT.)			
Ref	Name	Description	Condition
17.1	Ref # 17.1		
			
			
			
			
			
			
			
17.2	Ceiling	Smooth white painted	Good condition
17.2	Ref # 17.2		
			
17.3	Lighting	Grey metal pendant light with matching ceiling rose and black wire	Dust to top; In working order

17. UTILITY (CONT.)			
Ref	Name	Description	Condition
 Ref # 17.3  Ref # 17.3  Ref # 17.3			
17.4	Walls / Skirting	Smooth cream painted walls; White painted wooden skirting; Grey metal and black plastic doorstep	Generally in good condition; Patch of discolouration mid level LHS up entry; Chipping to corners; Chipping to skirting; worn
 Ref # 17.4  Ref # 17.4  Ref # 17.4			
 Ref # 17.4  Ref # 17.4  Ref # 17.4			
 Ref # 17.4  Ref # 17.4			

17. UTILITY (CONT.)			
Ref	Name	Description	Condition
17.5 	Switches / Sockets	White plastic;; Fuse switch; Isolator switch; Two single lightswitches	In working order
   <i>Ref # 17.5</i> <i>Ref # 17.5</i> <i>Ref # 17.5</i>			
17.6 	Flooring	Light brown / Grey and offwhite patterned square tiles	Intact; Light dirt and debris
 <i>Ref # 17.6</i>			
17.7 	Units	White laminate unit with 2 doors; Interior to match with 1 shelf	Light marking throughout interior and exterior; Otherwise intact and in working order
   <i>Ref # 17.7</i> <i>Ref # 17.7</i> <i>Ref # 17.7</i>			
17.8 	Washing machine	White and grey Miele with clear glass viewer to door	Tested for power; Appears to be in good condition

17. UTILITY (CONT.)			
Ref	Name	Description	Condition
	17.8		
	17.9	Clothes dryer	White exterior with grey metal and white plastic interior
			Missing cover for top LHS; Tested for power
	17.10	Cupboard 1	White painted wooden door with grey metal handle; Brown wooden interior; Ceiling / Rear wall and flooring to match room; Contains: Fuse box, 6 white plastic single fuse switches, Grey and offwhite plastic immersion boiler and single white plastic plug socket
			Water marking to immersion lower level; ; Residue/ dirt to floor; Marking to wall throughout
	17.10		

17. UTILITY (CONT.)			
Ref	Name	Description	Condition
 Ref # 17.10  Ref # 17.10  Ref # 17.10			
 Ref # 17.10			
17.11	Boiler	White Vaillant boiler and associated pipework	Carboard box to top; ; Tested for power; Appears in good condition
 Ref # 17.11  Ref # 17.11  Ref # 17.11			
 Ref # 17.11			

17. UTILITY (CONT.)			
Ref	Name	Description	Condition
17.12 📷	Additional items	Red and grey plastic mop and bucket; Black rubber and grey material patterned "welcome" mat; White plastic "warmup" heating control	Used condition; Intact; Signs of wear and dirt; Tested for power; In reasonable condition



Ref # 17.12



Ref # 17.12

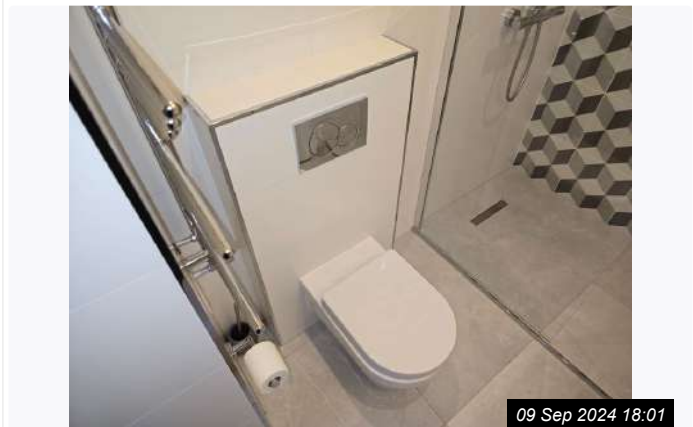


Ref # 17.12

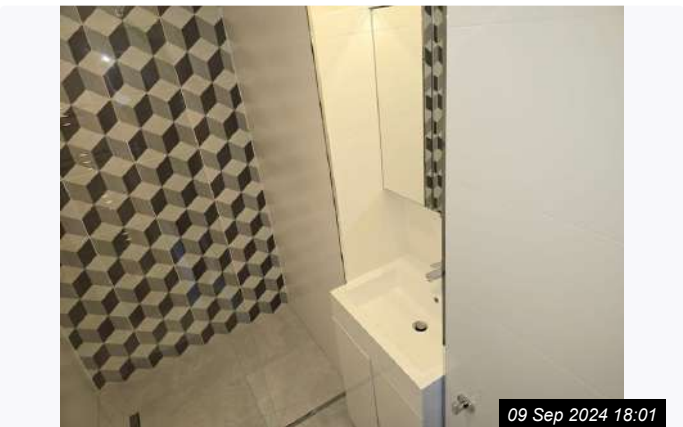


Ref # 17.12

18. SHOWER ROOM

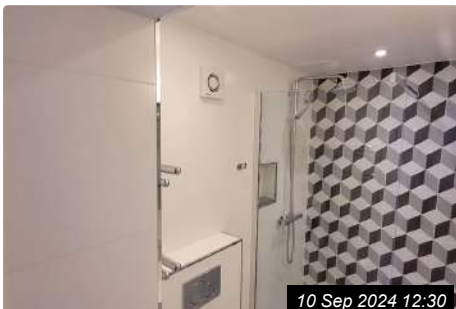
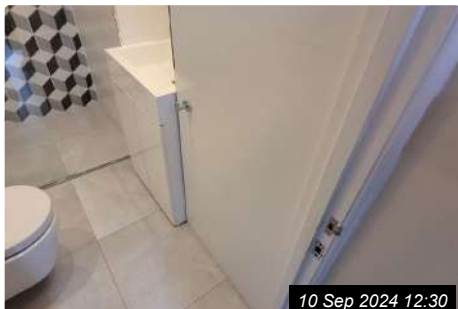


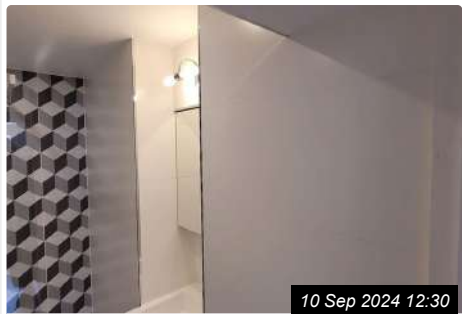
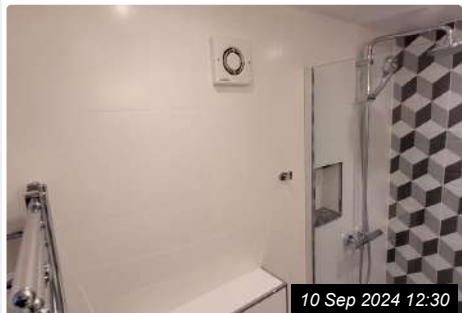
Ref #18



Ref #18

18. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:30 Ref #18  10 Sep 2024 12:30 Ref #18			
Ref	Name	Description	Condition
18.1 	Door/ Frame/ Threshold	White painted wooden four panel door with grey metal knobs; White painted wooden frame; Grey metal transverse strip	Good condition, consistent with age and use; Light damage/ marking to low level frame exterior
 10 Sep 2024 12:29 Ref # 18.1  10 Sep 2024 12:29 Ref # 18.1  10 Sep 2024 12:29 Ref # 18.1			
 10 Sep 2024 12:29 Ref # 18.1			
18.2 	Ceiling	Smooth white painted	Good condition

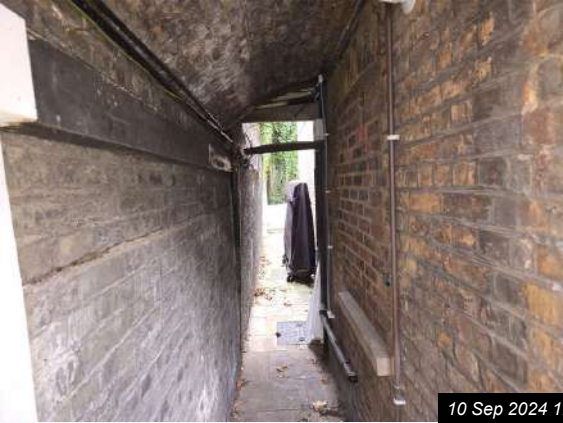
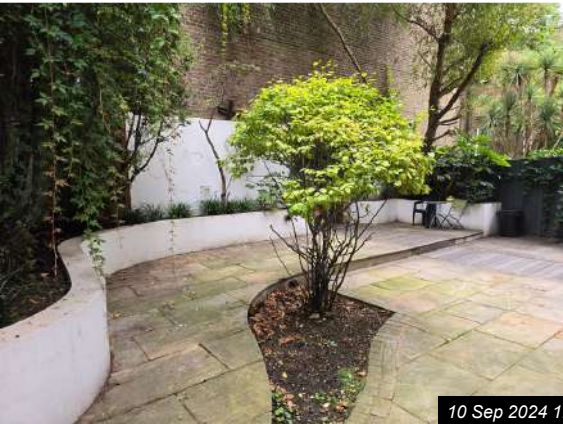
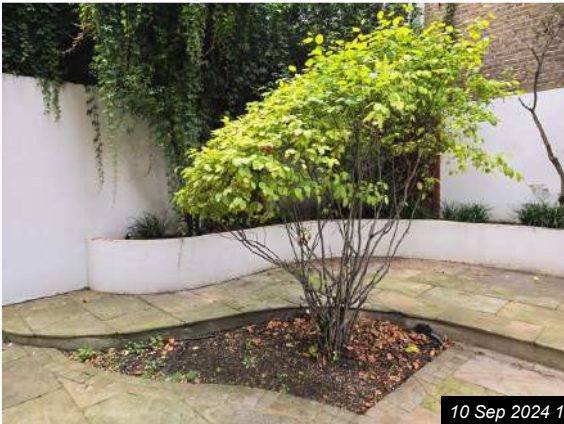
18. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:32 Ref # 18.2			
18.3 	Lighting	Three inset spotlights with white plastic surrounds; grey metal fitting with two translucent shades	Good working order
 10 Sep 2024 12:31 Ref # 18.3  10 Sep 2024 12:32 Ref # 18.3			
18.4 	Walls / Skirting	Large white ceramic tiles with white grouting; Rectangular black/ grey/ white cuboid patterned tiling with white grouting to far wall; Inset grey stone shelf to shower area with reveal to match walls and chrome effect metal trim	Good clean condition; Intact
 09 Sep 2024 18:01 Ref # 18.4  10 Sep 2024 12:30 Ref # 18.4  10 Sep 2024 12:30 Ref # 18.4			

18. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
	Ref # 18.4	 10 Sep 2024 12:30	Ref # 18.4
		 10 Sep 2024 12:30	
		 10 Sep 2024 12:30	
		 10 Sep 2024 12:30	
		 10 Sep 2024 12:32	
18.5 	Heating	Grey metal heated towel radiator	Good clean condition; Untested
	Ref # 18.5	 10 Sep 2024 12:30	
18.6 	Flooring	Off white stone effect square tiling	Good condition
	Ref # 18.6	 10 Sep 2024 12:30	
18.7 	Extractor fan	White plastic	Good working order

18. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
  Ref # 18.7 Ref # 18.7			
18.8 📷	Basin	Rectangular white ceramic sink with Chrome effect metal mixer tap, push plug and overflow cover; White laminate underbase cupboard with 2 doors; Interior to match with 3 shelves; White plastic shaving socket to upper RHS interior	In good clean working order Light laminate peel to interior shelf edges
   Ref # 18.8 Ref # 18.8 Ref # 18.8			
   Ref # 18.8 Ref # 18.8 Ref # 18.8			
18.9 📷	Toilet	White ceramic toilet with hidden cistern; White plastic toilet seat and lid; Chrome effect two button flush	Good clean working order

18. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:30 Ref # 18.9  10 Sep 2024 12:30 Ref # 18.9  10 Sep 2024 12:30 Ref # 18.9			
18.10 	Shower unit/ area	Chrome effect metal frame; Clear glass pane; Grey metal fitted and standard shower head with wall mounted controls; Base to match flooring with Linear drain	Dust to top of fixed shower head; Otherwise in good clean condition
 10 Sep 2024 12:32 Ref # 18.10  10 Sep 2024 12:32 Ref # 18.10  10 Sep 2024 12:32 Ref # 18.10			
 10 Sep 2024 12:32 Ref # 18.10  10 Sep 2024 12:32 Ref # 18.10			
18.11 	Accessories	Two chrome effect metal towel hooks; Chrome effect metal toilet roll holder	all In good clean condition/ working order
 10 Sep 2024 12:30 Ref # 18.11  10 Sep 2024 12:31 Ref # 18.11  10 Sep 2024 12:31 Ref # 18.11			

18. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
18.12 	Furnishings	Wall mounted vanity unit with glass mirror fronted doors; Grey metal interior with 2 shelves	Appears in a good clean condiiton; intact; Light marking/scratching to interior
 10 Sep 2024 12:30 Ref # 18.12  10 Sep 2024 12:31 Ref # 18.12			
18.13 	Additional items	White plastic electrical cover; Grey metal and black plastic toilet brush	Missing wire; Unchecked
 10 Sep 2024 12:30 Ref # 18.13  10 Sep 2024 12:31 Ref # 18.13			
19. EXTERIOR REAR			
 10 Sep 2024 12:44 Ref #19  10 Sep 2024 12:45 Ref #19			

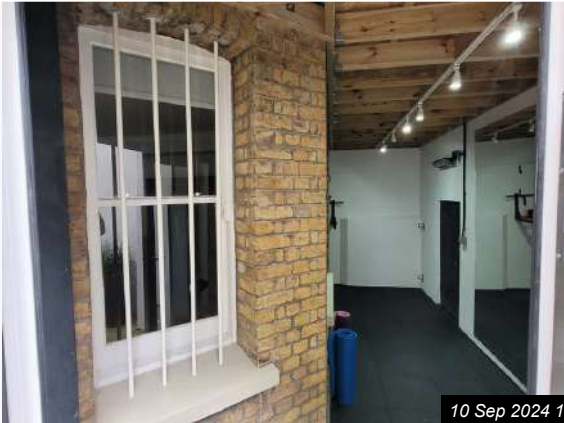
19. EXTERIOR REAR (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:45 Ref #19			
 10 Sep 2024 12:45 Ref #19			
 10 Sep 2024 12:45 Ref #19			
 10 Sep 2024 12:45 Ref #19			
 10 Sep 2024 12:46 Ref #19			
 10 Sep 2024 12:46 Ref #19			

19. EXTERIOR REAR (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:46 Ref #19			
Ref	Name	Description	Condition
19.1 📷	Rear garden	1- Light brown paved garden area with wooden decking leading out from bedroom 1; White painted render to raised beds at edges containing various trees and shrubs; Bed to centre containing shrub; Brown wooden double doors to neighbouring property at far side; 2- Passageway leading between two garden sections is exposed brickwork, white painted to top with paving to match 3- Courtyard style garden when exiting from utility room with Light brown paving; Access to gym room; Black metal stairs leading to street level with matching gate at the top	Good seasonal order; Discolouration to paving; Trees and shrubs well tended; Stairs in good condition
 10 Sep 2024 12:32 Ref # 19.1			
 10 Sep 2024 12:32 Ref # 19.1			
 10 Sep 2024 12:32 Ref # 19.1			
 10 Sep 2024 12:33 Ref # 19.1			
 10 Sep 2024 12:33 Ref # 19.1			
 10 Sep 2024 12:33 Ref # 19.1			

19. EXTERIOR REAR (CONT.)			
Ref	Name	Description	Condition
19.1	Ref # 19.1	 10 Sep 2024 12:34	Ref # 19.1
		 10 Sep 2024 12:34	
		 10 Sep 2024 12:34	
		 10 Sep 2024 12:34	
		 10 Sep 2024 12:34	
		 10 Sep 2024 12:34	
		 10 Sep 2024 12:35	
		 10 Sep 2024 12:35	
19.2	Boundaries	 10 Sep 2024 12:35	Ref # 19.1
		 10 Sep 2024 12:49	
19.2	Boundaries	A mixture of white painted render and exposed brickwork; Brown wooden log style feature to LHS of far wall when exiting bedroom 1	Good condition; Some wear and discolouration to exposed brick parts

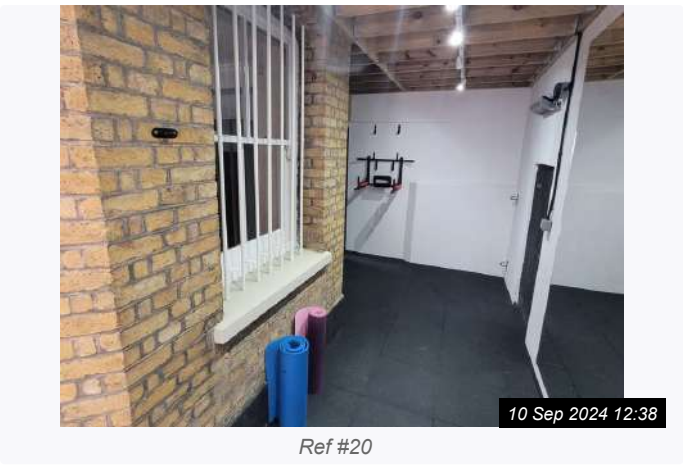
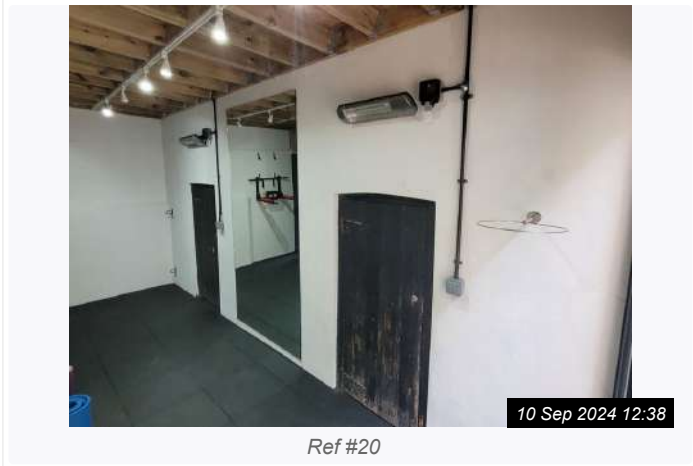
19. EXTERIOR REAR (CONT.)			
Ref	Name	Description	Condition
19.2	Ref # 19.2		Ref # 19.2
			
			
			
19.3	Additional items/ Information	Miscellaneous item on casters with black cover on; ; Workbench with oven on top; 2 further clay ovens; Orange and black bins with lids;; Two grey and green folding chair; Two green plastic chairs; Grey metal circular table with clear glass top; Grey and black plastic double socket/ cover; Grey and yellow plastic garden hose/ real; ; Two black plastic storage chests; Black metal short handled shovel; Brown wooden outdoor broom; Two black rectangular planters; ; Grey metal pole; White material parasol	Items in various stages of use/ wear; Some appear to be discarded; Sockets untested but appear in a good condition

Tenant Initials: _____

19. EXTERIOR REAR (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:44 Ref # 19.4  10 Sep 2024 12:46 Ref # 19.4  10 Sep 2024 12:46 Ref # 19.4			
19.5	Additional items/ Information	Brass outdoor tap; 2 grey and black plastic double sockets/ covers; White plastic security camera; 2 Black sensor lights; 2 ceramic wall plaques with elephants on	Items untested ; Appear in reasonable condition for use
 10 Sep 2024 12:35 Ref # 19.5			
20. GYM OUTBUILDING			
 10 Sep 2024 12:38 Ref #20  10 Sep 2024 12:38 Ref #20			

20. GYM OUTBUILDING (CONT.)

Ref	Name	Description	Condition
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Ref	Name	Description	Condition
20.1 📷	Door/ Frame/ Threshold	Grey wood effect upvc double doors with windows to either side and chrome handles and hinges Matching single door to rear.	All in good clean working order

20. GYM OUTBUILDING (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:38 Ref # 20.1			
20.2	Window(s) / Sill	Exterior windows to bedroom one.	Good clean condition
20.3	Ceiling	Exposed timber roofing.	In good clean condition
 10 Sep 2024 12:41 Ref # 20.3  10 Sep 2024 12:41 Ref # 20.3			
20.4	Lighting	White bar with six spotlights. Two round black plastic ceiling mounted units, with frosted plastic. One in each cupboard.	All working except Round light in cupboard to right side not working
20.5	Walls / Skirting	Part exposed brick Part textured white plaster Part wooden stud walling	All intact and in good condition.
 10 Sep 2024 12:38 Ref # 20.5  10 Sep 2024 12:38 Ref # 20.5  10 Sep 2024 12:38 Ref # 20.5			

20. GYM OUTBUILDING (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:38 Ref # 20.5  10 Sep 2024 12:38 Ref # 20.5  10 Sep 2024 12:39 Ref # 20.5			
20.6	Heating	Two wall mounted infrared heaters, brushed metal effect.	Tested working
 09 Sep 2024 23:51 Ref # 20.6  09 Sep 2024 23:51 Ref # 20.6  10 Sep 2024 12:39 Ref # 20.6			
20.7	Switches / Sockets	Gray plastic : One single switch One double switch Five double sockets with black plastic cover. Two single sockets with black plastic cover	Double grey plastic switch not working to one side; Sockets untest but appear in good condition
 10 Sep 2024 12:39 Ref # 20.7  10 Sep 2024 12:39 Ref # 20.7			
20.8	Flooring	Black rubber tiling	intact; Minor dirt and debris

20. GYM OUTBUILDING (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 12:38 Ref # 20.8  10 Sep 2024 12:38 Ref # 20.8  10 Sep 2024 12:39 Ref # 20.8			
20.9	Additional items	An assortment of household spares One gray fabric and rubber edged doormat Two yoga mats, one blue, one pink and purple One large black metal bar with mounting points A small selection of unassembled boxes Large wall mounted unframed mirror Chrome wall mounted loop on post An assortment of hooks and loops for gym equipment	Door mat in good condition; Yogo mats in good used condition; Mirror is in good clean condition; metal loop is in reasonable condition
 10 Sep 2024 12:38 Ref # 20.9  10 Sep 2024 12:38 Ref # 20.9  10 Sep 2024 12:39 Ref # 20.9			
 10 Sep 2024 12:39 Ref # 20.9  10 Sep 2024 12:39 Ref # 20.9  10 Sep 2024 12:39 Ref # 20.9			

20. GYM OUTBUILDING (CONT.)			
Ref	Name	Description	Condition
20.10	Furnishings	Six folding chairs, dark gray fabric and gray metal. One black metal and fabric folding chair. An assortment of gym equipment. One black fabric sofa bed Two gray folding tables One metal shelving unit One wooden shoe rack One red vinyl ottoman box with: an assortment of barbecue tools and disposables/consumables Two freestanding electric heaters	Most of the furniture is in the built in cupboards - assumed stored; Gym equipment appears in good used codition
20.11	Built-In cupboards	To built-in cupboards with black wooden doors, both with Yale style locks Internally flooring is stone tile Gray plastered walls Orange painted plastered ceiling to left Yellow painted plastered ceiling to right	There appears to be damp within both cupboards. Plaster has visible water markings and there is a damp smell within Otherwise in good use, order and doors are in good condition with locks working keys in locks; ; No light to storage cupboard with orange ceiling



Ref # 20.11



Ref # 20.11



Ref # 20.11



Ref # 20.11

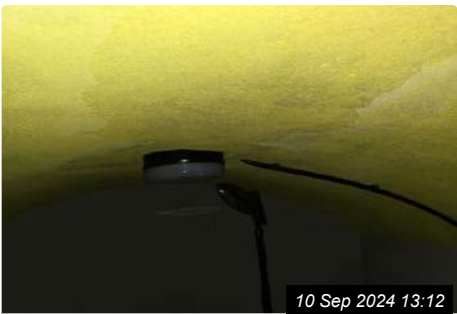


Ref # 20.11



Ref # 20.11

20. GYM OUTBUILDING (CONT.)			
Ref	Name	Description	Condition
Ref # 20.11			 10 Sep 2024 12:40
			 10 Sep 2024 12:40
			 10 Sep 2024 12:40
			 10 Sep 2024 12:40
Ref # 20.11			 10 Sep 2024 12:40
			 10 Sep 2024 12:40
			 10 Sep 2024 12:40
			 10 Sep 2024 12:40
Ref # 20.11			 10 Sep 2024 12:41
			 10 Sep 2024 12:41
			 10 Sep 2024 12:41
			 10 Sep 2024 12:41

20. GYM OUTBUILDING (CONT.)			
Ref	Name	Description	Condition
 10 Sep 2024 13:12 Ref # 20.11  10 Sep 2024 13:12 Ref # 20.11  10 Sep 2024 13:12 Ref # 20.11			

21. SCHEDULE OF CONDITION		
Ref	Name	Condition
21.1	Cleaning Standard throughout?	Professional/ High domestic standard of cleaning with some omission noted in report
21.2	Odours present?	no
21.3	Property clear of rubbish?	yes
21.4	Fire labels present?	Not to all items, see furnishing sections of reports for details
21.5	Ceilings	Generally good condition with some discoloured patches
21.6	Lighting	Mostly in good working order
21.7	Paintwork	Generally in good condition
21.8	Woodwork	Aged but in good order
21.9	Flooring	Generally in good condition
21.10	window(s)/ Sill(s)	Signs of age and some further cleaning required; but in good condition
21.11	Curtain(s)/ Blind(s)	Good condition
21.12	Appliances	Tested for power; Appear in good clean condition in general
21.13	Sanitary equipment	Good clean condition; Some limescale in places - see report
21.14	Building exterior	Generally good condition consistent with age
21.15	Garden(s)	Generally well kept

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

Ref	Room Name
1	Property/ Report overview
2	Keys
3	Meter Readings
4	Alarms
5	Exterior Front
6	Entrance hall
7	Reception room 1
8	Reception room 2
9	Kitchen
10	Water closet
11	Stairs/ Landing (basement)
12	Bedroom 1
13	Ensuite to bedroom 1
14	Bedroom 2
15	Ensuite to bedroom 2
16	Bedroom 3
17	Utility
18	Shower room

19	Exterior rear
20	Gym outbuilding
21	Schedule of Condition