

February 17th 2024

Inventory & Schedule of Condition

123 Sample Street, Sample City, Sampleshire, AB1 2CD



Prepared By A. Clerk

On Behalf of Example Lettings Ltd

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1. PROPERTY DETAILS		
Ref	Name	Description
1.1	Notes	This is a two bedroom unfurnished semi-detached bungalow that is newly refurbished throughout and consist of new appliances such as a fridge-freezer, integrated hob, oven and cooker hood. This property has new Amtico honey oak luxury vinyl flooring throughout; walls and ceilings are freshly painted. The Landlord has provided Amtico floorcare kit for tenants to use to maintain the quality of the floor throughout the property. The property has a loft, however, not included in the AST. Therefore should not be accessed unless written consent is given by the landlord. Weather condition - The inspection was carried out on a cloudy day which may affect the lighting of some of the photographs.
Additional Comments		

2. SCHEDULE OF CONDITION AND CLEANLINESS		
Ref	Name	Condition
2.1	General Cleanliness	The property is newly decorated throughout. Appliances, bathroom and kitchen fittings are also newly fitted. Therefore, generally in good and cleaned to a high standard.
Additional Comments		
2.2	Bathroom / Ensuite / Toilet	Brand New
Additional Comments		
2.3	Ceiling(s)	Freshly painted and free of marks
Additional Comments		
2.4	Blinds	Brand new. Mixture of faux wooden venetian blinds and vertical blinds.
Additional Comments		
2.5	Flooring	New Amtico honey oak luxury vinyl floor fitted throughout the property. All in good order. Please note, Amtico floorcare kit is made available for tenants to use to maintain the floor throughout the property. The floorcare kit can be found in the utility cupboard.
Additional Comments		
2.6	Kitchen Area	Clean and in good order
Additional Comments		
2.7	Kitchen - White Goods	Brand new. Clean; Washing machine is situated in the utility cupboard.
Additional Comments		
2.8	Oven / Hob / Extractor Hood	Brand new and clean.
Additional Comments		

2. SCHEDULE OF CONDITION AND CLEANLINESS (CONT.)		
2.9	Walls	Freshly painted. Light marks noted to hallway
Additional Comments		
2.10	Window(s)	Some marks and discolouration noted on windows and sills.
Additional Comments		

3. METER READINGS			
Ref	Name	Description	Reading
3.1 	Gas Meter	Location: At front of house below bedroom 1 window Serial No: GA A50	Meter Reading: 14
Additional Comments			
3.2 	Electric Meter	Location: Hallway, in cupboard behind door Serial No: D04	Meter Reading: 39
Additional Comments			
3.3	Water Meter	Location: Not seen Serial No:	
Additional Comments			

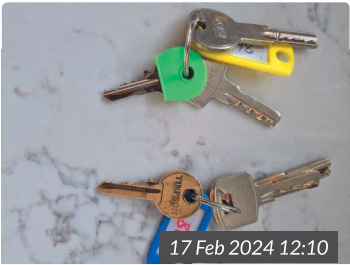


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Ref # 3.2

4. KEYS		
Ref	Name	Description
4.1	Keys	2 x ISEO for front door 2 x Timpson foe back door 2 x Gatemate for back gate
Additional Comments		

4. KEYS (CONT.)		
4.2	Window Lock	Not seen
Additional Comments		
 17 Feb 2024 12:10 Ref #4 - Front door keys  17 Feb 2024 12:10 Ref #4 - Back door keys  17 Feb 2024 12:10 Ref #4 - Back gate keys		

5. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1 	Smoke Alarm(s)	1 in Hallway 1 in Living room	Alarm tested for power only. Audible alarm noted.
Additional Comments			
5.2 	Combined Heat Sensor & Carbon Monoxide Alarm(s)	1 in Kitchen	Alarm tested for power only. Audible alarm noted.
Additional Comments			
 17 Feb 2024 15:46 Ref # 5.1  17 Feb 2024 15:46 Ref # 5.1  17 Feb 2024 15:45 Ref # 5.2			

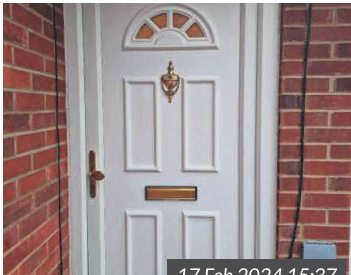
6. EXTERIOR FRONT			
Ref	Name	Description	Condition
6.1 	Door	White uPVC; 4 panel, 4 glass pane sunburst Brass lever handle; 1 x brass Urn door knocker; 1 x silver weather shield ('skirt at the bottom of door)	In good order Door knocker not new; Noted light marks on door
Additional Comments			

6. EXTERIOR FRONT (CONT.)

6.2 📷	Door Frame	White UPVC double glazed casement	Slight chipped and marked in places
Additional Comments			
6.3	Lighting	1 x Wall Flush Mounted Lantern Black	All in good, working order
Additional Comments			
6.4 📷	Additional Items / Information	External windows - trickle vent	Significant dust to trickle vent noted.
Additional Comments			



Ref #6



Ref # 6.1



Ref # 6.1



Ref # 6.2



Ref # 6.2



Ref # 6.2



Ref # 6.4

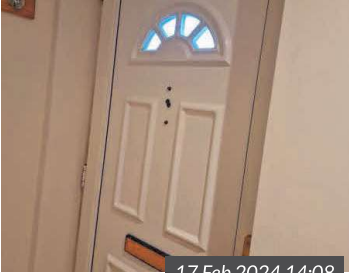
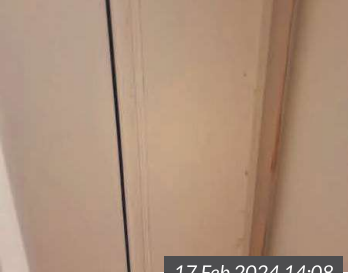
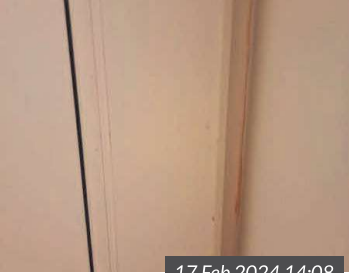
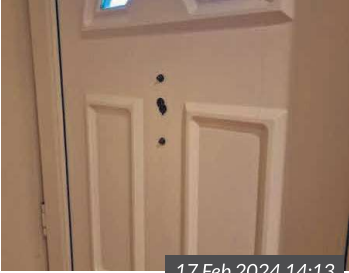
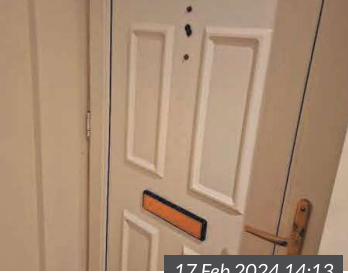


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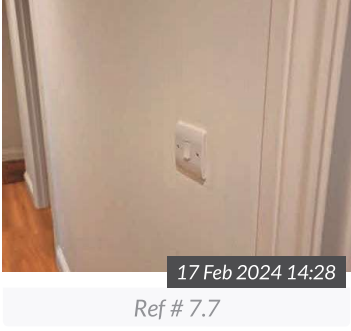
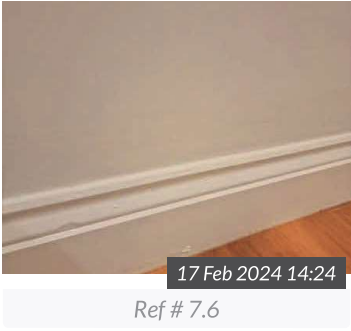
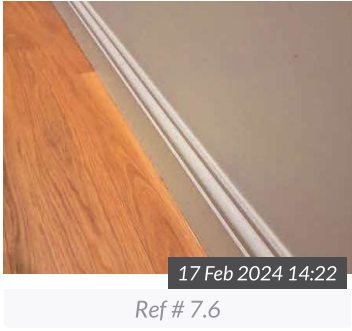
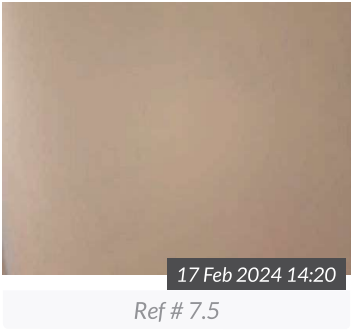
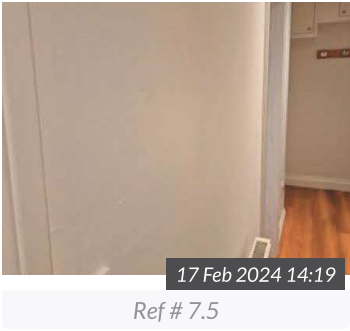
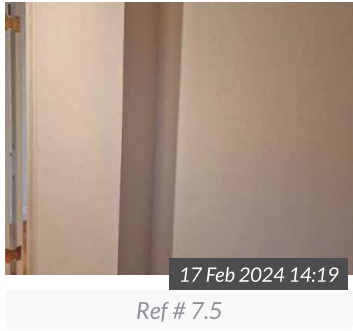
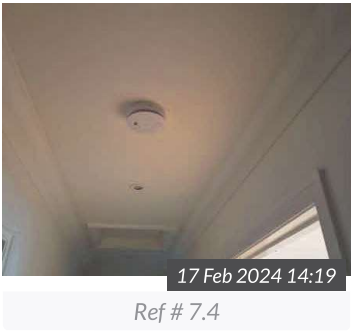
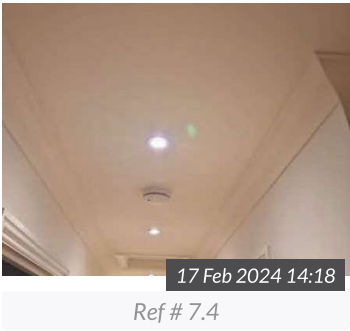
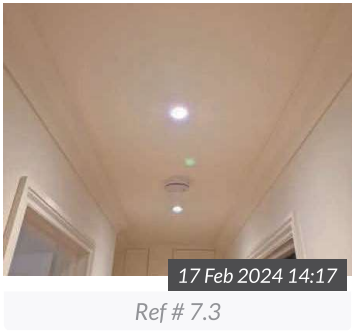
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Tenant Initials: _____

7. ENTRANCE / HALLWAY			
Ref	Name	Description	Condition
7.1 	Door	White uPVC 4 panel, 4 glass pane sunburst 1 x brass lever handle 1 brass letterbox flap with black surround 3 x white hinges 1 x peep hole 2 x screw, above and below peeps hole	In good working order. Noted marks in places
Additional Comments			
7.2 	Door Frame	White UPVC double glazed casement Brass trim	All in tact Noted significant discolouration. Refer to photos
Additional Comments			
7.3 	Ceiling	Freshly painted white finish smooth; ; Loft hatch present - did not attempt to access;. Not included in the AST.	Clean and free of marks
Additional Comments			
7.4 	Lighting	3 x recessed spotlight White plastic casing	All in good, working order
Additional Comments			
7.5 	Walls	Freshly white painted finish smooth walls	Newly decorated Noted light marks in places - opposite front door and on left wall as approach second bedroom. Noted patches in plaster painted over on wall next to bathroom
Additional Comments			
7.6 	Skirting	Freshly painted white satin, wooden	Free of dust Noted small chip/scuff opposite and behind front door
Additional Comments			
7.7 	Switch	1 x 2 gang light switch 1 x single gang light switch 1 x single dimmer switch for bathroom light 1 x isolator switch; 1 x single switch above laundry cupboard (for loft) 1 x single gang fuse switch; 1 x Schluter system interactive panel for the underfloor heating in bathroom All white plastic casing and insert	All in tact. In working order Fuse switches not tested
Additional Comments			

7. ENTRANCE / HALLWAY (CONT.)			
7.8 📷	Sockets	1 x double wall plug White plastic casing	In tact. Not tested
Additional Comments			
7.9 📷	Heating	White radiator, wall mounted	In tact. Valves in tact Not tested
Additional Comments			
7.10 📷	Flooring	Amtico luxury vinyl floor, honey oak Newly installed	Free of marks and damage
Additional Comments			
7.11 📷	Additional Items / Information	2 x small cupboard (fuse board electric meter) 1 x 3 hook wall-mounted oak coat rack (chrome effect hooks)	Coat rack in tact. Brand new and clean Cupboard doors in tact and no damage
Additional Comments			
 17 Feb 2024 14:06 Ref #7  17 Feb 2024 14:06 Ref #7			
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7. ENTRANCE / HALLWAY (CONT.)



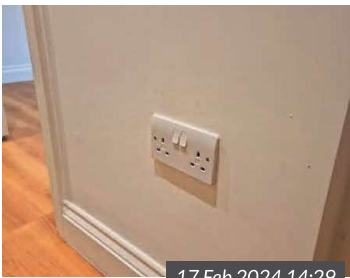
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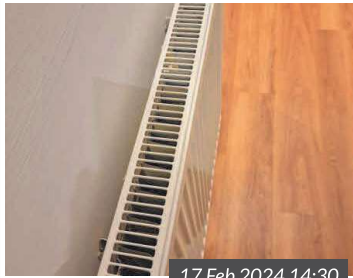
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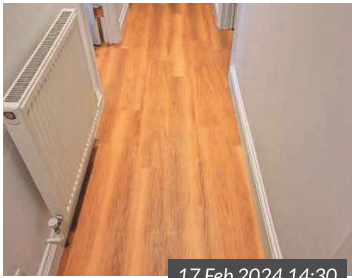
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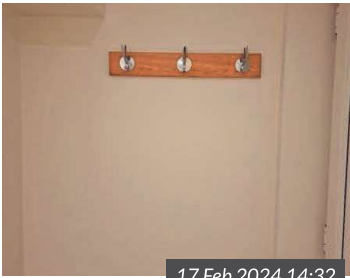
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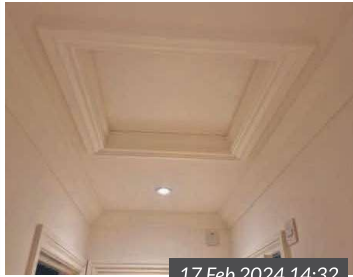
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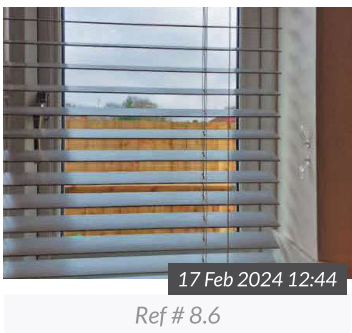
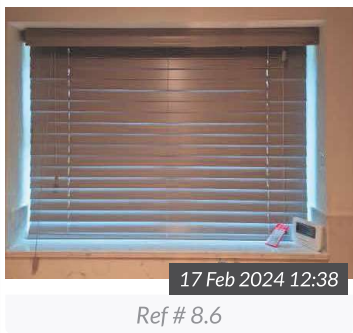
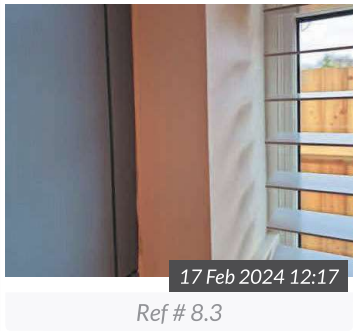
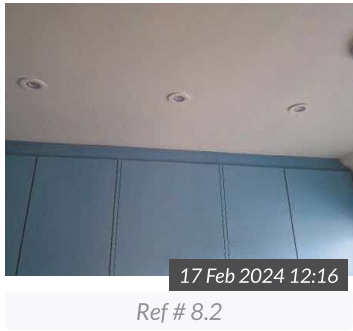
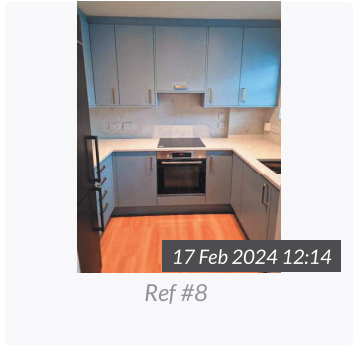
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8. KITCHEN			
Ref	Name	Description	Condition
8.1	Ceiling	White painted finish smooth; Freshly painted	Free of marks; Clean and good
Additional Comments			
8.2 	Lighting	3 x recessed spotlight, white plastic casing	All in good order
Additional Comments			
8.3 	Walls	Painted white finish smooth walls on upper and around fridge/freezer New white and grey marble effect quartz splashback below upper cabinets, under window and to right hand side.	Quartz splashback newly installed; no marks or damage Chipped and marked in places on white wall on right hand side Noted hairline cracks above window, where wall meets architrave moulding.

8. KITCHEN (CONT.)			
Additional Comments			
8.4 	Skirting	White satin painted wooden	Freshly painted Noted lightly marked and chipped
Additional Comments			
8.5 	Window(s) / Sill	White uPVC with triple glass panes, include one fixed pane 2 x light brass lever handle; ; Keys not seen	In good clean order Notes small amount of paint splash on frame on right hand side Not tested
Additional Comments			
8.6 	Blinds	Light grey faux wood venetian blinds; 3 x pull cord, full length 1 x grey faux wood valance 1 x warning label attached to pull cord on right hand sign; 2 x cleat affixed to wall on right hand side	Brand new; All in good, working order
Additional Comments			
8.7 	Switch	1 x 4 gang grid switch kitchen control- fridge, cooker hood and oven, and fuse. 1 x single fuse switch 1 x 2 gang combined switch and plug socket 1 x 2 gang dimmer switch	All in tact Not tested
Additional Comments			
8.8 	Sockets	5 x double plug socket 1 x single plug socket Noted combined switch/socket in 'Switch'	All in tact Not tested
Additional Comments			
8.9 	Flooring	Honey Oak Amtico luxury vinyl flooring flow through from living room Newly fitted	Brand New No marks or damage
Additional Comments			
8.10 	Kitchen Units	Light/baby blue cupboards - upper and base 6 x upper cabinets, 1 houses boiler 4 x base cupboards include: 1 stores 2 x bin and include a small pull drawer - rubber pull 1 x corner 4 x pull drawers 14 x brushed nickel handles 1 x grey utensil tray in top drawer, next to fridge-freezer	New, clean and in good working order All handles and hinges in tact

8. KITCHEN (CONT.)			
Additional Comments			
8.11 	Extractor Hood	Grey and silver integrated extractor hood, house in cupboard above hob Bosch brand	Brand new. Clean and in tact Not tested
Additional Comments			
8.12 	Hob	AEG induction hob 4 x zone Black, electric	Brand new No marks or damage Not tested
Additional Comments			
8.13 	Oven	Bosch HBS573BSOB/82, Stainless steel and black; 1 x door with viewing screen insert; 1 x brushed stainless steel handle 2 x control dial 3 x grey metal trays 2 x stainless steel wire rack	Brand new Not tested
Additional Comments			
8.14 	Worktop(s)	White and grey marble effect quartz Newly installed	Brand new Clean, free of marks and damage
Additional Comments			
8.15 	Sink	Brushed stainless steel single sink Franke brand Brushed nickel tap; Franke brand Both newly installed	Clean Noted water marks in sink Noted uneven texture and light scratches in sink. Refer to photos
Additional Comments			
8.16 	Fridge / Freezer	Bosch fridge-freezer Dark grey, 60/40 arrangement 5 x glass shelves in fridge 1 x wine rack in fridge 4 x clear plastic door shelf 2 x 4 egg tray container 3 x clear plastic tray in freezer	Brand new, clean and good Noted unit switched on, however, not tested.
Additional Comments			
8.17 	Additional Items / Information	1 x Honeywell Home receiver fixed to wall 1 x Honeywell Home wireless thermostat on window sill 1 x Glow worm boiler	Not tested
Additional Comments			

8. KITCHEN (CONT.)



8. KITCHEN (CONT.)



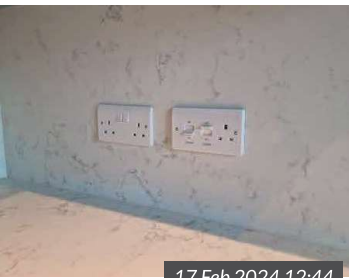
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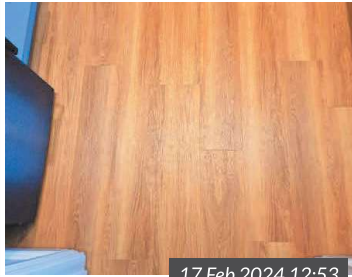
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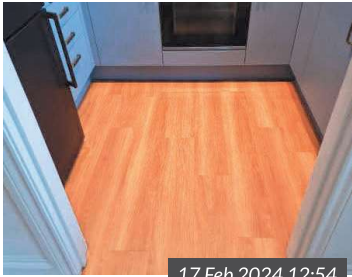
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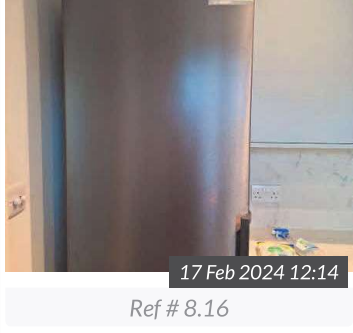
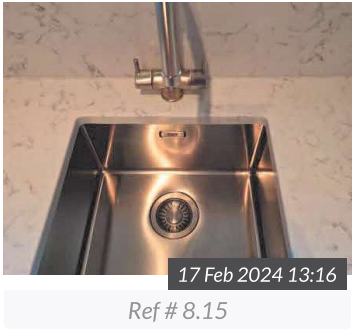
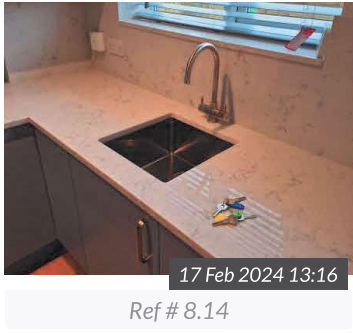
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8. KITCHEN (CONT.)



8. KITCHEN (CONT.)



9. LIVING ROOM			
Ref	Name	Description	Condition
9.1 	Door	2 x door, white satin painted wooden 4 x brass hinges 2 x brass lever handle 1 x brass latch on upper 1 x double glass pane French door with one fixed glass pane; 1 x pair brass lever handle (interior and exterior)	Doors freshly painted, free of marks Noted paint splash on door handles and hinges. Refer to photos; French doors - Noted dirt and debris on threshold; Brass handles are considerably aged Noted dirt and discoloured on exterior sill
Additional Comments			
9.2 	Door Frame	White satin painted wooden	Freshly painted Noted small chip and scuff on upper frame. Refer to photos
Additional Comments			
9.3 	Ceiling	White painted finish smooth ceiling Freshly painted	Clean, Free of marks Noted slight crack by middle spotlight on right hand side, from entrance
Additional Comments			
9.4 	Lighting	6 x recessed spotlight, white plastic casing	All in good, working order All in tact
Additional Comments			

9. LIVING ROOM (CONT.)			
9.5 	Walls	White painted finish smooth walls Freshly painted	Free of marks Noted uneven surface on right hand side, next to French door. Refer to photo.
Additional Comments			
9.6 	Skirting	Freshly painted white satin, wooden.	Noted slightly dusty Noted light marks in places
Additional Comments			
9.7 	Window(s) / Sill	White uPVC frame 3 x glass pane 2 x light brass level handle with black insert 1 x trickle vent; Keys not seen	In clean order Noted lightly marked and hairline crack on sill
Additional Comments			
9.8 	Blinds	Off white textured vertical blinds 16 x slat 2 x chain at bottom 1 x control rod 1 x white track Safe by design; Full length vertical blinds at French door; safe by design	Brand new. All in good, working order; Blinds at French door not tested.
Additional Comments			
9.9 	Switch	1 x single gang switch 1 x 2 gang dimmer switch - control spotlights	All in tact. In working order
Additional Comments			
9.10 	Sockets	6 x double plug socket White casing and inserts 3 x TV aerial 2 x phone socket 1 x 2 gang Openreach socket	All in tact Not tested
Additional Comments			
9.11 	Heating	White metal radiator, wall mounted	Radiator and valves in tact Noted dusty inside Noted light marks in places
Additional Comments			
9.12 	Flooring	Amtico luxury vinyl flooring - honey oak Newly installed	Clean and new
Additional Comments			

9. LIVING ROOM (CONT.)

9.13 📷	Additional Items / Information	Plastic, white door stopper	In tact Noted paint splash on stopper
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Additional Comments



17 Feb 2024 13:33

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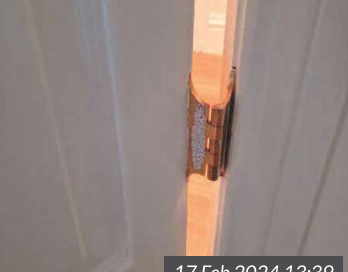
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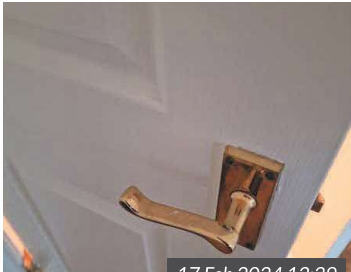
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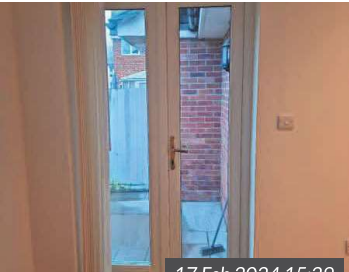
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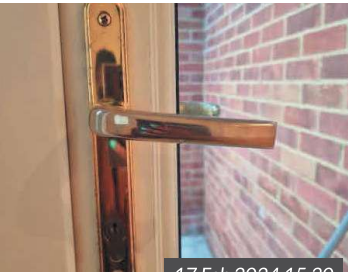
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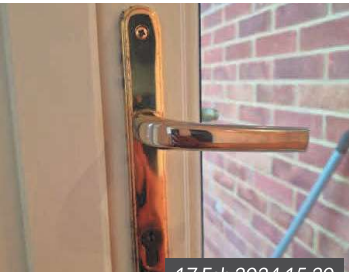
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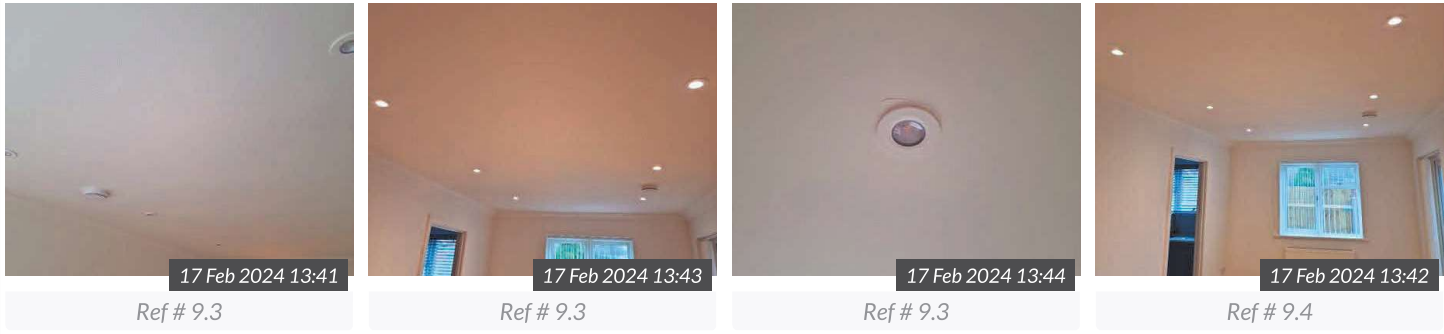
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9. LIVING ROOM (CONT.)



9. LIVING ROOM (CONT.)



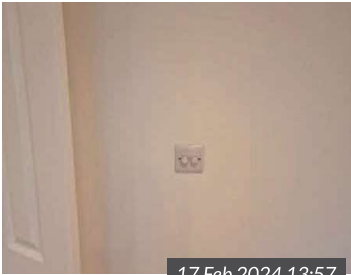
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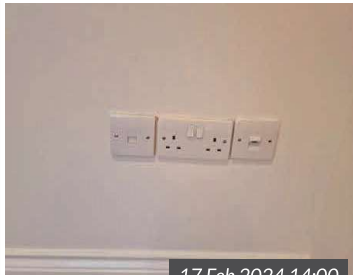
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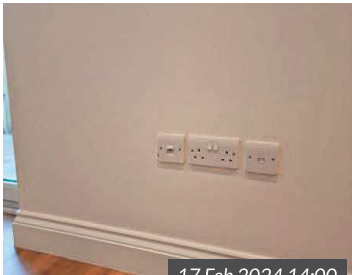
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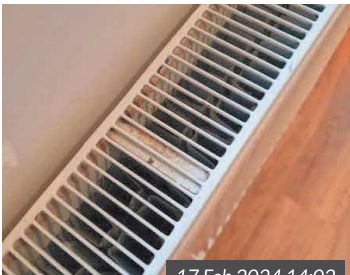
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17 Feb 2024 14:00
Ref # 9.11



17 Feb 2024 14:02
Ref # 9.11



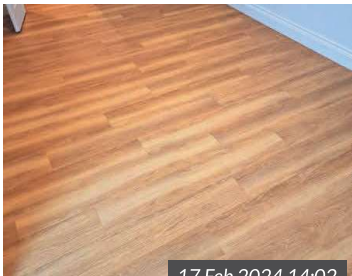
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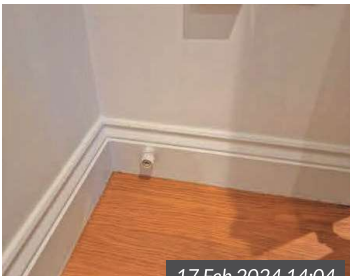
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Ref # 9.11



17 Feb 2024 14:02
Ref # 9.11



17 Feb 2024 14:02
Ref # 9.12



17 Feb 2024 14:04
Ref # 9.13

10. REAR GARDEN			
Ref	Name	Description	Condition
10.1 	Garden Description	Fully patio paved - grey, brown/red	All in good, no damage; clean and tidy
Additional Comments			

10. REAR GARDEN (CONT.)			
10.2 📷	Outside Lighting	1 x Wall Flush Mounted Lantern Black	All in good, working order
Additional Comments			
10.3 📷	External Back	Exterior French door; Exterior window - kitchen and living room	Noted some discolouration to door sill; Noted dust and dirt on window sill -consistent with season/weather
Additional Comments			
10.4 📷	Additional Items / Information	1 x broom; 1 x outdoor tap; 1 x satellite dish	Broom not new; Tap fixed and in tact - not tested; Satellite dish in tact
Additional Comments			



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Ref # 10.1



17 Feb 2024 15:32
Ref # 10.1



17 Feb 2024 15:32
Ref # 10.1



17 Feb 2024 15:32
Ref # 10.1



17 Feb 2024 15:32
Ref # 10.1



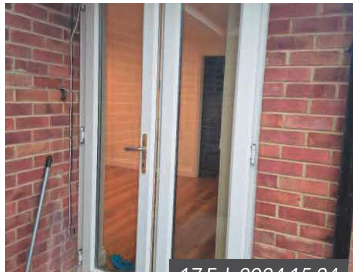
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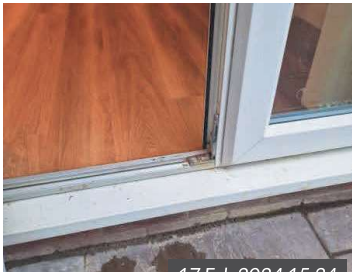
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17 Feb 2024 15:33
Ref # 10.3



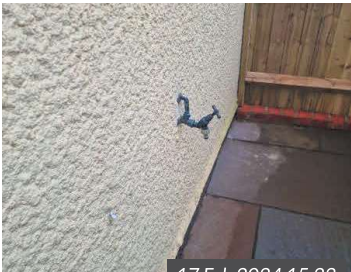
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17 Feb 2024 15:34
Ref # 10.3



17 Feb 2024 15:35
Ref # 10.3



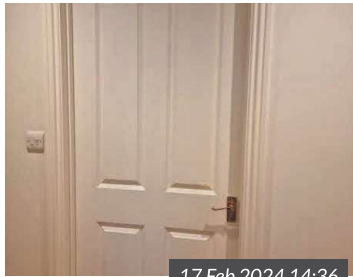
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Ref # 10.4

10. REAR GARDEN (CONT.)			
 17 Feb 2024 15:33 Ref # 10.4  17 Feb 2024 15:34 Ref # 10.4			

11. BEDROOM 1			
Ref	Name	Description	Condition
11.1 	Door	White satin painted wooden door 1 x pair brass lever handle 2 x brass hinges 1 x chrome effect robe hook on interior Freshly painted	Clean Noted slightly marked at bottom on exterior Noted paint splashes on door handles and hinges. Refer to photos
Additional Comments			
11.2 	Door Frame	White satin painted wooden Freshly painted	In tact Noted lightly marked at bottom interior Noted slight discolouration at top. Refer to photos
Additional Comments			
11.3 	Ceiling	White painted finish smooth ceiling Freshly painted	Clean and free of marks
Additional Comments			
11.4 	Lighting	4 x recessed spotlight White plastic casement	All in good, working order
Additional Comments			
11.5 	Walls	White painted finish smooth walls Freshly painted	Free of marks Noted patches in plaster painted over, on right hand side from entrance Refer to photos
Additional Comments			
11.6 	Skirting	Freshly painted white satin, wooden	In tact. Clean and free of dust. Noted lightly marked in places - left and right hand side of room
Additional Comments			

11. BEDROOM 1 (CONT.)			
11.7 	Window(s) / Sill	2 x window Each has 3 x glass pane, 2 x brass lever handle (4 in total) Keys not seen Window sill - painted white satin wooden	Window are clean Noted paint splash on handles Noted missing caulk in places on window sills Noted patches in wooden sill painted over
Additional Comments			
11.8 	Blinds	2 x Light grey faux wood venetian blinds; Warning label on pull cord on right hand side, on window opposite door; ; Blinds on left hand sign does not have a warning label 2 x cleat affixed to wall on right hand side	Brand new. Clean.
Additional Comments			
11.9 	Switch	1 x single dimmer switch	In tact Working order
Additional Comments			
11.10 	Sockets	3 x double wall plug socket 1 x single wall plug socket 1 x TV aerial 3 x telephone socket 1 x Openreach Internet box All white plastic casing	All in tact Not tested
Additional Comments			
11.11 	Heating	White wall mounted radiator	Clean and free of dust.; Valves are in tact
Additional Comments			
11.12 	Flooring	Amtico luxury vinyl flooring - honey oak	Free of marks; clean and in good order
Additional Comments			
 17 Feb 2024 14:36 Ref #11			

11. BEDROOM 1 (CONT.)



17 Feb 2024 14:36

Ref # 11.1



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Ref # 11.1



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Ref # 11.1



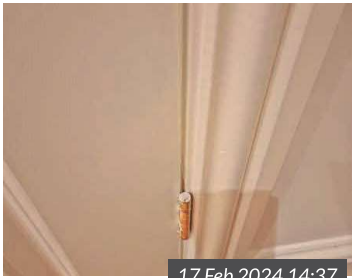
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17 Feb 2024 14:37

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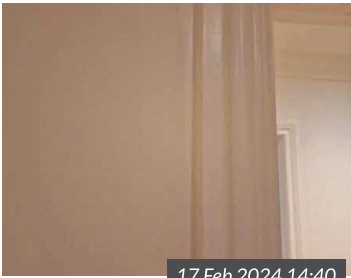
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Ref # 11.1



17 Feb 2024 14:37

Ref # 11.1



17 Feb 2024 14:40

Ref # 11.2



17 Feb 2024 14:40

Ref # 11.2



17 Feb 2024 14:42

Ref # 11.2



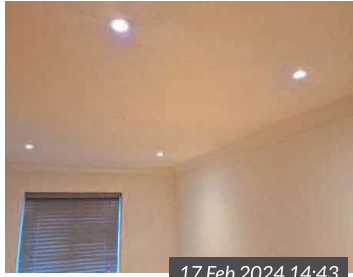
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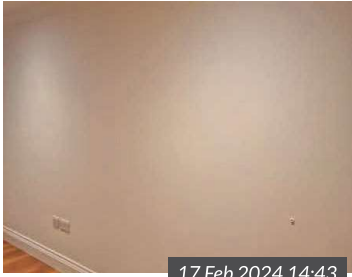
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Ref # 11.3



17 Feb 2024 14:43

Ref # 11.4



17 Feb 2024 14:43

Ref # 11.5



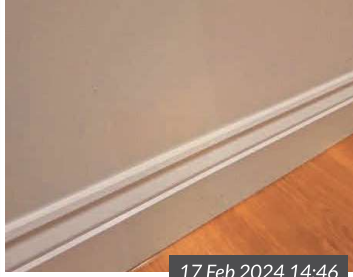
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Ref # 11.5



17 Feb 2024 14:45

Ref # 11.5



17 Feb 2024 14:46

Ref # 11.6



17 Feb 2024 14:46

Ref # 11.6



17 Feb 2024 14:47

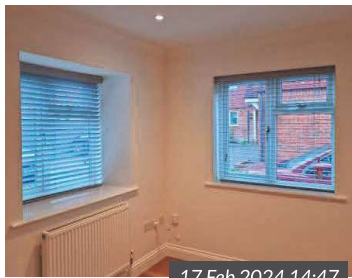
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17 Feb 2024 14:47

Ref # 11.7

11. BEDROOM 1 (CONT.)



17 Feb 2024 14:47
Ref # 11.7



17 Feb 2024 14:47
Ref # 11.7



17 Feb 2024 14:48
Ref # 11.7



17 Feb 2024 14:48
Ref # 11.7



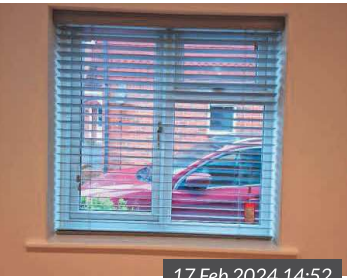
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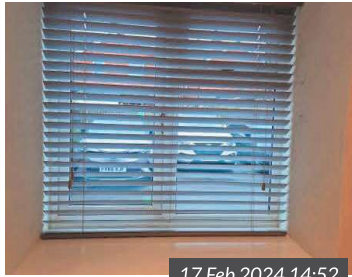
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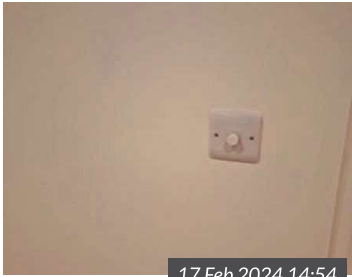
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Ref # 11.7



17 Feb 2024 14:52
Ref # 11.8



17 Feb 2024 14:52
Ref # 11.8



17 Feb 2024 14:54
Ref # 11.9



17 Feb 2024 14:54
Ref # 11.10



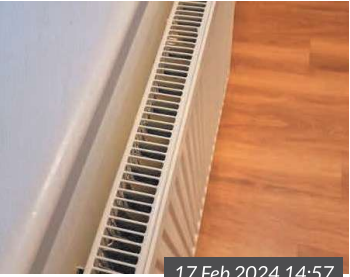
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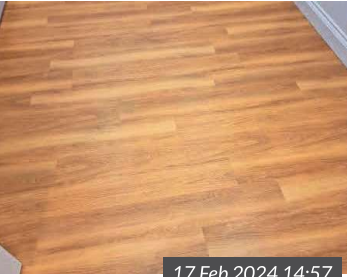
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17 Feb 2024 14:57
Ref # 11.11



17 Feb 2024 14:57
Ref # 11.11



17 Feb 2024 14:57
Ref # 11.12

12. BEDROOM 2			
Ref	Name	Description	Condition
12.1 📷	Door	White satin painted wooden door 1 x pair brass lever handle 2 x brass hinges 1 x chrome effect robe hook on interior Freshly painted	Noted small amount of paint splash on door and exterior and interior. Noted paint splash on handles

12. BEDROOM 2 (CONT.)			
Additional Comments			
12.2 	Door Frame	White satin painted wooden Freshly painted	Noted small amount of paint splash on frame
Additional Comments			
12.3 	Ceiling	White painted finish smooth ceiling Freshly painted	As new
Additional Comments			
12.4 	Lighting	4 x recessed spotlights	All in good, working order
Additional Comments			
12.5 	Walls	Blue painted finish smooth walls Freshly painted	Lightly marked on right hand side Patch in plaster painted over adjacent door on right hand side
Additional Comments			
12.6 	Skirting	Freshly painted white satin, wooden	In good condition, noted small amount of paint splash in places
Additional Comments			
12.7 	Window(s) / Sill	1 x window with 3 x glass pane including 1 fixed; 2 x brass lever handle Keys not seen Window sill - painted white satin wooden	Patches in woodwork painted over Noted small amount of paint splash
Additional Comments			
12.8 	Blinds	1 x Light grey faux wood venetian blinds; ; Warning label on pull cord on right hand side; 2 x cleat affixed to wall on right hand side	Brand new. In good working order; Clean and free of dust
Additional Comments			
12.9 	Switch	1 x single dimmer switch	In tact and in good working order
Additional Comments			
12.10 	Sockets	4 x double wall plug socket 3 x TV aerial 3 x phone socket	In tact; Not tested
Additional Comments			

12. BEDROOM 2 (CONT.)

12.11

Heating

White wall mounted radiator

Valves in tact, Clean and free of dust;
Not tested

Additional Comments

12.12

Flooring

Amtico luxury vinyl - honey oak
Newly installed

All in good; New and clean

Additional Comments

12.13

Additional Items /
Information

Chrome effect with white tip door stopper

In tact.

Additional Comments



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Ref #12



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Ref #12



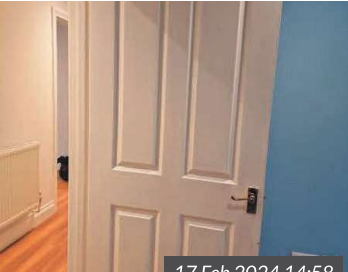
17 Feb 2024 14:58

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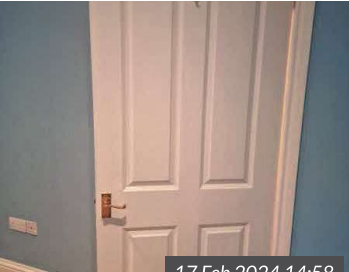
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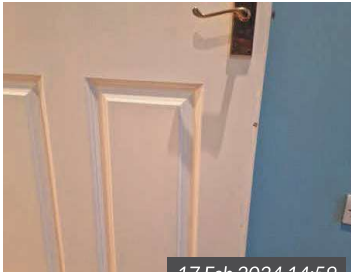
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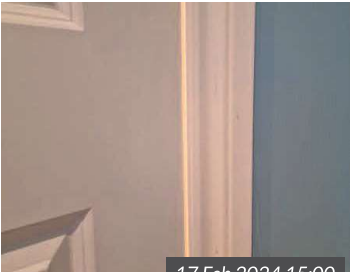
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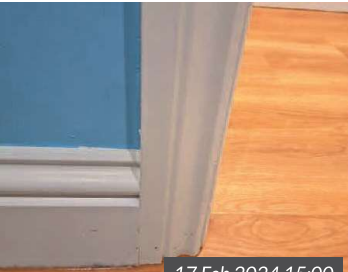
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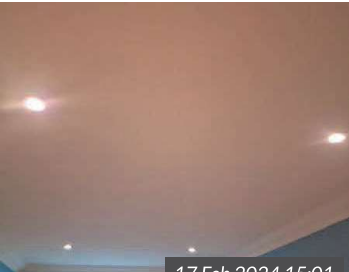
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Ref # 12.2



17 Feb 2024 15:00

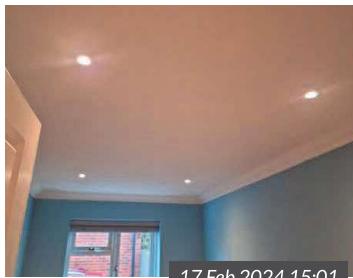
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17 Feb 2024 15:01

Ref # 12.3

12. BEDROOM 2 (CONT.)



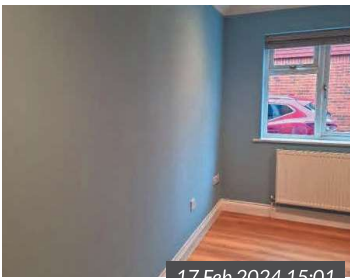
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Ref # 12.4



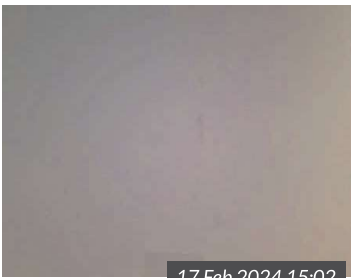
17 Feb 2024 15:01

Ref # 12.5



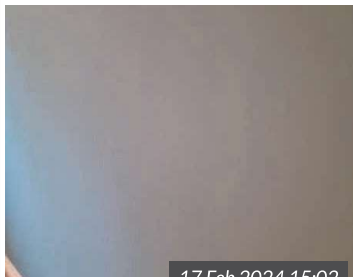
17 Feb 2024 15:01

Ref # 12.5



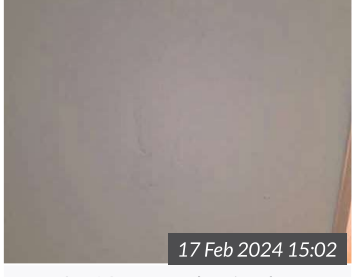
17 Feb 2024 15:02

Ref # 12.5 - marks on wall



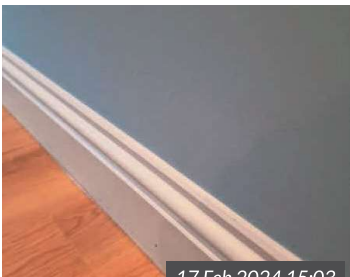
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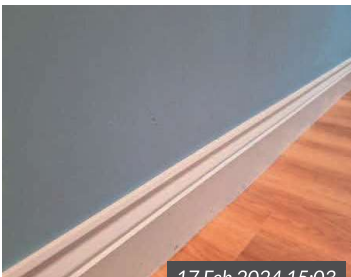
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Ref # 12.5 - Patches in plaster painted over



17 Feb 2024 15:03

Ref # 12.6



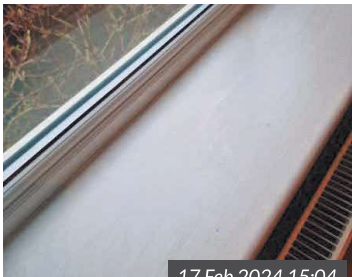
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Ref # 12.6



17 Feb 2024 15:04

Ref # 12.7



17 Feb 2024 15:04

Ref # 12.7



17 Feb 2024 15:04

Ref # 12.7



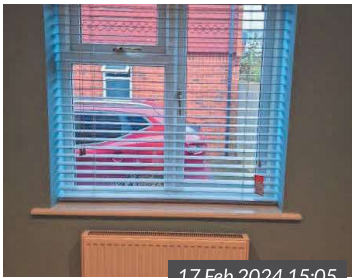
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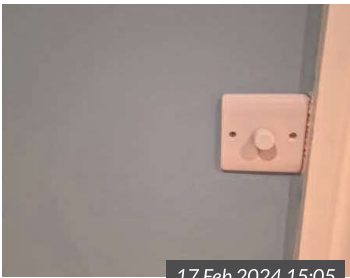
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Ref # 12.8



17 Feb 2024 15:05

Ref # 12.8



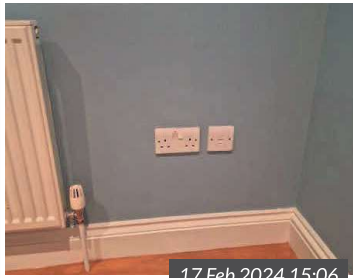
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Ref # 12.9



17 Feb 2024 15:06

Ref # 12.10



17 Feb 2024 15:06

Ref # 12.10



17 Feb 2024 15:06

Ref # 12.10



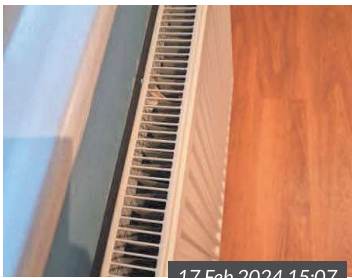
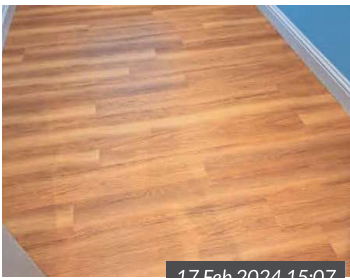
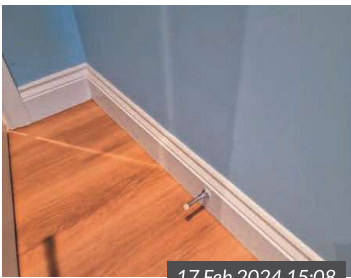
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17 Feb 2024 15:06

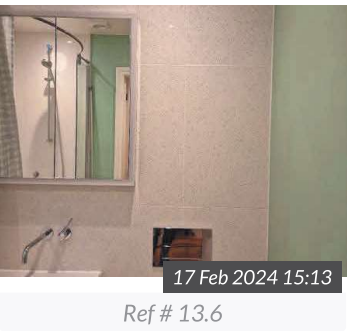
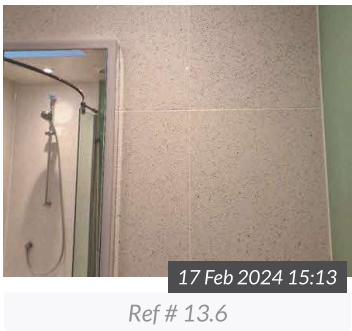
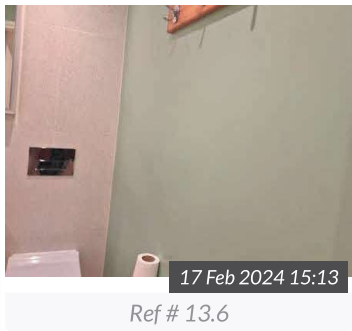
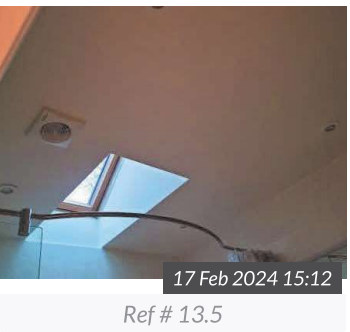
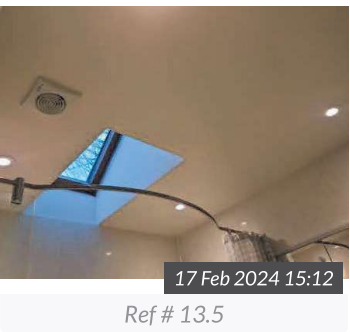
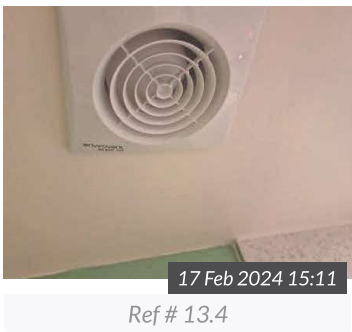
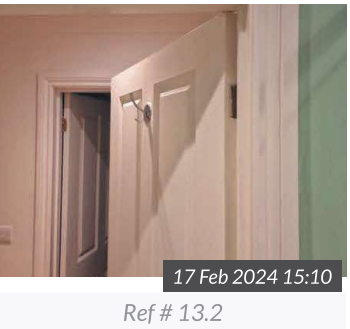
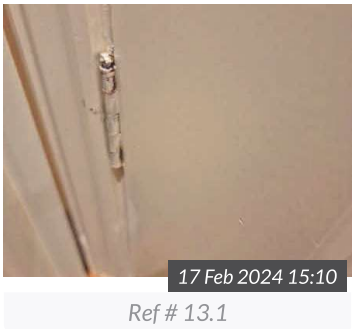
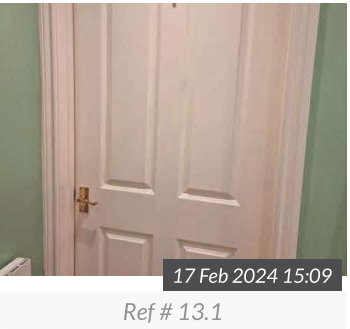
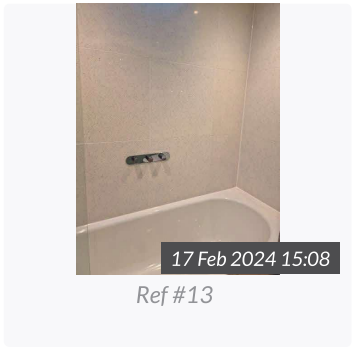
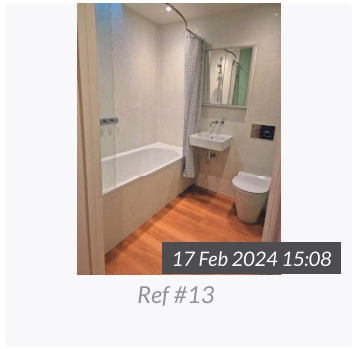
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12. BEDROOM 2 (CONT.)			
 17 Feb 2024 15:07 Ref # 12.11	 17 Feb 2024 15:07 Ref # 12.11	 17 Feb 2024 15:07 Ref # 12.12	 17 Feb 2024 15:08 Ref # 12.13

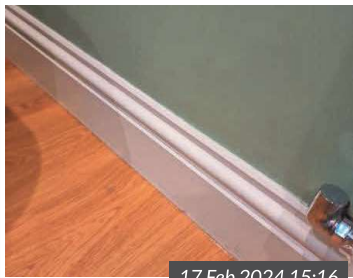
13. BATHROOM			
Ref	Name	Description	Condition
13.1 	Door	White satin painted wooden 2 x brass hinges 2 x brass lever handle	Paint splashes on handles and hinges painted over
Additional Comments			
13.2 	Door Frame	White satin painted wooden	All in good
Additional Comments			
13.3 	Ceiling	White painted finish smooth walls	Freshly painted, free of marks
Additional Comments			
13.4 	Extractor Fan	Envirovent brand	Clean Audible sound when light switches on
Additional Comments			
13.5 	Lighting	4 x recessed spotlights	All all in good, working order
Additional Comments			
13.6 	Walls	Wall painted green on right hand side and around door Rest of wall tiled in grey and white quartz with sparkle effect	All clean and in good condition
Additional Comments			
13.7 	Skirting	White satin painted wooden	Lightly marked in places
Additional Comments			

13. BATHROOM (CONT.)			
13.8 	Window(s) / Sill	Skylight window, out of reach	Clean ; Not tested
Additional Comments			
13.9 	Toilet	White porcelain/ceramic close coupled toilet; Polished chrome dual flush concealed WC Cistern	Brand new. Clean and in good.; Not tested
Additional Comments			
13.10 	Basin	Square wall hung white porcelain/ceramic basin; ; Polished chrome wall mounted mixer taps	Brand new. Clean and in good.; Not tested
Additional Comments			
13.11 	Bath / Bath Panel /Shower	1 x white uPVC side panel; 1 x white ceramic bath tub; Bette brand 1 x glass shower screen; 1 x chrome plug; 1 x chrome plate with 3 x control dials affixed to side wall; 1 x chrome riser; 1 x chrome handheld shower head with hose	Newly installed.; Clean and brand new Taps not tested
Additional Comments			
13.12 	Heating	White panel effect horizontal radiator; wall- mounted	New, clean and free of marks and dust Not tested
Additional Comments			
13.13 	Flooring	Amtico vinyl floor - honey oak; Newly installed	Brand new
Additional Comments			
13.14 	Accessories	1 x 3-hook wall mounted coat rack; oak with chrome effect hooks; 1 x double wall-mounted mirrored semi- recessed cabinet with motion sensor light; 1 x grey and white shower curtain with 12 white rings	Brand new.
Additional Comments			
13.15 	Additional Items / Information	Chrome effect telescopic pole	Not tested
Additional Comments			

13. BATHROOM (CONT.)



13. BATHROOM (CONT.)



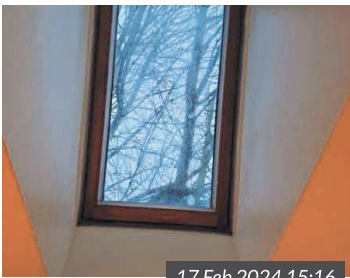
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Ref # 13.7



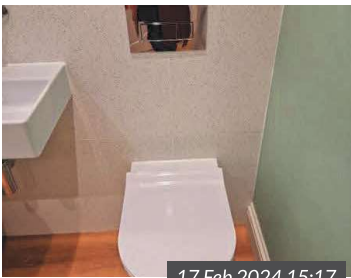
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Ref # 13.7



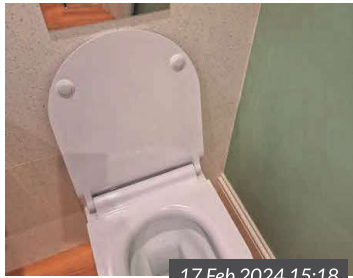
17 Feb 2024 15:16

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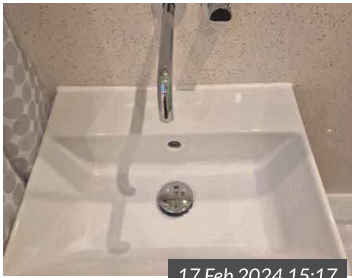
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Ref # 13.9



17 Feb 2024 15:18

Ref # 13.9



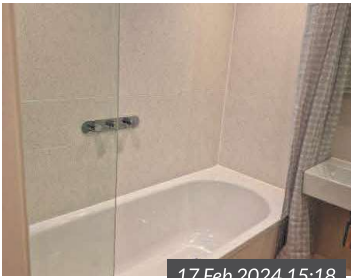
17 Feb 2024 15:17

Ref # 13.10



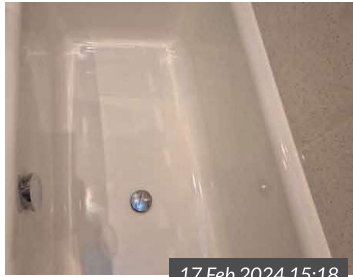
17 Feb 2024 15:17

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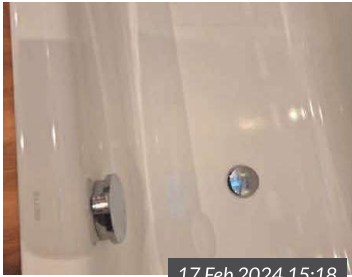
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Ref # 13.11



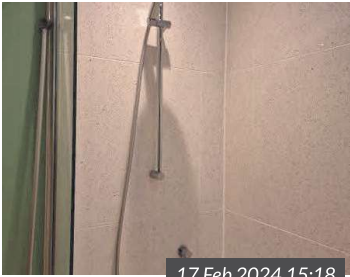
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Ref # 13.11



17 Feb 2024 15:18

Ref # 13.11



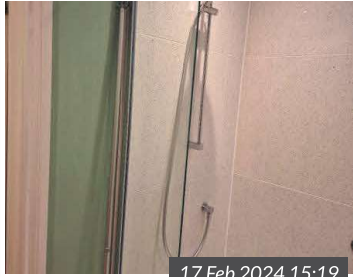
17 Feb 2024 15:18

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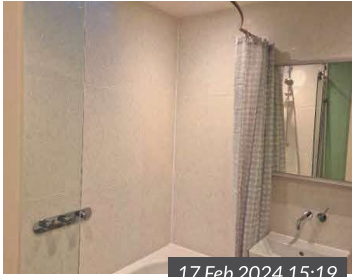
17 Feb 2024 15:19

Ref # 13.11



17 Feb 2024 15:19

Ref # 13.11



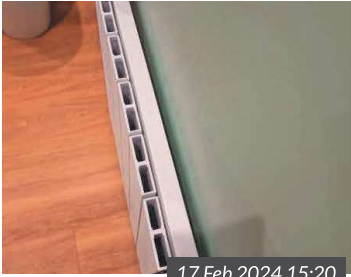
17 Feb 2024 15:19

Ref # 13.11



17 Feb 2024 15:19

Ref # 13.12



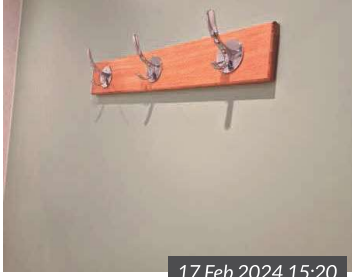
17 Feb 2024 15:20

Ref # 13.12



17 Feb 2024 15:20

Ref # 13.13



17 Feb 2024 15:20

Ref # 13.14



17 Feb 2024 15:20

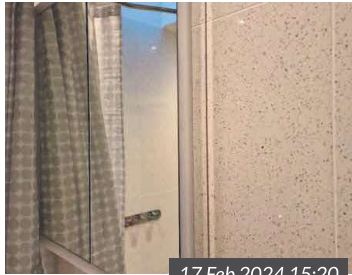
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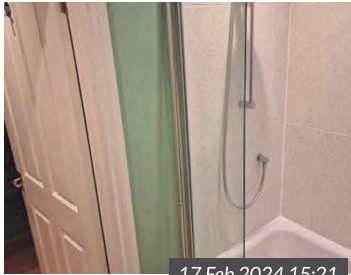
17 Feb 2024 15:20

Ref # 13.14

13. BATHROOM (CONT.)

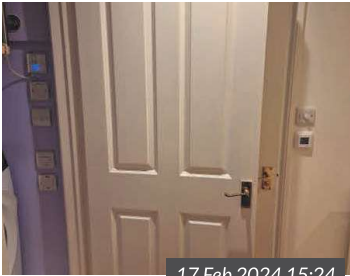
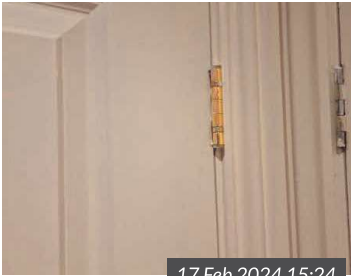
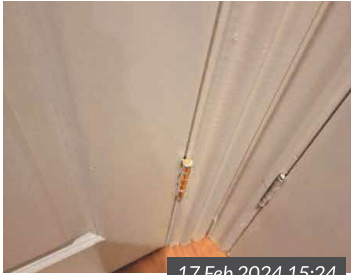
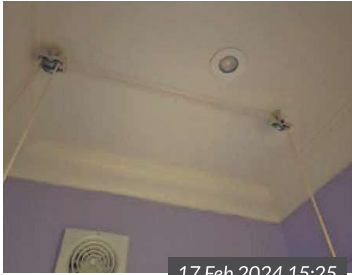


17 Feb 2024 15:20
Ref # 13.14

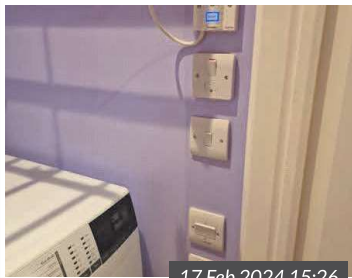


17 Feb 2024 15:21
Ref # 13.15

14. LAUNDRY CUPBOARD			
Ref	Name	Description	Condition
14.1 	Door	White satin painted wooden 2 x brass hinges 2 x brass lever handle	Noted small amount of paint splash on door and exterior and interior. Noted paint splash on handles
Additional Comments			
14.2	Door Frame	White satin painted wooden	All in good; Refer to door photos
Additional Comments			
14.3 	Ceiling	White painted finish smooth ceiling; Freshly painted	Clean and free of marks
Additional Comments			
14.4 	Lighting	1 x recessed spotlight	In good, working order
Additional Comments			
14.5 	Walls	Painted lilac sparkle; Freshly painted	Clean and free of marks
Additional Comments			
14.6 	Switch	2 x fuse switch; 1 x isolator switch; 1 x light switch; 1 for the small towel wall radiator	All in tact. not tested
Additional Comments			
14.7	Sockets	Washing machine in situ, however socket not seen	Not seen
Additional Comments			

14. LAUNDRY CUPBOARD (CONT.)			
14.8 📷	Flooring	Wooden painted white satin	Noted scratches and marks in places
Additional Comments			
14.9 📷	Additional Items / Information	1 x Washing machine - John Lewis brand; ; 1 x wooden drying rack ceiling mounted; ; 1 x extractor fan; 1 x chrome wall mounted rail heater; ; 1 x box labelled 'Amtico Floorcare Starter Kit'; 1 x bottle labelled 'Adhesive remover'	Washing machine brand new; Drying rack in good; Extractor fan in clean order - not tested; Rail heater in tact - not tested
Additional Comments			
 17 Feb 2024 15:22 Ref #14			
 17 Feb 2024 15:23 Ref # 14.1			
 17 Feb 2024 15:23 Ref # 14.1			
 17 Feb 2024 15:24 Ref # 14.1			
 17 Feb 2024 15:24 Ref # 14.1			
 17 Feb 2024 15:24 Ref # 14.1			
 17 Feb 2024 15:25 Ref # 14.3			
 17 Feb 2024 15:25 Ref # 14.4			
 17 Feb 2024 15:25 Ref # 14.5			

14. LAUNDRY CUPBOARD (CONT.)



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Ref # 14.6



17 Feb 2024 15:27
Ref # 14.8



17 Feb 2024 15:27
Ref # 14.9



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Ref # 14.9



17 Feb 2024 15:28
Ref # 14.9



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Ref # 14.9



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Ref # 14.9

15. APPLIANCE MANUALS		
Ref	Name	Description
15.1	Extractor hood	Brand: Bosch Model: DLN53AA70B
Additional Comments		
15.2	Hob	Brand: AEG Model: IKB64401FB
Additional Comments		
15.3	Oven	Brand: Bosch Model: HBS573B.0B
Additional Comments		

15. APPLIANCE MANUALS (CONT.)		
15.4	Fridge-freezer	Brand: Bosch Model: KGN39VXBT
Additional Comments		
15.5	Washing machine	Brand: John Lewis Model: JLWM1308
Additional Comments		
15.6	Interactive control panel for underfloor heating	Brand: Schluter Systems Model: DH E RT5/BW
Additional Comments		

Documents

-  [Manual_Cooker Hood_DLN53AA70B_Bosch](#)
-  [Manual_Fridge Freezer_Bosch Series 4 KGN39VXBT 70-30 Frost Free Fridge Freezer](#)
-  [Manual_Hob_IKB64401FB_AEG](#)
-  [Manual_Oven_Bosch Series 4 HBS573BS0B Built In Electric Single Oven](#)
-  [Manual_Underfloor Heating_Schluter DH E RT2_5 BW](#)
-  [Manual_Washing Machine_JLWM1308](#)

Declaration

I/We hereby confirm approval of the accuracy and contents of the information contained within this report and my/our responses (if/where provided). I/We have also read, understood, and agree to the disclaimer information contained within this report.

I/We hereby confirm that the test function button of any smoke and carbon monoxide alarms/ detectors (where present) in my/our property are/ were in working order (alarm sounds when pressed) at the start of my/our tenancy.

I/We also understand that it is my/our responsibility to ensure that any smoke or carbon monoxide alarms/detectors are tested and batteries replaced (where required) during my/our tenancy. Furthermore, in the event any such alarm/ detector becomes faulty, I/We will inform my/our landlord or managing agent with immediate effect to arrange a replacement.

Additional Notes for Tenant(s)