

Check out

WILSON
INVENTORIES

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Property inspected by James Wilson

Address

Example
Check-out
Report



Carried Out

**October
9th 2025**

Contents

Disclaimers 2

Areas 3

 SCHEDULE OF CONDITION 3

 CLEANING SUMMARY 4

 METRE READINGS 5

 KEY SETS 6

 SMOKE AND CO2 ALARMS 7

 ENTRANCE & HALLWAY 8

 BEDROOM ONE 13

 BATHROOM 18

 KITCHEN 23

 RECEPTION 30

 BEDROOM TWO 34

 BATHROOM TWO 38

 PROPERTY COMPLIANCE 43

Actions 44

Declaration 45

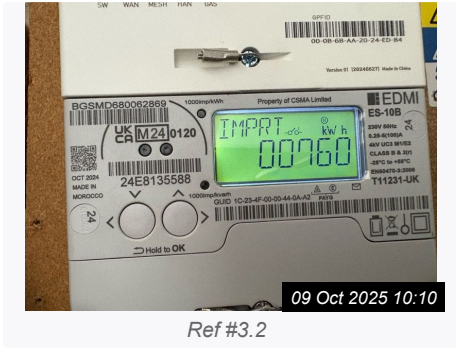
Disclaimers

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, few light defects
1.2	Ceilings	General good condition, few minor blemishes
1.3	Lights	All tested for power
1.4	Walls	Few scuffs, odd marks and cracking
1.5	Windows & Sills	Functional
1.6	Curtains / Blinds	Few minor marks and stains ; Functional
1.7	Woodwork	Minor cracking and marks
1.8	Flooring	Light scratches, general good condition
1.9	Kitchen & Appliances	All tested for power
1.10	Bathroom & Appliances	Good condition
1.11	Contents	Clean, few marks or stains to fabrics; Scratches to wooden contents

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

3. METRE READINGS			
Ref	Name	Description	Reading
3.1	Gas Meter	Location: The front yard inside the gate Serial Number: E6S11854892061	02891 m3
3.2	Electric Meter	Location: Inside of the building passageway, metres not labelled Serial Number: 25E81385588 & 19L4090662	00760 kWh One only showing credit balance of £41.59



4. KEY SETS		
Ref	Name	Description
4.1	Key sets	1 keys set from Agent and return back 3 x yale keys 1 x chrome Chubb key
 09 Oct 2025 10:21 Ref #4.1		

5. SMOKE AND CO2 ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: First floor Location: 1 x Hallway , 1 x Kitchen , 1 x Bedroom , 1 x reception , 1 x second floor stairs , 1 x bedroom two ,	Sound heard
5.2	Carbon Monoxide Alarms	Floor: First floor Location: Hallway (near to Kitchen)	Sound heard



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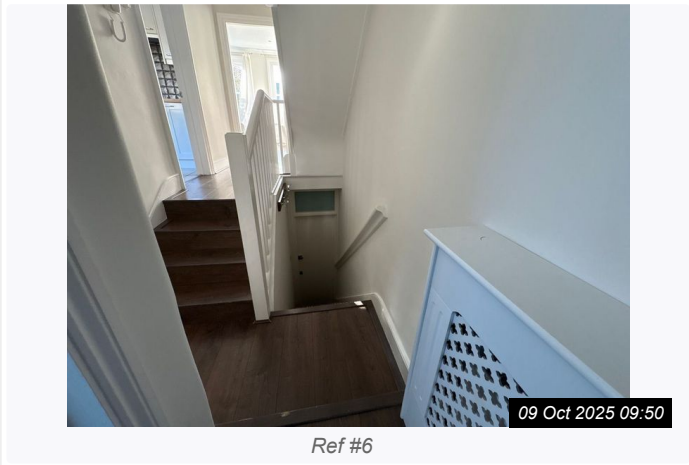
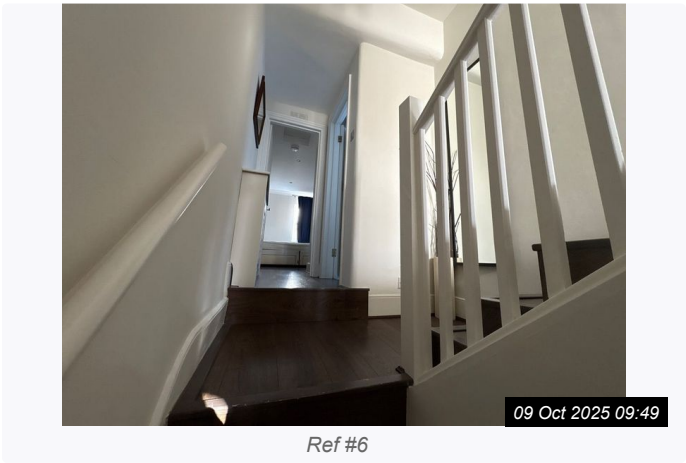
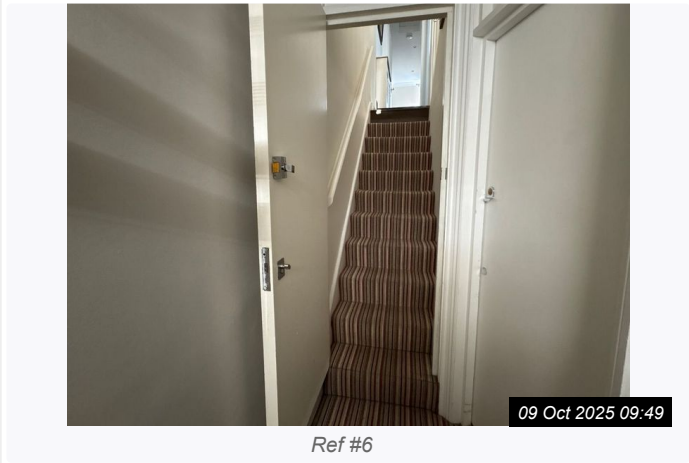
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6. ENTRANCE & HALLWAY



Ref	Name	Description	Condition
6.1	Door & Frame	Painted wooden door and frame in neutral colour	Notable scuff marks, chipped paint, visible scratches, and some surface damage on frame and door.; Mainly as per inventory
6.2	Door Fixtures	Brass cylinder lock with keyhole Metal mortice lock with chrome finish thumb turn ; Brass strike plate fitted to door frame	As per inventory
6.3	Ceiling	Painted white plaster ceiling	As per inventory
6.4	Lighting	Ceiling-mounted recessed downlights with a white trim	Both lights are functioning with no visible damage or wear on the fittings.; as per inventory
6.5	Walls	Painted plaster walls in neutral light colour	As per inventory + Walls show minor scuffs, paint chipping in places, and evidence of a patched or uneven area.
6.6	Skirting	White painted timber skirting	As per inventory + Skirting shows flaking paint and stains
6.7	Switch / Sockets	Brushed metal single light switch White plastic single switched socket with three-pin UK outlet in the entrance and hallway.	As per inventory

6. ENTRANCE & HALLWAY (CONT.)			
6.8	Heating	White painted wood radiator cover with decorative grille and shelf	As per inventory + Multiple surface scratches Visible gouge on the side Significant scuff mark on the top panel
6.9	Flooring	Wood effect laminate flooring in medium brown Striped carpet with beige, brown, black, and red tones	As per inventory + Laminate shows scratches, chips, and surface wear; carpet has a visible seam with fraying threads.
6.10	Built-In-Storage	Wall-mounted wooden coat rack with five metal hooks, medium brown finish.	Wood has multiple scuffs, chips, and marks; metal hooks show minor spotting and tarnish.
Contents			
6.11	Thermostat	White plastic Honeywell Home thermostat with digital display and two control buttons	No visible damage or wear; casing and display appear clean and in good condition.
6.12	Porcelain box	Square porcelain box with a speckled blue glaze and removable lid; Used for storing keys and small metal items.	No visible chips or cracks, minor surface marks inside the lid area.
6.13	Plants	Tall natural dried branches arranged in a textured cream ceramic vase.	Branches are intact and clean vase shows minor surface marks and some light scuffing.
Cleanliness			
6.14	Cleanliness	Professional clean	
 09 Oct 2025 09:51 Ref #6.1  09 Oct 2025 09:51 Ref #6.1  09 Oct 2025 09:51 Ref #6.1  09 Oct 2025 09:51 Ref #6.1  09 Oct 2025 09:51 Ref #6.2  09 Oct 2025 09:52 Ref #6.2			

6. ENTRANCE & HALLWAY (CONT.)



Ref #6.2



Ref #6.3



Ref #6.3



Ref #6.4



Ref #6.5



Ref #6.5



Ref #6.5



Ref #6.5



Ref #6.6



Ref #6.6



Ref #6.6



Ref #6.7



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Ref #6.8



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6. ENTRANCE & HALLWAY (CONT.)



09 Oct 2025 09:59

Ref #6.8



09 Oct 2025 09:59

Ref #6.9



09 Oct 2025 09:59

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09 Oct 2025 10:03

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09 Oct 2025 10:26

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6. ENTRANCE & HALLWAY (CONT.)



Ref #6.12



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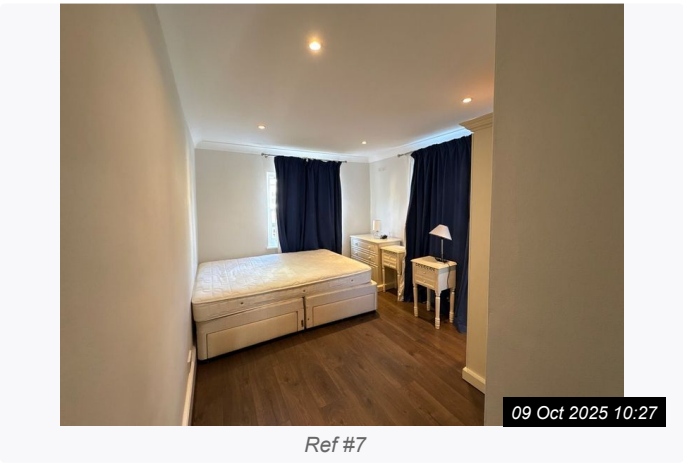


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7. BEDROOM ONE



Ref	Name	Description	Condition
7.1	Door & Frame	White painted wooden door with panel detailing and matching frame.	As per inventory + The door has visible scratches, small stains, a notable hole; Frame shows scuffing and chipped paint.
7.2	Door Fixtures	Brushed metal lever handles with rectangular backplates	As per inventory
7.3	Ceiling	White painted plaster ceiling with loft hatch	As per inventory
7.4	Lighting	Ceiling-mounted recessed spotlights with a white trim	As per inventory
7.5	Walls	Painted plaster walls in light beige	As per inventory + Visible small hole and chipped paint, several cracks, surface indentations, and minor areas of uneven plaster
7.6	Skirting	Painted timber skirting in white with a dark wood-effect trim at the base.	Multiple areas with paint chips, scratches, cracks and scuffs visible Noticeable damage and wear to the lower trim and corners.; Mainly as per inventory

7. BEDROOM ONE (CONT.)			
7.7	Windows & Blinds / Curtains	White wooden Sash windows, wooden sills Pair of dark blue blackout curtains with sheer white voile curtains on metal curtain rods.	Windows seen as per inventory Sheer white curtains have multiple visible stains and marks including black and brown discolouration, while dark blue curtains appear undamaged.
7.8	Switch / Sockets	Brushed metal single light switch White plastic double socket with individual switches for two outlets	As per inventory
7.9	Heating	White metal panel radiator with thermostatic valve	As per inventory
7.10	Flooring	Laminate wood-effect flooring in a medium brown tone	As per inventory + Displays surface scuffs, minor scratches, and scattered white marks, especially near the edges.
Contents			
7.11	Bed and mattress	White divan bed base with fabric upholstery and matching white mattress featuring stitched pattern.	As per inventory + Mattress shows multiple stains and discolouration marks Bed base has scuffing fabric wear and stains on the corners.
7.12	Drawers	Cream painted wooden drawers with decorative carved detailing, knob handles, and featuring one chest of drawers and two side tables.	As per inventory + Multiple chips, scuffs, and stains to surfaces, edges, and legs, with visible paint wear and a damaged drawer front corner.
7.13	Lamps and umbrella	One glass-based table lamp with a white fabric shade One black-based table lamp with a grey fabric shade, alongside a closed black umbrella	Both lamps and the umbrella appear in good visual condition with no obvious signs of damage or wear.
7.14	Wardrobe	Cream-coloured freestanding wardrobe with mirrored double doors and decorative moulding.	Wardrobe shows minor surface scuffs, a small chip, and a faint scratch on the side panel.
Cleanliness			
7.15	Cleanliness	Professional clean	
   <i>Ref #7.1</i> <i>Ref #7.1</i> <i>Ref #7.1</i>			

7. BEDROOM ONE (CONT.)



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Ref #7.1



09 Oct 2025 10:29

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Ref #7.5



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Ref #7.7



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7. BEDROOM ONE (CONT.)



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7. BEDROOM ONE (CONT.)



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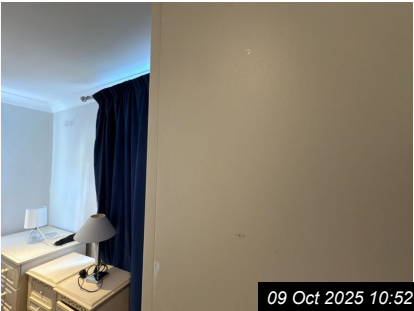
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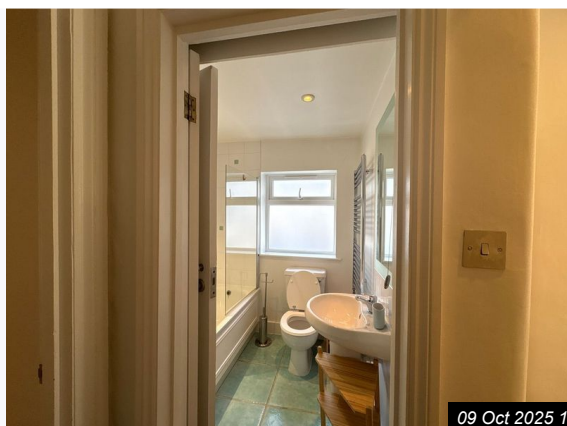


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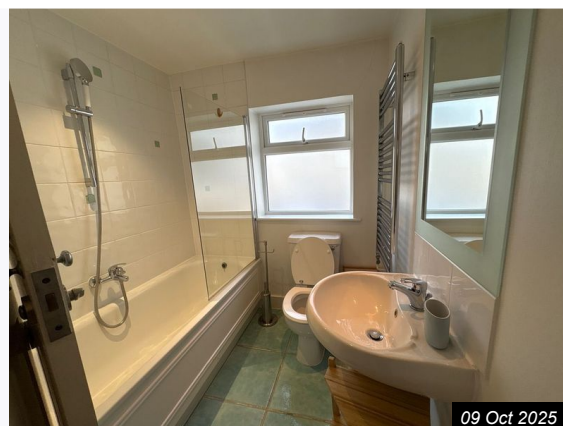


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8. BATHROOM

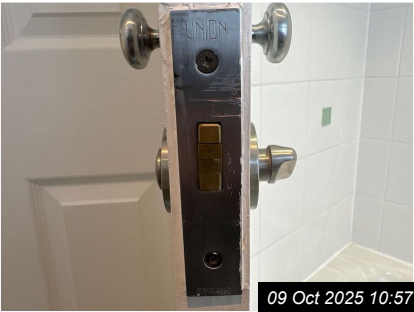


Ref #8



Ref #8

Ref	Name	Description	Condition
8.1	Door & Frame	White painted wooden door with textured surface, matching painted wooden door frame.	As per inventory + Visible chips to paint and wood on the frame Scuff marks and surface stains on the door Evidence of repair around the knob area, and exposed wood on the frame
8.2	Door Fixtures	Stainless steel door knobs and a matching thumbturn lock set With a rectangular mortise lock and strike plate	Mainly as per inventory All hardware appears intact and functional.
8.3	Ceiling	Painted white plaster ceiling	Ceiling appears clean with a small mark or blemish visible, no signs of major damage or staining.
8.4	Lighting	Two recessed ceiling spotlights with brushed metal trim and integrated bulbs	Both lights are operational with no visible signs of damage or wear on the fittings or trim.
8.5	Walls	Painted plaster walls in light beige and white	As per inventory + Minor chips to paintwork present.
8.6	Windows & Sills	White uPVC frosted glazed window with matching sill, featuring a top opening vent.	Light paint chipping and scuff marks visible on the sill, minor cracking at lower edge, no apparent damage to window frame or glazing.
8.7	Switch / Sockets	White ceiling-mounted pull cord switch with metal end located near bathroom entrance.	Pull cord switch and fitting appear intact with no visible damage or signs of excessive wear.
8.8	Heating	Chrome-plated towel radiator with horizontal bars, wall-mounted Located beside the toilet and wash basin.	As per inventory + Visible rust spots, corrosion and surface discolouration on the lower sections and pipe joints.
8.9	Flooring	Ceramic floor tiles with a matt greenish finish and brown grout lines.	As per inventory + Crack visible across one tile with some chipped grout and surface wear.

8. BATHROOM (CONT.)			
8.10	Toilet	Close-coupled white ceramic toilet with matching cistern and chrome flush lever, fitted with a white plastic seat and lid.	As per inventory + Toilet lid and seat show visible cracks and staining,
8.11	Basin	White ceramic pedestal basin with chrome mixer tap, circular overflow and a pop-up waste feature.	As per inventory + Basin shows multiple cracks and signs of wear around the overflow and waste; Visible rust and discolouration on the waste fitting.
8.12	Bath & Taps	White acrylic bath with chrome mixer tap and integrated shower attachment, chrome plugholes, and a glass shower screen.	General wear visible including tarnishing and discolouration on plugholes; Limescale build-up on taps, and some surface marks.
Contents			
8.13	Storage rack	Three-tier corner storage rack made of light bamboo with a natural wood grain finish.	Minor scuffs and marks on the leading edge of the top shelf, otherwise generally intact.
8.14	Bin	Pedal-operated bathroom bin with a brushed stainless steel lid and base and a white cylindrical body.	Top of bin shows visible watermarks and light surface marks, body appears intact with no visible dents or cracks.
8.15	Cleaning brush and roll holder	Stainless steel cleaning brush and roll holder with a cylindrical base and upright design for toilet roll storage.	Visible rust marks on the base and minor surface wear present.
Cleanliness			
8.16	Cleanliness	Professional clean	
 09 Oct 2025 10:55 Ref #8.1  09 Oct 2025 10:56 Ref #8.1  09 Oct 2025 10:56 Ref #8.1  09 Oct 2025 10:56 Ref #8.2  09 Oct 2025 10:57 Ref #8.2  09 Oct 2025 10:57 Ref #8.2			

8. BATHROOM (CONT.)		
 09 Oct 2025 10:57 Ref #8.2	 09 Oct 2025 10:57 Ref #8.2	 09 Oct 2025 10:58 Ref #8.3
 09 Oct 2025 10:58 Ref #8.3	 09 Oct 2025 10:58 Ref #8.4	 09 Oct 2025 10:59 Ref #8.4
 09 Oct 2025 10:59 Ref #8.5	 09 Oct 2025 10:59 Ref #8.5	 09 Oct 2025 11:00 Ref #8.5
 09 Oct 2025 11:00 Ref #8.6	 09 Oct 2025 11:00 Ref #8.6	 09 Oct 2025 11:00 Ref #8.6
 09 Oct 2025 11:01 Ref #8.7	 09 Oct 2025 11:01 Ref #8.8	 09 Oct 2025 11:02 Ref #8.8

8. BATHROOM (CONT.)



Ref #8.8



Ref #8.9



Ref #8.9



Ref #8.10



Ref #8.10



Ref #8.10



Ref #8.10



Ref #8.10



Ref #8.10



Ref #8.11



Ref #8.11



Ref #8.11



Ref #8.12



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Ref #8.12

8. BATHROOM (CONT.)



Ref #8.12



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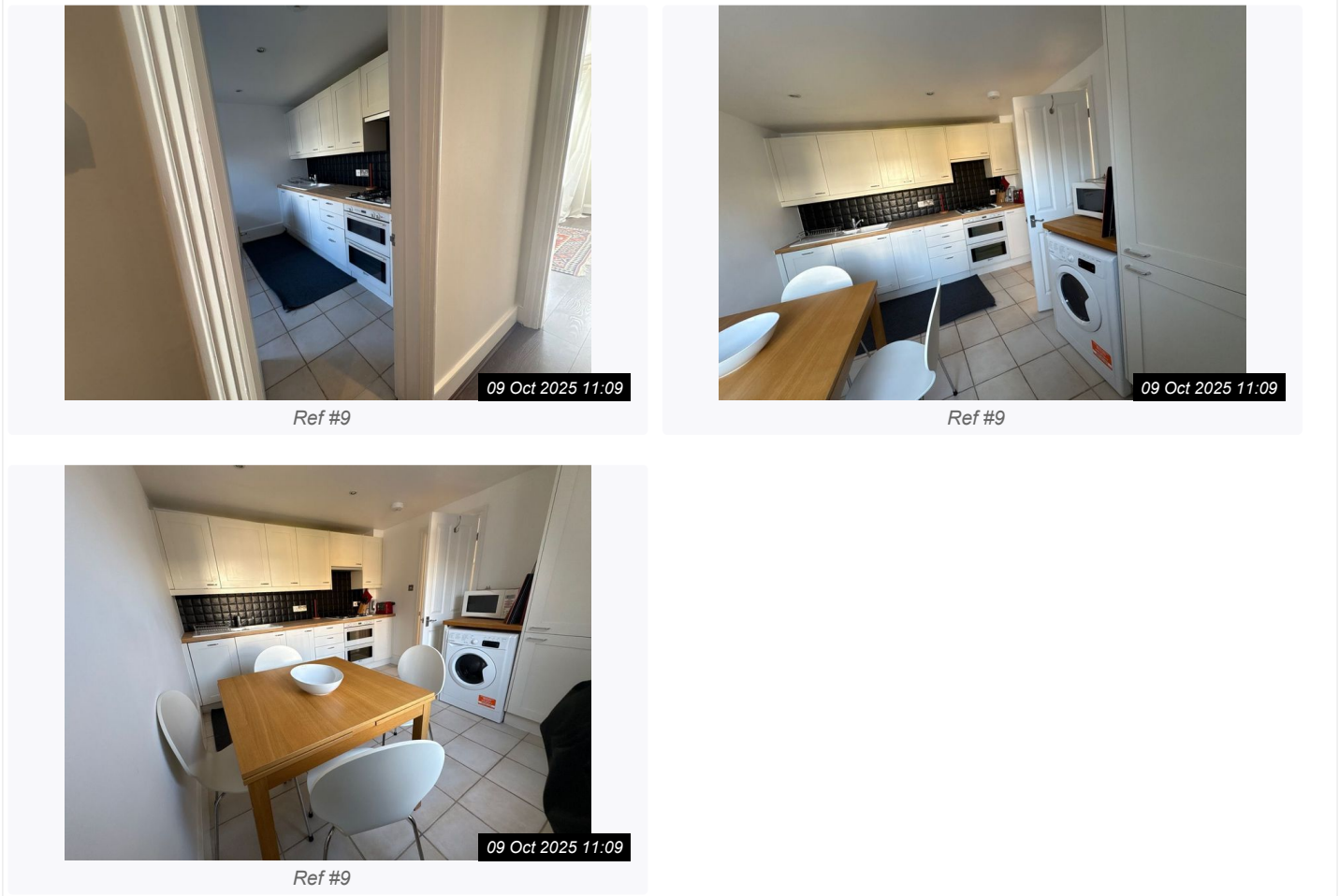


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9. KITCHEN



Ref	Name	Description	Condition
9.1	Door & Frame	Wooden door and frame painted white	As per inventory + Door and frame have visible scuff marks, scratches, and some areas with small black stains and discolouration along the lower edge.
9.2	Door Fixtures	Brushed metal lever handle with rectangular backplate; Matching metal strike plate; Over-door double coat hook	As per inventory
9.3	Ceiling	Smooth white painted ceiling	As per inventory
9.4	Lighting	Ceiling lighting consists of multiple recessed downlighters with white trim set	As per inventory + One light is not working Review - Investigate
9.5	Walls	Painted textured plaster in light grey with a section of black glossy tile splashback.	As per inventory + Multiple scuff marks, small chips, and light stains present in various areas, and splashback shows several minor stains and marks.
9.6	Skirting	White painted wooden skirting	As per inventory + Minor staining, and signs of wear on the surface.

9. KITCHEN (CONT.)			
9.7	Windows & Sills	White-framed sash window with single central divider and matching painted wooden sill.	Window frame and sill appear clean with no visible signs of damage or wear.
9.8	Blinds / Curtains	White sheer fabric roman blind fitted to kitchen window	As per inventory + Blind has a visible brown stain on the fabric
9.9	Switch / Sockets	Stainless steel dual light switch Double socket outlets with individual switches	As per inventory
9.10	Heating	White metal panel radiator Wall mounted beneath a window in the kitchen.	As per inventory
9.11	Flooring	Light beige ceramic tiles with visible grout lines	As per inventory + Tiles have visible cracks and surface marks with signs of dirt in grout lines.
9.12	Kitchen Units	White shaker-style kitchen units with chrome handles	As per inventory + Visible chipping and damage to the lower edges of some cabinet doors.
9.13	Worktops	Light wood block worktops with a natural finish	As per inventory + Visible water staining and patchy discolouration near sink area; Otherwise surfaces are free from major damage and appear structurally sound.
9.14	Sink	White ceramic single bowl sink with integrated drainer chrome mixer tap	Sink is clean with no visible chips or cracks tap and waste fittings appear intact minor limescale visible on waste cover
Appliances			
9.15	Hob	White four-burner gas hob with black cast iron pan supports and rotary control knobs on the right side.	Minor chip present on the enamel around one burner otherwise appears clean with no significant visible damage.
9.16	Electrics extractor Hood	Integrated extractor hood in white metal with stainless steel effect trim and a perforated metal grease filter.	Extractor hood shows minor discolouration to the top white casing and light signs of use on the filter but no visible damage.
9.17	Oven	Built-in double electric oven with white and stainless steel finish digital display and control dials glass doors and multiple wire racks inside.	Both ovens are clean with minor signs of use such as light wear and some discolouration along the door seals but no significant damage visible.
9.18	Fridge / Freezer	Tall integrated white fridge freezer with multiple clear shelves and drawers, vertical handles, and built-in lighting.	Internal marks on shelving and drawers, scratch present on exterior surface, tape repair visible near the top of the door.
9.19	Dishwasher Machine	Stainless steel dishwasher with white wire racks for crockery and cutlery, integrated design; Equipped with a dual-level rack system and internal detergent dispenser.	Some visible marking on the inner door surface, otherwise appears clean with no visible damage or missing parts.
Contents			

9. KITCHEN (CONT.)			
9.20	Assortment	Items to include: Microwave oven white with digital controls Utensil rack red metallic toaster White metallic kettle Knife block with black handles Red oven glove Stainless steel pedal bin White metal waste container Upright vacuum cleaner Flexible hose Ironing board with light cover Cleaning bottles at bottom of cupboard	Microwave oven and accessories clean with no visible damage Chopping boards show light use Toaster kettle and knife block all appear in good condition Pedal bin surface shows some light scratches and smudges White metal bin in good condition Vacuum cleaner and ironing board appear used but undamaged Cleaning bottles intact
9.21	Table and chairs	Square wooden table with light wood finish ; Four white plastic chairs with chrome legs, includes a white bowl on the tabletop.	Minor scratch visible on at least one chair, table and chairs otherwise in good condition with no obvious damage.
9.22	Washing machine	White front-loading Indesit washing machine with digital controls and rotary dial, integrated into kitchen cabinetry, 7kg washing capacity and 5kg drying capacity.	No visible external damage, controls and door intact, minor residue and signs of use on inner drum and seal.
Cleanliness			
9.23	Cleanliness	Professional clean	



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Ref #9.1



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Ref #9.1



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Ref #9.2



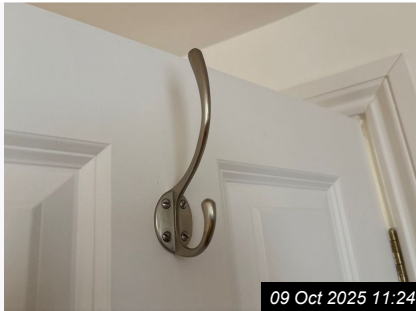
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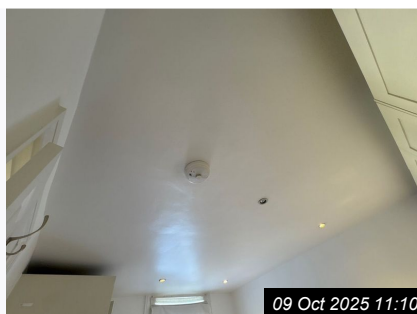
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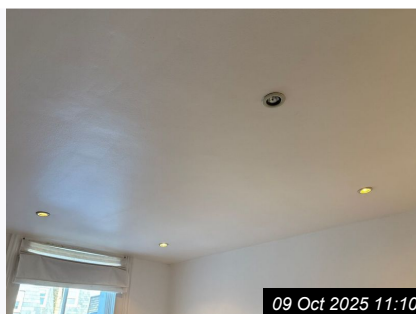
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9. KITCHEN (CONT.)



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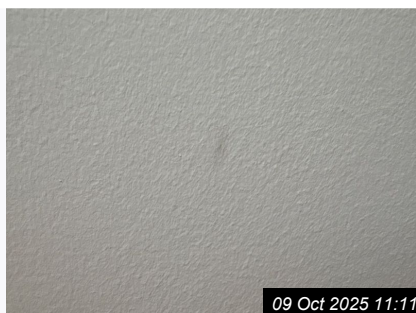
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Ref #9.5

09 Oct 2025 11:13



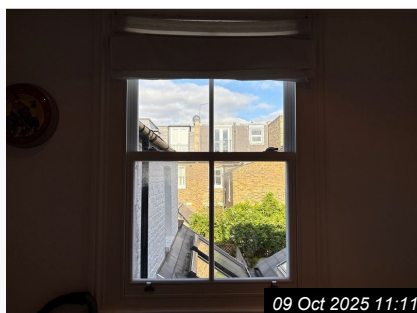
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Ref #9.7

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Ref #9.8

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Ref #9.8

09 Oct 2025 11:12



Ref #9.9

09 Oct 2025 11:12



Ref #9.9

09 Oct 2025 11:12



Ref #9.10

09 Oct 2025 11:13

9. KITCHEN (CONT.)



Ref #9.10



Ref #9.10



Ref #9.11



Ref #9.11



Ref #9.12



Ref #9.12



Ref #9.13



Ref #9.14



Ref #9.14



Ref #9.14



Ref #9.14



Ref #9.15



Ref #9.15



Ref #9.16



Ref #9.16

9. KITCHEN (CONT.)



09 Oct 2025 11:18

Ref #9.17



09 Oct 2025 11:18

Ref #9.17



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Ref #9.18



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Ref #9.18



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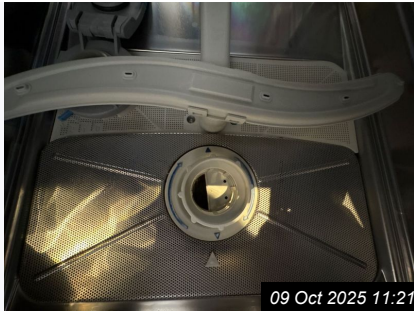
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Ref #9.19



09 Oct 2025 11:21

Ref #9.19



09 Oct 2025 11:22

Ref #9.20



09 Oct 2025 11:22

Ref #9.20



09 Oct 2025 11:22

Ref #9.20



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Ref #9.20

9. KITCHEN (CONT.)



Ref #9.20



Ref #9.21



Ref #9.21



Ref #9.22

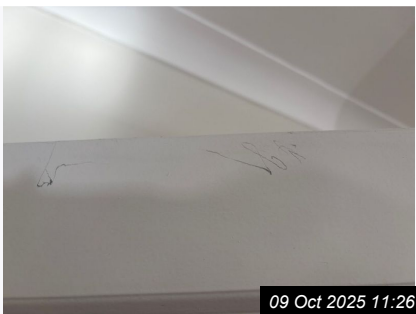
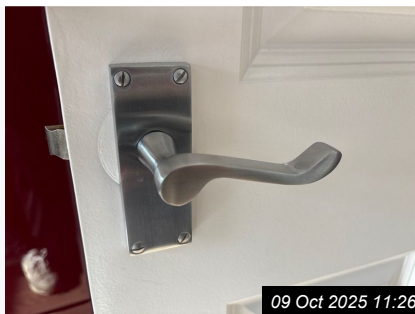


Ref #9.22

10. RECEPTION



Ref	Name	Description	Condition
10.1	Door & Frame	Timber door and frame painted white with smooth finish.	As per inventory
10.2	Door Fixtures	Brushed metal lever handles with rectangular backplates	As per inventory; Handle is slightly loose
10.3	Ceiling	Smooth white plaster ceiling	As per inventory
10.4	Lighting	Ceiling-mounted recessed downlights with metallic trim and warm white bulbs	All spotlights operational with no visible damage or signs of wear.
10.5	Walls	Painted plaster wall in an off-white colour	As per inventory + Visible black scuff mark present on the surface.
10.6	Skirting	Painted wooden skirting in light colour	As per inventory
10.7	Windows & Sills	White-painted timber sash windows with matching timber sills	Windows and sills appear clean and well maintained with no visible damage or wear.
10.8	Blinds / Curtains	Sheer white fabric curtains fitted to metal curtain rods covering three windows.	As per inventory + Curtains show a visible brown stain, appear clean overall with no noticeable tears or fraying.

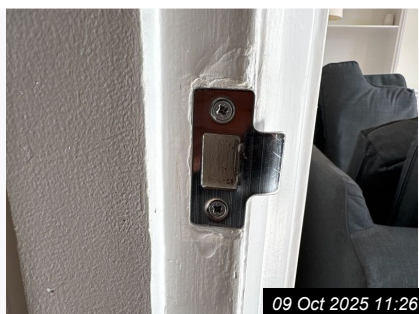
10. RECEPTION (CONT.)			
10.9	Switch / Sockets	Brushed metal dimmer switch and white double electrical socket outlet	As per inventory
10.10	Heating	White metal panel radiator	As per inventory + Minor dents and scratches are visible on the radiator casing
10.11	Flooring	Wood effect laminate flooring in medium brown with natural grain detailing.	As per inventory + Light scratches and small surface marks visible.
10.12	Built-in storage	White painted built-in storage unit with lower cupboards and upper open shelving sections on either side of a central wall space	Noted minor paint chips and small marks on the shelving surfaces, otherwise structure appears intact.; as per inventory
Contents			
10.13	Lamp	Metal floor lamp with gold finish and white cylindrical fabric shade positioned beside sofa.	Lamp is in good condition with no visible damage or noticeable wear.
10.14	Sofa and coffee table	Two dark grey fabric sofas with rounded arms and removable cushions are positioned around a white rectangular wooden coffee table with an open shelf beneath and four decorative red patterned cushions on top.	Sofas show visible signs of wear with fabric fading and minor surface marks ; Coffee table appears structurally intact with no obvious damage.
10.15	Drawers and desk	Grey metal desk with open compartments, red high-gloss storage cabinet with multiple doors, dark wood chest with visible grain, and a red stool.	Desk shows edge wear and chipping on the surface, ; Red cabinet has minor scratches and marks, ; Wood chest shows multiple scratches and scuffs.
Cleanliness			
10.16	Cleanliness	Professional clean	
 09 Oct 2025 11:26 Ref #10.1  09 Oct 2025 11:26 Ref #10.1  09 Oct 2025 11:26 Ref #10.2			

10. RECEPTION (CONT.)



09 Oct 2025 11:26

Ref #10.2



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Ref #10.2



09 Oct 2025 11:27

Ref #10.3



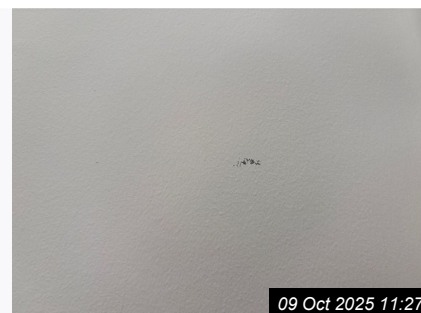
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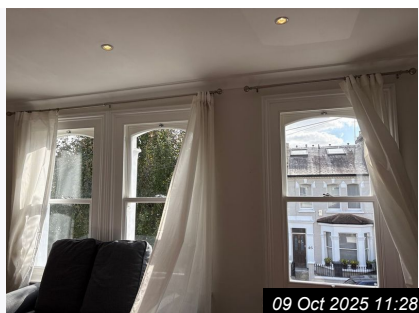
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09 Oct 2025 11:29

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Ref #10.9



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Ref #10.9



09 Oct 2025 11:30

Ref #10.10



09 Oct 2025 11:30

Ref #10.10



09 Oct 2025 11:31

Ref #10.11

10. RECEPTION (CONT.)



Ref #10.12

09 Oct 2025 11:31



Ref #10.12

09 Oct 2025 11:31



Ref #10.12

09 Oct 2025 11:34



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09 Oct 2025 11:34



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09 Oct 2025 11:35



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Ref #10.13

09 Oct 2025 11:31



Ref #10.14

09 Oct 2025 11:32



Ref #10.14

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Ref #10.15

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Ref #10.15

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Ref #10.15

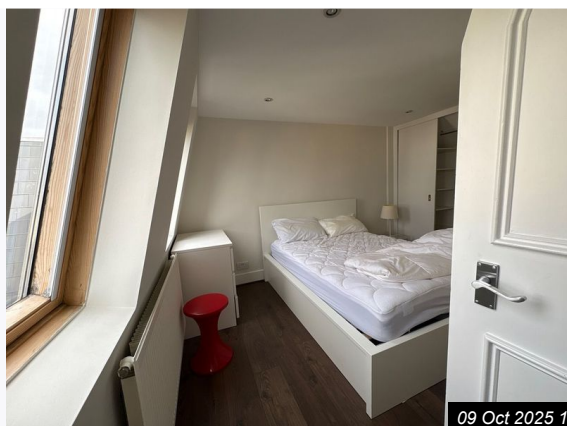
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11. BEDROOM TWO



Ref #11

Ref	Name	Description	Condition
11.1	Door & Frame	White painted wooden door and frame with panel detailing	As per inventory + Visible paint chips dents small holes multiple patched areas and lower frame damage.
11.2	Door Fixtures	Brushed metal lever handles on rectangular backplates	As per inventory
11.3	Ceiling	Smooth white plaster ceiling	Ceiling is free from visible marks cracks or stains and all light fittings appear intact.
11.4	Lighting	Ceiling-mounted recessed downlights with a metallic or white trim and warm white bulbs.	All lights are functioning with no visible damage or signs of wear.
11.5	Walls	Painted plaster walls in a light neutral colour with a slightly textured finish.	As per inventory + Minor scuffs and scratches visible with some small surface marks and chips.
11.6	Skirting	The skirting is white-painted timber with a dark brown trim along the base.	As per inventory + Multiple areas of damage and wear to the brown trim.
11.7	Windows & Sills	Two double-glazed timber-framed windows with white-painted sills.	Windows and sills are clean with no visible damage, scratches, or signs of wear.
11.8	Switch / Sockets	Brushed metal single light switch White plastic double switched socket present	As per inventory + Light switch faceplate is discoloured and has visible marks; double socket faceplate is cracked, scratched
11.9	Heating	Wall-mounted white metal panel radiator	As per inventory + Radiator has multiple surface scratches, minor paint imperfections, and a small dent with paint flaking on the panel.
11.10	Flooring	Laminate wood flooring in a medium brown shade with a textured grain finish.	As per inventory

11. BEDROOM TWO (CONT.)			
11.11	Built-In-Storage	White built-in wardrobe with sliding doors, chrome hanging rail, open shelves on one side, and painted interior.	Chipped edge on one shelf, small hole and repair marks to interior wall, visible wall scuff marks, paint damage on ceiling.
Contents			
11.12	Lamp	White metal table lamp with a fabric cream lampshade and circular base.	No visible damage or wear, lamp and cord appear in good condition.
11.13	Bed and mattress	White wooden bed frame with a white mattress and matching bedding in double size.	Bed frame has visible scuff marks and minor scratches; Mattress and bedding appear clean and undamaged.
11.14	Drawers and chair	White three-drawer unit with flat front panels and glossy finish alongside a red plastic modern chair or stool.	Drawers have a visible scratch on the top surface; chair appears undamaged.
Cleanliness			
11.15	Cleanliness	Professional clean	
 09 Oct 2025 11:36 Ref #11.1  09 Oct 2025 11:36 Ref #11.1  09 Oct 2025 11:37 Ref #11.1			
 09 Oct 2025 11:37 Ref #11.2  09 Oct 2025 11:37 Ref #11.2  09 Oct 2025 11:37 Ref #11.2			
 09 Oct 2025 11:38 Ref #11.3  09 Oct 2025 11:38 Ref #11.4  09 Oct 2025 11:38 Ref #11.4			

11. BEDROOM TWO (CONT.)



09 Oct 2025 11:38

Ref #11.5



09 Oct 2025 11:38

Ref #11.5



09 Oct 2025 11:38

Ref #11.6



09 Oct 2025 11:39

Ref #11.6



09 Oct 2025 11:39

Ref #11.6



09 Oct 2025 11:39

Ref #11.7



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Ref #11.8



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Ref #11.8



09 Oct 2025 11:40

Ref #11.9



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Ref #11.9



09 Oct 2025 11:40

Ref #11.9



09 Oct 2025 11:40

Ref #11.10



09 Oct 2025 11:41

Ref #11.11



09 Oct 2025 11:42

Ref #11.11



09 Oct 2025 11:42

Ref #11.11

11. BEDROOM TWO (CONT.)



09 Oct 2025 11:42

Ref #11.11



09 Oct 2025 11:44

Ref #11.11



09 Oct 2025 11:42

Ref #11.12



09 Oct 2025 11:43

Ref #11.13



09 Oct 2025 11:48

Ref #11.13



09 Oct 2025 11:43

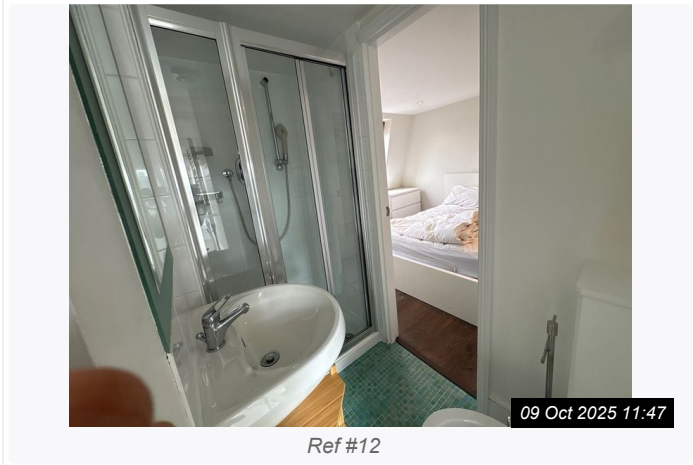
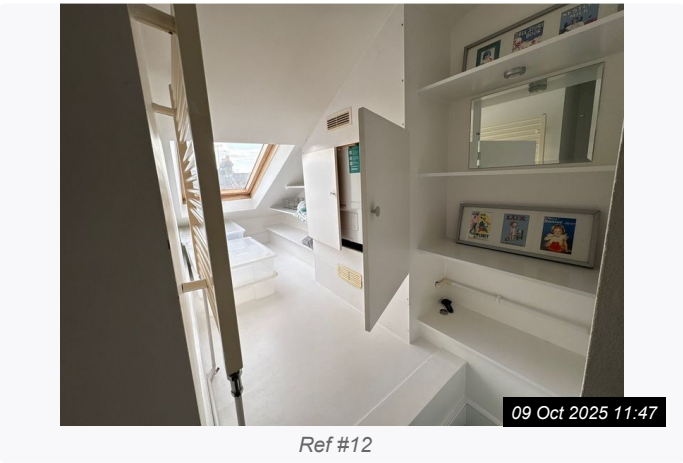
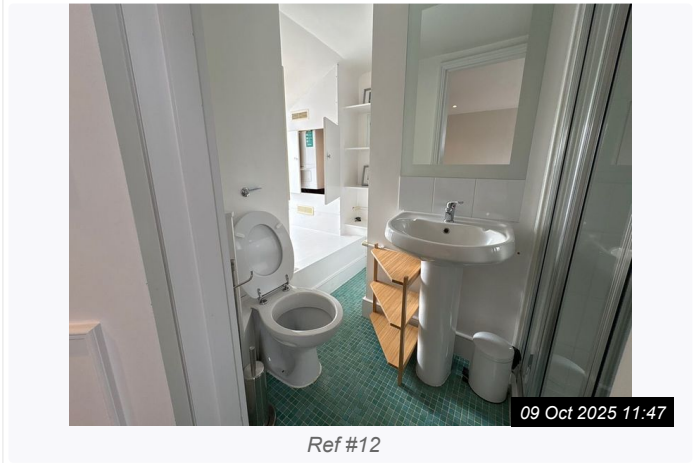
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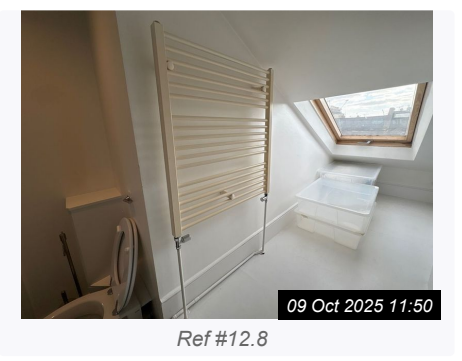
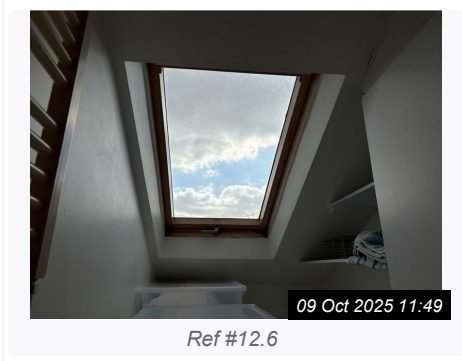
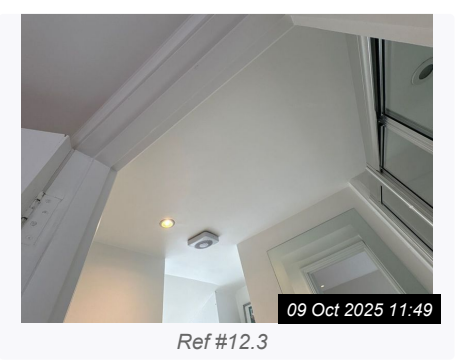
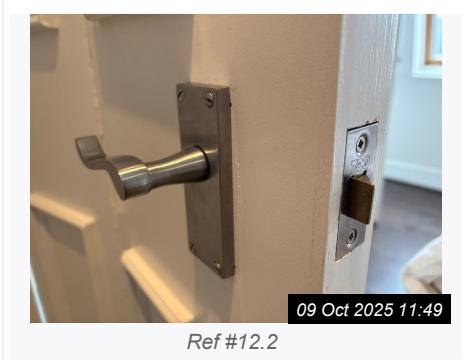
12. BATHROOM TWO



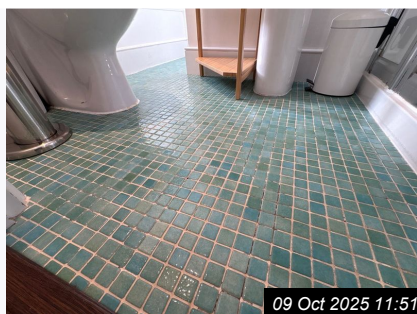
Ref	Name	Description	Condition
12.1	Door & Frame	Timber door and frame finished in white paint	As per inventory
12.2	Door Fixtures	Brushed metal lever handle with rectangular backplate and matching latch components	As per inventory
12.3	Ceiling	Smooth white painted with modern coving.	As per inventory
12.4	Lighting	Single recessed ceiling downlight with a white trim fitted flush	Lighting is operational with no visible damage or signs of wear.
12.5	Walls	Painted plaster walls in white and light brown with a visible metal corner trim.	Minor scuff marks and small surface chips present along the corner with some visible nail or screw holes.
12.6	Windows & Sills	Timber-framed skylight window with clear glazing and no visible sill.	As per inventory
12.7	Switch / Sockets	Brushed stainless steel single light switch	As per inventory
12.8	Heating	White metal wall-mounted towel radiator	Minor scratches and small paint chips present but no significant damage observed.

12. BATHROOM TWO (CONT.)			
12.9	Flooring	Ceramic mosaic tiles in shades of green and blue with a glossy finish.	As per inventory + Some areas show chipped tiles and worn grout but generally intact throughout.
12.10	Built-In-Storage	White built-in storage unit with a sloped top incorporating closed cupboards with knob handles and open shelving Constructed from painted wood and featuring ventilation grilles.	As per inventory
12.11	Toilet	White ceramic toilet with matching seat and lid, chrome lever flush handle, and standard oval shape.	Small chip present on toilet lid, otherwise minimal visible wear.
12.12	Basin	White ceramic pedestal basin with chrome single-lever mixer tap and push-button chrome waste fitting.	Basin shows minor wear with limescale residues and tarnish on the tap and visible corrosion on the overflow rim.
12.13	Bath & Taps	Modern chrome mixer tap on white ceramic basin and chrome shower mixer with adjustable handheld shower head in an enclosed glass shower cubicle	No visible signs of wear or damage present on bath and taps all surfaces appear clean and well maintained
12.14	Boiler	White wall-mounted Vaillant boiler with digital display panel and control buttons	Boiler exterior is clean and free from visible signs of damage or corrosion.
Contents			
12.15	Storage rack and bin	Three-tier wooden storage rack with open shelving and a white pedal-operated bin	Both the storage rack and bin show no visible signs of wear or damage and appear clean and well-maintained.
12.16	Plastic boxes	Clear plastic storage boxes with fitted lids stackable design located on the floor under the window area.	Plastic boxes appear clean and undamaged with no visible cracks or major scratches.
12.17	Cleaning brush and roll holder	Stainless steel freestanding cleaning brush and toilet ; Roll holder with a cylindrical base and integrated brush storage.	Holder shows light marks and some surface smudges with no visible damage or corrosion.
Cleanliness			
12.18	Cleanliness	Professional clean	

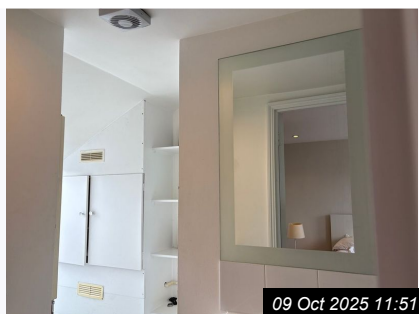
12. BATHROOM TWO (CONT.)



12. BATHROOM TWO (CONT.)



Ref #12.9



Ref #12.10



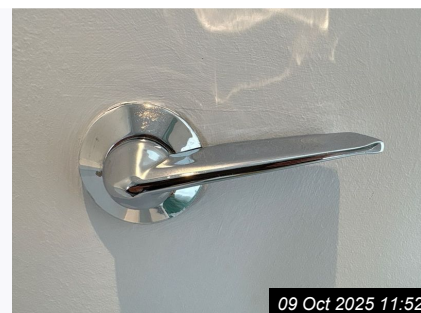
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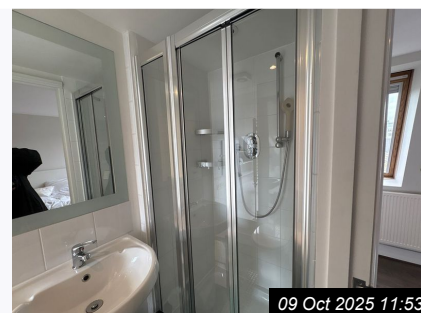
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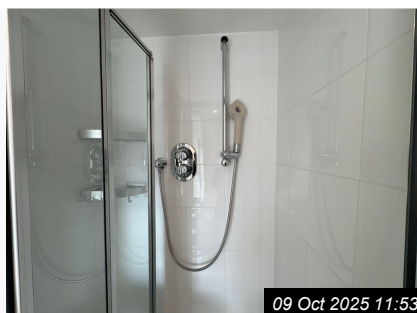
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Ref #12.13



Ref #12.13



Ref #12.14



Ref #12.15

12. BATHROOM TWO (CONT.)



09 Oct 2025 11:53

Ref #12.16



09 Oct 2025 11:53

Ref #12.17



09 Oct 2025 11:54

Ref #12.17

13. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
13.1	Is the Property Compliant?	Yes	

Actions Required			
Ref	Action Required	Responsibility	Comments
9.4 KITCHEN » Lighting	Review	Investigate	One light not working

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 / /