



## 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. ENTRANCE HALLWAY

| Ref | Name                               | Description                                                                                                                                                                                                                                                                       | Condition                                                                                                                                                                |
|-----|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1 | Door & Frame                       | 1x Dark wood door with brown strip detail.<br>3x Brown metal hinges.<br>1x Brown metal glass spyhole.<br>1x Brown metal panel with integrated handle.<br>1x Brown metal cylinder keyhole with twist lock to interior.<br>Dark wood door frame.<br>1x Brown metal threshold strip. | Door showing a few very minor light white marks above the handle to the exterior side.<br>Lock in WO.<br>All items in BNC and newly fitted.                              |
| 1.2 | Walls, Sockets, Switches & Heating | White painted walls.<br>Brass metal and black plastic switches and sockets.<br>1x Wall mounted black wood laminate framed mirror.<br>1x Wall mounted white plastic video entry phone handset with matching display.                                                               | Walls newly painted.<br>All items in BNC and newly fitted.                                                                                                               |
| 1.3 | Flooring & Skirting                | Medium wood floor.<br>White painted wooden skirting boards.<br>2x Floor mounted brown metal and black rubber doorstops.                                                                                                                                                           | All items in BNC and newly fitted.                                                                                                                                       |
| 1.4 | Ceiling & Lighting                 | White painted ceiling.<br>7x Ceiling mounted recessed spotlights with white trim.<br>2x Ceiling mounted white plastic water sprinklers.<br>1x Ceiling mounted white plastic smoke alarm.                                                                                          | Ceiling newly painted.<br>All lights in WO.<br>Smoke alarm showing green power light.<br>Audio tone noted and test button pressed.<br>All items in BNC and newly fitted. |
| 1.5 | Furniture & Additional Items       | 1x Dark wood console table with 4x matching legs.                                                                                                                                                                                                                                 | All items in BNC.                                                                                                                                                        |

## 1. ENTRANCE HALLWAY (CONT.)

|     |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                          |
|-----|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.6 | Utility Cupboard | <p>2x Dark wood doors with 2x integrated brown metal handles to each.<br/> 3x Brown metal hinges.<br/> Cream painted wooden door frame with 2x metal latches.<br/> White metal interior panels.<br/> 2x Wall integrated grey plastic LED strip lights.<br/> White plastic switches.<br/> 1x Wall mounted wireless meter in device.<br/> 1x Wall mounted grey and white wireless networking device.<br/> 1x Wall mounted cream plastic heating and cooling control panel.<br/> 1x Wall mounted energy meter control panel.<br/> 2x Integrated white metal doors with 1x cream plastic handle to the interior.<br/> 1x Wall mounted DANFOSS grey covered heating interface unit with enclosed heat meter and associated pipework.<br/> 1x Water meter and associated pipework.<br/> 1x Grey covered cooling interface unit with enclosed heat meter and cream plastic control panel and various pipework.<br/> 1x Wall mounted cream wood laminate shelf.<br/> 1x Wall mounted grey plastic box.<br/> 1x Wall mounted white metal UFH manifold cover.<br/> White plastic switches and sockets.<br/> 1x Wall mounted white plastic smoke alarm.<br/> Dark wood flooring.<br/> White painted wooden skirting boards.<br/> White painted ceiling.<br/> 2x Ceiling integrated white painted access panels.<br/> 1x Ceiling mounted cream plastic air vent.<br/> 1x Freestanding white and black SIEMENS washer dryer with integrated control panel and digital display.<br/> Integrated soap tray.<br/> Opening glass door with silver trim.<br/> Integrated handle grey rubber seal and grey plastic drum.<br/> 1x Black metal DATA and AV cabinet with integrated matching door with glass panel and integrated lock.<br/> 4x Wheels.<br/> Various cabling and sockets noted to the interior.<br/> 3x White towelling dressing gowns.</p> | <p>Door to the RHS showing small scratch above the handle.<br/> All lights in WO.<br/> Smoke alarm showing green power light.<br/> Audio tone noted and test button pressed.<br/> All items in BNC and newly fitted.</p> |
|-----|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## 1. ENTRANCE HALLWAY (CONT.)

|     |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |
|-----|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1.7 | Storage Cupboard  | <p>1x Dark wood door with 3x brown metal hinges.<br/> 1x Brown metal handle.<br/> Cream painted wooden door frame.<br/> White painted walls.<br/> White plastic switches.<br/> 1x Wall mounted white NUAIRE air vent system with associated piping and 2x large metal fittings and metal brackets.<br/> Dark wood flooring.<br/> Cream painted wooden skirting boards.<br/> White painted ceiling.</p>                                                                                                                                                                                                 | All items in BNC and newly fitted.                          |
| 1.8 | Built In Wardrobe | <p>1x Grey wood laminate door with 5x brushed metal hinges.<br/> 1x Brushed brass and brown metal handle.<br/> Grey wood laminate interior panels.<br/> 1x Integrated grey wood laminate access panel with grey metal handle.<br/> White painted walls to the interior.<br/> 1x Wall mounted white plastic SVP access panel.<br/> 1x Wall mounted chrome hanging rail.<br/> 1x Wall mounted grey wood laminate shelf.<br/> Grey wood laminate floor panels.<br/> Grey wood laminate ceiling panels.<br/> 1x Integrated strip light.<br/> Grey wood opening door with integrated grey metal handle.</p> | <p>Light in WO.<br/> All items in BNC and newly fitted.</p> |



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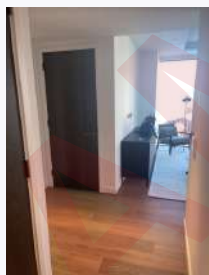
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1. ENTRANCE HALLWAY (CONT.)



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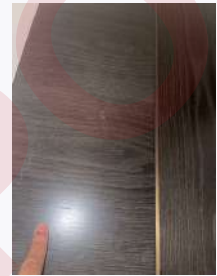
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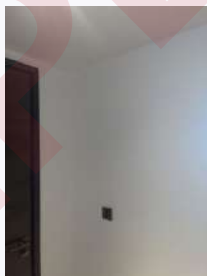
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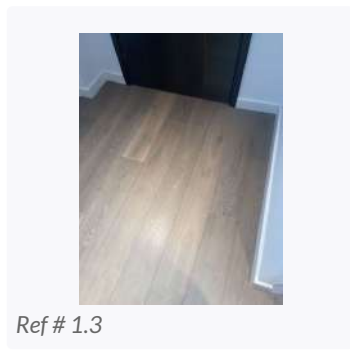
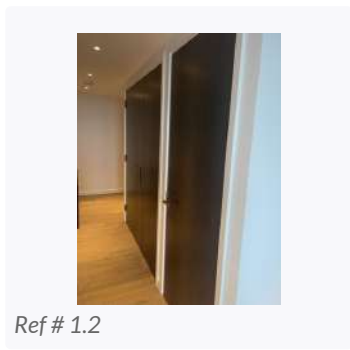
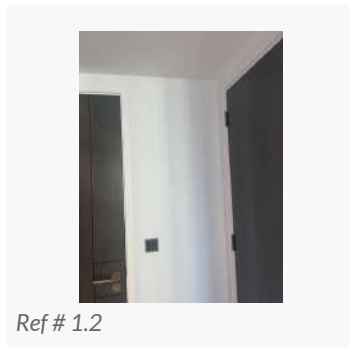
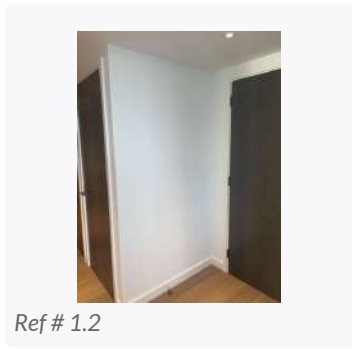
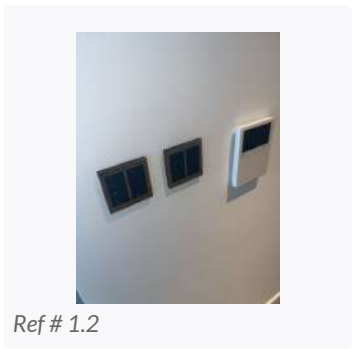
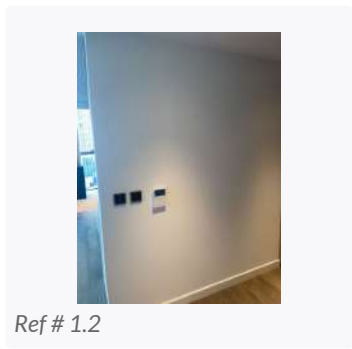
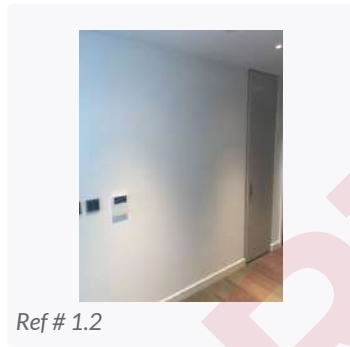
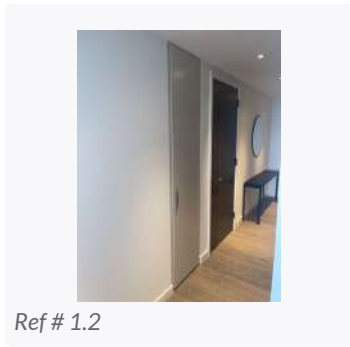
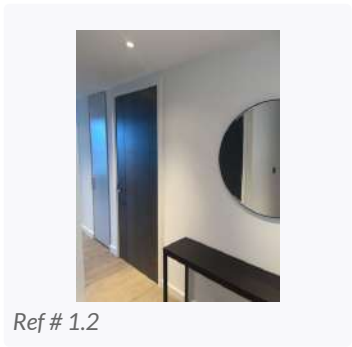


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1. ENTRANCE HALLWAY (CONT.)



1. ENTRANCE HALLWAY (CONT.)



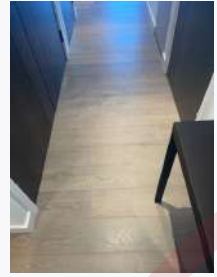
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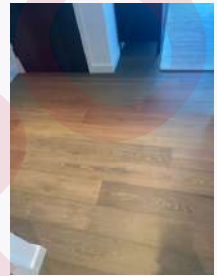
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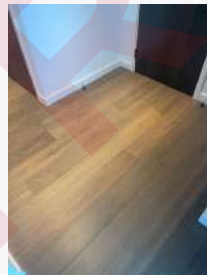
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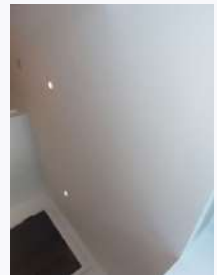
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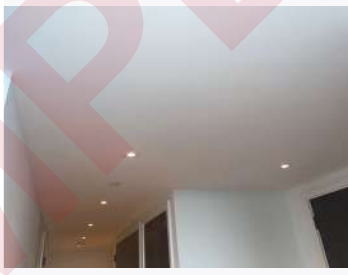
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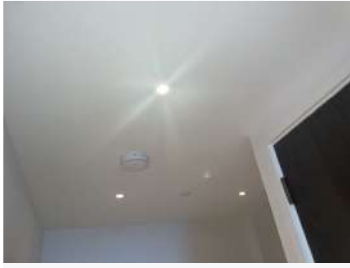


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1. ENTRANCE HALLWAY (CONT.)



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1. ENTRANCE HALLWAY (CONT.)



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1. ENTRANCE HALLWAY (CONT.)



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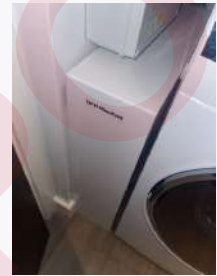
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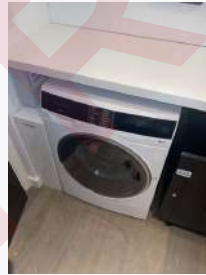
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1. ENTRANCE HALLWAY (CONT.)



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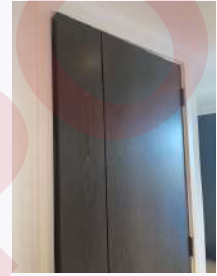
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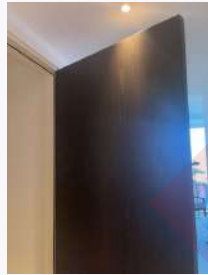
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1. ENTRANCE HALLWAY (CONT.)



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1. ENTRANCE HALLWAY (CONT.)



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## 2. BATHROOM

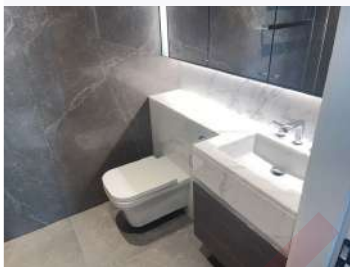
| Ref | Name                          | Description                                                                                                                                                                                                                                                                                                                                                                                                    | Condition                                                                                                   |
|-----|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 2.1 | Door & Frame                  | 1x Dark wood door with 3x brown metal hinges.<br>1x Brown metal handle.<br>1x Brown metal twist lock.<br>White painted wooden door frame.<br>1x Brown metal threshold strip.                                                                                                                                                                                                                                   | Lock in WO.<br>All items in BNC and newly fitted.                                                           |
| 2.2 | Walls, Tiling & Heating       | Brown mottled stone tiles with brushed metal trim.<br>White painted walls.<br>2x Wall mounted chrome heated towel rails.                                                                                                                                                                                                                                                                                       | Walls newly painted.<br>All items in BNC and newly fitted.                                                  |
| 2.3 | Flooring & Skirting           | Brown mottled stone floor tiles with walk-in shower and integrated draining area.                                                                                                                                                                                                                                                                                                                              | All items in BNC and newly fitted.                                                                          |
| 2.4 | Ceiling & Lighting            | White painted ceiling.<br>3x Ceiling mounted recessed spotlights in white trim.<br>1x Ceiling mounted white plastic motion sensor.<br>1x Ceiling mounted cream plastic air vent.<br>1x Ceiling integrated white metal access panel.                                                                                                                                                                            | Ceiling newly painted.<br>All lights in WO.                                                                 |
| 2.5 | Worktops & Under Sink Storage | White, grey and cream mottled stone splashback.<br>1x Matching worktop surround to the sink.<br>1x Matching cistern cover and matching panelling behind the WC.<br>1x Panel mounted chrome toilet roll holder.<br>1x Dark wood under sink storage cupboard with 1x matching dark wood door with brushed metal trim.<br>2x Metal hinges.<br>Dark wood interior panels.<br>1x Brushed brass shavers only socket. | All items in BNC and newly fitted.                                                                          |
| 2.6 | Bathroom Cabinet              | 1x Wall mounted dark wood bathroom cabinet with 2x frosted glass covered light fittings.<br>1x Under unit mounted strip light.<br>3x Mirrored doors with 3x metal hinges to each.<br>1x Metal security latch fitting.<br>Dark wood interior panels.<br>3x Wall mounted brushed metal buttons.<br>6x Clear glass shelves with 4x metal brackets to each.                                                        | All lights in WO.<br>All items in BNC and newly fitted.                                                     |
| 2.7 | WC                            | 1x White porcelain WC with 1x white plastic toilet seat and lid.<br>2x Metal hinges.<br>1x Wall mounted chrome flush surround with 2x buttons.                                                                                                                                                                                                                                                                 | Flush in WO.<br>Interior of the toilet to the back not fully cleaned.<br>All items in BNC and newly fitted. |

## 2. BATHROOM (CONT.)

|     |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
|-----|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 2.8 | Bath, Taps & Shower | <p>Walk-in shower cubicle with 1x opening glass door with SS trim.<br/>           Chrome brackets.<br/>           1x Chrome handle.<br/>           2x Fixed glass panes with SS trim.<br/>           Chrome fittings.<br/>           1x Wall mounted chrome shower controls with 2x buttons and 1x chrome control dial.<br/>           1x Wall integrated chrome shower hose fitting and silver shower hose.<br/>           1x Chrome showerhead.<br/>           1x Wall mounted chrome shower rails with integrated chrome soap tray.</p> | All items in BNC and newly fitted.                                   |
| 2.9 | Sink & Taps         | <p>1x White porcelain sink.<br/>           1x Overflow slot.<br/>           1x Chrome waste hole.<br/>           1x Chrome plug.<br/>           1x Chrome water outlet.<br/>           2x Chrome hot and cold taps.</p>                                                                                                                                                                                                                                                                                                                    | <p>Plug in WO.<br/>           All items in BNC and newly fitted.</p> |



Ref #2



Ref #2



Ref # 2.1



Ref # 2.1



Ref # 2.1



Ref # 2.1



Ref # 2.1



Ref # 2.1



Ref # 2.1



Ref # 2.1

2. BATHROOM (CONT.)



Ref # 2.1



Ref # 2.1



Ref # 2.2



Ref # 2.2



Ref # 2.2



Ref # 2.2



Ref # 2.2



Ref # 2.2



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2. BATHROOM (CONT.)



Ref # 2.2



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Ref # 2.3



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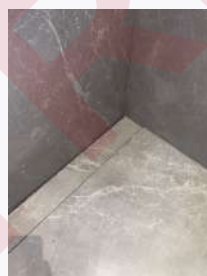
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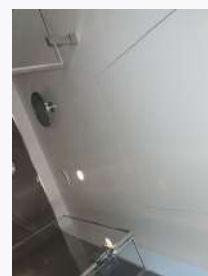
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Ref # 2.5



2. BATHROOM (CONT.)



Ref # 2.5



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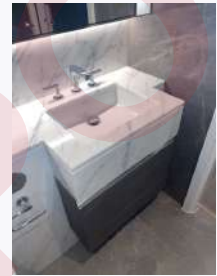
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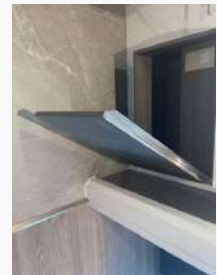
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2. BATHROOM (CONT.)



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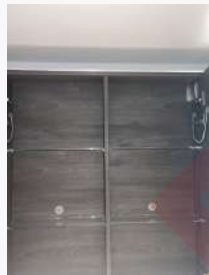
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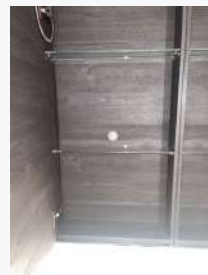
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Ref # 2.6

2. BATHROOM (CONT.)



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2. BATHROOM (CONT.)



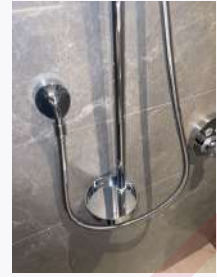
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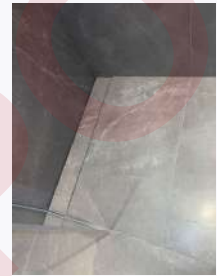
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Ref # 2.9



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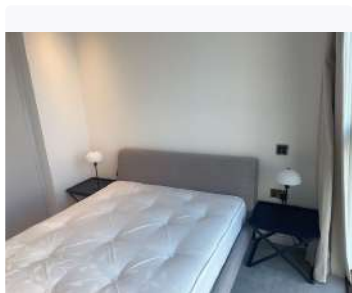
### 3. BEDROOM 1

| Ref | Name                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Condition                                                                                                                                                                |
|-----|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.1 | Door & Frame                           | 1x Dark wood door with 3x brushed metal hinges.<br>1x Brown metal handle.<br>White painted wooden door frame.<br>1x Brown metal threshold strip.                                                                                                                                                                                                                                                                                                                                                                                                       | All items in BNC and newly fitted.                                                                                                                                       |
| 3.2 | Walls, Sockets, Switches & Heating     | White painted walls.<br>Brushed brass and black plastic switches and sockets.<br>1x Wall integrated white metal air vent.                                                                                                                                                                                                                                                                                                                                                                                                                              | Walls newly painted.<br>All items in BNC and newly fitted.                                                                                                               |
| 3.3 | Flooring & Skirting                    | Cream fitted carpets.<br>White painted wooden skirting boards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All items in BNC and newly fitted.                                                                                                                                       |
| 3.4 | Ceiling & Lighting                     | White painted ceiling.<br>5x Ceiling mounted recessed spotlights with white trim.<br>1x Ceiling mounted white plastic smoke alarm.<br>1x Ceiling mounted white plastic water sprinkler.                                                                                                                                                                                                                                                                                                                                                                | Ceiling newly painted.<br>All lights in WO.<br>Smoke alarm showing green power light.<br>Audio tone noted and test button pressed.<br>All items in BNC and newly fitted. |
| 3.5 | Windows, Frame, Window Sill & Dressing | Brown metal framed double glazed windows with 1x opening window.<br>1x Brown metal handle with integrated lock.<br>1x Ceiling mounted white metal curtain track.<br>2x Cream full length fabric curtains with white lining.                                                                                                                                                                                                                                                                                                                            | Window frames slightly dusty in the corners at LL.<br>All items in BNC and newly fitted.                                                                                 |
| 3.6 | Furniture & Additional Items           | 1x Black wood framed round mirror.<br>1x Dark wood chest of drawers with 4x matching drawers and 4x brown metal handles.<br>2x Dark wood bedside tables with matching frame to each.<br>2x Black metal based bedside lamps with 1x white frosted glass shade to each.<br>1x Beige fabric double bed with matching headboard.<br>Light wood slatted base with black metal frame and grey plastic fittings.<br>4x Black metal legs.<br>2x Black metal support legs to the middle.<br>1x Cream detailed SPRING KING POCKET BACKCARE 1500 double mattress. | Mirror not hung.<br>Bedside lamps in WO.<br>Mattress unmarked.<br>All items in BNC.                                                                                      |

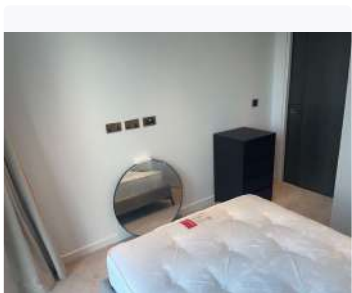


### 3. BEDROOM 1 (CONT.)

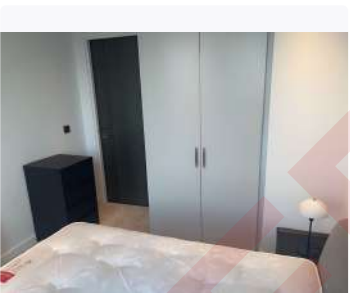
|     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                             |
|-----|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 3.7 | Built Wardrobe | <p>Grey wood laminate panels.<br/>                 2x Grey wood laminate doors with 5x brushed metal hinges to each.<br/>                 1x Brushed brass and brown metal handle.<br/>                 Grey wood laminate interior panels.<br/>                 1x Wall mounted grey wood laminate shelf with 1x integrated strip light.<br/>                 1x Wall mounted chrome hanging rail.<br/>                 2x Wall integrated grey wood laminate doors with 1x grey metal handle to each.<br/>                 1x Grey wood laminate chest of drawers with 3x matching drawers.</p> | <p>Light in WO.<br/>                 All items in BNC and newly fitted.</p> |
|-----|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|



Ref #3



Ref #3



Ref #3



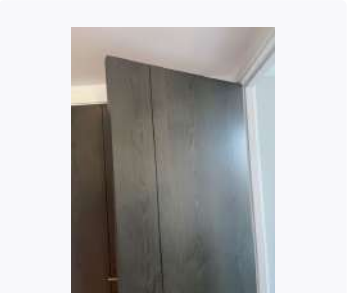
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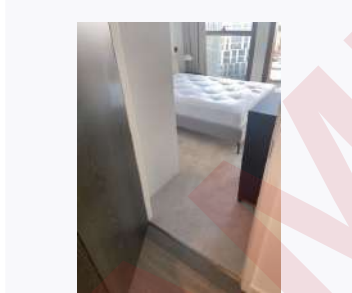
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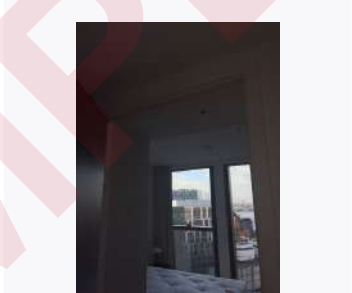
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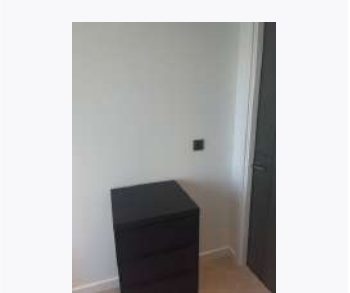
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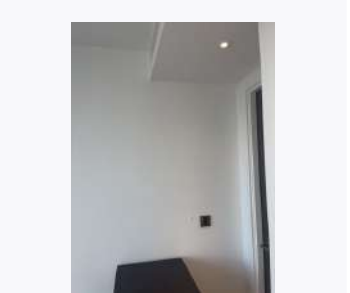
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3. BEDROOM 1 (CONT.)



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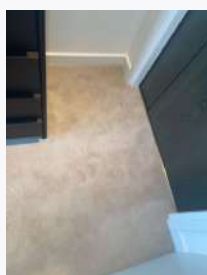
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3. BEDROOM 1 (CONT.)



Ref # 3.3



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Ref # 3.3



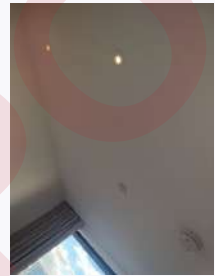
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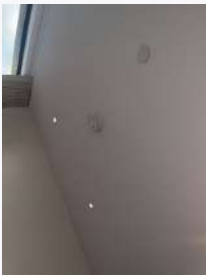
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3. BEDROOM 1 (CONT.)



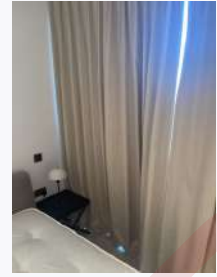
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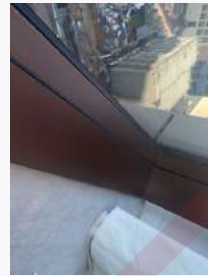
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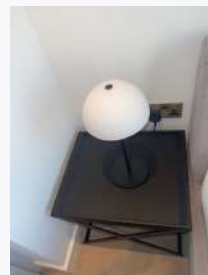
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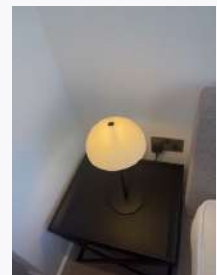
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3. BEDROOM 1 (CONT.)



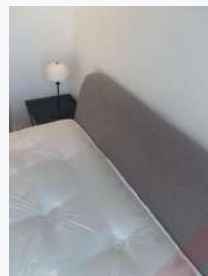
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3. BEDROOM 1 (CONT.)



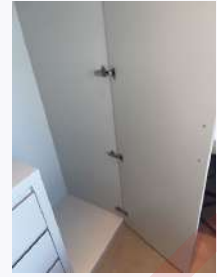
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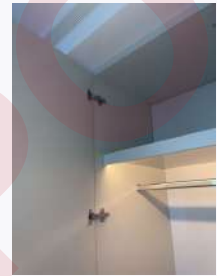
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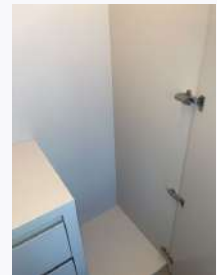
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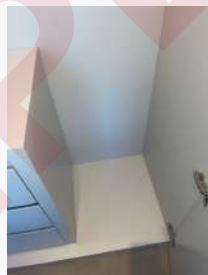
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3. BEDROOM 1 (CONT.)



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Ref # 3.7



#### 4. LOUNGE

| Ref | Name                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Condition                                                                                                                                                                          |
|-----|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.1 | Walls, Sockets, Switches & Heating     | White painted walls.<br>Brushed brass and black plastic switches and sockets.<br>1x Wall integrated white metal air conditioning vent.<br>2x Wall mounted black wood laminate framed pictures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Walls showing small pencil mark to the edge of the wall to the LHS of bedroom 2.<br>Walls newly painted.<br>All items in BNC and newly fitted.                                     |
| 4.2 | Flooring & Skirting                    | Dark wood flooring.<br>White painted wooden skirting boards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | All items in BNC and newly fitted.                                                                                                                                                 |
| 4.3 | Ceiling & Lighting                     | White painted ceiling with white painted recess area.<br>4x Ceiling mounted recessed spotlights with white trim.<br>2x Ceiling mounted white plastic light fittings with down cords to each.<br>2x Ceiling mounted white plastic water sprinklers.<br>1x Ceiling mounted white plastic smoke alarm.<br>1x Recessed area strip light.                                                                                                                                                                                                                                                                                                                                                                                                                      | Ceiling newly painted.<br>All lights in WO.<br>Smoke alarm showing green power light.<br>Audio tone noted and test button pressed.<br>All items in BNC and newly fitted.           |
| 4.4 | Windows, Frame, Window Sill & Dressing | Brown metal framed double glazed windows with 1x sliding balcony door with integrated brown metal handle.<br>2x Ceiling mounted white metal curtain tracks.<br>3x Cream full length fabric curtains with white lining.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Glass notably dusty to the window to the opening door.<br>Some light dust noted to the other windows.<br>Curtains slightly creased in areas.<br>All items in BNC and newly fitted. |
| 4.5 | Juliet Balcony                         | Brown metal frames with clear glass inset.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Glass very dusty and slightly weathered throughout.<br>All items in BNC and newly fitted.                                                                                          |
| 4.6 | Furniture & Additional Items           | 1x Cream rectangular large rug.<br>1x Dark wood TV unit with 4x matching doors.<br>2x Metal hinges to each.<br>2x Dark wood shelves.<br>4x Dark wood legs.<br>1x Dark wood framed armchair with brown suede effect seat cushion and 1x matching scatter cushion.<br>1x Dark wood oval shaped coffee table with matching base.<br>1x Dark wood round side table with matching base.<br>1x Cream detailed fabric 3-seater sofa with 2x matching seat cushions.<br>2x Matching back cushions and 4x black metal legs.<br>1x Brown and white stone dining table with black metal base.<br>6x Beige fabric detailed dining chairs with 4x dark wood legs to each.<br>1x Black metal floor lamp with 3x matching legs and 1x black metal shade with brass trim. | Floor lamp in WO.<br>All items in BNC.                                                                                                                                             |

4. LOUNGE (CONT.)



Ref #4



Ref #4



Ref #4



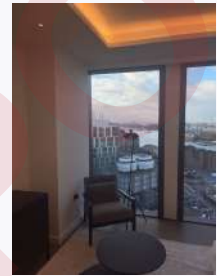
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Ref # 4.1

4. LOUNGE (CONT.)



Ref # 4.1



Ref # 4.1



Ref # 4.1



Ref # 4.1



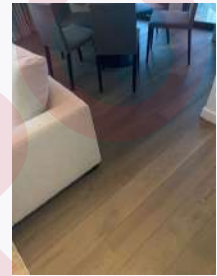
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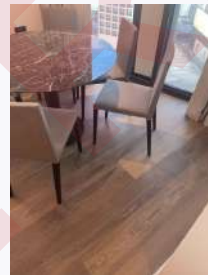
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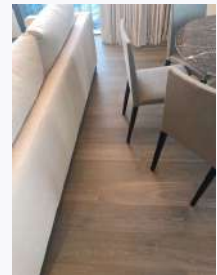
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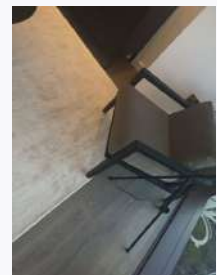
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4. LOUNGE (CONT.)



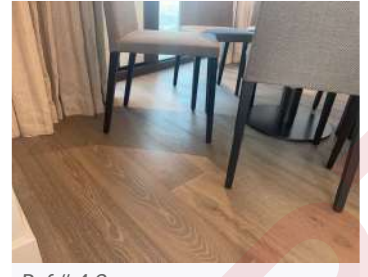
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Ref # 4.3



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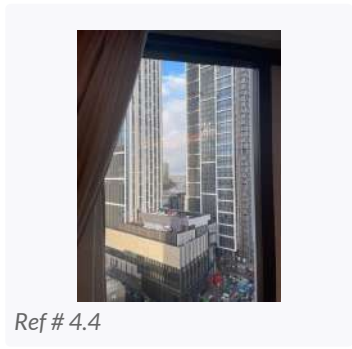
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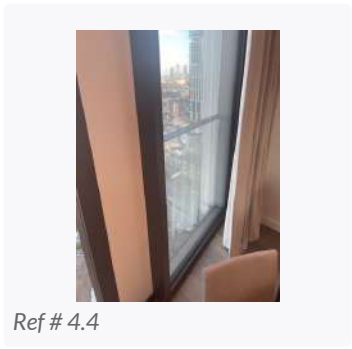
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#### 4. LOUNGE (CONT.)



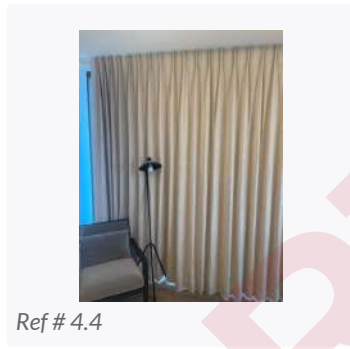
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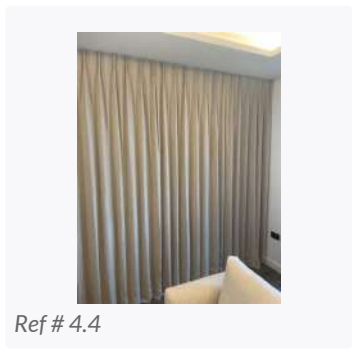
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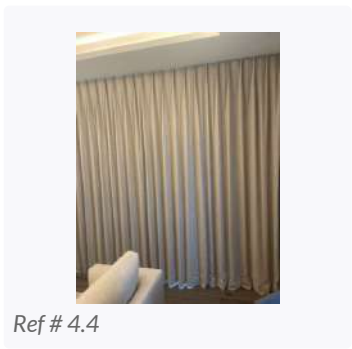
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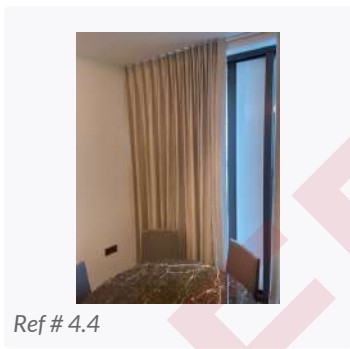
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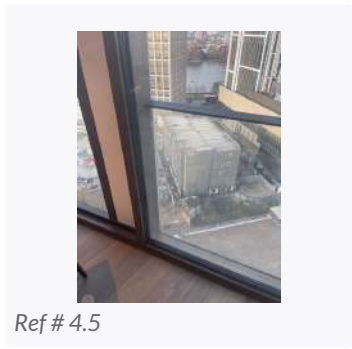
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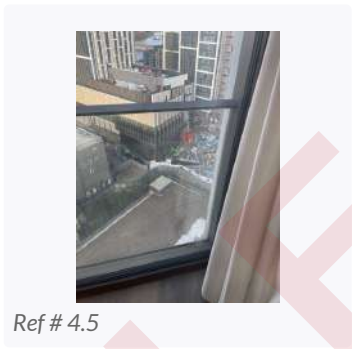
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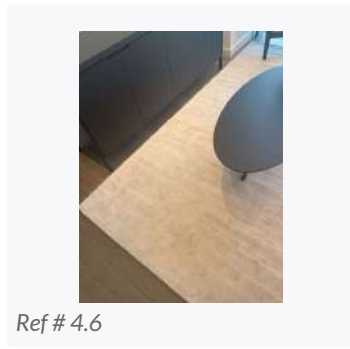
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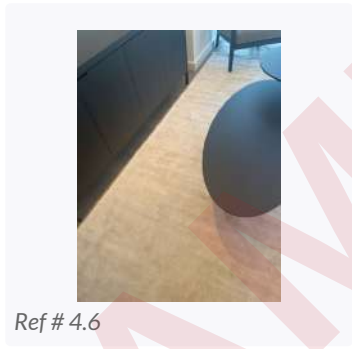
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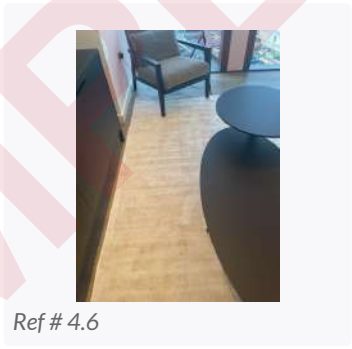
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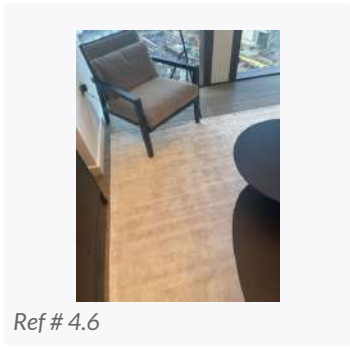
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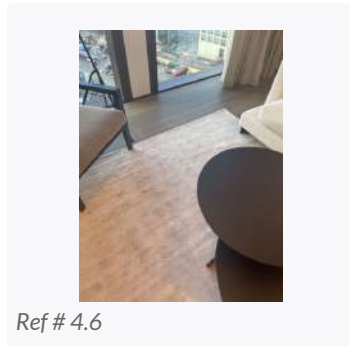
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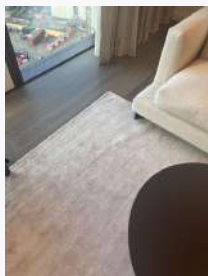
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4. LOUNGE (CONT.)



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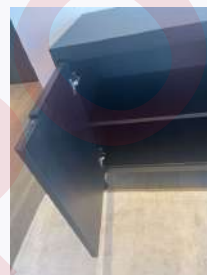
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4. LOUNGE (CONT.)



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4. LOUNGE (CONT.)



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4. LOUNGE (CONT.)



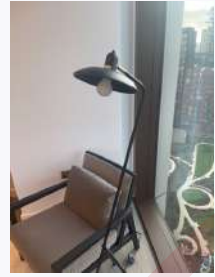
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## 5. KITCHEN

| Ref | Name                               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Condition                                                                                                                                                                |
|-----|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.1 | Walls, Sockets, Switches & Heating | White painted walls.<br>2x Wall mounted brushed beige metal splashbacks.                                                                                                                                                                                                                                                                                                                                                                                                 | Walls newly painted.<br>All items in BNC and newly fitted.                                                                                                               |
| 5.2 | Flooring & Skirting                | Dark wood flooring.<br>White painted wooden skirting boards.                                                                                                                                                                                                                                                                                                                                                                                                             | All items in BNC and newly fitted.                                                                                                                                       |
| 5.3 | Ceiling & Lighting                 | White painted ceiling.<br>5x Ceiling mounted recessed spotlights with white trim.<br>1x Ceiling mounted white plastic water sprinklers.<br>1x Ceiling mounted white plastic smoke alarm.<br>2x Ceiling integrated white metal access panels.<br>1x Under unit mounted continues strip light.                                                                                                                                                                             | Ceiling newly painted.<br>All lights in WO.<br>Smoke alarm showing green power light.<br>Audio tone noted and test button pressed.<br>All items in BNC and newly fitted. |
| 5.4 | Furniture & Additional Items       | 1x Green covered Thames City home apartment book.<br>1x Green covered box with green leather key ring to the interior.<br>1x HYPEROPTIC leaflet.                                                                                                                                                                                                                                                                                                                         | All items in BNC.                                                                                                                                                        |
| 5.5 | Worktops & Units                   | Cream and beige mottled stone worktops with matching panels.<br>A range of brown and green mottled wood wall units.<br>3x Integrated open shelves.<br>Dark wood unit door and drawer fronts.<br>Brown wood laminate interior panels and matching shelves.<br>1x Pull out grey plastic waste disposal bin with 3x compartments.<br>1x Grey plastic lid.<br>Dark wood kickboards below the units.<br>1x Pull out brushed metal grey metal and grey plastic plug extension. | All items in BNC and newly fitted.                                                                                                                                       |
| 5.6 | Fridge Freezer                     | 1x Integrated white SIEMENS fridge freezer with integrated control panel and various buttons.<br>1x Integrated fridge light.<br>4x Clear plastic door trays.<br>5x Clear glass shelves with white plastic trim.<br>2x Clear and white plastic vegetable drawers.<br>3x White plastic egg trays.<br>1x White plastic ice cube tray.<br>2x Clear and white plastic freezer drawers.                                                                                        | Fridge light in WO.<br>All items in BNC and newly fitted.                                                                                                                |



## 5. KITCHEN (CONT.)

|      |                             |                                                                                                                                                                                                                                                                                                                                |                                                                                                  |
|------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 5.7  | Dishwasher                  | 1x Integrated SIEMENS dishwasher with control panel with various buttons.<br>SS and grey plastic interior panels.<br>1x Grey plastic tablet dispenser.<br>2x Grey coated pull out basket drawer.<br>1x Grey plastic utensil holder.<br>1x Grey plastic circular attachment.                                                    | All items in BNC and newly fitted.                                                               |
| 5.8  | Wine Cooler                 | 1x Brushed beige metal CAPLE wine cooler with matching door with brushed metal handle.<br>Black interior panels.<br>Integrated control panel.<br>1x Integrated LED light.<br>6x Light wood shelves.<br>1x Clear plastic container.                                                                                             | Light in WO.<br>All items in BNC and newly fitted.                                               |
| 5.9  | Extractor Fan / Cooker Hood | 1x Grey metal SIEMENS extractor fan with integrated control panel.<br>1x Integrated filter and 2x integrated lights.                                                                                                                                                                                                           | Extractor fan and lights in WO.<br>All items in BNC and newly fitted.                            |
| 5.10 | Hob                         | 1x Black ceramic MIELE induction hob with 4x ring and digital control panel with SS trim.                                                                                                                                                                                                                                      | All items in BNC and newly fitted.                                                               |
| 5.11 | Oven                        | 1x Integrated SS and black MIELE electric oven with digital display.<br>Various control buttons and dials.<br>Drop down glass door with brushed metal handle.<br>Grey metal interior panels.<br>1x Integrated oven light.<br>2x Metal racks to the side.<br>1x Metal shelf.<br>1x Grey metal grill pan and 1x grey metal rack. | Oven light in WO.<br>All items in BNC and newly fitted.                                          |
| 5.12 | Microwave                   | 1x Integrated SS and black MIELE electric microwave with integrated control panel and digital display.<br>Drop down glass door with brushed metal handle.<br>SS interior panels.<br>1x Integrated light.<br>1x Frosted glass plate with circular attachment.                                                                   | Microwave light in WO.<br>All items in BNC and newly fitted.                                     |
| 5.13 | Sink & Taps                 | 1x Integrated SS sink with 1x SS overflow slot.<br>1x SS waste hole.<br>1x SS sieve plug.<br>1x Chrome mixer tap with lever.                                                                                                                                                                                                   | Sink showing some minor light water marks to the interior.<br>All items in BNC and newly fitted. |

5. KITCHEN (CONT.)



Ref #5



Ref #5



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Ref # 5.1



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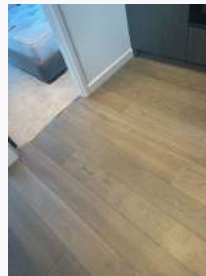
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5. KITCHEN (CONT.)



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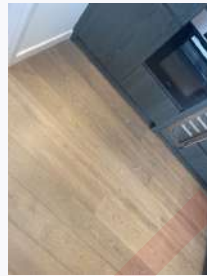
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Ref # 5.3



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Ref # 5.3



Ref # 5.3



Ref # 5.4



Ref # 5.4

5. KITCHEN (CONT.)



Ref # 5.5



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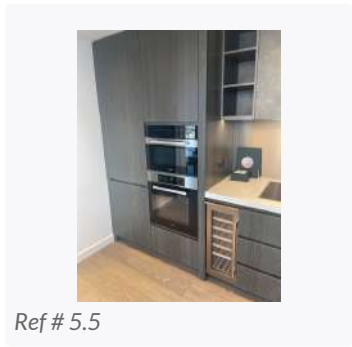


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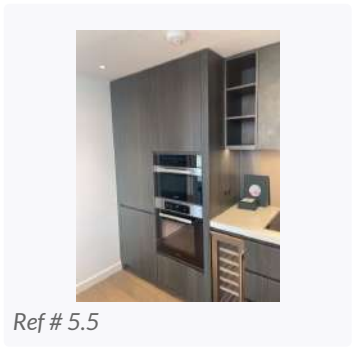


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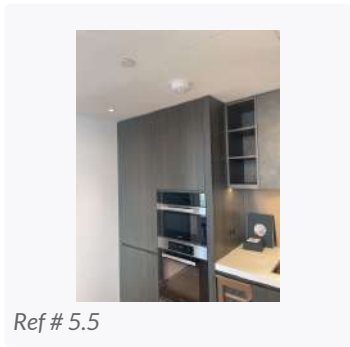
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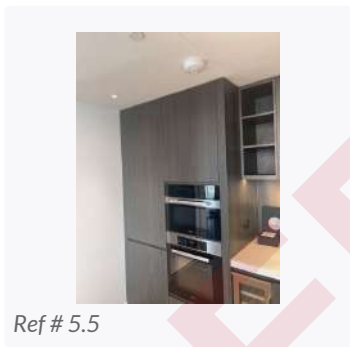
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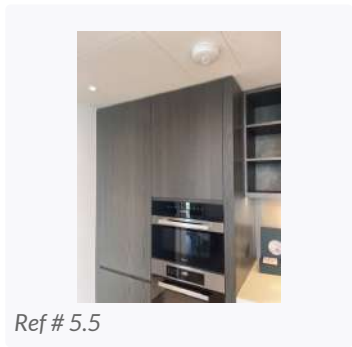
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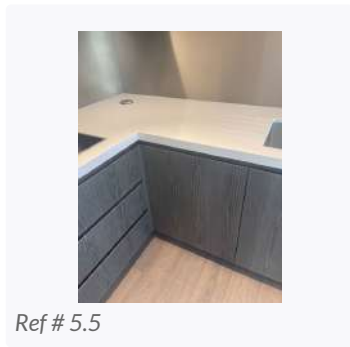
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## 5. KITCHEN (CONT.)



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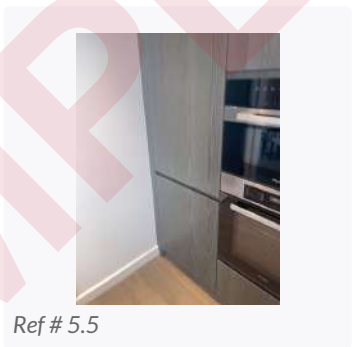
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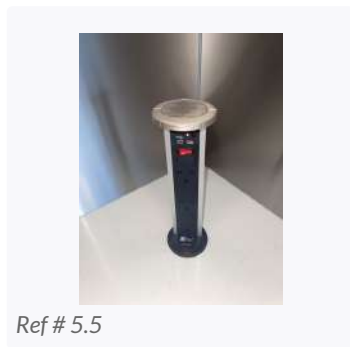
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## 5. KITCHEN (CONT.)



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Ref # 5.6



Ref # 5.7

5. KITCHEN (CONT.)



Ref # 5.7



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Ref # 5.8



5. KITCHEN (CONT.)



Ref # 5.8



Ref # 5.8



Ref # 5.9



Ref # 5.9



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Ref # 5.9



Ref # 5.9



Ref # 5.10



Ref # 5.10



Ref # 5.10



Ref # 5.10



Ref # 5.11



Ref # 5.11



Ref # 5.11



Ref # 5.11



Ref # 5.11

5. KITCHEN (CONT.)



Ref # 5.11



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Ref # 5.11



Ref # 5.12



Ref # 5.12



Ref # 5.12



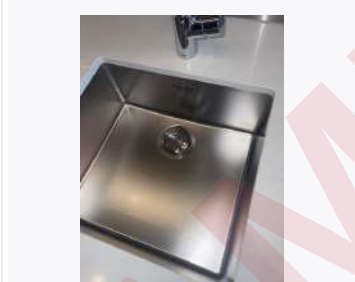
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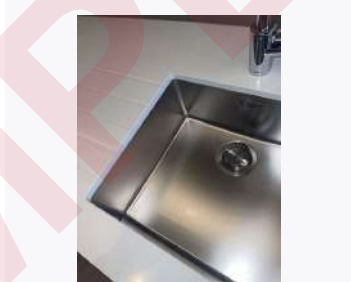
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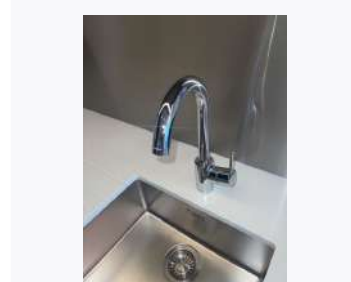
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## 6. BEDROOM 2

| Ref | Name                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Condition                                                                                                                                                                |
|-----|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.1 | Door & Frame                           | 1x Dark wood door with 3x brushed metal hinges.<br>1x Brown metal handle.<br>White painted wooden door frame.<br>1x Brown metal threshold strip.                                                                                                                                                                                                                                                                                                                                                                                                                                 | All items in BNC and newly fitted.                                                                                                                                       |
| 6.2 | Walls, Sockets, Switches & Heating     | White painted walls.<br>Brushed brass and black plastic switches and sockets.<br>1x Wall integrated white metal air conditioning vent.                                                                                                                                                                                                                                                                                                                                                                                                                                           | Walls newly painted.<br>All items in BNC and newly fitted.                                                                                                               |
| 6.3 | Flooring & Skirting                    | Cream fitted carpets.<br>White painted wooden skirting boards.<br>1x Skirting board mounted brown metal and black rubber doorstep.                                                                                                                                                                                                                                                                                                                                                                                                                                               | All items in BNC and newly fitted.                                                                                                                                       |
| 6.4 | Ceiling & Lighting                     | White painted ceiling.<br>3x Ceiling mounted recessed spotlights with white trim.<br>1x Ceiling mounted white plastic smoke alarm.<br>1x Ceiling mounted white plastic water sprinkler.                                                                                                                                                                                                                                                                                                                                                                                          | Ceiling newly painted.<br>All lights in WO.<br>Smoke alarm showing green power light.<br>Audio tone noted and test button pressed.<br>All items in BNC and newly fitted. |
| 6.5 | Windows, Frame, Window Sill & Dressing | Brown metal framed double glazed windows with 1x opening window.<br>1x Brown metal handle with integrated lock.<br>1x Ceiling mounted white metal curtain track.<br>2x Cream full length fabric curtains with white lining.                                                                                                                                                                                                                                                                                                                                                      | Window frames very lightly dusty along the bottom.<br>Glass slightly dusty to the exterior side.<br>All items in BNC and newly fitted.                                   |
| 6.6 | Furniture & Additional Items           | 1x Black wood framed round mirror.<br>2x Dark wood bedside tables with matching frame to each.<br>2x Black metal based bedside lamps with frosted glass shade to each.<br>1x Beige fabric covered $\frac{3}{4}$ length bed with matching headboard.<br>Light wood slatted base with black metal frame.<br>Grey plastic trim.<br>4x Black metal legs.<br>2x Black metal supports to the middle.<br>1x Cream detailed $\frac{3}{4}$ length SPRING KING POCKET BACKCARE 1500 mattress.<br>1x Dark wood chest of drawers with 4x matching drawers and 1x brown metal handle to each. | Bedside lamps in WO.<br>Mattress unmarked.<br>All items in BNC.                                                                                                          |

6. BEDROOM 2 (CONT.)



Ref #6



Ref #6



Ref # 6.1



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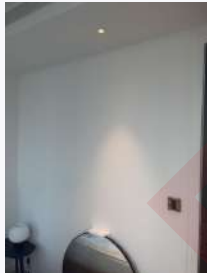
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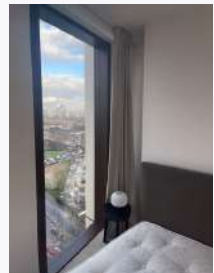
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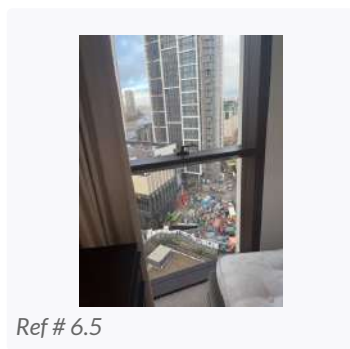
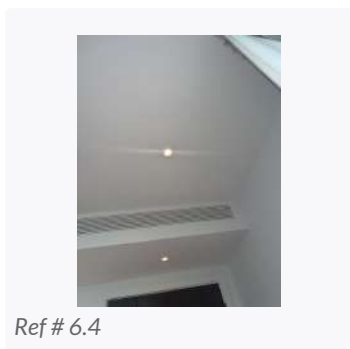
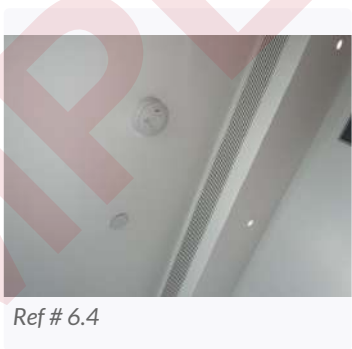
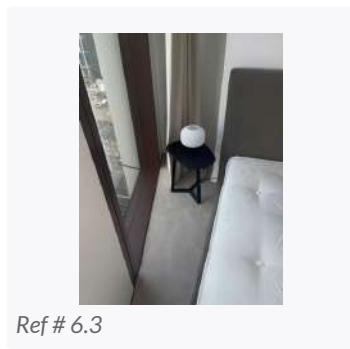
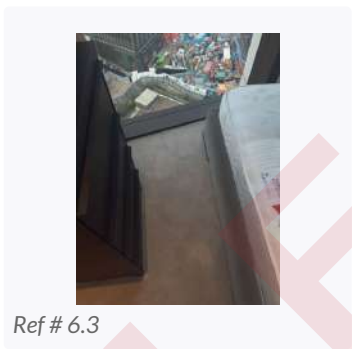
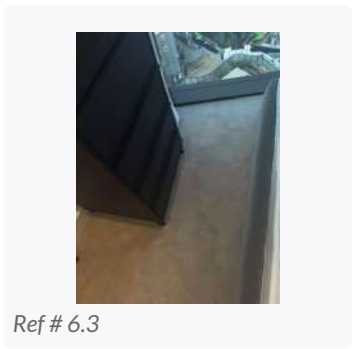
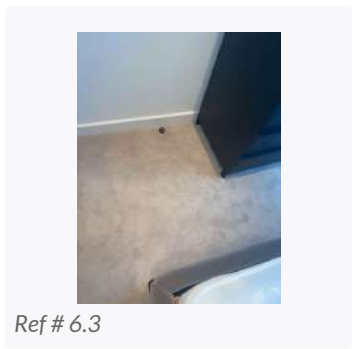
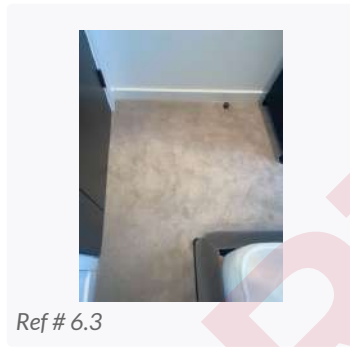
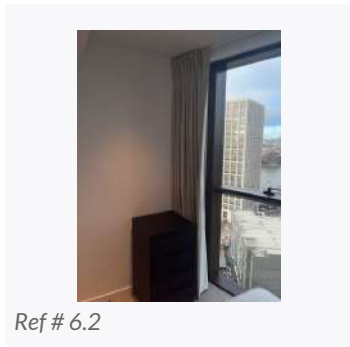
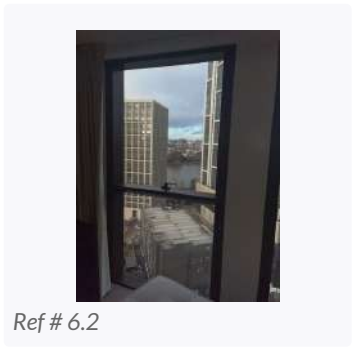
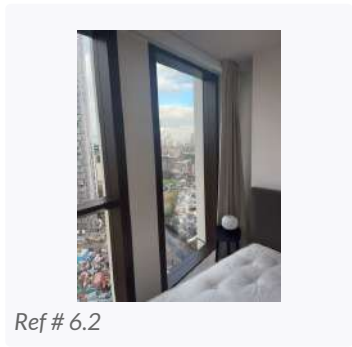


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6. BEDROOM 2 (CONT.)



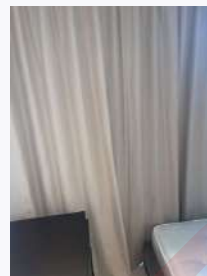
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6. BEDROOM 2 (CONT.)



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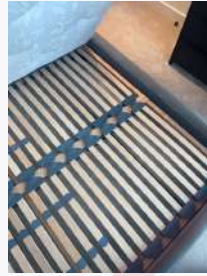
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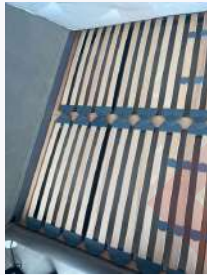
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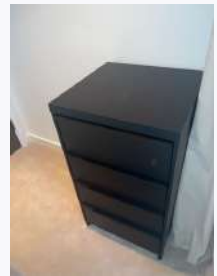
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6. BEDROOM 2 (CONT.)



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Ref # 6.6



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Ref # 6.6

## 7. BEDROOM 3

| Ref | Name                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Condition                                                                                                                                                                        |
|-----|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.1 | Door & Frame                           | 1x Dark wood door with 3x brushed metal hinges.<br>1x Brown metal handle.<br>White painted wooden door frame.<br>1x Brown metal threshold strip.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | All items in BNC and newly fitted.                                                                                                                                               |
| 7.2 | Walls, Sockets, Switches & Heating     | White painted walls.<br>Brushed brass and black plastic switches and sockets.<br>1x Wall integrated white metal air conditioning vent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Walls newly painted.<br>All items in BNC and newly fitted.                                                                                                                       |
| 7.3 | Flooring & Skirting                    | Cream fitted carpets.<br>White painted wooden skirting boards.<br>Cream fitted carpet with brushed brass double socket.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | All items in BNC and newly fitted.                                                                                                                                               |
| 7.4 | Ceiling & Lighting                     | White painted ceiling.<br>7x Ceiling mounted recessed spotlights with white trim.<br>1x Ceiling mounted white plastic light fitting with down cord.<br>2x Ceiling mounted white plastic water sprinklers.<br>2x Ceiling mounted white plastic smoke alarms.                                                                                                                                                                                                                                                                                                                                                                         | Ceiling newly painted.<br>All lights in WO.<br>Smoke alarm both showing green power lights.<br>Audio tones noted and test buttons pressed.<br>All items in BNC and newly fitted. |
| 7.5 | Windows, Frame, Window Sill & Dressing | Brown metal framed double glazed windows with 1x opening window.<br>1x Brown metal handle with integrated lock.<br>1x Ceiling mounted white metal curtain track.<br>2x Cream full length fabric curtains with white lining.                                                                                                                                                                                                                                                                                                                                                                                                         | Glass showing some light dust to the exterior side.<br>All items in BNC and newly fitted.                                                                                        |
| 7.6 | Furniture & Additional Items           | 2x Brown wood laminate and medium wood bedside tables with 1x matching drawer to each.<br>2x Black and white stone mottled bedside lamps with brass trim and 1x white metal shade to each.<br>1x Cream fabric detailed double mattress with matching headboard.<br>Light wood slatted base with black metal frame.<br>Grey plastic fittings.<br>4x Black metal legs.<br>2x Black metal support legs to the middle.<br>1x Cream detailed double SPRING KING POCKET BACKCARE 1500 double mattress.<br>1x Black wood framed round mirror.<br>1x Dark wood chest of drawers with 4x matching drawers and 1x brown metal handle to each. | Bedside lamps in WO.<br>All items in BNC and newly fitted.                                                                                                                       |

7. BEDROOM 3 (CONT.)

7.7

Built In Wardrobes

Grey wood laminate panels.  
4x Grey wood laminate doors with 5x brushed metal hinges to each.  
1x Brushed brass and brown metal handle to each.  
Grey wood laminate interior panels.  
2x Grey wood laminate shelves.  
2x Integrated strip lights.  
4x Grey wood laminate doors with integrated grey metal handle.  
1x Grey wood laminate chest of drawers with 3x matching drawers.

All lights in WO.  
Chest of drawer showing small mark to the top surface in the middle.  
All items in BNC and newly fitted.



Ref #7



Ref #7



Ref #7



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



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Ref # 7.2

7. BEDROOM 3 (CONT.)



Ref # 7.2



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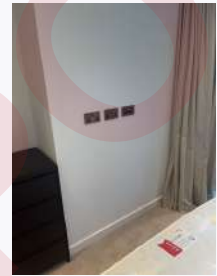
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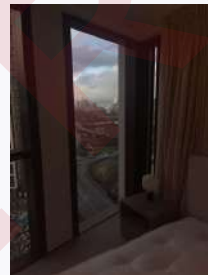
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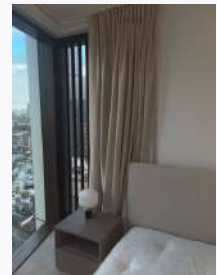
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7. BEDROOM 3 (CONT.)



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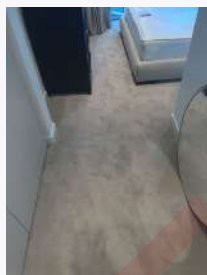
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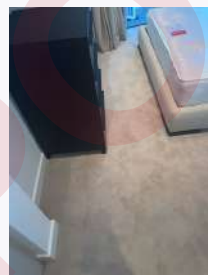
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7. BEDROOM 3 (CONT.)



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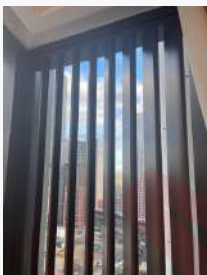
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7. BEDROOM 3 (CONT.)



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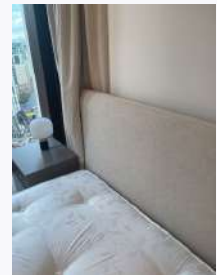
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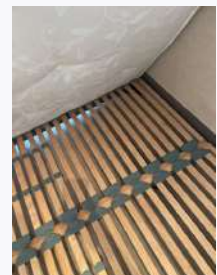
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7. BEDROOM 3 (CONT.)



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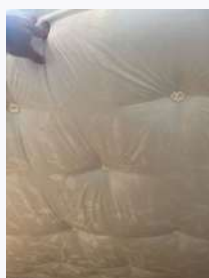
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7. BEDROOM 3 (CONT.)



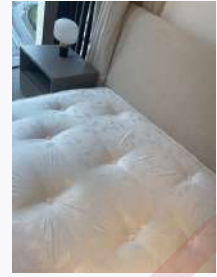
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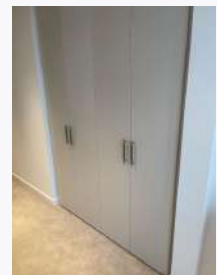
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Ref # 7.7



7. BEDROOM 3 (CONT.)



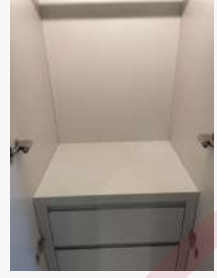
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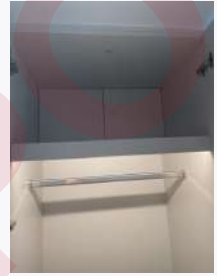
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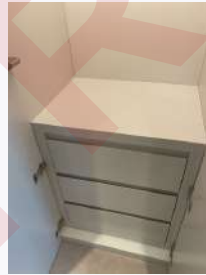
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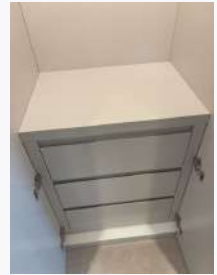
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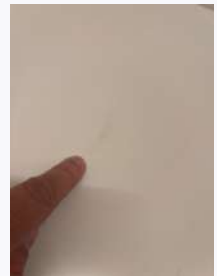
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7. BEDROOM 3 (CONT.)



Ref # 7.7



Ref # 7.7

## 8. EN SUITE BATHROOM

| Ref | Name                          | Description                                                                                                                                                                                                                                                                                                                                                                                                    | Condition                                                                                                  |
|-----|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 8.1 | Door & Frame                  | 1x Dark wood door with 3x brown metal hinges.<br>1x Brown metal handle.<br>1x Brown metal twist lock.<br>White painted wooden door frame.<br>1x Brown metal threshold strip.                                                                                                                                                                                                                                   | Lock in WO.<br>All items in BNC and newly fitted.                                                          |
| 8.2 | Walls, Tiling & Heating       | Brown mottled stone tiles with brushed metal trim.<br>White painted walls.<br>2x Wall mounted chrome heated towel rails.<br>Cream, grey and beige stone wall tiles.                                                                                                                                                                                                                                            | Walls newly fitted.<br>All items in BNC and newly fitted.                                                  |
| 8.3 | Flooring & Skirting           | Brown mottled stone floor tiles with walk-in shower and integrated draining area.                                                                                                                                                                                                                                                                                                                              | All items in BNC and newly fitted.                                                                         |
| 8.4 | Ceiling & Lighting            | White painted ceiling.<br>3x Ceiling mounted recessed spotlights with white trim.<br>1x Ceiling mounted white plastic motion sensor.<br>1x Ceiling mounted white plastic water sprinkler.<br>1x Ceiling mounted cream plastic air vent.<br>1x Ceiling mounted white painted metal access panel.                                                                                                                | Ceiling newly painted.<br>All lights in WO.<br>All items in BNC and newly fitted.                          |
| 8.5 | Worktops & Under Sink Storage | White, grey and cream mottled stone splashback.<br>1x Matching worktop surround to the sink.<br>1x Matching cistern cover and matching panelling behind the WC.<br>1x Panel mounted chrome toilet roll holder.<br>1x Dark wood under sink storage cupboard with 1x matching dark wood door with brushed metal trim.<br>2x Metal hinges.<br>Dark wood interior panels.<br>1x Brushed brass shavers only socket. | All items in BNC and newly fitted.                                                                         |
| 8.6 | Bathroom Cabinet              | 1x Wall mounted dark wood bathroom cabinet with 2x frosted glass covered light fittings.<br>1x Under unit mounted strip light.<br>3x Mirrored doors with 3x metal hinges to each.<br>1x Metal security latch fitting.<br>Dark wood interior panels.<br>3x Wall mounted brushed metal buttons.<br>6x Clear glass shelves with 4x metal brackets to each.                                                        | All lights in WO.<br>All items in BNC and newly fitted.                                                    |
| 8.7 | WC                            | 1x White porcelain WC with 1x white plastic toilet seat and lid.<br>2x Metal hinges.<br>1x Wall mounted chrome flush surround with 2x buttons.                                                                                                                                                                                                                                                                 | Flush in WO.<br>Interior of the back of the WC requires final clean.<br>All items in BNC and newly fitted. |

## 8. EN SUITE BATHROOM (CONT.)

|      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                              |
|------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 8.8  | Shower Cubicle      | <p>Walk-in shower cubicle with 1x opening glass door with SS trim.</p> <p>Chrome brackets.</p> <p>1x Chrome handle.</p> <p>2x Fixed glass panes with SS trim.</p> <p>Chrome fittings.</p> <p>1x Wall mounted chrome shower controls with 2x buttons and 1x chrome control dial.</p> <p>1x Wall integrated chrome shower hose fitting and silver shower hose.</p> <p>1x Chrome showerhead.</p> <p>1x Wall mounted chrome shower rails with integrated chrome soap tray.</p> | All items in BNC and newly fitted.                           |
| 8.9  | Bath, Taps & Shower | <p>Brown mottled stone bath surround with matching bath panel.</p> <p>White metal bath with chrome waste hole.</p> <p>1x Chrome push plug.</p> <p>1x Chrome circular fitting.</p> <p>1x Wall mounted chrome water outlet.</p> <p>1x Wall mounted chrome shower controls with 2x dials.</p> <p>1x Bath panel mounted chrome shower hose and showerhead fitting.</p>                                                                                                         | <p>Plug in WO.</p> <p>All items in BNC and newly fitted.</p> |
| 8.10 | Sink & Taps         | <p>1x White porcelain sink.</p> <p>1x Overflow slot.</p> <p>1x Chrome waste hole.</p> <p>1x Chrome plug.</p> <p>1x Chrome water outlet.</p> <p>2x Chrome hot and cold taps.</p>                                                                                                                                                                                                                                                                                            | <p>Plug in WO.</p> <p>All items in BNC and newly fitted.</p> |



Ref #8



Ref #8



Ref # 8.1



Ref # 8.1



Ref # 8.1



Ref # 8.1

8. EN SUITE BATHROOM (CONT.)



Ref # 8.1



Ref # 8.2



Ref # 8.2



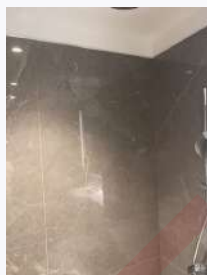
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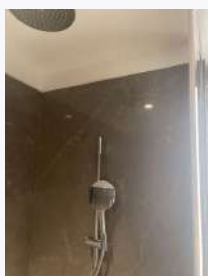
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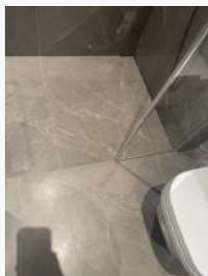


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Ref # 8.3

8. EN SUITE BATHROOM (CONT.)



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.5



Ref # 8.5



Ref # 8.5



8. EN SUITE BATHROOM (CONT.)



Ref # 8.5



Ref # 8.5



Ref # 8.5



Ref # 8.5



Ref # 8.5



Ref # 8.5



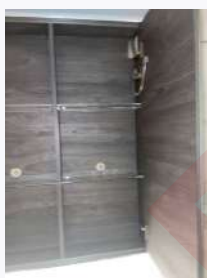
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Ref # 8.6



Ref # 8.6



Ref # 8.7



Ref # 8.7

8. EN SUITE BATHROOM (CONT.)



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



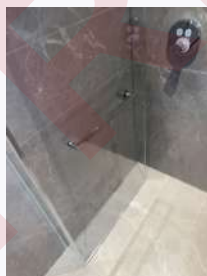
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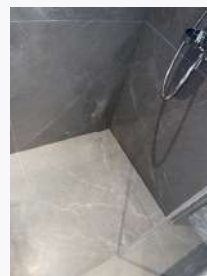
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Ref # 8.8



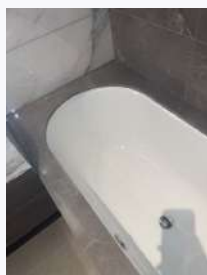
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Ref # 8.8



Ref # 8.9



Ref # 8.9



Ref # 8.9

8. EN SUITE BATHROOM (CONT.)



Ref # 8.9



Ref # 8.9



Ref # 8.9



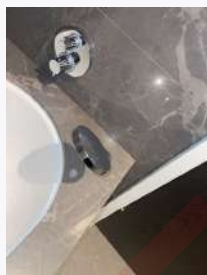
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Ref # 8.10



Ref # 8.10



Ref # 8.10



| 9. SCHEDULE OF CONDITION |                                      |                                                                                           |
|--------------------------|--------------------------------------|-------------------------------------------------------------------------------------------|
| Ref                      | Name                                 | Condition                                                                                 |
| 9.1                      | Cleaning Standard                    | The property has been professionally cleaned throughout, all items are in BNC and unused. |
| 9.2                      | Carpets & Flooring Cleaning Standard | All flooring swept and mopped throughout.<br>Carpets vacuumed.                            |
| 9.3                      | Decorative Order                     | All items newly painted, all items in BNC.                                                |
| 9.4                      | Furniture / Additional Items         | As noted, all items in BNC.                                                               |

## 10. METER READINGS

| Ref  | Name           | Serial Number & Location                                                                                | Reading            |
|------|----------------|---------------------------------------------------------------------------------------------------------|--------------------|
| 10.1 | Electric Meter | Location: Communal Hallway Riser Cupboard -<br>To Be Taken By Concierge - Serial Number -<br>19K0297688 | Reading: 04706     |
| 10.2 | Water Meter    | Location: Entrance Hall Utility Cupboard                                                                | Reading: 00006     |
| 10.3 | Cooling Meter  | Location: Entrance Hall Utility Cupboard<br>Serial Number: 80682672/PA/20                               | Reading: 0003728   |
| 10.4 | Heat Meter     | Location: Entrance Hall Utility Cupboard<br>Serial Number: 80690773/GD/20                               | Reading: 0003015.3 |



Ref # 10.1



Ref # 10.2



Ref # 10.3



Ref # 10.3



Ref # 10.3



Ref # 10.3



Ref # 10.4



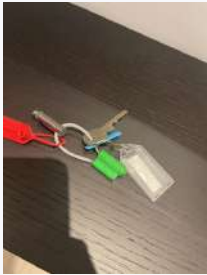
Ref # 10.4



# 11. CHECK LIST

| Ref  | Name                                                                        | Answer | Comments |
|------|-----------------------------------------------------------------------------|--------|----------|
| 11.1 | All Appliances tested for power?                                            | Yes    |          |
| 11.2 | Running Water (Taps, Shower, WC)?                                           | Yes    |          |
| 11.3 | Smoke Alarms & Heat / Detectors tested for power?                           | Yes    |          |
| 11.4 | Carbon Monoxide Alarm / Monitors tested for power?                          | N/A    |          |
| 11.5 | Are there a Property folder containing instructions, manuals and pamphlets? | Yes    |          |
| 11.6 | Evidence of Rodents / Pests                                                 | No     |          |

| 12. KEYS |      |                                                                                           |
|----------|------|-------------------------------------------------------------------------------------------|
| Ref      | Name | Description                                                                               |
| 12.1     | Keys | 1x Front door cylinder key<br>All keys collected form concierge and returned to concierge |



Ref # 12.1

## 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        /        /