

Inventory & Check In



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Prepared on behalf of Private

Property inspected by James Wilson

Address

Example
Inventory
Report



Carried Out

**June
2nd 2025**

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Disclaimers

1. WILSON INVENTORIES SERVICES covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.
2. This document is considered to be an accurate assessment of the contents and condition of the property. You have 14 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to james@wilsoninventories.co.uk. If no amendments are received within this time you are deemed to have agreed with the contents of this report. Amendments will only be made to the report with all parties' agreement. It is the responsibility of the Landlord and Tenant to agree to amendments prior to sending any request to WI.
3. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
4. If a garden needs inspecting WI will endeavour to mention plants and shrubs however WI considers plants to be perishable.
5. Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
6. Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
7. Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
8. All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
9. It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
10. Every effort has been made to carefully check the property and its contents, however, WI representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
11. The WI representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
12. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
13. Properties containing large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually but will be listed as "assorted items".
14. The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings & fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
15. Any Inventories compiled with the tenants in situ may contain inaccuracies for which we cannot be held responsible.
16. Smoke alarms will be listed on the inventory but will only be tested for sound in accordance with the legislation of October 2015 and only where practically possible to do so. Liability for ensuring the property complies with the legislation remains with the Landlord.
17. Meter readings can only be taken if meters are accessible and clearly marked. Otherwise the reading must be taken by the relevant boards.
18. It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
19. All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
20. Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.
21. Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 13120:2009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Decorative Order	Good decorative order Only minor defects noted
1.2	Ceilings	Good condition throughout
1.3	Lights	1x spotlight not working to kitchen
1.4	Walls	Few minor scuffs or marks Minor discolouration to areas of grouting Some shading from removal of previous fixtures Few nails
1.5	Windows & Sills	Chips and marks to sills Interior glazing generally clean Few marks and bird excrement to exteriors All windows are functional
1.6	Curtains / Blinds	Few minor marks to reverse All functional
1.7	Woodwork	Minor scuffing and chips
1.8	Flooring	Good condition throughout to floorboards Brown staining to entry in bedroom two
1.9	Kitchen & Appliances	Mould to exterior rubber seal washing machine Cracking and tape to freezer draws
1.10	Bathroom & Appliances	Generally good, physical condition Clean
1.11	Contents	Most good condition and clean Brown marks to bedroom one sheet

2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Cleaned to a professional standard
2.2	Carpets & Flooring	Cleaned to a professional standard
2.3	Windows & Sills	Cleaned to a professional standard
2.4	Kitchen & Appliances	Cleaned to a professional standard
2.5	Bathroom & Appliances	Cleaned to a professional standard
2.6	Contents	Cleaned to a professional standard

3. METRE READINGS			
Ref	Name	Description	Reading
3.1	Electric Meter	Location: Exterior to flat, FB2 key required Serial Number: Z18N290943	10726 kWh
3.2	Water Meter	Location: Exterior to flat Serial Number: 310470780	498,956 m3
3.3	Heat metre	Location: Storage cupboard in hallway Serial number: 69340793	16954



4. KEY SETS		
Ref	Name	Description
4.1	Key sets	2x sets provided by Agent 2x chrome yale type keys 1x chrome letterbox key 2x green plastic fobs Handed over to tenant 1x chrome window key 2x chrome FB2 keys Left on reception table
 Ref #4.1  Ref #4.1		

5. SMOKE AND CO2 ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: 1 level Location: Hallway	Audible sound heard
5.2	Heat Sensor Alarms	Floor: 1 level Location: Kitchen	Audible heard heard



02 Jun 2025 10:42

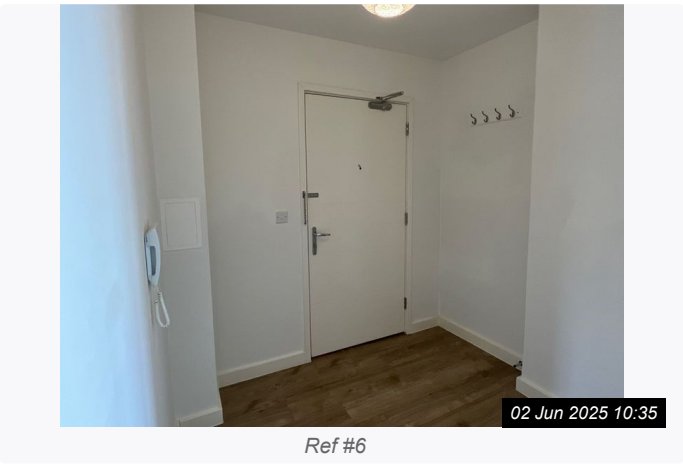
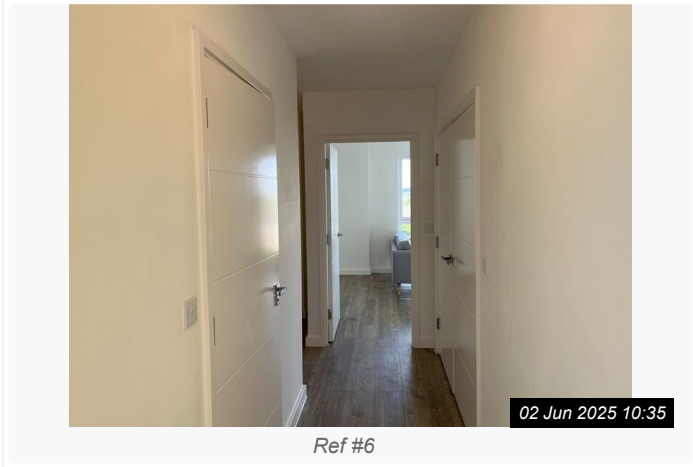
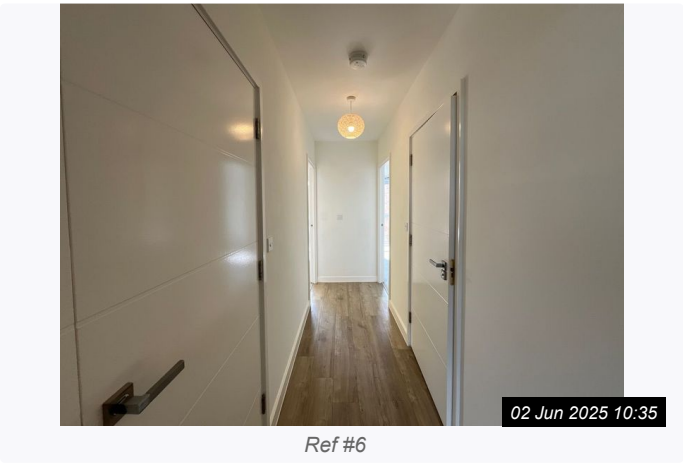
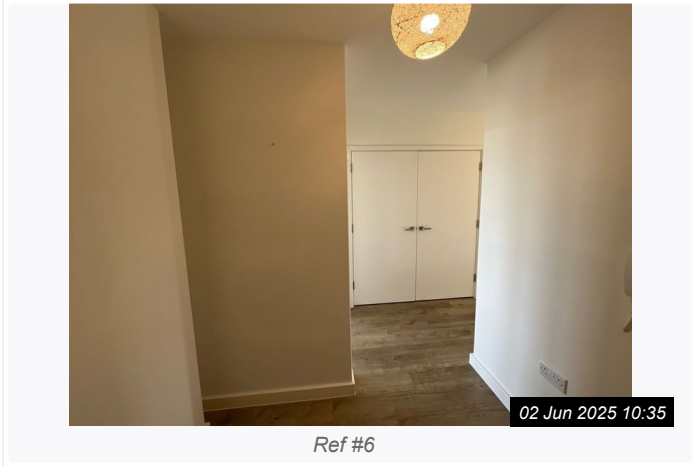
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Ref #5.2

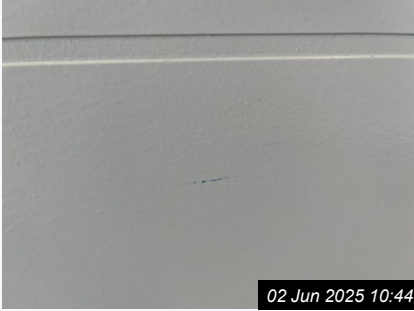
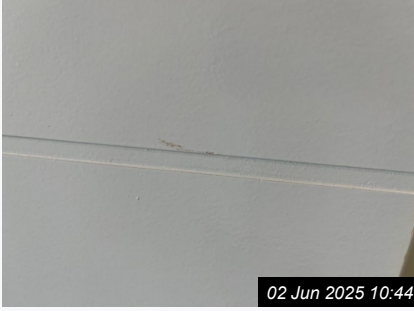
6. ENTRANCE & HALLWAY

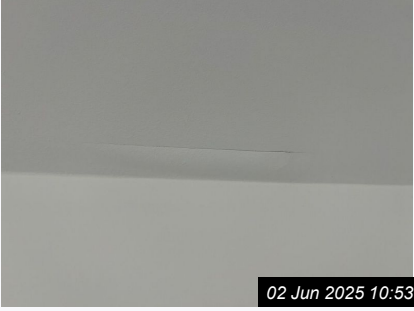
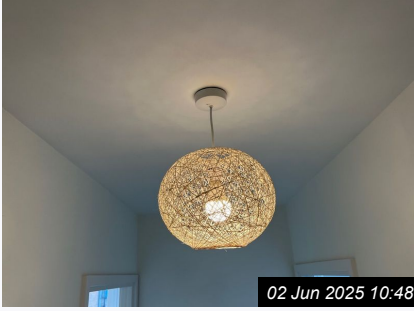
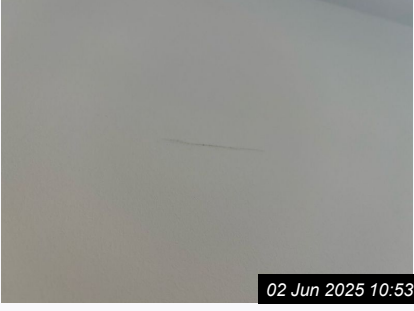


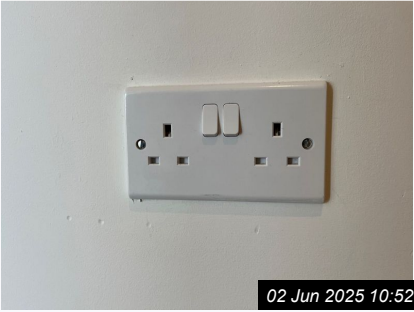
Ref	Name	Description	Condition
6.1	Door & Frame	White wooden laminate flat panelled door White wooden framework Brown wooden threshold	Scuffs, chips and cracking to frame Multiple nail holes to high level frame Minor scuffs and marks to door
6.2	Door Fixtures	Stainless steel lever handles	Levers and spyhole slightly shaky
6.3	Ceiling	White painted	Good condition Minor crack above entry
6.4	Lighting	2x single hanging pendant bulbs Both with wired shade	Good, working order
6.5	Walls	White painted	Appears some patchy paint work Nail to high facing wall on entry Painted over indents under socket Faint scuff to high level facing bathroom Walls are in good condition, appears newly painted
6.6	Skirting	White painted wooden	Light marks, chips and dust
6.7	Switch / Sockets	White plastic light switch White plastic double sockets	Good, physical condition

6. ENTRANCE & HALLWAY (CONT.)			
Ref	Name	Description	Condition
6.8	Flooring	Wooden floorboards	Faint foot scuffing forward of entry Scattered minor white paint specs to edges Scuff forward of bedrooms
6.9	Built-In-Storage	Double unit storage 2x white wooden laminate doors Both with chrome lever handles Walls and flooring as per hallway Housing heater / water tank	Faint brown shading to interior walls Interior light working Scattered painted over indents Black scuffing Dusty skirting sealant
Contents			
6.10	Pegs	Stainless steel pegs, white wooden backboard	Minor scuff to backboard Pegs are secured
6.11	Telecom	White phone and digital pad Brand: Agata	Good order Tested and working
6.12	Central heating system	Brand: Danfoss Located in storage unit	Good condition Appears to be operational
6.13	Paint pots	Found in plastic bag	Left in storage
Cleanliness			
6.14	Cleanliness		Professional clean



6. ENTRANCE & HALLWAY (CONT.)			
Ref	Name	Description	Condition
Ref #6.1			 02 Jun 2025 10:44
			 02 Jun 2025 10:44
			 02 Jun 2025 10:44
Ref #6.1			 02 Jun 2025 10:44
			 02 Jun 2025 10:44
			 02 Jun 2025 10:44
Ref #6.2			 02 Jun 2025 10:45
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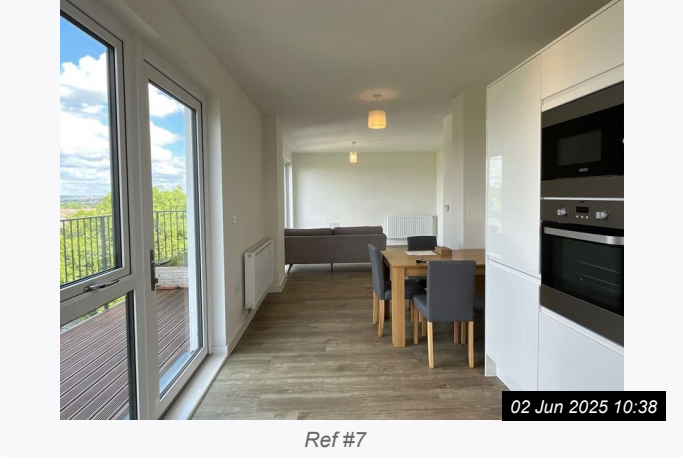
6. ENTRANCE & HALLWAY (CONT.)			
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	Ref #6.3	02 Jun 2025 10:48	
			
			
	Ref #6.5	02 Jun 2025 10:53	
			
			
	Ref #6.6	02 Jun 2025 10:55	
			
			

6. ENTRANCE & HALLWAY (CONT.)			
Ref	Name	Description	Condition
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 02 Jun 2025 10:51 Ref #6.8  02 Jun 2025 10:51 Ref #6.8  02 Jun 2025 10:55 Ref #6.9			

6. ENTRANCE & HALLWAY (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 10:56 Ref #6.9  02 Jun 2025 10:56 Ref #6.9  02 Jun 2025 10:57 Ref #6.9			
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 02 Jun 2025 10:59 Ref #6.10  02 Jun 2025 10:59 Ref #6.10  02 Jun 2025 10:59 Ref #6.11			

6. ENTRANCE & HALLWAY (CONT.)			
Ref	Name	Description	Condition
 Ref #6.12  Ref #6.13			

7. OPEN PLAN KITCHEN & RECEPTION

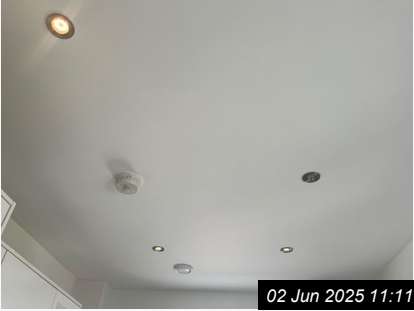


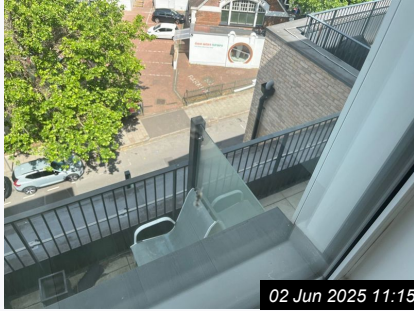
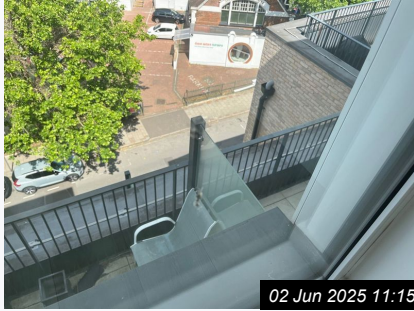
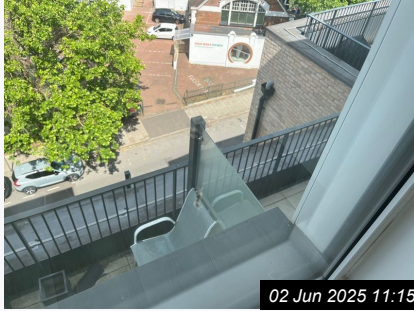
Ref	Name	Description	Condition
7.1	Door & Frame	White wooden laminate 5-panelled door White wooden framework	Few light marks to top edge of frame Light cracking to surround of exterior frame Faint rub marks to edge of door Chip defect to leading door edge
7.2	Door Fixtures	Stainless steel lever handles	Good, physical condition
7.3	Ceiling	White painted	Good condition Appears newly painted

7. OPEN PLAN KITCHEN & RECEPTION (CONT.)			
Ref	Name	Description	Condition
7.4	Lighting	2x single hanging pendant bulbs Both with glass shades 4x chrome recessed spotlights to kitchen	1x spotlight not working Review - Investigate
7.5	Walls	White painted	Black scuff or pencil mark to high level support column Minor cracking above balcony door
7.6	Woodwork	White wooden skirting White wooden kickboards	Hair follicles and light dust Adhesive residue under radiator Cracking to corners and top edge Few scuff and brown residue marks Kickboards in good condition
7.7	Windows & Sills	Window 1 1x white uPVC casement window White uPVC frame and panels 4x fitted glass panels White painted wooden sill Window 2 White uPVC framed casement window 1x fitted glass panel Chrome lever handle White wooden sill	Window 1 Some staining to ridges Faint marks to high level pane Bird excrement to exterior glazing Interior glazing generally clean Chip and marks to sill Window 2 Ring mark to left side of sill Minor cracking between pane joinings Glazing seen clean Both windows functional
7.8	Blinds / Curtains	N/A	None fitted
7.9	Switch / Sockets	White plastic light switch White plastic double sockets Chrome sockets above kitchen counter	Few minor black spots to 1x white socket Remaining in good order Minor scratches to chrome sockets
7.10	Heating	White metal radiator	Minor black rub mark to top edge
7.11	Flooring	Wooden floorboards	Minor walked in debris Generally in good, clean condition No physical defects seen
7.12	Kitchen Units	White wooden wall and base units White wooden laminate unit doors Recessed pull to each door White interior shelves 3x integrated draws to base units	Minor chips to edges of wall units doors and shelves Small stain spot to underside of 1x wall unit shelf Faint water stains to interior facing wall of 1x wall unit Few light marks to exterior of base unit doors Light discolouration to 1x base unit shelf edge Draws seen clean
7.13	Worktops	Black quartz	Faint residue marks close to counter edge Scratch seen close to sink Paint mark to left side sealant
7.14	Sink	Stainless steel sink and waste area Stainless steel mixer tap	Minor scratches and white specs

7. OPEN PLAN KITCHEN & RECEPTION (CONT.)			
Ref	Name	Description	Condition
7.15	Built-In-Storage	2x wooden shelves mounted on chrome fitments	Black marks to underside of lower shelf Rusting spots to chrome fitments
Appliances			
7.16	Extractor Hood	Grey metal Brand: Smeg	Slightly sticky to touch Discolouration to filter Minor stain marks Tested for power
7.17	Hob	Black 'Zanussi' induction hob	Minor scratches to surface In clean condition Tested for power
7.18	Oven	Stainless steel Brand: Zanussi Serial no. 84903894	Minor paint chips to exterior bar Minor white residue to base rim Discolouration to door seal Minor stain to chrome tray Minor scratch to exterior chrome panel Very small chip to 1x swivel
7.19	Microwave	Stainless steel Brand: Zanussi Serial no.90700591	Good, physical condition Clean
7.20	Fridge / Freezer	White porcelain Brand: Zanussi Serial no. 91200197 4x door shelves, 5x interior shelves, 2x crisp drawer, 3x freezer draws	Small crack to 1x fridge door shelf Light marks to top of interior fridge shelves Cracking and tape to freezer draws Review - Investigate
7.21	Washing Machine	White Brand: Zanussi Serial no. 90200602	Clean soap tray Distortion and brown mark to rubber seal Tested for power Light mould to exterior of rubber seal Review - Investigate
Contents			
7.22	Table and chairs	Wooden table 4x grey polyester chairs with wooden legs	Light shaded marks to chairs Generally in good, physical condition Minor chip to corner table edge Table also in good condition
7.23	Thermostat	Honeywell Wall mounted	Good condition
7.24	Sofa	Grey polyester 2-seater	Good, physical condition Clean
7.25	Doorstop	Stainless steel, mounted to skirting	Secured and in good condition
Cleanliness			

7. OPEN PLAN KITCHEN & RECEPTION (CONT.)			
Ref	Name	Description	Condition
7.26	Cleanliness		Professional clean
 02 Jun 2025 11:09 Ref #7.1  02 Jun 2025 11:09 Ref #7.1  02 Jun 2025 11:09 Ref #7.1			
 02 Jun 2025 11:09 Ref #7.1  02 Jun 2025 11:12 Ref #7.1  02 Jun 2025 11:10 Ref #7.2			
 02 Jun 2025 11:10 Ref #7.2  02 Jun 2025 11:10 Ref #7.3  02 Jun 2025 11:10 Ref #7.3			
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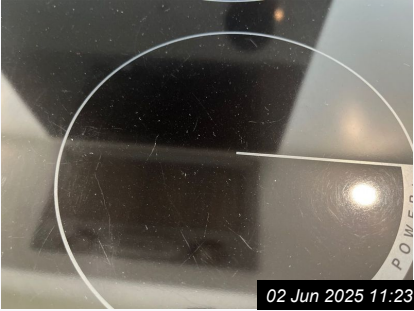
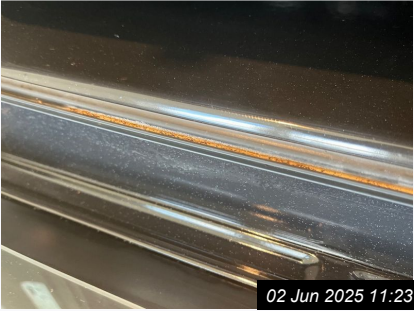
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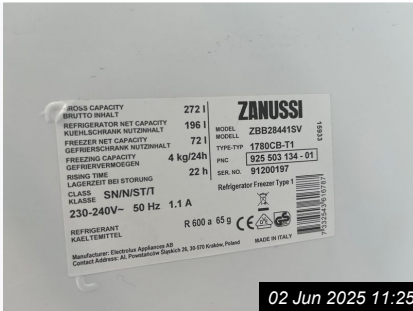
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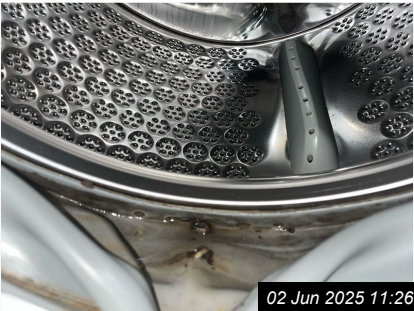
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Ref #7.11		 02 Jun 2025 11:17	 02 Jun 2025 11:17
Ref #7.12		 02 Jun 2025 11:17	 02 Jun 2025 11:17
Ref #7.12		 02 Jun 2025 11:18	 02 Jun 2025 11:18

7. OPEN PLAN KITCHEN & RECEPTION (CONT.)			
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Ref #7.12			 02 Jun 2025 11:18
			 02 Jun 2025 11:18
			 02 Jun 2025 11:18
Ref #7.12			 02 Jun 2025 11:19
			 02 Jun 2025 11:19
			 02 Jun 2025 11:19
Ref #7.12			 02 Jun 2025 11:19
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			 02 Jun 2025 11:19
Ref #7.13			 02 Jun 2025 11:19
			 02 Jun 2025 11:20
			 02 Jun 2025 11:20

7. OPEN PLAN KITCHEN & RECEPTION (CONT.)			
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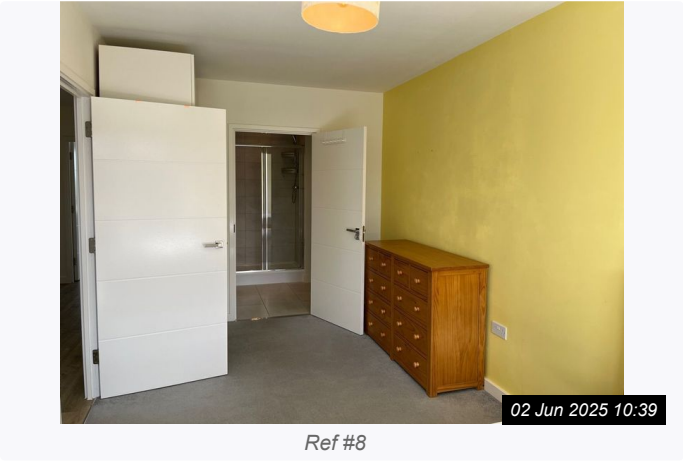
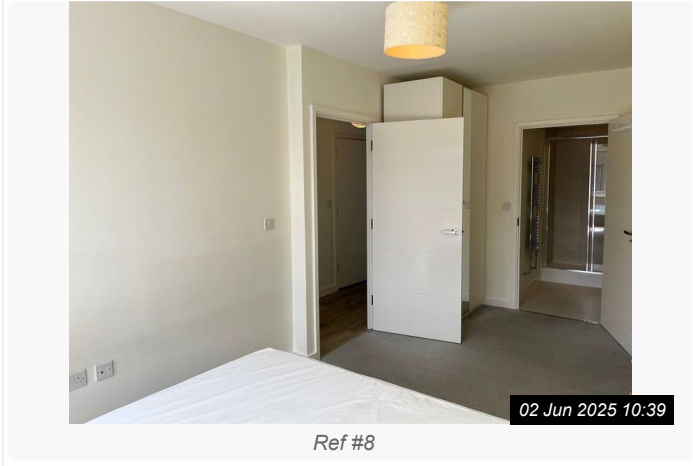
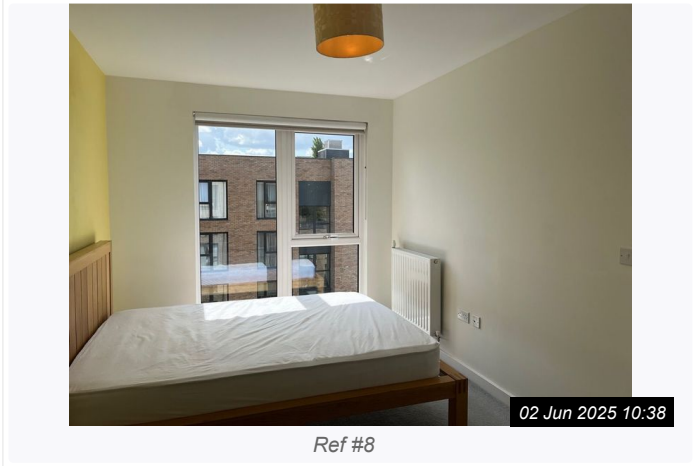
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7. OPEN PLAN KITCHEN & RECEPTION (CONT.)				
Ref	Name	Description	Condition	
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Ref #7.20		 02 Jun 2025 11:24	 02 Jun 2025 11:24	 02 Jun 2025 11:25
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Ref #7.20		 02 Jun 2025 11:25	 02 Jun 2025 11:25	 02 Jun 2025 11:26
	Ref #7.20	Ref #7.20	Ref #7.20	
Ref #7.20		 02 Jun 2025 11:26	 02 Jun 2025 11:26	 02 Jun 2025 11:26
	Ref #7.20	Ref #7.20	Ref #7.20	

7. OPEN PLAN KITCHEN & RECEPTION (CONT.)			
Ref	Name	Description	Condition
Ref #7.21			
			
			
			
Ref #7.22			
			
Ref #7.23			
Ref #7.24			

7. OPEN PLAN KITCHEN & RECEPTION (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:28 Ref #7.25			

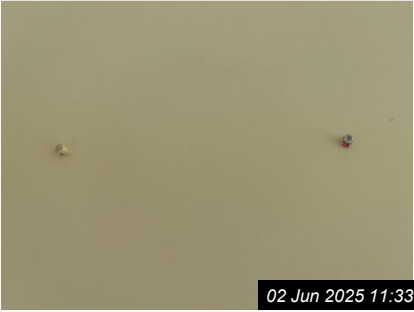
8. BEDROOM ONE



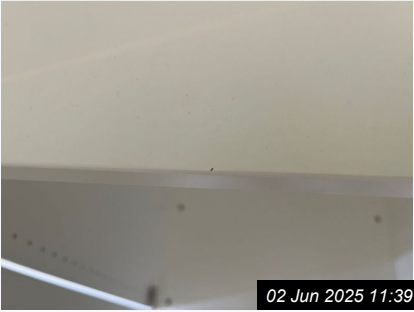
Ref	Name	Description	Condition
8.1	Door & Frame	White wooden laminate 5-panelled door White wooden framework Stainless steel threshold	Few minor black marks to frame Faint yellow shading to interior of door Minor marks to door
8.2	Door Fixtures	Stainless steel lever handles	Exterior is shaky
8.3	Ceiling	White painted	Good condition Faint scuff above wardrobe

8. BEDROOM ONE (CONT.)			
Ref	Name	Description	Condition
8.4	Lighting	1x single hanging pendant bulb With yellow shade	Good, working order Light dust to interior
8.5	Walls	Off white and yellow painted	Appears patchy paint work to facing wall Minor black marks to mid level facing wall 2x nails to facing wall Light scuffs
8.6	Skirting	White painted wooden	Few minor scuffs or pencil marks Cracking to top edge
8.7	Windows & Sills	1x white uPVC casement window 3x fitted glass panels 1x chrome lever handle White wooden sill	Light surface cracking to sealant Minor wear to front edge of sill Hair follicle seen to sill Brown scuff mark under window 1x key seen
8.8	Blinds / Curtains	Pin striped roller blind with chrome beaded pull	Brown stain and minor dust to reverse Functional
8.9	Switch / Sockets	White plastic light switch White plastic double sockets	Good, physical condition Clean
8.10	Heating	White metal	Good condition
8.11	Flooring	Grey fitted carpet	Tread is flattened Hair follicle and minor debris seen Minor furniture pressure mark Appears shaded line forward of wardrobe
8.12	Built-In-Storage	White laminate wardrobe unit Mirror fitted to exterior of unit door Shelves and white rail to interior	Minor marks to interior Shading to interior of right unit door
Contents			
8.13	Chest of draws	Mid brown wooden Small wooden knobs to each draw	Chips and scratches Clean to interior of draws
8.14	Bed	Wooden frame and headboard	Mattress underneath is clean Brown marks to base corner of sheet Review - Investigate
Cleanliness			
8.15	Cleanliness		Professional clean

8. BEDROOM ONE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:29 Ref #8.1  02 Jun 2025 11:30 Ref #8.1  02 Jun 2025 11:30 Ref #8.1			
 02 Jun 2025 11:30 Ref #8.1  02 Jun 2025 11:30 Ref #8.1  02 Jun 2025 11:30 Ref #8.1			
 02 Jun 2025 11:30 Ref #8.1  02 Jun 2025 11:30 Ref #8.1  02 Jun 2025 11:30 Ref #8.2			
 02 Jun 2025 11:31 Ref #8.3  02 Jun 2025 11:40 Ref #8.3  02 Jun 2025 11:32 Ref #8.4			

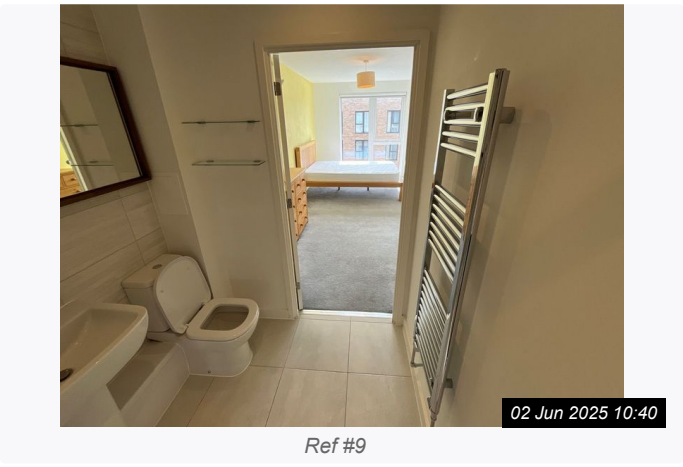
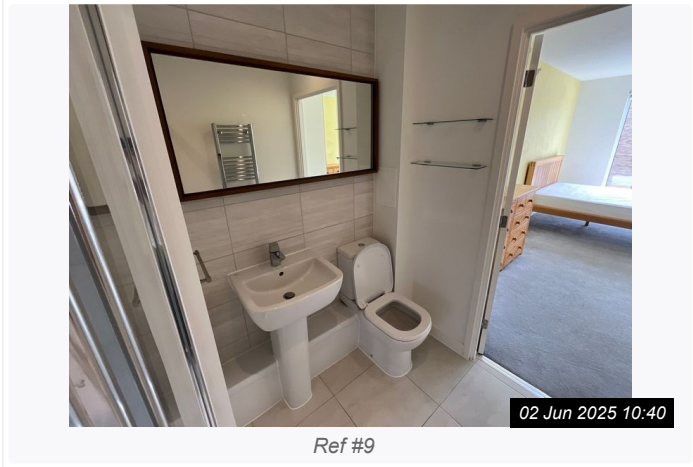
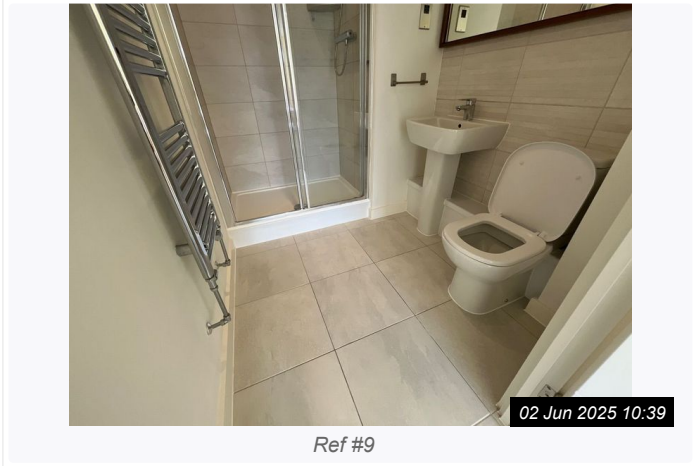
8. BEDROOM ONE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:32 Ref #8.4  02 Jun 2025 11:33 Ref #8.5  02 Jun 2025 11:33 Ref #8.5			
 02 Jun 2025 11:33 Ref #8.5  02 Jun 2025 11:35 Ref #8.5  02 Jun 2025 11:33 Ref #8.6			
 02 Jun 2025 11:34 Ref #8.6  02 Jun 2025 11:34 Ref #8.6  02 Jun 2025 11:34 Ref #8.7			
 02 Jun 2025 11:34 Ref #8.7  02 Jun 2025 11:34 Ref #8.7  02 Jun 2025 11:34 Ref #8.7			

8. BEDROOM ONE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:34 Ref #8.7  02 Jun 2025 11:34 Ref #8.7  02 Jun 2025 11:34 Ref #8.8			
 02 Jun 2025 11:34 Ref #8.8  02 Jun 2025 11:35 Ref #8.8  02 Jun 2025 11:35 Ref #8.9			
 02 Jun 2025 11:35 Ref #8.9  02 Jun 2025 11:36 Ref #8.10  02 Jun 2025 11:37 Ref #8.11			
 02 Jun 2025 11:37 Ref #8.11  02 Jun 2025 11:37 Ref #8.11  02 Jun 2025 11:41 Ref #8.11			

8. BEDROOM ONE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:41 Ref #8.11  02 Jun 2025 11:59 Ref #8.11  02 Jun 2025 11:38 Ref #8.12			
 02 Jun 2025 11:39 Ref #8.12  02 Jun 2025 11:39 Ref #8.12  02 Jun 2025 11:39 Ref #8.12			
 02 Jun 2025 11:39 Ref #8.12  02 Jun 2025 11:40 Ref #8.12  02 Jun 2025 11:40 Ref #8.12			
 02 Jun 2025 11:40 Ref #8.13  02 Jun 2025 11:40 Ref #8.13  02 Jun 2025 11:40 Ref #8.13			

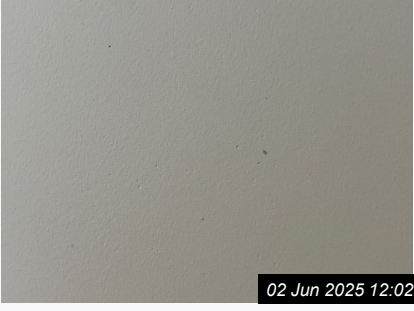
8. BEDROOM ONE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:41 Ref #8.14  02 Jun 2025 11:41 Ref #8.14  02 Jun 2025 11:41 Ref #8.14			

9. EN-SUITE

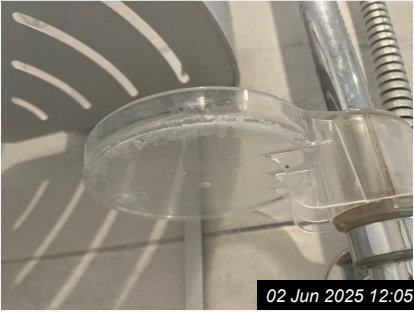


Ref	Name	Description	Condition
9.1	Door & Frame	White wooden laminate door and frame Stainless steel threshold	Minor chip and debris to frame Minor black marks to low interior frame
9.2	Door Fixtures	Stainless steel lever handles and twist lock	Shaky levers, light marks to lever
9.3	Ceiling	White painted	Good condition
9.4	Extractor Fan	Circular white laminate	Dusty
9.5	Lighting	3x chrome recessed spotlights	Good, working order
9.6	Walls	Off white painted Light brown ceramic tiles	Light water marks left wall and behind heater Cracking next to tiles Discolouration o areas of grouting Minor black spots
9.7	Switch / Sockets	White plastic light switch Chrome shavers socket	Minor marks to surface
9.8	Heating	Stainless steel towel heater	Good, physical condition Clean

9. EN-SUITE (CONT.)			
Ref	Name	Description	Condition
9.9	Flooring	Grey ceramic tiles	Minor white paint marks to grouting Good, physical condition Clean
9.10	Built-In-Storage	2x tempered glass shelves, chrome fitments	Smear marks to top shelf
9.11	Toilet	White porcelain toilet, seat, lid and cistern Chrome flush to top of cistern	Minor staining under rim Wear to interior pipe
9.12	Basin	White porcelain Stainless steel mixer tap, plug and drain	Good, physical condition Clean
9.13	Shower & Taps	Walk in shower cubicle Chrome framed shower door White porcelain shower tray Stainless steel drain, shower controls, riser and hose	White scale to base of chrome frame and to plastic soap holder Minor white residue marks to high level frame
Contents			
9.14	Mirror	Wooden frame	Good, physical condition Clean surface
9.15	Rail	Stainless steel	Shaky to wall
Cleanliness			
9.16	Cleanliness		Professional clean
 02 Jun 2025 11:59 Ref #9.1  02 Jun 2025 12:00 Ref #9.1  02 Jun 2025 12:00 Ref #9.1  02 Jun 2025 12:00 Ref #9.1  02 Jun 2025 12:02 Ref #9.1  02 Jun 2025 12:00 Ref #9.2			

9. EN-SUITE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 12:00 Ref #9.2  02 Jun 2025 12:01 Ref #9.3  02 Jun 2025 12:01 Ref #9.4			
 02 Jun 2025 12:01 Ref #9.6  02 Jun 2025 12:01 Ref #9.6  02 Jun 2025 12:01 Ref #9.6			
 02 Jun 2025 12:01 Ref #9.6  02 Jun 2025 12:01 Ref #9.6  02 Jun 2025 12:02 Ref #9.6			
 02 Jun 2025 12:02 Ref #9.6  02 Jun 2025 12:02 Ref #9.6  02 Jun 2025 12:02 Ref #9.6			

9. EN-SUITE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 12:03 Ref #9.7  02 Jun 2025 12:03 Ref #9.8  02 Jun 2025 12:03 Ref #9.9			
 02 Jun 2025 12:03 Ref #9.9  02 Jun 2025 12:03 Ref #9.9  02 Jun 2025 12:03 Ref #9.10			
 02 Jun 2025 12:04 Ref #9.10  02 Jun 2025 12:04 Ref #9.11  02 Jun 2025 12:04 Ref #9.11			
 02 Jun 2025 12:04 Ref #9.11  02 Jun 2025 12:04 Ref #9.12  02 Jun 2025 12:04 Ref #9.13			

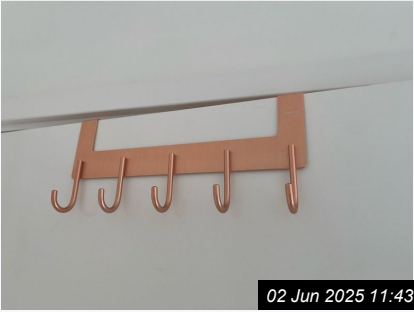
9. EN-SUITE (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 12:05 Ref #9.13  02 Jun 2025 12:05 Ref #9.13  02 Jun 2025 12:05 Ref #9.13			
 02 Jun 2025 12:05 Ref #9.13  02 Jun 2025 12:05 Ref #9.13  02 Jun 2025 12:05 Ref #9.13			
 02 Jun 2025 12:05 Ref #9.13  02 Jun 2025 12:06 Ref #9.14  02 Jun 2025 12:06 Ref #9.15			

10. BEDROOM TWO



Ref	Name	Description	Condition
10.1	Door & Frame	White wooden laminate 5-panelled door White wooden framework Stainless steel threshold	Minor black marks to top of frame Minor scuffs and stain marks to low level door Minor chips to leading door edge
10.2	Door Fixtures	Stainless steel lever handles Brushed brass metal pegs	Minor tarnish to handle
10.3	Ceiling	White painted	Good condition
10.4	Lighting	1x single hanging pendant bulb With yellow shade	Good, working order
10.5	Walls	Off white and blue painted	Few light scuffs and marks Circular shading from removal of fixture Cracking above skirting
10.6	Skirting	White painted wooden	Minor chip to angle Minor scuffing
10.7	Windows & Sills	1x white uPVC casement window 3x fitted glass panels 1x chrome lever handle White wooden sill	Chips to sill Light cracking to sill edges Window is functional, glazing is clean

10. BEDROOM TWO (CONT.)			
Ref	Name	Description	Condition
10.8	Blinds / Curtains	Grey/blue roller blind with chrome beaded pull	Light marks to reverse Functional
10.9	Switch / Sockets	White plastic light switch White plastic double sockets	Good, physical condition Clean
10.10	Heating	White metal	Good condition
10.11	Flooring	Grey fitted carpet	Flattened tread Furniture pressure marks Brown shading forward of entry Review - Investigate
10.12	Built-In-Storage	White laminate open shelving unit	Gapping between shelves and unit Clean throughout
Contents			
10.13	Wardrobe	White and brown wooden 2x unit doors and 1x draw to low level	Minor marks and scuffs in areas Clean condition
Cleanliness			
10.14	Cleanliness		Professional clean
 02 Jun 2025 11:42 Ref #10.1  02 Jun 2025 11:42 Ref #10.1  02 Jun 2025 11:43 Ref #10.1			
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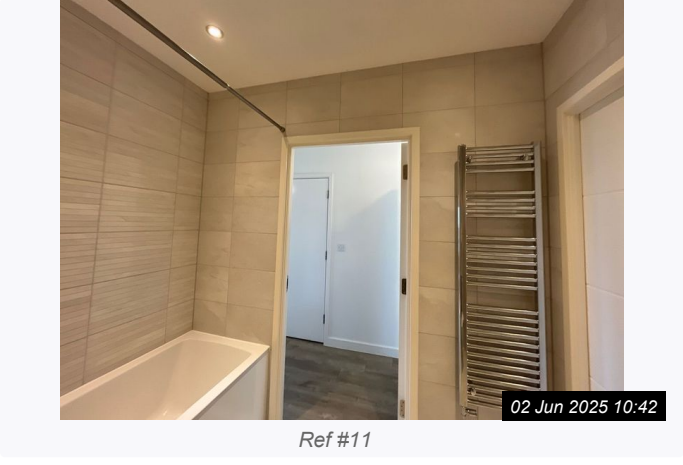
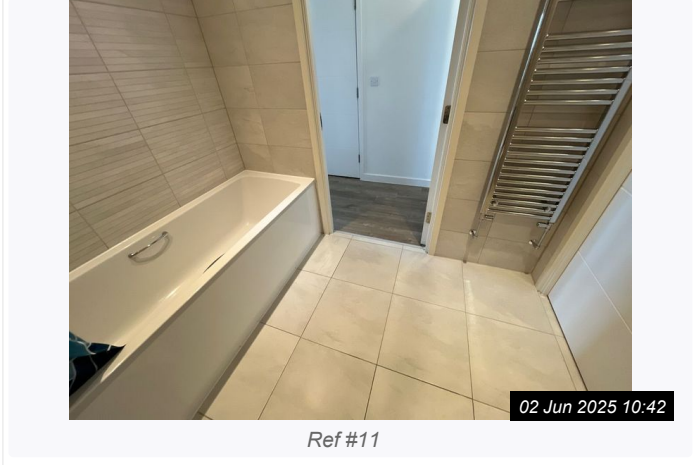
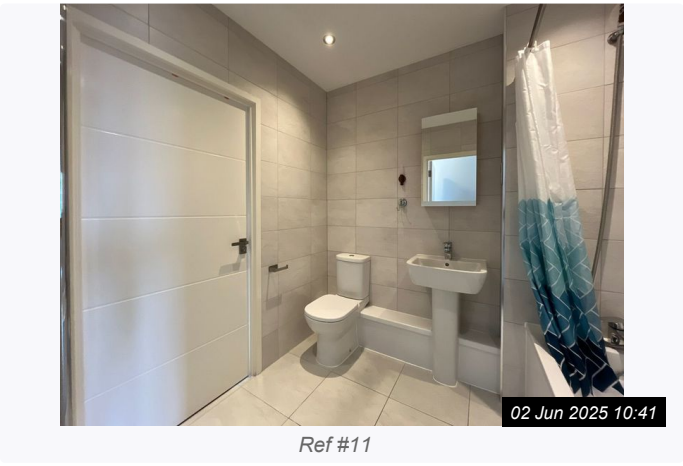
10. BEDROOM TWO (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:43 Ref #10.1  02 Jun 2025 11:43 Ref #10.2  02 Jun 2025 11:43 Ref #10.2			
 02 Jun 2025 11:43 Ref #10.2  02 Jun 2025 11:43 Ref #10.3  02 Jun 2025 11:44 Ref #10.3			
 02 Jun 2025 11:44 Ref #10.4  02 Jun 2025 11:44 Ref #10.5  02 Jun 2025 11:44 Ref #10.5			
 02 Jun 2025 11:45 Ref #10.5  02 Jun 2025 11:45 Ref #10.5  02 Jun 2025 11:45 Ref #10.6			

10. BEDROOM TWO (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:45 Ref #10.6  02 Jun 2025 11:45 Ref #10.7  02 Jun 2025 11:45 Ref #10.7			
 02 Jun 2025 11:45 Ref #10.7  02 Jun 2025 11:45 Ref #10.7  02 Jun 2025 11:45 Ref #10.7			
 02 Jun 2025 11:46 Ref #10.8  02 Jun 2025 11:46 Ref #10.8  02 Jun 2025 11:46 Ref #10.8			
 02 Jun 2025 11:46 Ref #10.8  02 Jun 2025 11:46 Ref #10.9  02 Jun 2025 11:46 Ref #10.9			

10. BEDROOM TWO (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:46 Ref #10.10  02 Jun 2025 11:47 Ref #10.11  02 Jun 2025 11:47 Ref #10.11			
 02 Jun 2025 11:47 Ref #10.11  02 Jun 2025 11:47 Ref #10.11  02 Jun 2025 11:47 Ref #10.11			
 02 Jun 2025 11:47 Ref #10.12  02 Jun 2025 11:47 Ref #10.12  02 Jun 2025 11:47 Ref #10.13			
 02 Jun 2025 11:48 Ref #10.13  02 Jun 2025 11:48 Ref #10.13  02 Jun 2025 11:48 Ref #10.13			

10. BEDROOM TWO (CONT.)			
Ref	Name	Description	Condition
 Ref #10.13  Ref #10.13			

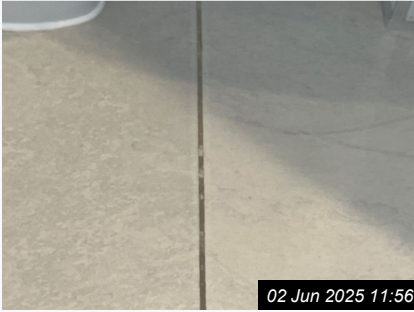
11. BATHROOM

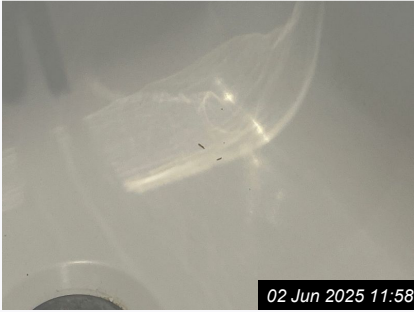


Ref	Name	Description	Condition
11.1	Door & Frame	2x doors, 1x leading to bedroom 2 and other leading to hallway Off white laminate 5-panelled doors Off white wooden framework	Door leading to hallway Minor black marks to door Generally in good condition Door leading to bedroom two Adhesive mark, brown rub and minor scuff to door
11.2	Door Fixtures	Stainless steel lever handles and twist lock	Exterior handle to bedroom door is loose Review - Investigate

11. BATHROOM (CONT.)			
Ref	Name	Description	Condition
11.3	Ceiling	White painted	Good condition
11.4	Extractor Fan	Circular white laminate	Very light dust Appears in good, physical condition
11.5	Lighting	4x chrome recessed spotlights	Good, working order
11.6	Walls	Grey ceramic tiles	Minor discolouration to areas of grouting
11.7	Switch / Sockets	White plastic light switch Chrome shavers socket	Good, physical condition
11.8	Heating	Stainless steel towel heater	Good, physical condition Clean
11.9	Flooring	Grey ceramic tiles	Minor hair follicle and walked in debris Minor marks to grouting
11.10	Built-In-Storage	Brown wooden medicine cabinet Mirror fitted to exterior of door 3x tempered glass shelves	Appears to be missing 2x shelves Minor black rubs
11.11	Toilet	White porcelain toilet, seat, lid and cistern Chrome flush to top of cistern	Some minor staining under rim Marks or dust to toilet edge
11.12	Basin	White porcelain Stainless steel mixer tap, plug and drain	Good, physical condition Clean
11.13	Bath & Taps	White porcelain bathtub White laminate side panel Stainless steel drain, plug, controls, hose White and blue shower curtain	Minor debris to interior Otherwise seen to a good, physical condition Curtain seen clean
Contents			
11.14	Hooks and unknown fixture	Stainless steel hook Wooden stick	Good condition
11.15	Toilet roll holder	Stainless steel	Good condition
Cleanliness			
11.16	Cleanliness		Professional clean

11. BATHROOM (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:50 Ref #11.1  02 Jun 2025 11:50 Ref #11.1  02 Jun 2025 11:51 Ref #11.1			
 02 Jun 2025 11:51 Ref #11.1  02 Jun 2025 11:51 Ref #11.1  02 Jun 2025 11:51 Ref #11.2			
 02 Jun 2025 11:51 Ref #11.2  02 Jun 2025 11:52 Ref #11.3  02 Jun 2025 11:52 Ref #11.4			
 02 Jun 2025 11:52 Ref #11.5  02 Jun 2025 11:53 Ref #11.6  02 Jun 2025 11:54 Ref #11.7			

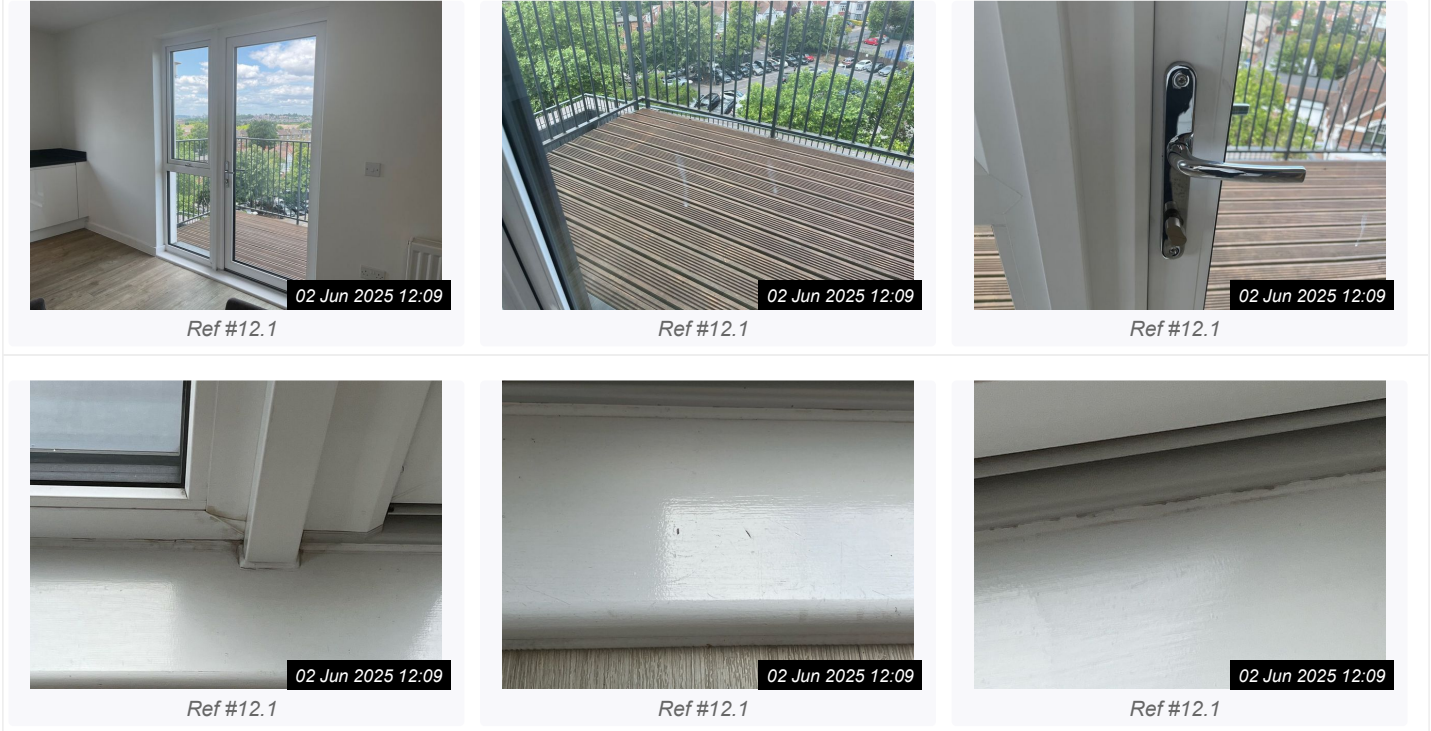
11. BATHROOM (CONT.)			
Ref	Name	Description	Condition
 Ref #11.8  Ref #11.9  Ref #11.9			
 Ref #11.9  Ref #11.9  Ref #11.9			
 Ref #11.10  Ref #11.10  Ref #11.10			
 Ref #11.10  Ref #11.11  Ref #11.11			

11. BATHROOM (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 11:57 Ref #11.11  02 Jun 2025 11:57 Ref #11.12  02 Jun 2025 11:57 Ref #11.12			
 02 Jun 2025 11:57 Ref #11.13  02 Jun 2025 11:58 Ref #11.13  02 Jun 2025 11:58 Ref #11.13			
 02 Jun 2025 11:58 Ref #11.13  02 Jun 2025 11:58 Ref #11.13  02 Jun 2025 11:58 Ref #11.13			
 02 Jun 2025 11:58 Ref #11.14  02 Jun 2025 11:58 Ref #11.14  02 Jun 2025 11:59 Ref #11.15			

12. BALCONY



Ref	Name	Description	Condition
12.1	Door and frame	White uPVC door and frames 3x fitted glass panels Chrome lever handle	White residue marks to exterior glazing Light marks to sill and faint scratches to mid level pane
12.2	Description	Wooden decking, metal handrail and surround	Scratch and minor discolouration to decking
12.3	Outside lighting	Chrome lantern, wall mounted	Working



12. BALCONY (CONT.)			
Ref	Name	Description	Condition
 02 Jun 2025 12:09 Ref #12.1  02 Jun 2025 12:10 Ref #12.2  02 Jun 2025 12:10 Ref #12.2			
 02 Jun 2025 12:10 Ref #12.3			

13. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
13.1	Is the Property Compliant?	Yes	No co2 alarm needed as no gas appliances Smoke alarm tested and working

Actions Required			
Ref	Action Required	Responsibility	Comments
7.4 OPEN PLAN KITCHEN & RECEPTION » Lighting	Review	Investigate	1x spotlight not working
7.20 OPEN PLAN KITCHEN & RECEPTION » Fridge / Freezer	Review	Investigate	Cracking and tape to freezer draws
7.21 OPEN PLAN KITCHEN & RECEPTION » Washing Machine	Review	Investigate	Light mould to exterior of rubber seal
8.14 BEDROOM ONE » Bed	Review	Investigate	Brown marks to base corner of sheet
10.11 BEDROOM TWO » Flooring	Review	Investigate	Brown shading forward of entry
11.2 BATHROOM » Door Fixtures	Review	Investigate	Exterior handle to bedroom door is loose

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /