



Our Services

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

[REDACTED]
Inventory Road,
London,
SAMP LE



Property Inspected by:

Carried Out:

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Tenants Notes

- A.** The inventory will be checked in full at the end of the tenancy. All personal possessions must be removed prior to the check-out appointment, and the property must be prepared for inspection, including the return of all keys issued at the start of the tenancy. If the property is not ready for inspection, the appointment may be cancelled and a re-attendance fee may be charged to the tenant.
- B.** All furniture and items listed in the inventory must be returned to their original positions, including any items that have been stored or packed away. Failure to do so may result in charges for misplaced or missing items, or for additional time spent locating or repositioning them.
- C.** Where the property was professionally cleaned at the start of the tenancy, it is strongly advised that it is professionally cleaned to the same standard at the end of the tenancy. This helps avoid disputes relating to cleanliness.
- D.** Where carpets were professionally cleaned at the start of the tenancy, they should be professionally cleaned at the end of the tenancy to a comparable standard.
- E.** Curtains, bedding, linen, and soft furnishings should be laundered, dry-cleaned, or professionally cleaned if they were presented in that condition at the start of the tenancy. Bedding and linen should be ironed and placed neatly in the appropriate room.
- F.** Beds should not be made up at check-out, as mattresses, bedding, and linen will be inspected individually.
- G.** Fridges and freezers must be emptied of all food items. Freezers must be fully defrosted and left in a clean condition.
- H.** Any additional furniture or items introduced during the tenancy must be removed unless otherwise agreed in writing by the landlord or managing agent. All general household rubbish, garden waste, and unlisted items must be removed to avoid disposal charges.
- I.** It is the responsibility of both the landlord and tenant to regularly check smoke detectors and carbon monoxide alarms in accordance with the manufacturer's instructions.
- J.** At check-out, the inventory will be compared against the original check-in report. Allowances will be made for fair wear and tear. The tenant may be liable for costs associated with damage, missing items, cleaning, or remedial works where applicable.
- K.** Upon receipt of the inventory report, the tenant has **three (3) calendar days** to notify the landlord or managing agent in writing of any discrepancies.
- L.** Tenants are strongly advised to retain copies of all inventory, check-in, and check-out reports for future reference.
- M.** Photographic Evidence - Photographs form part of the inventory report and should be read in conjunction with written descriptions. In the event of discrepancy, photographs will be used as supporting evidence but do not override the written report.
- N.** Condensation and Ventilation - The tenant is responsible for adequately ventilating the property to reduce condensation and mould growth, including the use of extractor fans and regular window ventilation where appropriate.
- O.** Waste Removal - All refuse and unwanted items must be removed prior to check-out. Items left after the inspection may be subject to removal charges.
- P.** Contractor Recommendations - Any reference to contractors is for advisory purposes only. Inventory One does not instruct, appoint, or accept responsibility for contractor works or costs.
- Q.** Fair Wear and Tear - Fair wear and tear refers to the reasonable deterioration of an item caused by normal use over time, taking into account the age, quality, original condition, and expected lifespan of the item.
- R.** Keys and Security Devices - All keys, fobs, cards, remotes, and security devices issued at the start of the tenancy must be returned at check-out. Missing items may result in replacement or security costs.
- S.** Data Retention - Inventory reports, photographs and related data may be retained for a reasonable period for dispute resolution, legal and audit purposes in accordance with data protection legislation.
- T.** 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 | RFC: Requires Further Cleaning

Check-Out Responsibilities

Inventory One may make **non-binding suggestions** within check-out reports to highlight areas of concern, including cleaning, damage, missing items, or maintenance. These may be attributed as:

- Tenant Responsibility
- Landlord Responsibility
- Contractor to Advise / Investigate

Report Terms & Conditions

- A.** This inventory is an unbiased and accurate record of the property's contents, condition, and cleanliness for rental purposes only. It is not a report on the adequacy, safety, or compliance of any items listed. The document records the presence of items and their superficial, visible condition at the time of the inventory, check-in, or check-out, based on the compiler's professional opinion and industry-accepted guidelines.
- B.** The compiler is not a qualified surveyor, valuer, or specialist in fabrics, materials, antiques, or construction. This inventory must not be relied upon as a structural survey, valuation, or statement of authenticity and is prepared for identification purposes only.
- C.** The inventory covers only readily accessible areas of the property. Areas that are unsafe, difficult to access, overcrowded, locked, excessively unclean, or hazardous are excluded. This includes (but is not limited to) lofts, attics, basements, sheds, garages, and cupboards containing irrelevant items. Heavy or bulky furniture will not be moved. Items of low individual monetary value (such as miscellaneous or incomplete sets of cutlery, crockery, glassware, and utensils) are excluded unless specifically instructed in writing, with quantities provided by the instructing principal.
- D.** Where inspections are not carried out in daylight hours, gardens and exterior areas may not be fully inspected. Garden maintenance during the tenancy is the responsibility of the tenant unless otherwise stated in the tenancy agreement.
- E.** Unless otherwise noted, items are deemed to be visibly free from obvious defects, damage, heavy soiling, or missing parts at the time of inspection. Absence of comment indicates no visible issue observed.
- F.** Electrical appliances, gas appliances, plumbing, heating systems, and similar installations are not tested for safety or regulatory compliance. Operational checks are limited to basic functionality only and do not indicate full working order. Safety testing must be carried out by suitably qualified professionals.
- G.** Soft furnishings such as towels, bed linen, and similar items will only be inspected if presented in a clean condition. Items that are excessively soiled, mouldy, or contaminated will be excluded.
- H.** Burglar alarms are not tested. Smoke alarms and carbon monoxide monitors are tested by pressing the test button only. The report will record audible tone and indicator lights where observed. No liability is accepted for future failure of these devices.
- I.** Meter readings are recorded only where meters are located and readily accessible. Utility providers should be relied upon for verification.
- J.** Any items located in excluded or inaccessible areas, including locked rooms, remain the sole responsibility of the instructing principal.
- K.** It is the responsibility of the landlord, tenant, and agent to agree the accuracy of this report. Any discrepancies must be reported to Inventory One within **three working days** of receipt. Missing photographs must also be reported within this timeframe.
- L.** Fire Safety Regulations (Furniture) - Upholstered furniture is presumed to comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 unless otherwise stated. Only items observed to lack required fire safety labelling or reasonably suspected of non-compliance will be noted. Inspection is visual only and does not constitute certification.
- M.** Bunk beds are visually checked for apparent compliance with the Bunk Beds (Entrapment Hazards) (Safety) Regulations 1987. Where compliance cannot be reasonably ascertained, items will be marked with (**).
- N.** Interim inspections are visual only. The tenant remains responsible for maintaining cleanliness and condition in accordance with the tenancy agreement.
- O.** Where discrepancies arise, the terms of the tenancy agreement shall take precedence over the opinion of the compiler.
- P.** The Inventory One logo and report format are protected by copyright and intellectual property law and must not be reproduced without written consent.
- Q.** This report does not guarantee safety, compliance, or full functionality of any item listed. Responsibility for ensuring legal compliance and suitability rests with the landlord, agent, or owner.
- R.** Inventory One are not qualified electricians, engineers, or tradespeople. No liability is accepted for latent or developing defects not visible at the time of inspection.

1. ENTRANCE HALLWAY

Ref	Name	Description	Condition
1.1	Door & Frame	1x Medium wood door with 3x brushed metal hinges. 1x Chrome and glass spyhole. 1x Chrome plaque with embossed black numeral '71'. 1x Chrome door closer. 1x Chrome security latch and chain. 1x Chrome handle. 1x Chrome cylinder keyhole with twist lock to the interior. 1x Chrome letterbox. White painted wooden door frame. 1x Medium wood threshold strip. 1x Chrome and white plastic doorbell switch.	Door showing a few white paint marks along the edge to the RHS at LL and slightly to the top LHS corner. Handle very lightly loose. A few minor surface scratches noted. Lock in WO. Door frame showing some small chips to the inside edges. A couple of small black marks noted to the inside edges. Door frame newly painted. Threshold generally showing some light use. Doorbell switch in WO.
1.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted white plastic video entryphone handset. 1x Wall mounted white metal radiator. 1x Wall mounted white plastic doorbell chime unit.	Walls newly painted. Radiator showing a small mark to the front of LHS. Wall showing cabling coming through above the entrance door tacked at HL to the LHS. Cabling tacked to the RHS of bedroom 1.
1.3	Flooring & Skirting	Cream wood laminate flooring. White painted wooden skirting boards. 1x Floor mounted brushed metal and black rubber doorstep.	Flooring showing some light use. A few light scuff marks noted forward of the lounge entrance. Skirting boards newly painted. Some cabling tacked to the LHS.
1.4	Ceiling & Lighting	White painted ceiling. 5x Ceiling mounted recess spotlights with white trim. 1x Ceiling mounted grey plastic smoke alarm.	Ceiling newly painted. All lights in WO. Smoke alarm showing green power light, audio tone noted and test button pressed.

1. ENTRANCE HALLWAY (CONT.)

1.5	Utility Cupboard	<p>2x Medium wood doors with 3x chrome hinges to each. 1x Chrome handle. 1x Chrome straight bolt. White painted wooden door frame. White painted walls. 1x Wall mounted white metal fuse board with matching cover. White plastic trunking with white plastic switches sockets. 2x Wall mounted white wood laminate shelves. Cream wood laminate flooring. Cream painted wooden skirting boards. 1x Wall mounted cream metal heating exchange unit with associated fittings and enclosed heat meter and associated pipework. White painted ceiling. 2x Wall mounted white plastic light fittings. 1x Ceiling integrated white metal access panel. 1x Ceiling mounted white plastic air vent. 1x Freestanding grey SAMSUNG Q DRIVE ECO BUBBLE washing machine with integrated soap tray, control panel with various buttons, digital display, opening grey door, grey rubber seal with metal drum. 1x Freestanding grey SAMSUNG condenser dryer with digital display, various control buttons, opening glass door and metal drum.</p>	<p>Doors showing some minor light use. LHS door showing some small marks at ML to the interior side. Handles lightly loose and showing some light surface scratches. Door frame newly painted to the exterior. A few minor light marks on the interior. Walls showing some light scattered rub marks. A few odd marks noted in areas. Shelf slightly worn and chipped to the edges. Some scratches between the shelves. A few scuffs and marks noted to the surface. Blue ring marks on the RHS. Flooring generally showing some light use. A few light marks below the dryer to the RHS. Flooring slightly dusty to the LHS. Both lights are not WO. Washing machine rubber seal showing some very light grey marks to the underside.</p>
1.6	Storage Cupboard	<p>1x Medium wood door with 3x chrome hinges. 1x Chrome handle. White painted wooden door frame. White painted walls. 1x Wall mounted white wood laminate shelf. 1x Chrome hanging rail cream. Wood laminate flooring. White painted wooden skirting boards. White painted ceiling. 1x Wall mounted white plastic light fitting. 2x Blue house folders with appliance manuals and user information. 1x Clear plastic folder with appliance manuals and user information. Some other loose manuals.</p>	<p>Door showing some light use. A couple of small paint marks around the handle to the exterior side. A few small scuffs to the interior side at LL. Handle very lightly loose. Some small scratches noted. Door frame newly painted to the exterior. A few light rub marks to the interior side. Walls newly painted. Shelves showing some minor light use. Light in WO. Flooring showing some light use. Skirting boards newly painted. Paintwork slightly patchy in the corners. Ceiling newly painted.</p>



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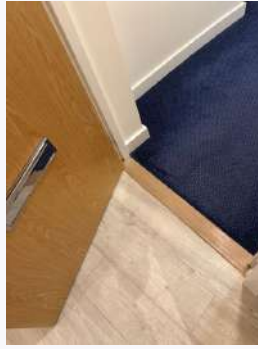


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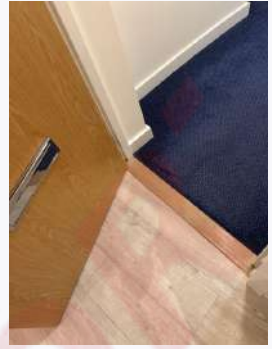
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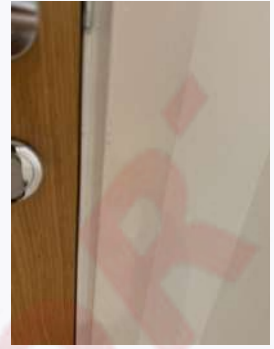
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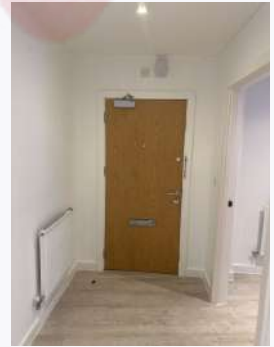
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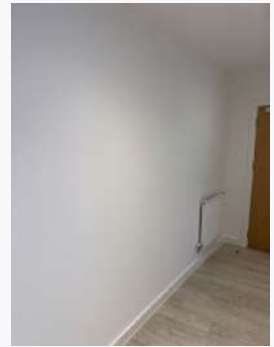
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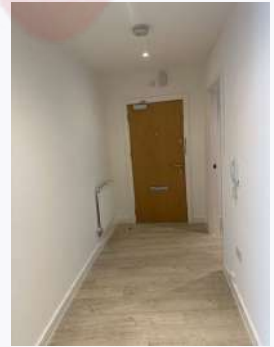
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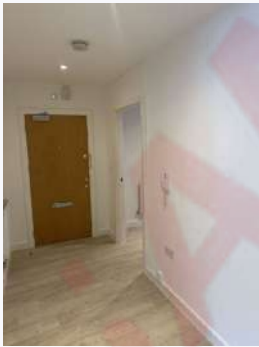
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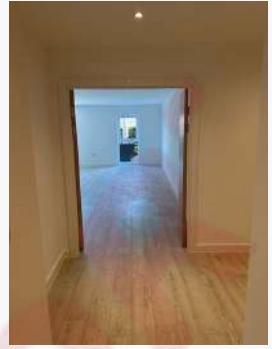
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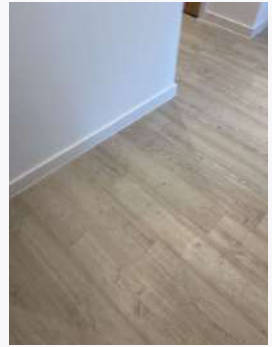
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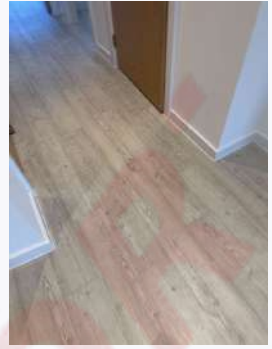
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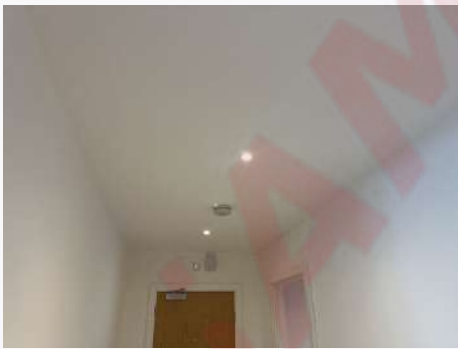
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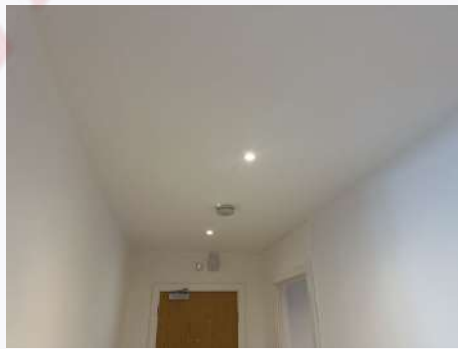
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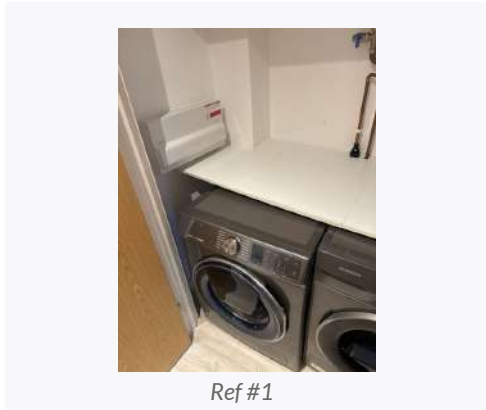


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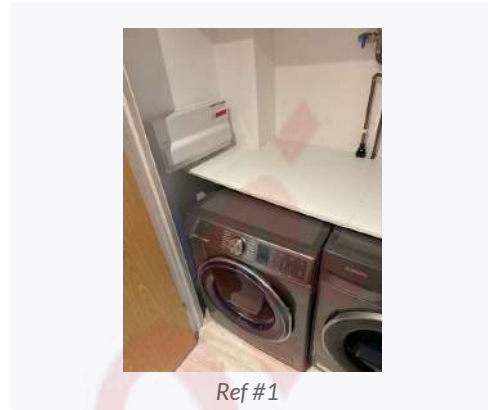
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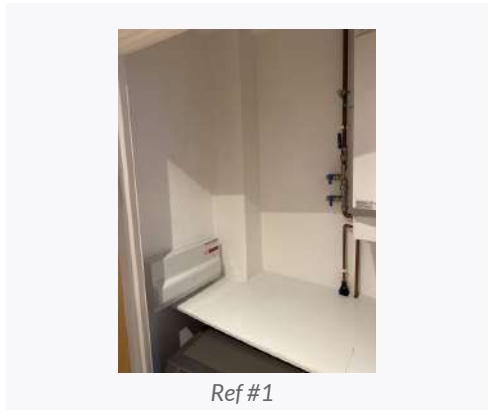
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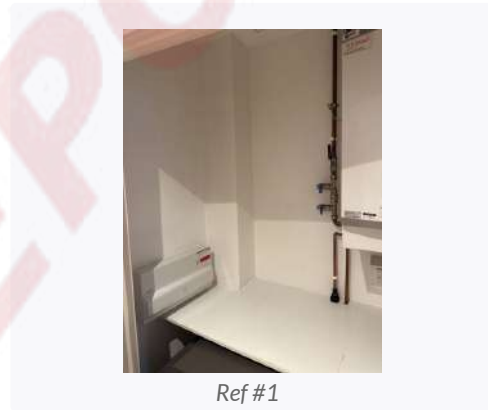
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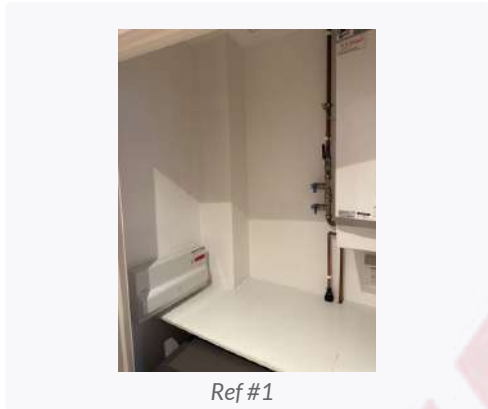
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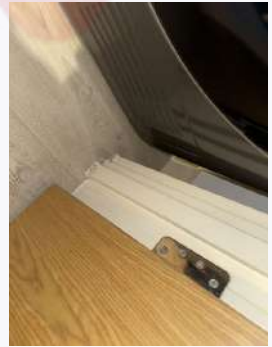
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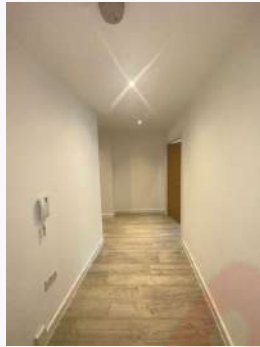
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2. BEDROOM 1

Ref	Name	Description	Condition
2.1	Door & Frame	1x Medium wood door with 3x chrome hinges. 1x Chrome handle. White painted wooden door frame.	Door showing a couple of minor light white paint marks to the interior side. Handle showing some light surface scratches. Door frame newly painted. Paintwork lightly patchy in some areas.
2.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted white metal radiator.	Walls newly painted. A couple of small marks to the LHS of the telephone socket in the main area of the bedroom. Slight grey mark noted above the light switch to the LHS of the window.
2.3	Flooring & Skirting	Cream wood laminate flooring. White painted wooden skirting boards. 1x Floor mounted chrome and black rubber doorstop.	Flooring showing some light use. Skirting boards newly painted. Paintwork lightly patchy in some of the corners. Flooring showing a couple of small brown marks to the RHS on entry to the en-suite.
2.4	Ceiling & Lighting	White painted ceiling. 6x Ceiling mounted recessed spotlights with white trim.	Ceiling newly painted. All lights in WO.
2.5	Windows, Frame, Window Sill & Dressing	White UPVC framed double glazed windows with 1x opening door. 1x Brushed metal handle with integrated lock. 1x White painted wooden windowsill. 2x Window recess mounted white, grey and mustard coloured fabric roller blinds with 1x metal pull cord to each, single mounted clear plastic blind cord hooks.	Locks in WO. Windowsills showing a couple of small paint defects, otherwise newly painted. Blinds in WO.
2.6	Built-in Wardrobes	4x Sliding grey metal smoked mirrored doors. White painted wooden door frame. 2x Grey metal tracks to the top and bottom. White painted walls. 1x Wall mounted white wood laminate shelf. 1x Chrome hanging rail. 1x Chrome support. Cream wood laminate flooring. White painted wooden skirting boards. White painted ceiling.	Walls newly painted. Shelves showing some minor light rub marks in areas. Ceiling newly painted. Flooring showing some minor light use. Skirting boards newly painted. Some light patchy paintwork noted in the corners.

2. BEDROOM 1 (CONT.)



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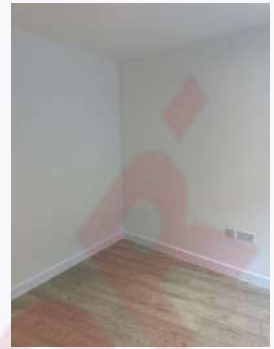
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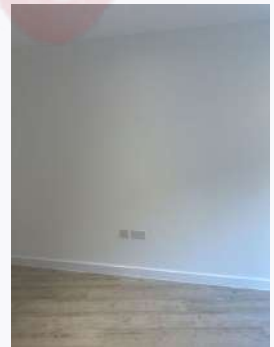
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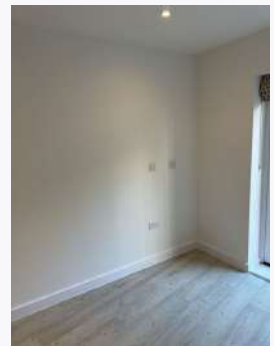
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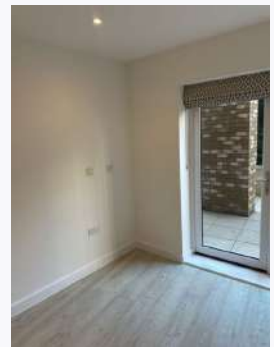
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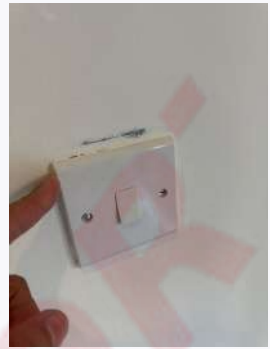
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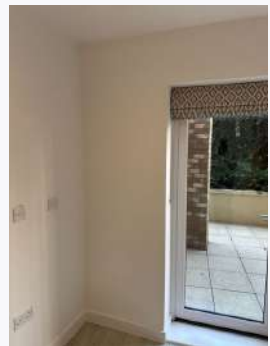
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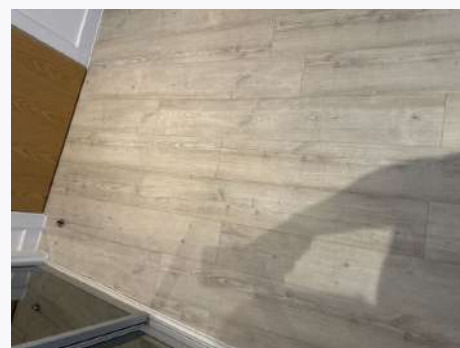
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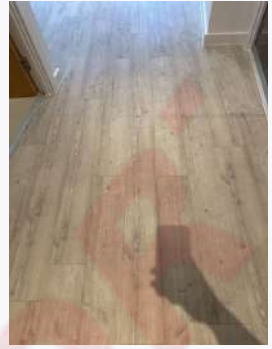
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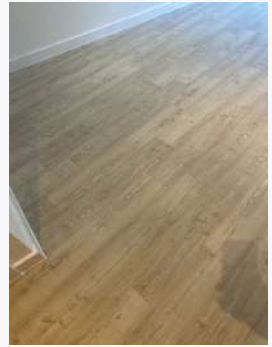
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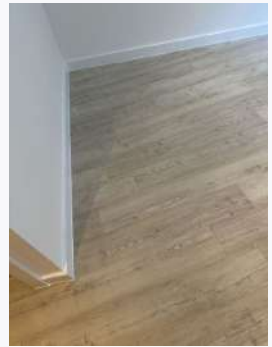
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2. BEDROOM 1 (CONT.)



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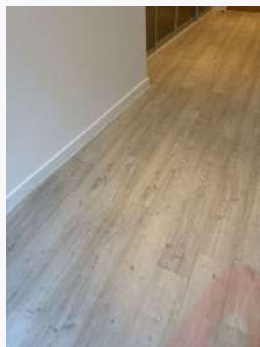
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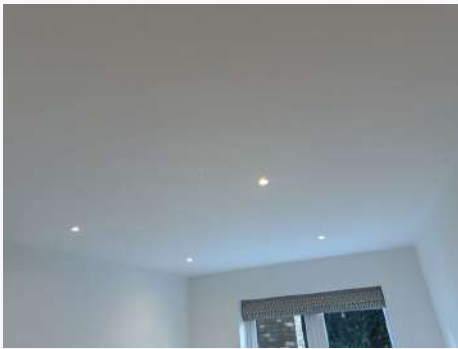
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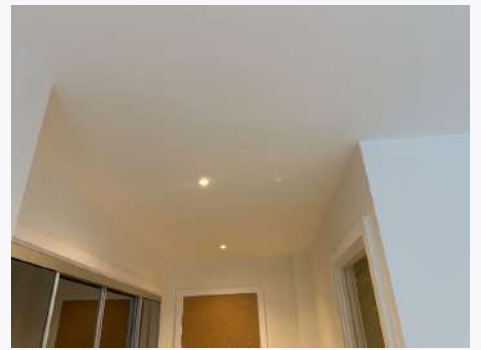
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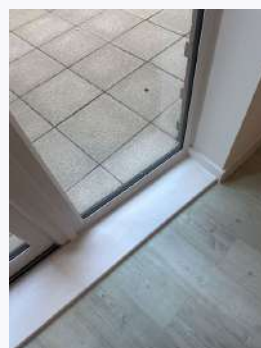
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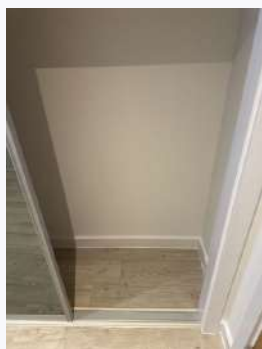


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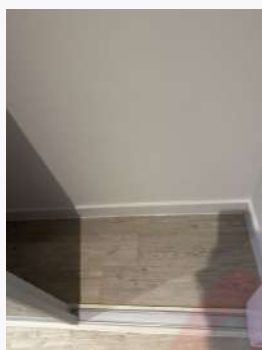
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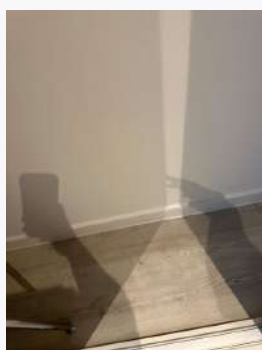
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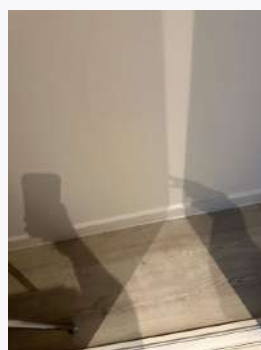
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2. BEDROOM 1 (CONT.)



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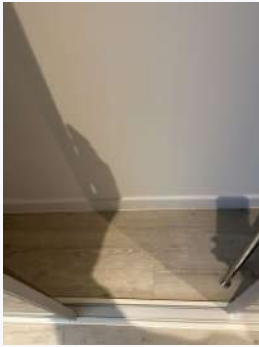
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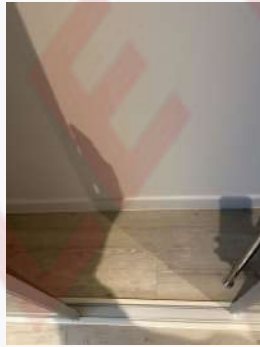
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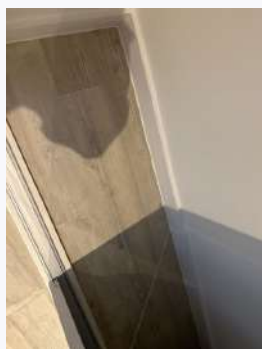


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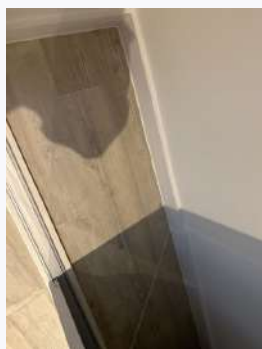


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2. BEDROOM 1 (CONT.)



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3. EN SUITE BATHROOM 1

Ref	Name	Description	Condition
3.1	Door & Frame	1x Medium wood door with 3x chrome hinges. 1x Chrome handle. 1x Chrome twist lock. White painted wooden door frame. 1x Grey metal threshold strip.	Door showing some minor light use. Handle slightly loose. A few light scratches noted. Twist lock in WO but slightly loose. Door frame newly painted to the exterior side. Interior side painted cream. Threshold showing a few light marks to the surface.
3.2	Walls, Tiling & Heating	White painted walls. Off white and grey mottled ceramic tiles with brushed metal trim. 1x Wall integrated cream painted wooden alcove with 1x matching shelf. 1x Wall mounted frameless mirror. 1x Wall mounted chrome ladder style towel heater with white plastic wired socket. 1x Wall mounted chrome toilet roll holder.	Walls newly painted. Tiles showing some very minor light use. Alcove newly painted. Some small drip marks and slight marks noted to the back. Towel heater showing some very light use to the bars.
3.3	Flooring & Skirting	Beige mottled ceramic tiles with matching skirting. 1x Floor mounted chrome and black rubber doorstep.	Tiles showing some light discolouration to the grouting. A few white paint marks noted to the RHS corner. A couple of small white spots noted forward of the bath and a couple of light grey spots to the same area. Small paint mark noted to the left of the sink.
3.4	Ceiling & Lighting	White painted ceiling. 3x Ceiling mounted recessed spotlights with white trim. 1x Ceiling mounted white plastic air vent.	Ceiling newly painted but showing light rub mark around the air vent. All lights in WO.
3.5	Bathroom Cabinet	1x Wall integrated cream wood laminate bathroom cabinet with 1x mirrored door with 3x brushed metal hinges. 3x Cream wood laminate shelves. 1x Wall mounted white plastic shavers only socket.	Cupboard interior showing some light marks to the interior panels and shelves.
3.6	WC	1x White porcelain WC with concealed cistern. 1x White plastic toilet seat and lid. 2x Brushed metal hinges. 1x Wall mounted chrome flush surround with 2x buttons.	Flush in WO. Toilet seat showing some very light use. Some light grey drip marks noted to the interior back below the water outlet.

3. EN SUITE BATHROOM 1 (CONT.)

3.7	Bath, Taps & Shower	<p>1x White metal bath with beige mottled ceramic tile bath panel.</p> <p>1x Chrome plug.</p> <p>1x Chrome waste hole.</p> <p>1x Chrome plug control.</p> <p>1x Wall mounted chrome shower controls.</p> <p>1x SS shower hose.</p> <p>1x Chrome showerhead.</p> <p>1x Wall mounted chrome shower rail with opaque plastic soap tray.</p> <p>1x Wall mounted SS and glass shower screen with plastic seal to the base.</p>	<p>Plug in WO.</p> <p>Plug control showing slight gapping around the edges, appears to be slightly loose.</p>
3.8	Sink & Taps	<p>1x Wall mounted white porcelain sink with 1x overflow slot.</p> <p>1x Chrome waste hole.</p> <p>1x Chrome plug.</p> <p>1x Chrome mixer tap.</p>	<p>Plug stuck inside the housing and doesn't push in.</p> <p>All chrome fittings showing some light surface scratches.</p>



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3. EN SUITE BATHROOM 1 (CONT.)



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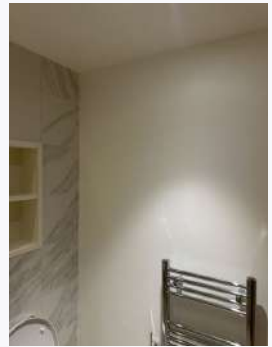
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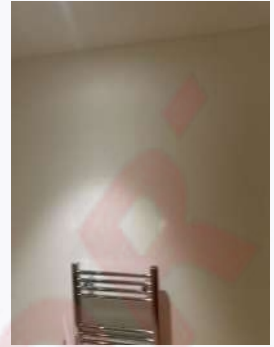
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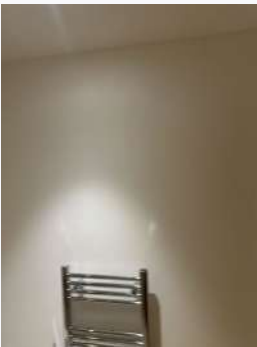
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3. EN SUITE BATHROOM 1 (CONT.)



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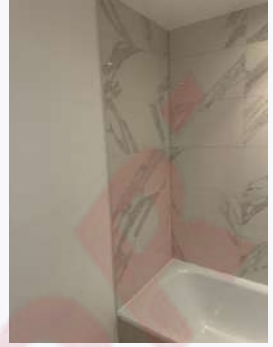
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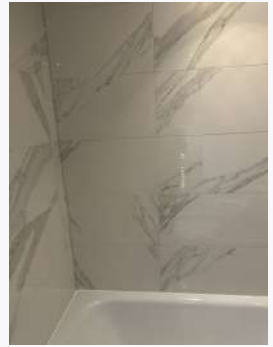
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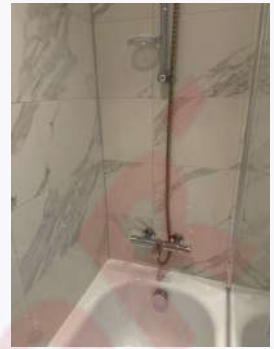
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3. EN SUITE BATHROOM 1 (CONT.)



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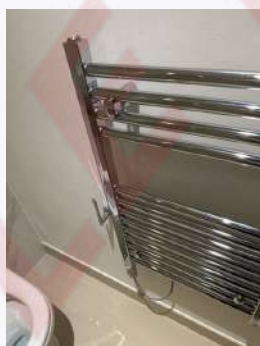
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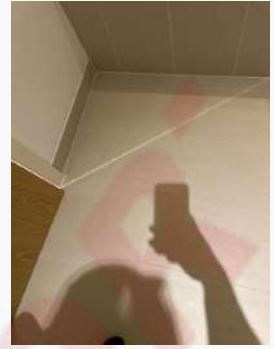
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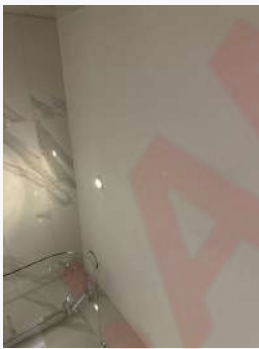
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3. EN SUITE BATHROOM 1 (CONT.)



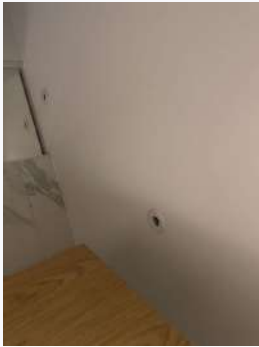
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3. EN SUITE BATHROOM 1 (CONT.)



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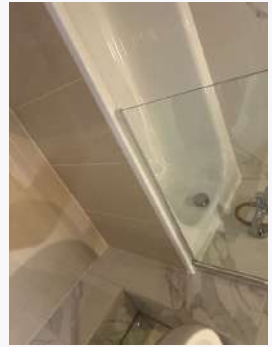
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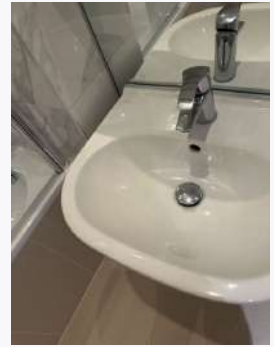
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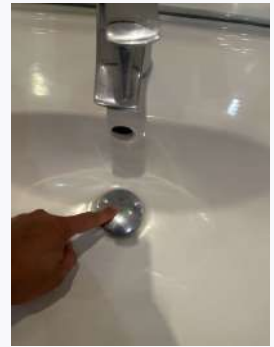
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3. EN SUITE BATHROOM 1 (CONT.)



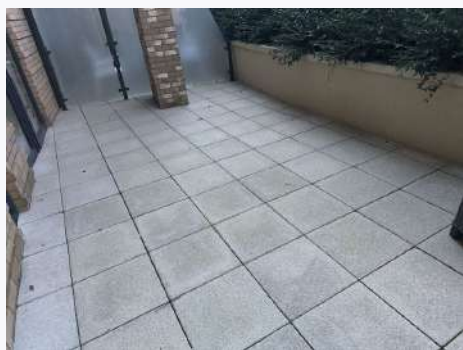
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4. TERRACE 1

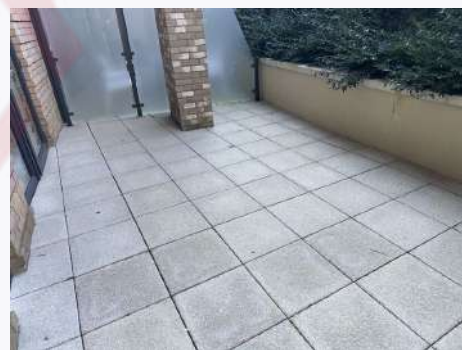
Ref	Name	Description	Condition
4.1	Flooring	Cream stone flooring.	Flooring lightly weathered. Some light debris noted to the flooring in areas. A few light minor shaded marks noted. All items lightly weathered.
4.2	Walls & Fencing	Light cream brick walls. 2x Wall mounted grey and opaque plastic light fittings. Cream concrete walls. Various bushes and small shrubs.	All lights in WO. All items lightly weathered and shrubs generally tidy.
4.3	Furniture & Additional Items	2x Brown rattan patio armchairs. 2x Brown rattan patio footstools. 1x Grey plastic rectangular plastic car park.	Armchairs and footstools appear to be new. Some light dust noted to the surface.



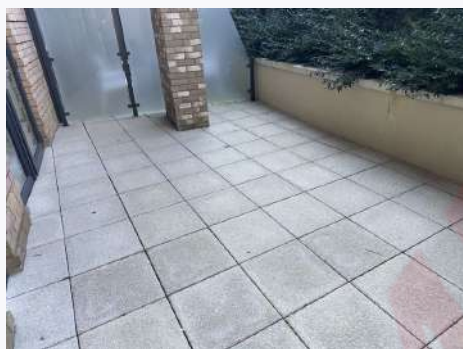
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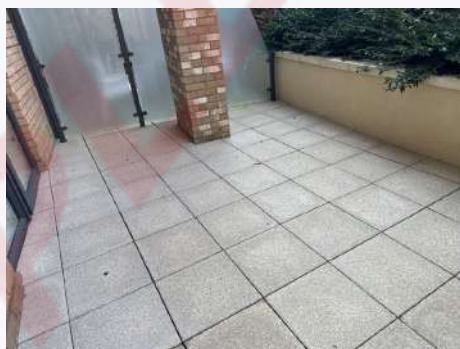
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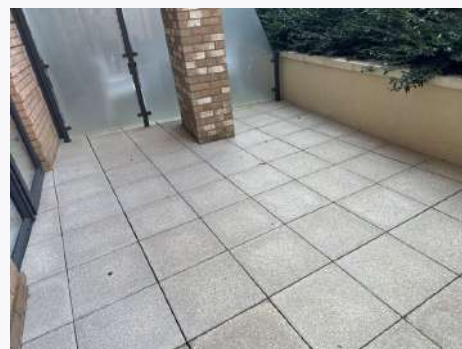
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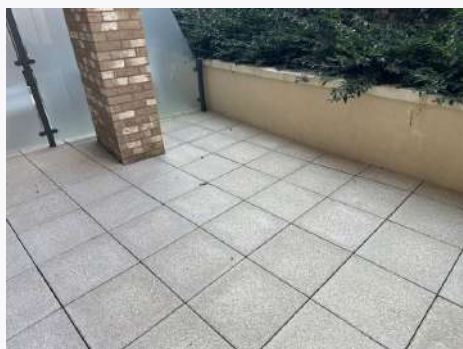


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4. TERRACE 1 (CONT.)



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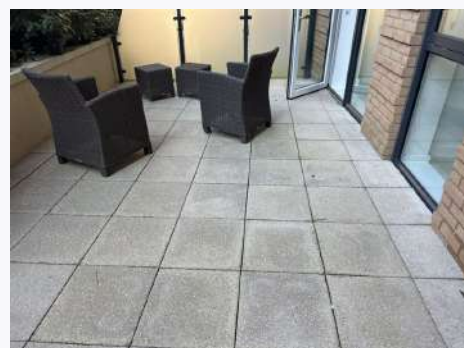
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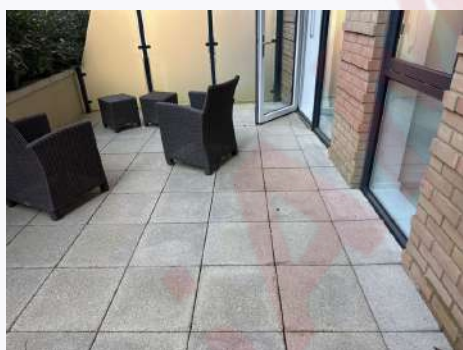
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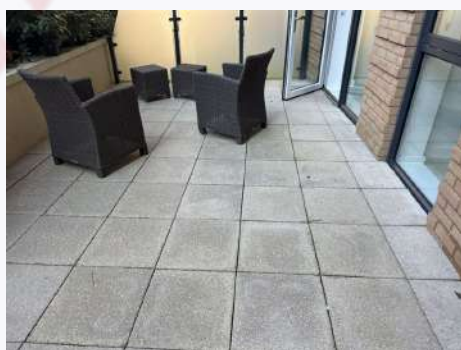
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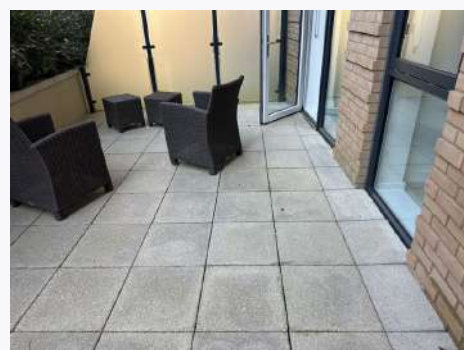
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4. TERRACE 1 (CONT.)



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4. TERRACE 1 (CONT.)



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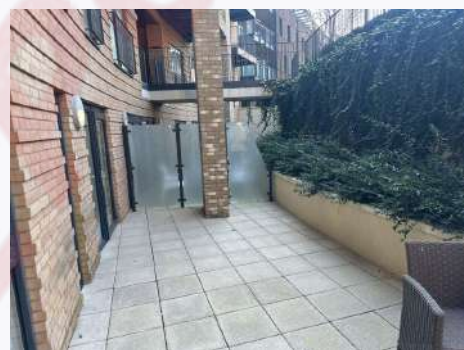
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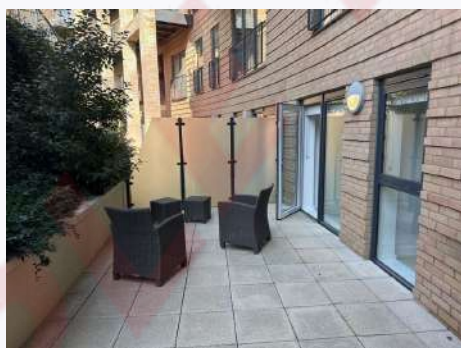
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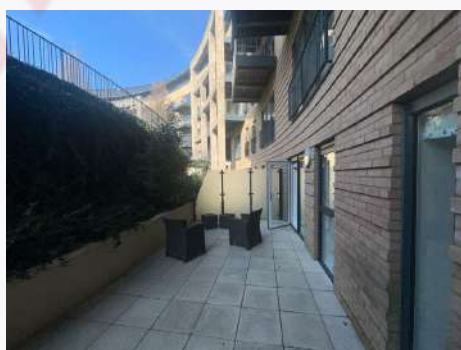
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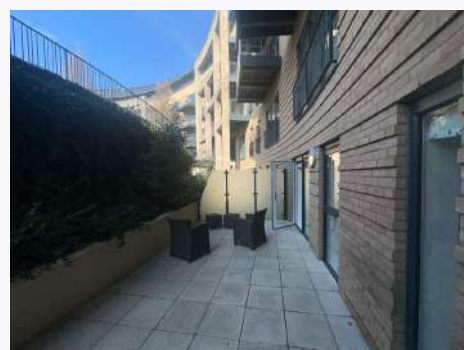
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5. BEDROOM 2

Ref	Name	Description	Condition
5.1	Door & Frame	1x Medium wood door with 3x chrome hinges. 1x Chrome handle. A white painted wooden door frame.	Door showing a couple of small white paint marks to the interior side at LL and generally showing some very light use. Handle slightly loose. A few light surface scratches noted. Door frame newly painted.
5.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted white metal radiator.	Walls newly painted.
5.3	Flooring & Skirting	Cream wood laminate flooring. White painted wooden skirting boards. 1x Floor mounted chrome and black rubber doorstop.	Flooring showing some light use. Small brown mark to the LHS on entry. A couple of minor scuffs noted in the area. Skirting boards newly painted. Paintwork lightly patchy.
5.4	Ceiling & Lighting	White painted ceiling. 2x Ceiling mounted recessed spotlights with white trim.	Ceiling newly painted. All lights in WO.
5.5	Windows, Frame, Window Sill & Dressing	White UPVC framed double glazed windows with 1x opening window. 1x Grey metal handle with integrated lock. 2x White painted wooden windowsills. 2x Window recess mounted cream and blue Roman blinds with white plastic pull cords, 2x wall mounted clear plastic blind cord hooks.	Window frames showing a couple of light paint marks to the bottom to the RHS window. Windowsills newly painted. A few minor paint defects noted. Windowsill showing small cream mark to the far LHS window. Some small cracks to the join to the windowsill to the LHS and slight discoloured marks along the bottom edge of the window frame. Locks in WO. Handle showing some light use. Blinds in WO.



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5. BEDROOM 2 (CONT.)



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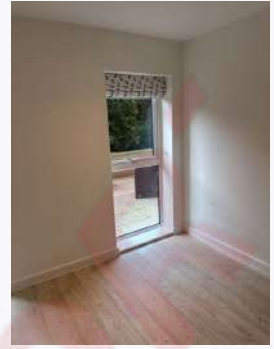
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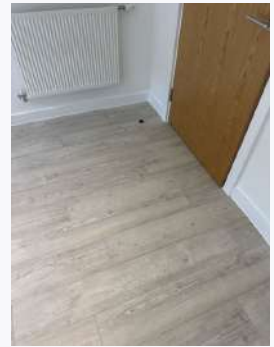
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5. BEDROOM 2 (CONT.)



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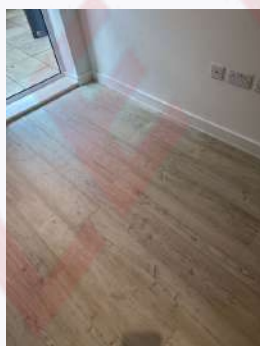
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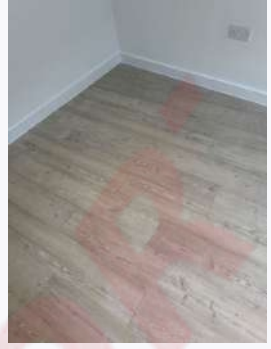
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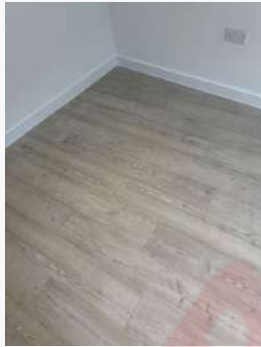
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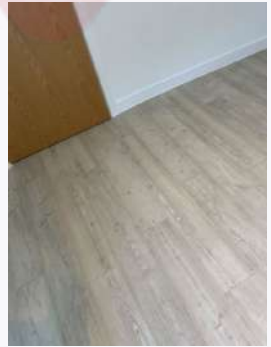
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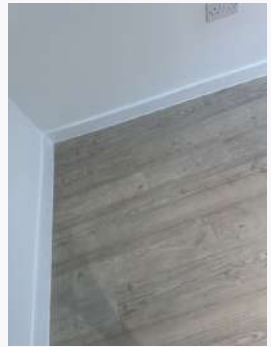
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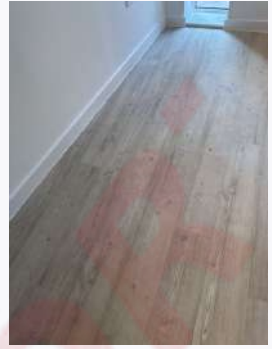
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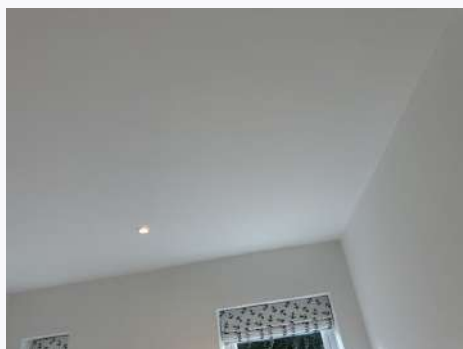


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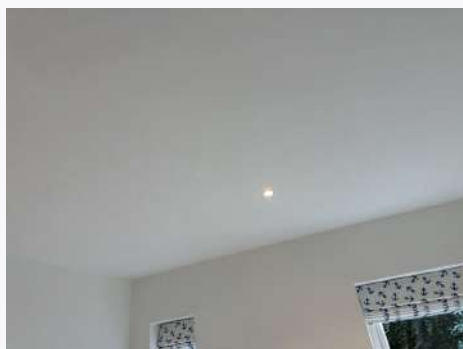


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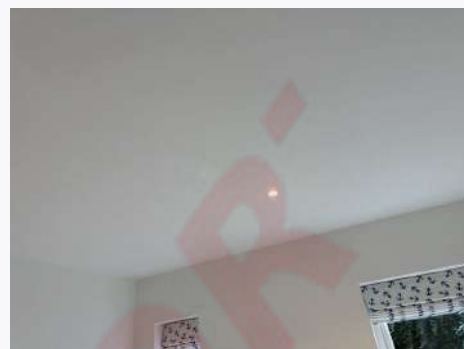
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5. BEDROOM 2 (CONT.)



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5. BEDROOM 2 (CONT.)



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6. BEDROOM 3

Ref	Name	Description	Condition
6.1	Door & Frame	1x Medium wood door with 3x chrome hinges. 1x Chrome handle. A white painted wooden door frame.	Door showing some minor light use. A couple of small marks for the interior side. Handles slightly loose. A few light surface scratches noted. Door frame newly painted.
6.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted white metal radiation.	Walls newly painted.
6.3	Flooring & Skirting	Cream wood laminate flooring. White painted wooden skirting boards. 1x Floor mounted chrome and black rubber doorstop.	Flooring showing some light use. A couple of small marks noted on entry to the en-suite. A few minor light scuffs noted. Some sun fading noted around the window area. Slight mark noted to the RHS of the windows. Skirting boards newly painted. Paintwork lightly patchy. Floor showing a couple of visible dents forward of the balcony window area.
6.4	Ceiling & Lighting	White painted ceiling. 3x Ceiling mounted recessed spotlights with white trim.	Ceiling newly painted. All lights in WO.
6.5	Windows, Frame, Window Sill & Dressing	White UPVC framed double glazed windows with 1x opening door. 1x Grey metal handle integrated lock. 1x White painted wooden windowsill. 2x Window recess mounted grey, orange and green fabric roller blinds with metal pull cords to each, 2x wall mounted clear plastic blind cord hooks.	Locks in WO. Handle showing some light use. Windowsill newly painted. A few light paint defects noted. Blinds in WO. Windowsill newly painted. Windowsill showing a few small scuff marks to the middle and slight discoloured mark along the bottom edge below the balcony.



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6. BEDROOM 3 (CONT.)



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6. BEDROOM 3 (CONT.)



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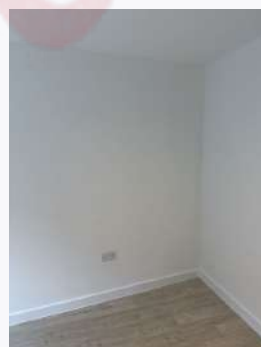
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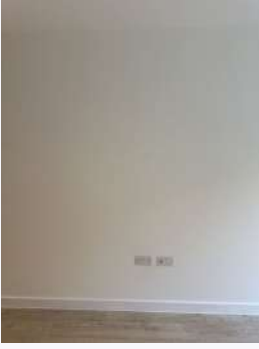


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6. BEDROOM 3 (CONT.)



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6. BEDROOM 3 (CONT.)



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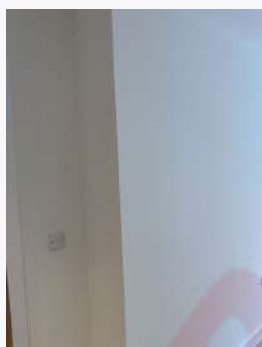
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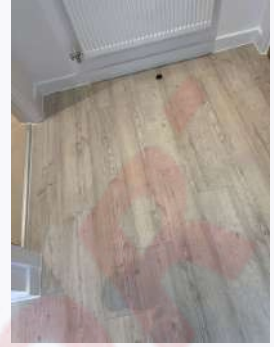
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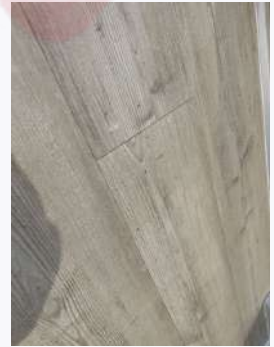
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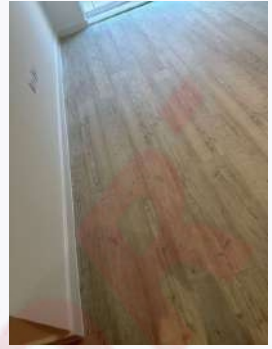
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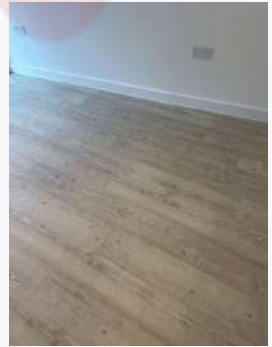
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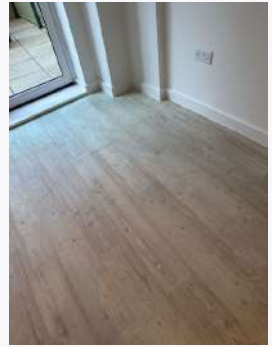
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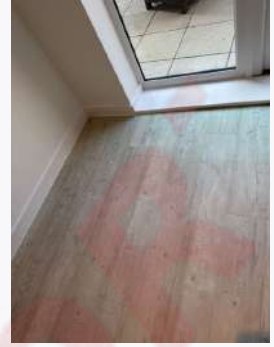
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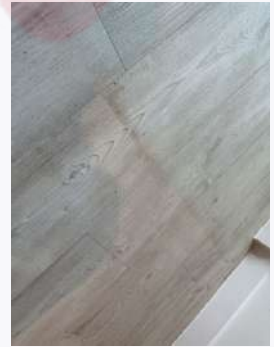
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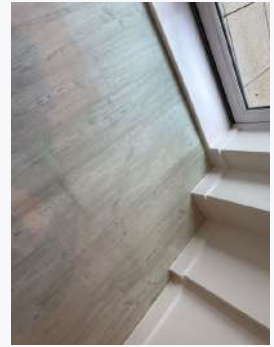
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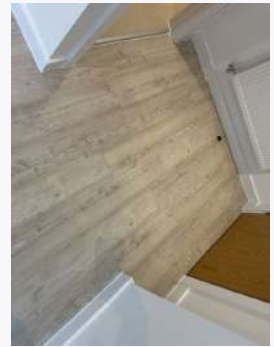
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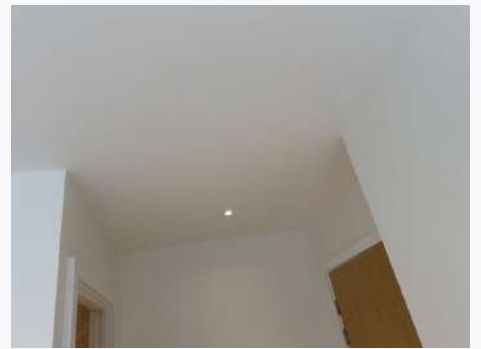
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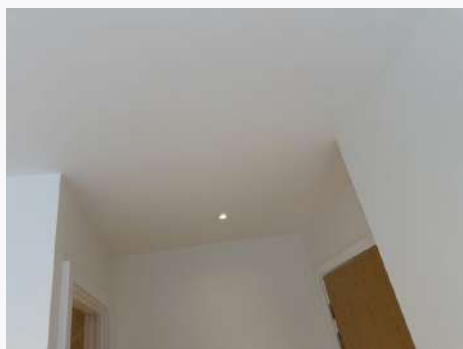


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6. BEDROOM 3 (CONT.)



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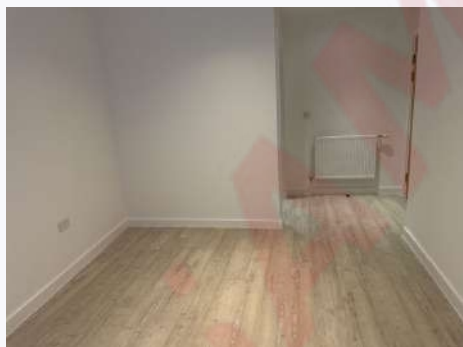
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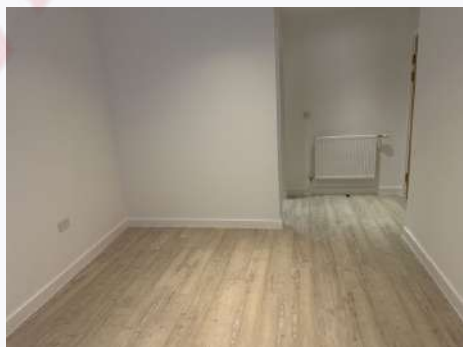
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6. BEDROOM 3 (CONT.)



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7. EN SUITE BATHROOM 2

Ref	Name	Description	Condition
7.1	Door & Frame	1x Medium wood door with 3x chrome hinges. 1x Chrome handle. 1x Chrome twist lock. White painted wooden door frame. 1x Grey metal threshold strip.	Door showing a couple of minor light white marks to the exterior side. 2x screw heads seen to the interior side. Some white marks noted around the screw heads. Handle lightly loose. Some scratches noted to the surface. Twist lock in WO. Door frame newly painted to the exterior side, interior side painted cream. Threshold generally showing some light use.
7.2	Walls, Tiling & Heating	White painted walls. Beige mottled ceramic tiles. Off white and grey mottled ceramic tiles. 1x Wall mounted chrome ladder style towel heater. 1x Wall mounted chrome toilet roll holder.	Walls newly painted. Tiles showing some minor light use. A few minor marks noted inside the shower cubicle area. Towel heater showing very light use to the bars.
7.3	Flooring & Skirting	Beige mottled ceramic tiles with matching skirting. 1x Floor mounted chrome and black rubber doorstop.	Tiles showing light discolouration to the grouting, generally throughout and some general light use.
7.4	Ceiling & Lighting	White painted ceiling. 3x Ceiling mounted recessed spotlights with white trim. 1x Ceiling mounted white plastic air vent.	Ceiling newly painted. All lights in WO. Air vent showing some light dust in the corners.
7.5	Additional Items	1x White and grey plastic toilet brush and holder set.	Toilet brush and holder set generally in use.
7.6	Bathroom Cabinet	1x Wall integrated cream wood laminate bathroom cabinet with 1x mirrored door with 3x brushed metal hinges. Cream and white wood laminate interior panels with matching shelves. 1x White plastic shavers only socket.	Mirror showing notable tarnishing and rust along the bottom edges and slightly along the top edges. Hinges lightly tarnished. Interior panels and shelves showing some light marks. A few light marks noted to the shelves in areas.
7.7	WC	1x White porcelain WC with concealed cistern. 1x White plastic toilet seat and lid. 2x Brushed metal hinges. 1x Wall mounted chrome flush surround with 2x buttons.	Flush in WO. Toilet seat showing some light use. A few minor light marks to the underside. 2x Visible drip marks leads to the inside back where the water outlet.

7. EN SUITE BATHROOM 2 (CONT.)

7.8	Bath, Taps & Shower	<p>1x Walk-in shower cubicle with white plastic shower tray.</p> <p>1x Chrome waste hole cover.</p> <p>1x Wall mounted SS and glass shower screen with matching supports.</p> <p>1x Wall mounted chrome shower controls.</p> <p>1x SS shower hose.</p> <p>1x Chrome showerhead.</p> <p>1x Wall mounted chrome shower rail.</p>	<p>Shower tray sealant showing some small marks to the RHS corner.</p> <p>Bath sealant showing slight mark to the far LHS corner.</p>
7.9	Sink & Taps	<p>1x Wall mounted white porcelain sink with 1x overflow slot.</p> <p>1x Chrome waste hole.</p> <p>1x Chrome plug.</p> <p>1x Chrome mixer tap.</p>	<p>Plug in WO.</p> <p>All chrome fittings showing some light surface scratches.</p>



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7. EN SUITE BATHROOM 2 (CONT.)



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7. EN SUITE BATHROOM 2 (CONT.)



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7. EN SUITE BATHROOM 2 (CONT.)



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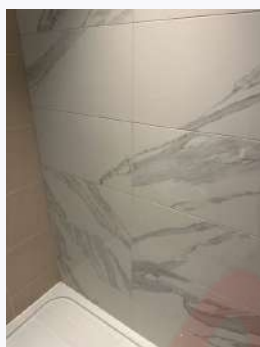
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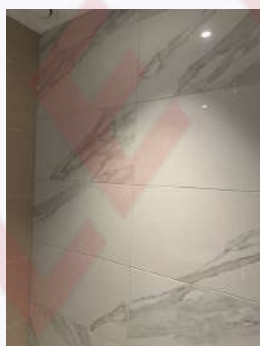
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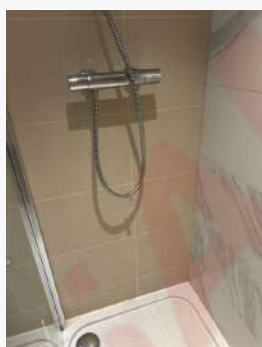
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7. EN SUITE BATHROOM 2 (CONT.)



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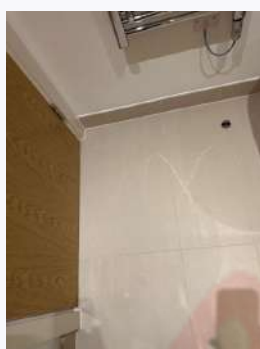
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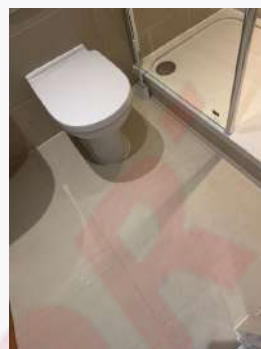
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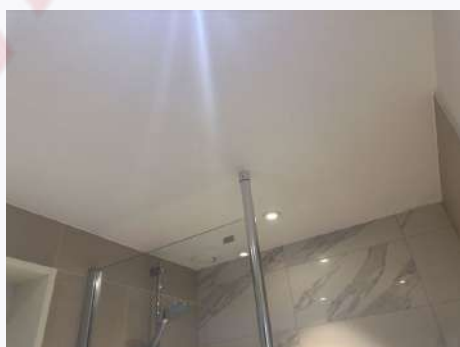
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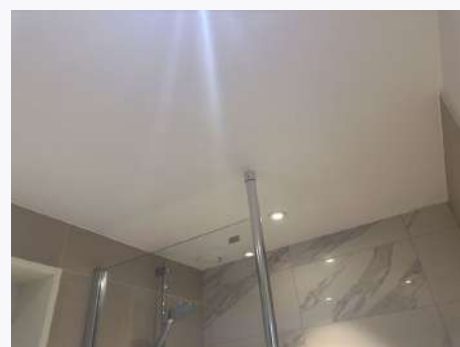
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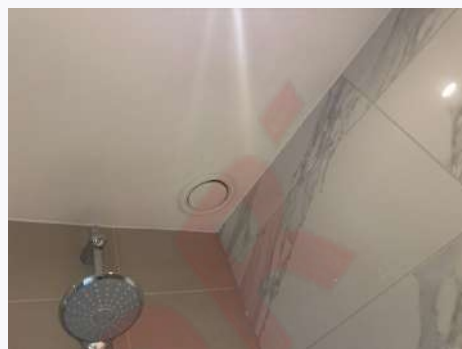
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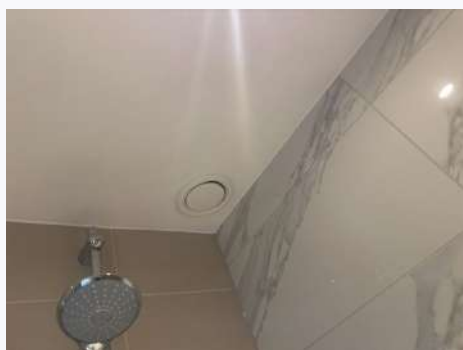
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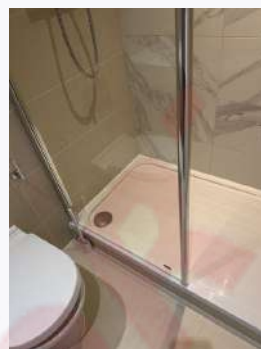
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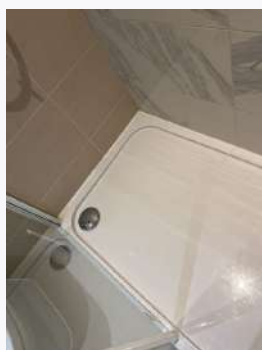
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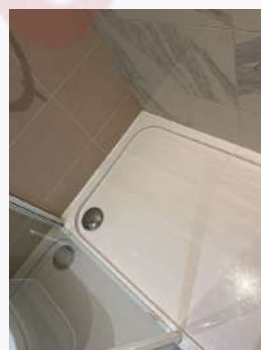
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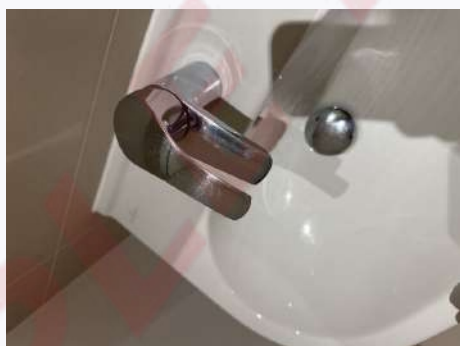
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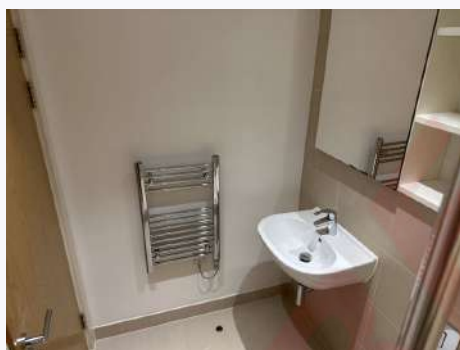
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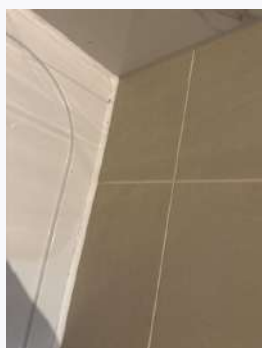
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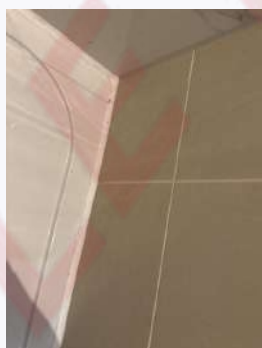
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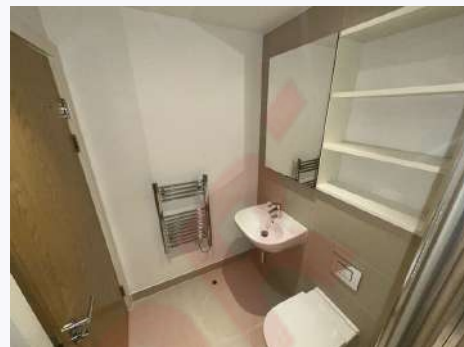
7. EN SUITE BATHROOM 2 (CONT.)



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SAMPLE REPORT

8. BATHROOM

Ref	Name	Description	Condition
8.1	Door & Frame	1x Medium wood door with 3x chrome hinges. 1x Chrome handle. 1x Chrome twist lock. White painted wooden door frame. 1x Grey metal threshold strip.	Door showing some minor light use. Handle lightly loose. Some surface scratches. Twist lock in WO but slightly loose. Door frame newly painted to the exterior side, interior side painted cream. Threshold showing some very minor light use.
8.2	Walls, Tiling & Heating	White painted walls. Beige mottled ceramic tiles. Off white and grey mottled ceramic tiles. 1x Wall mounted chrome ladder style towel heater. 1x Wall mounted chrome toilet roll holder.	Walls newly painted. Tiles showing some slight discoloured marks to the grouting to the back wall inside the shower cubicle area. A few light discoloured marks to the LHS in the shower cubicle area. Small grey marks to the LHS of the shower rail. Towel heater showing some slight marks and tarnishing to the bars in the corners. A few rust spots noted.
8.3	Flooring & Skirting	Beige mottled ceramic tiles with matching skirting. 1x Floor mounted chrome and black rubber doorstep.	Tiles showing some light discolouration and slight white marks to the grouting in some areas. Silicone around the edges showing some light marks.
8.4	Ceiling & Lighting	White painted ceiling. 3x Ceiling mounted recess spotlights with white trim. 1x Ceiling mounted white plastic air vent.	Ceiling newly painted. All lights in WO.
8.5	Bathroom Cabinet	1x Wall integrated cream wood laminate bathroom cabinet with 1x mirrored door with 3x brushed metal hinges. Cream and white wood laminate interior panels with matching shelves. 1x White plastic shavers only socket.	Mirror showing some light rust spots along the top edge, very slightly to the bottom. Hinges lightly tarnished. Interior panels and shelves generally showing some light use.
8.6	WC	1x White porcelain WC with concealed cistern. 1x White plastic toilet seat and lid. 2x Brushed metal hinges. 1x Wall mounted chrome flush surround with 2x buttons.	Flush in WO. Toilet seat showing some light use. Some light marks noted to the underside.
8.7	Bath, Taps & Shower	1x Walk-in shower cubicle with white plastic shower tray. 1x Chrome waste hole cover. 1x SS shower frame with bi-folding glass door with chrome handle and chrome fittings. 1x Wall mounted chrome shower controls. 1x SS shower hose. 1x Chrome showerhead. 1x Wall mounted chrome shower rail.	Shower tray showing repair crack to the RHS in the middle. Shower door showing 2x stickers seen, 1x at HL and 1x at LL. Door seal slightly marked along the bottoms.

8. BATHROOM (CONT.)

8.8	Sink & Taps	1x Wall mounted white porcelain sink with 1x overflow slot. 1x Chrome waste hole. 1x Chrome plug. 1x Chrome mixer tap.	Plug in WO. Mixer tap showing some light surface scratches.
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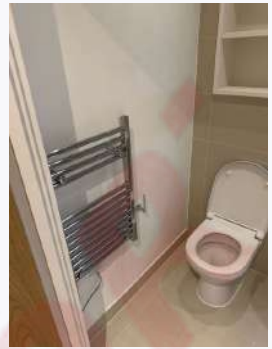
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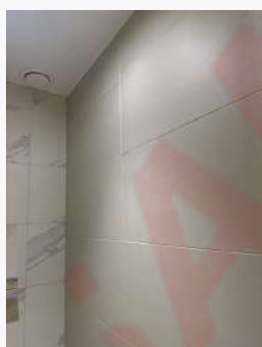
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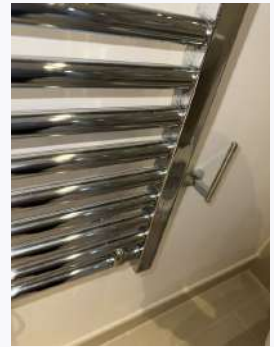
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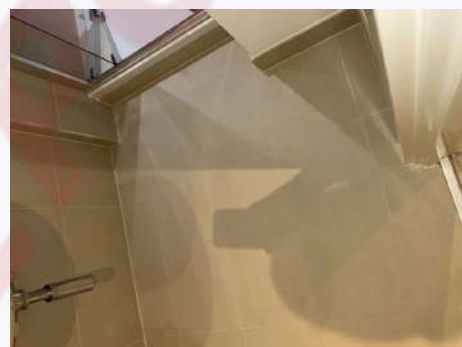
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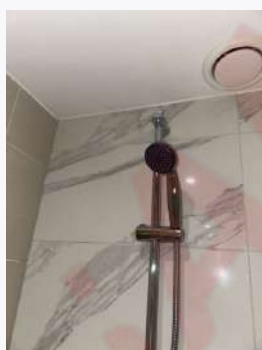
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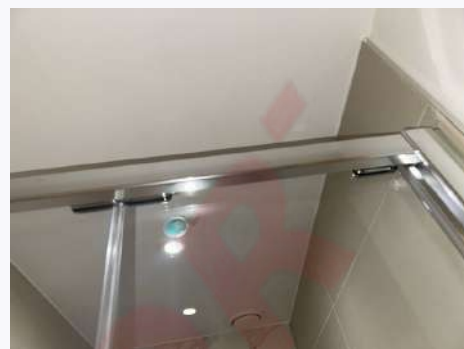
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SAMPLE REPORT

9. KITCHEN

Ref	Name	Description	Condition
9.1	Walls, Sockets, Switches & Heating	White painted walls. 8x Wall mounted opaque glass panels. White plastic switches and sockets.	Walls newly painted.
9.2	Flooring & Skirting	Cream wood laminate flooring. White painted wooden skirting boards.	Flooring generally showing some light use. Skirting boards showing some chips to the LHS of the hob, otherwise newly painted.
9.3	Ceiling & Lighting	White painted ceiling. 4x Ceiling mounted recessed spotlights with white trim. 1x Ceiling mounted white plastic air vent. 1x Ceiling mounted grey plastic smoke alarm. 4x Under unit mounted LED strip lights.	Ceiling newly painted. All ceiling lights in WO but 1x is very dim. 3x Under unit mounted lights not WO. Smoke alarm showing some paint marks to the side casing. Smoke alarm showing green power light, audio tone noted and test button pressed. Air venture and some light paint marks to the surface.
9.4	Worktops & Units	Light cream and beige flecked stone worktops with matching splashback and matching upstands. A range of cream wood laminate unit door and drawer fronts with integrated handles. Cream wood laminate interior panels with matching shelves. White plastic appliance switches. 2x Metal spice racks. Cream wood laminate kickboards below the unit. SS lining below the sink.	Worktop showing a few light marks to the left of the hob. Worktop showing some light discolouration to the sealant in the corners, generally throughout. Worktop showing minor light use. Units generally showing some very light use. Interior cupboard to the right of the sink at HL showing notable heavy grease stains to the back panel. Scattered light marks and general usage wear noted to the interior panels and shelves. SS lining below the sink showing heavy scattered white and brown ring marks and staining throughout.
9.5	Fridge Freezer	1x Integrated white BOSCH fridge freezer with white interior panels. 1x Internal fridge light and controls. 5x Clear plastic door trays with silver trim. 5x Clear glass shelves with white plastic trim. 1x Clear plastic vegetable drawer. 3x Clear plastic freezer drawers.	Fridge light in WO. Fridge showing some light use to the interior. A few minor light drip marks to the back panel of the fridge. Fridge and freezer door seal showing a few light minor marks in the corners. Freezer not fully defrosted. Some ice build-up noted to the inside of the drawers. Middle drawer not fully cleaned.
9.6	Dishwasher	1x Integrated BOSCH dishwasher with SS interior panels. Grey plastic interior panels. 1x Internal control panel. 1x Grey plastic tablet dispenser. 2x White coated pull out basket drawers with grey plastic trim. 1x Grey plastic utensil drawer tidy.	Dishwasher showing some light use to the interior. Some light discoloured marks noted around the hinges.

9. KITCHEN (CONT.)

9.7	Extractor Fan / Cooker Hood	1x Integrated SS and glass Bosch extractor fan with 1x integrated filter. 1x Pull out panel. 1x Integrated control panel. 2x Integrated lights.	Extractor showing some slight marks along the top of the SS. Filter showing some light marks to the underside. Extractor fan and lights in WO. Some very light grease noted around the controls.
9.8	Hob	1x Black ceramic BOSCH hob with 4x rings and digital control panel.	Hob showing various surface scratches throughout. Hob generally worn. Some notable wear marks and ring marks around the edges of the rings.
9.9	Oven	1x Integrated SS and black BOSCH electric oven with digital display. Various control buttons. Drop down glass door with brushed metal handle. Black metal interior panels. 2x Metal racks to the side. 1x Integrated oven light. 1x Metal shelf. 1x Brown metal grill pan. 1x Metal rack.	Oven showing some minor light use to the exterior SS. Oven generally showing some light use to the interior. Some light marks noted to the back panel. Light in WO. Shelf showing some light use. Grill pan showing some light use. Metal rack showing some light use.
9.10	Microwave	1x Integrated SS and black BOSCH electric microwave with digital display. Various control buttons. opening glass door. SS interior panels with black glass panel to the bottom. 1x Integrated light. 1x Metal cooling rack.	Microwave SS showing a few minor light marks. Inside door showing possible long scratch to the inside of the coating to the bottom interior. SS panel showing slight brown mark to the bottom. interior showing some general light use. Light in WO.
9.11	Sink & Taps	1x Integrated SS sink and smaller insert bowl. 1x SS overflow slot. 2x SS waste holes. 2x SS sieve plugs. 1x SS sieve plate. 1x Chrome mixer tap.	Sink showing cleaning scratches to the interior. Mixer tap showing some very minor light use.



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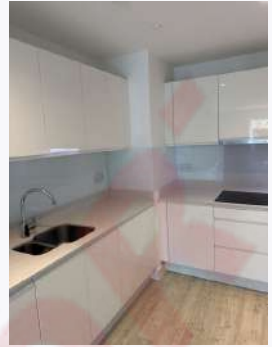
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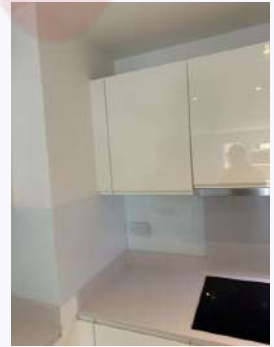
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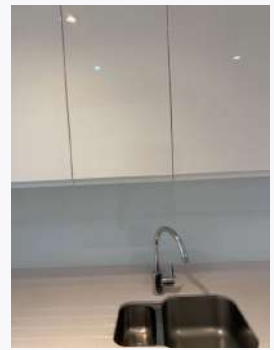
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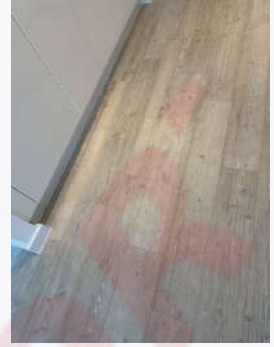
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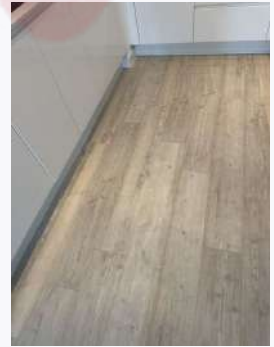
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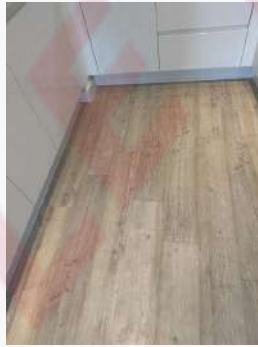
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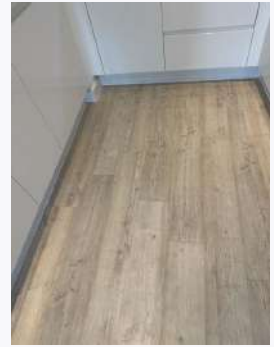
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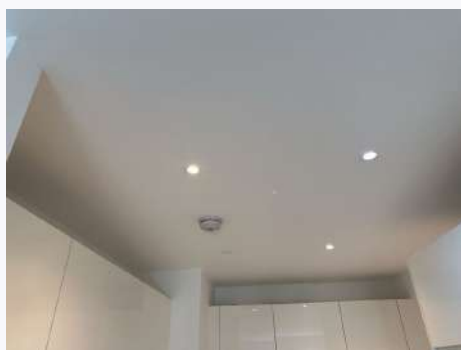
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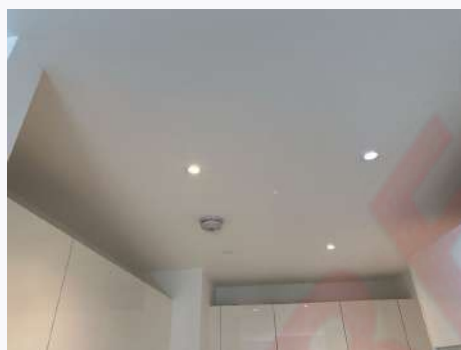
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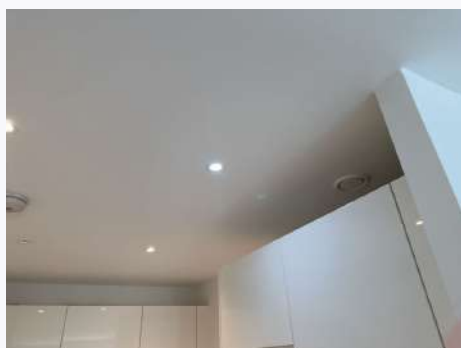
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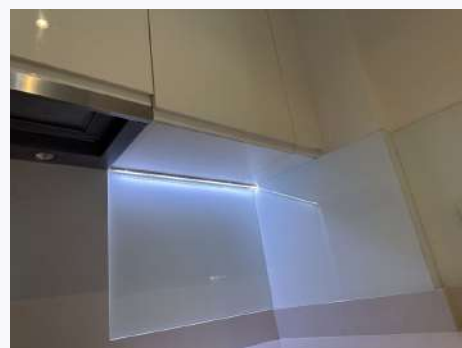
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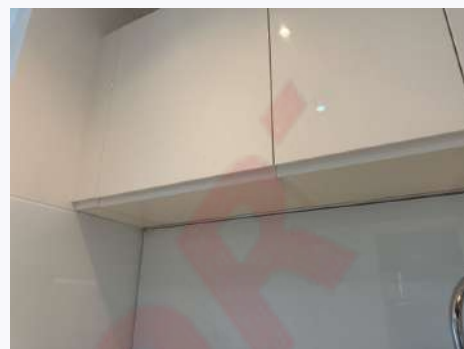
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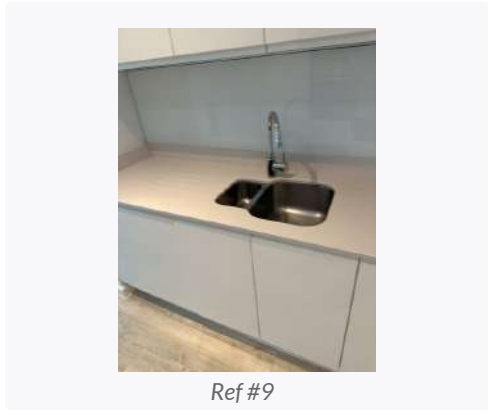


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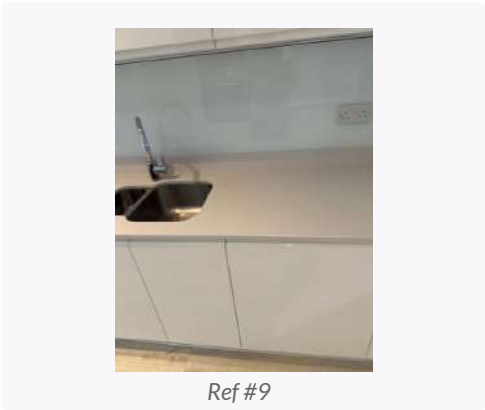


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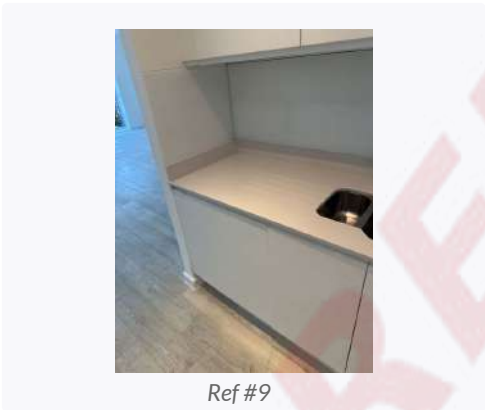
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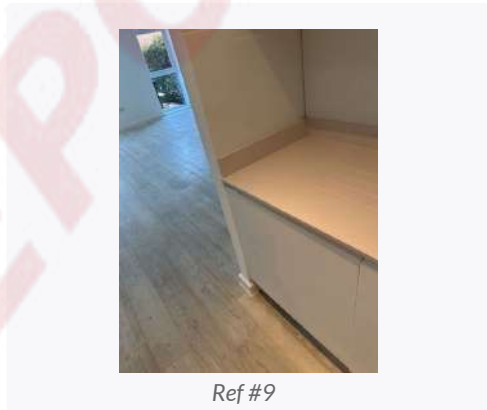
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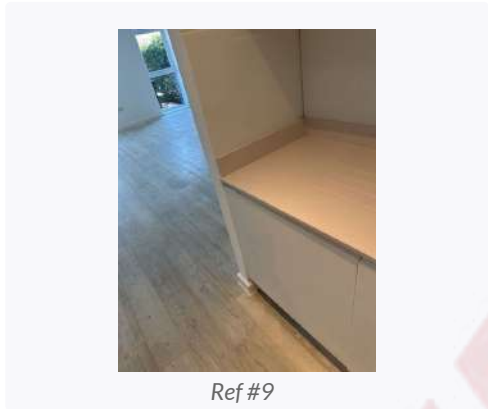
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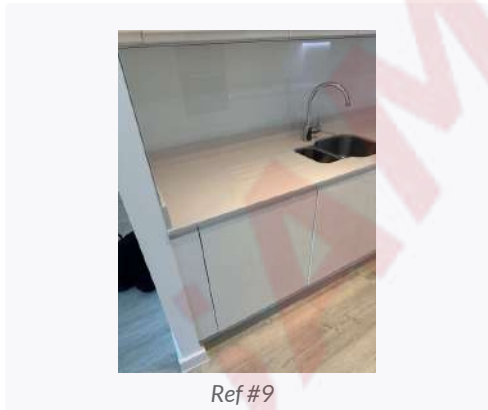
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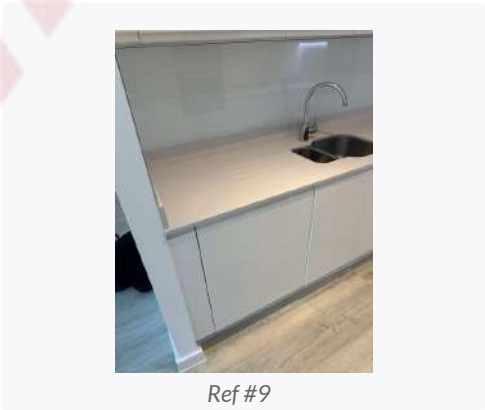
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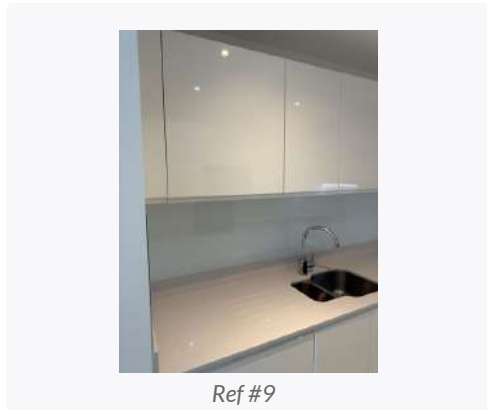
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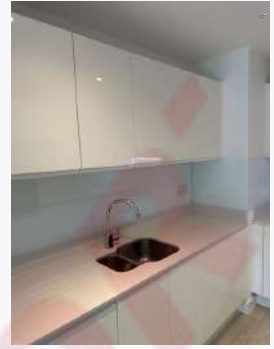
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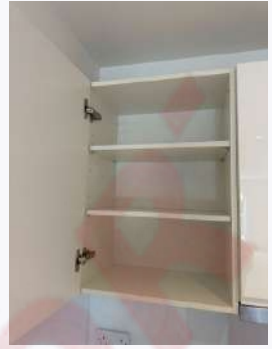
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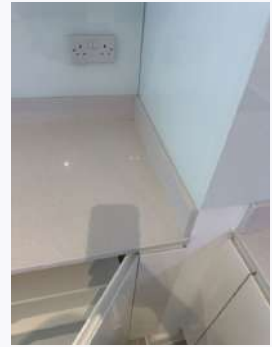
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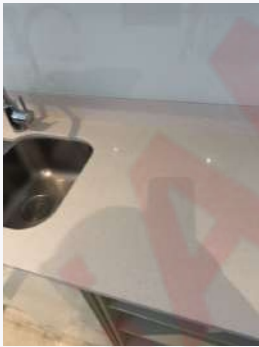
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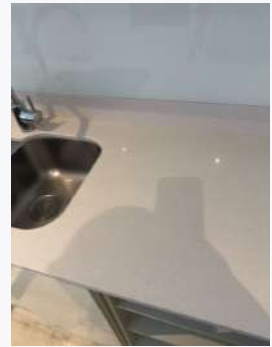
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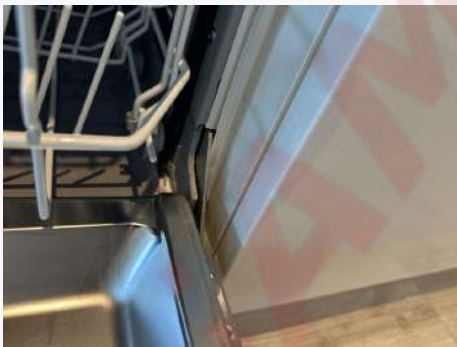
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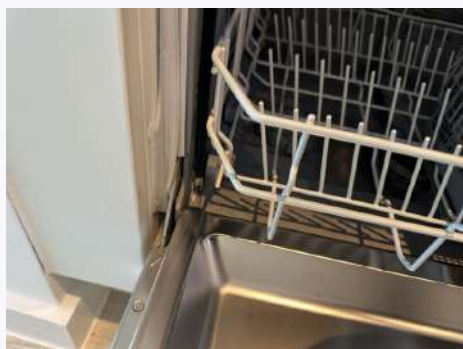


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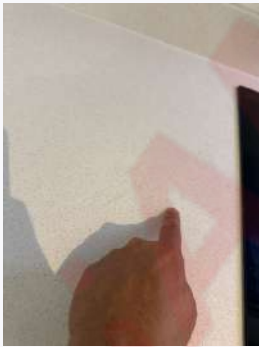
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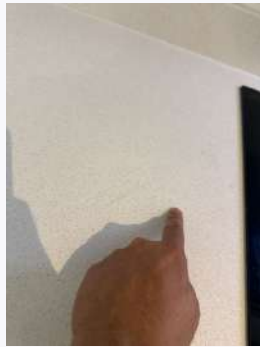
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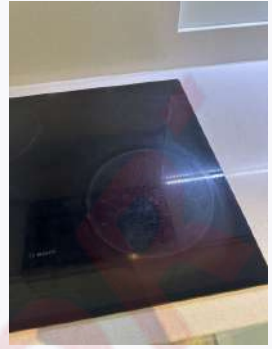
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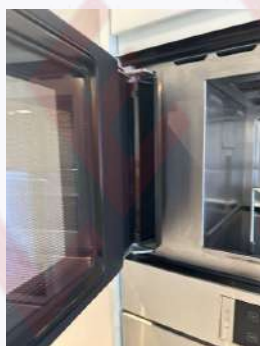
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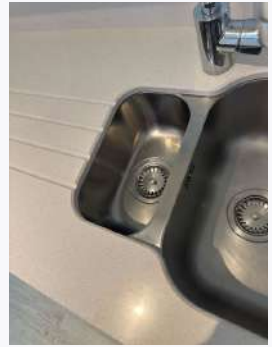
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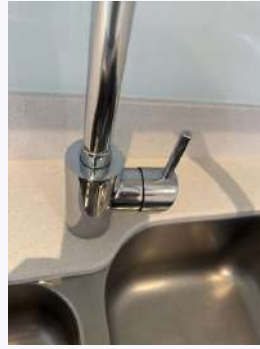


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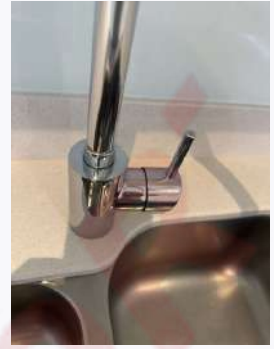
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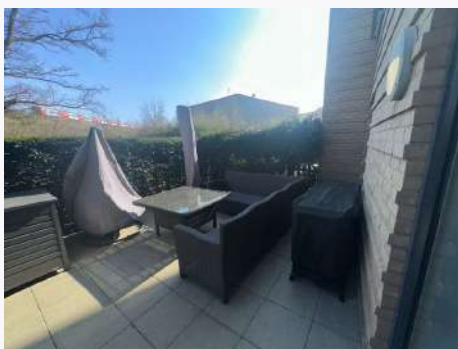


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9. KITCHEN (CONT.)



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SAMPLE REPORT

10. LOUNGE

Ref	Name	Description	Condition
10.1	Door & Frame	2x Medium wood doors with 3x chrome hinges to each. 1x Chrome handle. 1x Chrome straight bolt. White painted wooden door frame.	Door showing some minor light use. Handle very lightly loose. A few light surface scratches noted. Door frame newly painted.
10.2	Walls, Sockets, Switches & Heating	White painted walls. White plastic switches and sockets. 1x Wall mounted cream and grey plastic thermostat control with digital display. 1x Wall mounted white metal radiator. Cream mottled wallpapered wall.	Walls newly painted. Wallpaper wall showing a couple of small scuffs to the left of the radiator. A few small marks noted. 1x Small pinhole noted above the radiator. Some light visible seams noted to the wallpaper in some areas.
10.3	Flooring & Skirting	Cream wood laminate flooring. White painted wooden skirting boards. 2x Floor mounted chrome and black rubber doorstops.	Flooring has a couple small brown spots to the middle of the room, a few brown marks to RHS on the room. Some slight brown marks noted to the RHS in the middle of the room. Flooring showing some light use. Some light sun fading noted to the flooring around the windows. A few light white patchy marks to the RHS on entry. A couple of minor scuffs noted to the flooring in some areas. Skirting woods newly painted. A few small marks noted in areas. Obvious join noted to the RHS of the room.
10.4	Ceiling & Lighting	White painted ceiling. 10x Ceiling mounted recess spotlights with white trim.	Ceiling newly painted. All lights in WO.
10.5	Windows, Frame, Window Sill & Dressing	White UPVC framed double glazed windows with 1x opening window. 1x Grey metal handle with integrated lock. 1x Opening door with 1x grey metal handle and integrated lock. 2x White painted wooden windowsills.	Locks in WO. Window sills newly painted. A few small paint cracks in the corner of the windowsill to the right of the balcony door and some minor paint defects noted above silicone around the window frames, showing some light cracks in the corners. Handles showing some general light use.

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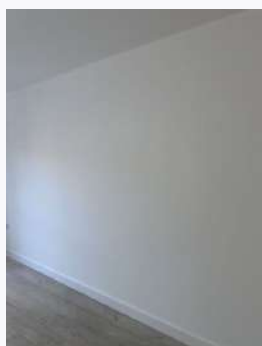
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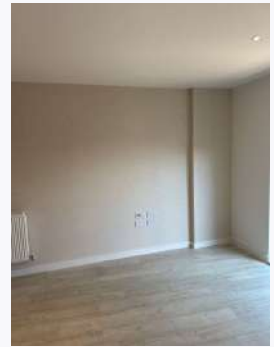
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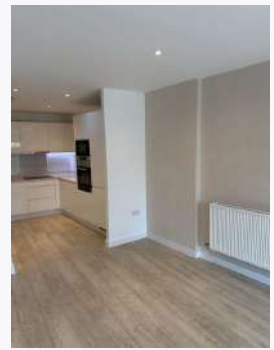
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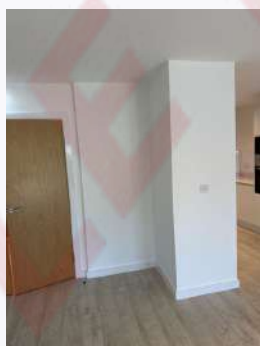
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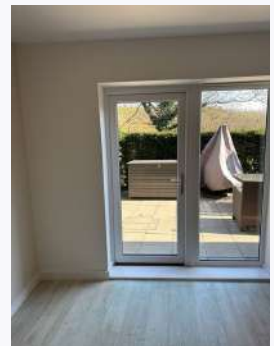
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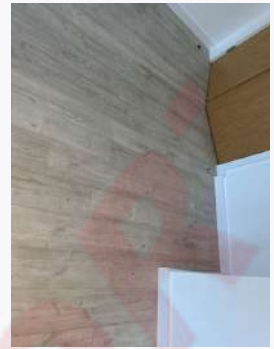
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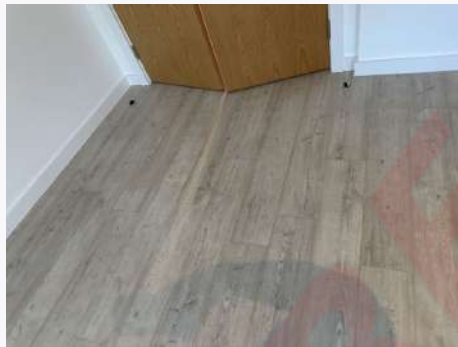
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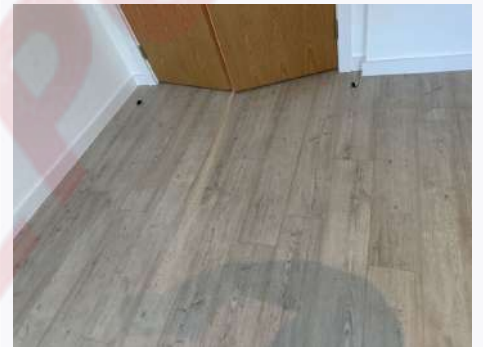
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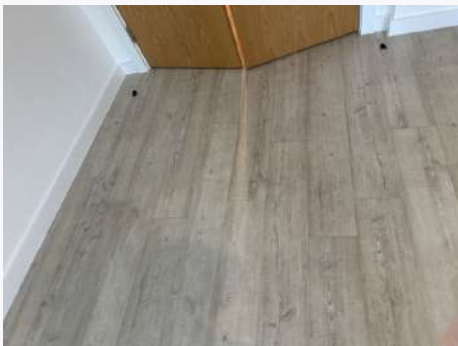
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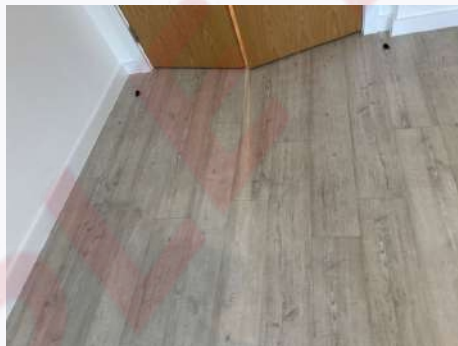
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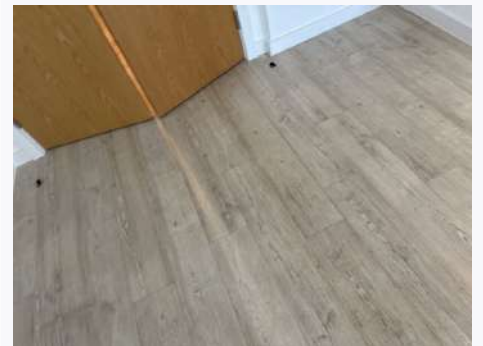
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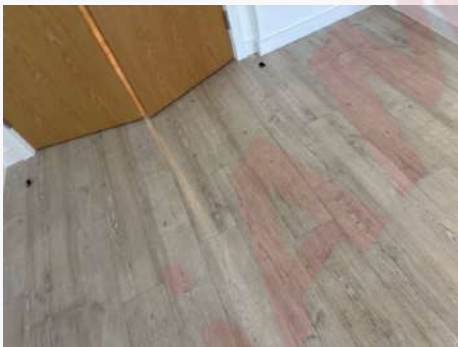
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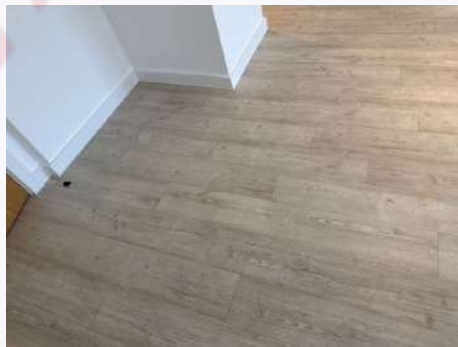
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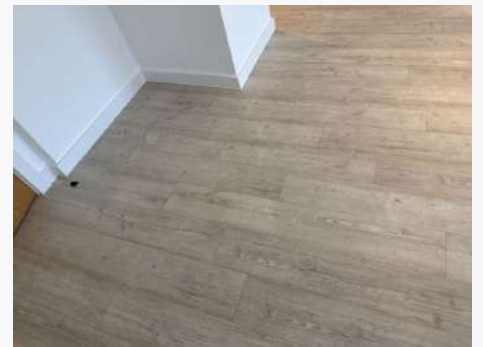
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10. LOUNGE (CONT.)



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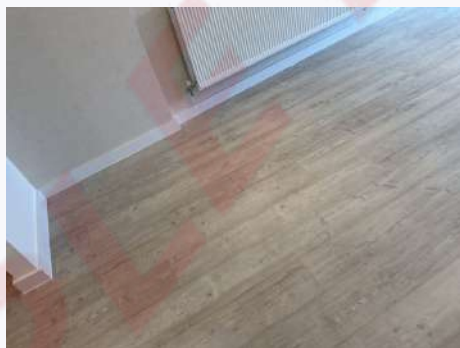
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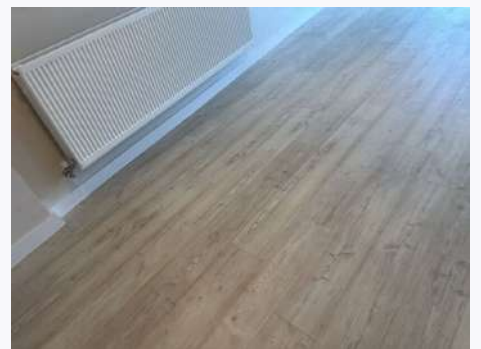
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10. LOUNGE (CONT.)



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10. LOUNGE (CONT.)



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10. LOUNGE (CONT.)



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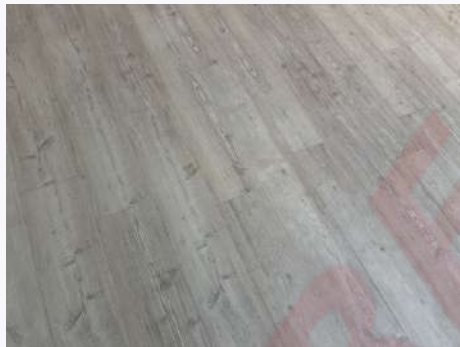
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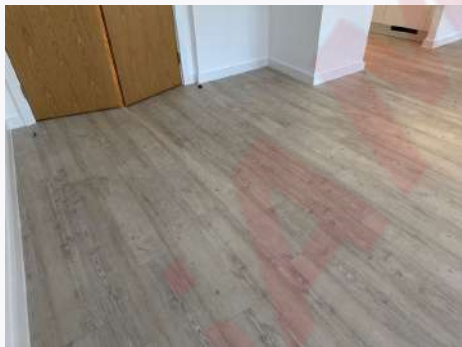
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10. LOUNGE (CONT.)



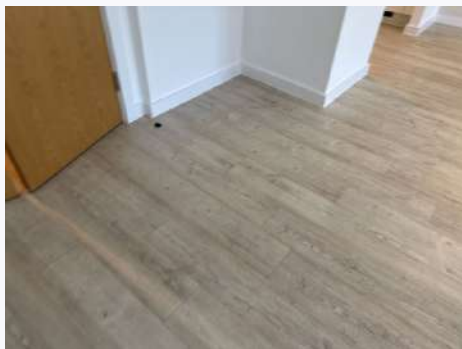
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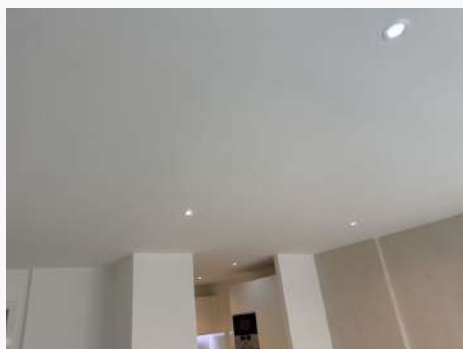


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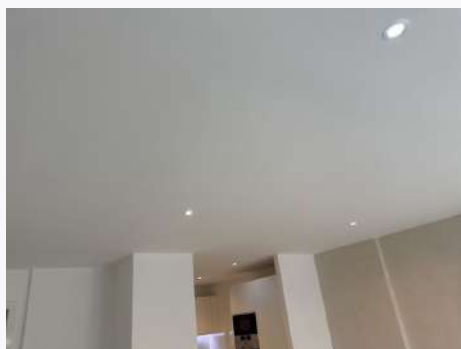


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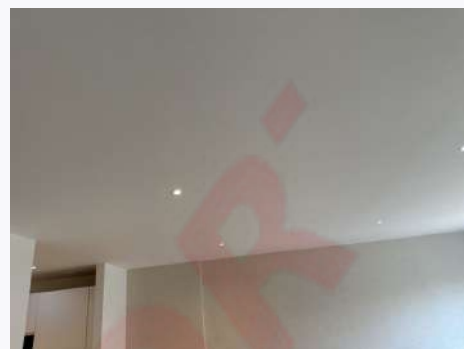
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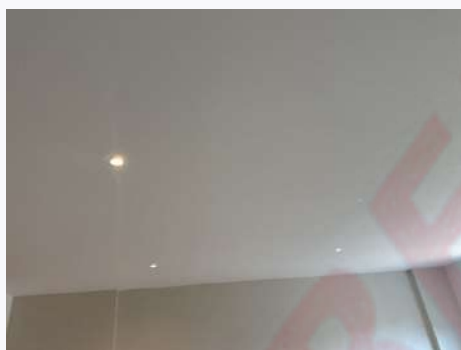
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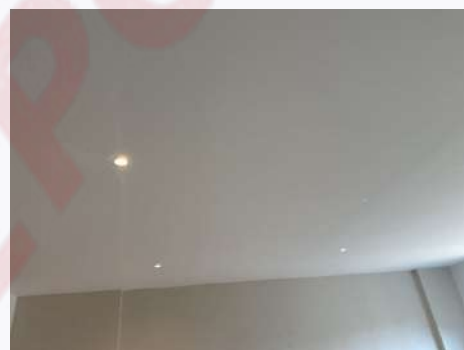
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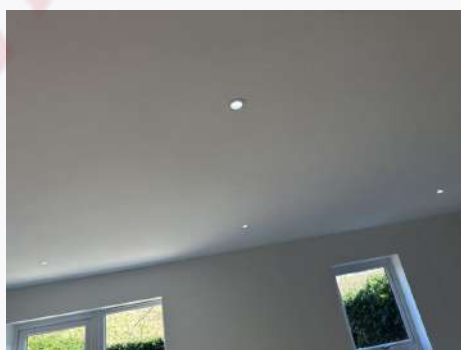
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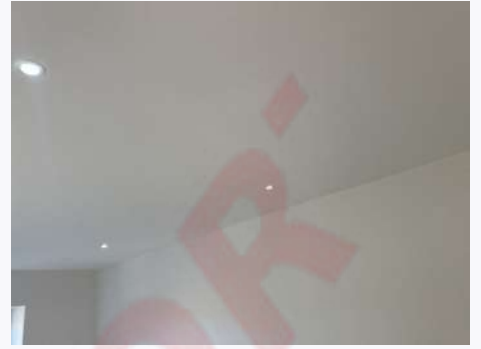
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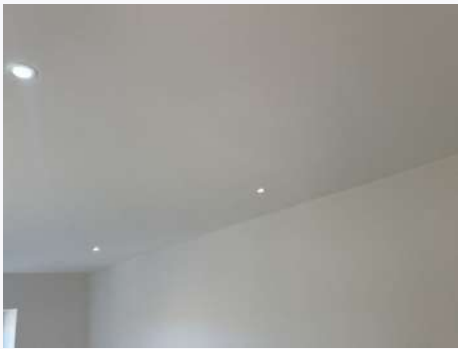
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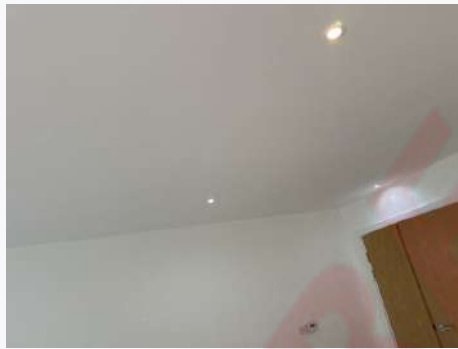
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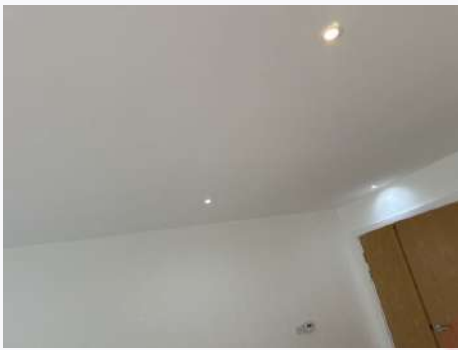
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10. LOUNGE (CONT.)



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10. LOUNGE (CONT.)



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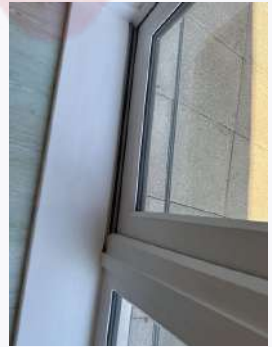
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10. LOUNGE (CONT.)



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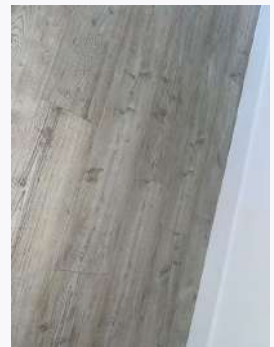
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11. TERRACE 2

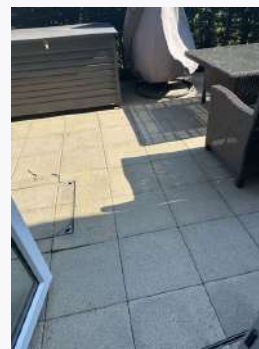
Ref	Name	Description	Condition
11.1	Flooring	Cream stone flooring.	Flooring generally weathered. Some light marks noted in areas and some very light debris noted in some areas.
11.2	Walls & Fencing	Cream brick walls. 1x Wall mounted grey and opaque plastic light fitting. Various bushes.	All light in WO. All items lightly weathered.
11.3	Furniture & Additional Items	1x Brown rattan L shaped corner sofa. 1x Brown rattan square dining table with glass top. 1x SS and black metal barbeque with fabric cover. 1x Grey metal framed egg chair with grey fabric hanging seat cushion and grey fabric cover. 1x Grey metal grey metal storage unit with matching lid, black fabric lining. 8x Clear black bags with corner sofa seat cushions. 1x Freestanding grey metal grey plastic based canopy with grey cover.	Sofa showing some light use. A few white dust marks noted in areas. Dining table slightly dusty to the surface. Barbeque generally in use. Cover marked. Some pulls and small hole noted to the top. Storage unit showing various scratches and chips in the top surface. Sofa cushions not inspected. Egg chair not fully inspected. Cover generally marked and weathered. Canopy not inspected. Cover generally showing scattered spots and marks throughout.



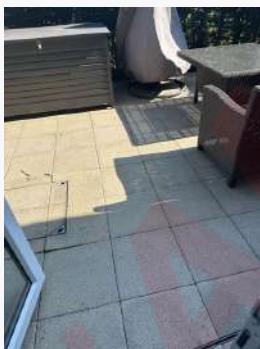
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11. TERRACE 2 (CONT.)



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11. TERRACE 2 (CONT.)



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11. TERRACE 2 (CONT.)



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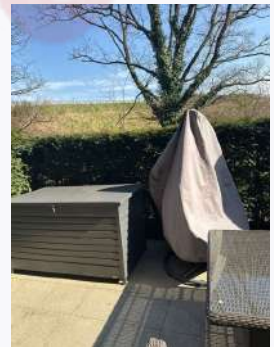
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11. TERRACE 2 (CONT.)



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11. TERRACE 2 (CONT.)



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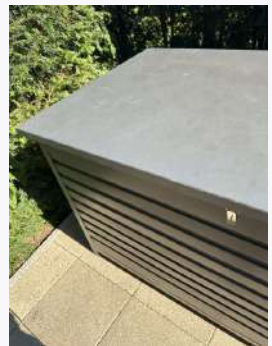
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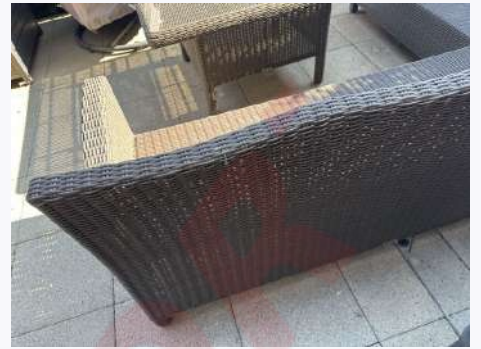
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11. TERRACE 2 (CONT.)



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12. SCHEDULE OF CONDITION

Ref	Name	Condition
12.1	Cleaning Standard	The property has been professionally cleaned throughout.
12.2	Carpets & Flooring Cleaning Standard	All flooring swept and mopped throughout.
12.3	Decorative Order	Newly painted, as noted, in VGC.
12.4	Furniture / Additional Items	As noted, in GC.

SAMPLE REPORT

13. METER READINGS

Ref	Name	Serial Number & Location	Reading
13.1	Electric Meter	Exterior Riser Cupboard - Serial Number: 16K0371758 - Access Via Concierge - Email: concierge@stanmoreplace.net	24760.2
13.2	Water Meter	Exterior Riser Cupboard - Serial Number: 16MU152884 - Access Via Concierge - Email: concierge@stanmoreplace.net	01967
13.3	Heat Meter	Location – Entrance Hallway Utility Cupboard Serial number – 53260883	52844



Ref #13.1



Ref #13.1



Ref #13.2



Ref #13.2



Ref #13.3



Ref #13.3



Ref #13.3



Ref #13.3



Ref #13.3

13. METER READINGS (CONT.)



Ref #13.3



Ref #13.3



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Ref #13.3



Ref #13.3



Ref #13.3



Ref #13.3

14. CHECK LIST

Ref	Name	Answer	Comments
14.1	All Appliances tested for power?	Yes	
14.2	Water running / flowing?	Yes	
14.3	Smoke or Heat Alarms / Detectors tested for power?	Yes	
14.4	Carbon Monoxide Alarms / Monitors / Detectors tested for power?	N/A	
14.5	Are there manuals or a property folder containing user information and manuals?	Yes	
14.6	Evidence of Pests	No	

SAMPLE REPORT

15. KEYS		
Ref	Name	Description
15.1	Keys	2x Blue & black parking fobs 3x Green entrance fobs 3x Front door cylinder keys 1x Window key 2x Lounge terrace door keys 2x Bedroom 1 terrace door keys 2x Bedroom 3 terrace door keys All keys provided to the tenants at check in.
15.2	Keys seen inside the property	No additional keys seen inside the property.



Property Images



SAMPLE REPORT

Declaration

INVENTORY / CHECK IN DECLARATION:

I confirm that the inventory and check-in report accurately outlines the contents and furnishings of the property, as well as its condition and cleaning standard at the time of the report. The meter readings and keys provided 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 report and have signed accordingly.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /