

Inventory & Schedule of Condition



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Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**October
4th 2024**



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GENERAL GUIDANCE NOTES for TENANT

Guide to Definitions

Brand new;

Good condition: no defects to note and in good working order;

Good used condition: minor defects as noted, no impediment to function;

Fair condition: multiple defects as noted, functional, but may require cosmetic maintenance;

Poor condition: significant defects and not functioning correctly - not fit for purpose.

Guidance notes:

1. An independent inventory clerk will conduct the **Check-Out** at the end of the tenancy. The property must be ready to be handed over along with the keys at the appointed time. If you are not ready to leave it will not be possible to conduct the check-out and a charge for cancellation will be incurred.
2. It is expected that the property will have been restored to its original condition with any professional cleaning and repairs completed. All personal items should be removed prior to the inspection.

All items should be returned to the position indicated on the Inventory report. Any items packed away for the duration of the tenancy should be unpacked, cleaned and returned to their original position - failure to do so could result in an item being marked as 'Not seen' and a replacement liability added, which could be deducted from the Security Deposit. The landlord or managing agent must be informed of any items removed from, or added to, the property, and any maintenance issues during the tenancy should be clearly catalogued in writing. The clerk will not be aware of these agreements unless specifically advised.
3. All crockery, glass, cookware and kitchen utensils should be clean and accessible. Beds should not be made up as the mattresses need to be inspected. Bedding and linen should be cleaned and placed neatly in the appropriate room. Unlaundered linen will not be checked and may incur a cleaning liability. Failure to comply with the above may incur a charge for repositioning or reconnecting items or equipment.
4. The Inventory and Check-in/Schedule of Condition report will be used for comparison and any variances and discrepancies (see notes below on most common **discrepancies**) in the general condition of the property and its contents will be noted.
5. Normal "fair wear and tear" is assessed generally on the length of the tenancy and the type of occupancy.
6. **Discrepancies:**

Below is a list of the most common areas and it would be in the best interests of the tenant to pay particular attention to these:

- Carpets and flooring: Spotting, staining, soiling, heavy shading, burn marks, heavy scratches/scrape marks;
- Furniture damage: Soiling, staining, breakage, ring and scratch marks, water or liquid marks, dents and chip marks, potential claw scratches;
- Curtains: Discoloured due to smoke, torn or not freshly cleaned;
- Fireplace: Unauthorised use, chimneys not swept, damage to mantel;
- Mattresses: Staining, rips;
- Linen: Soiling, staining, not freshly cleaned, tears;
- Garden: unless otherwise informed it is the responsibility of the tenant to maintain gardens and outside areas. This includes the cutting of the lawns, weeding the beds according to the season.

7. Cleaning:

Apart from the day-to-day cleaning which tenants are expected to undertake, listed below are the most common areas missed at the end of tenancy and which will be noted in the **check-out** report:

- All paintwork, skirting boards, picture rails;
- Ceramic tiles in kitchens and bathrooms;
- Lime-scaling to taps, shower-heads and surrounding areas (note: heavy limescale causes a Legionella Risk and may result in shower-head replacement, you are advised to clean regularly);
- Carpets and flooring, including underneath heavy furniture, please arrange steam cleaning with your cleaning company where appropriate;
- Kitchen units, cupboards and drawers – inside and out;
- All kitchen appliances inside and out, including shelving and all rubber seals;
- Defrosting freezer and freezer compartment (usually tenant responsibility prior to cleaning company arrival, check with cleaning contractor);
- Soap dispensers and filters of washing machine and dishwasher;

- Extractor fans and cooker hoods including filters;
- Air vent filters (Vent Axia, NuAire for example) should be cleaned every 6 months and replaced annually;
- Ceiling / wall light fittings, shades and bulbs;
- Windows: cleaned to interior, and exterior where accessible (and not a Building Maintenance responsibility, ie, in a high rise building);
- Note that cleaning of balconies is usually at an additional cost and should be arranged with your cleaning company.

8. Utilities

It is the responsibility of the tenant to ensure they have informed Utility companies of the end of contract – note that you are responsible for payment of bills until the end of tenancy date even if you vacate the property prior to that. Please contact your managing agent for assistance if needed.

Disclaimers

This Inventory and the following report is intended as an informative guide to help both the Landlord and the Tenant. All concerned parties have 7 days from receipt of the inventory (other than in exceptional pre-advised circumstances) to revert with any comments and/or their agreement. Non receipt of any comments will be taken as full agreement with the findings and the report will be automatically closed after 30 days; this may affect any disputes at the time of check out which E1 Inventories cannot be held responsible for.

1. All electrical appliances and machinery have only been tested, where practicable, for power. Any defects in normal running should be reported as soon as possible after move in.
2. Where easily accessible or advised prior to the appointment we will take meter readings. However, E1 Inventories are not responsible for the absence of these readings if the access is obstructed or location unclear. Where applicable application will be made by the clerk and E1 Inventories to concierge to gain those meter readings accessible by building maintenance only.
3. This Inventory only extends to readily accessible places: overcrowded drawers or cupboards and items left in cellars, attics and locked rooms / cupboards will not be included, nor will heavy furniture be moved. Large amounts of miscellaneous crockery and cutlery will not be listed individually, unless prior arrangements have been agreed. Standard practice is to list complete dinner services only.
4. Contractual terms listed in the Tenancy Agreement overrule the opinion of the Inventory Clerk.
5. Safety Disclaimer: this Inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy or safety of any such equipment or contents, merely a record that such items exist in the property as at the date of the Inventory and the superficial condition of same.
6. The Fire and Safety Regulations regarding Furnishings, Gas, Electrical and similar services, the provision of safety certificates and tested smoke alarms are ultimately the responsibility of the Instructing Principal. The clerk will test smoke alarms at the time of inspection. Tenants should test them regularly during the tenancy and replace batteries accordingly.
7. This Inventory provides a fair and accurate record of the contents, and condition of the contents of the property as well as the property's internal condition. The clerk preparing the Inventory is not an expert in fabrics, woods, materials, antiques etc, nor a qualified surveyor. The Inventory should not be used as an accurate description of furniture and equipment, nor as a structural survey report. Descriptions are for identification purposes only for comparison at check-out.
8. Where no liability is assigned at check-out any additional remarks made by the clerk regarding conditions are considered to be fair wear and tear (FWT), unless otherwise stated.

1. CHECKLIST			
Ref	Name	Answer	Comments
1.1	Evidence of Smoking?	Yes	Cigarette butt on balcony left by previous tenant
1.2	Evidence of Pets	No	
1.3	Maintenance Issues	Yes	
1.4	Keys handed over?	Yes	Keys to be released by concierge upon completion of tenant registration
1.5	Has the property been professionally cleaned?	Yes	
1.6	Cleaning issues?	Yes	To accessible balcony and windows, unclear who is responsible for cleaning these (building management or occupier)

2. OVERVIEW		
Ref	Name	Condition
2.1	Property video	
2.2	Cleanliness	Professionally cleaned, including steam clean, with exceptions to balcony and accessible glass to exterior
2.3	Decorative Order	Neutral decor throughout; Good used overall condition with defects as noted in report
2.4	Lighting	1 not working in Reception
2.5	Windows/Balcony doors	All in good, working order; very grubby to exteriors accessible via balcony
2.6	Curtains/Blinds	Good used overall condition with defects as noted in report; Fraying and marks as noted
2.7	Woodwork (skirting/doors)	Good used overall condition with defects as noted in report
2.8	Carpets/Flooring	Good used overall condition with defects as noted in report; carpets appear to have been steam cleaned
2.9	Upholstery	Good used overall condition with defects as noted in report; appear to have been steam cleaned
2.10	Kitchen and appliances	All appliances tested for power; Good used overall condition with defects as noted in report
2.11	Bathrooms and fittings	All taps run where possible, all toilets flushed, no signs of blockage to drains; Good used overall condition with defects as noted in report; bath plug appears stuck

2. OVERVIEW (CONT.)		
Ref	Name	Condition
2.12	Beds/Mattresses	Good used to fair overall condition with defects as noted in report; broken slats in Bedroom 2
2.13	Smoke/CO alarms	Smoke and heat alarms tested for power, audible alarms noted; green lights seen to CO alarms
2.14	External areas	Good used weathered condition; discarded items, cobwebs and cigarette butts; balcony clean recommended

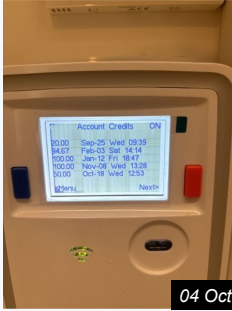
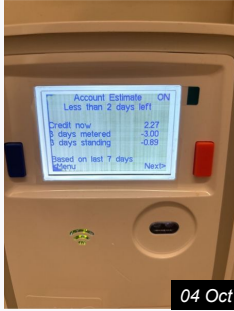


Ref # 2.1

3. RIGHT TO RENT			
Ref	Name	Description	Condition
3.1	Right to Rent Check	ID seen for 1 tenant	Attached for 1 tenant (hidden on report for GDPR and available upon request)

4. METER READINGS			
Ref	Name	Serial Number & Location	Reading
4.1	Electricity Meter	Location: Utility Cupboard 1 Serial no: 20E5349773 Utility provider: e-on	07863 kWh Bill: £2.33
4.2	Water Meter	Location: Utility Cupboard 2 Serial no: 311111769 Utility provider: not marked	000322,877 m³
4.3	Heat Meter	Location: Utility Cupboard 1 - scroll through menu to read Info 1A and 1B; Serial no: 70178372 Utility provider: Switch 2	5281 kWh 205.4 m³ £2.27 Credit

4. METER READINGS (CONT.)

Ref	Name	Serial Number & Location	Reading	
				
	Ref # 4.1	Ref # 4.1	Ref # 4.2	
				
	Ref # 4.3	Ref # 4.3	Ref # 4.3	
				
	Ref # 4.3	Ref # 4.3		

5. KEYS

Ref	Name	Description
5.1	Keys	2 Fobs for Communal Door 2 Yale for Front Door 1 post box Management set held by concierge: 1 front door 1 fob Front door serial no: 16010C5D Mailbox serial number: CC1867

5. KEYS (CONT.)		
Ref	Name	Description
		
	Ref #5	

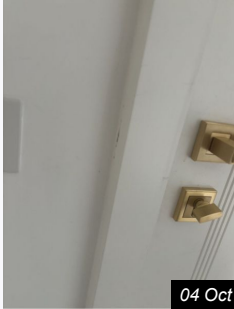
6. MANUALS/CERTIFICATES		
Ref	Name	Description
6.1	Household appliance manuals	Not seen at property; available to view via tenant portal upon registration
6.2	Electricity certificate	Not seen at property
6.3	Energy Performance certificate (EPC)	Not seen at property

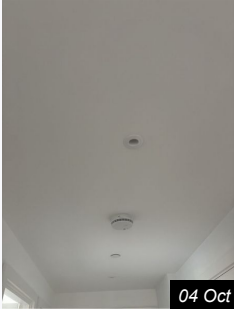
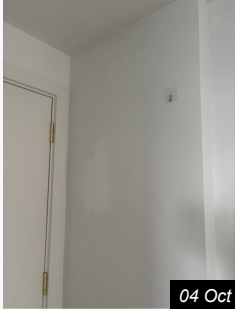
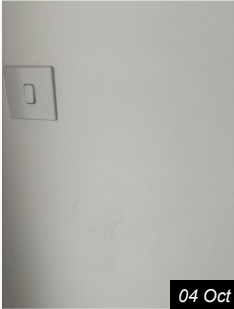
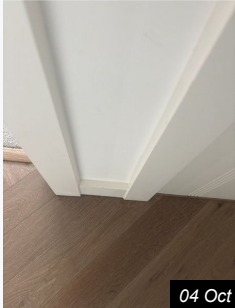
7. ALARMS			
Ref	Name	Location Room & Floor	Test Result
7.1	Smoke Alarm(s)	Hallway x2	Tested for power, audible alarm noted
7.2	Smoke Alarm(s)	Utility Cupboards x1 to each	Tested for power, audible alarm noted
7.3	Smoke Alarm	Reception	Tested for power, audible alarm noted
7.4	Heat Alarm	Kitchen	Tested for power, audible alarm noted
7.5	Smoke Alarm	Bedroom 1	Tested for power, audible alarm noted
7.6	Smoke Alarm	Bedroom 2	Tested for power, audible alarm noted
7.7	Carbon Monoxide Alarm	Bedroom 1, low level behind door	Green light seen
7.8	Carbon Monoxide Alarm	Bedroom 2, low level behind door	Green light seen

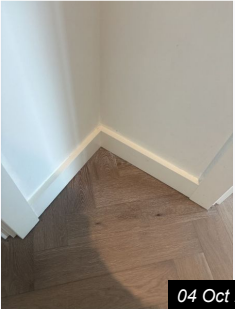
7. ALARMS (CONT.)			
Ref	Name	Location Room & Floor	Test Result
	 Ref # 7.1	 Ref # 7.2	 Ref # 7.2
	 Ref # 7.3	 Ref # 7.4	 Ref # 7.5
	 Ref # 7.6	 Ref # 7.7	 Ref # 7.8

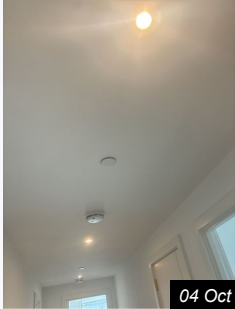
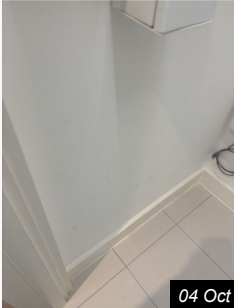
8. HALLWAY			
Ref	Name	Description	Condition
8.1	Overview		
8.2	Front door/frame	Wood painted black to exterior and white to interior with black/gold metal fittings to include: Spy hole; 2 lever handles; 1 Yale and switch lock; Numerals	Good used condition; Markings mid to low level door exterior; Minor scuffs low level interior door and frame; Scratches around handle exterior; Slightly grubby; Cracks to frame left side
8.3	Ceiling	Plaster painted white	Good condition

8. HALLWAY (CONT.)			
Ref	Name	Description	Condition
8.4	Walls	Plaster painted white	Good used condition; Minor marks around light switch; Paint smears to low level left; Painted over defects left of entrance; 4 plastic adhesive hooks near entrance
8.5	Skirting	Wood painted white	Good used condition; Light marks and chips;
8.6	Flooring	Mid wood laminate parquet	Good used condition; Light usage scratches; Mark towards front of door; Discolouration to corner by reception
8.7	Light switches	White plastic	Good condition
8.8	Lighting	White metal recessed spots	All in good, working order
8.9	Sockets	White plastic	Good condition
8.10	Heating	Under floor	
8.11	Entry Phone	Came white glass with digital display	Good condition; Tested for power
8.12	Utility Cupboard 1	White painted wooden door and frame with 2 gold metal lever handles and mid wood threshold; Interior decor as per hallway with white tile flooring; Door frame mounted LED light with sensor Contains: White laminate shelf with brass hanging rail; White plastic fuse switches and sockets; White metal fuse box; Electric meter; Heat meter; Openreach router; Leak detection unit; Thermostat; Mitsubishi control panel	Good used condition; Minor paint marks and scratches to floor; Scratches to wall mid to low level throughout; Dents to middle of exterior door
8.13	Utility Cupboard 2	White painted wooden door and frame with 2 gold metal lever handles and mid wood threshold; Interior decor as per hallway with white tile flooring; Door frame mounted LED light with sensor; Contains: White plastic switches and sockets; White plastic air vent; Water meter; Nuaire white metal Ventilation unit; Washing machine	Good used condition; Filters very dusty - manufacturer recommends cleaning every 6 months and replacing annually; Dust behind washing machine; Large mark to bottom of interior door Needs cleaning/replacing

8. HALLWAY (CONT.)			
Ref	Name	Description	Condition
8.13.1	- Washing Machine	Make: Siemens; Model: WD15G422GB; Description: White metal freestanding	Good used condition; Tested for power; Chip to front top edge exterior
8.14	Sprinkler Cover(s)	White metal	Good condition
 04 Oct 2024 12:04 Ref # 8.1  04 Oct 2024 12:04 Ref # 8.1  04 Oct 2024 11:57 Ref # 8.2			
 04 Oct 2024 11:58 Ref # 8.2  04 Oct 2024 11:58 Ref # 8.2  04 Oct 2024 11:58 Ref # 8.2			
 04 Oct 2024 11:58 Ref # 8.2  04 Oct 2024 11:58 Ref # 8.2  04 Oct 2024 11:58 Ref # 8.2			
 04 Oct 2024 11:58 Ref # 8.2  04 Oct 2024 11:59 Ref # 8.2  04 Oct 2024 12:02 Ref # 8.3			

8. HALLWAY (CONT.)			
Ref	Name	Description	Condition
		 04 Oct 2024 12:02 Ref # 8.3	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.4	
		 04 Oct 2024 12:03 Ref # 8.5	
		 04 Oct 2024 12:04 Ref # 8.5	
		 04 Oct 2024 12:04 Ref # 8.5	

8. HALLWAY (CONT.)			
Ref	Name	Description	Condition
		 04 Oct 2024 12:04 Ref # 8.5	
		 04 Oct 2024 12:04 Ref # 8.5	
		 04 Oct 2024 12:04 Ref # 8.5	
		 04 Oct 2024 12:04 Ref # 8.5	
		 04 Oct 2024 12:04 Ref # 8.5	
		 04 Oct 2024 11:59 Ref # 8.6	
		 04 Oct 2024 11:59 Ref # 8.6	
		 04 Oct 2024 11:59 Ref # 8.6	
		 04 Oct 2024 11:59 Ref # 8.6	
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		 04 Oct 2024 12:01 Ref # 8.7	
		 04 Oct 2024 12:01 Ref # 8.7	

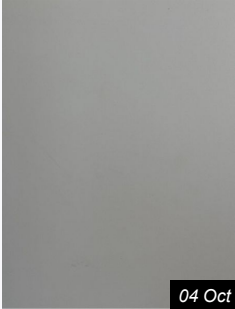
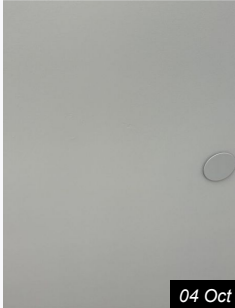
8. HALLWAY (CONT.)			
Ref	Name	Description	Condition
			
			
			
			
			
			
			
			

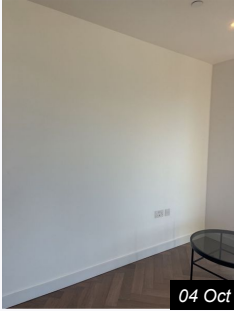
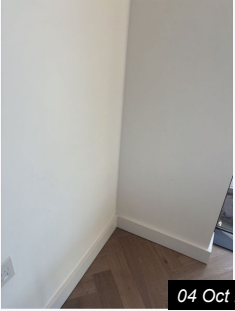
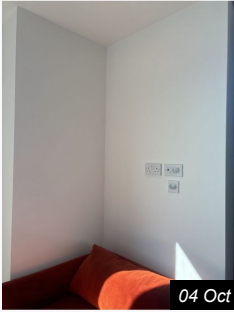
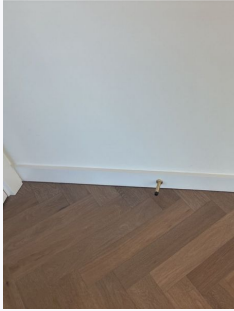
8. HALLWAY (CONT.)				
Ref	Name	Description	Condition	
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		 04 Oct 2024 12:09 Ref # 8.13	 04 Oct 2024 12:10 Ref # 8.13	 04 Oct 2024 12:10 Ref # 8.13
		 04 Oct 2024 12:12 Ref # 8.13	 04 Oct 2024 12:12 Ref # 8.13.1	 04 Oct 2024 12:12 Ref # 8.13.1
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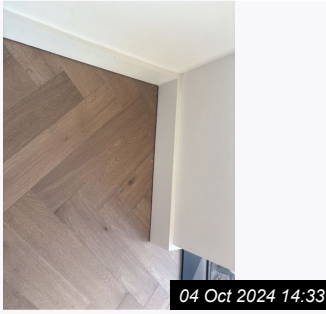
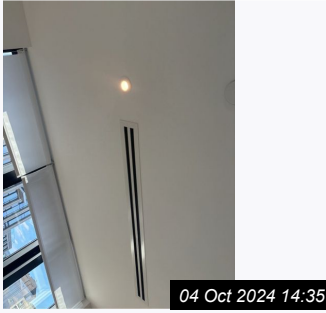
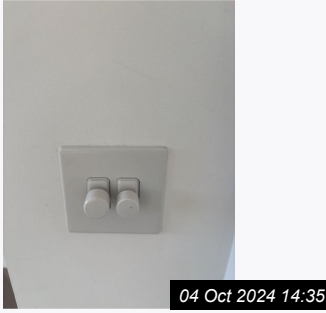
8. HALLWAY (CONT.)			
Ref	Name	Description	Condition
			
	Ref # 8.13.1	Ref # 8.14	Ref # 8.14

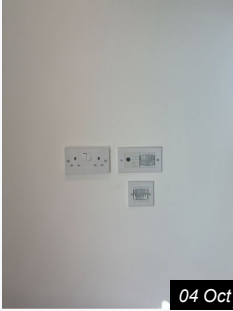
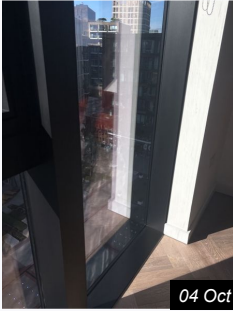
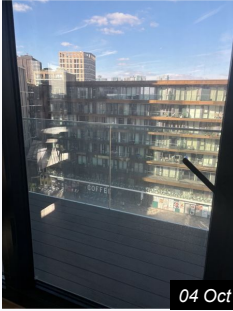
9. RECEPTION			
Ref	Name	Description	Condition
9.1	Overview		
9.2	Door/frame	White painted wooden door and frame with 2 gold metal lever handles	Good used condition; Small chip to frame; Marks low to level interior frame; Faint scratches to exterior door left
9.3	Ceiling	Plaster painted white; Integrated white metal air cooling and heating grille	Good used condition; Dents left of sprinkler cover
9.4	Walls	Plaster painted white	Good used condition; Scuffs and marks throughout at mid to low levels; Chips to corner edges
9.5	Skirting	Wood painted white	Good used condition; Noticeable scuffs near balcony on left; Light marks and scuffs throughout
9.6	Flooring	Mid wood laminate parquet	Good used condition; Large stain on entry to kitchen; Significant black scratch right of coffee table; Light usage marks and scratches throughout
9.7	Lighting	White metal recessed spots	1 not working Bulb replacement
9.8	Light switches	White plastic	Good used condition; Faint residue
9.9	Sockets	White plastic	Good condition
9.10	Heating	Under floor	
9.11	Doorstops	Gold metal and black rubber skirting mounted	Good condition

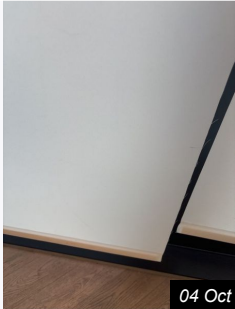
9. RECEPTION (CONT.)			
Ref	Name	Description	Condition
9.12	Window(s)	Double glazed in black uPVC frames with 3 fixed and 1 opening panes, matching lever handles	Fair condition; Restrictors in good, working order; Adhesive hooks to glass; Slightly tricky to open
9.13	Balcony door/frame	Double glazed in black uPVC frame with 1 fixed pane and double sliding doors with 2 matching lever handles	All in good, working order; Fair condition; Excessively grubby to exterior; Needs Cleaning
9.14	Curtains/Blinds	White fabric roller blinds with chrome beaded cords	Fair condition; Large blind, opposite entrance, doesn't roll up properly; Fraying and crease marks throughout; Heavy scratches to large blind Needs Maintenance
9.15	Sprinkler Cover(s)	White metal	Good condition
9.16	Air vent	White metal ceiling integrated	Good condition
9.17	Sofa	Terracotta faux velvet 2-seater with black laminate legs	Good used condition; General wear and marks; Minor spot marks
9.18	Armchair	Grey faux velvet with black laminate and gold metal legs	Good used condition; Scratches to legs; Spot marks to front
9.19	Coffee table	Circular black metal and glass	Good used condition; Usage scratches
9.20	Dining Table	White/grey marble effect with gold metal base	Good used condition; Usage scratches to base.
9.21	Dining Chairs	4 grey fabric with black metal legs	Good used condition; Stain mark to one seat
 Ref # 9.1  Ref # 9.1  Ref # 9.1			

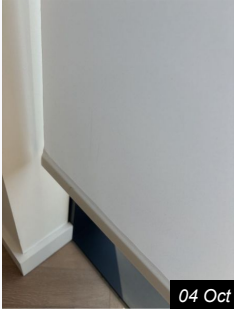
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Ref	Name	Description	Condition
Ref # 9.2			 04 Oct 2024 14:36
			 04 Oct 2024 14:36
			 04 Oct 2024 14:37
			 04 Oct 2024 14:37
			 04 Oct 2024 14:37
			 04 Oct 2024 14:37
Ref # 9.3			 04 Oct 2024 14:31
			 04 Oct 2024 14:31
			 04 Oct 2024 14:31
Ref # 9.3			 04 Oct 2024 14:31
			 04 Oct 2024 14:44
			 04 Oct 2024 14:31
Ref # 9.4			

9. RECEPTION (CONT.)			
Ref	Name	Description	Condition
Ref # 9.4			 04 Oct 2024 14:31
			 04 Oct 2024 14:31
			 04 Oct 2024 14:32
			 04 Oct 2024 14:32
Ref # 9.4			 04 Oct 2024 14:32
			 04 Oct 2024 14:32
			 04 Oct 2024 14:43
			 04 Oct 2024 14:32
Ref # 9.5			 04 Oct 2024 14:32
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			 04 Oct 2024 14:32
			 04 Oct 2024 14:32

9. RECEPTION (CONT.)			
Ref	Name	Description	Condition
	Ref # 9.6	 04 Oct 2024 14:33	 04 Oct 2024 14:33
		 04 Oct 2024 14:33	 04 Oct 2024 14:33
		 04 Oct 2024 14:33	 04 Oct 2024 14:33
	Ref # 9.6	 04 Oct 2024 14:33	 04 Oct 2024 14:33
		 04 Oct 2024 14:33	 04 Oct 2024 14:33
		 04 Oct 2024 14:33	 04 Oct 2024 14:33
	Ref # 9.7	 04 Oct 2024 14:35	 04 Oct 2024 14:35
		 04 Oct 2024 14:35	 04 Oct 2024 14:35
		 04 Oct 2024 14:35	 04 Oct 2024 14:35
	Ref # 9.7	 04 Oct 2024 14:35	 04 Oct 2024 14:35
		 04 Oct 2024 14:35	 04 Oct 2024 14:35
		 04 Oct 2024 14:35	 04 Oct 2024 14:35
	Ref # 9.8	 04 Oct 2024 14:35	 04 Oct 2024 14:35
		 04 Oct 2024 14:35	 04 Oct 2024 14:35
		 04 Oct 2024 14:35	 04 Oct 2024 14:35

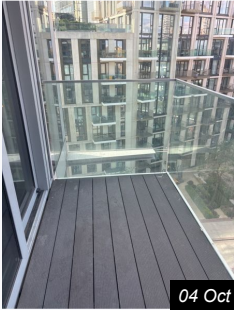
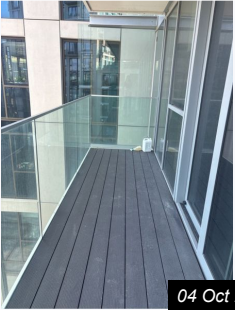
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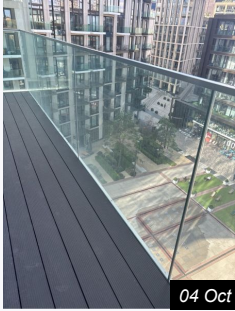
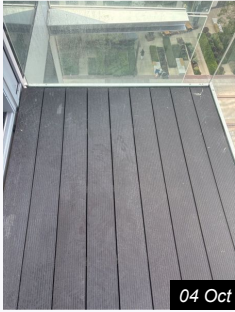
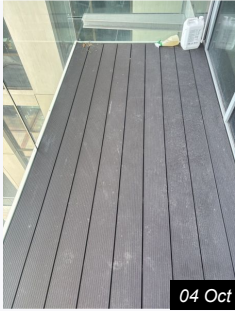
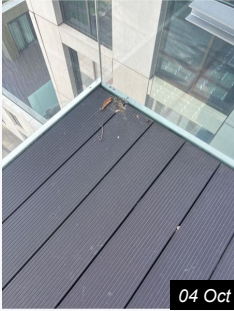
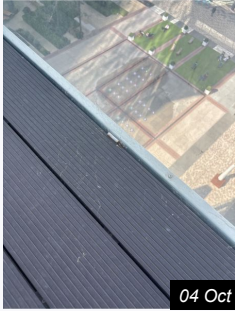
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9. RECEPTION (CONT.)			
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		04 Oct 2024 14:43	04 Oct 2024 14:44
		Ref # 9.15	Ref # 9.16
			
		04 Oct 2024 14:44	04 Oct 2024 14:45
		Ref # 9.16	Ref # 9.17
			
		04 Oct 2024 14:45	04 Oct 2024 14:45
		Ref # 9.17	Ref # 9.17
			
		04 Oct 2024 14:45	04 Oct 2024 14:45
		Ref # 9.17	Ref # 9.17
			
		04 Oct 2024 14:45	04 Oct 2024 14:46
		Ref # 9.17	Ref # 9.18

9. RECEPTION (CONT.)			
Ref	Name	Description	Condition
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			 04 Oct 2024 14:46
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Ref # 9.18			 04 Oct 2024 14:46
			 04 Oct 2024 14:48
			 04 Oct 2024 14:48
Ref # 9.19			 04 Oct 2024 14:48
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			 04 Oct 2024 14:46
Ref # 9.20			 04 Oct 2024 14:46
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9. RECEPTION (CONT.)			
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			 04 Oct 2024 14:48 Ref # 9.21
			 04 Oct 2024 14:49 Ref # 9.21
			 04 Oct 2024 14:49 Ref # 9.21
			 04 Oct 2024 14:49 Ref # 9.21

10. BALCONY			
Ref	Name	Description	Condition
10.1	Overview		
10.2	Walls/fencing	Glass and chrome balustrades	Good weathered condition; Grubby to exterior glass
10.3	Flooring	Dark wood effect decking	Good weathered condition; Disposable items; Grubby marks , cobwebs, cigarette butt Needs Cleaning
			 04 Oct 2024 14:01 Ref # 10.1
			 04 Oct 2024 14:01 Ref # 10.1
			 04 Oct 2024 14:01 Ref # 10.2

10. BALCONY (CONT.)			
Ref	Name	Description	Condition
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			 04 Oct 2024 14:01
			 04 Oct 2024 14:01
Ref # 10.2			 04 Oct 2024 14:01
			 04 Oct 2024 14:01
			 04 Oct 2024 14:01
Ref # 10.3			 04 Oct 2024 14:02
			 04 Oct 2024 14:02
			 04 Oct 2024 14:02
Ref # 10.3			 04 Oct 2024 14:02
			 04 Oct 2024 14:02

11. KITCHEN			
Ref	Name	Description	Condition
11.1	Overview		
11.2	Door/frame	Open plan	

11. KITCHEN (CONT.)			
Ref	Name	Description	Condition
11.3	Ceiling	Plaster painted white	Good used condition; Marks above extractor; Chip to forward of oven
11.4	Walls	Plaster painted white	Good used condition; Scuffs and grubby marks; Scratches and scuffs right of fridge/freezer; Chips to corner edges
11.5	Splashback	White marbled tiles	Good condition
11.6	Worktops	Grey granite composite stone with integrated drainer	Fair condition; Heavy ingrained watermarks around sink; Mildew spots to sealant behind sink;
11.7	Kickboards	White laminate	Fair condition; Water damage either side of fridge
11.8	Skirting	Wood painted white	Good used condition; Light marks
11.9	Flooring	Mid wood laminate parquet	Good used condition; Light spot marks and usage scratches in places; Black mark forward of wine fridge
11.10	Lighting	White metal recessed spots	All in good, working order
11.11	Under unit lighting	LED strips	All in good, working order
11.12	Light switches	Located in Reception	
11.13	Sockets	White plastic	Good condition
11.14	Utility switches	White plastic, located in fitted cupboard	Good condition
11.15	Heating	Under floor	
11.16	Fitted Cupboard	White laminate with 2 doors with gold metal handles and grey laminate interiors with matching shelves; 3 grey laminate/metal drawers; Utility switches	Good used condition; Small marks to interior door.
11.17	Shelves	Mid wood laminate with integrated LED lights	Good condition
11.18	Wall units	White laminate with gold metal handles and grey laminate interiors and shelves	Good used condition; Scratch mark to bottom of shelf.

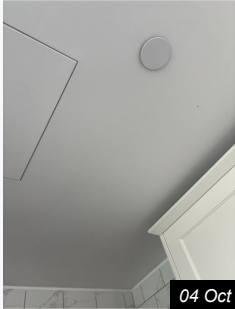
11. KITCHEN (CONT.)			
Ref	Name	Description	Condition
11.19	Base units	White laminate with gold metal handles and grey laminate interiors and shelves; Stainless steel base and grey pull out bins to under sink unit	Good used condition; Contains storage boxes for electrical equipment
11.20	Drawers	White laminate with gold metal handles and grey laminate interiors, grey plastic fitted cutlery tray to top drawer	Good used condition; Slight tarnishing to handles
11.21	Sink/drain	Black metal 1½ sinks with 2 chrome strainer plugs and gold metal mixer tap	Good used condition; Taps run during report; Heavy water staining; Limescale deposits at top edges
11.22	Extractor Hood	Make: Luxair; Model: LA-70-FLT-WHT; Description: white metal with chimney	Good used condition; Fan and lights tested and working; Ingrained tarnishing to filters
11.23	Hob	Make: Siemens; Model: ET651HE17E; Description: black glass halogen with 4 burners and touch controls	Good used condition; Ingrained tarnishing and light usage scratches to burners; Tested for power
11.24	Oven	Make: Siemens; Model: HB632GBS1B; Description: built in single; Contains: 2 chrome racks 1 grey metal tray with griddle	Good used condition; Tested for power; Scratching to panel
11.25	Fridge/Freezer	Make: Siemens; Model: KI38VX22GB; Description: integrated; Fridge contains: 5 glass with white plastic trim shelves; 1 clear plastic salad crisper; 5 clear plastic with chrome trim door shelves; Freezer contains: 3 clear plastic drawers	Good used condition; 2 cracks to middle freezer drawer; Strong food odour;
11.26	Dishwasher	Make: Siemens; Model: SN66D00GB; Description: integrated; Contains: 2 grey plastic and chrome pull-out racks; 1 grey plastic cutlery basket	Good used condition; Tested for power; Cutlery basket missing Needs Replacing
11.27	Microwave	Make: Siemens; Model: BE634LGS1B; Description: built in stainless steel and black glass	Good used condition; Tested for power; Scratches to metal interior and front panel

11. KITCHEN (CONT.)			
Ref	Name	Description	Condition
11.28	Wine Cooler	Make: Caple; Model: Wi3124; Description: stainless steel and glass; Contains: 5 wooden racks	Good used condition; Slight mark to tops shelf right edge
11.29	Sprinkler Cover(s)	White metal	Good condition
11.30	Access panel	White ceiling integrated	Good condition



04 Oct 2024 14:04

Ref # 11.1



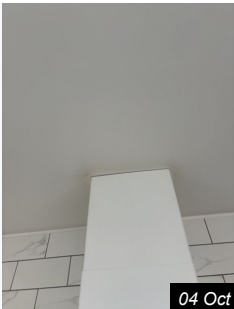
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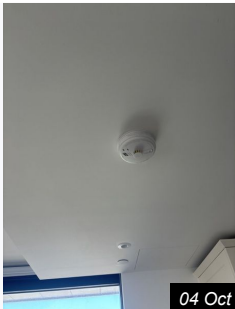
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04 Oct 2024 14:05

Ref # 11.3



04 Oct 2024 14:06

Ref # 11.3



04 Oct 2024 14:06

Ref # 11.4



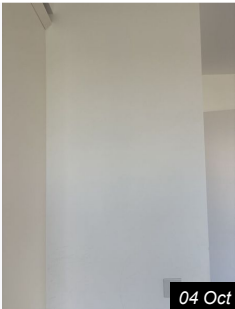
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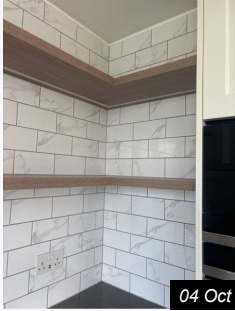
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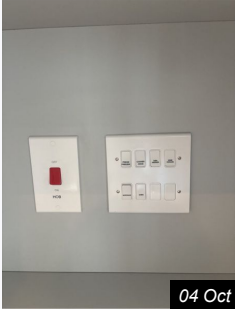


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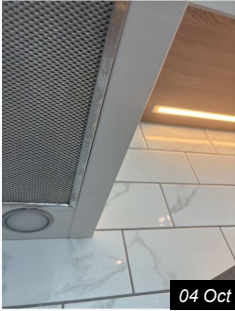
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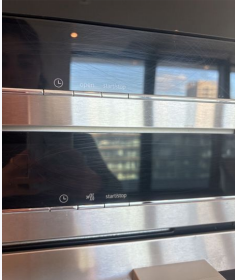
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			 04 Oct 2024 14:07
			 04 Oct 2024 14:08
Ref # 11.5			 04 Oct 2024 14:08
			 04 Oct 2024 14:08
			 04 Oct 2024 14:08
Ref # 11.6			 04 Oct 2024 14:08
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Ref # 11.7			 04 Oct 2024 14:10
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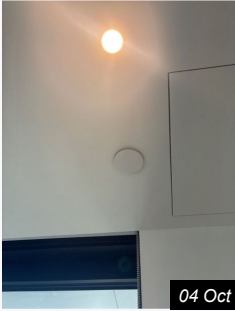
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Ref # 11.9	04 Oct 2024 14:11		04 Oct 2024 14:11
			
			
Ref # 11.10	04 Oct 2024 14:12		04 Oct 2024 14:12
			
			

11. KITCHEN (CONT.)			
Ref	Name	Description	Condition
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11. KITCHEN (CONT.)			
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		 04 Oct 2024 14:20 Ref # 11.19	
		 04 Oct 2024 14:20 Ref # 11.19	
		 04 Oct 2024 14:20 Ref # 11.19	
		 04 Oct 2024 14:21 Ref # 11.19	
		 04 Oct 2024 14:21 Ref # 11.19	
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		 04 Oct 2024 14:21 Ref # 11.20	

11. KITCHEN (CONT.)			
Ref	Name	Description	Condition
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			 04 Oct 2024 14:21
Ref # 11.21			 04 Oct 2024 14:23
Ref # 11.21			 04 Oct 2024 14:23
Ref # 11.21			 04 Oct 2024 14:23
Ref # 11.21			 04 Oct 2024 14:23
Ref # 11.21			 04 Oct 2024 14:23
Ref # 11.22			 04 Oct 2024 14:23
Ref # 11.22			 04 Oct 2024 14:23
Ref # 11.22			 04 Oct 2024 14:24
Ref # 11.23			 04 Oct 2024 14:24
Ref # 11.23			 04 Oct 2024 14:24

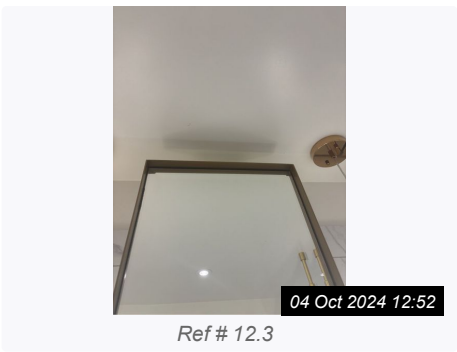
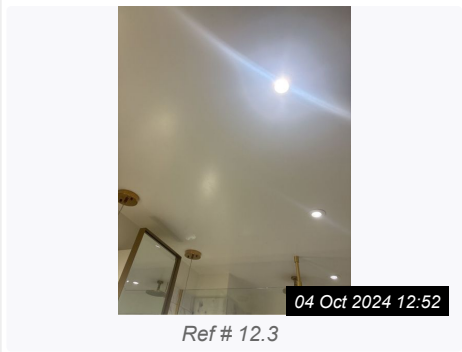
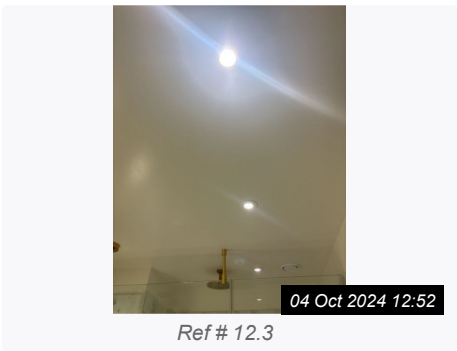
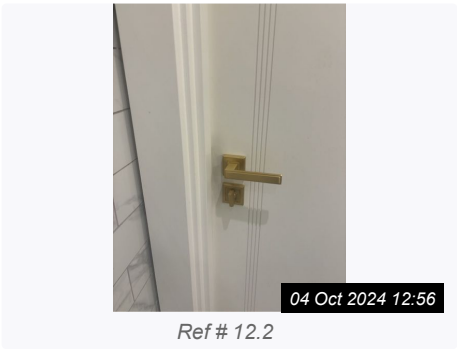
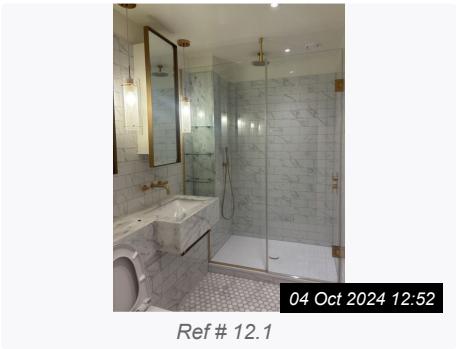
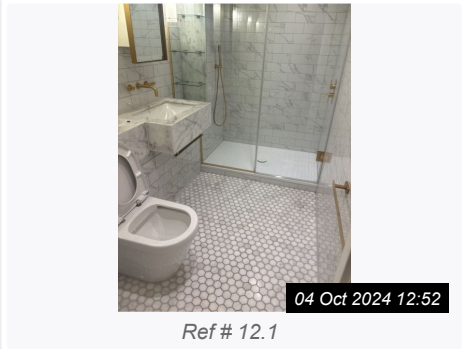
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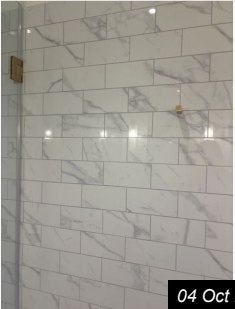
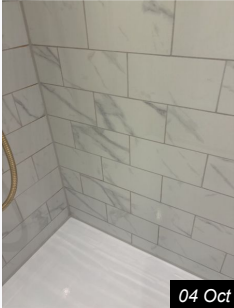
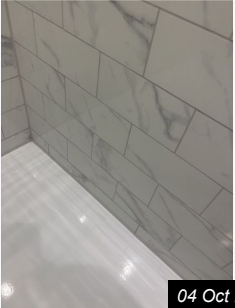
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Ref # 11.27			
			
			
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Ref # 11.29			
			

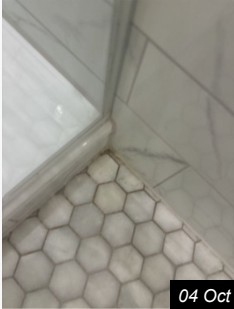
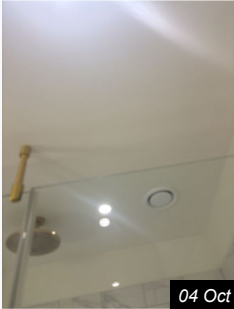
12. SHOWER ROOM			
Ref	Name	Description	Condition
12.1	Overview		

12. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
12.2	Door/frame	White painted wooden door and frame with 2 gold metal lever handles and switch lock to interior and nickel threshold	Good used condition; Mark to interior door high level; Slight grubby marks and scuffs in places mid-level to both sides
12.3	Ceiling	Plaster painted white	Good used condition; Dead bug forward of shower; Minor marks above right cabinet
12.4	Walls	White and grey marbled tiles; Plaster painted white	Good used condition; Discolouration to grouting mid to low-level left in shower area
12.5	Flooring	White and grey marbled mosaic tiles	Good used condition; Discolouration to grouting and sealant
12.6	Lighting	White metal recessed spots; 2 hanging pendant bulbs with gold metal and glass shades	All in good, working order
12.7	Shaver socket	White plastic	Good condition
12.8	Heating	Underfloor	
12.9	Hand basin	White ceramic with gold metal push plug and wall mounted mixer taps	Good used condition; Ingrained tarnishing to fittings; Taps run during report; Unknown item on side, possibly from tap
12.10	Toilet	White ceramic with white plastic soft closing seat and lid and white and gold metal wall mounted push flush	Good used condition; Flushed during report; Lid soft close not working, seat working
12.11	Shower cubicle	White acrylic pan with gold metal fittings to include: Mixer taps, handheld shower, flex and riser, ceiling mounted rain shower head, white metal plug and water outlet; Recess with 2 glass shelves on gold metal brackets; 1 glass fixed screen and 1 glass door with gold metal fittings	Fair condition; Gapping to hose; Door not closing flush, slight gapping to low level; Light tarnishing to all fittings; Mildew spots to shelving sealant Needs Maintenance
12.12	Cabinet	2 with gold metal framed mirrored doors and white laminate interiors with matching shelves	Fair condition; Water damage to interior door laminate above sink
12.13	Air Vent	White plastic ceiling mounted	Good condition

12. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
12.14	Toilet roll holder	Gold metal wall mounted	Good used condition; Tarnished
12.15	Towel rail	Gold metal mounted to hand basin; 2 gold metal wall mounted	Good used condition; Tarnished
12.16	Robe hook	Gold metal wall mounted	Good used condition; Slightly wonky
12.17	Vanity Shelf	White marbled composite stone	Good used condition; Yellowing to outer edge of sink; Mildew spots to sealant
12.18	Toilet brush/holder	White plastic/grey rubber	Used



12. SHOWER ROOM (CONT.)			
Ref	Name	Description	Condition
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12. SHOWER ROOM (CONT.)			
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12. SHOWER ROOM (CONT.)			
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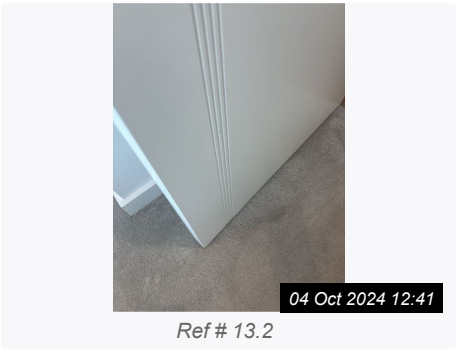
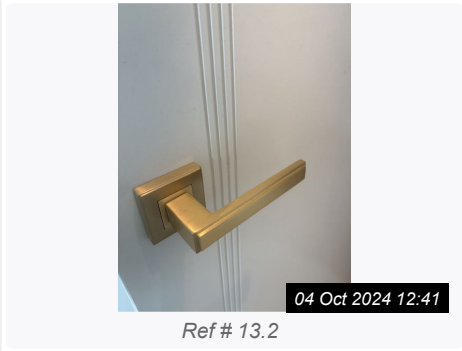
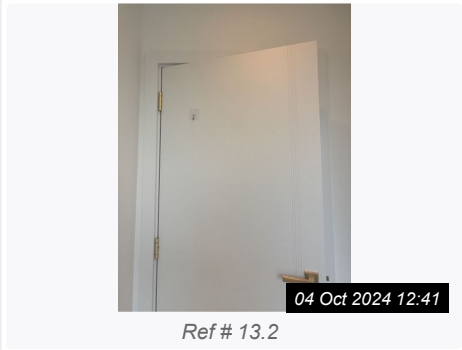
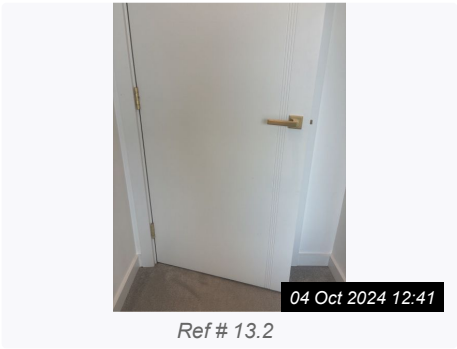
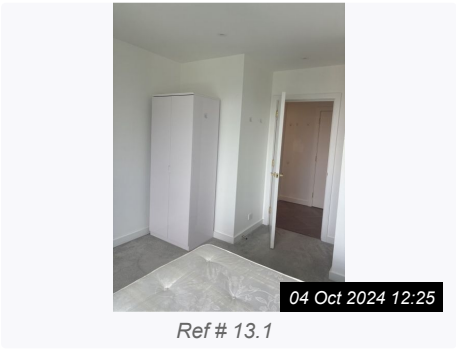
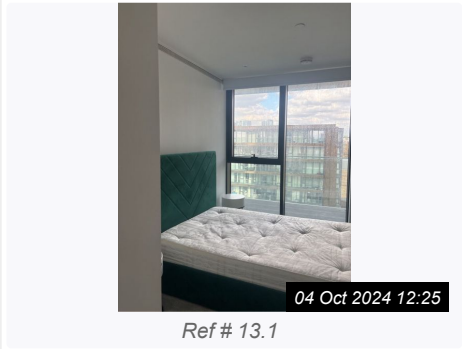
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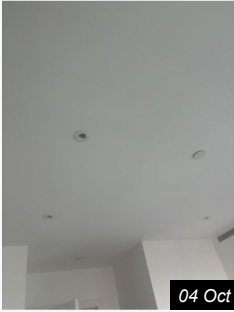
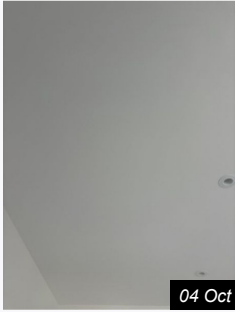
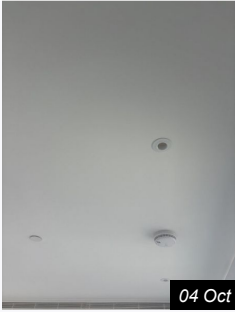
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		 04 Oct 2024 13:13 Ref # 12.17	
		 04 Oct 2024 13:13 Ref # 12.17	
		 04 Oct 2024 13:13 Ref # 12.17	
		 04 Oct 2024 13:14 Ref # 12.17	
		 04 Oct 2024 13:14 Ref # 12.18	

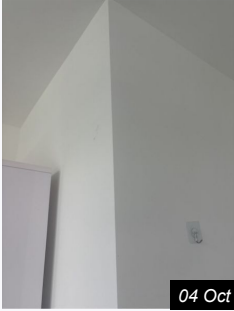
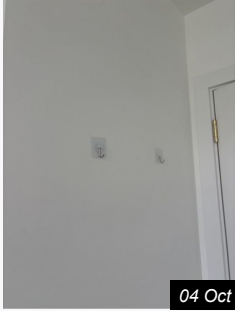
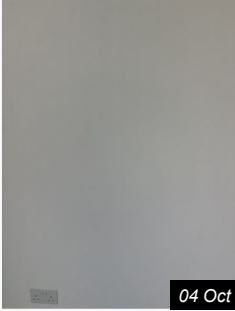
13. BEDROOM 1 ON RIGHT			
Ref	Name	Description	Condition
13.1	Overview		

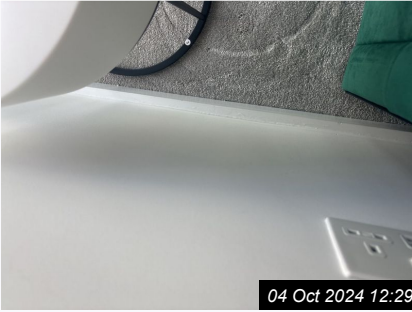
13. BEDROOM 1 ON RIGHT (CONT.)			
Ref	Name	Description	Condition
13.2	Door/frame	White painted wooden door and frame with 2 gold metal lever handles and mid wood threshold	Good used condition; Adhesive hook to interior; Scattered marks to bottom of door.
13.3	Ceiling	Plaster painted white	Good condition
13.4	Walls	Plaster painted white; Integrated white metal air cooling and heating grille	Good used condition; Minor chip below light switch; Scuffs and marks throughout mid to low level; Adhesive hooks behind door; Adhesive sticker residue left of entry
13.5	Skirting	Wood painted white	Good used condition; Light scuffs and marks
13.6	Flooring	Grey carpet	Good used condition; Spot stains by corner of bed frame and forward of window; Spots and stain left of bed; Furniture indents throughout
13.7	Lighting	White metal recessed spots	All in good, working order
13.8	Light switches	White plastic	Good used condition; Switch by door gave an electric shock when turning on
13.9	Sockets	White plastic	Good condition
13.10	Heating	Under floor	
13.11	Doorstops	Gold metal and black rubber skirting mounted	Good used condition; Loose from skirting Needs Maintenance
13.12	Windows	Double glazed in black uPVC frames with 2 fixed and 1 opening panes, matching lever handles	Good used condition; Restrictors in good, working order; Minor scratches to sill; Excessively grubby to exterior Needs Cleaning
13.13	Curtains/Blinds	White fabric roller blind with chrome beaded cord	Good used condition; Tested and working; Minor mark to edge; Fraying to right side; Spot marks throughout
13.14	Sprinkler Cover(s)	White metal	Good condition
13.15	Thermostat sensor	White painted disc to left of entry	Good condition

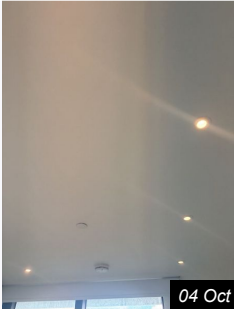
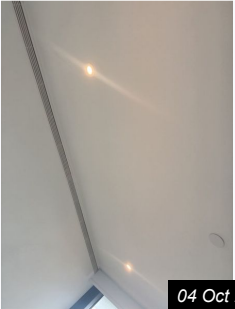
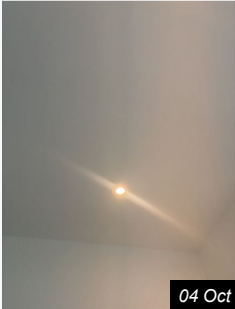
13. BEDROOM 1 ON RIGHT (CONT.)			
Ref	Name	Description	Condition
13.16	Bed	Green velvet double with matching headboard; Size: 145 x 197 cm	Good used condition; Minor white mark to right of headboard.
13.17	Mattress	1 white double	Good used condition; Spot stains to reverse side
13.18	Bedside Tables	2 white laminate circular with 1 matching drawer to each and black metal legs	Good used condition; Minor spot and ring marks to both surfaces; Small scratch to front of right unit Chip to edge of left unit.
13.19	Wardrobe	White laminate freestanding with double doors with matching interior and 1 shelf, 1 white metal hanging rail	Good used condition; Adhesive hook to right exterior
13.20	Air con remote	White plastic Mitsubishi	Good condition; Tested for power

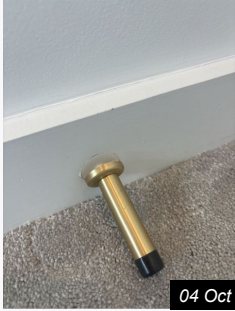
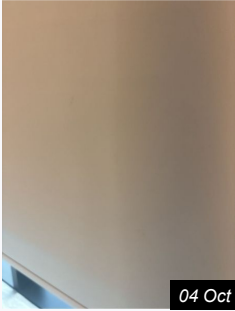


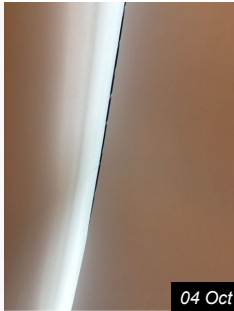
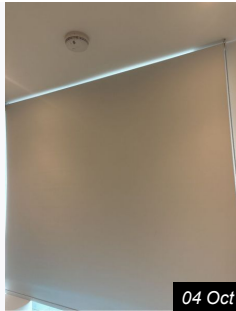
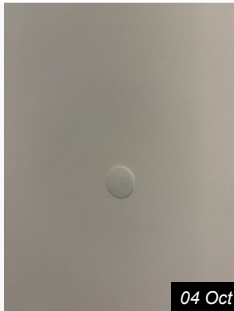
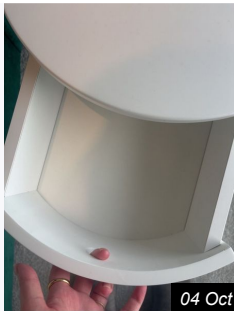
13. BEDROOM 1 ON RIGHT (CONT.)			
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			 04 Oct 2024 12:42
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	Ref # 13.3	Ref # 13.3	 04 Oct 2024 12:26
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			 04 Oct 2024 12:26
	Ref # 13.4	Ref # 13.4	 04 Oct 2024 12:26
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	Ref # 13.4	Ref # 13.4	 04 Oct 2024 12:27
			 04 Oct 2024 12:27
			 04 Oct 2024 12:27

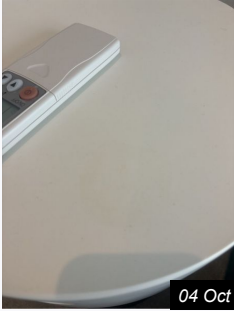
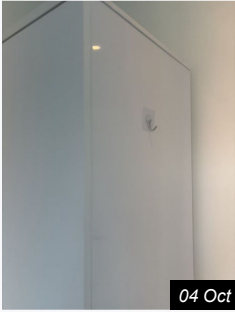
13. BEDROOM 1 ON RIGHT (CONT.)			
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		 04 Oct 2024 12:27	
	Ref # 13.4	 04 Oct 2024 12:27	 04 Oct 2024 12:27
		 04 Oct 2024 12:27	
	Ref # 13.4	 04 Oct 2024 12:28	 04 Oct 2024 12:29
			 04 Oct 2024 12:29
	Ref # 13.5	 04 Oct 2024 12:29	 04 Oct 2024 12:29
			 04 Oct 2024 12:29

13. BEDROOM 1 ON RIGHT (CONT.)			
Ref	Name	Description	Condition
 04 Oct 2024 12:29 Ref # 13.5  04 Oct 2024 12:29 Ref # 13.5  04 Oct 2024 12:29 Ref # 13.5			
 04 Oct 2024 12:29 Ref # 13.5  04 Oct 2024 12:32 Ref # 13.6  04 Oct 2024 12:32 Ref # 13.6			
 04 Oct 2024 12:32 Ref # 13.6  04 Oct 2024 12:32 Ref # 13.6  04 Oct 2024 12:32 Ref # 13.6			
 04 Oct 2024 12:32 Ref # 13.6  04 Oct 2024 12:32 Ref # 13.6  04 Oct 2024 12:32 Ref # 13.6			

13. BEDROOM 1 ON RIGHT (CONT.)			
Ref	Name	Description	Condition
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			 04 Oct 2024 12:34
			 04 Oct 2024 12:34
Ref # 13.7			 04 Oct 2024 12:36
			 04 Oct 2024 12:36
			 04 Oct 2024 12:36
Ref # 13.8			 04 Oct 2024 12:36
			 04 Oct 2024 12:40
			 04 Oct 2024 12:40
Ref # 13.9			 04 Oct 2024 12:40
			 04 Oct 2024 12:41
			 04 Oct 2024 12:41

13. BEDROOM 1 ON RIGHT (CONT.)			
Ref	Name	Description	Condition
		 04 Oct 2024 12:41 Ref # 13.9	
		 04 Oct 2024 12:43 Ref # 13.11	
		 04 Oct 2024 12:43 Ref # 13.12	
		 04 Oct 2024 12:43 Ref # 13.12	
		 04 Oct 2024 12:44 Ref # 13.12	
		 04 Oct 2024 12:44 Ref # 13.12	
		 04 Oct 2024 12:44 Ref # 13.12	
		 04 Oct 2024 12:44 Ref # 13.12	
		 04 Oct 2024 12:44 Ref # 13.12	
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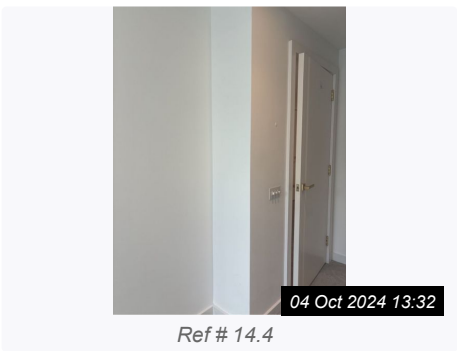
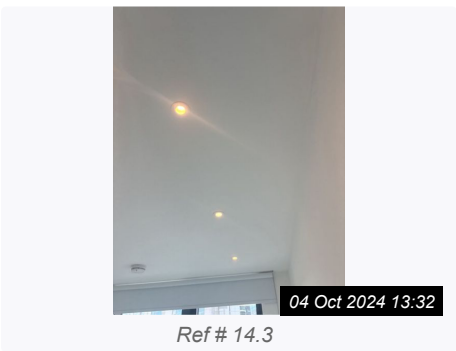
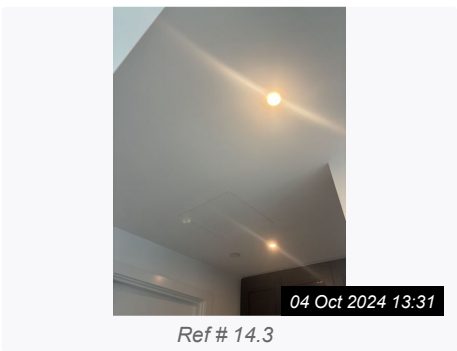
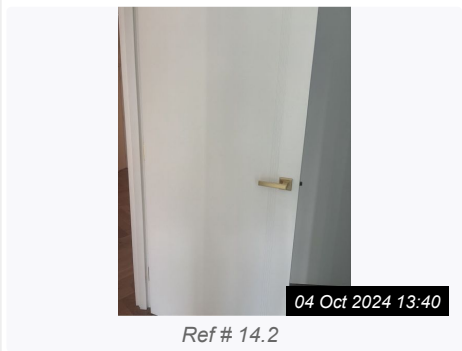
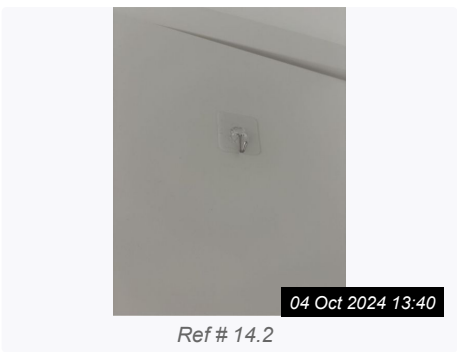
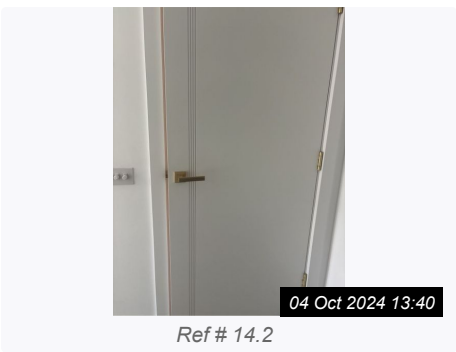
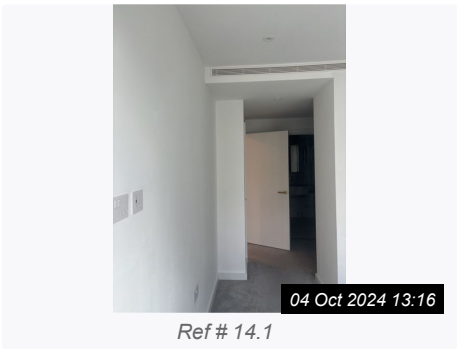
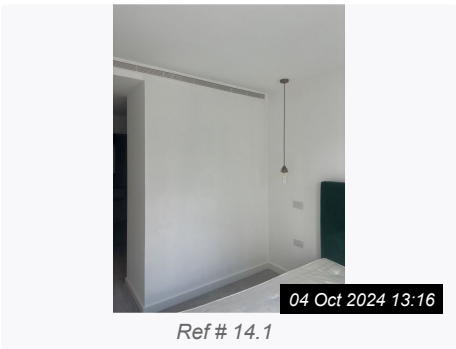
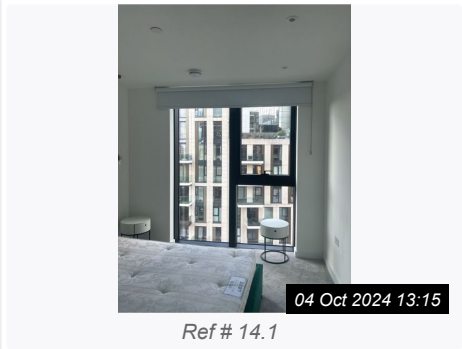
13. BEDROOM 1 ON RIGHT (CONT.)				
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		 04 Oct 2024 12:46 Ref # 13.14	 04 Oct 2024 12:46 Ref # 13.15	 04 Oct 2024 12:47 Ref # 13.16
		 04 Oct 2024 12:47 Ref # 13.16	 04 Oct 2024 12:48 Ref # 13.17	 04 Oct 2024 12:49 Ref # 13.18
		 04 Oct 2024 12:49 Ref # 13.18	 04 Oct 2024 12:49 Ref # 13.18	 04 Oct 2024 12:49 Ref # 13.18

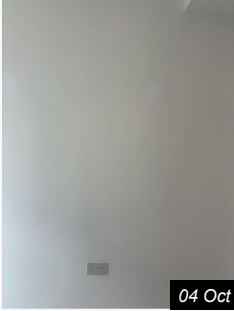
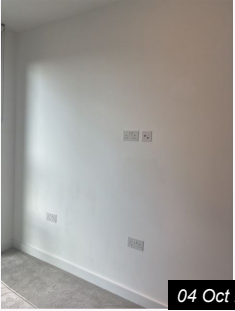
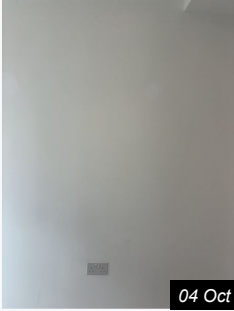
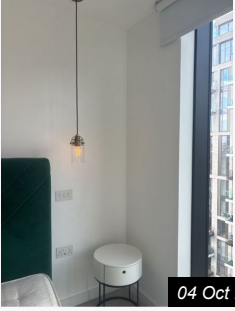
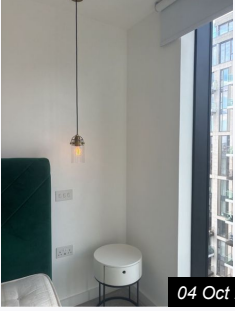
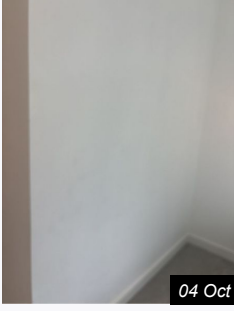
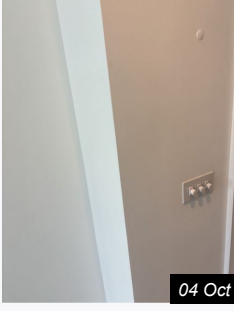
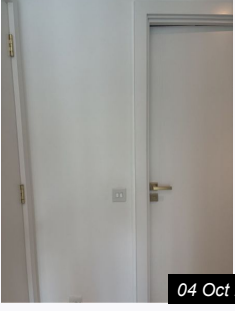
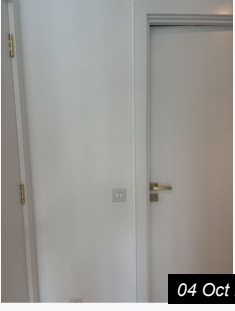
13. BEDROOM 1 ON RIGHT (CONT.)			
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	 Ref # 13.18	 Ref # 13.18	 Ref # 13.19
	 Ref # 13.19	 Ref # 13.19	 Ref # 13.20

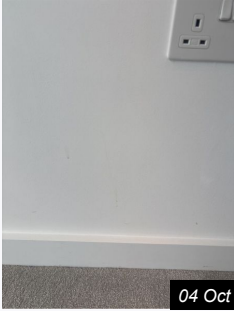
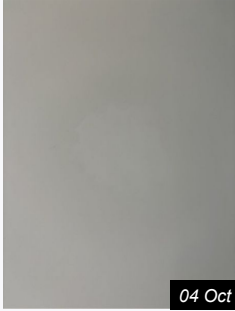
14. BEDROOM 2 WITH EN SUITE			
Ref	Name	Description	Condition
14.1	Overview		
14.2	Door/frame	White painted wooden door and frame with 2 gold metal lever handles and mid wood threshold	Good used condition; Light marks in places; Adhesive hook interior
14.3	Ceiling	Plaster painted white	Good condition
14.4	Walls	Plaster painted white; Integrated white metal air cooling and heating grille	Good used condition; Scratches and marks at mid to low-level throughout; Chips to corner edges; Grease drips and painted over defects opposite bed

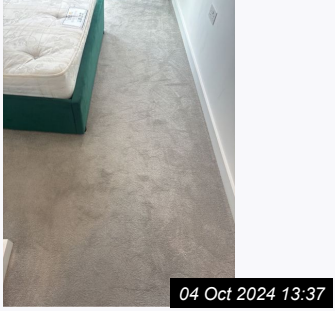
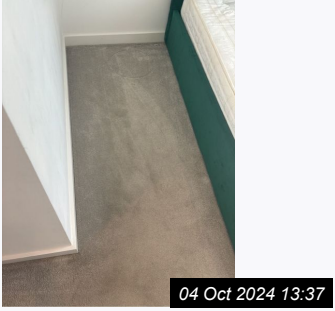
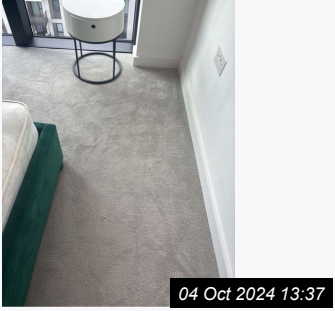
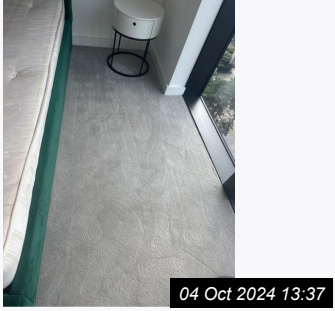
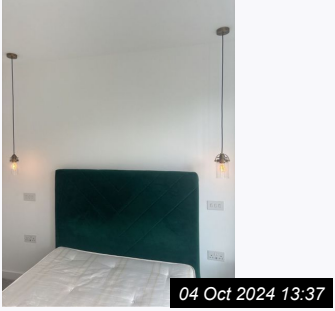
14. BEDROOM 2 WITH EN SUITE (CONT.)			
Ref	Name	Description	Condition
14.5	Skirting	Wood painted white	Good used condition; Minor scuffs in areas; Minor chips to corner edges
14.6	Flooring	Grey carpet	Good used condition; Minor wear to high traffic areas; Furniture indents throughout; Spot stains on entry
14.7	Lighting	White metal recessed spots; 2 hanging pendant bulbs with gold metal and glass shades	All in good, working order
14.8	Light switches	White plastic	Good condition
14.9	Sockets	White plastic	Good condition
14.10	Heating	Under floor	
14.11	Doorstops	Gold metal and black rubber skirting mounted	Good condition
14.12	Windows	Double glazed in black uPVC frames with 2 fixed and 1 opening panes, matching lever handles	Good condition; Restrictors in good, working order
14.13	Curtains/Blinds	White fabric roller blind with chrome beaded cord	Good used condition; Tested and working; Cord cleat slightly loose and gets caught when opening; Fraying to right edge; Light marks centrally and to base bar
14.14	Sprinkler Cover(s)	White metal	Good condition
14.15	Thermostat sensor	White painted disc to wall left of door frame	Good condition
14.16	Bed	Green velvet double with matching head board; Size: 145 x 197 cm	Fair condition; 1 slat taped together with additional slat beside, black holder displaced
14.17	Mattress	1 white double	Good used condition; Creasing; Indented to foot end
14.18	Bedside Tables	2 white laminate circular with 1 matching drawer to each and black metal legs	Fair condition; Yellow stain to 1 and table very unstable (located in front of window), see video Needs Maintenance

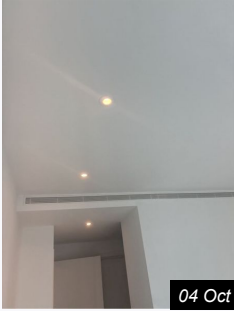
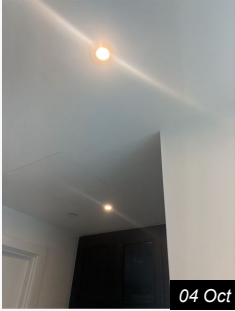
14. BEDROOM 2 WITH EN SUITE (CONT.)			
Ref	Name	Description	Condition
14.19	Built-in Wardrobe	Dark grey laminate with 2 double and 1 single doors with frosted glass panes and black metal handles, matching interior and shelves with gold metal hanging rails with LED sensor light, grey carpet to floor	Good used condition; Scuff marks to interior back panels throughout; Tarnishing to rails; Contains hangers; Marks to doors above handles; Chipped to front of right-hand door by handle
14.20	Access panel	White ceiling integrated	Good used condition; Light marks



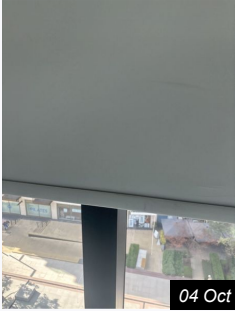
14. BEDROOM 2 WITH EN SUITE (CONT.)			
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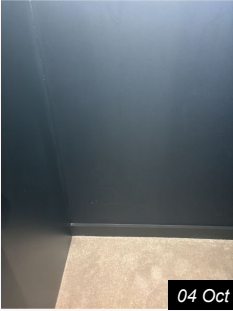
14. BEDROOM 2 WITH EN SUITE (CONT.)			
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Ref # 14.5	04 Oct 2024 13:34		
Ref # 14.5	04 Oct 2024 13:34		

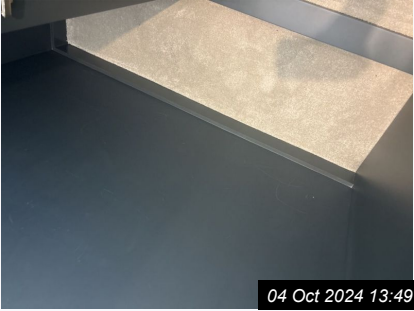
14. BEDROOM 2 WITH EN SUITE (CONT.)			
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	Ref # 14.6	04 Oct 2024 13:37	
			
			
	Ref # 14.6	04 Oct 2024 13:37	
			
			

14. BEDROOM 2 WITH EN SUITE (CONT.)			
Ref	Name	Description	Condition
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	 04 Oct 2024 13:38 Ref # 14.8	 04 Oct 2024 13:38 Ref # 14.8	 04 Oct 2024 13:38 Ref # 14.8
	 04 Oct 2024 13:38 Ref # 14.8	 04 Oct 2024 13:38 Ref # 14.9	 04 Oct 2024 13:39 Ref # 14.9
	 04 Oct 2024 13:39 Ref # 14.9	 04 Oct 2024 13:39 Ref # 14.9	 04 Oct 2024 13:39 Ref # 14.9

14. BEDROOM 2 WITH EN SUITE (CONT.)			
Ref	Name	Description	Condition
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		 04 Oct 2024 13:39 Ref # 14.9	
		 04 Oct 2024 13:39 Ref # 14.11	
		 04 Oct 2024 13:40 Ref # 14.12	
		 04 Oct 2024 13:40 Ref # 14.12	
		 04 Oct 2024 13:40 Ref # 14.12	
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		 04 Oct 2024 13:41 Ref # 14.12	
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		 04 Oct 2024 13:42 Ref # 14.13	

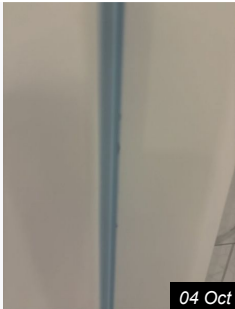
14. BEDROOM 2 WITH EN SUITE (CONT.)			
Ref	Name	Description	Condition
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Ref # 14.14	04 Oct 2024 13:44	04 Oct 2024 13:44	
			
			
Ref # 14.16	04 Oct 2024 13:45	04 Oct 2024 13:45	
			
			
Ref # 14.18	04 Oct 2024 13:46	04 Oct 2024 13:46	
			
			

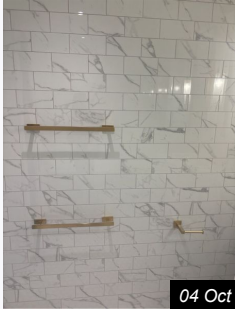
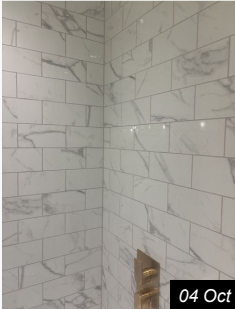
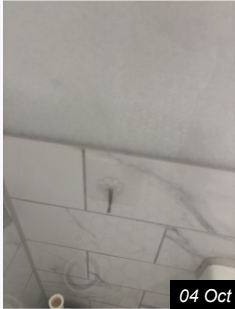
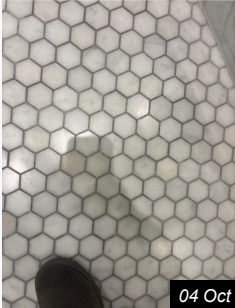
14. BEDROOM 2 WITH EN SUITE (CONT.)			
Ref	Name	Description	Condition
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			 04 Oct 2024 13:47
			 04 Oct 2024 13:47
Ref # 14.18			 04 Oct 2024 13:47
			 04 Oct 2024 13:48
			 04 Oct 2024 13:48
Ref # 14.19			 04 Oct 2024 13:48
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Ref # 14.19			 04 Oct 2024 13:49
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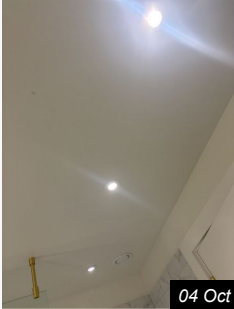
14. BEDROOM 2 WITH EN SUITE (CONT.)			
Ref	Name	Description	Condition
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 04 Oct 2024 13:49 Ref # 14.19  04 Oct 2024 13:50 Ref # 14.19  04 Oct 2024 13:50 Ref # 14.19			
 04 Oct 2024 13:48 Ref # 14.20			

15. EN-SUITE (BEDROOM 2)			
Ref	Name	Description	Condition
15.1	Overview		
15.2	Door/frame	White painted wooden door and frame with 2 gold metal lever handles and switch lock to interior, nickel threshold	Good used condition; Minor chips to interior frame; Paint swelling/chip to frame, interior left; Blue mark, interior left of handle
15.3	Ceiling	Plaster painted white	Good used condition; Small chip to centre; Mark above shower screen right
15.4	Walls	White and grey marbled tiles; Plaster painted white	Good used condition; Adhesive hook above bath and left of toilet.

15. EN-SUITE (BEDROOM 2) (CONT.)			
Ref	Name	Description	Condition
15.5	Flooring	White and grey marbled mosaic tiles	Good used condition Discolouration to grouting;
15.6	Lighting	White metal recessed spots; 2 hanging pendant bulbs with gold metal and glass shades	All in good, working order
15.7	Shaver socket	White plastic	Good condition
15.8	Heating	Underfloor	
15.9	Hand basin	White ceramic with gold metal push plug and wall mounted brass mixer taps	Good used condition; Taps run during report; Minor tarnishing to taps
15.10	Toilet	White ceramic with white plastic seat and lid and white and gold metal wall mounted push flush	Good used condition; Flushed during report; Soft closers working; Heavy discolouration underneath seat
15.11	Bathtub	White acrylic tub with white tiled panel and gold metal fittings to include: mixer tap, flex hose and shower head on riser; Recess with 3 glass shelves with gold metal brackets	Fair condition; Plug appears to be stuck; Light tarnishing to fittings Needs Maintenance
15.12	Shower screen	Gold metal and glass, fixed	Good condition
15.13	Cabinet	2 with gold metal framed mirrored doors and white laminate interiors with matching shelves	Fair condition; Light silvering to mirror edges; Laminate warped and water damaged to right to cabinet. Unknown discarded item to top left; Black marks to middle shelf and interior door, right cabinet.
15.14	Air Vent	White plastic ceiling mounted	Good condition
15.15	Toilet roll holder	Gold metal wall mounted	Good used condition; Tarnished
15.16	Towel rail	Gold metal mounted to hand basin; 2 gold metal wall mounted	Good used condition; Tarnished
15.17	Robe hook	Gold metal wall mounted	Good used condition Tarnished.
15.18	Vanity Shelf	White marbled composite stone	Good used condition; Tarnished

15. EN-SUITE (BEDROOM 2) (CONT.)			
Ref	Name	Description	Condition
Ref # 15.1			 04 Oct 2024 13:17
			 04 Oct 2024 13:17
			 04 Oct 2024 13:20
Ref # 15.2			 04 Oct 2024 13:20
			 04 Oct 2024 13:20
			 04 Oct 2024 13:20
Ref # 15.2			 04 Oct 2024 13:21
			 04 Oct 2024 13:21
			 04 Oct 2024 13:18
Ref # 15.3			 04 Oct 2024 13:18
			 04 Oct 2024 13:18
			 04 Oct 2024 13:18

15. EN-SUITE (BEDROOM 2) (CONT.)			
Ref	Name	Description	Condition
		 04 Oct 2024 13:18 Ref # 15.4	
		 04 Oct 2024 13:19 Ref # 15.4	
		 04 Oct 2024 13:19 Ref # 15.4	
		 04 Oct 2024 13:19 Ref # 15.4	
		 04 Oct 2024 13:19 Ref # 15.4	
		 04 Oct 2024 13:19 Ref # 15.4	
		 04 Oct 2024 13:19 Ref # 15.4	
		 04 Oct 2024 13:28 Ref # 15.4	
		 04 Oct 2024 13:19 Ref # 15.5	
		 04 Oct 2024 13:19 Ref # 15.5	
		 04 Oct 2024 13:19 Ref # 15.5	
		 04 Oct 2024 13:19 Ref # 15.5	

15. EN-SUITE (BEDROOM 2) (CONT.)			
Ref	Name	Description	Condition
		 04 Oct 2024 13:20 Ref # 15.6	
		 04 Oct 2024 13:20 Ref # 15.6	
		 04 Oct 2024 13:20 Ref # 15.7	
		 04 Oct 2024 13:22 Ref # 15.9	
		 04 Oct 2024 13:22 Ref # 15.9	
		 04 Oct 2024 13:22 Ref # 15.9	
		 04 Oct 2024 13:23 Ref # 15.10	
		 04 Oct 2024 13:23 Ref # 15.10	
		 04 Oct 2024 13:24 Ref # 15.10	
		 04 Oct 2024 13:24 Ref # 15.10	
		 04 Oct 2024 13:24 Ref # 15.11	
		 04 Oct 2024 13:25 Ref # 15.11	

15. EN-SUITE (BEDROOM 2) (CONT.)			
Ref	Name	Description	Condition
Ref # 15.11	04 Oct 2024 13:25	04 Oct 2024 13:25	
			
			
Ref # 15.11	04 Oct 2024 13:26	04 Oct 2024 13:26	
			
			
Ref # 15.12	04 Oct 2024 13:25	04 Oct 2024 13:25	
			
			
Ref # 15.13	04 Oct 2024 13:26	04 Oct 2024 13:26	
			
			

15. EN-SUITE (BEDROOM 2) (CONT.)			
Ref	Name	Description	Condition
 04 Oct 2024 13:26 Ref # 15.13  04 Oct 2024 13:27 Ref # 15.13  04 Oct 2024 13:27 Ref # 15.13			
 04 Oct 2024 13:27 Ref # 15.13  04 Oct 2024 13:27 Ref # 15.13  04 Oct 2024 13:28 Ref # 15.14			
 04 Oct 2024 13:28 Ref # 15.15  04 Oct 2024 13:28 Ref # 15.16  04 Oct 2024 13:28 Ref # 15.16			
 04 Oct 2024 13:29 Ref # 15.17  04 Oct 2024 13:29 Ref # 15.17  04 Oct 2024 13:29 Ref # 15.18			

Miscellaneous Responsibilities		
Ref	Action Required	Comments
8.13 Hallway » Utility Cupboard 2	Needs cleaning/ replacing	Filters very dusty - recommended cleaning every 6 months and replacing annually
9.7 Reception » Lighting	Bulb replacement	1 not working

Miscellaneous Responsibilities		
9.13 Reception » Balcony door/ frame	Needs Cleaning	Excessively grubby to exterior
9.14 Reception » Curtains/ Blinds	Needs Maintenance	Large blind, opposite entrance, doesn't roll up properly
10.3 Balcony » Flooring	Needs Cleaning	Disposable items; Grubby marks, cobwebs, cigarette butt
11.26 Kitchen » Dishwasher	Needs Replacing	Cutlery basket missing
12.11 Shower Room » Shower cubicle	Needs Maintenance	Door not closing flush, slight gapping to low level
13.11 Bedroom 1 on right » Doorstops	Needs Maintenance	Loose from skirting
13.12 Bedroom 1 on right » Windows	Needs Cleaning	Excessively grubby to exterior
14.18 Bedroom 2 with En Suite » Bedside Tables	Needs Maintenance	Yellow stain to 1 and table very unstable (located in front of window), see video
15.11 En-Suite (Bedroom 2) » Bathtub	Needs Maintenance	Plug appears to be stuck

Declaration

I/We the below named, 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 regardless of signing.