

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

October
17th 2024

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Important information for user

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:-Dark:- Cloudy: Yes precipertating: Yes Frosty:-	
Additional Comments			
1.2	Any external persons present?	No	
Additional Comments			
1.3	Parking	Yes	Paid for parking in various places
Additional Comments			
1.4	Was the property left secured upon exit?	Yes	
Additional Comments			
1.5	Time of Arrival	Arrival time 17-10-2024 17:30	Returned multiple times during clean/ inventory and check in
Additional Comments			
1.6	Fuse board	Location Landing inbuilt eaves storage	Next inspection 02/06/2026
Additional Comments			
1.7	Stop cock(s)	Location Not found by clerk	
Additional Comments			
1.8	Property Description	Description Property is a top floor 1 bedroom converted flat comprising: Entrance - Stairs - Landing - Bedroom - Bathroom - Open plan reception/kitchen	General condition Property is finished to a good standard and in decent condition
Additional Comments			

2. KEYS

Ref	Name	Description
2.1 	Handed by agent	Banham key front door Yale style key communal door Orange keyring
Additional Comments		

2. KEYS (CONT.)

Ref	Name	Description
		
Ref # 2.1		

3. METER READINGS

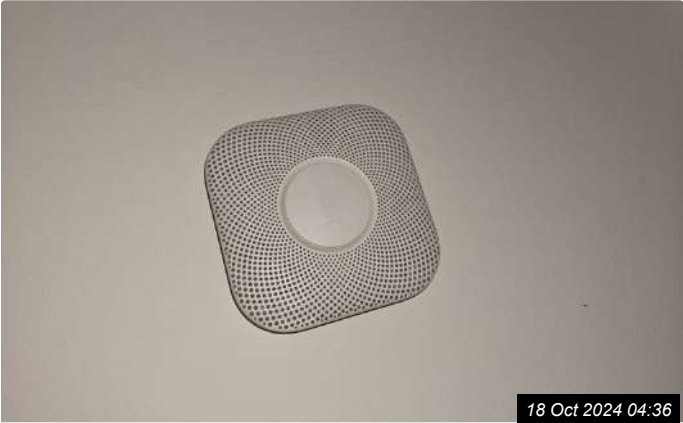


3. METER READINGS (CONT.)

Ref	Name	Description	Reading	Further information
Ref	Name	Description	Reading	Further information
3.1 	Gas Meter	Location: ground floor cupboard Serial No:G4A093165 06012006	4987.857m³	
Additional Comments				
 26 Oct 2024 11:36 Ref # 3.1				
3.2 	Electric Meter	Location:Ground floor cupboard Serial No:18P2134256	001185.64kwh	
Additional Comments				
 26 Oct 2024 11:36 Ref # 3.2				
3.3	Water Meter	Location: Serial No:		Not found by clerk
Additional Comments				

4. ALARMS

Ref	Name	Location	Answer	Further information
4.1	Are smoke alarms present on each floor?		Yes	
Additional Comments				
4.2	Are CO alarms present in all rooms with a Combustion Source/ appliance?		Yes	
Additional Comments				
4.3	Any soild fuel burning appliances?		No	
Additional Comments				
4.4 	Smoke & Co Alarm	Entrance ceiling	Test Result Alarm tested for power only, audible alarm noted	Replacement date
Additional Comments				
 Ref # 4.4				
4.5 	Smoke & Co Alarm	Landing ceiling	Test Result Alarm tested for power only, audible alarm noted	Replacement date 01-06-2026
Additional Comments				

4. ALARMS (CONT.)				
Ref	Name	Location	Answer	Further information
 Ref # 4.5				
4.6 	Smoke & Co Alarm	Bedroom ceiling	Test Result Alarm tested for power only, audible alarm noted	Replacement date 18-10-2026
Additional Comments				
 Ref # 4.6				
4.7 	Smoke & Co Alarm	Reception ceiling	Test Result Alarm tested for power only, audible alarm noted	Replacement date 01-06-2026
Additional Comments				
 Ref # 4.7				

4. ALARMS (CONT.)

Ref	Name	Location	Answer	Further information
4.8 	Smoke & Co Alarm	Kitchen ceiling	Test Result Alarm tested for power only, audible alarm noted Damage to test button	Replacement date 01-06-2026

Additional Comments



Ref # 4.8

5. ENTRANCE AND STAIRS



Ref #5

5. ENTRANCE AND STAIRS (CONT.)

Ref	Name	Description	Condition
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18 Oct 2024 23:40

Ref #5

5. ENTRANCE AND STAIRS (CONT.)

Ref	Name	Description	Condition
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18 Oct 2024 23:41

Ref #5

5. ENTRANCE AND STAIRS (CONT.)

Ref	Name	Description	Condition
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Ref #5

5. ENTRANCE AND STAIRS (CONT.)

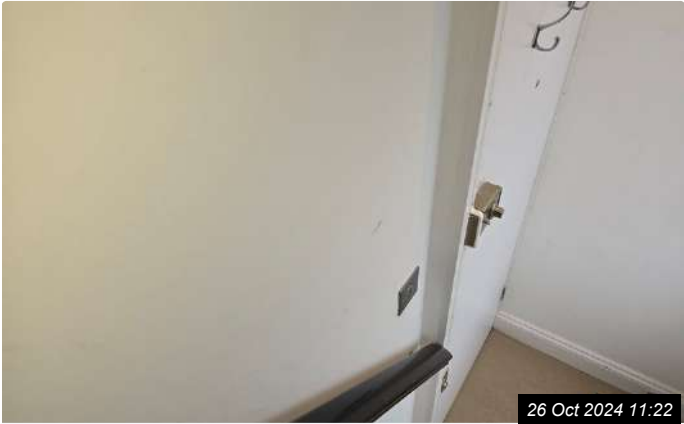
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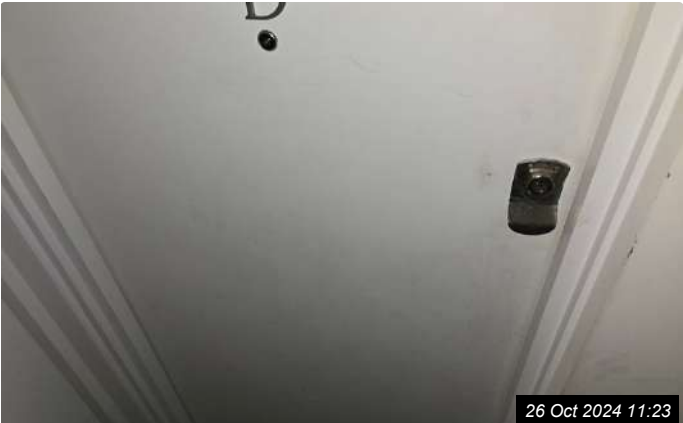
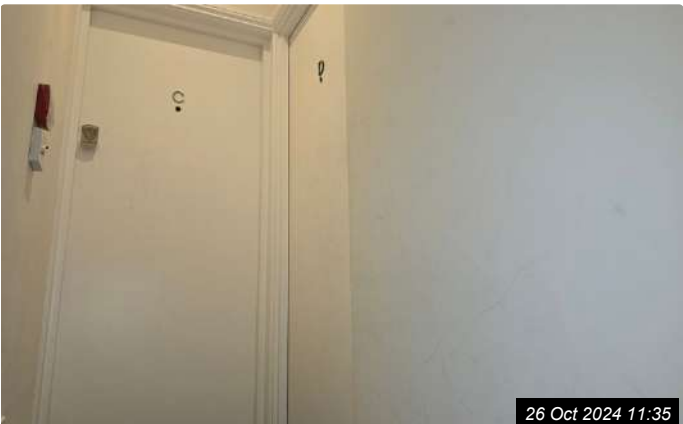


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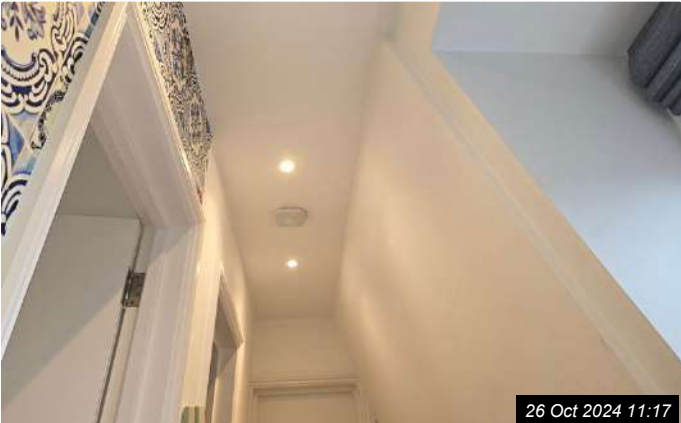
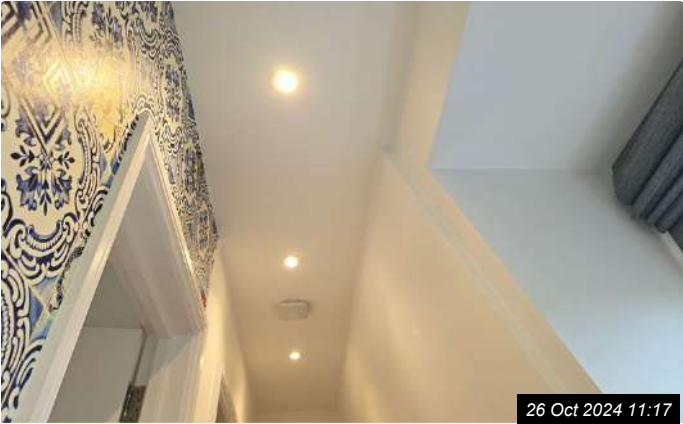
Ref	Name	Description	Condition
5.1 📷	Door/ Frame/ Threshold	White painted wooden door Grey metal "D" Grey metal viewer cover 2 grey metal "Banham" locks White painted wooden frame Interiors to match Door has grey metal nightlatch, thumbtwist lock and 2 grey metal hooks Grey metal transverse strip	Intact; In working order; Top lock can be stiff to insert key; Scatter marking; Wear around locks; Painted over defects; Scattered marking; Contact marking around nightlatch; ; Chipping to corner below nightlatch; Marking to lower levels; Chip to frame LHS mid level; Some signs of wear and use Condition consistent with use

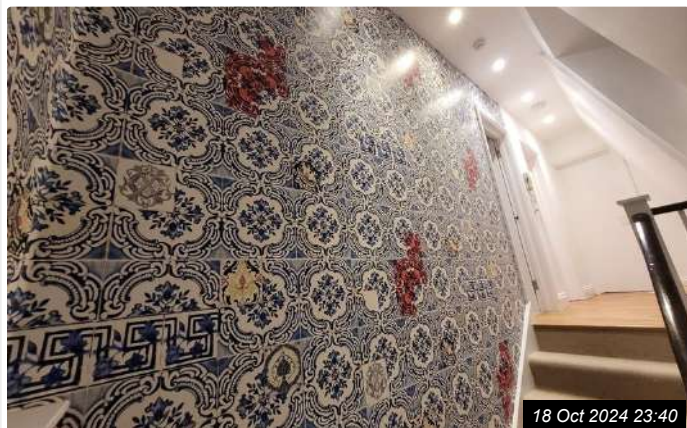
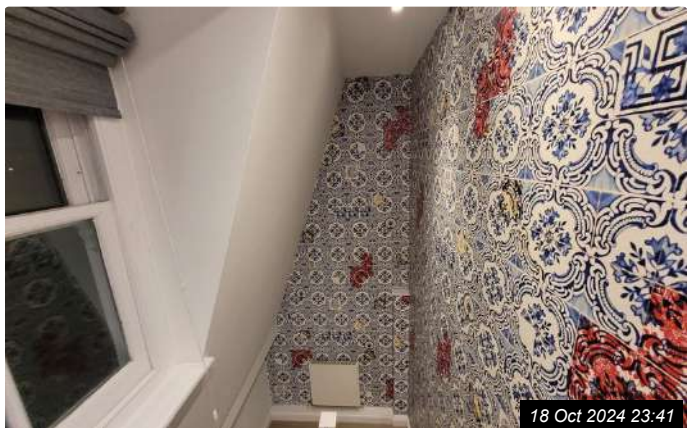
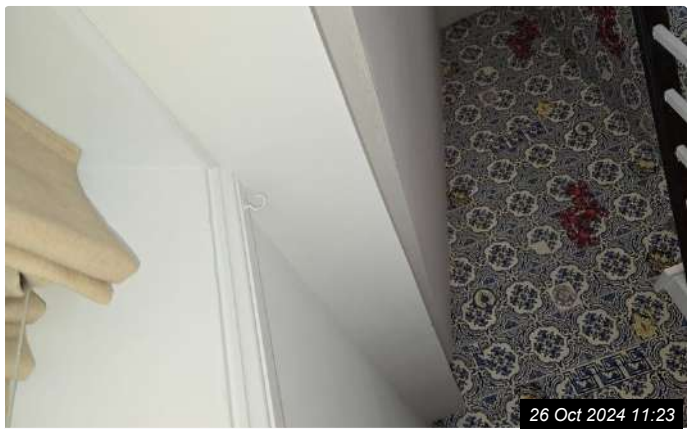
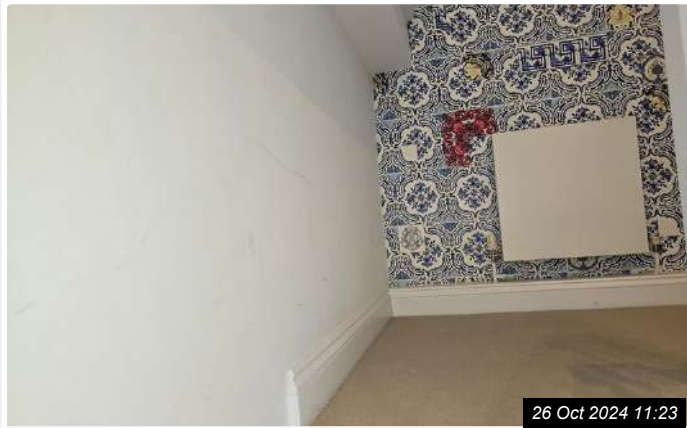
Additional Comments

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 Ref # 5.1  Ref # 5.1			
 Ref # 5.1  Ref # 5.1			
 Ref # 5.1  Ref # 5.1			

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 Ref # 5.1  Ref # 5.1			
 Ref # 5.1  Ref # 5.1			
5.2 	Window(s) / Sill	1- White painted wooden frame 12 clear glass panes Grey metal lock White painted wooden sill Light brown material roman blind 2- White painted wooden sash window 6 clear glass panes Grey metal lock White painted wooden frame; Brass cord cleat Grey material roman blind White cord with grey metal toggle	1- Good working order; Some paint chipping to top of lower sash; Window sill and frame in good condition consistent with age; Signs of age; Light discolouration; In working order; 2- Blackening to top of lower sash; Top window sash sticks; In good clean condition; Blind as new
Additional Comments			

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:42 Ref # 5.2  18 Oct 2024 23:42 Ref # 5.2			
 26 Oct 2024 11:22 Ref # 5.2  26 Oct 2024 11:23 Ref # 5.2			
 26 Oct 2024 11:23 Ref # 5.2  26 Oct 2024 11:33 Ref # 5.2			
5.3 	Ceiling	Smooth white painted	Good condition
Additional Comments			

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 Ref # 5.3		 Ref # 5.3	
 Ref # 5.3			
5.4	Lighting	Inset spotlights with white plastic surrounds	All in good working order
Additional Comments			
5.5 	Walls / Skirting	Smooth offwhite painted Part blue tile effect wall paper White painted wooden skirting	2 grey metal hooks to LHS upon entry; ; White painted hook to opposite wall when entering; Scattered marking mid to low level; Discolouration mark and chipping to Upper LHS first stair section
Additional Comments			

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:40 Ref # 5.5  18 Oct 2024 23:41 Ref # 5.5			
 18 Oct 2024 23:42 Ref # 5.5  26 Oct 2024 11:23 Ref # 5.5			
 26 Oct 2024 11:23 Ref # 5.5  26 Oct 2024 11:24 Ref # 5.5			

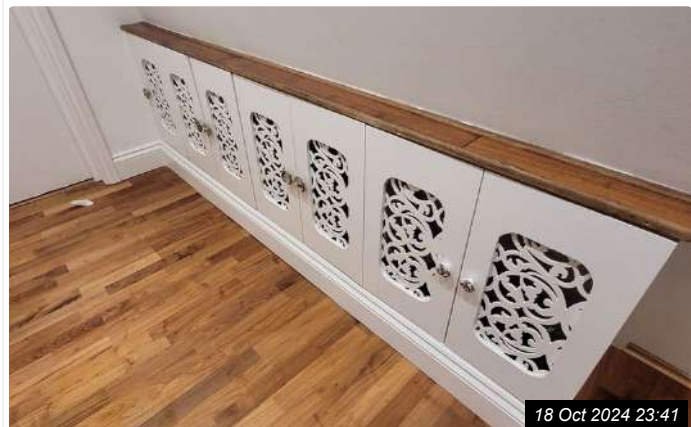
5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 Ref # 5.5			
5.6 	Heating	Cream metal radiator	Light marking to front; Untested; Appears in good condition
Additional Comments			
 Ref # 5.6  Ref # 5.6			
5.7 	Switches / Sockets	Grey metal and white plastic: Double lightswitch; Single lightswitch Isolator switch	Some overpainting to edges; All in good working order
Additional Comments			

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 26 Oct 2024 11:17 Ref # 5.7  26 Oct 2024 11:17 Ref # 5.7			
 26 Oct 2024 11:22 Ref # 5.7			
5.8 	Flooring	Beige wool carpet Brown wooden flooring to part	Evidence of carpet moth activity; Some scattered staining to carpet; Intact; Good condition; condition consistent with use
Additional Comments			
 18 Oct 2024 23:42 Ref # 5.8			

5. ENTRANCE AND STAIRS (CONT.)

Ref	Name	Description	Condition
5.9 	Furnishings	White wooden inbuilt eaves storage with brown wooden top 7 doors 5 Brass and clear glass knobs 2 white ceramic knobs	Good condition; Intact; Hoover and various maintenance items to interior

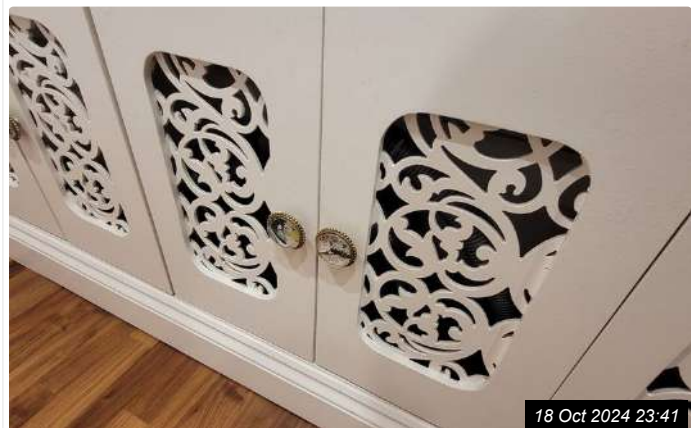
Additional Comments



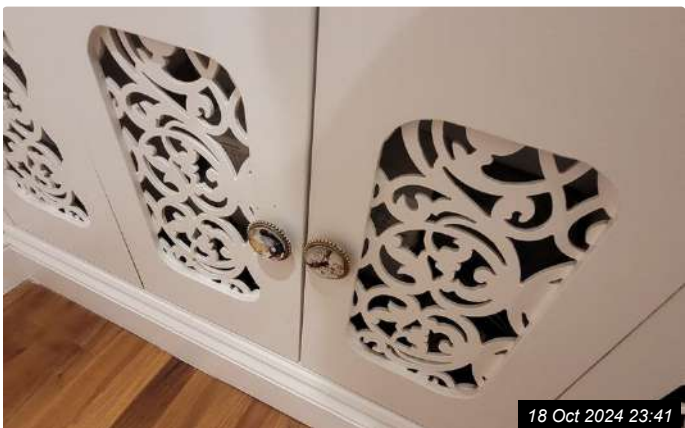
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Ref # 5.9



Ref # 5.9



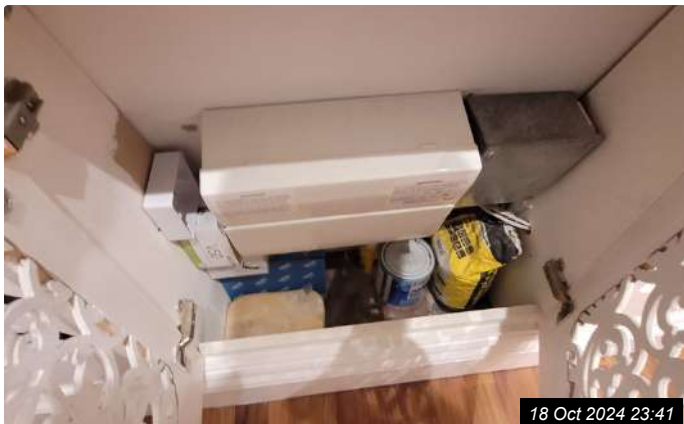
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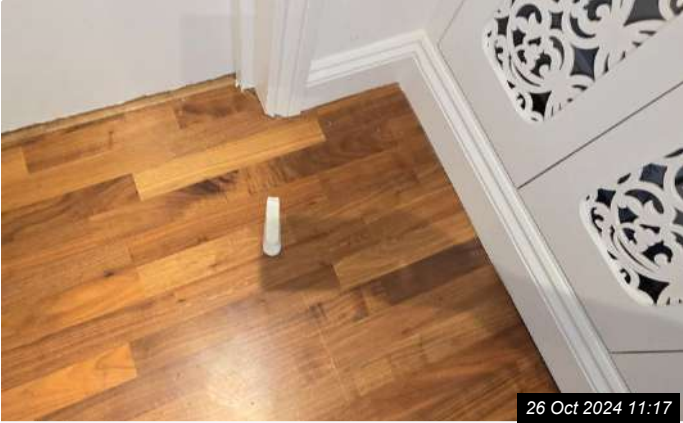
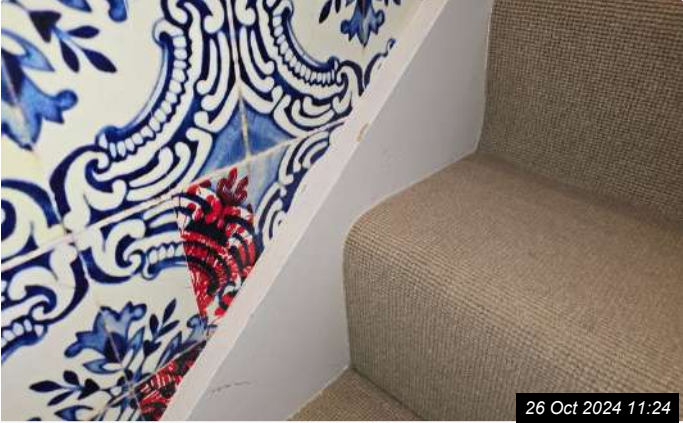


Ref # 5.9



Ref # 5.9

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:41 Ref # 5.9  18 Oct 2024 23:41 Ref # 5.9			
 18 Oct 2024 23:42 Ref # 5.9  18 Oct 2024 23:42 Ref # 5.9			
5.10 	Additional items	Blue material and black rubber mat Off white and grey plastic entry phone Offwhite "honeywell" thermostatic control; White painted wooden stairs and balustrade with brown wooden handrail	Good condition; Signs of age; Tested for power; Signs of age and use; Untested Chipping to top of LHS stringer; Condition consistent with use
Additional Comments			

5. ENTRANCE AND STAIRS (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:43 Ref # 5.10  26 Oct 2024 11:17 Ref # 5.10			
 26 Oct 2024 11:17 Ref # 5.10  26 Oct 2024 11:17 Ref # 5.10			
 26 Oct 2024 11:17 Ref # 5.10  26 Oct 2024 11:24 Ref # 5.10			

6. BEDROOM 1



Ref #6

6. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
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Ref #6

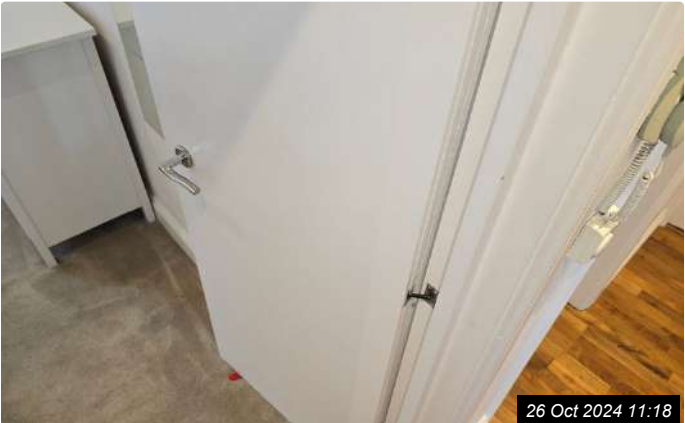
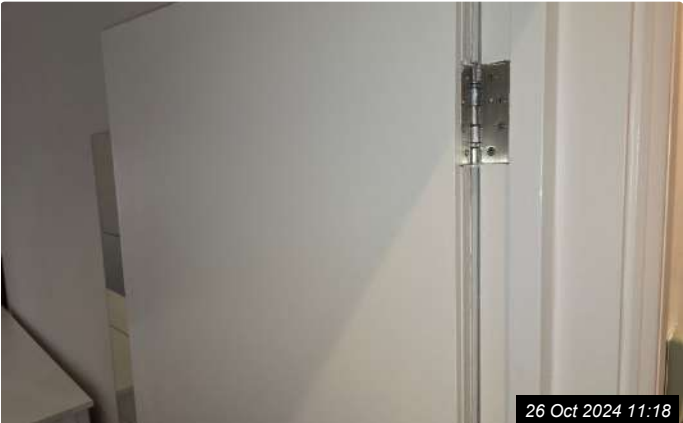
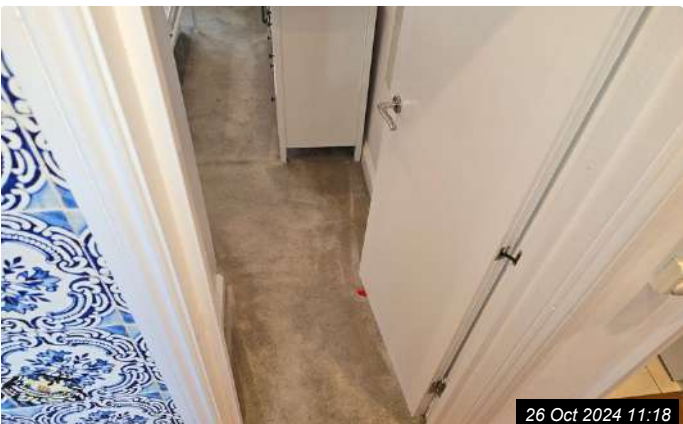
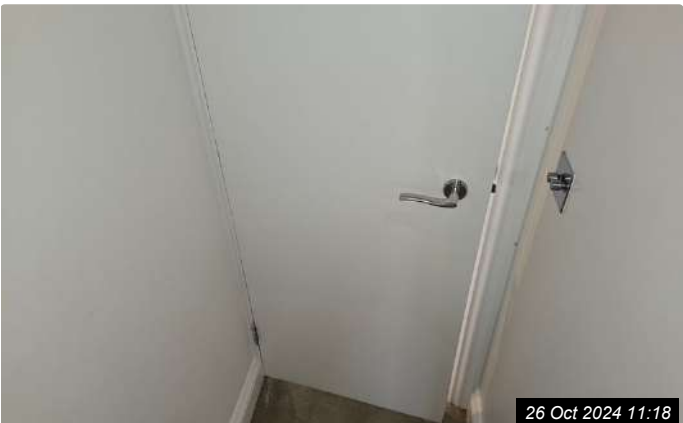
6. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
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Ref #6

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 Ref #6			
Ref	Name	Description	Condition
6.1 	Door/ Frame/ Threshold	White painted wooden door Grey metal handles White painted wooden frame Interiors to match with two grey metal hooks to door Brown wooden threshold	Good condition, very light marking to low level; In working order; Chip to frame RHS mid level; ; Defect to mid level LHS; Painted over defects; Marking to lower level RHS; ; Condition consistent with use
Additional Comments			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
6.1		 26 Oct 2024 11:18	 26 Oct 2024 11:18
		Ref # 6.1	Ref # 6.1
		 26 Oct 2024 11:18	 26 Oct 2024 11:18
		Ref # 6.1	Ref # 6.1
		 26 Oct 2024 11:18	 26 Oct 2024 11:18
		Ref # 6.1	Ref # 6.1
6.2	Window(s) / Sill	White painted wooden sash window 6 clear glass panes Grey metal lock White painted wooden frame Light grey material Roman blind Brass cord cleat	Blackening to lower RHS of frame; Scattered chipping to lower levels Clean Paint chip to RHS; ; Scattered surface wear; Cracking to seal; ; Blind as new
Additional Comments			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:09 Ref # 6.2  26 Oct 2024 11:19 Ref # 6.2			
 26 Oct 2024 11:19 Ref # 6.2  26 Oct 2024 11:19 Ref # 6.2			
6.3 	Ceiling	Smooth white painted	In good condition
Additional Comments			
 18 Oct 2024 23:11 Ref # 6.3			
6.4	Lighting	6 Inset spotlights with white plastic surrounds	All in good working order
Additional Comments			

6. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
6.5 	Walls / Skirting	Smooth white painted walls Grey metal effect wallpaper to part of lhs wall White painted wooden skirting Grey metal and black plastic doorstop	White plastic hook to lhs of far wall; Scattered marking mid to lower level; ; Generally good condition

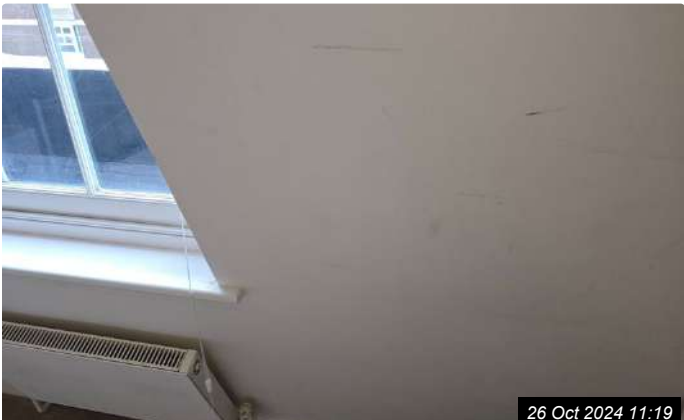
Additional Comments



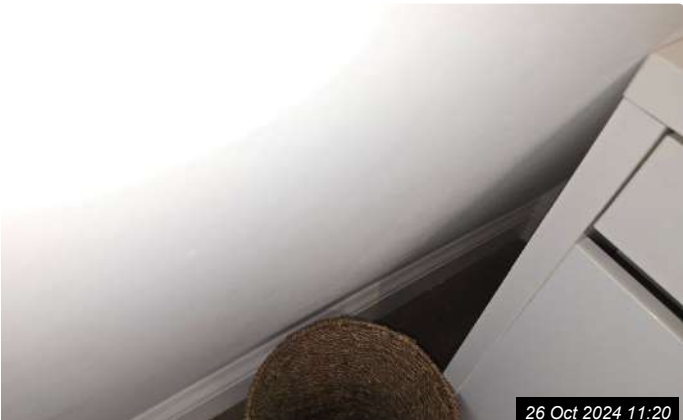
Ref # 6.518 Oct 2024 23:09



Ref # 6.526 Oct 2024 11:18



Ref # 6.526 Oct 2024 11:19



Ref # 6.526 Oct 2024 11:20

6.6 	Heating	White metal radiator	Scattered marking and discolouration to front
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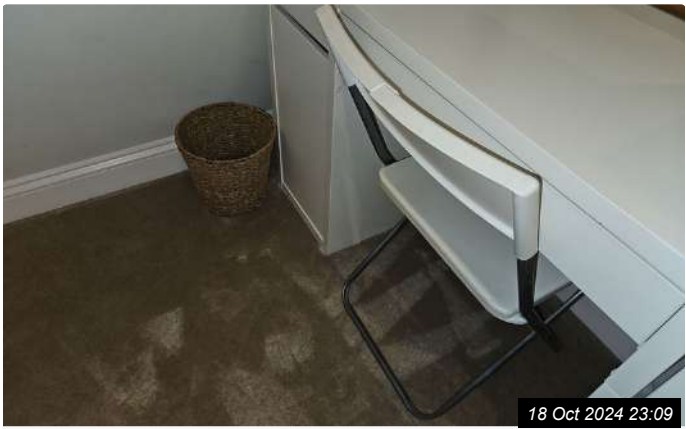
Additional Comments

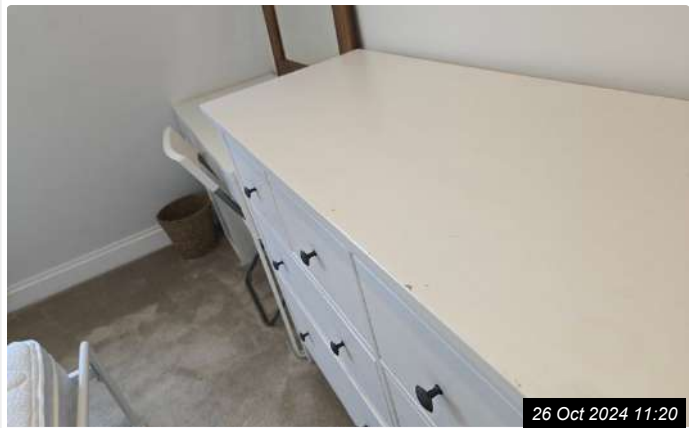
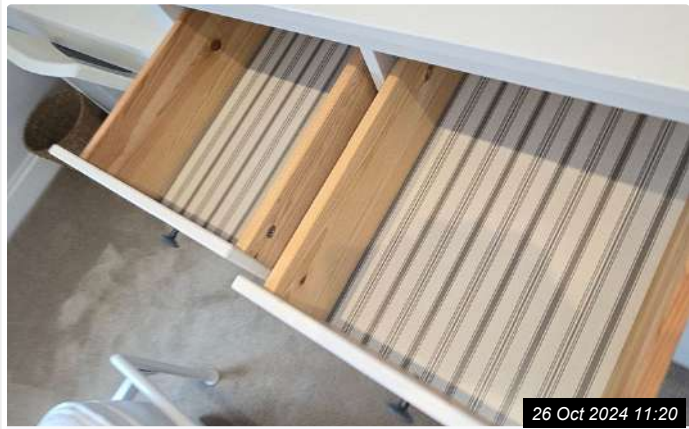
6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:09 Ref # 6.6			
6.7 	Switches / Sockets	Grey metal: Double dimmer switch White plastic: Fused switch 4 double sockets 2 unknown three pin sockets	Some discolouration to edges; Condition consistent with use; Switches in good working order; Sockets untested
Additional Comments			
 26 Oct 2024 11:18 Ref # 6.7			
 26 Oct 2024 11:18 Ref # 6.7			
 26 Oct 2024 11:18 Ref # 6.7			
 26 Oct 2024 11:19 Ref # 6.7			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 Ref # 6.7			
6.8 	Flooring	Light brown carpet	Good condition
Additional Comments			
 Ref # 6.8			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
6.9 	Furnishings	1- White wooden inbuilt wardrobe 6 doors Cream metal and glass knobs Cream interior Containing: 2 chrome effect hanging rails 6 shelves 2 white plastic electrical covers White metal wire clothes dryer 2- White wooden bedside table 1 drawer White painted weaved basket with offwhite material insert 3- White metal double bed Grey and white material mattress 4 sliding white laminate under bed drawers 4- White painted wooden inbuilt cupboard with knobs Cream metal and glass knobs 2 shelves to interior 5- White laminate desk with matching interior 2 drawers 1 cupboard with 2 shelves; White plastic and black metal folding chair 6- White laminate chest of drawers Grey metal knobs Interiors brown wooden 4 small drawers 4 large drawers 7- Brown woven small bin 8- Glass mirror with brown wooden frame 9- 4 part frameless glass mirror 10- 2 white laminate shelves	1- Exterior: Damage to first two knobs from LHS; Scuffing to bottom of middle door; Painted over defects; Doors do not sit evenly; ; Light scattered marking; Interior: Scattered marking and chipping; Otherwise intact; 2- Reasonably good condition; Intact; signs of use; 3- Staining to LHS of mattress; Mattress is reasonably good condition; Bedframe in good condition 4- Cracking to join with wall; Intact; Cupboard in reasonable condition; 5- Appears in reasonable condition; signs of use; Some chipping in places; Damage to top of folding chair 6- Knob to bottom LHS drawer is loose; ; Some marking to drawer interiors; Chipping to top leading edge; Signs of use and wear; Otherwise intact and in working order; 7- Loose strand near top; Otherwise in reasonable condition; 8- Light marking and chipping to frame in places; Otherwise in good clean condition; 9- Intact; In good condition; 10- In good condition
Additional Comments			
 Ref # 6.918 Oct 2024 23:10  Ref # 6.918 Oct 2024 23:10			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 26 Oct 2024 11:19 Ref # 6.9			
 26 Oct 2024 11:19 Ref # 6.9			
 18 Oct 2024 23:10 Ref # 6.9			
 18 Oct 2024 23:09 Ref # 6.9			
 18 Oct 2024 23:09 Ref # 6.9			
 26 Oct 2024 11:20 Ref # 6.9			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:09 Ref # 6.9			
 18 Oct 2024 23:09 Ref # 6.9			
 18 Oct 2024 23:08 Ref # 6.9			
 18 Oct 2024 23:09 Ref # 6.9			
 18 Oct 2024 23:09 Ref # 6.9			
 18 Oct 2024 23:10 Ref # 6.9			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
			
Ref # 6.9		Ref # 6.9	
			
Ref # 6.9		Ref # 6.9	
			
Ref # 6.9		Ref # 6.9	

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 26 Oct 2024 11:21 Ref # 6.9  26 Oct 2024 11:21 Ref # 6.9			
 18 Oct 2024 23:09 Ref # 6.9  18 Oct 2024 23:11 Ref # 6.9			
 18 Oct 2024 23:09 Ref # 6.9  18 Oct 2024 23:09 Ref # 6.9			
6.10 📷	Additional items	White "Viessman" gas boiler White "Zanussi" washing machine; White plastic electrical cover with port; White plastic electrical covers	Appears in good condition; Untested; Clean Tested for power; Signs of age and use; 3 Electrical covers are untested but appear in good condition
Additional Comments			

6. BEDROOM 1 (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:09 Ref # 6.10  18 Oct 2024 23:10 Ref # 6.10			
 18 Oct 2024 23:10 Ref # 6.10  18 Oct 2024 23:10 Ref # 6.10			
 26 Oct 2024 11:19 Ref # 6.10  26 Oct 2024 11:19 Ref # 6.10			

6. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
		 26 Oct 2024 11:19	
		 26 Oct 2024 11:20	
		Ref # 6.10	Ref # 6.10

7. BATHROOM



18 Oct 2024 23:17

Ref #7

7. BATHROOM (CONT.)

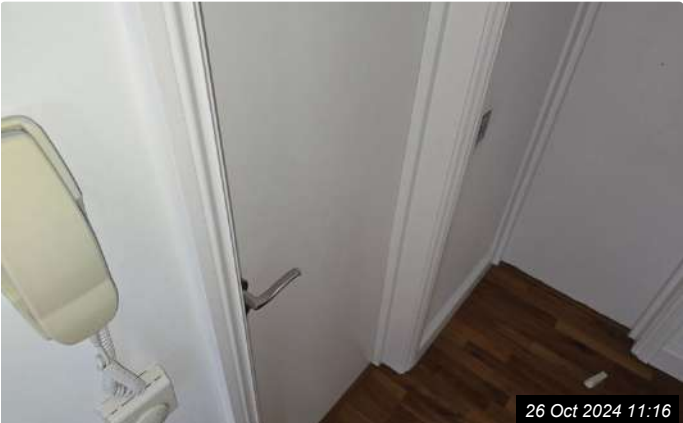
Ref	Name	Description	Condition
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Ref #7

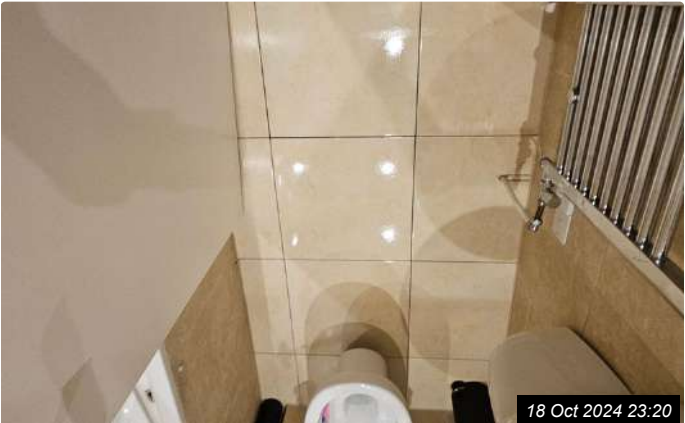
Ref	Name	Description	Condition
7.1 	Door/ Frame/ Threshold	White painted wooden door Grey metal handles White painted wooden frame; Interiors to match; 2 Mismatched Chrome effect hooks to reverse Brown wooden threshold	Painted over defects; Couple of drip marks to frame interior RHS mid level; Otherwise in good clean condition; Thresholds condition is consistent with use

Additional Comments

7. BATHROOM (CONT.)			
Ref	Name	Description	Condition
			
Ref # 7.1		Ref # 7.1	
			
Ref # 7.1		Ref # 7.1	
7.2 	Ceiling	Smooth white painted	Good condition; Scattered spot marking
Additional Comments			
			
Ref # 7.2		Ref # 7.2	
7.3	Lighting	Inset spotlights with white plastic surrounds	In good working order
Additional Comments			

7. BATHROOM (CONT.)

Ref	Name	Description	Condition
7.4	Walls / Skirting	Light brown stone effect tiles	Cracking to RHS shelf seal far wall below mirror; Hole with rawl plug to far wall; Cracking to join of far and RHS wall; Otherwise in good condition
Additional Comments			
7.5 	Heating	Chrome effect metal towel radiator White plastic fused switch	Bracket cap missing to LHS; Otherwise appears in good condition; Untested
Additional Comments			
 Ref # 7.5		 Ref # 7.5	
7.6 	Switches / Sockets	Grey metal and white plastic shaving socket	Untested; Appears in good clean condition
Additional Comments			
 Ref # 7.6			
7.7 	Flooring	Beige stone effect tiles	Cracking to tile mid LHS; Some discolouration to grouting in places
Additional Comments			

7. BATHROOM (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:20 Ref # 7.7			
7.8 	Extractor fan	Offwhite "manrose"	In working order; Some dust to vent
Additional Comments			
 18 Oct 2024 23:20 Ref # 7.8			
7.9 	Basin	White ceramic Grey metal lever plug and drain Chrome effect mixer tap	In good clean condition
Additional Comments			
 18 Oct 2024 23:18 Ref # 7.9  18 Oct 2024 23:18 Ref # 7.9			

7. BATHROOM (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:18 Ref # 7.9			
7.10 	Toilet	White ceramic toilet with hidden cistern White plastic toilet seat and lid Chrome effect push button flush Cistern cover to match walls	In good cleaning condition; In working order
Additional Comments			
 18 Oct 2024 23:18 Ref # 7.10			
 18 Oct 2024 23:18 Ref # 7.10			
 18 Oct 2024 23:18 Ref # 7.10			

7. BATHROOM (CONT.)

Ref	Name	Description	Condition
7.11 📷	Shower unit/ area	Chrome effect: Riser Controls Shower screen frame with 2 clear glass panes Shower head and hose	Missing back plate to shower controls; Main shower head and hose as new; Otherwise in good clean condition

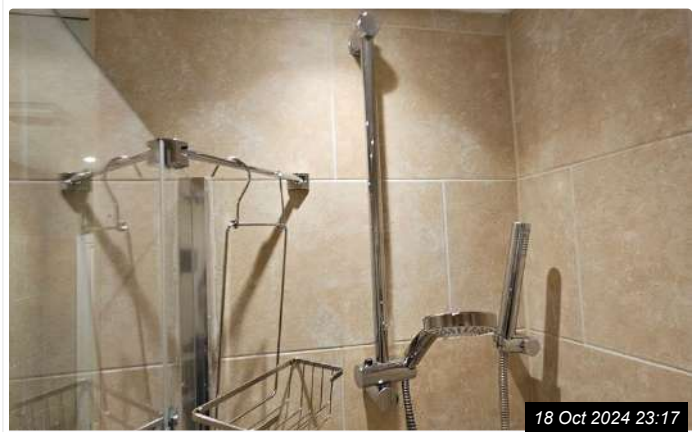
Additional Comments



Ref # 7.11



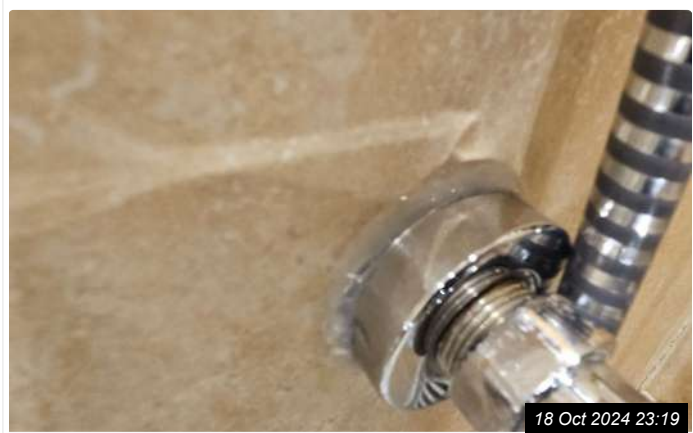
Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11

7. BATHROOM (CONT.)

Ref	Name	Description	Condition
7.12 	Bath/ Bath panel	White composite bath Chrome effect: Mixer tap Shower head and hose Shower head bracket Dual mixer tap Overflow/ plug control Drain	In tact; In good clean condition

Additional Comments



Ref # 7.12



Ref # 7.12



Ref # 7.12

7.13 	Accessories	Glass mirror with frosted glass frame and shelf; Large glass mirror without frame Chrome effect metal: Toilet roll holder Wire basket and attachments Chrome effect and black metal pedal bin; Black toilet brush	Mirrors in good clean condition; Chrome items in good clean condition; ; Toilet brush is in a used condition
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Additional Comments

7. BATHROOM (CONT.)

Ref	Name	Description	Condition
		 18 Oct 2024 23:18 Ref # 7.13	
		 18 Oct 2024 23:18 Ref # 7.13	
		 18 Oct 2024 23:18 Ref # 7.13	
		 18 Oct 2024 23:19 Ref # 7.13	

8. RECEPTION ROOM



Ref #8

8. RECEPTION ROOM (CONT.)

Ref	Name	Description	Condition
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Ref #8

8. RECEPTION ROOM (CONT.)

Ref	Name	Description	Condition
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Ref #8

8. RECEPTION ROOM (CONT.)

Ref	Name	Description	Condition
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18 Oct 2024 23:02

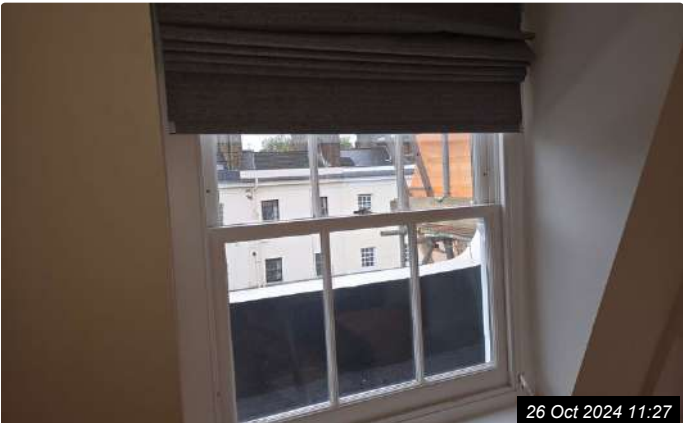
Ref #8

8. RECEPTION ROOM (CONT.)

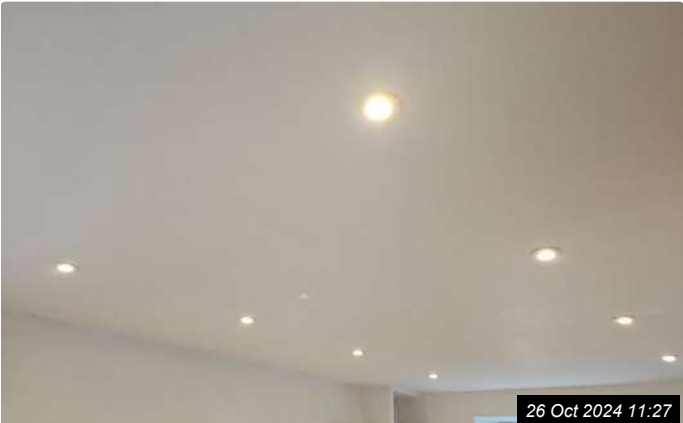
Ref	Name	Description	Condition
 Ref #8			
Ref	Name	Description	Condition
8.1 	Door/ Frame/ Threshold	White painted wooden door Grey metal handles White painted wooden frame; Interiors to match Brown wooden threshold	Some chipping/ damage to bottom exterior and interior; Painted over defects Chip to exterior centre; Minor chipping to frame exterior LHS; Otherwise in good condition
Additional Comments			

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:07 Ref # 8.1			
 18 Oct 2024 23:07 Ref # 8.1			
 26 Oct 2024 11:25 Ref # 8.1			
 26 Oct 2024 11:25 Ref # 8.1			
 26 Oct 2024 11:25 Ref # 8.1			
 26 Oct 2024 11:25 Ref # 8.1			

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
8.2 	Window(s) / Sill	1- White painted wooden sash window 6 clear glass panes Grey metal lock	1- Light overpainted to panes; Chipping to frame in places; in working order;
		White painted wooden sill Brass cord cleat;	Cracking to seal; signs of wear;
		Grey material Roman blind; White cord with grey metal toggle;	Blind as new;
		2- White painted wooden sash window 6 clear glass panes Grey metal lock	2- Light overpainted to panes; Chipping to frame in places; in working order;
		White painted wooden frame Brass cord cleat;	Various chips and marks signs of wear;
		Grey material Roman blind; White cord with grey metal toggle	Blind as new
Additional Comments			
 Ref # 8.2 18 Oct 2024 23:03  Ref # 8.2 18 Oct 2024 23:03			
 Ref # 8.2 18 Oct 2024 23:03  Ref # 8.2 18 Oct 2024 23:03			

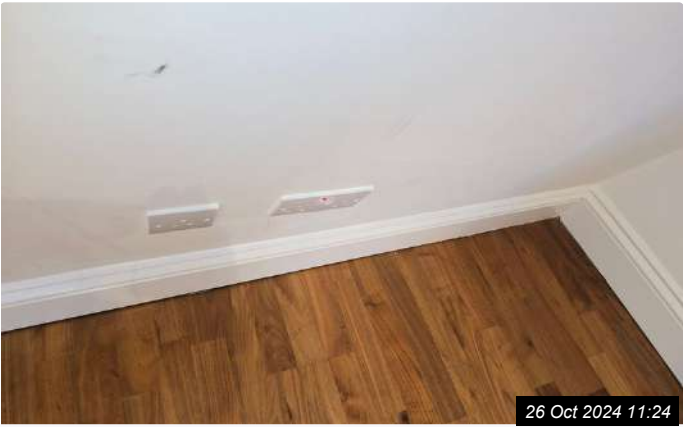
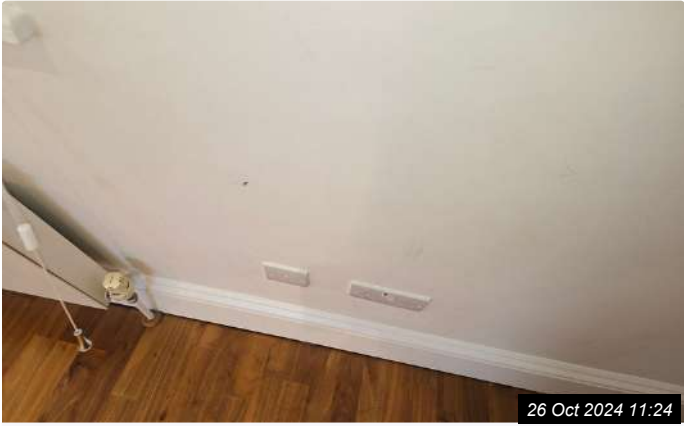
8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:03 Ref # 8.2  26 Oct 2024 11:24 Ref # 8.2			
 26 Oct 2024 11:26 Ref # 8.2  26 Oct 2024 11:26 Ref # 8.2			
 26 Oct 2024 11:27 Ref # 8.2			
8.3	Ceiling	Smooth white painted	In good condition
Additional Comments			

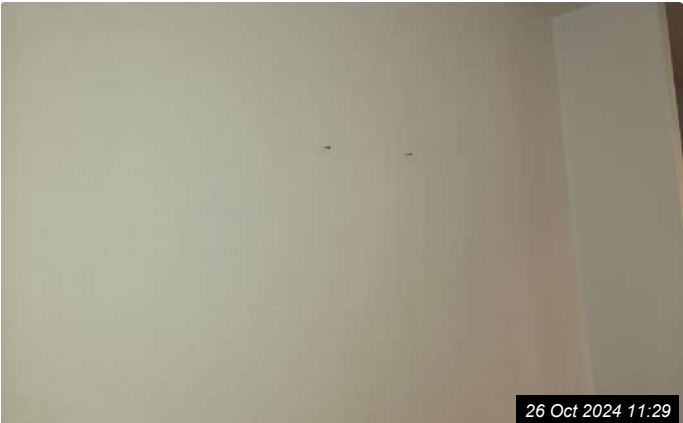
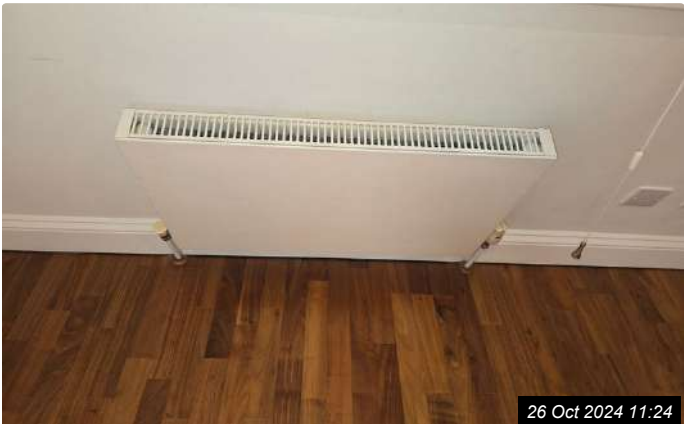
8. RECEPTION ROOM (CONT.)

Ref	Name	Description	Condition
 26 Oct 2024 11:27 Ref # 8.3			
8.4 	Lighting	8 Inset spotlights with white plastic surrounds 2 Grey metal and fabric wall mounted light fixtures	All in good working order
Additional Comments			
 18 Oct 2024 23:03 Ref # 8.4  18 Oct 2024 23:05 Ref # 8.4  18 Oct 2024 23:05 Ref # 8.4  26 Oct 2024 11:26 Ref # 8.4			

8. RECEPTION ROOM (CONT.)

Ref	Name	Description	Condition
 Ref # 8.4			
8.5 	Walls / Skirting	Smooth white painted walls White painted wooden skirting	Scattered chips and marks through out; Painted over defects; Otherwise in reasonable condition; ; 2 nails to rear wall; Water mark to far wall upper LHS; Black tv bracket to far wall centre Skirting in reasonably good condition with some painted over defects
Additional Comments			
 Ref # 8.5		 Ref # 8.5	
 Ref # 8.5		 Ref # 8.5	

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
			
Ref # 8.5		Ref # 8.5	
			
Ref # 8.5		Ref # 8.5	
			
Ref # 8.5		Ref # 8.5	

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 26 Oct 2024 11:27		 26 Oct 2024 11:29	
Ref # 8.5		Ref # 8.5	
8.6 	Heating	2 White metal radiators	Light scattered chipping and marking to both worse to RHS radiator; Overpainting to LHS radiator
Additional Comments			
 18 Oct 2024 23:04		 18 Oct 2024 23:07	
Ref # 8.6		Ref # 8.6	
 26 Oct 2024 11:24			
Ref # 8.6			

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
8.7 	Switches / Sockets	Grey metal: Triple dimmer switch Double dimmer switch White plastic: 3 double sockets 2 single 3 pins sockets unknown use	Dimmer switch missing centre switch cover; all covers in reasonably good condition consistent with use; Sockets untested
Additional Comments			



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



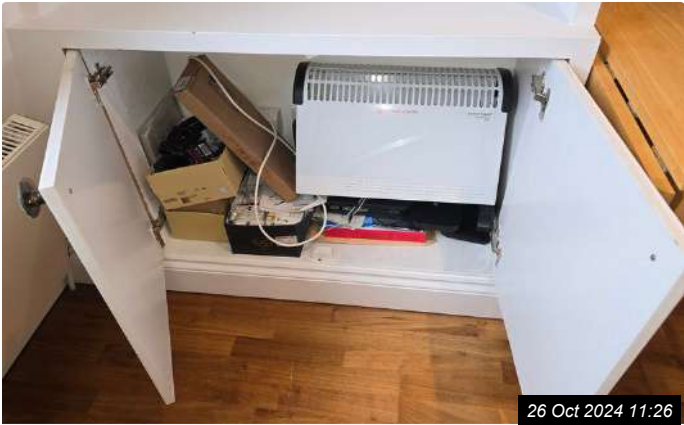
Ref # 8.7

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 Ref # 8.7		 Ref # 8.7	
 Ref # 8.7		 Ref # 8.7	
8.8 	Flooring	Brown wooden	Condition consistent with use; Scattered light scratching; Some large scuff marks
Additional Comments			
 Ref # 8.8		 Ref # 8.8	

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:06 Ref # 8.8  18 Oct 2024 23:06 Ref # 8.8			
 18 Oct 2024 23:06 Ref # 8.8  26 Oct 2024 11:27 Ref # 8.8			
8.9 	Furnishings	1- Grey material sofa bed with brown wooden legs 2- White painted wooden open fronted inbuilt unit 3 shelves 2 doors to bottom 3- Brushed steel and grey metal electric fireplace 4- White painted wooden open fronted inbuilt unit 6 shelves 5- White metal electric heater 6- 2 brown wooden chairs with matching folding table and 2 cream seat cushions; 7- Light brown material chest	1- Good condition; Some signs of use; 2- Scattered chipping to shelf leading edges; Mark to wall above bottom shelf; Some light scattered marking; Surface wear to cupboard top; Missing knob cover to RHS door; ; Various items to cupboard interior; 3- Appears in good condition; Some signs of wear present; Untested; 4- Good condition; Intact; 5- Untested; Appears in good condition; Feet not attached; 6- In good condition; In work; ing order; Intact; Minor overpainting in places; Some light denting/ chipping to edges; 7- Dust and scattered staining to top

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
Additional Comments			
 18 Oct 2024 23:04 Ref # 8.9  18 Oct 2024 23:04 Ref # 8.9			
 18 Oct 2024 23:04 Ref # 8.9  18 Oct 2024 23:04 Ref # 8.9			
 18 Oct 2024 23:04 Ref # 8.9  18 Oct 2024 23:04 Ref # 8.9			

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 23:04 Ref # 8.9  26 Oct 2024 11:26 Ref # 8.9			
 26 Oct 2024 11:26 Ref # 8.9  18 Oct 2024 23:04 Ref # 8.9			
 18 Oct 2024 23:04 Ref # 8.9  18 Oct 2024 23:04 Ref # 8.9			

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 26 Oct 2024 11:26 Ref # 8.9  18 Oct 2024 23:04 Ref # 8.9			
 18 Oct 2024 23:04 Ref # 8.9  18 Oct 2024 23:04 Ref # 8.9			
 18 Oct 2024 23:05 Ref # 8.9  18 Oct 2024 23:05 Ref # 8.9			

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 Ref # 8.9  Ref # 8.9			
 Ref # 8.9  Ref # 8.9			
 Ref # 8.9  Ref # 8.9			

8. RECEPTION ROOM (CONT.)			
Ref	Name	Description	Condition
 26 Oct 2024 11:24 Ref # 8.9			
 18 Oct 2024 23:06 Ref # 8.9			
 26 Oct 2024 11:26 Ref # 8.9			
 18 Oct 2024 23:05 Ref # 8.9			
 26 Oct 2024 11:26 Ref # 8.9			
 26 Oct 2024 11:26 Ref # 8.9			

9. KITCHEN



Ref #9

18 Oct 2024 04:14

9. KITCHEN (CONT.)

Ref	Name	Description	Condition
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Ref #9

9. KITCHEN (CONT.)

Ref	Name	Description	Condition
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Ref #9

9. KITCHEN (CONT.)

Ref	Name	Description	Condition
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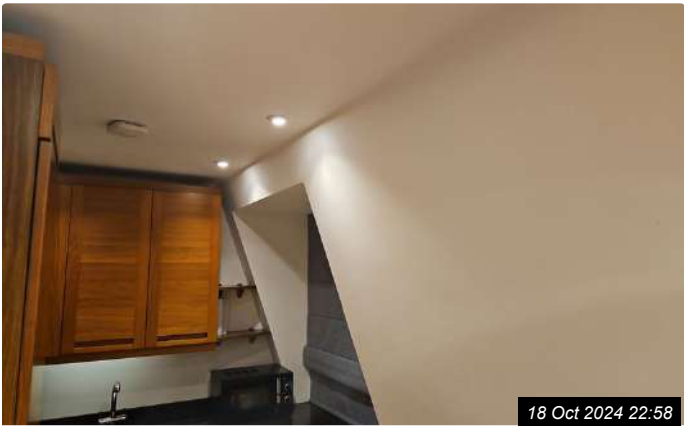
Ref #9

Ref	Name	Description	Condition
9.1 	Window(s) / Sill	White painted wooden frame 6 clear glass panes Grey metal lock Sill to match worktop Brass cord cleat Grey material roman style blind White reverse White cord Chrome effect toggle	Paint cracking to frame middle and some black residue Panes clean interior dirty exterior Damage to top centre of frame Reasonable condition Good condition As new

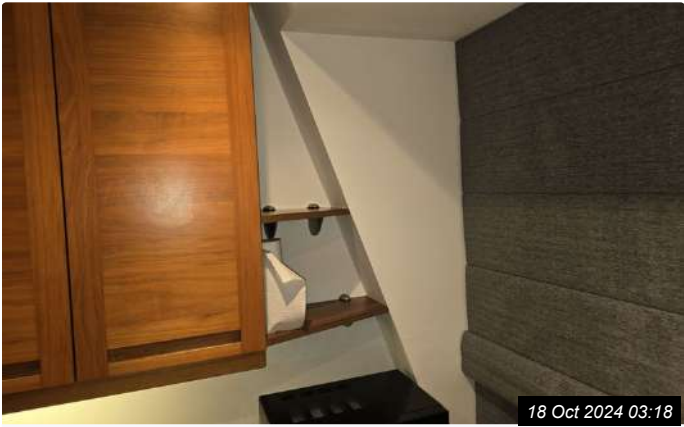
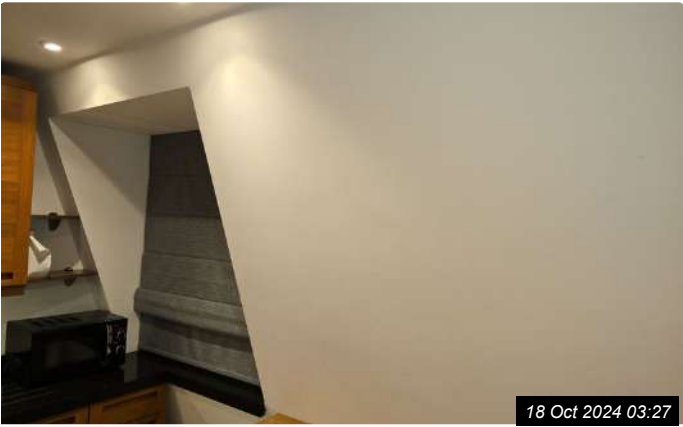
Additional Comments

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 03:28 Ref # 9.1			
 18 Oct 2024 03:32 Ref # 9.1			
 18 Oct 2024 03:35 Ref # 9.1			
 18 Oct 2024 03:35 Ref # 9.1			
 18 Oct 2024 03:35 Ref # 9.1			
 18 Oct 2024 03:35 Ref # 9.1			

9. KITCHEN (CONT.)

Ref	Name	Description	Condition
 18 Oct 2024 03:38 Ref # 9.1			
9.2 	Ceiling	Smooth white painted	Good condition Some scattered marking especially around lights
Additional Comments			
 18 Oct 2024 22:58 Ref # 9.2			
9.3 	Lighting	3 inset spotlights with white plastic covers White under unit batten light	In working order
Additional Comments			
 18 Oct 2024 03:27 Ref # 9.3  18 Oct 2024 03:27 Ref # 9.3			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 03:27		 18 Oct 2024 03:28	
Ref # 9.3		Ref # 9.3	
 18 Oct 2024 03:28			
Ref # 9.3			
9.4 	Walls / Skirting	Smooth white painted walls White painted wooden skirting	Marking mid to low level Reasonable condition
Additional Comments			
 18 Oct 2024 03:18		 18 Oct 2024 03:18	
Ref # 9.4		Ref # 9.4	

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 03:18 Ref # 9.4  18 Oct 2024 03:18 Ref # 9.4			
 18 Oct 2024 03:18 Ref # 9.4  18 Oct 2024 03:27 Ref # 9.4			
 18 Oct 2024 03:27 Ref # 9.4			
9.5 📷	Switches / Sockets	White plastic: 2 Fused switches Single switch; single with red plastic switch 2 Double sockets; Single sockets	Fused switch in units has incorrect sized screws, front cover is loose; ; Untested; Condition consistent with age and use
Additional Comments			

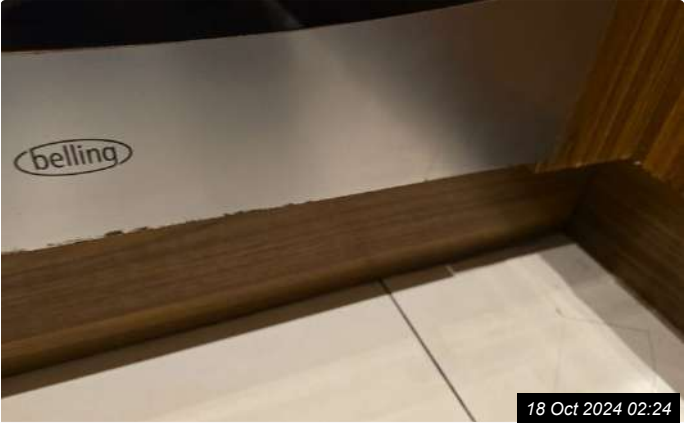
9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
			
Ref # 9.5		Ref # 9.5	
9.6 	Flooring	Beige stone effect tiles	Some are cracked Discolouration to grouting
Additional Comments			
			
Ref # 9.6			
9.7 	Work tops	Dark granite/ granite effect with inbuilt draining board	In good condition Intact Some light discolouration in places
Additional Comments			
			
Ref # 9.7		Ref # 9.7	

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 03:17 Ref # 9.7  18 Oct 2024 03:17 Ref # 9.7			
 18 Oct 2024 03:17 Ref # 9.7  18 Oct 2024 03:18 Ref # 9.7			
9.8 	Sink	Grey metal sink and matching catcher Chrome effect mixer tap	Scratching to sink interior In working order Intact Tap is loose in fitting Clean
Additional Comments			
 18 Oct 2024 03:12 Ref # 9.8  18 Oct 2024 03:12 Ref # 9.8			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 Ref # 9.8  Ref # 9.8			
 Ref # 9.8  Ref # 9.8			
 Ref # 9.8			
9.9 	Extractor hood	Grey metal with clear glass 1 Light and filter cover	In good clean working order Signs of age and use
Additional Comments			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 03:12 Ref # 9.9  18 Oct 2024 03:12 Ref # 9.9			
 18 Oct 2024 03:12 Ref # 9.9			
9.10 	Hob	Black glass with grey metal trim electric "zanussi"	Scratching and wear to rings/ top Tested for power
Additional Comments			
 18 Oct 2024 03:11 Ref # 9.10  18 Oct 2024 03:11 Ref # 9.10			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 03:11 Ref # 9.10  18 Oct 2024 03:11 Ref # 9.10			
 18 Oct 2024 03:11 Ref # 9.10			
9.11 	Oven/ Cooking/ Range	"Belling" double oven Grey metal and clear and black glass Grey metal stone effect interior Upper: 1 Grey metal wire tray and one shelf to match Lower: 2 Grey metal wire trays	Reasonable condition Signs of use and age Silvering to bottom of lower door Light grease to top closing edge of bottom oven Light burnt on to top Grey metal centre piece to upper oven Tested for power Clean Some Denting to bottom handle
Additional Comments			
 18 Oct 2024 02:23 Ref # 9.11  18 Oct 2024 02:24 Ref # 9.11			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 Ref # 9.11  Ref # 9.11			
 Ref # 9.11  Ref # 9.11			
 Ref # 9.11  Ref # 9.11			

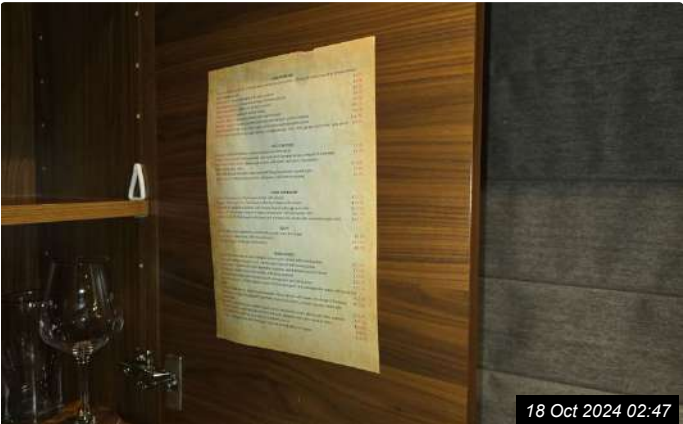
9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 02:32 Ref # 9.11  18 Oct 2024 02:32 Ref # 9.11			
 18 Oct 2024 02:32 Ref # 9.11  18 Oct 2024 02:33 Ref # 9.11			
9.12 	Fridge/ Freezer	"Samsung" white unit covered Fridge: 6 door shelves clear plastic 1 clear plastic egg holder 4 clear glass and white plastic shelves White and clear plastic drawer Freezer: White plastic drawer with 2 ice cube trays 2 clear and white plastic drawers	In good working order Intact Clean Fridge: Good conditon Freezer: Some residue to green ice tray Unknown item to bottom of middle drawer
Additional Comments			

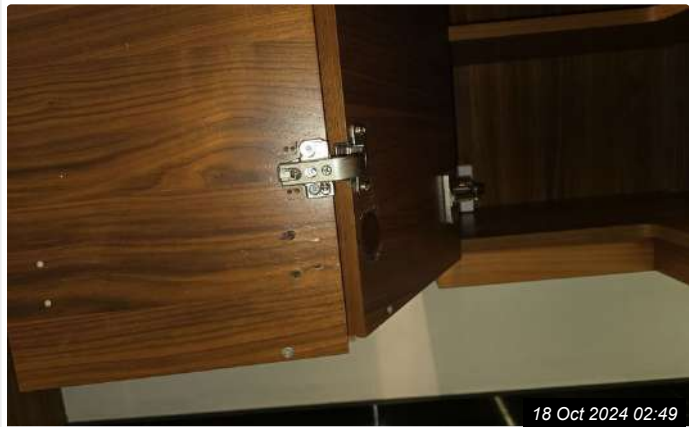
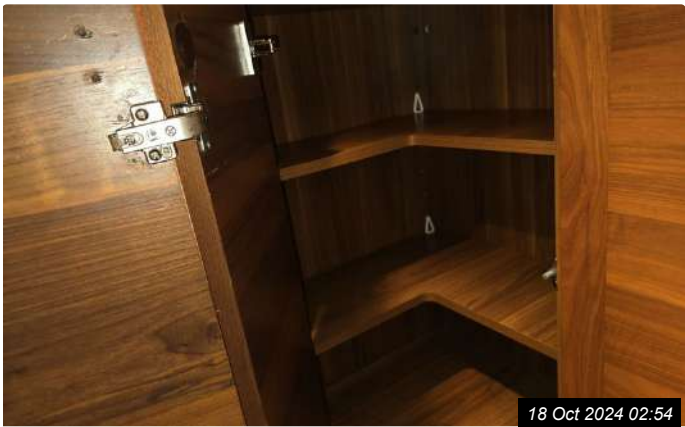
9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 18 Oct 2024 03:44 Ref # 9.12  18 Oct 2024 03:44 Ref # 9.12			
 18 Oct 2024 03:45 Ref # 9.12  18 Oct 2024 03:45 Ref # 9.12			
 18 Oct 2024 03:50 Ref # 9.12  18 Oct 2024 03:50 Ref # 9.12			

9. KITCHEN (CONT.)

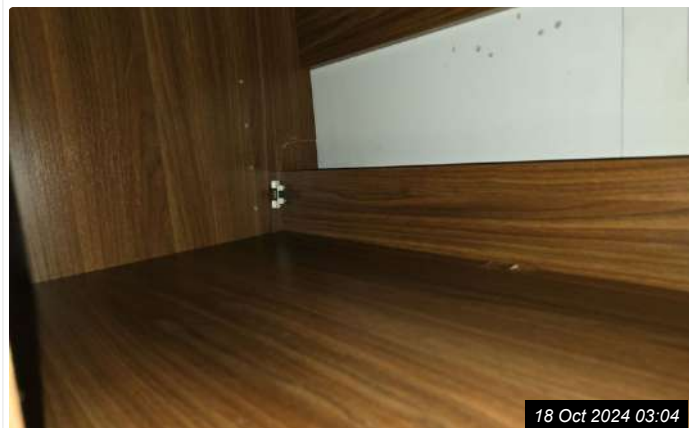
Ref	Name	Description	Condition
 18 Oct 2024 03:50 Ref # 9.12  18 Oct 2024 03:50 Ref # 9.12			
 18 Oct 2024 22:59 Ref # 9.12  18 Oct 2024 23:00 Ref # 9.12			
9.13 	Dish washer	"Neff" grey metal with unit cover Contains 2 grey metal and plastic shelves Grey plastic cutlery caddy	In good clean condition Tested for power Signs of wear
Additional Comments			
 18 Oct 2024 03:07 Ref # 9.13  18 Oct 2024 03:07 Ref # 9.13			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
			
Ref # 9.13			
			
Ref # 9.13			
			
Ref # 9.13			
			
Ref # 9.13			
			
Ref # 9.13			
			
Ref # 9.13			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
 Ref # 9.13			
9.14 	Units	Grey wood effect laminate with matching interiors A mixture of: 3 Cupboard style units with shelves 2 open front shelves - Appliance covers 5 Drawers with grey metal and laminate interiors - Matching kickboard to bottom	General signs of wear and use Some surface damage and chipping to exterior/interior Clean Upper RHS unit contains: 2 bowls, 3 plates, 2 mugs and 2 glasses and paper menu to rhs door interior Kitchen roll to shelf Evidence of multiple repairs to upper lhs corner unit Lower corner unit contains various household items Drawer 1 contains grey plastic cutlery divider containing mismatched cutlery and knife
Additional Comments			
 Ref # 9.14			
 Ref # 9.14			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
			
Ref # 9.14			Ref # 9.14
			
Ref # 9.14			Ref # 9.14
			
Ref # 9.14			Ref # 9.14

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			
			
Ref # 9.14			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
		Ref # 9.14	
		Ref # 9.14	
9.15 	Furnishings	Small island, brown wooden chopping board to top White wooden frame 2 grey metal covered shelves 2 grey casters Black microwave, white to interior with frosted glass plate Brushed steel and grey metal pedal bin White plastic and grey metal chair	Marking to top Scratching and marking to metal Clean Intact Untested Appears in reasonable condition Clean Good used condition Signs of use
Additional Comments			

9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
			
Ref # 9.15			
			
Ref # 9.15			
			
Ref # 9.15			
			
Ref # 9.15			
			
Ref # 9.15			
			
Ref # 9.15			

10. SCHEDULE OF CONDITION		
Ref	Name	Condition
10.1	Cleaning Standard throughout?	Professional with some omissions noted throughout report
Additional Comments		
10.2	Odours present?	No

10. SCHEDULE OF CONDITION (CONT.)		
Ref	Name	Condition
Additional Comments		
10.3	Property clear of rubbish?	Yes
Additional Comments		
10.4	Fire labels present?	Yes
Additional Comments		
10.5	Ceiling	Good condition; Some marks to bathroom
Additional Comments		
10.6	Lighting	In good working order; Cover missing to one of the dimmer switches in reception
Additional Comments		
10.7	Paintwork	Reasonable condition, general marking
Additional Comments		
10.8	Woodwork	Reasonable condition some chips and marks
Additional Comments		
10.9	Flooring	Reasonable condition see report
Additional Comments		
10.10	window(s)/ Sill(s)	Some signs of condensation; All in working order
Additional Comments		
10.11	Curtain(s)/ Blind(s)	5 New blinds; Entrance blind not replaced
Additional Comments		
10.12	Appliances	Generally good clean condition; Tested for power
Additional Comments		
10.13	Sanitary equipment	In good clean condition; Issue noted with show control
Additional Comments		

Declaration

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

Appendix

Comment Summary

Ref	Comments
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Ref	Room Name
1	Property/ Report overview
2	Keys
3	Meter Readings
4	Alarms
5	Entrance and stairs
8	Reception room
9	Kitchen
7	Bathroom
10	Schedule of Condition
6	Bedroom 1