



Our Services

- Inventory Make
- Inventory Make & Check In
- Snagging Lists
- Digital Photos
- Interim Inspections
- Check Out
- EPC
- Condition Reports



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Notes

Tenants Notes

- A. The inventory will be fully checked at the end of the tenancy. All personal possessions should be removed prior to the check-out and the property must be ready for the check-out including the return of all keys issued at the start of the tenancy. In the event that the property has not been prepared for the check-out, the appointment will be cancelled and a charge for re-scheduling the check out will be incurred by the tenant.
- B. Please ensure that all the furniture and other items are returned to their original places as listed in the inventory, including any items that have been stored and packed away. This will avoid any charges, either for misplaced and lost property, or for time spent finding the re positioned or lost item/s.
- C. We strongly advise that the property should be professionally cleaned and left tidy at the end of the tenancy if property was professionally cleaned at the start of the tenancy it must be professionally cleaned at the end of the tenancy.
- D. Carpets if professionally cleaned at the start of the tenancy will need to be professionally cleaned at the end of the tenancy.
- E. Curtains, bedding, linen and soft furnishings should be dry cleaned/launched/professionally cleaned, if they had been dry cleaned/launched/professionally cleaned at the start of the tenancy. All bedding and linen should be ironed and placed neatly in the appropriate room.
- F. Beds **should not** be made up, as all mattresses, bedding and linen will be fully inspected.
- G. Fridges and freezers must be cleared of all food items; freezers **must** be defrosted and left in a clean condition throughout.
- H. Any additional furniture items must be removed unless agreed in writing by the landlord / managing agent. General house rubbish, garden waste and other items not listed on the inventory **must** be removed or the tenant could incur costs to remove such items.
- I. It is the landlords and tenants responsibility to inspect any smoke detector fitted in the property at regular intervals to ensure that they are in full working order as per the manufacturer's instructions.
- J. During the check-out, the inventory will be checked and any variances and discrepancies to the original will be noted. Following allowances for 'fair wear and tear' the tenant will be liable to pay for repairs, replacement, missing items, making good or cleaning (where necessary).
- K. On receipt of this report, the tenant has 3 days to notify the landlord / agents in writing, if they do not agree with any of its contents.
- L. We strongly recommend that you keep all copies of existing inventory, check-in and check-out reports.
- M. Levels of cleanliness, please see below our defined cleaning standards:

Professionally Cleaned – the property has been deep cleaned to an industry standard, any receipts/invoices from the cleaning company should be kept as proof.

Domestically Cleaned – the property has been cleaned to the standard of the average house "Spring clean".

Not Cleaned / Further Cleaning Required – the property has not been cleaned or has been cleaned to an unsatisfactory level, additional charges will be made to clean these areas.

Carpets/Flooring Professionally Steam Cleaned – the carpets have been cleaned to an industry standard, using a professional company or carpet cleaning equipment to steam / shampoo clean the carpets, any receipts/invoices from the cleaning company should be kept as proof.

Vacuumed Only – the carpets have been vacuumed only using a household vacuum cleaner and is considered to the standard of the average "Spring Clean".

Swept Only / Moped Only – the flooring has been cleaned / swept with a broom / brush or mop and is considered to the standard of the average "Spring Clean".

Not Cleaned / Requires Further Cleaning – the property has not been cleaned or has been cleaned to an unsatisfactory level, additional charges will be made to clean these areas.

Abbreviations Used

HL: High Level ML: Mid-Level | LL: Low Level | LHS: Left Hand Side | RHS: Right Hand Side | NT: Not Tested
 VPC: Very Poor Condition | PC: Poor Condition | GC: Good Condition | VGC: Very Good Condition | BNC: Brand New Condition
 UC: Used Condition AC: Aged Condition | GGC: Generally Good Condition | WIU: Well In Use | ODUP: Old Defects Under Paint
 WO: Working Order | OO: Out of Order | MKCA: Marks Consistent of Age | S: Stainless Steel FW&T: Fair Wear & Tear
 APC: As Per Check-In | CTA: Contractor To Advise | **FFR**: Furniture and Furnishings (Fire) (Safety) Regulations 1988 (amended 1989
 and 1993) RFC: Requires Further Cleaning

Inventory One will make suggestions for "Responsibilities" within our Check-Out reports, which will highlight any areas of concern, items missing, items that require cleaning, possible damage, staining or marking or maintenance, each item will be attributed as follows, Tenant Responsibilities, Landlord Responsibilities, Agent Responsibilities, Contractor To Advise and Investigate Responsibility.

Disclaimers

Report Terms & Conditions

- A. The following inventory is an unbiased and truthful report which comprehensively describes the property's contents, condition and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the dwelling as at the date of the inventory report, check-in and check-out and the superficial condition of same. The Inventory expresses the compiler's professional opinion to industry established guidelines.
- B. The compiler is not an expert on fabrics, wood, materials, antiques etc., or a qualified surveyor. This Inventory should not be used as an accurate description of each and every piece of furniture or equipment, or as a structural survey report. The inventory has been prepared for identification purposes only and in no way constitutes a valuation or statement of authenticity.
- C. This inventory only extends to the areas within this dwelling that are readily accessible. All other areas of the premises, for example attics/lofts, garages, sheds, basements and cupboards full of items that are not relevant to the inventory, are specifically excluded. The compiler will not undertake to search in inaccessible places, through overcrowded drawers or cupboards, nor will the compiler undertake to move heavy furniture or bulky items.
- D. Unless the inventory is carried out in daylight hours the garden and exterior of the dwelling may not have been fully inspected. Individual applicants may not be detailed. Cutting lawns, weeding and maintaining any garden areas are the responsibility of the tenant and a duty is expected to prevent the garden from becoming overgrown. If a gardener is required to return the garden to its original condition the charge may be passed on to the tenant.
- E. Unless otherwise stated, this inventory has been prepared on the accepted principle that, in the absence of marginal comments, items are visibly free from any obvious defects, soiling, damage or missing parts. A defect is normally seen as damage, usage or soiled which may constitute a discrepancy upon termination of the tenancy.
- F. Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are NOT tested for safety purposes. Light switches, cooker/s, tap/s, shower/s, and toilet/s are tested only within an operational capacity at check-in and check-out, however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.
- G. Towels, bed linen and other similar items will only be inspected if laundered.
- H. Burglar alarms are **NOT** tested, **smoke alarms and carbon monoxide monitors are tested by pressing the "test" button**, our report will note the **audio tone** (if present or not) and the **light present** (red, green or no light seen), Inventory One accepts **no liability** in any instance should these items fail to operate as expected.
- I. Meter readings may only be taken if these are located and readily accessible at the check-in and check-out and, in any event, these should be checked by the relevant utility companies.
- J. Property left in lofts, cellars and locked rooms which have not been inventoried are the sole responsibility of the instructing principle.
- K. It is the responsibility of the landlord, tenant and respective agent to agree between them the accuracy of this report. Any dispute over content or description must be undertaken with Inventory One within 3 working days.
- L. Fire Regulations Act 1988- Furniture include pillows, scatter cushions, beds etc. are checked for confirmation with the 1988 Fire Regulations Act, specifically noted is anything that does not comply with fire regulations in what does not have required kite label. The client should satisfy themselves that the product was manufactured and purchased after 1990 in order with due diligence tests that will apply by Trading Standards Office. If not ascertained or the item does not comply, they will be marked with (***)
- M. Any bunk beds in the property have been checked to ascertain if they comply with "The Bunk Bed (Entrapment Hazards) Safety Regulations 1987". If not ascertained or the item does not comply, they will be marked with (***)
- N. Visual Interim Check-up- It is the responsibility of the tenant to keep the property in a clean and tidy condition and within the terms and conditions of the tenancy contract/agreement.
- O. We acknowledge that the contractual terms listed in a tenancy agreement may overrule the opinion of the compiler/assessor.
- P. Please note Inventory One logo and report format are protected by copyright and intellectual property law. They are not to be copied without prior written consent from Inventory One.
- Q. This document does **NOT** guarantee the adequacy or safety of such equipment but is merely a record that these items exist and

displays power at the time and date that this inventory/ check-in/ check-out is preformed. This document cannot be used as a survey or valuation of the above or that all the above is free of defects, damage or functioning correctly (as per the manufacturers guidelines). It is solely and only the responsibility of the Landlord, Agent or Owner to ensure the correct and appropriate functionality of the above items.

R. Inventory One are not certified electricians, plumbers, installation experts or building contractors so a test for power **ONLY** and not full operation and safety has been undertaken. Inventory One cannot be charged or held responsible for any defective items by the Landlord, Agent, Tenant or Owner, and all the former acknowledge the same.

1. FRONT AREA

Ref	Name	Description	Condition at Inventory	Condition at Check Out
1.1	Flooring	Terracotta ceramic tiles.	Tiles slightly weathered.	As Inventory
1.2	Walls	White painted brick walls. White metal fencing. 1x Wall mounted blue and white plaque with numerals '59'. 1x Wall mounted brushed metal light fitting.	Light in WO. All items weathered.	As Inventory



Ref #1



Ref # 1.1



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2

2. ENTRANCE HALLWAY

Ref	Name	Description	Condition at Inventory	Condition at Check Out
2.1	Door & Frame	1x Blue and cream painted wooden door with 2x white painted metal hinges. 1x Brass door knocker. 1x Brass and glass spyhole. 1x Brass cylinder keyhole. 1x Brass handle. 1x Brass letterbox. 1x Brass BANHAM keyhole with integrated brass metal lever lock unit. 1x Brushed metal cylinder keyhole with twist lock to the interior. 1x Grey metal and black bristled draught excluder. White and cream painted wooden door frame. 1x Glass pane above. 1x Dark wood step. 1x Grey metal doorbell. 1x Cream plastic doorbell.	Door exterior showing some light weathering. Some dust in the corners. A few very minor painted over defects. All door fittings to the exterior generally weathered and tarnished. Letterbox slightly loose and coming out to RHS. Some paint marks to the letterbox. Letterbox cover missing to the interior side. Door interior side showing some light scattered marks and marks to the hinges. Lever lock unit showing paint marks to the interior. Locks in WO. Glass pane showing some light marks in the corners. Draught excluder showing some scattered paint marks. Door frame showing some light rubs and marks. Some painted over defects in areas. Step generally worn. Some surface scratches noted in areas. Doorbell showing paint marks around the edges. Both doorbells not working.	<i>As Inventory</i>

2. ENTRANCE HALLWAY (CONT.)

2.2	Walls, Sockets, Switches & Heating	White painted walls. Cream plastic switches and sockets. 1x Wall mounted medium wood batten with 5x brass double hooks. 1x Wall mounted cream plastic alarm control panel with cover and keypad. 1x Wall mounted cream plastic chime unit.	Walls showing slight cream discoloured marks at LL to the RHS. Few light scattered scuffs and rub marks noted in areas. A few odd rub marks at HL to the LHS. Odd marks above the light switch. Switches and sockets generally paint marked. Alarm showing paint marks around the edges. Brown tape along the top. Batten showing paint marks around the edges. Hooks showing some general use.	Walls showing slight cream discoloured marks at LL to the RHS. Few light scattered scuffs and rub marks noted in areas. A few odd rub marks at HL to the LHS. Odd marks above the light switch. Wall paint work cracked slightly to LHS above the light switch. 2x Small holes to LHS at HL and light cream rub marks. Switches and sockets generally paint marked. Alarm showing paint marks around the edges. Brown tape along the top. Batten showing paint marks around the edges. Hooks showing some general use.
2.3	Flooring & Skirting	Medium wood flooring. White painted wooden skirting boards.	Flooring showing general usage wear. Slightly shaded upon entry. Some light scuff marks noted. Skirting boards showing some cream marks to the RHS. Some light scattered marks in areas. Some painted over defects noted.	As Inventory
2.4	Ceiling & Lighting	White painted ceiling. 1x Ceiling mounted brown metal light fitting with long hanging down cord.	Light in WO but very dim.	As Inventory
2.5	Furniture & Additional Items	1x Brown bristled door mat.	Door mat generally in use.	As Inventory

2. ENTRANCE HALLWAY (CONT.)



Ref #2



Ref #2



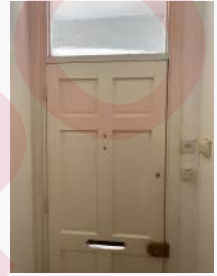
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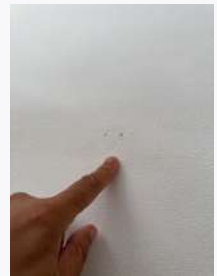
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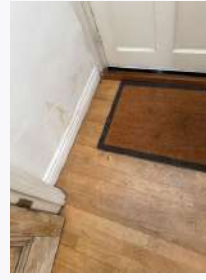
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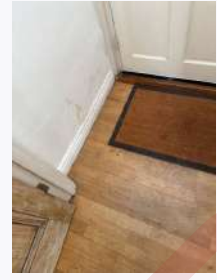
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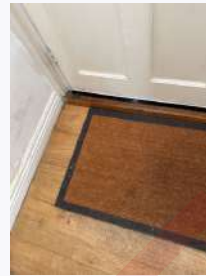
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Ref # 2.5



Ref # 2.5

3. LOUNGE

Ref	Name	Description	Condition at Inventory	Condition at Check Out
3.1	Door & Frame	1x Medium wood door with 2x brass hinges. 1x Frosted glass pane. 1x Brass handle with integrated mortise keyhole. Cream painted wooden door frame.	Door generally aged. Door showing some brown varnish marks at HL. Some painted over defects noted in areas. Glass pane showing some light marks in the corners. Handles slightly scratched. Lock NT. No keys provided. Glass pane showing some brown varnish marks at HL to the inside edge. Door frame showing some scattered rubs and marks. Some small angle chips. Some paint marks noted. Notable scratches and chips along the inside edges.	Door generally aged. Door showing some brown varnish marks at HL. Some painted over defects noted in areas. Glass pane showing some light marks in the corners. Handles slightly scratched. Lock has been removed. Glass pane showing some brown varnish marks at HL to the inside edge. Door frame showing some scattered rubs and marks. Some small angle chips. Some paint marks noted. Notable scratches and chips along the inside edges. Notes - Tenant

3. LOUNGE (CONT.)

3.2	Walls, Sockets, Switches & Heating	White painted walls. Cream and white plastic switches and sockets. 2x Wall mounted cream metal radiators. 1x Wall mounted cream plastic motion sensor.	Walls showing some light rub marks throughout ML to LL. Some light touch-up paint marks noted to the LHS of the window facing the rear of the house. Some light scuff marks noted in areas. Slight cream marks to the LHS on entry. A few angle chips to the edge of the wall to the LHS on entry. A few small water stains at HL. Some painted over defects noted in areas. Cream marks to the LHS in the corner by the fireplace. A few odd marks noted at HL in the corner to the LHS of the fireplace. Switches and sockets showing some light marks. Radiators showing some small chips to the front and top edges. A few painted over defects in areas. Some scratches noted to the pipework.	Walls showing some light rub marks throughout ML to LL. Some light touch-up paint marks noted to the LHS of the window facing the rear of the house. Some light scuff marks noted in areas. Slight cream marks to the LHS on entry. A few angle chips to the edge of the wall to the LHS on entry. A few small water stains at HL. Some painted over defects noted in areas. Cream marks to the LHS in the corner by the fireplace. A few odd marks noted at HL in the corner to the LHS of the fireplace. Wall has small mark above the fireplace at HK. Switches and sockets showing some light marks. Radiators showing some small chips to the front and top edges. A few painted over defects in areas. Some scratches noted to the pipework.
3.3	Flooring & Skirting	Medium wood flooring. Cream painted wooden skirting boards.	Flooring showing light scuff marks and general usage wear throughout. Some light brown marks noted to the RHS of the fireplace. Small repaired section to the RHS of the fireplace. Small gap noted to the LHS of the radiator near the window to the back. Some light scratches noted to the flooring generally throughout and various surface marks present. Skirting board showing some scattered scuff, marks and some odd spot marks noted in areas. Some light angle wear noted to the edges on the corners.	As Inventory

3. LOUNGE (CONT.)

3.4	Ceiling & Lighting	White painted ceiling. 1x Ceiling mounted metal chandelier light fitting with 3x matching uplighters and white detailed shade. 10x Ceiling mounted recessed spotlights with white trim.	1x Recess spotlight not working. All other lights in WO. Ceiling showing a few minor light marks. A couple of small cracks in the corner to the LHS on entry. Some light dust hanging from the ceiling. Ceiling showing shrinkage cracks above the LHS window. A few minor painted over defects noted in areas. Chandelier light fitting shade slightly dusty. A few marks noted to the edges.	1x Light not present - been removed - wiring seen. All other lights in WO. Ceiling showing a few minor light marks. A couple of small cracks in the corner to the LHS on entry. Some light dust hanging from the ceiling. Ceiling showing shrinkage cracks above the LHS window. A few minor painted over defects noted in areas. Chandelier light fitting shade slightly dusty. A few marks noted to the edges. Needs Maintenance - Tenant
3.5	Windows, Frame, Window Sill & Dressing	Cream painted wooden framed double glazed windows with 2x opening windows. 1x Brass security latch to each. 2x Brass handles to each. 1x White painted wooden window sill. 4x Window frame mounted cream wooden Venetian blinds with string pull cords and plastic acorns each. 2x Wall mounted chrome curtain rails. 4x Full length beige fabric curtains. 4x Wall mounted brass metal curtain ties.	Window frame showing some cracks to the paintwork in the corners. A few light rub marks noted in areas. 2x Windows to the LHS unable to open. Some brown glue residue marks to the top sections. Window frames lightly dusty. Some notable beige marks to the inside of the frame. Glass panes showing some white paint marks in the corners. Glass lightly dusty to the exterior side. Window sills showing some scattered marks. Some cracks noted to the corners. Security latches showing some light use. Handles showing some light use. Blinds in WO. Showing some light use. A few minor light marks noted. Curtain rail showing a few minor paint marks around the brackets and curtains showing some light use. Slightly frayed long edges of the curtains. Curtains slightly creased in areas.	As Inventory

3. LOUNGE (CONT.)

3.6

Fire Place

Cream painted wooden fireplace with black metal panelling.
Green and brown ceramic tiles.
Integrated black metal fire basket.
Black metal tongs.
Black metal freestanding guard.
Grey and off-white mottled stone floor panel.

Fireplace showing some scattered marks generally throughout.
Some painted over defects noted.
Some small scratches and wear noted throughout.
Black panel showing some scattered paint spots.
Tiles showing usage throughout.
Fire basket generally in use.
Mark to the interior.
Fire guard in use.
Generally marked throughout.
Floor panel showing scattered marks.
Some small chips noted to the surface.

Fireplace showing some scattered marks generally throughout.
Some painted over defects noted.
Some small scratches and wear noted throughout.
Some small cream marks to LHS corner.
Black panel showing some scattered paint spots.
Tiles showing usage throughout.
Fire basket generally in use.
Mark to the interior.
Fire guard in use.
Generally marked throughout.
Floor panel showing scattered marks.
Some small chips noted to the surface.

Needs Removing -
Tenant



Ref # 3.1



Ref # 3.1



Ref # 3.1



Ref # 3.1



Ref # 3.1



Ref # 3.2



Ref # 3.2



Ref # 3.2

3. LOUNGE (CONT.)



Ref # 3.2



Ref # 3.2



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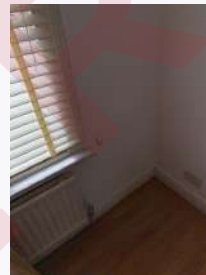
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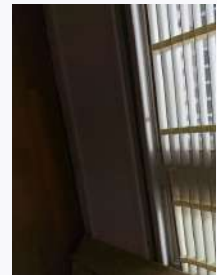
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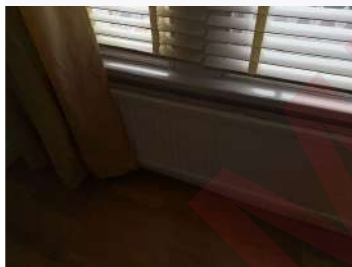
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3. LOUNGE (CONT.)



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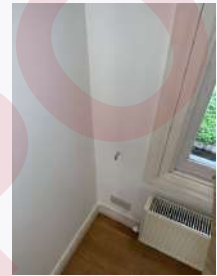
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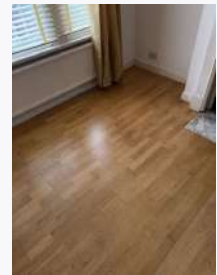
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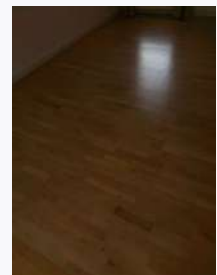
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3. LOUNGE (CONT.)



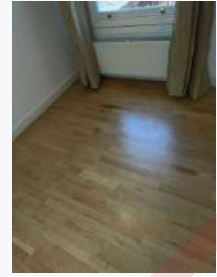
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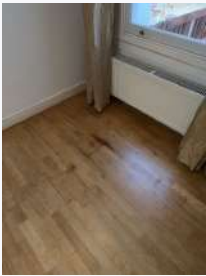
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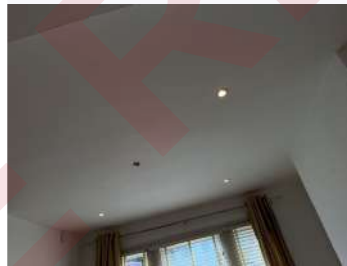
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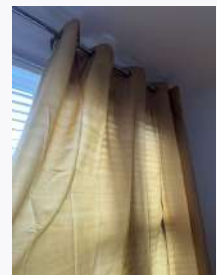
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3. LOUNGE (CONT.)



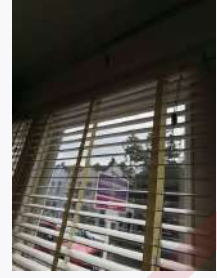
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Ref # 3.6

4. DOWN STAIRS & DOWN STAIRS LANDING

Ref	Name	Description	Condition at Inventory	Condition at Check Out
4.1	Walls, Sockets, Switches & Heating	White painted walls. Cream painted wooden handrails and banister supports. White plastic switches and sockets. 1x Wall mounted cream plastic box. 1x Wall mounted grey plastic box. 1x Wall mounted cream plastic motion sensor.	Walls showing light scuffs and rub marks in areas ML to LL, some painted over defects noted. Banisters and handrails generally marked. Angle chips and scratches noted to the edges. Some painted over defects noted.	As Inventory
4.2	Flooring & Skirting	Medium wood flooring. Brown ceramic tiles. Cream painted wooden skirting boards.	Medium wood flooring showing notable wear and chips along the edges, general usage wear noted throughout, some surface scuffs and scratches noted. Tiles showing scattered white marks and usage wear to the surface, grouting discoloured and showing white marks. Skirting boards showing some light scattered scuffs and marks, some angle chips noted and painted over defects.	As Inventory
4.3	Ceiling & Lighting	White painted ceiling. 3x Ceiling mounted recessed spotlights with chrome trim. 1x Ceiling mounted white plastic smoke alarm.	Ceiling showing a few minor light marks, some small painted over defects to the edge of the underneath of the staircase. All lights in WO. Smoke alarm showing green power light, audio tone noted and test button pressed.	As Inventory



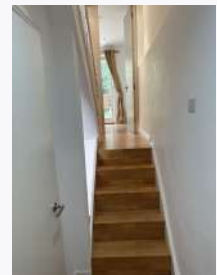
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Ref #4

4. DOWN STAIRS & DOWN STAIRS LANDING (CONT.)



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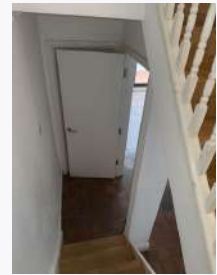
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4. DOWN STAIRS & DOWN STAIRS LANDING (CONT.)



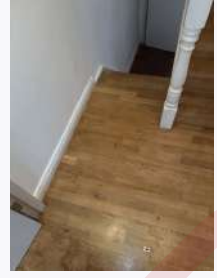
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Ref # 4.2



Ref # 4.2



Ref # 4.2



Ref # 4.2



Ref # 4.3



Ref # 4.3

5. STUDY ROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out
5.1	Door & Frame	2x Grey painted wooden doors with 4x brushed metal hinges to each. 1x Brushed metal handle with integrated mortise key hole. 1x Brushed metal straight bolt. Grey painted wooden door frame.	Doors both showing angel chips to edges, some notable chips to the edges of the door, some light scattered scuffs and marks noted. Handle slightly tarnished. Lock NT, no keys provided. Door frame showing angle chips to the edges and light scuffs and marks, some painted over defects noted.	As Inventory
5.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted cream metal radiator. 1x Wall mounted white wood laminate shelf.	Walls showing some scattered rubs and light scuff marks in areas, cream rub marks to LHS wall at LL around the sockets, some painted over defects noted. Walls showing dust at HL in areas, a few cob webs in the corners. Shelf showing some light marks to the top, slightly dusty, some light scratches to edges and 2x books below the shelf noted. Radiator has small brown mark to bottom LHS and some paint marks around the pipework.	Walls showing some scattered rubs and light scuff marks in areas, cream rub marks to LHS wall at LL around the sockets, some painted over defects noted. Walls showing some slight discolouration and cracked / flaking paint work at LL LHS. Shelf showing some light marks to the top and some light scratches to edges and 2x books below the shelf noted. Shelf slightly loose and leaning forward. Radiator has small brown mark to bottom LHS and some paint marks around the pipework. Needs Decorating - Landlord Needs Maintenance - Investigate
5.3	Flooring & Skirting	Medium wood flooring. Cream painted wooden skirting boards.	Flooring showing some defects around the radiator pipes, some brown marks to the flooring in areas, joined section to LHS corner, some light scuffs and surface marks throughout. Skirting boards showing some light scattered marks in areas, some angle wear around the edges of the windows.	As Inventory
5.4	Ceiling & Lighting	White painted ceiling. 4x Ceiling mounted recessed spotlights with white trims.	Ceiling has dust hanging down in areas. All lights in WO.	As Inventory

5. STUDY ROOM (CONT.)

5.5

Windows, Frame,
Window Sill & Dressing

Cream painted double glazed windows with 2x opening doors, 1x brass handle with integrated lock, 2x brass deadlocks.

1x Medium wood threshold strip.

1x Wall mounted medium wood curtain rail.

2x Full length beige fabric curtains.

2x Wall mounted brass curtain tie hooks.

Window frames showing some light rub marks in areas, notable chipped / scratched section to RHS of the handle, some painted over defects noted.

Handle tarnished.

Locks in WO.

Deadlocks slightly tarnished.

Curtain rail showing a few minor paint marks around the brackets.

Curtains showing some light use.

Curtains slightly creased in areas.

As Inventory +
Glass slightly dusty in
areas to exterior side.

Needs Cleaning -
Tenant



Ref #5



Ref #5



Ref # 5.1



Ref # 5.1



Ref # 5.1



Ref # 5.1



Ref # 5.2



Ref # 5.2



Ref # 5.2



Ref # 5.2

5. STUDY ROOM (CONT.)



Ref # 5.2



Ref # 5.2



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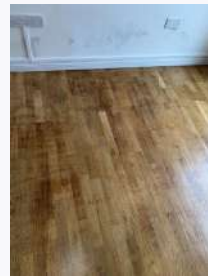
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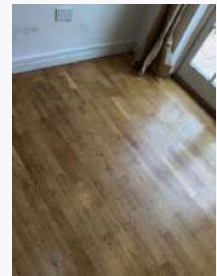
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5. STUDY ROOM (CONT.)



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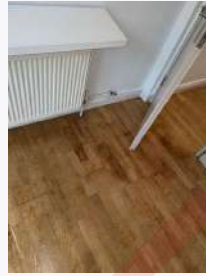
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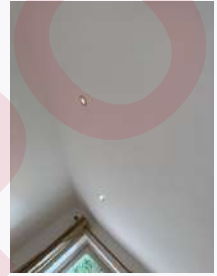
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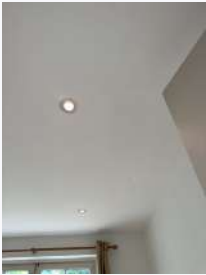
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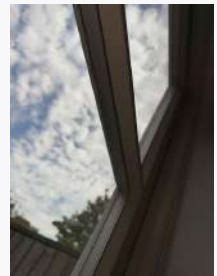
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5. STUDY ROOM (CONT.)



Ref # 5.5

6. REAR GARDEN

Ref	Name	Description	Condition at Inventory	Condition at Check Out
6.1	Flooring	Cream concrete and bricked flooring. 1x Metal manhole cover. 1x Metal drain. Terracotta stone paving slabs. Grassed area with wooden beam. Small bushes and small trees.	Concrete flooring showing heavy moss shading, heavily weathered. Flooring has leaves in areas and light debris, some rubbish by the bin. Grass, bushes and trees generally tidy.	Concrete flooring showing heavy moss shading, heavily weathered. Flooring has leaves in areas and light debris, some rubbish by the bin. Grass, bushes and trees slightly overgrown in areas. Needs Maintenance - Tenant
6.2	Walls & Fencing	White painted bricked walls. 1x Wall mounted brass tap. Wooden fencing with concrete supports. White concrete walls. 1x Wall mounted white metal security light. 1x Wall grey and white metal light.	Bricked walls weathered and marked. All items weathered. Fencing to RHS has some green moss shading at LL. White concrete wall has some green moss shading to LHS. Security light in not working, other light in WO.	As Inventory
6.3	Furniture & Additional Items	1x Wooden bird house. 1x Green and black BOSCH lawn mower. 1x Black metal barbecue. 3x Assorted terracotta plant pots. 1x Red hose. 2x Black plastic bins with 2x matching lids. 1x Metal step ladder.	Lawn mower NT. Bin lids broken. Step ladder paint marked and tarnished. All items weathered and in use.	As Inventory



Ref #6



Ref #6



Ref #6

6. REAR GARDEN (CONT.)



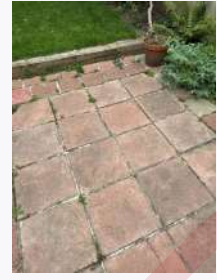
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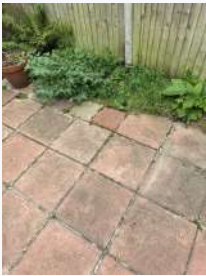
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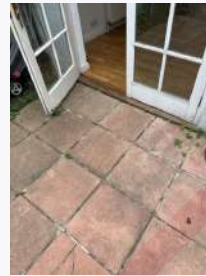
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6. REAR GARDEN (CONT.)



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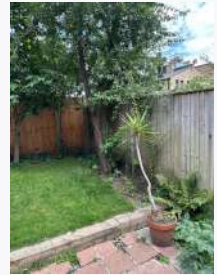
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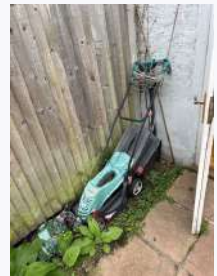
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6. REAR GARDEN (CONT.)



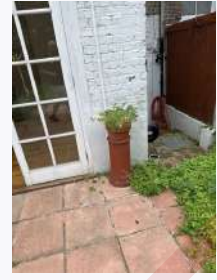
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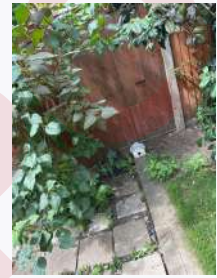
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7. WC

Ref	Name	Description	Condition at Inventory	Condition at Check Out
7.1	Door & Frame	1x Cream painted wooden door with 3x brushed metal hinges. 1x Brushed metal handle. 1x Brushed metal twist lock. Cream painted wooden door frame.	Door showing some light scattered marks in areas, a few minor painted over defects and chip / scratch to edge. Handle showing some light use. Lock in WO. Door frame showing some light marks, some small scratches to inside edges, some minor painted over defects noted.	As Inventory
7.2	Walls, Tiling & Heating	White painted walls. Off white ceramic tiles. 1x Wall mounted chrome towel ring. 1x Wall mounted chrome toilet roll holder. 1x Wall mounted off white ceramic soap dish. 1x Wall mounted off white and multicoloured porcelain mirror frame with round mirror and 2x chrome studs. Cream painted wooden panelling and 1x matching ledge. 1x Wall integrated cream plastic extractor fan.	Walls showing light scattered marks throughout ML to LL, some grubby marks below and around the sink, a few splash marks, plaster chipped around the toilet roll holder, light purple marks to RHS of the sink. Tiles showing some light marks to the grouting, notable brown marks to RHS. Toilet roll holder slightly loose and showing light use. Towel ring showing light use. Soap dish holder marked to edge. Extractor in WO, slightly dusty. Panelling showing light rub, ledge slightly marked.	Walls showing light scattered marks throughout ML to LL and a few splash marks. Tiles showing some light minor marks. Toilet roll holder showing light use. Mirror has some brown marks to edge of the frame. Towel ring showing light use, lightly loose to the wall bracket. Soap dish holder marked to edge, old soap bar seen. Extractor in WO. Panelling showing light rub, ledge slightly marked. Needs Removing - Tenant
7.3	Flooring & Skirting	Brown ceramic tiles. Cream painted wooden skirting boards.	Tiles showing scattered white marks and usage wear to the surface, grouting discoloured and showing white marks. Tiles not fully cleaned. Skirting boards showing some light scattered marks, some minor painted over defects noted. All items require further cleaning throughout.	Tiles showing scattered white marks and usage wear to the surface, grouting discoloured and showing white marks. Skirting boards showing some light scattered marks, some minor painted over defects noted.
7.4	Ceiling & Lighting	White painted ceiling. 1x Ceiling mounted recessed spotlight with white trim.	Ceiling showing a couple minor light marks. Light in WO.	As Inventory

7. WC (CONT.)

7.5	WC	1x White porcelain WC with integrated cistern, 1x chrome flush surround with 2x buttons, 1x white plastic toilet seat and lid, 2x metal hinges.	Flush in WO. Cistern has sticker to top RHS. Toilet seat showing light use. Below and around water level not cleaned. All items require further cleaning throughout.	Flush in WO. Flush button pushed in to LHS. Cistern has sticker to top RHS. Toilet seat showing light use. Needs Maintenance - Investigate
7.6	Sink & Taps	1x Wall mounted white and multicoloured porcelain sink with 1x overflow slot, 1x brass waste hole, 1x brass chrome mixer tap.; with 2x white coated knobs.;	Waste hole slightly rusting and tarnished. Mixer tap has heavy green discoloured marks and notably tarnished, white coated knob missing to LHS.	Waste hole slightly rusting and tarnished. Mixer tap replaced with chrome counterpart.



Ref #7



Ref # 7.1



Ref # 7.1



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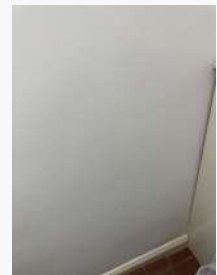
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7. WC (CONT.)



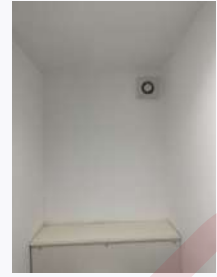
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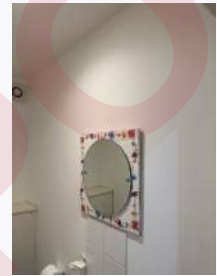
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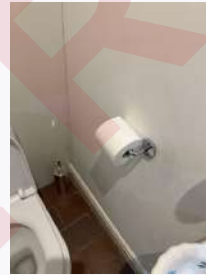
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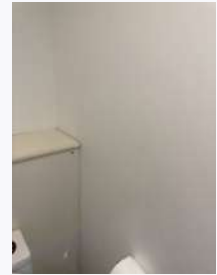
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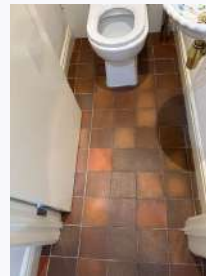
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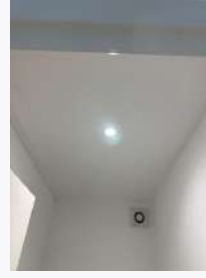
7. WC (CONT.)



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Ref # 7.4



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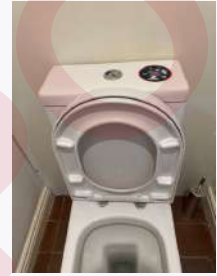
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8. KITCHEN

Ref	Name	Description	Condition at Inventory	Condition at Check Out
8.1	Door & Frame	1x Cream painted wooden door with 3x brushed metal hinges. 1x Brushed metal handle. Cream painted wooden door frame.	Door showing some minor light marks and minor painted over defects in areas. Handle showing some light use. Door frame showing some minor light marks. A few minor painted over defects in areas.	<i>As Inventory</i>
8.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. Chrome and black plastic switches and sockets. 1x Wall mounted cream metal radiator. 1x Wall mounted cream plastic motion sensor. Wall mounted grey mottled wood laminated splash backs. 1x Wall mounted cream plastic motion sensor.	Walls showing some light rub marks in areas throughout ML to LL. Few scattered painted over defects to the RHS of the fridge and around the LHS of the fridge. Some touch-up paint marks. Some rub marks noted to the paintwork around the door to the RHS of the sink. Scattered rub marks to the same area. 1x White plastic stick-on hook to the LHS of the kitchen. Damp patch to the LHS corner of the kitchen. Switches and sockets showing some paint marks to the edges. Radiator showing some light marks to the surface. Splashback slightly lifting to the RHS of the hob. A few white paint spots noted.	Walls showing some light rub marks in areas throughout ML to LL. Few scattered painted over defects to the RHS of the fridge and around the LHS of the fridge. Some touch-up paint marks. Some rub marks noted to the paintwork around the door to the RHS of the sink. Scattered rub marks to the same area. 1x White plastic stick- on hook to the LHS of the kitchen. Damp patch and unpainted section to the LHS corner of the kitchen. Switches and sockets showing some paint marks to the edges. Radiator showing some light marks to the surface. Splashback slightly lifting to the RHS of the hob. A few white paint spots noted.

8. KITCHEN (CONT.)

8.3	Flooring & Skirting	Brown ceramic tiles. Cream painted wooden skirting boards.	Tiles showing some scattered paint spots in areas. General usage wear throughout. Some light scattered marks. Notable paint marks in the corner to the LHS of the unit. Grouting generally discoloured. Some dark marks noted to the grouting. Skirting board showing some minor painted over defects. Large section of skirting board missing to the LHS of the kitchen.	As Inventory
8.4	Ceiling & Lighting	White painted ceiling. 1x Ceiling mounted white plastic smoke alarm. 2x Ceiling mounted black metal light fittings with long down cords to each. 1x Black metal shade to each. 1x Ceiling mounted chrome light fitting with long down cord. 1x Chrome hook. 1x Metal shade. 2x Under unit mounted continuous strip lights.	Ceiling showing some shrinkage cracks around the entrance. Some odd marks and small chips to the paintwork between the light fittings forward of the entrance. A few shrinkage cracks noted in areas. Paintwork lightly patchy. All lights in WO. Smoke alarm showing green power light, audio tone noted when test button pressed.	Ceiling showing some shrinkage cracks around the entrance. Some odd marks and small chips to the paintwork between the light fittings forward of the entrance. A few shrinkage cracks noted in areas. Paintwork lightly patchy. All ceiling lights in WO. Both under unit lights not working. Smoke alarm showing green power light, audio tone noted when test button pressed. Needs Replacing - Tenant

8. KITCHEN (CONT.)

8.5	Windows, Frame, Window Sill & Dressing	Grey metal framed double glazed windows with integrated 3x opening doors. 1x Grey metal handles. Integrated cylinder keyhole. 1x Grey metal lever handle. 1x Black metal handle. Cream painted wooden framed double glazed windows with 2x opening doors. 1x Brushed metal handle with integrated locks. 2x Deadlocks. 1x Brown ceramic tiled window sill. 1x Ceiling mounted cream metal curtain rail. 2x White full length fabric net curtains.	Grey metal window frame showing a few minor white paint spots. Some light marks in the corners at LL. Lock in WO. Cream painted wooden frame showing scattered rub marks. Slightly grubby in areas. Various painted over defects in areas. Notable scratches along the edges of the door. Paint marks and grubby around the edges of the frame. Handle heavily worn and tarnished and slightly loose. Locks in WO. Window sill showing scattered paint marks to the edges. Grouting discoloured. Net curtains showing some light use throughout.	Grey metal window frame showing a few minor white paint spots. Some light marks in the corners at LL. Lock in WO. Cream painted wooden frame showing scattered rub marks. Slightly grubby in areas. Various painted over defects in areas. Notable scratches along the edges of the door. Paint marks and grubby around the edges of the frame. Handle heavily worn and tarnished and slightly loose. Lock in WO. Window sill showing scattered paint marks to the edges. Grouting discoloured. Net curtains showing some light use throughout.
8.6	Furniture & Additional Items	2x Grey metal framed stools with cream plastic seat.	Stools generally in use. Seat slightly marked.	Stools generally in use. Seat slightly marked and a few spot stains to the seats.

8. KITCHEN (CONT.)

8.7	Worktops & Units	Grey mottled wood laminate worktops. A range of cream wood laminate unit door and drawer fronts with integrated handles. Cream mottled wood laminate worktop to the island unit. Black wood laminate panels. White wood laminate unit door and drawer fronts with brushed metal handles. Cream wood laminate kickboards below units. White wood laminate interior panels and matching shelves. 1x Grey plastic cutlery drawer tidy.	Grey wood laminate worktop showing some light use. Some cracks to the silicone missing around the edges. Unit showing some light use. Some interior doors are slightly marked. Interior panels and shelves showing some usage wear. Some marks to the back panels. Shelves showing some usage wear. Back panel showing notable scratches above the sink. Island unit worktop showing some very minor light use. Inside drawers not fully cleaned.	Grey wood laminate worktop showing some light use. Some cracks to the silicone missing around the edges. Unit showing some light use. Some interior doors are slightly marked. Interior panels and shelves showing some usage wear. Unit door chipped to edge to RHS of the wine rack. Some marks to the back panels. Shelves showing some usage wear. Back panel showing notable scratches above the sink. Island unit worktop showing some very minor light use. Drawers to the island unit worn to interiors.
8.8	Fridge Freezer	1x Freestanding SS SAMSUNG fridge freezer with 2x matching opening doors with brushed metal handles, white interior panels, 9x white plastic door trays, 1x with clear plastic cover, 7x clear glass shelves with white plastic trim, 1x white plastic ice cube tray with matching cover, 1x white plastic tray, 1x white plastic ice cube maker with integrated drawer, 4x clear plastic pullout drawers, 1x clear plastic drawer cover. 2x clear plastic egg trays.	Fridge exterior showing some light marks. Some slight indents to the side panel edges to the LHS. Few marks noted to the SS. Interior shows some light use throughout. Door trays are showing some marks to the inside edges. Fridge slightly dusty to the top.	As Inventory
8.9	Dishwasher	1x Integrated SS SMEG dishwasher with control panel, SS interior panels, grey plastic tablet dispenser, 2x grey coated pullout basket drawers, 1x grey plastic utensil holder.	Dishwasher showing usage wear to the interior. Some limescale marks noted to the interior. Dishwasher not fully cleaned.	As Inventory

8. KITCHEN (CONT.)

8.10	Washing Machine / Washer Dryer	1x Integrated white INDESIT washing machine with integrated soap tray, control panel with various buttons, opening glass door, grey rubber seal with metal drum.	Washing machine soap tray not cleaned. Doors slightly smeared to the glass. Rubber seal showing some light marks. Some brown discoloured marks to the underside of the rubber seal. Slightly mould noted to the underside. All items require further cleaning.	Washing machine soap tray showing some light marks. Doors slightly smeared to the glass. Rubber seal showing some light marks.
8.11	Extractor Fan / Cooker Hood	1x Integrated SS NEFF extractor fan with 3x filter panels, 1x integrated control panel and 2x integrated spotlights.	Extractor SS slightly tarnished. Some marks noted in areas. Filters showing some slight marks. Middle filter showing some brown marks. Some marks to the underside of the extractor. Light and extractor in WO.	As Inventory + Filters showing very light grease. Top of extractor lightly dusty. Needs Final Clean - Tenant
8.12	Hob	1x Integrated DE DIETRICH induction hob with 4x rings and digital control panel.	Hob showing some very light moderate wear to the bottom rings. Some light surface scratches noted in areas.	Hob showing some very light moderate wear to the bottom rings. Hob has small chip to RHS corner. Some light surface scratches noted in areas.
8.13	Oven	1x Integrated SS and black AEG electric oven with digital display, various control buttons with dials, drop down glass door with brushed metal handle, black metal interior panels, 2x metal racks to the sides, 2x metal shelves, 1x integrated oven light.	Oven showing some light use to the exterior casing. Interior showing some brown residue marks appears to be between the glass and some light burnt-on marks to the interior panels. Metal cracks to the side showing burnt-on marks. Oven shelf showing burnt-on marks and generally in use. Oven light not working.	Oven showing some light use to the exterior casing. Oven showing light use to the interior panel. Oven light in WO.

8. KITCHEN (CONT.)

8.14	Sink & Taps	1x Black plastic sink and draining board with SS overflow slot. 1x SS waste hole. 1x SS sieve plug. 1x Chrome mixer tap.	Sink showing usage wear throughout. White residue marks noted to the sink and the draining area. Waste hole generally marked. Some brown marks noted. Sieve plug generally marked. Centre piece is missing. Overflow slot slightly limescaled. Mixer tap showing light marks around the edges. All items require further cleaning throughout.	Sink showing usage wear throughout. White residue marks noted to the sink and the draining area. Sink has brown discoloured marks to interior. Waste hole generally marked. Some brown marks noted. Sieve plug generally marked. Centre piece is missing. Overflow slot slightly limescaled. Mixer tap showing light marks around the edges. All items require further cleaning throughout.
8.15	Under Stairs Cupboard	1x Cream painted wooden door with 2x cream painted metal hinges. 1x Cream painted handle and white interior painted walls. Brown ceramic tiles.	Door showing painted over defects. Some light marks noted in areas but various decorating tiles left to the interior. Cupboard generally dusty. Cupboard condition noted throughout.	<i>As Inventory</i>

8. KITCHEN (CONT.)

8.16	Storage Cupboard	1x Cream painted wooden door with 3x brushed metal hinges. 1x Brushed metal handle. Cream painted wooden door frame. White painted walls. White plastic switches and sockets. 1x Wall mounted white plastic and black ARISON water filter system. 1x Wall mounted white metal alarm box. 1x Wall mounted white metal fuse board. 1x MDF board with electric meter and associated fittings. 1x Gas meter. Brown ceramic tiles. Concrete flooring. White painted ceiling. 1x Ceiling mounted white plastic light switch with string pull cord and white plastic acorn. 1x Ceiling mounted recessed spotlight with white trim. 1x White freestanding BOSCH condenser dryer with integrated pullout filter control panel, opening door with grey metal drum and cream plastic filter. 1x Grey plastic dustpan. 1x Red long handled mop. 1x Yellow long handled shower screen wiper. 1x White long handled mop. 1x Grey and blue plastic mop bucket with metal handle.	Door showing some scattered finger marks in areas. A few painted over defects and small angle chips noted. Handles showing some light use. Door frame showing notable chips and scrapes to the top edge. Some scattered marks to the inside edges. Some angle chips and scratches to the inside edges. Walls generally showing some light scattered marks. Slightly shaded at HL. Some odd filler marks to the LHS. Some filler marks to the back. Notable brown marks to the walls to the RHS. Various painted over defects noted to the walls. Flooring generally marked. Some scattered paint spots noted. Grouting generally discoloured. Large section of tiles missing to the RHS of the dryer and filler over. Concrete flooring heavily marked. All surfaces generally dusty. All items in use. Ceiling showing notable water stains. Large hole present. Light in WO. Light switch pull cord generally discoloured. Dryer showing scattered marks to the top. All items require further cleaning throughout. Gas and electric meter has heavy brown dust present.	As Inventory
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Ref #8

8. KITCHEN (CONT.)



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8. KITCHEN (CONT.)



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8. KITCHEN (CONT.)



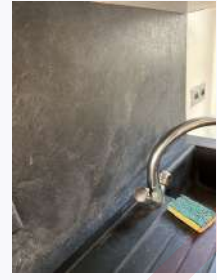
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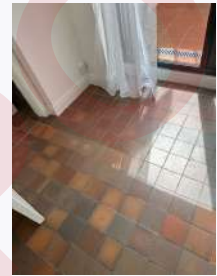
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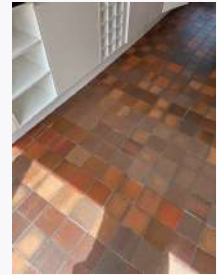
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8. KITCHEN (CONT.)



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8. KITCHEN (CONT.)



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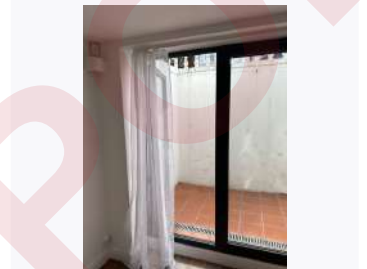
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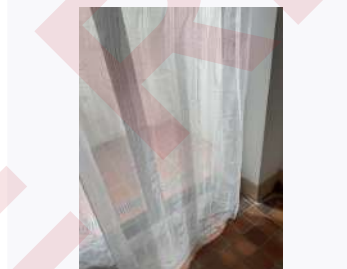
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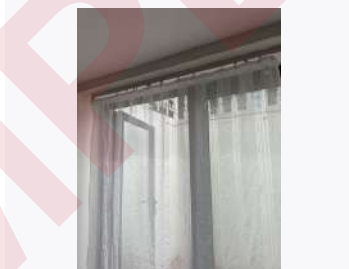
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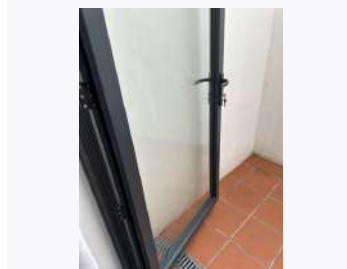
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8. KITCHEN (CONT.)



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Ref # 8.7

8. KITCHEN (CONT.)



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Ref # 8.7

8. KITCHEN (CONT.)



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8. KITCHEN (CONT.)



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8. KITCHEN (CONT.)



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Ref # 8.10

8. KITCHEN (CONT.)



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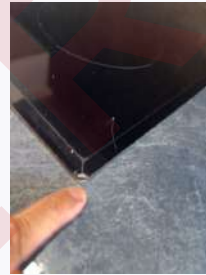
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8. KITCHEN (CONT.)



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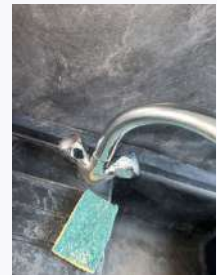
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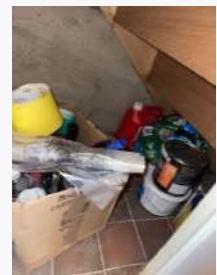
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8. KITCHEN (CONT.)



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Ref # 8.16

8. KITCHEN (CONT.)



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9. PATIO AREA

Ref	Name	Description	Condition at Inventory	Condition at Check Out
9.1	Flooring	Light brown ceramic tiles. 1x Metal drain.	Grouting generally discoloured. White marks noted to the grouting in areas. All items generally weathered. Some leaves and debris noted to surfaces.	As Inventory
9.2	Walls	White concrete walls. Grey metal exterior window frames.	Walls generally marked. Notable visible cracks. Various painted over defects noted. Wall items generally weathered.	As Inventory



Ref #9



Ref #9



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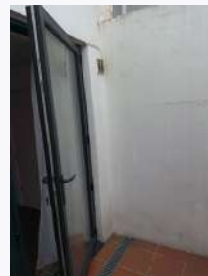
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9. PATIO AREA (CONT.)



Ref # 9.2



Ref # 9.2

10. STAIRS & LANDING 1

Ref	Name	Description	Condition at Inventory	Condition at Check Out
10.1	Walls, Sockets, Switches & Heating	White painted walls. Cream painted wooden handrails and banister supports. White plastic switches and sockets.	Walls showing a few light rub marks at ML to LL. Few painted over defects noted along the stairs and in areas. Banisters and handrails generally marked. Angle chips and scratches noted to the edges. Some painted over defects noted.	As Inventory
10.2	Flooring & Skirting	Grey 2-tone striped fitted carpet. Cream painted wooden skirting boards.	Carpets newly fitted. Skirting board showing some minor painted over defects. Some light marks noted in areas.	Carpets showing minor light use. Skirting board showing some minor painted over defects. Some light marks noted in areas.
10.3	Ceiling & Lighting	White painted ceiling. 2x Ceiling mounted recessed spotlights with white trim. 1x Ceiling mounted white plastic smoke alarm.	Ceiling showing a few minor painted over defects. All lights in WO. Smoke alarm showing green power light, audio tone noted and test button pressed.	As Inventory



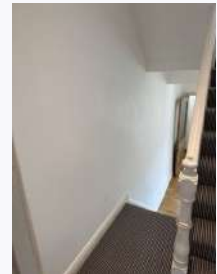
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10. STAIRS & LANDING 1 (CONT.)



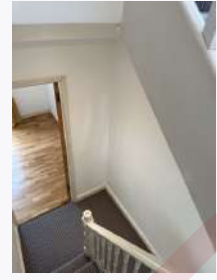
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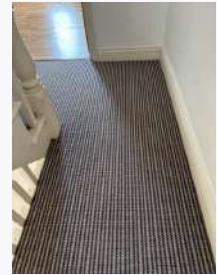
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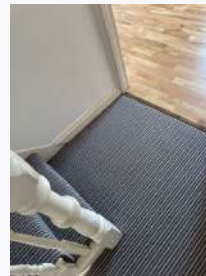
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10. STAIRS & LANDING 1 (CONT.)



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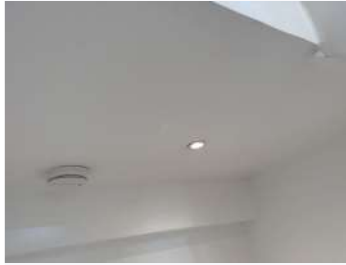
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11. BEDROOM 1

Ref	Name	Description	Condition at Inventory	Condition at Check Out
11.1	Door & Frame	1x Medium wood door with 2x brass hinges. 1x Brass handle with integrated mortise key hole. Cream painted wooden door frame. 1x Brown metal threshold strip.	Door generally aged. Some white paint marks. Slight separating in the corner joins. Some scattered paint spots noted. Hinges tarnished and paint marked. Lock NT, no keys provided. Handles showing some light use. Door frame showing some painted over defects. Some green marks to the inside edges. A few small angle chips noted. Threshold generally marked and tarnished.	<i>As Inventory</i>
11.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted cream metal radiator.	Walls showing a few minor painted over defects. Some slight rub marks at LL to the RHS. A couple of odd marks noted in areas. Paintwork lightly patchy. Some notable defects to the plaster to the LHS of the windows. Slightly shaded at HL around windows. Switches and sockets showing paint marks throughout. Radiator showing a few minor light marks.	<i>As Inventory</i>
11.3	Flooring & Skirting	Medium wood laminate flooring. Cream painted wooden skirting boards. Light wood beading.	Flooring showing very minor light use. Skirting boards showing white paint marks along edges. Some small cracks to the corners. Few scattered marks to the LHS and to the LHS of the window. Notable cracks along the top to the RHS. Some cream paint marks noted in areas. Slight gap to the RHS corner. Beading showing some light wear. Some minor light marks noted.	<i>As Inventory</i>
11.4	Ceiling & Lighting	White painted ceiling. 2x Ceiling mounted recess spotlights with white trim.	All lights in WO.	<i>As Inventory</i>

11. BEDROOM 1 (CONT.)

11.5	Windows, Frame, Window Sill & Dressing	White metal frame double glazed windows with 1x sliding window with 1x metal security latch. 1x Cream painted wooden window sill. 1x Window recess mounted cream Venetian blind with string pull cords and plastic acorns. 1x Wall mounted medium wood curtain rail. 2x Full length beige fabric curtains. 2x Wall mounted brass curtain tie hooks. Cream painted wooden single glazed window with 1x opening window. 1x Grey metal handle with integrated security latch. 1x White painted window sill. 1x Window recess mounted grey metal Venetian blind with string pull cord and plastic twist rod.	Window frame is showing a few small cracks to the sealant around the edges. Few marks noted to the middle of the frame. Security latch lightly tarnished. Window sill showing some notable painted over defects. Some small cracks to the corner. A few odd marks noted in areas. Blinds in WO. Showing some minor light use. Curtain rail showing some scattered paint marks. Curtain showing some light use. Slight threading to the edges and some crevices noted throughout. Small window showing painted over defects. Slight shading and rub marks to the window frame. Some discoloured marks in the corners. Window sill showing scattered rub marks. Slight grey marks to the corners. Security latch heavily worn, tarnished and paint marked. Grey metal Venetian blind in WO. Showing some light use. Cord slightly discoloured.	Window frame is showing a few small cracks to the sealant around the edges. Few marks noted to the middle of the frame. Security latch lightly tarnished. Window sill showing some notable painted over defects. Some small cracks to the corner. A few odd marks noted in areas. Blinds in WO. Showing some minor light use. Curtain rail showing some scattered paint marks. Curtain showing some light use. Slight threading to the edges and some crevices noted throughout. Small window showing painted over defects. Slight shading and rub marks to the window frame. Some discoloured marks in the corners. Window sill showing scattered rub marks. Slight grey marks to the corners. Windowsill to LHS lightly dusty. Security latch heavily worn, tarnished and paint marked. Grey metal Venetian blind in WO. Showing some light use. Cord slightly discoloured. Glass slightly dusty. Glass to LHS window dusty. Needs Final Clean - Tenant
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11. BEDROOM 1 (CONT.)



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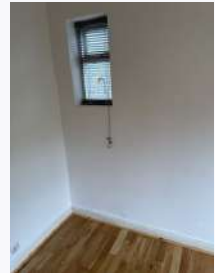
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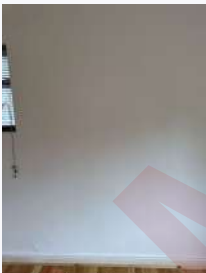
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11. BEDROOM 1 (CONT.)



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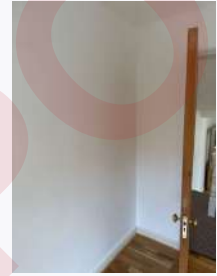
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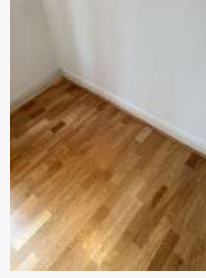
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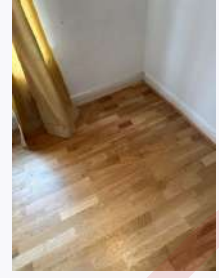
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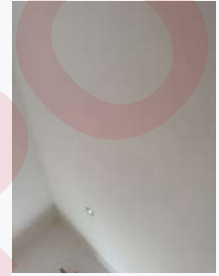
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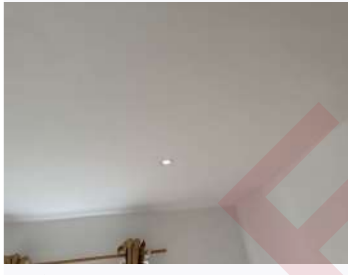
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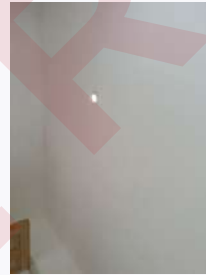
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11. BEDROOM 1 (CONT.)



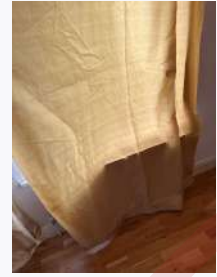
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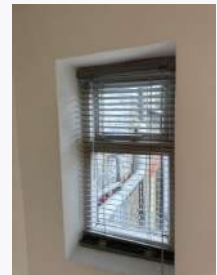
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11. BEDROOM 1 (CONT.)



Ref # 11.5

12. BEDROOM 2

Ref	Name	Description	Condition at Inventory	Condition at Check Out
12.1	Door & Frame	1x Medium wood door with 2x brass hinges. 1x Brass handle with integrated mortise key hole. Cream painted wooden door frame. 1x Brown metal threshold strip.	Door generally aged. Some defects noted to the door in areas. Handle heavily dented and scratched and worn. Hinge is paint marked and tarnished. Lock in WO. Door frame showing some painted over defects. Some angle chips to the inside edges. Threshold generally marked and tarnished.	<i>As Inventory</i>
12.2	Walls, Sockets, Switches & Heating	White painted walls. Brass switches and sockets. White plastic switches. 1x Wall mounted cream metal radiator.	Walls showing few minor light painted over defects. A few minor rub marks at ML to LL. Paintwork lightly patchy in areas. Radiator showing some scratches to the top surface and to the front. Some paint marks noted to the pipework.	Walls showing few minor light painted over defects. A few minor rub marks at ML to LL. Paintwork lightly patchy in areas. Wall has shrinkage crack to RHS on entry above light switch. Wall has shrinkage cracks above the windows to RHS. Radiator showing some scratches to the top surface and to the front. Some paint marks noted to the pipework.
12.3	Flooring & Skirting	Medium wood laminate flooring. Cream painted wooden skirting boards. Light wood beading.	Flooring showing some light use. Couple of scuff marks to the LHS by the wardrobe. 1x Notable chipped section to the edge of 1x plank near the middle of the room. Some grey marks forward of the fireplace. Notable scratch across the centre of the room. Skirting boards showing some scattered marks. Painted over defects noted in areas. Beading generally worn.	<i>As Inventory</i>

12. BEDROOM 2 (CONT.)

12.4	Ceiling & Lighting	White painted ceiling. 4x Ceiling mounted recess spotlights with white trim.	Ceiling showing visible shrinkage cracks across to ceiling. A few minor light marks noted. All lights in WO.	Ceiling showing visible shrinkage cracks across to ceiling and light water stains to the same area. A few minor light marks noted. All lights in WO.
12.5	Windows, Frame, Window Sill & Dressing	Cream wooden framed double glazed windows with 1x opening window. 1x Brass security latch. 2x Brass handles. 1x Opening door with integrated mortise keyhole and 1x integrated deadlock. 2x Wall mounted medium wood curtain rails. 3x Full length fabric curtains. 3x Wall mounted brass curtain tie hooks. 3x Window frame mounted Venetian blinds with string pull cords and acorns to each.	Window frame notably showing brown discoloured marks and notable peeling and cracked paintwork throughout. Some discoloured marks in the corners. Various defects to the wood in areas. Slight discoloured marks in the corners of the frame. Security latch heavily tarnished and worn. Handles heavily tarnished and worn. Window sill showing notable defects to the paintwork. Several cracks visible. 2x Windows do not open. Door is showing some painted over defects. A few light marks noted in areas. Locks in WO. Lock fitting generally paint marked. Ledge below the window sill showing scattered marks and generally dusty, not cleaned. All items require further cleaning. Venetian blinds in WO. Showing some light use. Some light marks noted to the cords. Curtain rails showing some light paint marks. Curtains showing some light use. Some light threading noted to the edges. Few spot marks noted.	As Inventory + Curtain to balcony door notably torn / ripped. Glass slightly dusty to exterior sides. Needs Replacing - Tenant Needs Cleaning - Tenant

12. BEDROOM 2 (CONT.)

12.6	Built In Wardrobes	Cream painted wooden panelling with 6x cream painted wooden doors with 3x brass hinges to each. 1x Brass handle to each. White painted walls. 6x Cream painted wooden shelves. 1x Chrome hanging rail. White painted wooden floorboards. 6x Cream painted small wooden doors with 2x brass hinges to each. 1x Cream painted metal handle to each. White painted interior panels. White painted ceiling.	Doors showing some angle wear and scratches to the corner edges. Some light marks noted to the paintwork. Few odd marks noted in areas. Interior showing some light scattered marks. Hinges paint marked. Interior panels and shelves generally showing scattered rubs and marks. Paintwork generally patchy. Flooring paintwork patchy and slightly marked. Ceiling panels patchy and some touch-up paint marks noted in areas.	As Inventory
12.7	Fire Place	Cream painted metal fireplace with integrated panels and fire basket.	Fireplace showing some brown marks to the top. Various painted over defects in areas. Some light scattered marks. Fire basket showing some angle wear and marks to the surface.	As Inventory + Fire basket slightly dusty in the corners. Needs Cleaning - Tenant



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Ref #12



Ref # 12.1



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Ref # 12.1



Ref # 12.1

12. BEDROOM 2 (CONT.)



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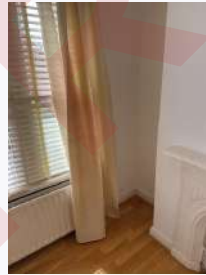
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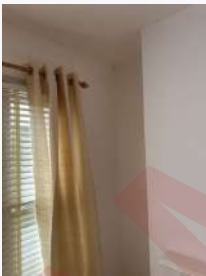
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12. BEDROOM 2 (CONT.)



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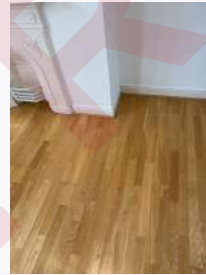
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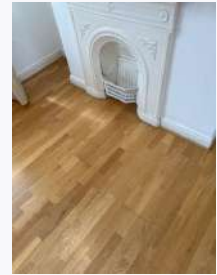
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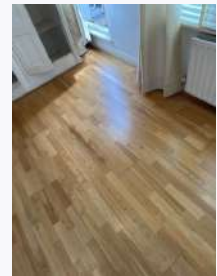
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12. BEDROOM 2 (CONT.)



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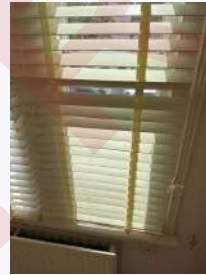
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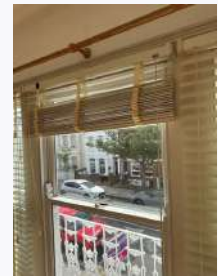
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12. BEDROOM 2 (CONT.)



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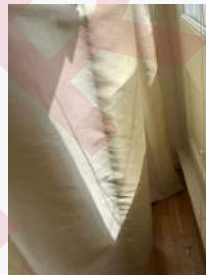
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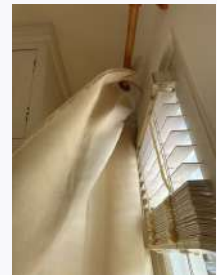
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12. BEDROOM 2 (CONT.)



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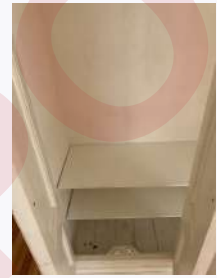
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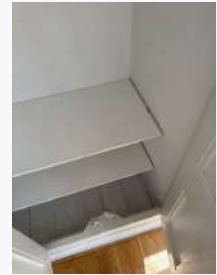
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12. BEDROOM 2 (CONT.)



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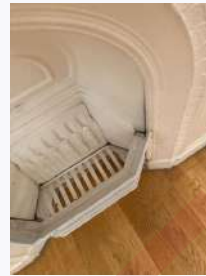
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13. BALCONY

Ref	Name	Description	Condition at Inventory	Condition at Check Out
13.1	Flooring	Grey concrete flooring.	Flooring generally marked and weathered. Brown discoloured marks noted to the LHS. Various debris noted to the flooring.	As Inventory
13.2	Walls	White bricked walls. White metal fencing.	All items generally weathered.	As Inventory
13.3	Furniture & Additional Items	2x Large brown plant pots and terracotta plate.	Plant pots generally in use. All items generally weathered.	As Inventory



Ref #13



Ref #13



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.3



Ref # 13.3



Ref # 13.3

14. EN SUITE BATHROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out
14.1	Door & Frame	1x Cream painted wooden door with 2x white painted hinges. 1x Brass handle with integrated twist lock. 1x Door mounted brass double hook. Cream painted wooden door frame. 1x Brown metal threshold strip.	Door generally aged. Some painted over defects. Cracks noted to the doors in areas to the panels and the corners. Filler marks to the interior. Scattered rub marks to the door interior. Panel heavily tarnished. Twist lock loose, but in WO. Double hook tarnished. Hinge is paint marked and tarnished. Door frame showing painted over defects. Some light rub marks noted. Some scratches and chips to the inside edges. Threshold generally worn and marked.	<i>As Inventory</i>
14.2	Walls, Tiling & Heating	Off-white ceramic tiles. White painted walls. 1x Wall mounted chrome ladder style towel heater. 1x Wall mounted chrome double towel holder. 1x Wall mounted mirror. 1x Wall mounted off-white ceramic and white plastic toilet roll holder. 1x Wall integrated cream plastic extractor fan.	Tiles showing some minor light discolouration to the grouting. Some marks to the tiles below the window frames. Some yellow marks along the top of the tiles above the bath. Some odd marks along the top of the tiles to the LHS on entry above the WC. Painted walls showing patchy paintwork in areas. Slight shaded around the windows and around extractor. Towel rail showing some light marks. Some light tarnishing to the top bar. Towel holder slightly loose to the wall. Toilet roll holder showing some light marks. Extractor fan casing generally marked and slightly dusty. Extractor fan in WO.	<i>As Inventory</i>

14. EN SUITE BATHROOM (CONT.)

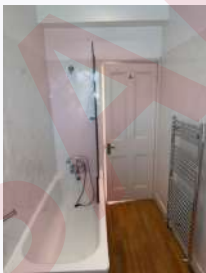
14.3	Flooring & Skirting	Medium wood flooring. Cream painted wooden skirting boards. 2x Cream boxed sections below the seat and WC.	Flooring generally worn mainly to the middle. Some visible scuff marks and scratches noted throughout. Skirting boards showing some scattered marks in areas. Various odd scuffs and painted over defects. Box sections shaded and discoloured and marked in areas. Slightly dust to the surface.	As Inventory
14.4	Ceiling & Lighting	White painted ceiling. 3x Ceiling mounted recess spotlights with white trim. 1x Ceiling mounted white plastic extractor fan switch.	Ceiling showing some very light patchy paintwork in areas. All lights in WO. Extractor switch slightly marked. Cords lightly discoloured.	As Inventory
14.5	Windows, Frame, Window Sill & Dressing	Cream painted wooden frame double glazed windows with 1x opening window. 1x Brass security latch. 2x Brass handles. 1x Window frame mounted medium wood Venetian blind with string pull cords and wooden acorns.	Window frame showing some painted over defects. Odd rub marks in the corners. Some paint marks around the edges of the frame. Some cracks to the corners. A few notable painted over defects and marks to the top edges of the frame. Security latch slightly worn and tarnished. Handle slightly worn and tarnished. Venetian blind in WO. Generally showing some light use. Few minor marks to the slats.	As Inventory
14.6	Additional Items	1x Black plastic toilet brush and holder set.	Toilet brush and holder set in use.	As Inventory + Items not present: 1x Black plastic toilet brush and holder set. Needs Replacing - Tenant

14. EN SUITE BATHROOM (CONT.)

14.7	Bathroom Cabinet	1x Wall mounted SS bathroom cabinet. 2x Mirrored doors. 1x SS drawer with integrated handle. SS interior panels and matching shelves.	Bathroom cabinet slightly tarnished and yellow marks to the top. Scattered marks to the side panel. Slightly dented to the LHS panel. Mirror showing some light use along the edges. Interior panel showing surface scratches and usage wear throughout. All items require further cleaning.	<i>As Inventory</i>
14.8	WC	Cream porcelain WC with 1x chrome flush handle. 1x Cream plastic toilet seat. 2x Metal hinges.	Flush in WO. Handle slightly loose and tarnished. Toilet seat showing some usage wear. Some marks to the top. Slight brown marks to the underside. Hinges slightly tarnished. Slight discolouration and brown marks below the water level. All items require further cleaning.	Flush in WO. Handle slightly loose and tarnished. Toilet seat showing some usage wear. Some marks to the top. Hinges slightly tarnished. Slight discolouration and brown marks below the water level.

14. EN SUITE BATHROOM (CONT.)

14.9	Bath, Taps & Shower	1x White metal bath with cream wood bath panel. 1x SS waste hole. 1x SS overflow slot. 1x Metal chain and black rubber plug. 1x SS mixer tap with SS shower hose. 1x SS and cream showerhead. 1x Wall mounted SS showerhead holder. 1x Wall mounted glass shower screen with chrome brackets and plastic seal to base.	Bath interior showing some marks around waste hole. Some light discolouration around waste hole. Bath sealant slightly over applied in the corners. All fittings lightly tarnished. Mixer tap limescale and not fully cleaned. Plug marked throughout. Shower head holder is loose to the wall. Shower screen is showing discoloured marks in the corners of the frames and light smears noted to the glass. Some light marks noted to the brackets.	Bath interior showing some marks around waste hole. Some light discolouration around waste hole. Bath has notable 2x scrapes to edge to LHS of the mixer tap, 1x filled over chip to inside and 2x smaller chips by the waste hole. Bath sealant slightly over applied in the corners. All fittings lightly tarnished. Mixer tap limescale and not fully cleaned. Plug marked throughout. Shower head holder is very loose to the wall. Shower screen is showing discoloured and limescale marks in the corners of the frames and light smears noted to the glass. Some light marks noted to the brackets.
14.10	Sink & Taps	1x Wall mounted white porcelain sink and pedestal with overflow slot. 1x SS waste hole. 1x SS plug. 1x SS mixer tap.	Sink showing slight discoloured mark around the waste hole. Interior not fully cleaned. Old soap noted to the LHS. Sealant slightly peeling in areas. Plug in WO. Plug slightly tarnished and rusting to the edges. Waste hole tarnished. Mixer tap showing some light tarnishing	As Inventory



Ref #14



Ref #14

14. EN SUITE BATHROOM (CONT.)



Ref # 14.1



Ref # 14.1



Ref # 14.1



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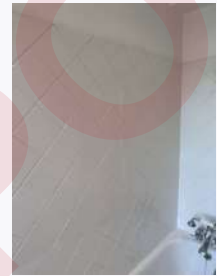
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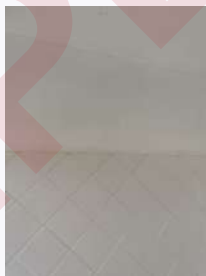
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14. EN SUITE BATHROOM (CONT.)



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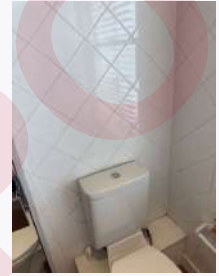
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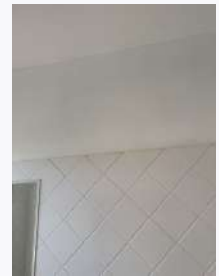
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14. EN SUITE BATHROOM (CONT.)



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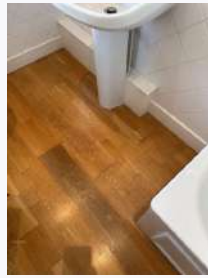
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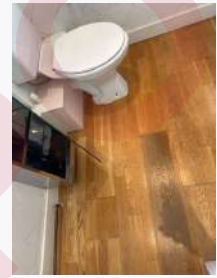
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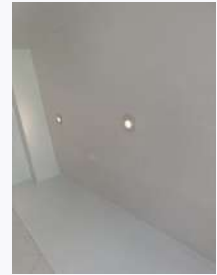
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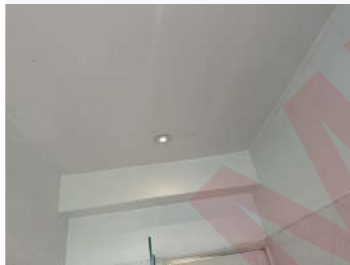
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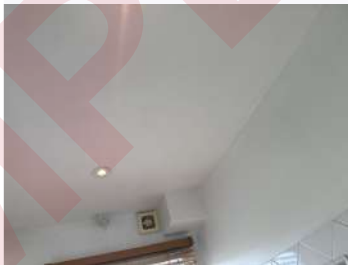
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Ref # 14.4



Ref # 14.5



Ref # 14.5

14. EN SUITE BATHROOM (CONT.)



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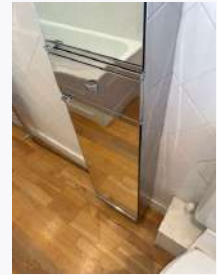
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14. EN SUITE BATHROOM (CONT.)



Ref # 14.7



Ref # 14.7



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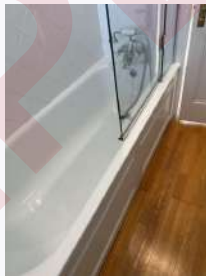
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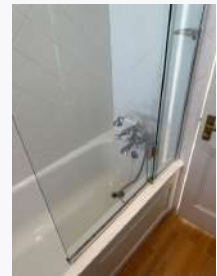
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14. EN SUITE BATHROOM (CONT.)



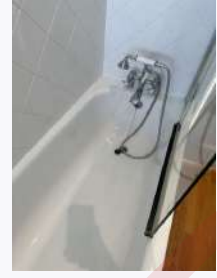
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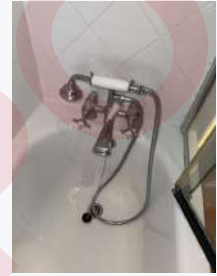
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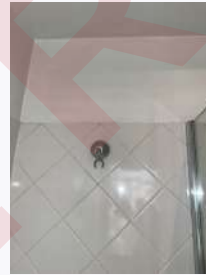
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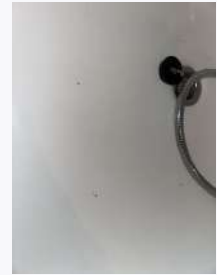
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Ref # 14.10

14. EN SUITE BATHROOM (CONT.)



Ref # 14.10



Ref # 14.10



Ref # 14.10



Ref # 14.10



Ref # 14.10



Ref # 14.10

15. BATHROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out
15.1	Door & Frame	1x Medium wood door with 2x brass hinges. 1x Chrome handle with integrated mortise keyhole. 1x Door mounted cream and medium wood batten with 3x matching single hooks. Cream painted wooden door frame. 1x Brown metal threshold strip.	Door generally aged throughout. Some defects noted to the door. Notable stickers to the interior of the door. Lock in WO. Hooks generally worn. Paint come off. Hinges discoloured and marked and tarnished. Door frame showing some painted over defects and light marks. Some discoloured marks noted around the hinges. Threshold generally worn and tarnished.	<i>As Inventory</i>
15.2	Walls, Tiling & Heating	Off-white ceramic tiles. White painted walls. 4x Wall mounted frameless mirrors. 1x Wall mounted chrome ladder style towel heater. 1x Wall mounted off-white ceramic and white plastic toilet roll holder. 1x Wall integrated cream plastic extractor fan.	Tiles showing some discoloured marks to the grouting generally throughout. Few marks noted in areas. Painted walls the paintwork is slightly patchy and shaded in areas, slightly heavier around the extractor fan. Mirrors showing some sticker marks to the RHS mirror. Notable damage to the bottom edge of the mirror to the LHS of the WC and slight brown marks to the mirror inside bath area. Some visible scratch marks to the mirror above the WC. Towel heater showing some light scratches to the bars. Extractor fan in WO. Extractor fan grubby and marks. Slightly dusty to the grilles.	<i>As Inventory</i>

15. BATHROOM (CONT.)

15.3	Flooring & Skirting	Medium wood flooring. Cream painted wooden skirting boards. 2x Cream boxed sections below the seat and WC.	Flooring showing some age wear. Slight shaded marks around the WC. Slight visible gap by the WC. Some paint marks in the corners. Flooring showing slight water damage around LHS of the WC. Skirting boards showing some scattered marks. Several drill holes to the LHS. Slight cracking along the joins. Box section showing touch-up paint marks. Slightly grubby marked in areas.	As Inventory
15.4	Ceiling & Lighting	White painted ceiling. 3x Ceiling mounted recess spotlights with white trim. 1x Ceiling mounted white plastic extractor fan switch with string pull cord and white plastic acorn.	Ceiling showing some light rub marks in areas. All lights in WO. Extractor switch slightly paint marked and cord slightly marked.	As Inventory
15.5	Additional Items	1x Black plastic toilet brush and holder set.	Toilet brush and holder set well used.	As Inventory + Items not present: 1x Black plastic toilet brush and holder set. Items replaced with: 1x SS toilet brush and holder set. Notes - Tenant
15.6	WC	Cream porcelain WC with 1x chrome flush handle. 1x Cream plastic toilet seat. 2x Metal hinges.	Flush in WO. Handle slightly loose and tarnished. Toilet showing heavy cream discoloured mark around the edges. Toilet seat slightly loose. Hinges tarnished. Toilet seat slightly marked. Brown discoloured marks below the water level. All items require extensive cleaning.	Flush in WO. Handle slightly loose and tarnished. Toilet showing heavy cream discoloured mark around the edges. Toilet seat slightly loose. Hinges tarnished. Toilet seat slightly marked.

15. BATHROOM (CONT.)

15.7	Bath, Taps & Shower	1x White metal bath with cream wood bath panel. 1x SS waste hole. 1x SS overflow slot. 1x Metal chain and black rubber plug. 1x SS mixer tap with SS shower hose. 1x SS and cream showerhead. 1x Wall mounted SS showerhead holder. 1x Wall mounted glass shower screen with chrome brackets and plastic seal to base. 1x Wall mounted SS soap dish holder.	Bath interior not fully clean. Some light marks to the sealant around the edges. All shower fittings lightly tarnished. Showerhead holder loose to the wall. Shower screen soap tray heavily marked and discoloured. Green staining noted. Shower screen showing discoloured marks along the bottom. Some light smears to the glass. Some limescale marks along the bottom corners of the seal.	Bath has 1x notable large filled over damage to LHS of the mixer tap, 1x chip to RHS of the mixer tap, 2-3 small chips by the waste hole. Some light marks to the sealant around the edges. All shower fittings lightly tarnished. Showerhead holder loose to the wall. Shower screen soap tray heavily marked and discoloured. Green staining noted. Shower screen showing discoloured marks along the bottom. Some light smears to the glass. Some limescale marks along the bottom corners of the seal.
15.8	Sink & Taps	1x White porcelain sink and pedestal with overflow slot. 1x SS waste hole. 1x SS plug. 1x Chrome mixer tap.	Sink silicone cracked and slightly marked to the back. Some light discoloured marks around the waste hole. Waste hole slightly tarnished. Plug tarnished. Mixer tap showing scratches to the surface and slightly tarnished. Unable to push to plug out, plug doesn't seal.	As Inventory



Ref #15



Ref #15

15. BATHROOM (CONT.)



Ref # 15.1



Ref # 15.1



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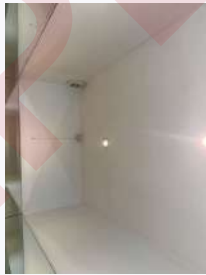
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15. BATHROOM (CONT.)



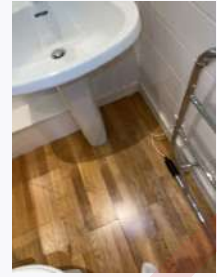
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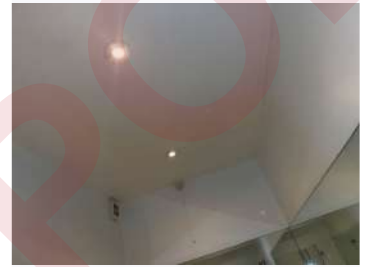
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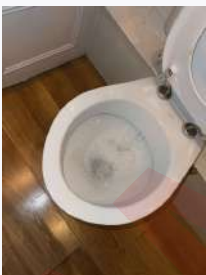
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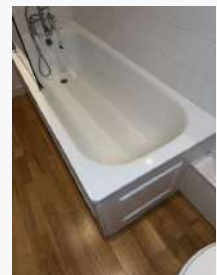
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15. BATHROOM (CONT.)



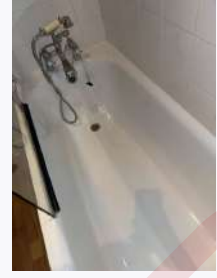
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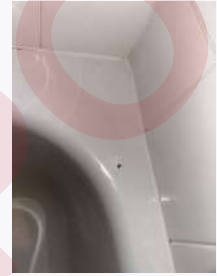
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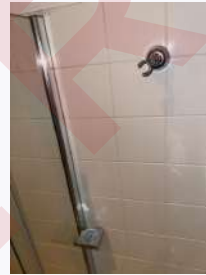
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Ref # 15.8



Ref # 15.8

16. STAIRS & LANDING 2

Ref	Name	Description	Condition at Inventory	Condition at Check Out
16.1	Walls, Sockets, Switches & Heating	White painted walls. Cream painted wooden handrails and banister supports. White plastic switches and sockets.	Walls showing few minor light rub marks in areas. A few minor painted over defects in areas. Switches and sockets showing some light paint marks. Handrail showing some angle wear and scratches to the edges. Some painted over defects noted.	<i>As Inventory</i>
16.2	Flooring & Skirting	Grey 2-tone fitted carpet. Cream painted wooden skirting boards.	Carpets newly fitted. Skirting boards showing some minor painted over defects. Some light marks in areas.	Carpets showing minor light use. Skirting boards showing some minor painted over defects. Some light marks in areas.
16.3	Ceiling & Lighting	White painted ceiling. 1x Ceiling mounted brass and glass light fitting with matching shade and 3x uplighters. 1x Ceiling mounted white plastic smoke and carbon monoxide alarm.	Ceiling showing some shrinkage cracks across the ceiling. A few minor painted over defects. Light in WO. Light fitting slightly tarnished and glass slightly dusty, smeared. Smoke alarm and carbon monoxide alarm showing green power light. Audio tone noted and test button pressed.	Ceiling showing some shrinkage cracks across the ceiling. A few minor painted over defects. Ceiling has small water stains to above LHS of bedroom 3. Light in WO. Light fitting slightly tarnished and glass slightly dusty, smeared. Smoke alarm and carbon monoxide alarm showing green power light. Audio tone noted and test button pressed.
16.4	Windows, Frame, Window Sill & Dressing	Cream painted wooden VELUX style double glazed window with 1x opening window with 1x grey metal pull-down air vent and handle.	Window frames slightly marked in the corners, discoloured marks in the corners. Window frame showing some paint marks within the corners. Handle marked. Windows dusty to exterior side. Window frames slightly dusty.	<i>As Inventory</i>

16. STAIRS & LANDING 2 (CONT.)

16.5 Storage Cupboard

2x Medium wood doors with 2x brass hinges to each.
 1x Brass handle to each.
 1x Brass straight bolt.
 Cream painted wooden door frame.
 1x Brass threshold strip.
 White painted walls.
 Blue plastic switch.
 White plastic switches and sockets.
 Cream plastic heating and hot water control panel.
 2x Wall mounted chrome rails.
 1x Wall mounted white VAILLANT COMBI boiler and associated pipework.
 1x White metal ARISTON hot water tank and associated pipework.
 1x Wall mounted white metal pressure vessel.
 Grey fitted carpets.
 Cream painted wooden skirting boards.
 White painted ceiling.
 1x Ceiling mounted cream metal light fitting.

Doors generally aged.
 All brass fittings slightly tarnished.
 Door frame showing some painted over defects in areas.
 Some light marks noted.
 Walls showing light rub marks and rails showing some paint marks in areas.
 Carpet showing some light use.
 Light in WO.
 Light fitting slightly loose to the ceiling and slightly paint marked.

As Inventory



Ref #16



Ref #16



Ref #16



Ref #16



Ref # 16.1



Ref # 16.1



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16. STAIRS & LANDING 2 (CONT.)



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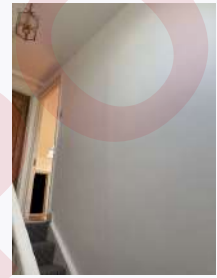
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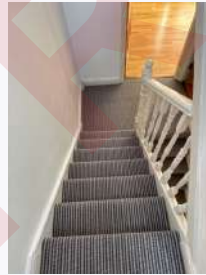
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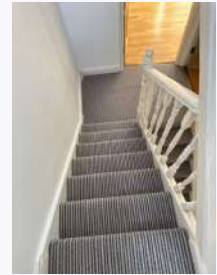
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16. STAIRS & LANDING 2 (CONT.)



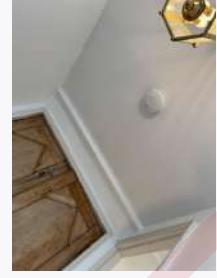
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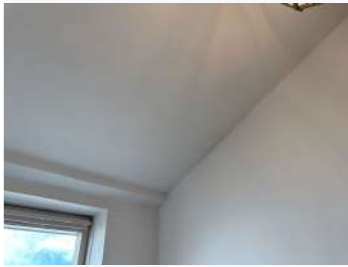
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Ref # 16.3



Ref # 16.3



Ref # 16.4



Ref # 16.4



Ref # 16.5



Ref # 16.5



Ref # 16.5



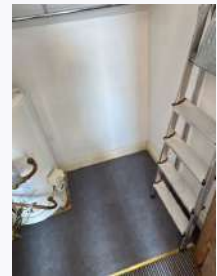
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Ref # 16.5

16. STAIRS & LANDING 2 (CONT.)



Ref # 16.5



Ref # 16.5



Ref # 16.5



Ref # 16.5



Ref # 16.5



Ref # 16.5



Ref # 16.5

17. BEDROOM 3

Ref	Name	Description	Condition at Inventory	Condition at Check Out
17.1	Door & Frame	1x Medium wood door with 2x brass hinges. 1x Brass handle with integrated mortise key hole. Cream painted wooden door frame.	Door generally aged. Some filler marks above the handle. Handles worn and tarnished to the interior side. Lock NT, no keys provided. Hinges paint marked and tarnished. Door frame showing some minor painted over defects in areas.	<i>As Inventory</i>
17.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted cream metal radiator.	Walls showing some light patchy paintwork in areas. Some painted over defects noted. Slight shrinkage crack to the RHS of the window. Few touch-up paint marks noted in areas. Radiator showing couple of small scratches to the front. Cap missing to the LHS.	Walls showing some light patchy paintwork in areas. Some painted over defects noted. Slight shrinkage crack to the RHS of the window. Few touch-up paint marks noted in areas. Wall has small cream filled over mark to RHS. Radiator showing couple of small scratches to the front. Cap missing to the LHS. Light switch has yellow mark on entry.
17.3	Flooring & Skirting	Grey fitted 2-tone carpet. Dark wood laminate flooring. Cream painted wooden skirting boards. Dark wood beading.	Carpets newly fitted. Laminate flooring showing small chip to the LHS and some light use noted. Skirting boards showing some painted over defects. Some joins visible. Some light marks in the corners. Beading showing some light use. Few minor paint marks noted.	Carpets newly fitted. Laminate flooring showing small chip to the LHS and some light use noted. Laminate flooring has white marks to LHS. Skirting boards showing some painted over defects. Some joins visible. Some light marks in the corners. Beading showing some light use. Few minor paint marks noted. Needs Removing - Tenant
17.4	Ceiling & Lighting	White painted ceiling. 1x Ceiling mounted grey metal light fitting. 1x Wall mounted brushed metal light fitting with integrated spotlight.	Ceiling showing visible shrinkage crack. Across the ceiling a few marks noted to the LHS. All lights in WO.	<i>As Inventory</i>

17. BEDROOM 3 (CONT.)

17.5 Windows, Frame,
Window Sill & Dressing

Cream metal framed VELUX windows
with 1x opening window.
1x Integrated pull-down cream blind
with grey metal trim.
1x Integrated cream handle and vent.

Window frame showing some
paint marks within the
corners.
Blind in WO.
Showing some minor light
creases.
Light debris to the exterior
window.
Handle showing some light
paint marks.

Window frame showing
some paint marks
within the corners.
Blind in WO.
Showing some light
creases.
Light debris to the
exterior window.
Handle showing some
light paint marks.



Ref #17



Ref #17



Ref # 17.1



Ref # 17.1



Ref # 17.1



Ref # 17.1



Ref # 17.2



Ref # 17.2



Ref # 17.2



Ref # 17.2

17. BEDROOM 3 (CONT.)



Ref # 17.2



Ref # 17.2



Ref # 17.2



Ref # 17.2



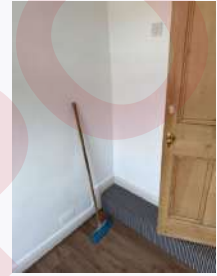
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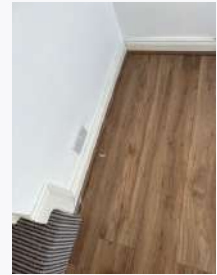
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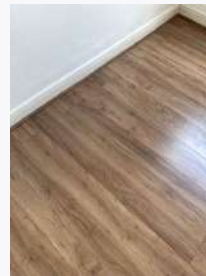
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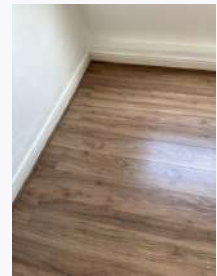
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17. BEDROOM 3 (CONT.)



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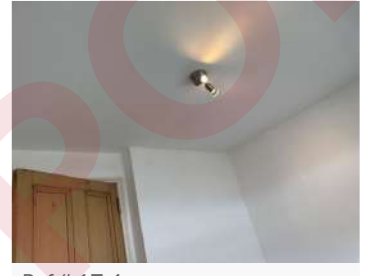
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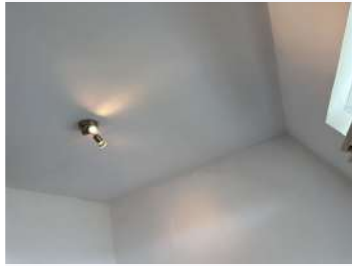
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Ref # 17.4



Ref # 17.4



Ref # 17.5



Ref # 17.5



Ref # 17.5



Ref # 17.5



Ref # 17.5



Ref # 17.5



Ref # 17.5

18. BEDROOM 4

Ref	Name	Description	Condition at Inventory	Condition at Check Out
18.1	Door & Frame	1x Medium wood door with 2x brass hinges. 1x Brass handle with integrated mortise key hole. Cream painted wooden door frame. 1x Brown metal threshold strip.	Door generally aged. Few paint marks noted in areas. Some paint marks around the lock fitting. Handle slightly worn and tarnished. Hinges paint marked and tarnished. Lock NT, no keys provided. Door frame showing few rub marks to the inside edges. A few small angle chips. Threshold generally marked and worn.	<i>As Inventory</i>
18.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted cream metal radiator.	Walls showing some small cracks above the door to the entrance. Shrinkage cracks above the storage cupboard to the LHS. Visible patchy paintwork and rub marks to the walls opposite the entrance. Some shaded marks and odd marks in areas to the walls. Slight marks around the window frames. Showing some painted over defects. 1x Nail head noted between the window frame. Some cracks in corners above the window frames. Radiator showing some scattered marks to the front. Small brown mark to the front. Cap missing to the LHS.	<i>As Inventory</i>
18.3	Flooring & Skirting	Medium wood flooring. Cream painted wooden skirting boards. Medium wood beading.	Flooring showing some general use. Few scuffs and light scratches noted to the floor. Couple of paint spots in the middle. Skirting boards showing some painted over defects. Some light marks noted. Few paint marks noted. Beading showing some light wear. Some paint marks noted in areas.	<i>As Inventory</i>

18. BEDROOM 4 (CONT.)

18.4	Ceiling & Lighting	White painted ceiling. 4x Ceiling mounted recess spotlights with white trim.	Ceiling showing few minor light rub marks. Filled over marks and some notable repair marks in areas. All lights in WO.	As Inventory
18.5	Windows, Frame, Window Sill & Dressing	Cream painted wooden framed VELUX windows with 4x opening windows, each with 1x blue pull-down blind with grey metal handle. 1x Cream metal handle and air vent.	Window frame showing some cracks around the edges of the middle window to the RHS. Some paint marks around the edges. Some light peeling to the frame in the corners. Some painted over defects noted to the frames in areas and few paint marks to the blinds. All blinds in WO. 1x Middle blind slightly coming apart to the corner. Slight marks noted in areas. Handles and air vent generally marked. Slightly grubby.	As Inventory + Glass to LHS windows very dirty and smeared to exteriors. Glass to RHS windows dusty. Needs Cleaning - Tenant
18.6	Storage Cupboard	1x Cream painted wooden door with 2x brass hinges. 1x Brass deadlock and key. Cream painted wooden door frame. Storage cupboard with various floorboards and panelling.	Door showing some minor painted over defects. Lock in WO. Door frame showing some minor painted over defects. General cupboard condition to the interior. Some loose items of boxes noted to the interior.	As Inventory



Ref #18



Ref #18

18. BEDROOM 4 (CONT.)



Ref # 18.1



Ref # 18.1



Ref # 18.1



Ref # 18.1



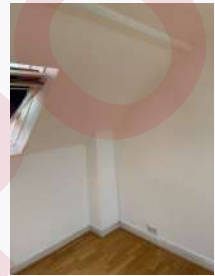
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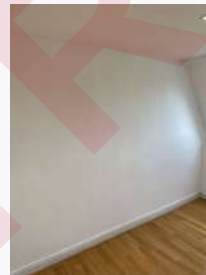
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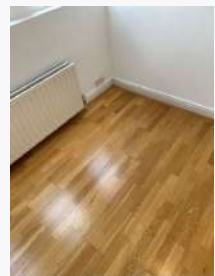
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18. BEDROOM 4 (CONT.)



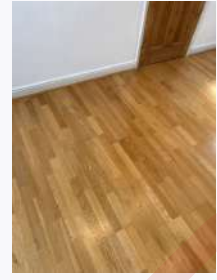
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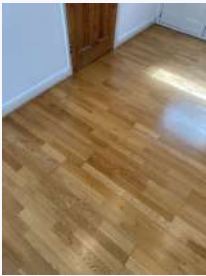
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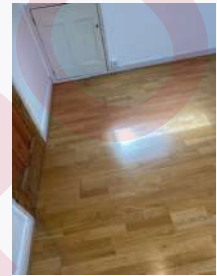
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Ref # 18.3



Ref # 18.3



Ref # 18.4



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Ref # 18.4



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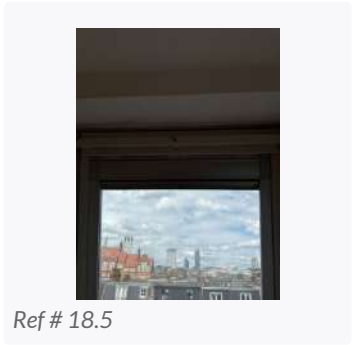


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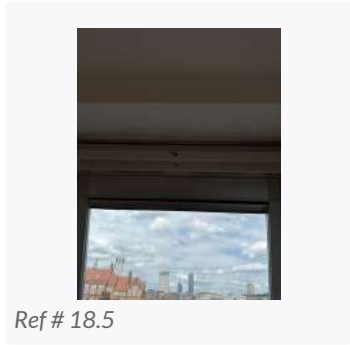
18. BEDROOM 4 (CONT.)



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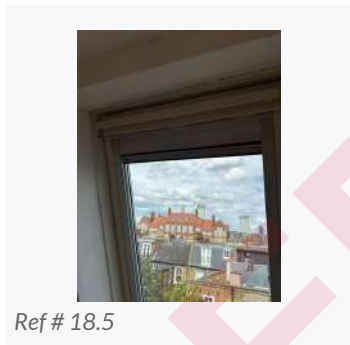
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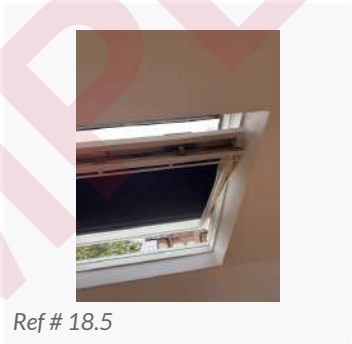
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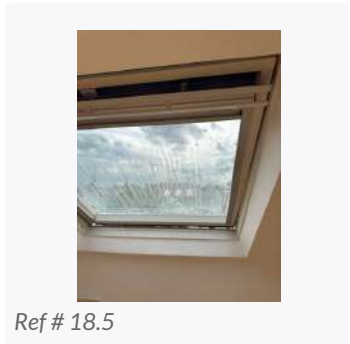
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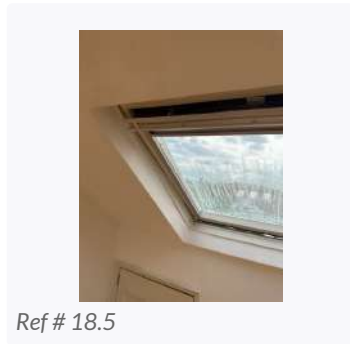
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18. BEDROOM 4 (CONT.)



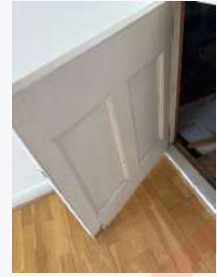
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Ref # 18.6



Ref # 18.6



Ref # 18.6



Ref # 18.6



Ref # 18.6

19. SCHEDULE OF CONDITION

Ref	Name	Condition at Inventory	Condition at Check Out
19.1	Cleaning Standard	The property has been domestically cleaned, some cleaning required in areas as noted.	The property has been professionally cleaned, a few comments as noted.
19.2	Carpets & Flooring Cleaning Standard	All flooring swept and mopped throughout.	<i>As Inventory +</i> Carpets appear steam cleaned - receipt not seen.
19.3	Decorative Order	As noted, in GC.	<i>As Inventory</i>
19.4	Furniture / Additional Items	As noted in GC.	<i>As Inventory</i>

20. METER READINGS

Ref	Name	Serial Number & Location	Reading at Inventory	Reading at Check Out
20.1	Electric Meter	Location: Kitchen Storage Cupboard - Serial - L13C03261	Reading: 43205	Reading: 46304
20.2	Gas Meter	Location: Kitchen Storage Cupboard - Serial - K0185293	Reading: 23982	Reading: 24666



Ref # 20.1



Ref # 20.2

21. CHECK LIST

Ref	Name	Answer at Inventory	Answer at Check Out	Comments
21.1	All Appliances tested for power?	Yes	As Inventory	
21.2	Running Water (Taps, Shower, WC)?	Yes	As Inventory	
21.3	Smoke Alarms or Heat / Detectors tested for power?	Yes	As Inventory	
21.4	Carbon Monoxide Alarm / Monitors tested for power?	Yes	As Inventory	No separate units seen.
21.5	Are there a Property folder containing instructions, manuals and pamphlets?	No	As Inventory	
21.6	Evidence of Rodents / Pests	No	As Inventory	

22. KEYS

Ref	Name	Description
22.1	Keys	2x Front door BANHAM keys. 2x Front door cylinder keys. 2x Front door mortise keys. All keys to be provided to the new tenants.
22.2	Keys seen inside the property	1x Bedroom 1 balcony door mortise key. 1x Bathroom door mortise key. 3x Kitchen to Patio door cylinder keys. 1x Study to Rear Garden mortise key. 1x Study to Rear Garden deadlock key. 1x Kitchen to Rear Garden mortise key. 1x Kitchen to Rear Garden deadlock key. <i>All keys seen inside the property.</i> <i>Items not present: 1x Entrance Hall to Lounge mortise key;</i> <i>All keys seen inside the property;</i> Needs Replacing - Tenant



Ref # 22.1



Ref # 22.2



Ref # 22.2



Ref # 22.2

Tenant Responsibilities

Ref	Action Required	Comments
3.1 Lounge » Door & Frame	Notes	Lock has been removed.
3.4 Lounge » Ceiling & Lighting	Needs Maintenance	1x Light not present - been removed - wiring seen.
3.6 Lounge » Fire Place	Needs Removing	Fireplace - Some small cream marks to LHS corner.
5.5 Study Room » Windows, Frame, Window Sill & Dressing	Needs Cleaning	Glass slightly dusty in areas to exterior side.
6.1 Rear Garden » Flooring	Needs Maintenance	Grass, bushes and trees slightly overgrown in areas.
7.2 WC » Walls, Tiling & Heating	Needs Removing	Soap dish has old soap bar seen.
8.4 Kitchen » Ceiling & Lighting	Needs Replacing	Both under unit lights not working.
8.11 Kitchen » Extractor Fan / Cooker Hood	Needs Final Clean	Filters showing very light grease. Top of extractor lightly dusty.
11.5 Bedroom 1 » Windows, Frame, Window Sill & Dressing	Needs Final Clean	Windowsill to LHS lightly dusty.
11.5 Bedroom 1 » Windows, Frame, Window Sill & Dressing	Needs Final Clean	Glass slightly dusty. Glass to LHS window dusty.
12.5 Bedroom 2 » Windows, Frame, Window Sill & Dressing	Needs Replacing	Curtain to balcony door notably torn / ripped.
12.5 Bedroom 2 » Windows, Frame, Window Sill & Dressing	Needs Cleaning	Glass slightly dusty to exterior sides.
12.7 Bedroom 2 » Fire Place	Needs Cleaning	Fire basket slightly dusty in the corners.
14.6 En Suite Bathroom » Additional Items	Needs Replacing	Items not present: 1x Black plastic toilet brush and holder set.

Tenant Responsibilities

15.5 Bathroom » Additional Items	Notes	Items not present: 1x Black plastic toilet brush and holder set. Items replaced with: 1x SS toilet brush and holder set.
17.3 Bedroom 3 » Flooring & Skirting	Needs Removing	Laminate flooring has white marks to LHS.
18.5 Bedroom 4 » Windows, Frame, Window Sill & Dressing	Needs Cleaning	Glass to LHS windows very dirty and smeared to exteriors. Glass to RHS windows dusty.
22.2 Keys » Keys seen inside the property	Needs Replacing	Items not present: 1x Entrance Hall to Lounge mortise key.

Landlord Responsibilities

Ref	Action Required	Comments
5.2 Study Room » Walls, Sockets, Switches & Heating	Needs Decorating	Walls showing some slight discolouration and cracked / flaking paint work at LL LHS.

Investigate Responsibilities

Ref	Action Required	Comments
5.2 Study Room » Walls, Sockets, Switches & Heating	Needs Maintenance	Shelf slightly loose and leaning forward.
7.5 WC » WC	Needs Maintenance	Flush button pushed in to LHS.

Declaration

CHECK OUT DECLARATION:

I confirm that the check-out report accurately outlines the contents and furnishings of the property, as well as its condition and cleaning standard at the time of check-out. The meter readings and keys returned are also included in the report. The tenant or their representative and the inventory clerk have agreed that this description reflects a true and accurate account of the property and its contents and cleaning standard as at the date of the check-out and have signed accordingly. If the tenant or their representative has any queries with the content of the report, further discussions should be first undertaken directly with the agent and/or landlord.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /