

Inventory & Schedule of Condition



PROPERTY ADDRESS

123 Sample Street
Sample City
Sampleshire, AB1 2CD



INSPECTION DATE

19 July 2026

ON BEHALF OF

Example Lettings Ltd



0203 051 1345



info@precisepropertyinventory.co.uk



www.precisepropertyinventory.co.uk

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Disclaimers

This Inventory Report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents, condition and cleanliness of such contents on the day of the Inventory Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this inventory Report.

Precise Property Inventory and its staff are not trained or qualified Property Surveyors. Under no circumstances should this Inventory Report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Inventory Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This Inventory Report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a recording accordance with the purpose of this Inventory Report. Items listed within the Inventory Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practise to inspect and detail attics or cellars. Furthermore, we don't inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practise to individually list books, CDs, DVD's, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

Precise Property Inventory and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we test smoke, heat and carbon monoxide alarms for power only. An audible sound will be noted / not noted, and the managing agent informed. It is the responsibility of the tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within the Inventory & Check-In report compiled by Precise Property Inventory stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire Safety) Regulations 1988 (Amendments) 1989, 1993 and 2010). The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Inventory Report was compiled. Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

CHECK OUT INFORMATION FOR TENANTS

Please use the following notes as a general guide when preparing to move out of a property at the end of your Tenancy.

Please remember Precise Property Inventory is an independent company. We are not employed by either the Landlord, Agent or Tenant. We bear no bias to any particular party involved in your Tenancy. Our Inventory Report is compiled as an impartial record of the contents, fixtures and fittings of the property and their condition. The Check Out Report will be a fair comparison of the property on the date of Check Out to that on the date of the original Inventory Report compilation. You should bear in mind that if the Inventory Clerk is required to add excessive detail at the time of Check-In, then we reserve the right to apply similar detail at the time of Check-Out.

On the Check Out day, the Inventory Clerk will compare the property against the Inventory Report used at the start of Your Tenancy. The Check Out report will detail any differences with the condition and cleanliness of the property and its fixtures and fittings. An allowance will be made for Fair Wear and Tear and any deterioration or damage to the property and its fixtures and fittings will be noted along with recommendations of liability where appropriate.

Please note you will not be allowed to re-enter the property after the Check Out has taken place.

If you have not vacated the property fully at the time of the Check Out appointment, it may not be possible to complete the Check Out inspection. Therefore, a return appointment will be necessary - for which an additional charge will be made.

PREPARING THE PROPERTY FOR CHECK OUT

1. All of your personal belongings must be removed from the property prior to the Check Out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
2. All items, including furniture and kitchen items, must be returned to their original Inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
3. Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items.

You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.

4. The property must be thoroughly cleaned throughout before the Check Out. You will not be allowed to return to the property to finish off the cleaning after the Check Out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning.
You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable), kitchen units and appliances, sanitary ware - especially limescale staining.
5. If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
6. If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
7. If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
8. All rubbish must be removed from inside and outside of the property, including the dustbins. If rubbish is left, then a removal charge may occur.
9. It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
10. Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the flooring for example, with an iron burn or cigarette burn.
11. Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds mattresses and similar items will be checked against the Inventory Report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed, or if you have damaged the item of furniture, for example, with a heavy stain or cigarette type burn or if scratches or ring marks have been left on polished furniture.
12. Curtains and linen must be laundered or dry cleaned before Check Out, or once again, charges may apply.
13. Kitchen Appliances, equipment and utensils will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
14. Appliances manuals must be left in the property at the Check Out or you may be charged a replacement cost.
15. Sanitary ware will be checked against the Inventory report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.
16. If your Tenancy agreement states you must maintain the garden, then the garden must be kept in a tidy condition - including mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the Inventory Report and seasonal variations will be taken into account at Check Out. If the garden is found to be untidy, professional gardening charges may apply.

1. PROPERTY SUMMARY

Ref	Name	Description	Additional Comments
1.1	Property Details	3 Bedroom 2 Bathroom split level flat with courtyard garden	
1.2	Notes	Check-In date: 20 July 2026 at 9am	

2. GENERAL SUMMARY OF CONDITION

Ref	Name	Condition	Additional Comments
2.1	General Condition	In overall fairly used condition	
2.2	Ceilings / Walls	In good / used decorative condition Minor to moderate wear noted Few cracked tiles Discolouration to grouting of tiles Mould to ceiling and to grout of tiles to Shower room	
2.3	Floors	In used condition Chipping noted to boards, heavily to Kitchen/Reception Few cracked tiles Discolouration to grouting	
2.4	Bathroom	In good used condition Wear noted to Bath tub side panel, 3x notable chips to tub 1x Basin tap loose to Shower room	
2.5	Kitchen / Appliances	Power tested to all In good used condition Wear noted to Fridges and Freezer Light not seen to extractor and to oven	
2.6	Contents	Wear to furniture items as noted individually	
2.7	Lights	All in working condition	
2.8	Additional Comments	N/A	

3. CLEANING SUMMARY

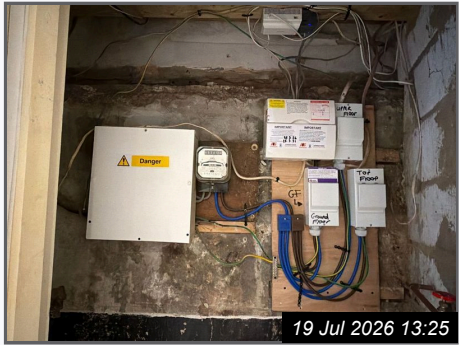
Ref	Name	Condition	Additional Comments
3.1	General Cleanliness	Professionally cleaned	
3.2	Carpets and Flooring	Clean Carpet vacuumed	
3.3	Windows	Glazing clean to interior where accessible Weathered to exterior	
3.4	Curtains and Blinds	Light stains and mould in places	
3.5	Kitchen	Clean	
3.6	Appliances	Minor old stains to oven Clean	
3.7	Bathroom	Old scale to Bathroom toilet Clean	
3.8	Lights	Clean	
3.9	Contents	Clean	

4. KEYS

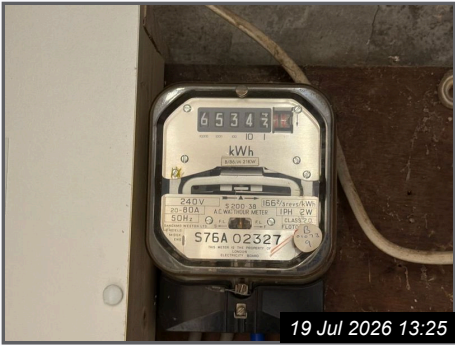
Ref	Name	Description	Additional Comments
4.1	4x Sets	4x Yale for main entry top lock 4x Yale for main entry bottom lock 4x Yale for flat entry top lock 4x Yale for flat entry bottom lock	
 Ref #4.1			
4.2	Action	Collected from agent, handed over to tenant at Check-In	

5. METER READINGS

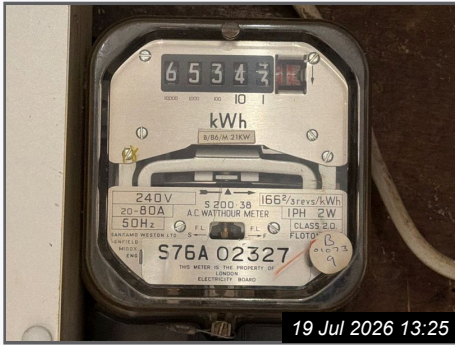
Ref	Name	Description	Reading	Additional Comments
5.1	Electricity	Location: Bedroom 3 Built-in Storage Serial No: S76A02327	65343 kWh Unsure if communal / sharing with other flat	



Ref #5.1



Ref #5.1

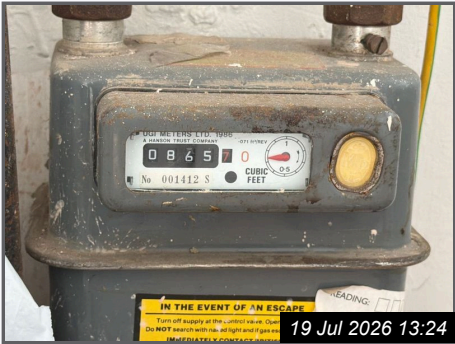


Ref #5.1

5.2	Gas	Location: Communal Hallway Cupboard Serial No: 001412 S	0865.70 ft3 Unsure if communal / sharing with other flat	
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Ref #5.2



Ref #5.2

6. ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
6.1	Smoke Alarm	2x Inner Hallway 1x Landing	Tested for power only Audible sounds noted Exp. date 12/2034, 11/2034, not seen	



6.2	Heat Alarm	1x Kitchen/Reception	Tested for power only Audible sound noted Exp. date 12/2034	
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6. ALARMS (Cont.)

6.3	Carbon Monoxide Alarm	1x Utility area 1x Kitchen/Reception	Tested for power only Audible sounds noted Exp. dates not seen Gas boiler present to Utility area	
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7. ENTRY/KITCHEN/RECEPTION



19 Jul 2026 13:29

Ref #7



19 Jul 2026 13:29

Ref #7



19 Jul 2026 13:29

Ref #7



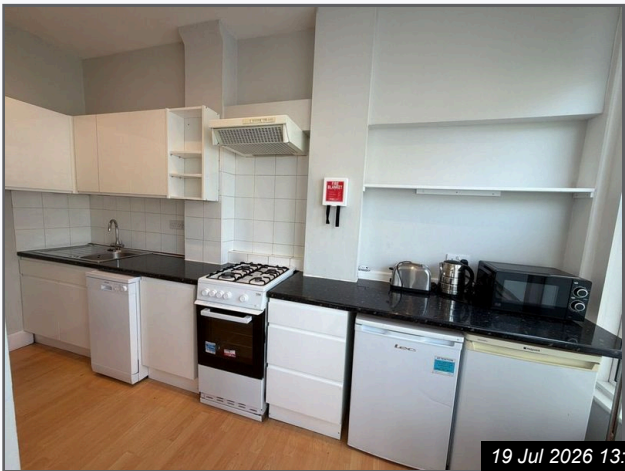
19 Jul 2026 13:29

Ref #7



19 Jul 2026 13:29

Ref #7



19 Jul 2026 13:29

Ref #7

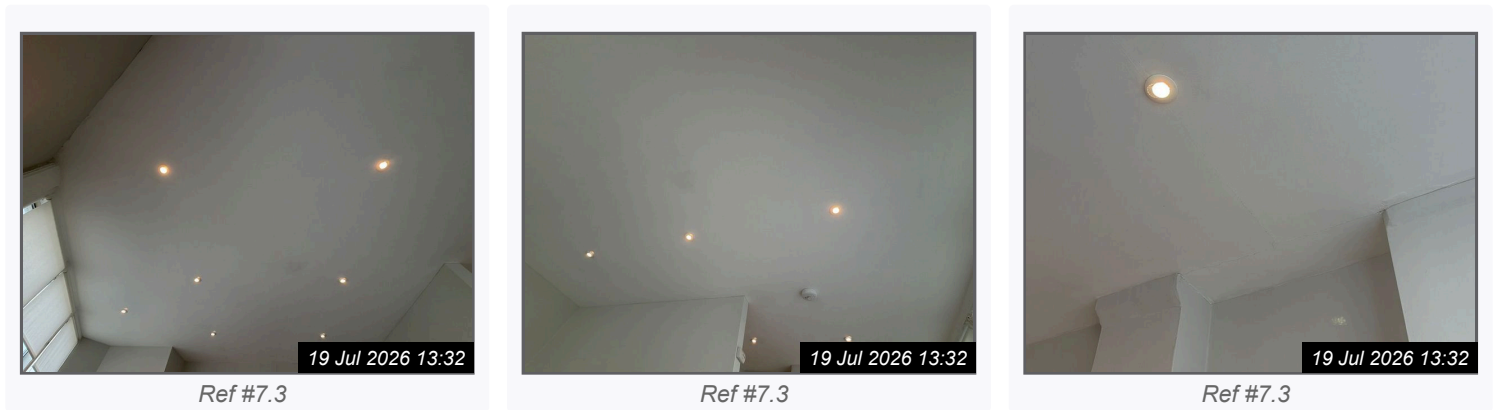
7. ENTRY/KITCHEN/RECEPTION (Cont.)

Ref	Name	Description	Condition	Additional Comments
7.1	Door and Frame	White painted wooden	In good working condition In good used condition Minor scattered scuffs and rubs Brushed steel hook to internal door Chipping to frame	



7.2	Door Fixtures	Chrome spyhole Brass Yale lock with pull Brushed steel Yale lock Grey metal night latch Brushed steel twist lock	In used condition Paint marks and tarnishing Flap to spyhole not seen Twist lock working Paint marks to night latch	
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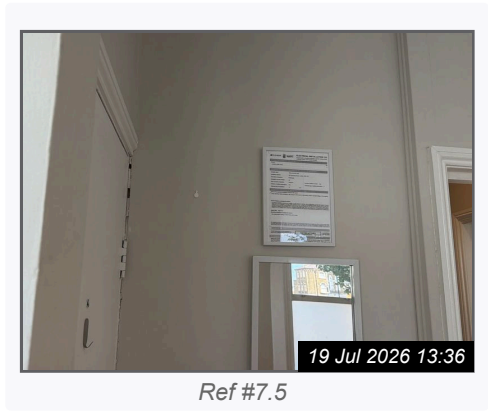
7.3	Ceiling	White painted	In good used decorative condition Cracking by extractor Painted over old defects Some faint stain	
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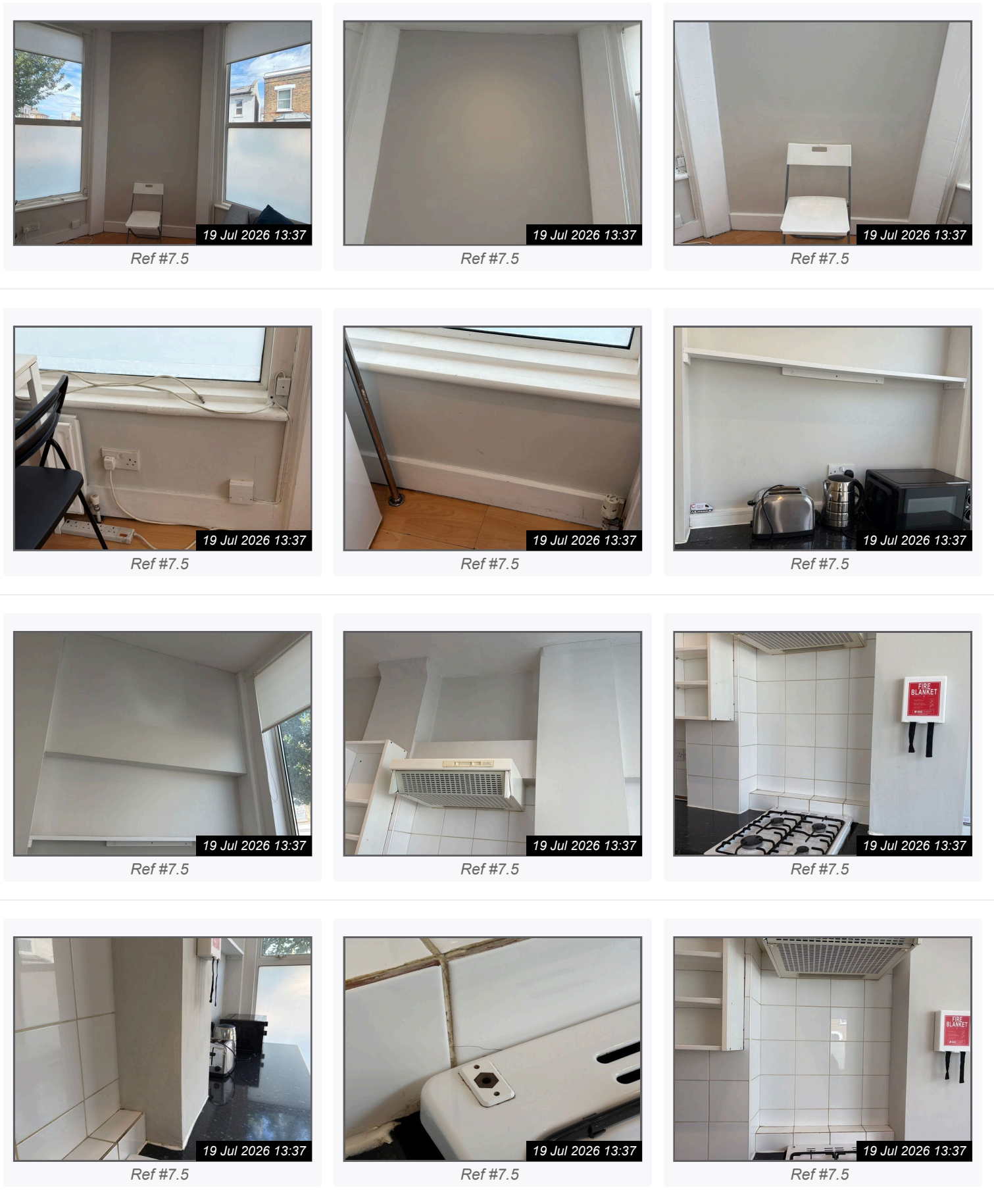
7. ENTRY/KITCHEN/RECEPTION (Cont.)

 19 Jul 2026 13:32 Ref #7.3				
7.4	Lights	11x White ceiling recessed spotlights	All in working condition	
7.5	Walls	Light grey painted White ceramic tiles	In good used decorative condition Cracking right of entry window mid level Cabling with brown tape by entry phone Cabling protruding by entry low level White plastic fitting and cracking by entry door White patchy filler type marks between windows Light scattered scuffs and rubs mostly mid-low level Minor stains to Kitchen area, more moderate right of cooker Discolouration to grouting Light crack to tile by hob Light cracks right of sink between sockets	
 19 Jul 2026 13:36 Ref #7.5  19 Jul 2026 13:36 Ref #7.5  19 Jul 2026 13:36 Ref #7.5				

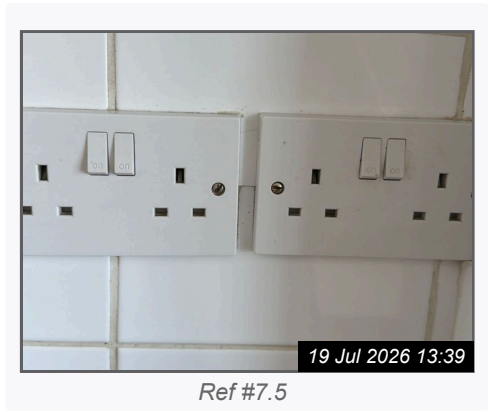
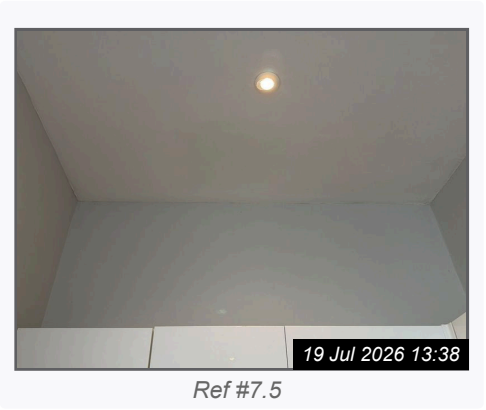
7. ENTRY/KITCHEN/RECEPTION (Cont.)



7. ENTRY/KITCHEN/RECEPTION (Cont.)



7. ENTRY/KITCHEN/RECEPTION (Cont.)



7. ENTRY/KITCHEN/RECEPTION (Cont.)

7.6	Switches and Sockets	White plastic	Minor usage marks
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Ref #7.6



Ref #7.6



Ref #7.6

7.7	Skirting	White painted wooden	In used condition Minor usage marks throughout, moderate scuffs/rubs by Fridge
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Ref #7.7



Ref #7.7



Ref #7.7



Ref #7.7



Ref #7.7

7. ENTRY/KITCHEN/RECEPTION (Cont.)

7.8	Floor	Light brown laminate boards Aluminium carpet strip	In used condition Chipping and gapping by carpet strip Notable deep scratches/chipping by entry caused by both doors Number of scattered chips forward of entry 3x Fixture holes by entry left window Further scattered chipping in places, heavy by dining table near Kitchen entry Not fully inspected underneath furniture
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Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8

7. ENTRY/KITCHEN/RECEPTION (Cont.)



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8

7. ENTRY/KITCHEN/RECEPTION (Cont.)

 19 Jul 2026 13:43 Ref #7.8  19 Jul 2026 13:43 Ref #7.8  19 Jul 2026 13:43 Ref #7.8				
 19 Jul 2026 13:43 Ref #7.8				
7.9	Heating	2x White metal radiators with controls	In good used condition Wear noted to unit near Kitchen, scuffs and rubs Not tested	
 19 Jul 2026 13:44 Ref #7.9  19 Jul 2026 13:44 Ref #7.9  19 Jul 2026 13:44 Ref #7.9				

7. ENTRY/KITCHEN/RECEPTION (Cont.)

7.10	Windows and Frames	White metal White metal handles with lock Privacy films to bottom glazing White painted wooden sills No keys Matching fixed units by entry	Tested and working In good used condition Minor usage marks Minor tape residue Lifting to privacy film and cut parts to film to units by dining table Light chipping to handles Minor scattered scuffs and wear to sills Minor blue tac and tape pieces to casement high level Minor cracking
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Ref #7.10



Ref #7.10



Ref #7.10



Ref #7.10



Ref #7.10



Ref #7.10



Ref #7.10

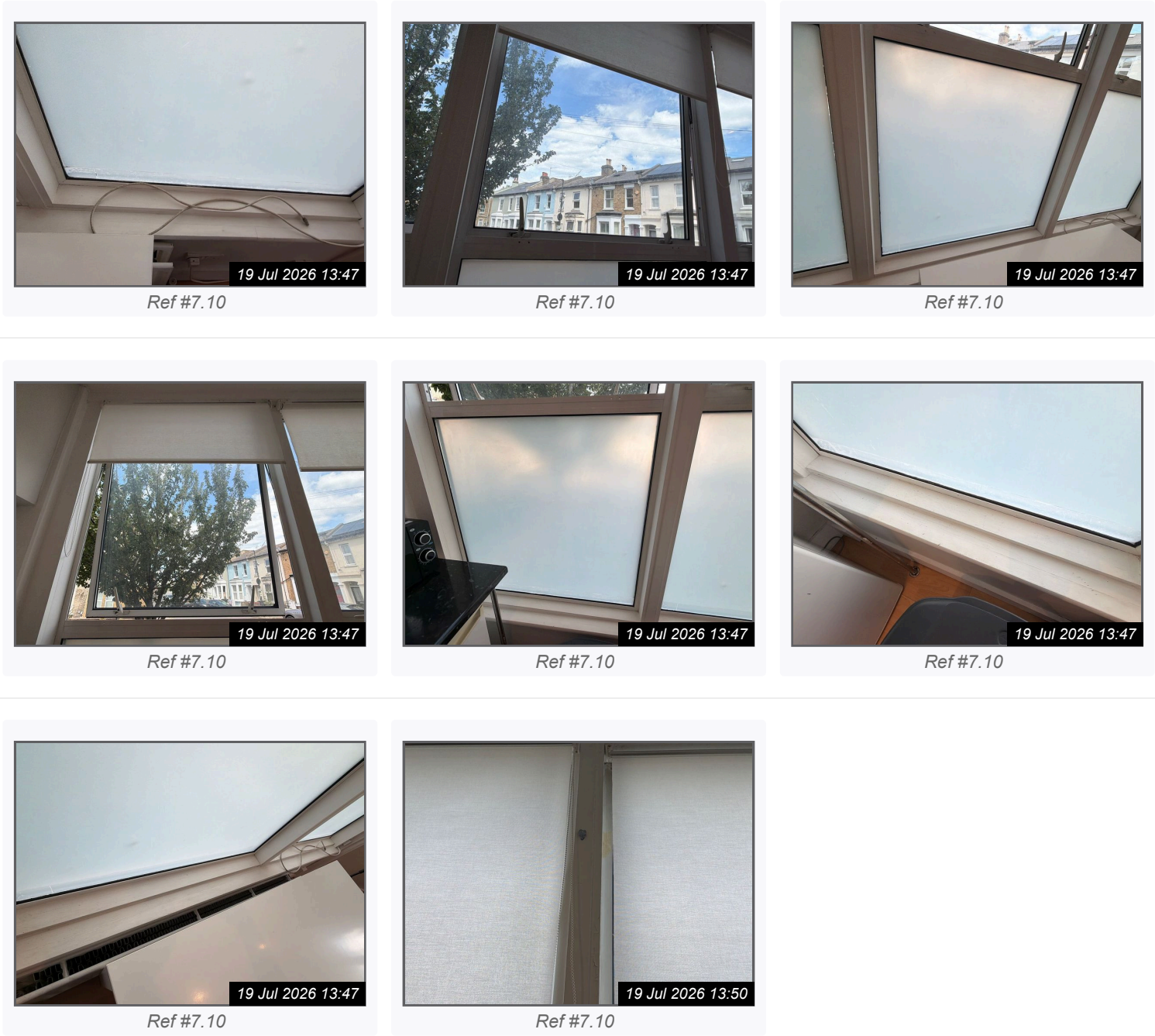


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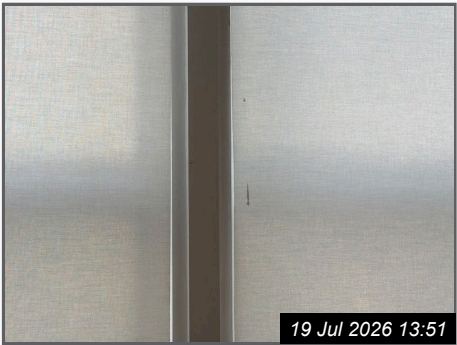
Ref #7.10

7. ENTRY/KITCHEN/RECEPTION (Cont.)



7.11	Curtains and Blinds	6x White roller blinds, white plastic beaded pull cords	Tested and working In good used condition Not covering whole windows Shading and dark marks noted to centre unit Kitchen area Minor brown stains to centre unit by entry Number of nail holes to high level panels	
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7. ENTRY/KITCHEN/RECEPTION (Cont.)

 Ref #7.11  Ref #7.11  Ref #7.11				
 Ref #7.11				
7.12	Base Units	White laminate Matching kickboards	In good used condition Stains and water damage to centre panel by sink, wooden panel left to base, front edge stained, light stains to base, light water damage to door Undecorated panel to unit by oven Kickboards slightly pushed in by sink	
 Ref #7.12  Ref #7.12  Ref #7.12				

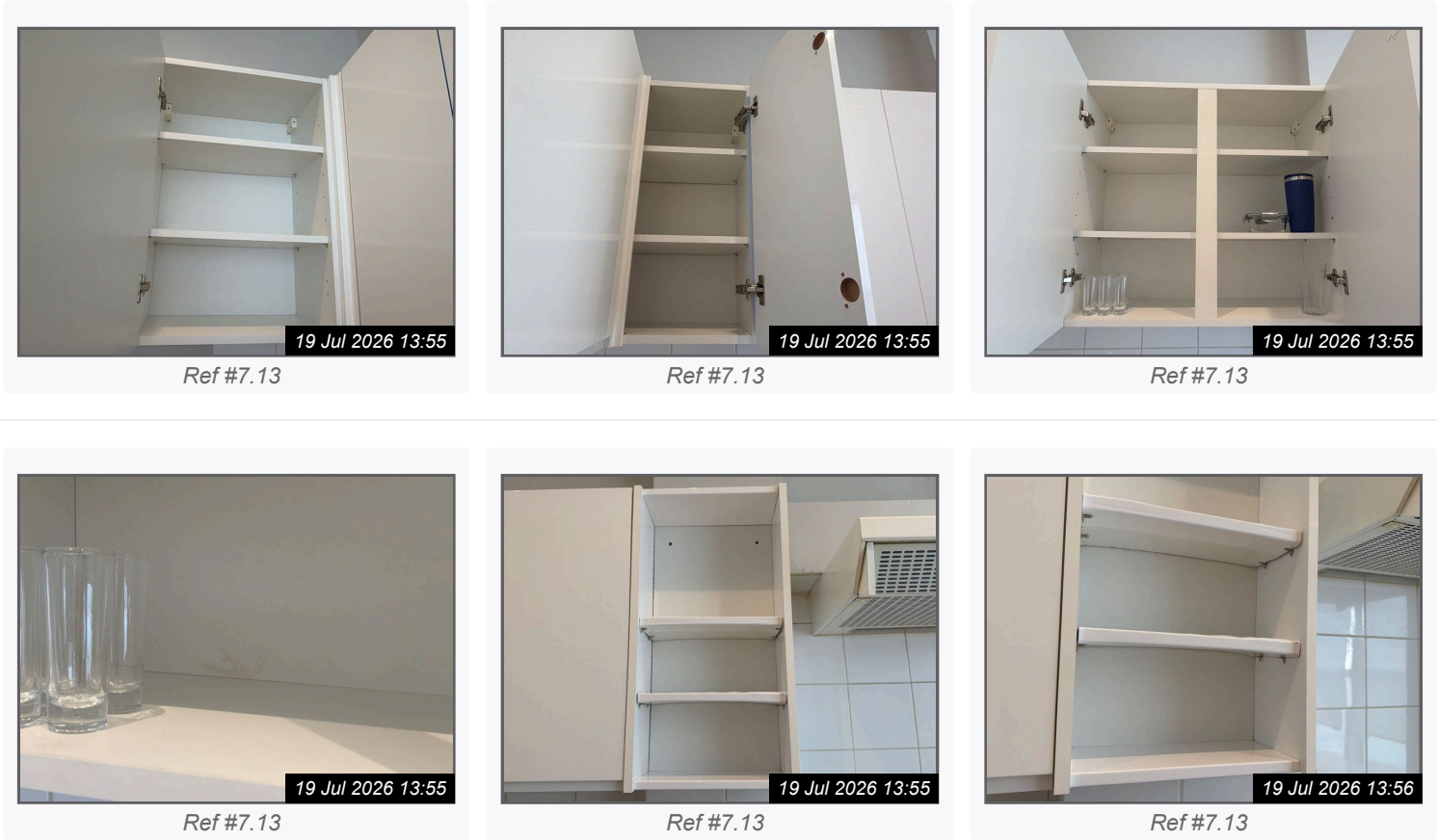
7. ENTRY/KITCHEN/RECEPTION (Cont.)



7.13	Wall Units	White laminate Open shelves	In good used condition Minor stains to back panel by sink Notable bubbling to shelves	
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7. ENTRY/KITCHEN/RECEPTION (Cont.)



7.14	Drawer Units	White laminate Grey laminate interior White plastic cutlery holder	In good used condition Slightly loose on hinges Light chipping to top drawer right of hob	
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7. ENTRY/KITCHEN/RECEPTION (Cont.)



7.15	Worktop	Black laminate Wooden panel by sink Chrome leg support	In good used condition Number of minor scratches mostly near sink Chrome leg support worn	
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7. ENTRY/KITCHEN/RECEPTION (Cont.)



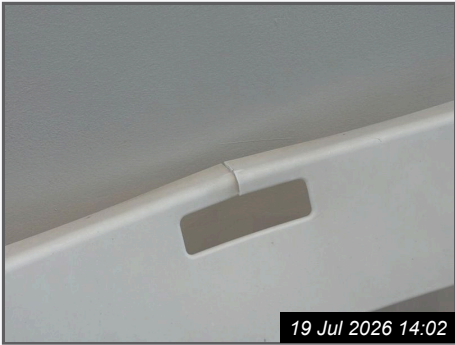
7.16	Sink Unit	Stainless steel bowl with drainer, waste, overflow, black rubber plug on chain, chrome mixer tap	Tested and working In good used condition Chain detached, light wear to plug Light wear to unit throughout Slightly loose feel to tap to base Minor brown stains to waste Clean	
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7. ENTRY/KITCHEN/RECEPTION (Cont.)

 19 Jul 2026 14:00 Ref #7.16				
7.17	Dining Table and Chairs	White wooden rectangular 4x Black metal and plastic folding chairs 1x White metal folding chair	In good used condition Minor stains, scuffs and cracking to table Black chairs in good used condition Crack to white chair backrest with wear to seat	
 19 Jul 2026 14:02 Ref #7.17				
 19 Jul 2026 14:02 Ref #7.17				
 19 Jul 2026 14:02 Ref #7.17				
 19 Jul 2026 14:02 Ref #7.17				
 19 Jul 2026 14:02 Ref #7.17				
 19 Jul 2026 14:02 Ref #7.17				

7. ENTRY/KITCHEN/RECEPTION (Cont.)

 19 Jul 2026 14:02 Ref #7.17		 19 Jul 2026 14:02 Ref #7.17	
7.18	Sofas	2x Grey fabric covered Grey metal legs 4x Blue fabric scatter cushions	In good / used condition Creased from use, slightly discoloured Light stains to armrest to sofa near Kitchen Light stains to side and to seat cushion to other sofa Light wear to cushions
 19 Jul 2026 14:04 Ref #7.18		 19 Jul 2026 14:04 Ref #7.18	
 19 Jul 2026 14:04 Ref #7.18		 19 Jul 2026 14:04 Ref #7.18	
 19 Jul 2026 14:04 Ref #7.18		 19 Jul 2026 14:04 Ref #7.18	

7. ENTRY/KITCHEN/RECEPTION (Cont.)



7.19	Coffee Table	White laminate rectangular Matching shelf	In good used condition Minor scratches and few chips to top	
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7.20	Rug	Dark blue rectangular	In used condition Flattened and slightly worn throughout	
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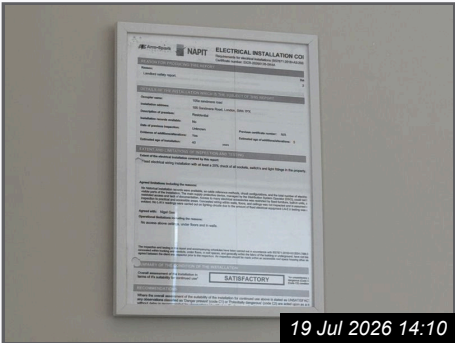


7. ENTRY/KITCHEN/RECEPTION (Cont.)

7.21	Contents	Black plastic touch screen/intercom Hikvison Wall mounted A4 print with Electrical installations note in white laminate frame Wall mounted rectangular mirror, white frame Black rubber door wedge Red and grey plastic vacuum cleaner White plastic Community Fiber unit White plastic extension cord Grey plastic bin with lid Wall mounted red and white plastic Fire blanket Red plastic fire blanket Assorted random kitchenware	Power seen to Hikvison Minor black scuff to mirror frame In used condition to items
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Ref #7.21



Ref #7.21



Ref #7.21



Ref #7.21



Ref #7.21



Ref #7.21

7. ENTRY/KITCHEN/RECEPTION (Cont.)



8. KITCHEN APPLIANCES

Ref	Name	Description	Condition	Additional Comments
8.1	Dishwasher	White Electra 2x Drawers 1x Cutlery basket SN: 01748897003440390173	Power tested In good used condition Light scratches and wear to internal door Clean	



Ref #8.1



Ref #8.1



Ref #8.1



Ref #8.1



Ref #8.1



Ref #8.1



Ref #8.1



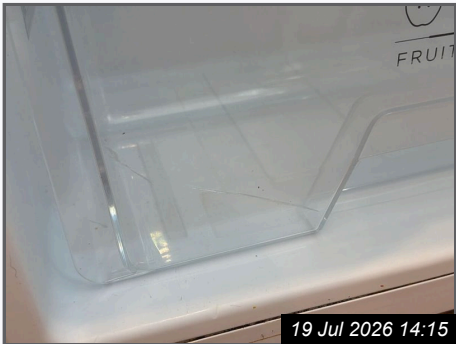
Ref #8.1

8. KITCHEN APPLIANCES (Cont.)

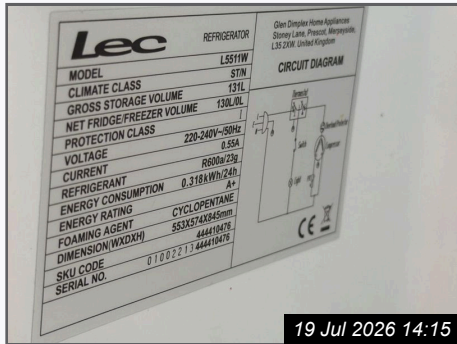
8.2	Fridge	White LEC SN: 01002213444410476 3x Glass shelves 1x Salad crisper 2x Door compartments	Power tested Light working In used condition Light wear throughout Moderate crack to salad crisper Middle door compartment not seen Damage to door seal low level, stained to seal Notable scratch mark and blue sticker to external door, light scuffs Clean
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Ref #8.2



Ref #8.2



Ref #8.2



Ref #8.2



Ref #8.2



Ref #8.2

8.3	Fridge / Freezer	White Hotpoint SN: 5121505359 2x Glass shelves 1x Salad crisper 2x Door compartments 1x Freezer flap/door	Power tested Light working In used condition Number of cracks and damage to base Top door compartment not seen Damage to seal of door low level, stained Light wear throughout Light scuffs and number of dents to external door Clean
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8. KITCHEN APPLIANCES (Cont.)



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3

8.4	Freezer	White Essentials SN: 212 6065161 2x Drawers 2x Grey and 2x White plastic Ice cube holders	Power tested In used condition Top drawer not seen Moderate crack to bottom drawer Clean	
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8. KITCHEN APPLIANCES (Cont.)



19 Jul 2026 14:19

Ref #8.4



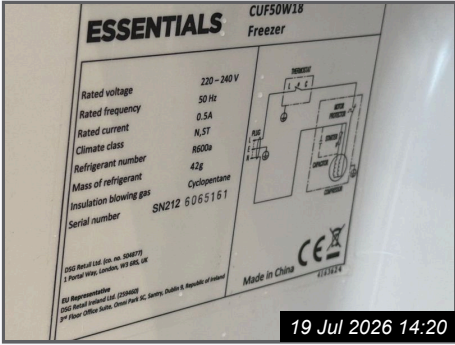
19 Jul 2026 14:19

Ref #8.4



19 Jul 2026 14:19

Ref #8.4



19 Jul 2026 14:20

Ref #8.4



19 Jul 2026 14:20

Ref #8.4



19 Jul 2026 14:20

Ref #8.4

8.5	Cooker	White metal Beko 2x Black metal trivets 4x Gas rings 4x White plastic controls White plastic ignition button	Power tested In good used condition 2x Minor chips to front Light wear to metal Clean	
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19 Jul 2026 14:21

Ref #8.5



19 Jul 2026 14:22

Ref #8.5



19 Jul 2026 14:22

Ref #8.5

8. KITCHEN APPLIANCES (Cont.)



Ref #8.5

8.6	Oven	White metal and black glass Beko SN: Label unable to read White plastic control 2x Chrome racks Temperature thermometer to interior	Not fully tested Light not seen In good used condition Door slightly gapping when closed Minor usage marks throughout Stickers to external door Old stains to interior and to sides to exterior Clean	
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Ref #8.6



Ref #8.6



Ref #8.6



Ref #8.6



Ref #8.6



Ref #8.6

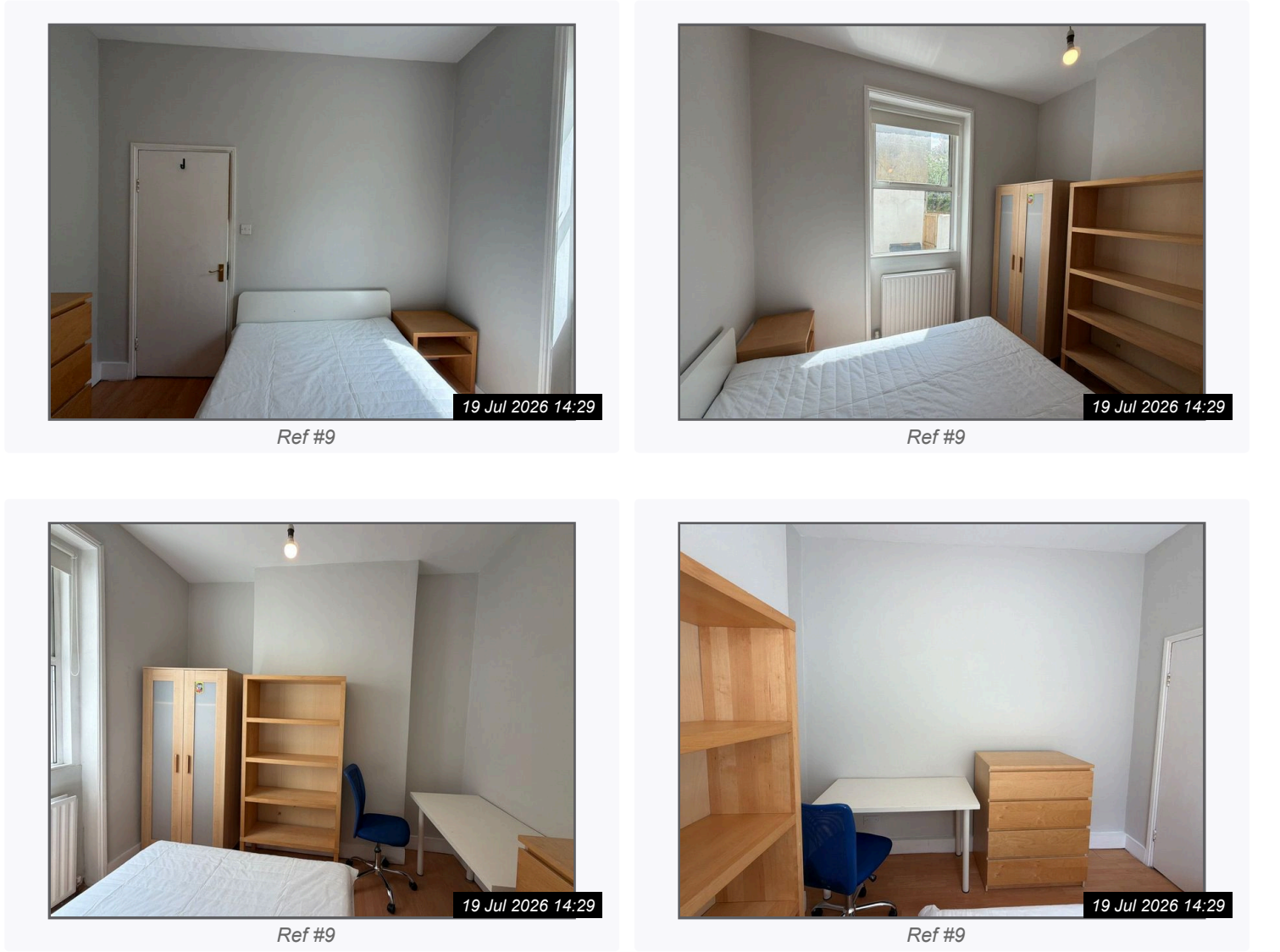
8. KITCHEN APPLIANCES (Cont.)

 19 Jul 2026 14:24 Ref #8.6  19 Jul 2026 14:24 Ref #8.6  19 Jul 2026 14:28 Ref #8.6				
8.7	Extractor	Off-white metal Moffat Cream plastic controls Glass shelf	Power tested Light not working In good used condition Some grey paint marks to side Clean	
 19 Jul 2026 14:25 Ref #8.7  19 Jul 2026 14:25 Ref #8.7  19 Jul 2026 14:25 Ref #8.7				
8.8	Microwave	Black metal Glass plate	Power tested In good used condition Clean	
 19 Jul 2026 14:26 Ref #8.8  19 Jul 2026 14:26 Ref #8.8  19 Jul 2026 14:26 Ref #8.8				
8.9	Kettle	Chrome and black plastic	Power tested Used and scaled	

8. KITCHEN APPLIANCES (Cont.)

 Ref #8.9  Ref #8.9				
8.10	Toaster	Chrome and black plastic	Power tested Used and stained	
 Ref #8.10				

9. BEDROOM 1

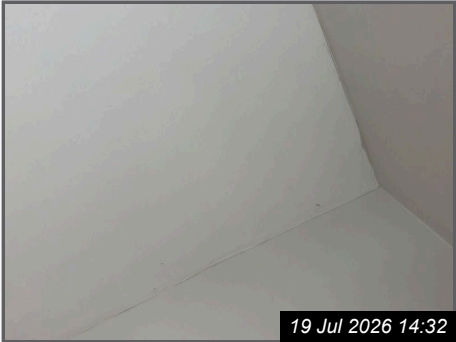


Ref	Name	Description	Condition	Additional Comments
9.1	Door and Frame	White painted wooden	In good working condition In used condition Undecorated part to edge of door Discolouration to door Chipping to internal door low level Moderate chipping to frame Rusting to hinges	

9. BEDROOM 1 (Cont.)

 19 Jul 2026 14:30 Ref #9.1  19 Jul 2026 14:30 Ref #9.1  19 Jul 2026 14:30 Ref #9.1				
 19 Jul 2026 14:30 Ref #9.1  19 Jul 2026 14:30 Ref #9.1  19 Jul 2026 14:34 Ref #9.1				
 19 Jul 2026 14:52 Ref #9.1				
9.2	Door Fixtures	2x Brass lever handles Black metal hook	Part lifting to hook	

9. BEDROOM 1 (Cont.)

 Ref #9.2				
9.3	Ceiling	White painted	In good decorative condition Light cracking, grey paint marks and odd rubs	
 Ref #9.3  Ref #9.3				
9.4	Lights	Ceiling pendant with bulb	In working condition Cord tangled In used condition	
 Ref #9.4				
9.5	Walls	Light grey painted	In good used decorative condition Painted over old defects Light dent by light switch Very light usage mid-low level	

9. BEDROOM 1 (Cont.)



Ref #9.5



Ref #9.5



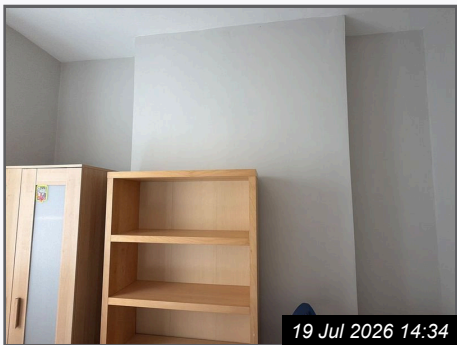
Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5

9. BEDROOM 1 (Cont.)

9.6	Switches and Sockets	White plastic	Minor usage marks Paint marks to socket	
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Ref #9.6

9.7	Skirting	White painted wooden	In used condition Minor to moderate usage marks	
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Ref #9.7



Ref #9.7



Ref #9.7

9.8	Floor	Light brown laminate boards Beading by radiator Aluminium carpet strip	Strip slightly loose In good used condition Brown tape to radiator legs Crack to beading by radiator Light chipping and scuffs, white stains	
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Ref #9.8



Ref #9.8



Ref #9.8

9. BEDROOM 1 (Cont.)



Ref #9.8



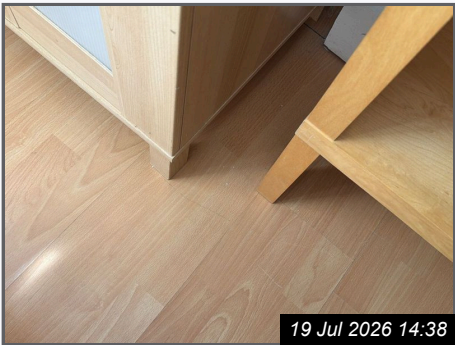
Ref #9.8



Ref #9.8



Ref #9.8



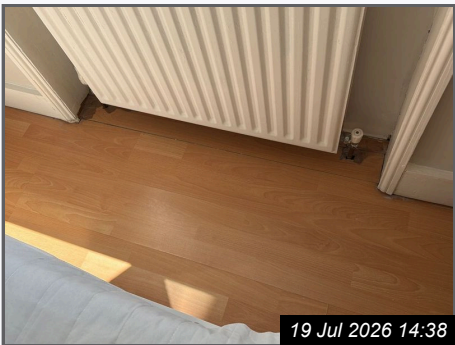
Ref #9.8



Ref #9.8



Ref #9.8



Ref #9.8



Ref #9.8



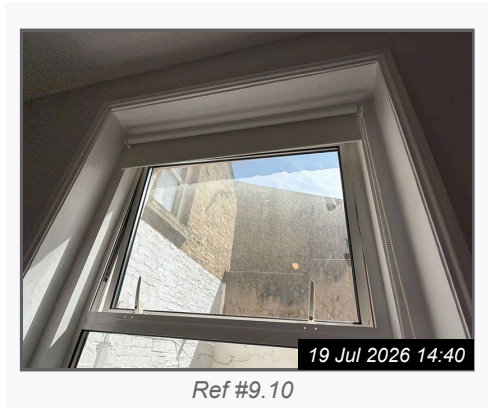
Ref #9.8

9. BEDROOM 1 (Cont.)

9.9	Heating	White metal radiator with controls	In used condition Brown stains and overpainted cracking Not tested	
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9.10	Windows and Frames	White metal White metal handles with lock White painted wooden frame 1x Key	Tested and working, unable to fully close right hand side handle Key not working In good used condition Minor chipping and scuffs Minor cracking to frame Green pin to frame high level	
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9.11	Curtains and Blinds	White roller blind, white plastic beaded pull cord	Tested and working In good used condition Minor brown stains high level	
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9. BEDROOM 1 (Cont.)



9.12	Bed and Mattress	White laminate double Matching headboard White mattress, blue to side White mattress protector	In good used condition Minor chips to headboard Minor stains to mattress Minor usage marks to bed frame to sides Fire label not seen Not fully inspected to reverse due to weight	
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9.13	Bedside Table	Light wooden open shelf on castors	In used condition Chipped to front to edge Moderate wear to shelf	
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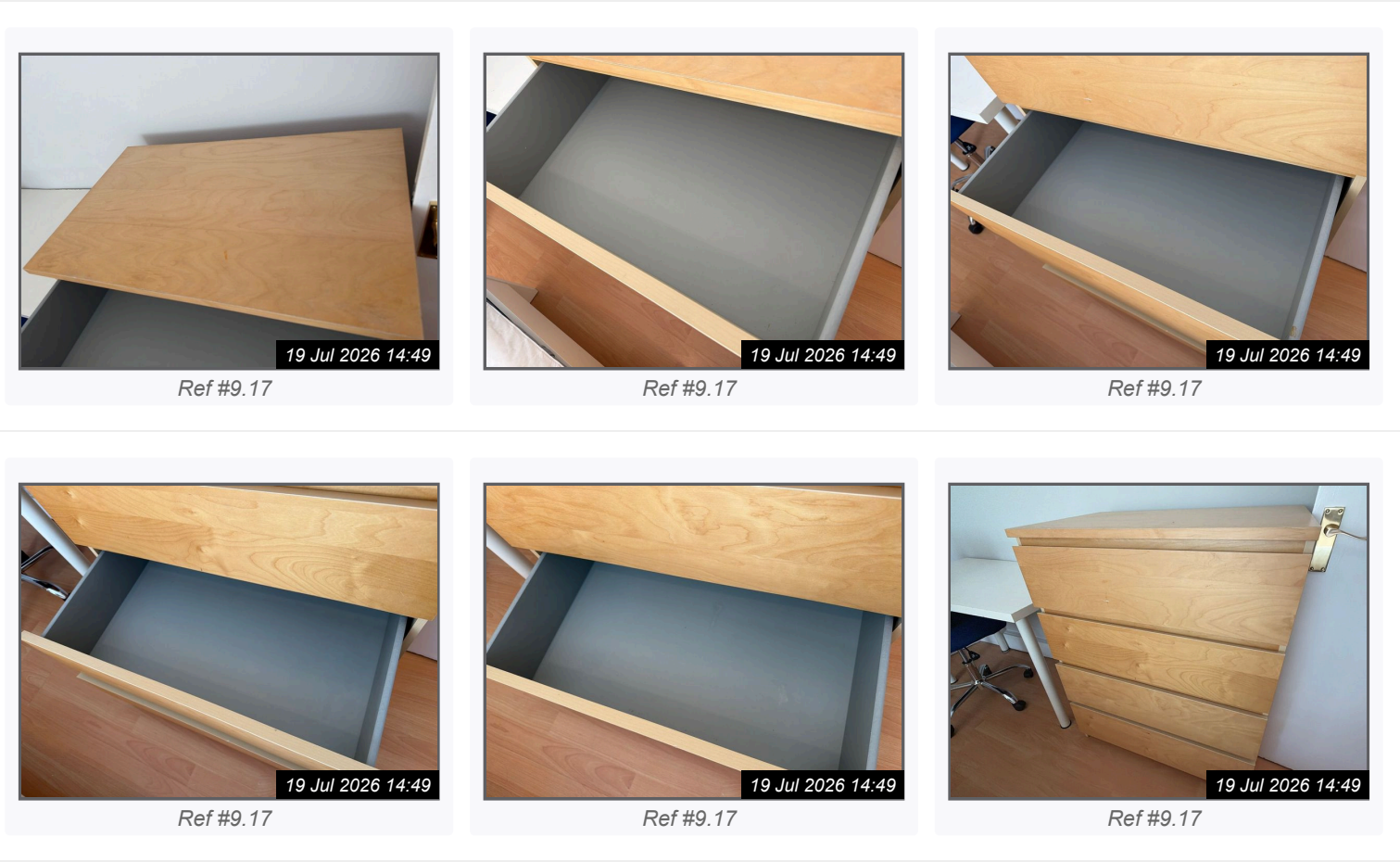
9. BEDROOM 1 (Cont.)

 19 Jul 2026 14:44 Ref #9.13  19 Jul 2026 14:44 Ref #9.13  19 Jul 2026 14:44 Ref #9.13				
9.14	Wardrobe	Light brown laminate 2x Doors with plastic inserts Shelf	In used condition Rail rusty and taped Light wear Sticker to external door Minor paint marks, chipping and scuffs to external doors	
 19 Jul 2026 14:45 Ref #9.14  19 Jul 2026 14:45 Ref #9.14  19 Jul 2026 14:45 Ref #9.14				
 19 Jul 2026 14:45 Ref #9.14  19 Jul 2026 14:45 Ref #9.14				
9.15	Bookcase	Mid wooden open shelves Matching legs	In good used condition Chipping to back panel low level, detaching Light cracking to front of shelf	

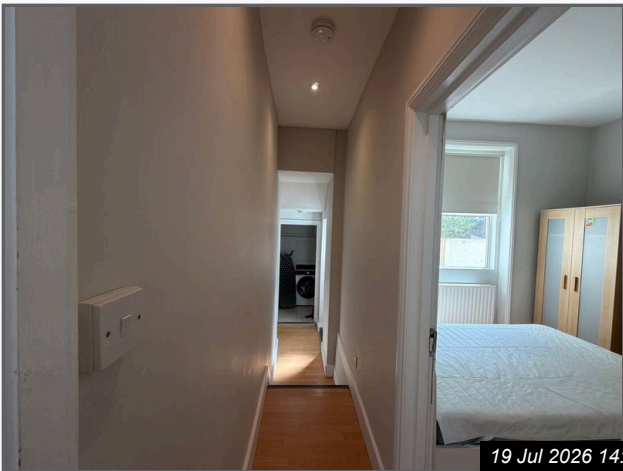
9. BEDROOM 1 (Cont.)

 19 Jul 2026 14:47 Ref #9.15  19 Jul 2026 14:47 Ref #9.15  19 Jul 2026 14:47 Ref #9.15				
9.16	Desk and Chair	Off-white laminate White metal legs Chrome and blue fabric office chair on castors	In used condition Chipping and wear to table Moderate stain to chair backrest	
 19 Jul 2026 14:48 Ref #9.16  19 Jul 2026 14:48 Ref #9.16  19 Jul 2026 14:48 Ref #9.16				
 19 Jul 2026 14:48 Ref #9.16  19 Jul 2026 14:48 Ref #9.16				
9.17	Chest of Drawers	Light wooden 4x Drawers	In good used condition Light stains to drawer Minor orange glue type mark to top	

9. BEDROOM 1 (Cont.)



10. INNER HALLWAY



19 Jul 2026 14:50

Ref #10



19 Jul 2026 14:50

Ref #10



19 Jul 2026 14:51

Ref #10



19 Jul 2026 14:51

Ref #10

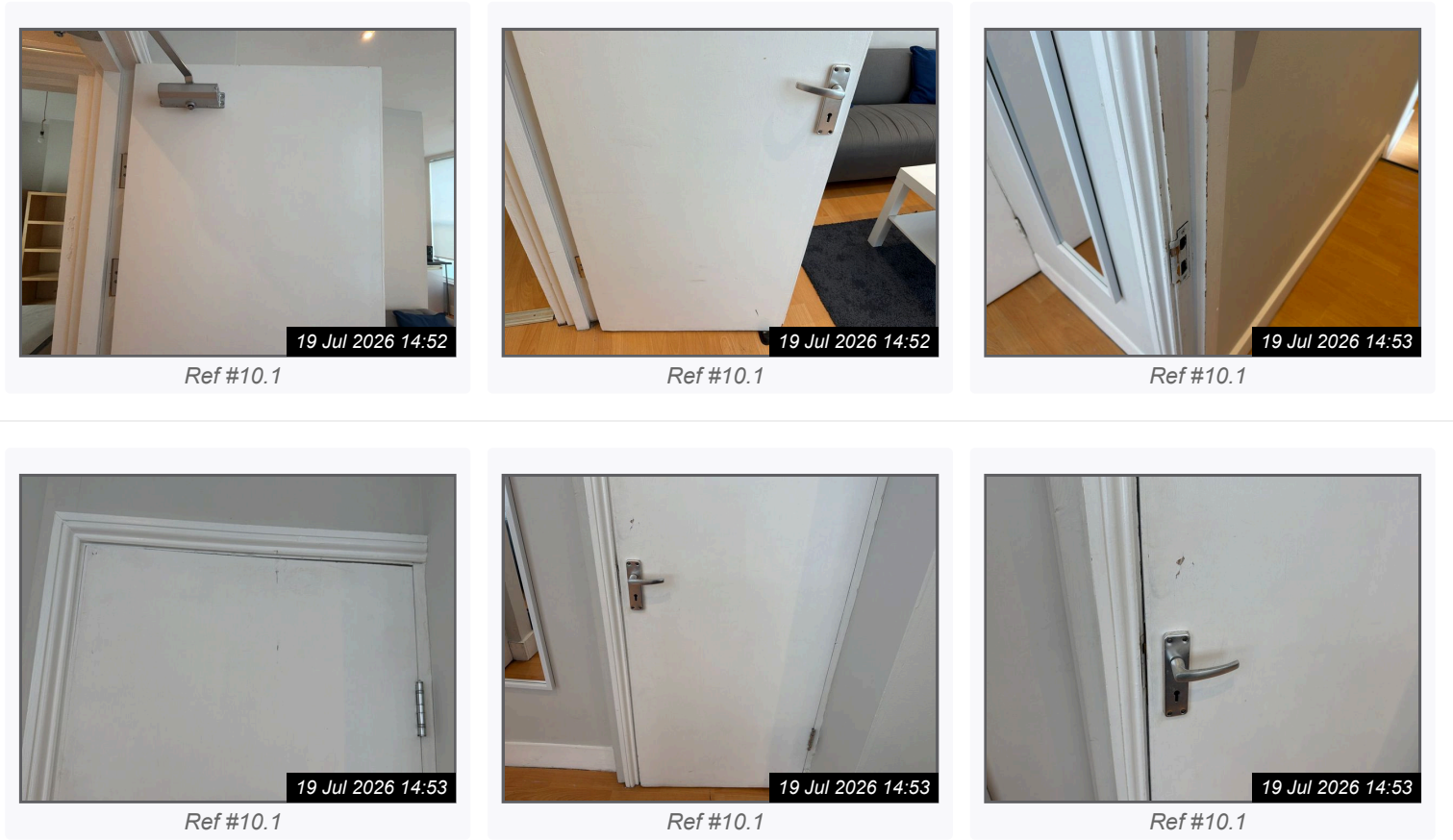


19 Jul 2026 14:51

Ref #10

10. INNER HALLWAY (Cont.)

Ref	Name	Description	Condition	Additional Comments
10.1	Door and Frame	White painted wooden	In good working condition In used condition Chipping and scuffs to both, heavier to door	



10.2	Door Fixtures	2x Aluminium handles with Chubb lock Grey metal self-closure No key	Handles used and loose	
10.3	Ceiling	White painted	In good used decorative condition Moderate chipping by entry spotlight Painted over old defects	

10. INNER HALLWAY (Cont.)



19 Jul 2026 14:54

Ref #10.3



19 Jul 2026 14:54

Ref #10.3



19 Jul 2026 14:54

Ref #10.3



19 Jul 2026 14:54

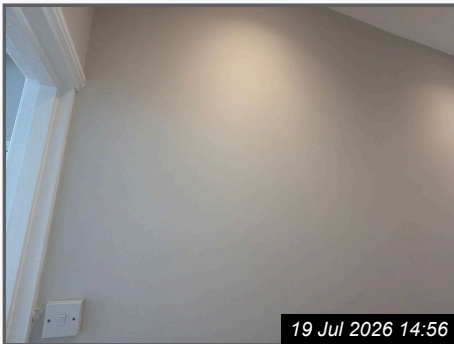
Ref #10.3

10.4	Lights	3x White ceiling recessed spotlights	All in working condition	
10.5	Walls	Light grey painted	In used decorative condition Painted over old defects Cracking, minor chipping to angles Minor to moderate scuffs and rubs mid-low level	



19 Jul 2026 14:56

Ref #10.5



19 Jul 2026 14:56

Ref #10.5



19 Jul 2026 14:56

Ref #10.5

10. INNER HALLWAY (Cont.)



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5

10. INNER HALLWAY (Cont.)

 19 Jul 2026 14:56 Ref #10.5  19 Jul 2026 14:56 Ref #10.5  19 Jul 2026 14:56 Ref #10.5  19 Jul 2026 14:57 Ref #10.5  19 Jul 2026 14:57 Ref #10.5				
10.6	Switches and Sockets	White plastic	Minor usage marks Light switch to entry slightly loose	
 19 Jul 2026 14:57 Ref #10.6				
10.7	Skirting	White painted wooden	In good used condition Chipping, scuffs and paint flaking opposite Garden entry	

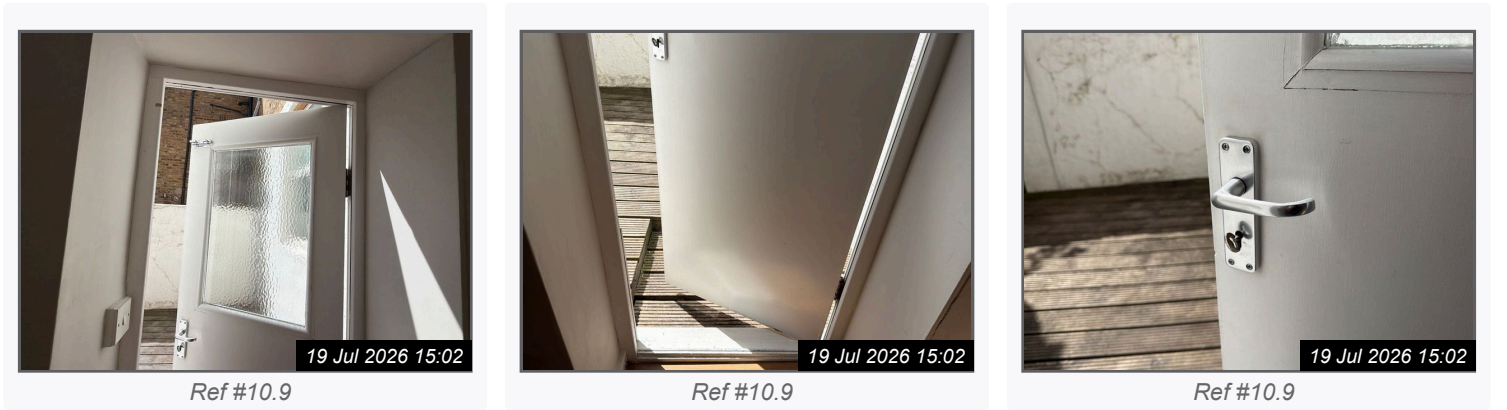
10. INNER HALLWAY (Cont.)

 19 Jul 2026 14:58 Ref #10.7				
10.8	Floor	Light brown laminate boards Grey carpet to step Metal and black strips	In used condition Minor scattered scuffs and chips Moderate scratch with minor gapping near cupboard Strips and carpet used	
 19 Jul 2026 14:59 Ref #10.8  19 Jul 2026 15:00 Ref #10.8  19 Jul 2026 15:00 Ref #10.8				
 19 Jul 2026 15:00 Ref #10.8  19 Jul 2026 15:00 Ref #10.8  19 Jul 2026 15:00 Ref #10.8				

10. INNER HALLWAY (Cont.)



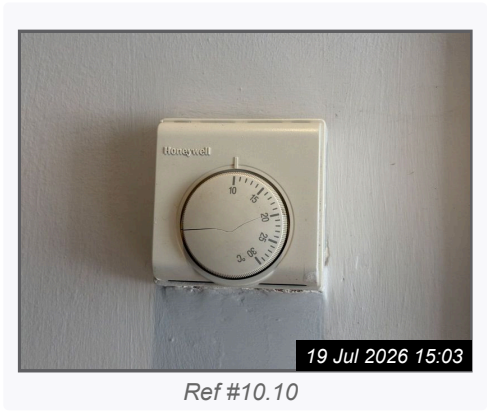
10.9	Windows and Frames	White painted wooden external door, frame Glass panel Chrome sliding lock 2x Aluminium handles with Chubb lock 1x Key	Tested and working In good used condition Chipping to frame by lock and to base Chipping to door edge mid level	
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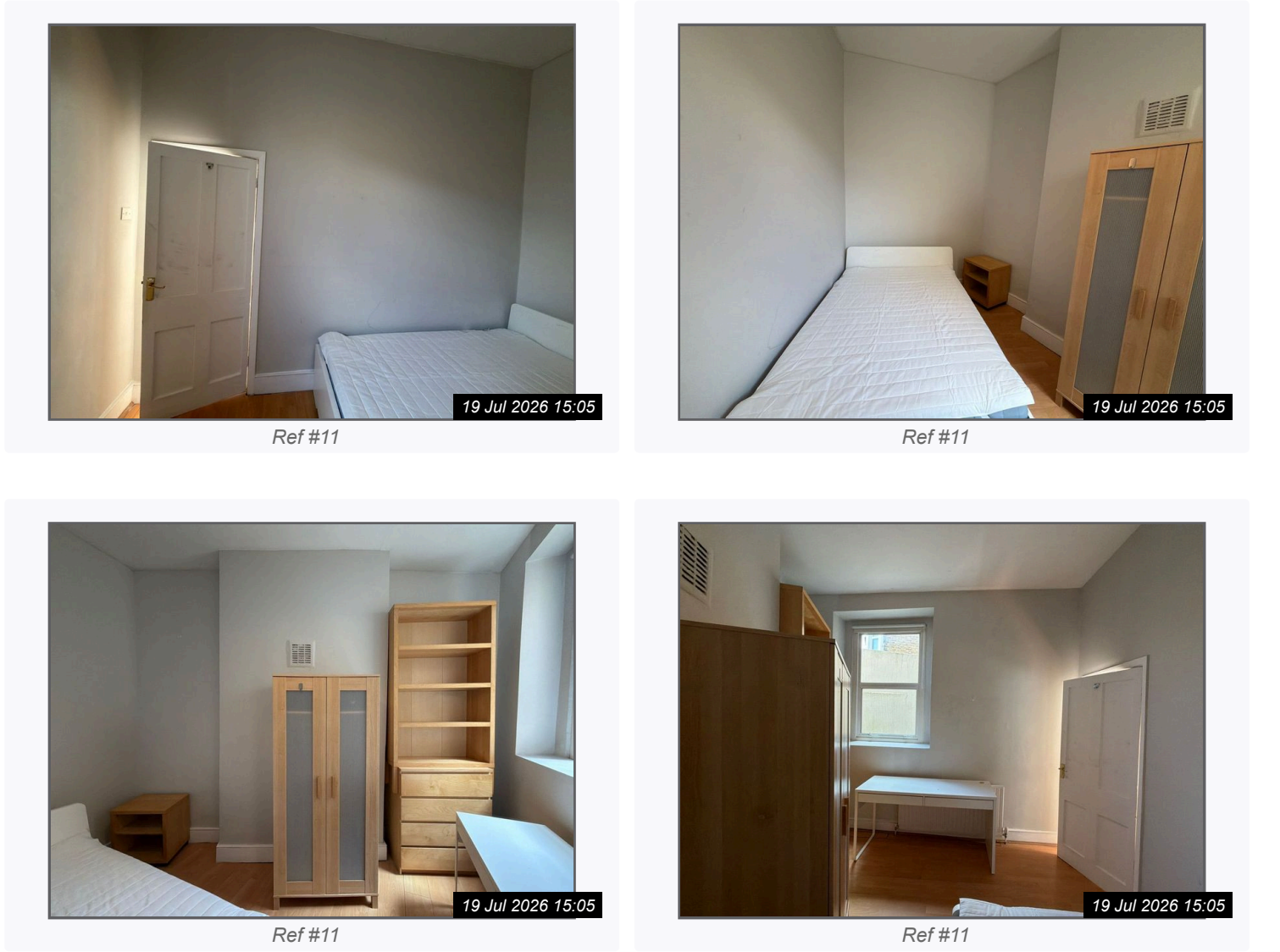
10. INNER HALLWAY (Cont.)



10.10	Contents	2x White plastic smoke alarms Wall mounted cream plastic temperature thermostat Honeywell	In good condition Thermostat cracked across dial, not tested	
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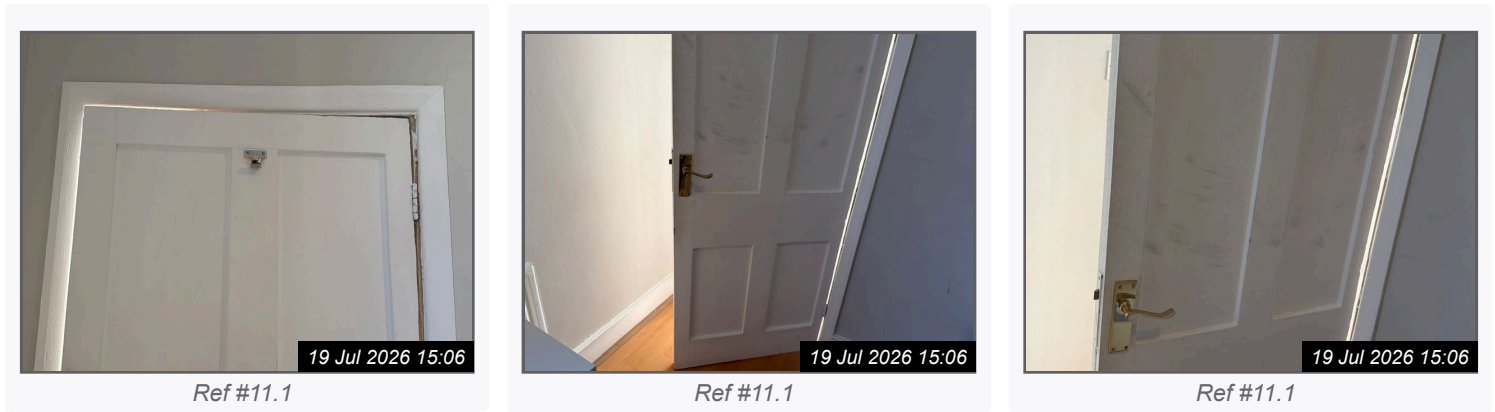
11. BEDROOM 2



Ref	Name	Description	Condition	Additional Comments
11.1	Door and Frame	White painted wooden panelled door, frame	In good working condition In used condition Painted over old defects Notable chipping to frame Notable scuffs/rubs to internal door	



11. BEDROOM 2 (Cont.)



11.2	Door Fixtures	2x Brass lever handles Chrome hook	In good condition	
11.3	Ceiling	White painted	In used decorative condition Moderate dark marks forward of right wall Cracking, patchy paint and some discolouration	



11.4	Lights	Ceiling pendant, white metal shade	In working condition Cord used Rose not seen	
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11. BEDROOM 2 (Cont.)

 Ref #11.4				
11.5	Walls	Light grey painted	In used decorative condition Painted over old defects and overpainted dents 3cm chip to right wall Notable rubs and residue marks to entry wall bed area 2x White plastic fittings to facing wall high level Minor angle chips and further wear Not fully inspected behind furniture	
 Ref #11.5  Ref #11.5  Ref #11.5				
 Ref #11.5  Ref #11.5  Ref #11.5				

11. BEDROOM 2 (Cont.)



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



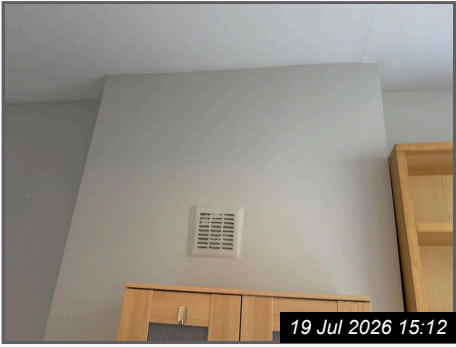
Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5

11. BEDROOM 2 (Cont.)



11.6	Switches and Sockets	White plastic	Minor usage marks	
11.7	Skirting	White painted wooden Wooden beading to right wall	Minor usage marks Paint marks to beading	



11.8	Floor	Light brown laminate boards Aluminium carpet strip	In used condition Strip loose and worn Minor usage marks by entry Gapping to boards forward of right wall with moderate chipping forward of window Further gapping noticed right of drawers Part of beading painted white Not fully inspected underneath furniture	
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11. BEDROOM 2 (Cont.)



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8

11. BEDROOM 2 (Cont.)



11.9	Heating	White metal radiator with controls	Minor usage marks, brown stains Chipping to legs Not tested	
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11.10	Windows and Frames	White metal White metal handles with lock No keys Light grey painted sill	Tested and working In good used condition Chipping to handles and frame Minor dark marks to casement and frame Light wear to sill	
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11. BEDROOM 2 (Cont.)

 19 Jul 2026 15:17 Ref #11.10  19 Jul 2026 15:17 Ref #11.10  19 Jul 2026 15:17 Ref #11.10				
 19 Jul 2026 15:17 Ref #11.10  19 Jul 2026 15:17 Ref #11.10  19 Jul 2026 15:17 Ref #11.10				
 19 Jul 2026 15:17 Ref #11.10				
11.11	Curtains and Blinds	White roller blind, white plastic beaded pull cord	Tested and working Minor to moderate stains and mould	

11. BEDROOM 2 (Cont.)

 19 Jul 2026 15:18 Ref #11.11  19 Jul 2026 15:18 Ref #11.11  19 Jul 2026 15:18 Ref #11.11				
 19 Jul 2026 15:18 Ref #11.11				
11.12	Bed and Mattress	White laminate Matching headboard White mattress, blue to side White mattress protector	In good used condition Moderate scratch to headboard Light wear to frame Mattress not fully inspected to reverse due to weight	
 19 Jul 2026 15:20 Ref #11.12  19 Jul 2026 15:20 Ref #11.12  19 Jul 2026 15:20 Ref #11.12				

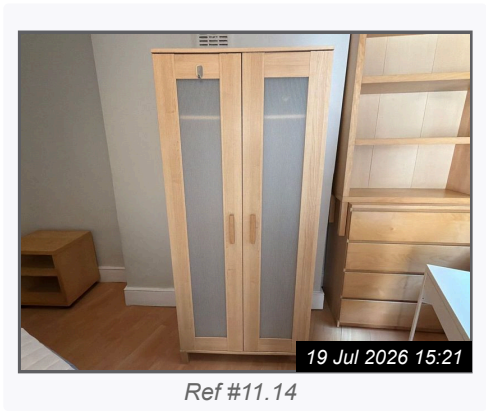
11. BEDROOM 2 (Cont.)



11.13	Bedside Table	Mid wooden open shelf on castors	In good used condition White plastic fitting to rear	
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11.14	Wardrobe	Light wooden 2x Doors matching handles, plastic inserts Shelf White metal rail	In good used condition Brushed steel hook to external door 3x Clear plastic fittings to side exteriors Minor residue to internal door insert Light chipping to door edges	
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11. BEDROOM 2 (Cont.)



11.15	Open Shelf Unit / Chest of Drawers	Mid wooden Open shelves 4x Drawers	In good used condition Light wear, red stain, cracking and chipping to drawer edge Bottom drawer stiff	
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11. BEDROOM 2 (Cont.)



Ref #11.15



Ref #11.15



Ref #11.15



Ref #11.15

11.16	Desk	White laminate rectangular 2x Drawers	In used condition Notable dent/chip, further chipping and usage to top Minor and moderate wear to drawers	
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Ref #11.16



Ref #11.16



Ref #11.16

11. BEDROOM 2 (Cont.)



19 Jul 2026 15:26

Ref #11.16



19 Jul 2026 15:26

Ref #11.16



19 Jul 2026 15:26

Ref #11.16

11.17	Contents	Overpainted air vent	In used condition	
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19 Jul 2026 15:26

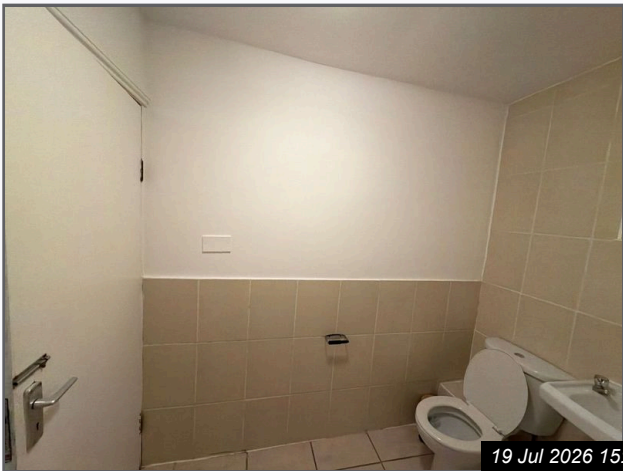
Ref #11.17

12. BATHROOM & UTILITY



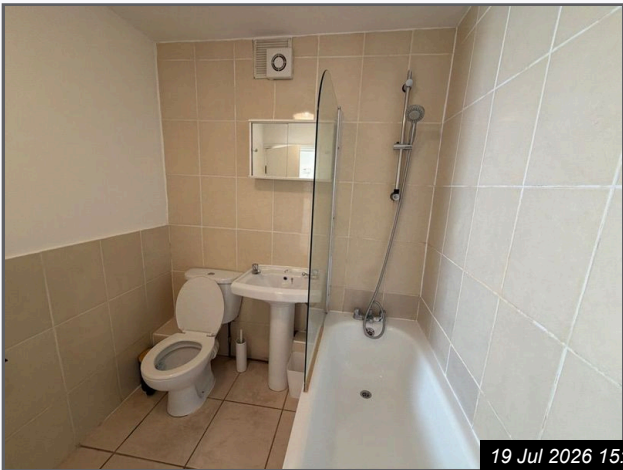
19 Jul 2026 15:26

Ref #12



19 Jul 2026 15:27

Ref #12



19 Jul 2026 15:27

Ref #12



19 Jul 2026 15:27

Ref #12

Ref	Name	Description	Condition	Additional Comments
12.1	Door and Frame	White painted wooden	Door does not close properly and slightly scrapes floor Moderate chipping to both Light scuffs and stains	



19 Jul 2026 15:28

Ref #12.1



19 Jul 2026 15:28

Ref #12.1



19 Jul 2026 15:29

Ref #12.1

12. BATHROOM & UTILITY (Cont.)

 19 Jul 2026 15:29 Ref #12.1  19 Jul 2026 15:29 Ref #12.1  19 Jul 2026 15:29 Ref #12.1				
 19 Jul 2026 15:29 Ref #12.1  19 Jul 2026 15:29 Ref #12.1				
12.2	Door Fixtures	2x Aluminium handles with Chubb lock Chrome sliding lock No key	Handles used and loose, 1x Screw not seen Lock not fully aligned	
 19 Jul 2026 15:30 Ref #12.2				
12.3	Ceiling	White painted plaster	In good decorative condition Minor painted over old defects	

12. BATHROOM & UTILITY (Cont.)

 Ref #12.3				
12.4	Lights	Chrome and white glass flush light White plastic rose, pull cord with acorn	In working condition In used condition Rusty to shade Cord knotted and discoloured Paint marked	
 Ref #12.4  Ref #12.4				
12.5	Walls	White painted plaster Beige ceramic tiles	In good decorative condition In good / used used condition Discolouration to grouting Moderate dark marks to tiles by door low level Some dark marks to tiles basin area Cracking to grouting to bath area Cracked tile right of bath mixer tap, some dark discolouration right of mixer tap Light crack left of radiator and heavily cracked tile above radiator Dark marks right of radiator low level	

12. BATHROOM & UTILITY (Cont.)



Ref #12.5



Ref #12.5



Ref #12.5



Ref #12.5



Ref #12.5



Ref #12.5



Ref #12.5



Ref #12.5



Ref #12.5



Ref #12.5

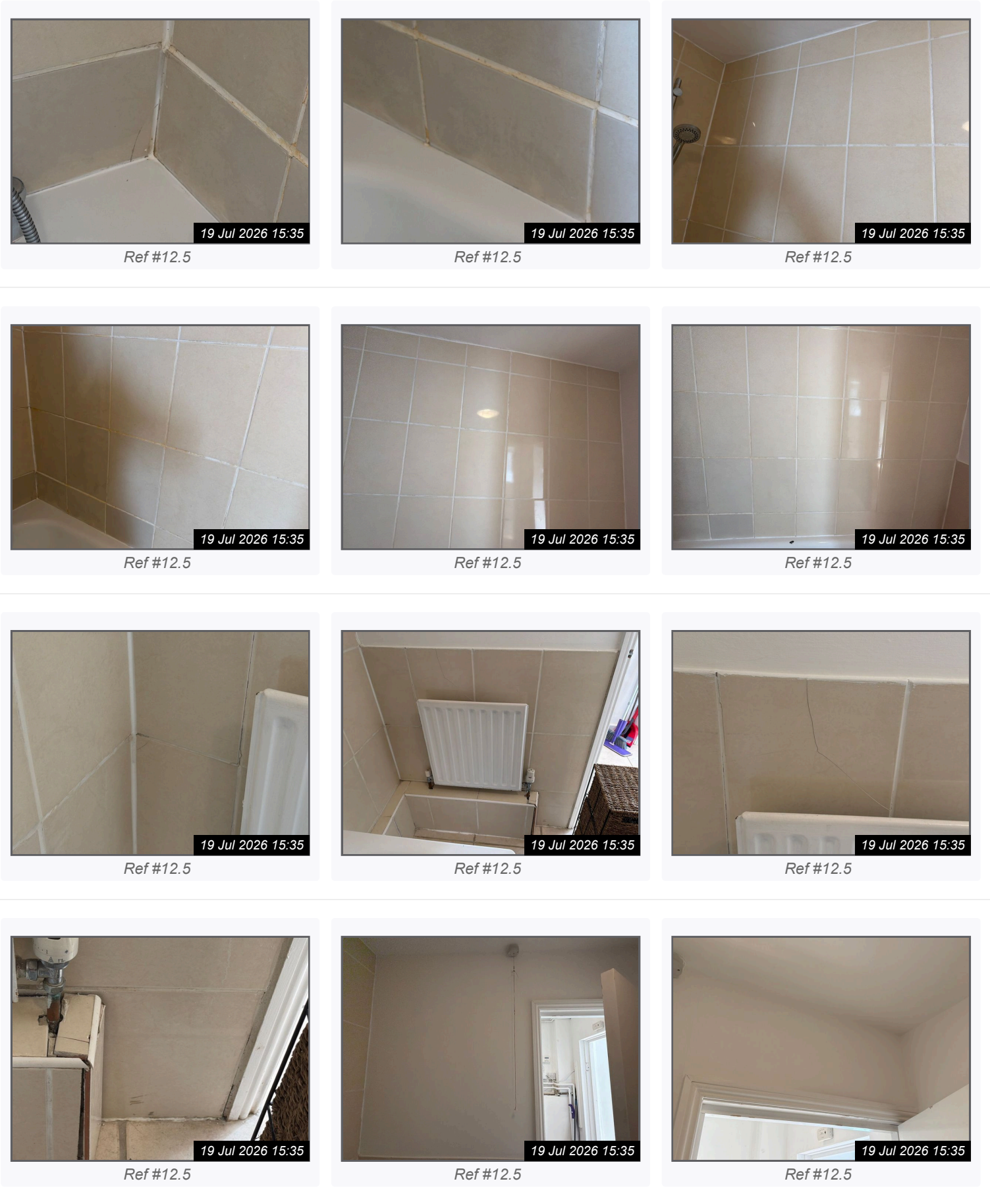


Ref #12.5



Ref #12.5

12. BATHROOM & UTILITY (Cont.)



12. BATHROOM & UTILITY (Cont.)

12.6	Skirting	Wall matching tiled ledge	In used condition Loose part with broken tile right of radiator Discolouration to grouting Minor rusty stains and dark stains right of basin	
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Ref #12.6



Ref #12.6



Ref #12.6



Ref #12.6

12.7	Floor	Beige tiles	In good used condition Discolouration to grouting Light wear throughout	
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Ref #12.7



Ref #12.7



Ref #12.7

12. BATHROOM & UTILITY (Cont.)

 19 Jul 2026 15:37 Ref #12.7  19 Jul 2026 15:37 Ref #12.7  19 Jul 2026 15:38 Ref #12.7				
 19 Jul 2026 15:38 Ref #12.7				
12.8	Heating	White metal radiator with controls	In good used condition Some bubbling, chipping and rusting low level Not tested	
 19 Jul 2026 15:38 Ref #12.8  19 Jul 2026 15:38 Ref #12.8				
12.9	Toilet	White ceramic, white acrylic seat and lid, chrome push flush	Tested and working In good used condition Paint spot to flush Old scaling below water level Clean	

12. BATHROOM & UTILITY (Cont.)



12.10	Washbasin	White ceramic bowl, pedestal, chrome waste, white rubber plug on chain, overflow, 2x chrome separate taps	Tested and working Tarnishing to left plug In good used condition Left tap needs to be closed/ tightened properly Chain broken Light wear to sealant Clean	
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12. BATHROOM & UTILITY (Cont.)

12.11	Shower / Bath Unit	Chrome: shower head, riser, hose, holder Glass screen with rubber trim, chrome frame White ceramic tub, chrome waste, overflow, mixer tap, white painted wooden side panel	Not tested as clean Light wear to chrome throughout Tarnishing to mixer tap Riser loose Discolouration to screen trim 3x Large chips to tub Notable staining with water damage to side panel by basin with further light wear, chipping to edges, wooden fitting slightly loose to corner Plug not seen Clean
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Ref #12.11



Ref #12.11



Ref #12.11



Ref #12.11



Ref #12.11



Ref #12.11



Ref #12.11

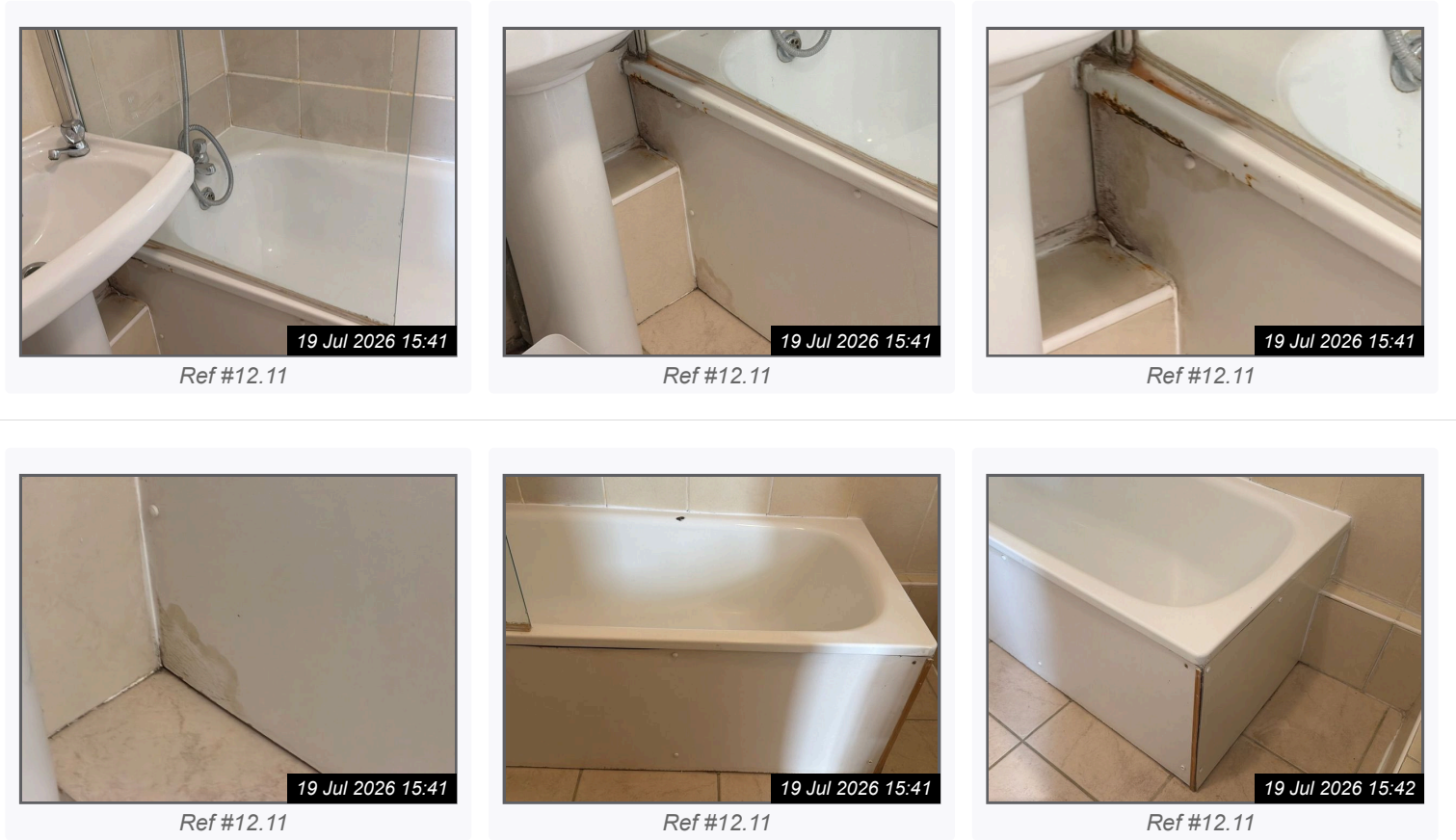


Ref #12.11



Ref #12.11

12. BATHROOM & UTILITY (Cont.)



12.12	Medicine Cabinet	White laminate 2x sliding mirrored doors White metal pulls Shelf	In used condition Stained Silvering to mirror edges	
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12.13	Extractor Fan	White plastic	Tested and working In good condition Clean	
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12. BATHROOM & UTILITY (Cont.)

12.14	Contents	Black metal pedal bin with wooden lid White plastic bin White metal toilet canister with brush Wall mounted chrome and black plastic toilet roll holder Metal storage unit with 4x woven baskets	In used condition Bin stained to interior Lid to canister not seen Paint marks and light tarnishing to toilet roll holder
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Ref #12.14



Ref #12.14



Ref #12.14



Ref #12.14

12. BATHROOM & UTILITY (Cont.)

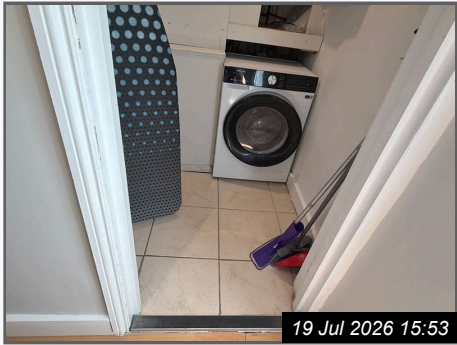
12.15	Utility	White painted wooden frame White painted ceiling and walls Light grey painted wall Floor beige tiles White painted wooden cupboard with white metal pull White ceiling recessed spotlight Contains: White metal boiler Worcester White and black Washer Dryer Hisense SN: 1WJ080841VOWW63YN120129 Grey metal ironing board with black and blue patterned cover Purple plastic mop Red plastic dustpan with brush Grey plastic broom Assorted manuals White plastic carbon monoxide alarm White plastic fuse	In used condition Chipping to frame, marks from removed door Light working Painted over old defects to right wall, used condition Some scratches to left wall Scuffs and stains to wooden panels Cracked tile left of Washer Dryer Cover detached to boiler Power tested to Washer Dryer, in good used condition, clean Fuse to extractor fan loose Items in used condition
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Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15

12. BATHROOM & UTILITY (Cont.)



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15



Ref #12.15

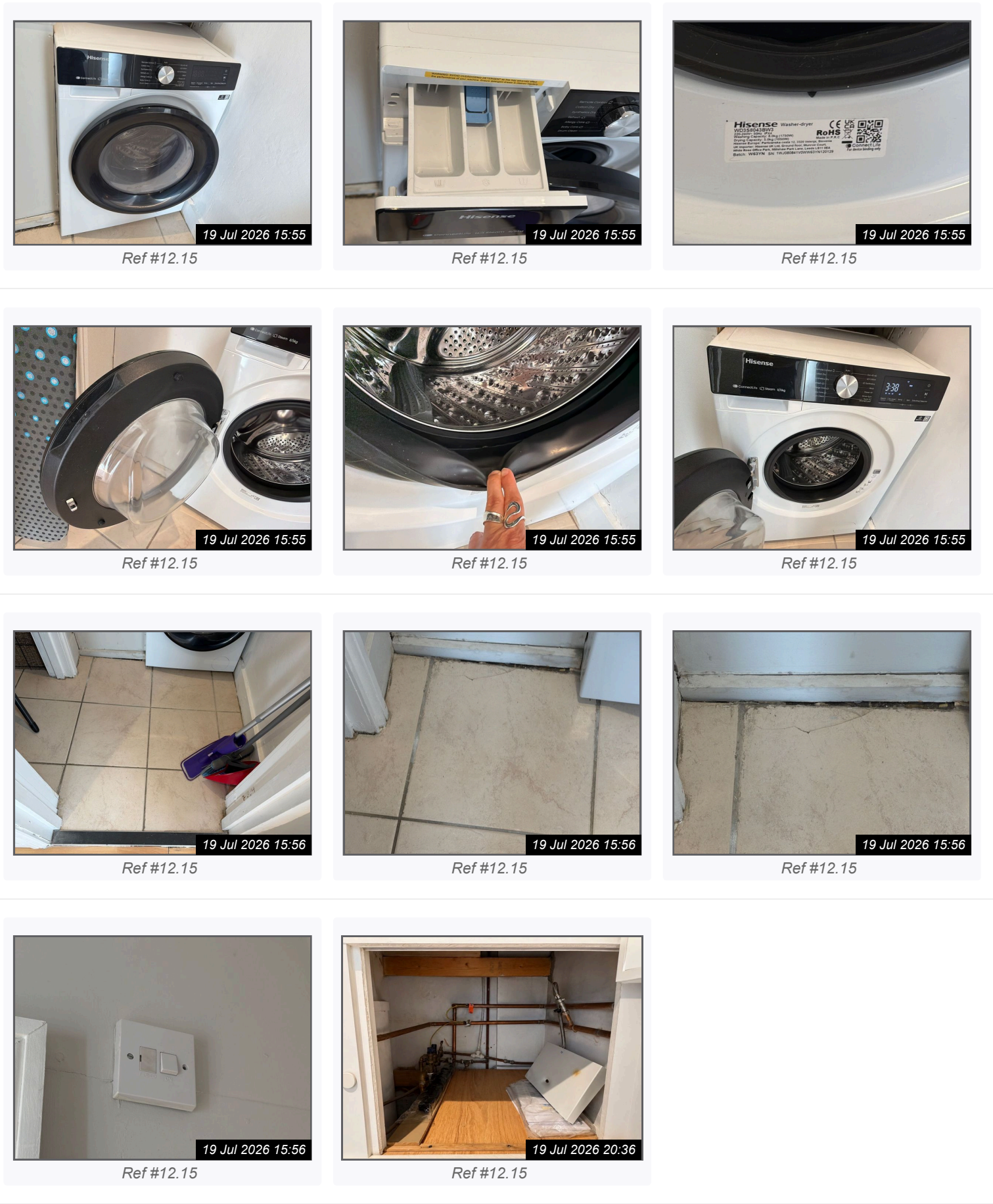


Ref #12.15



Ref #12.15

12. BATHROOM & UTILITY (Cont.)



13. COURTYARD GARDEN



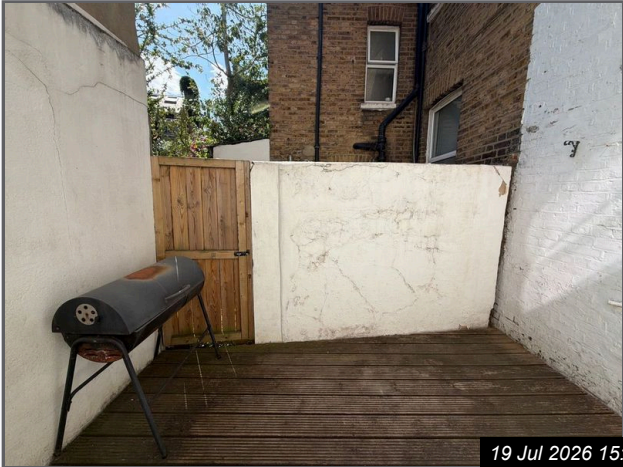
19 Jul 2026 15:57

Ref #13



19 Jul 2026 15:57

Ref #13



19 Jul 2026 15:57

Ref #13



19 Jul 2026 15:57

Ref #13

Ref	Name	Description	Condition	Additional Comments
13.1	Flooring	Wooden decking	In used condition Discoloured Gapping to entry Holes for pipes	



19 Jul 2026 15:57

Ref #13.1



19 Jul 2026 15:57

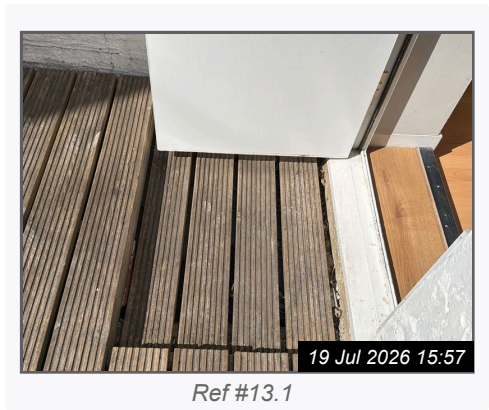
Ref #13.1



19 Jul 2026 15:57

Ref #13.1

13. COURTYARD GARDEN (Cont.)



13.2	Walls	White painted	In used condition Heavy paint chipping to entry wall Cracking and stains noted	
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13.3	Door	Wooden Black metal and chrome sliding lock	In good used condition Unable to test open Lock misaligned	
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13. COURTYARD GARDEN (Cont.)

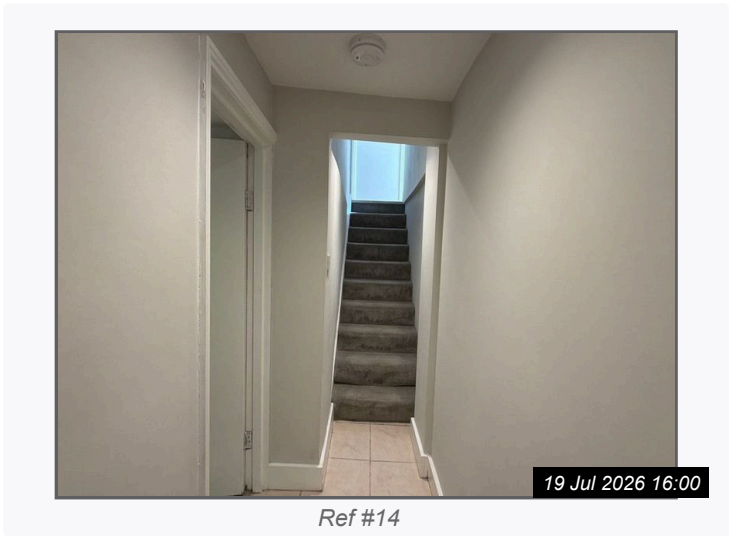
 Ref #13.3  Ref #13.3				
13.4	Lights	Wall mounted lantern	In working condition In used condition	
 Ref #13.4				
13.5	Contents	Grey metal bbq with lid Garden tap Wall mounted black metal bracket	Bbq in used condition, rusty and stained Tap not tested Bracket loose	
 Ref #13.5  Ref #13.5  Ref #13.5				

13. COURTYARD GARDEN (Cont.)



Ref #13.5

14. STAIRS AND LANDING



Ref	Name	Description	Condition	Additional Comments
14.1	Ceiling	White painted plaster	In good used decorative condition Some faint marks Notable chip by bottom step	



14. STAIRS AND LANDING (Cont.)



14.2	Lights	2x White ceiling recessed spotlights	Both in working condition	
14.3	Walls	Light grey painted	In good used decorative condition Painted over old defects Light to moderate scuffs and rubs, mostly mid-low level opposite Shower room Light chip and crack by bottom step	



14. STAIRS AND LANDING (Cont.)



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3



Ref #14.3

14. STAIRS AND LANDING (Cont.)

 19 Jul 2026 16:03 Ref #14.3  19 Jul 2026 16:03 Ref #14.3				
14.4	Switches and Sockets	White plastic	In used condition Paint marked	
 19 Jul 2026 16:06 Ref #14.4  19 Jul 2026 16:06 Ref #14.4				
14.5	Skirting	White painted wooden	Minor usage marks throughout	
 19 Jul 2026 16:03 Ref #14.5  19 Jul 2026 16:04 Ref #14.5  19 Jul 2026 16:04 Ref #14.5				

14. STAIRS AND LANDING (Cont.)



14.6	Floor	Beige tiles Grey fitted carpet to steps	In used condition Shading to carpet, sunken and worn in areas Gapping to grouting with chipping and cracking by step Discolouration to grouting Dark rubs to tiles in places	
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14. STAIRS AND LANDING (Cont.)



14.7	Contents	White plastic smoke alarm	In good condition	
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15. BEDROOM 3



19 Jul 2026 16:07

Ref #15



19 Jul 2026 16:07

Ref #15



19 Jul 2026 16:07

Ref #15



19 Jul 2026 16:07

Ref #15

Ref	Name	Description	Condition	Additional Comments
15.1	Door and Frame	White painted wooden	In good working condition Door creaks In used condition Moderate scuffs/rubs and chips	



19 Jul 2026 16:08

Ref #15.1



19 Jul 2026 16:08

Ref #15.1



19 Jul 2026 16:08

Ref #15.1

15. BEDROOM 3 (Cont.)



15.2	Door Fixtures	2x Brass lever handles	In good condition Slightly loose	
15.3	Ceiling	White painted plaster	In good decorative condition	



15.4	Lights	6x White ceiling recessed spotlights	All in working condition	
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15. BEDROOM 3 (Cont.)

15.5	Walls	Light grey painted White painted to part of left wall high level	In good decorative condition 4x Small brass picture hooks Overpainted hook and minor angle chip right of window high level Light usage in places Some shading left of window mid level Light overpainted dent and scuff by door Some gapping by storage cupboard frame, black cabling to trunking protruding Not fully inspected behind furniture
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Ref #15.5



Ref #15.5



Ref #15.5



Ref #15.5



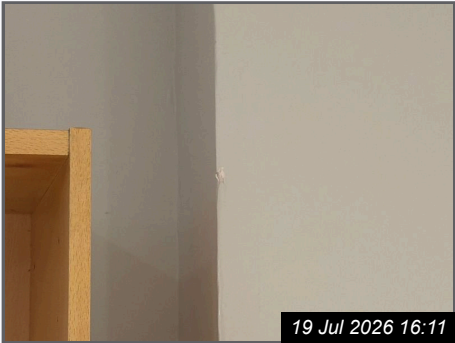
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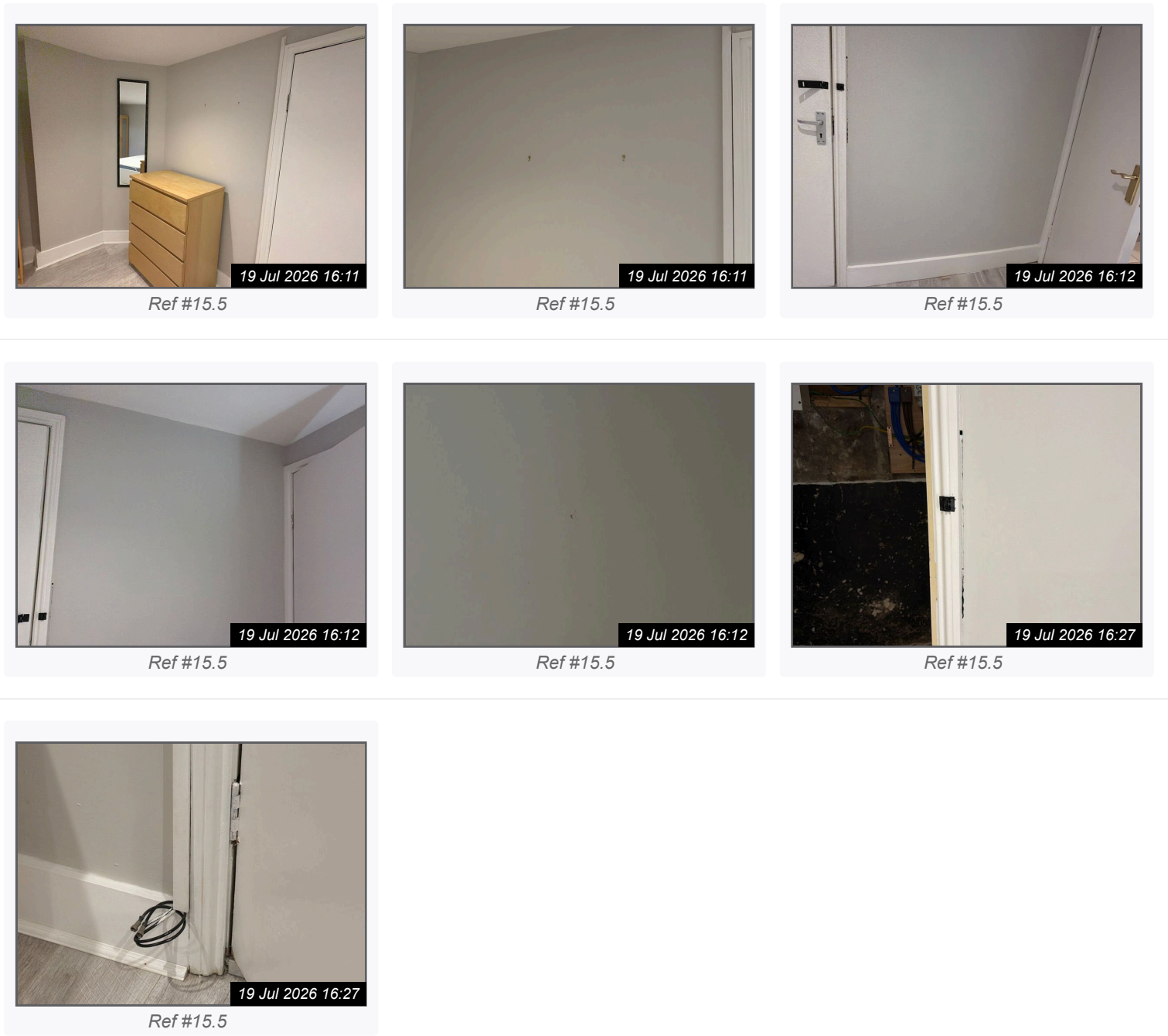


Ref #15.5



Ref #15.5

15. BEDROOM 3 (Cont.)



15.6	Switches and Sockets	White plastic	Minor usage marks Paint marks	
15.7	Skirting	White painted wooden, beading	Minor usage marks	

15. BEDROOM 3 (Cont.)

 19 Jul 2026 16:13 Ref #15.7				
15.8	Floor	Light tgrey laminate boards Grey laminate carpet strip	In good used condition Carpet strip loose, worn and paint marked Minor chipping to boards in 3x areas Light occasional gapping Not fully inspected underneath furniture	
 19 Jul 2026 16:14 Ref #15.8				
 19 Jul 2026 16:14 Ref #15.8				
 19 Jul 2026 16:14 Ref #15.8				
 19 Jul 2026 16:14 Ref #15.8				
 19 Jul 2026 16:15 Ref #15.8				
 19 Jul 2026 16:15 Ref #15.8				

15. BEDROOM 3 (Cont.)



Ref #15.8



Ref #15.8



Ref #15.8



Ref #15.8



Ref #15.8



Ref #15.8



Ref #15.8

15.9	Heating	White metal radiator with controls	In good used condition Not tested	
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15. BEDROOM 3 (Cont.)

 Ref #15.9				
15.10	Windows and Frames	White metal White metal handle with lock No key Light grey painted sill	Tested and working In good condition Light dark marks to casement Light wear to sill	
 Ref #15.10  Ref #15.10  Ref #15.10				
 Ref #15.10				
15.11	Curtains and Blinds	White roller blind, white plastic rod	Tested and working In good used condition	

15. BEDROOM 3 (Cont.)



Ref #15.11

15.12	Wardrobes	2x Matching light wooden 2x Doors each with matching handles White plastic inserts Shelf Chrome rail	In used condition Left unit- light paint marks to external door Light chipping to legs and by rail Shelf loose Right unit- mirror attached to left hand side exterior Chipping and cracking Grey tape to shelf Plastic insert not fully fitted to right door interior Chip to exterior to side Moderate discolouration to back panel low level Minor chipping to door edges	
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Ref #15.12



Ref #15.12



Ref #15.12



Ref #15.12



Ref #15.12



Ref #15.12

15. BEDROOM 3 (Cont.)



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:18

Ref #15.12



19 Jul 2026 16:19

Ref #15.12



19 Jul 2026 16:19

Ref #15.12

15. BEDROOM 3 (Cont.)



15.13	Bed and Mattress	White laminate Matching headboard White mattress, blue to side White mattress protector	In good condition Headboard slightly loose Mattress not fully inspected to reverse due to weight Fire label not seen	
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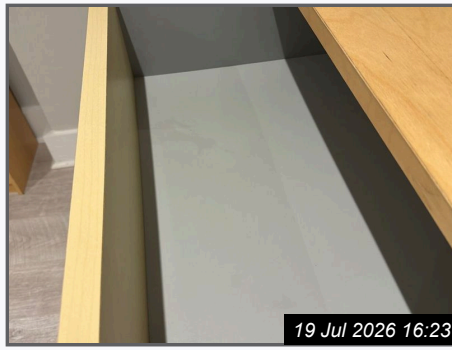


15.14	Chest of Drawers	Light wooden 4x Drawers	In good used condition Light faint stains to top drawer	
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15. BEDROOM 3 (Cont.)



Ref #15.14



Ref #15.14



Ref #15.14



Ref #15.14



Ref #15.14



Ref #15.14

15.15	Bedside Table	Mid wooden open shelf on castors	Light wear, white paint marks	
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Ref #15.15

15.16	Desk and Chair	White laminate rectangular table 2x Drawers Black metal and fabric office chair on castors	Light wear only	
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15. BEDROOM 3 (Cont.)

 19 Jul 2026 16:24 Ref #15.16  19 Jul 2026 16:25 Ref #15.16  19 Jul 2026 16:25 Ref #15.16				
 19 Jul 2026 16:25 Ref #15.16  19 Jul 2026 16:25 Ref #15.16				
15.17	Bookcase	Mid wooden	In used condition Hole to side Faint stain to shelf Dark stain to high level Back panel slightly loose Light chipping to base	
 19 Jul 2026 16:26 Ref #15.17  19 Jul 2026 16:26 Ref #15.17  19 Jul 2026 16:26 Ref #15.17				

15. BEDROOM 3 (Cont.)



15.18	Table Lamp	Chrome base, off-white fabric shade	In working condition In good used condition	
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15.19	Storage Cupboard	White painted wooden door, frame to exterior Cream painted to interior 2x Aluminium handles with Chubb lock Black metal lock Wooden panels to ceiling Concrete to walls and floor Light fixture Contains: Electric meter Fuse boxes	In used condition No bulb to light Heavy wear to walls, moderate to floor Chipping to door	
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15. BEDROOM 3 (Cont.)



Ref #15.19



Ref #15.19



Ref #15.19



Ref #15.19



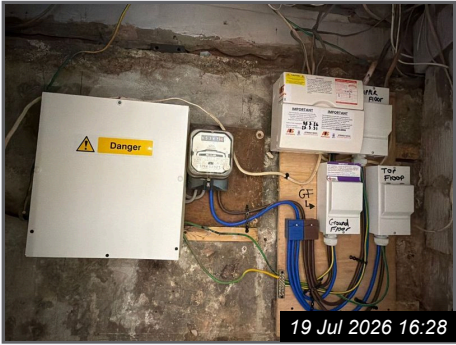
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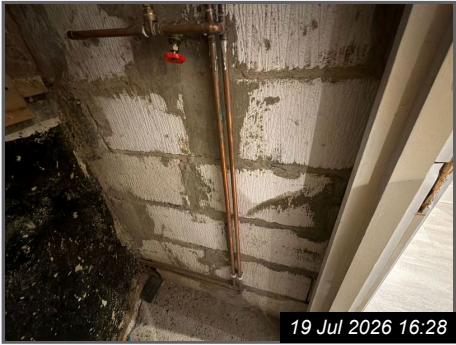
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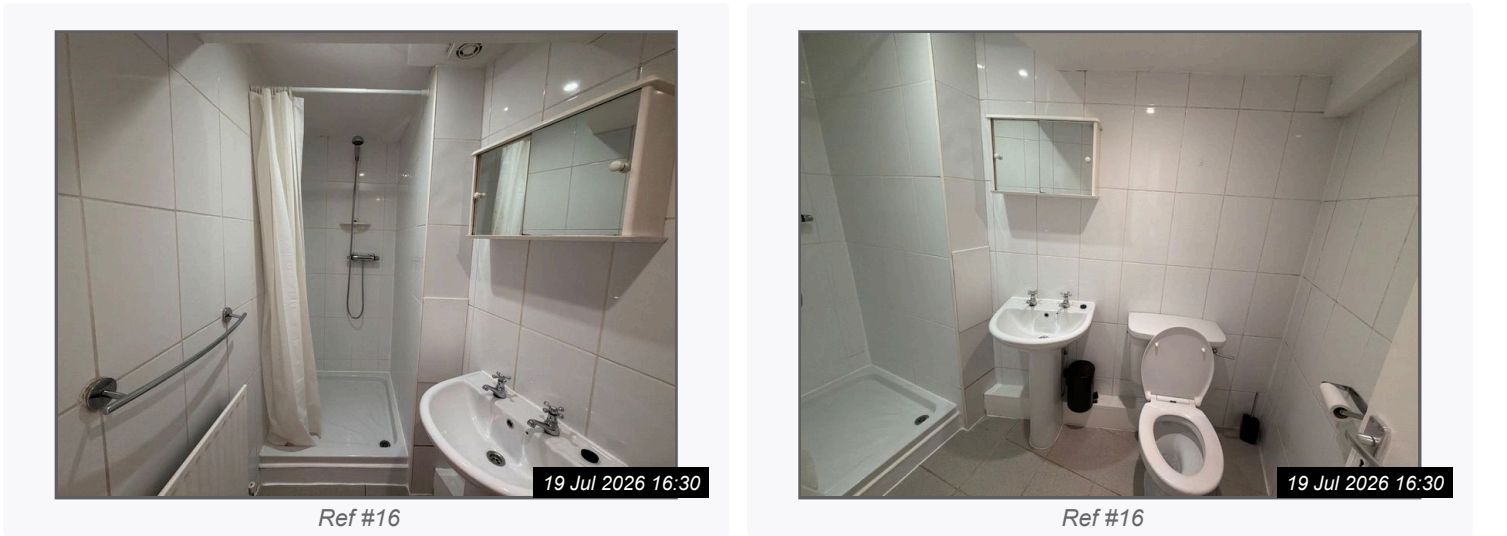


Ref #15.19

15. BEDROOM 3 (Cont.)

 Ref #15.19  Ref #15.19  Ref #15.19				
 Ref #15.19				
15.20	Contents	Wall mounted rectangular mirror with black patterned frame	In good used condition	
 Ref #15.20				

16. SHOWER ROOM



Ref	Name	Description	Condition	Additional Comments
16.1	Door and Frame	White painted wooden	Slightly hard to close, door creaks Minor scuffs and chips, more moderate to frame high level	



16. SHOWER ROOM (Cont.)

 19 Jul 2026 16:31 Ref #16.1  19 Jul 2026 16:31 Ref #16.1  19 Jul 2026 16:46 Ref #16.1				
16.2	Door Fixtures	2x Aluminium handles, Chubb lock 1x Key	Handles loose	
 19 Jul 2026 16:31 Ref #16.2				
16.3	Ceiling	White painted plaster	In good decorative condition Painted over old defects Light scattered mould to shower cubicle area Light chipping around spotlights	
 19 Jul 2026 16:32 Ref #16.3  19 Jul 2026 16:32 Ref #16.3  19 Jul 2026 16:32 Ref #16.3				

16. SHOWER ROOM (Cont.)

 19 Jul 2026 16:32 Ref #16.3  19 Jul 2026 16:32 Ref #16.3  19 Jul 2026 16:33 Ref #16.3				
 19 Jul 2026 16:33 Ref #16.3				
16.4	Lights	2x White ceiling recessed spotlights White plastic rose, pull cord	Both in working condition Rose paint marked throughout Cord discoloured and tangled	
 19 Jul 2026 16:34 Ref #16.4				
16.5	Walls	White ceramic tiles	In used condition Discolouration to grouting Cracked tile above Medicine Cabinet with black mould to grouting White plastic hook above toilet Further mould and discolouration to grouting in areas	

16. SHOWER ROOM (Cont.)



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



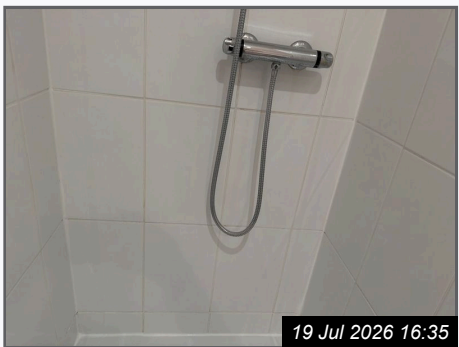
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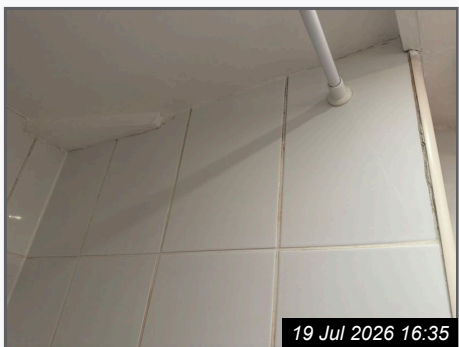
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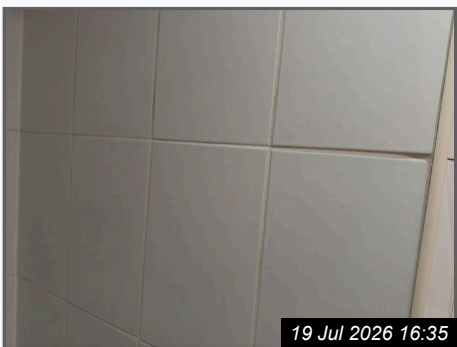
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Ref #16.5

16. SHOWER ROOM (Cont.)



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5

16. SHOWER ROOM (Cont.)

16.6	Skirting	White painted wooden ledge	Minor chipping left of basin	
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Ref #16.6

16.7	Floor	Light grey ceramic tiles	In used condition Excessive grout and missing grout near entry, loose feel to step Faint crack towards shower cubicle Discolouration to grouting	
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Ref #16.7



Ref #16.7



Ref #16.7



Ref #16.7



Ref #16.7

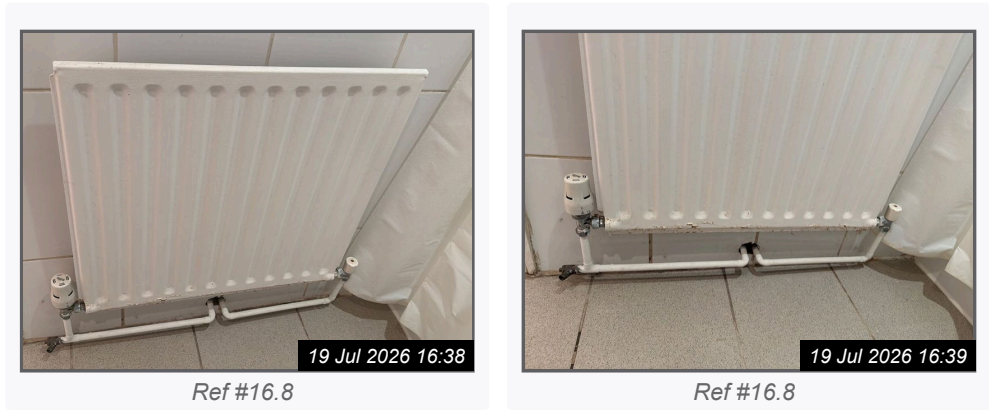


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16. SHOWER ROOM (Cont.)

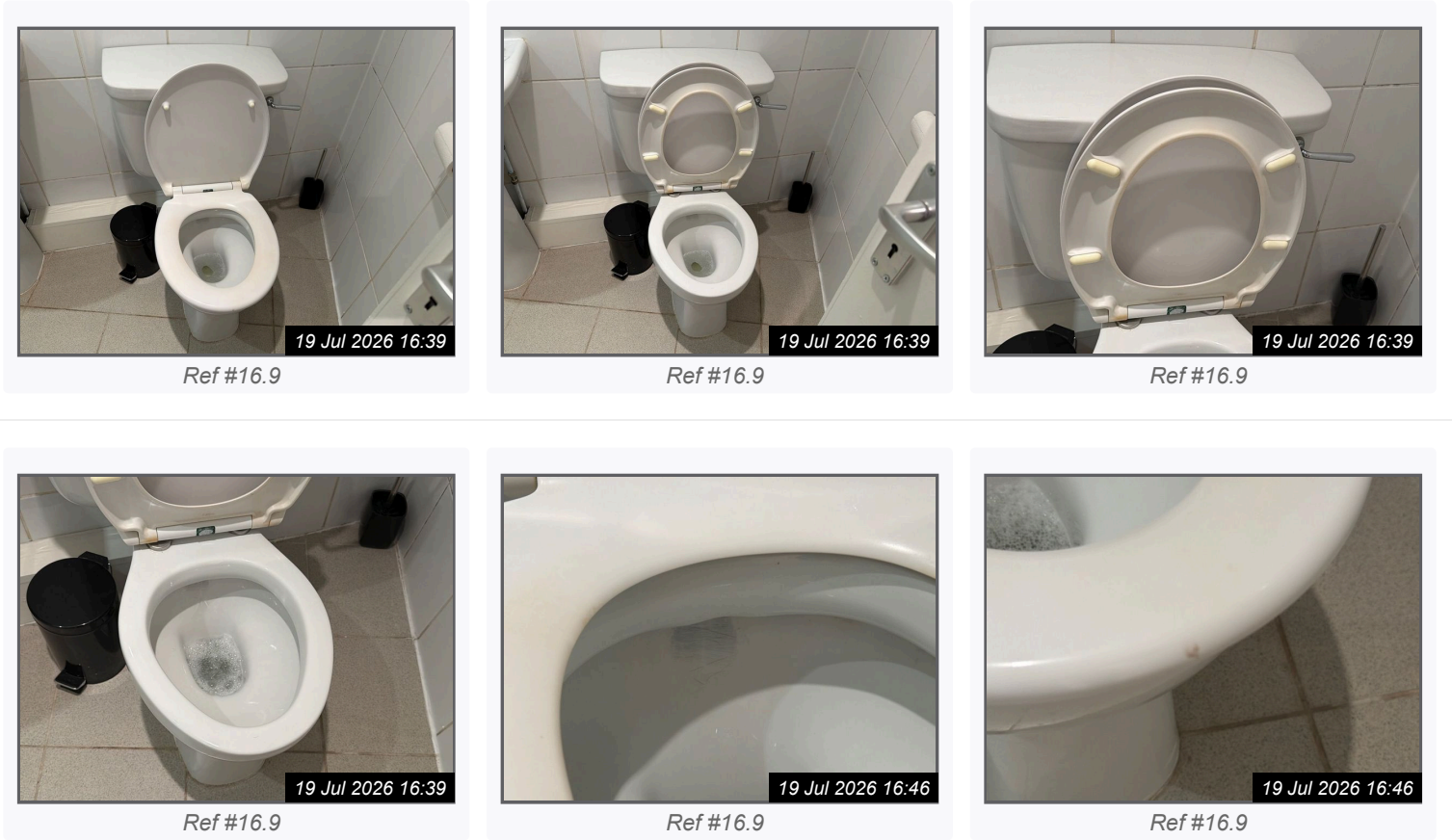


16.8	Heating	White metal single radiator with controls	Rusting and chipping low level Not tested	
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16.9	Toilet	White ceramic, white acrylic seat and lid, chrome lever flush	Tested and working In good used condition Light discolouration and dark stain to seat Minor black scuffs to bowl Clean	
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16. SHOWER ROOM (Cont.)



16.10	Washbasin	White ceramic bowl, pedestal, chrome waste, black rubber plug, chrome overflow, 2x separate taps	Tested and working In good used condition Right tap loose Tarnishing to overflow Light wear to sealant Light brown stains around taps Clean	
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16. SHOWER ROOM (Cont.)

 Ref #16.10				
16.11	Shower Unit	White plastic riser and soap dish holder, chrome shower head, mixer tap White ceramic tray, chrome waste	Not tested as clean Wear noted to chrome throughout Heavy tarnishing to waste Minor old scale and stains Clean	
 Ref #16.11  Ref #16.11  Ref #16.11				
 Ref #16.11  Ref #16.11				
16.12	Medicine Cabinet	White laminate 2x sliding mirrored doors with white metal pulls Shelf	In used condition Moderate stains Silvering to mirrors edges Chip to pull	

16. SHOWER ROOM (Cont.)



16.13	Extractor Fan	White plastic	Tested and working In good used condition Light rattling noise Clean	
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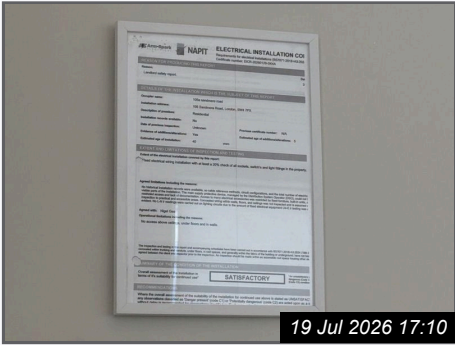
16.14	Contents	Black metal pedal bin Black glass toilet canister with brush Wall mounted chrome towel holder Wall mounted chrome toilet roll holder White metal curtain pole, white plastic curtain	In good used condition Towel holder very loose Light stains to curtain low level	
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16. SHOWER ROOM (Cont.)



17. MANUALS / CERTIFICATES

Ref	Name	Description	Additional Comments
17.1	Manuals	Few seen to Utility cupboard	
17.2	Gas / Electricity Safety Certificate	Electrical installation seen to frame by entry	
 Ref #17.2			
17.3	EPC	Not seen at property	

18. PROPERTY COMPLIANCE

Ref	Name	Answer	Comments	Additional Comments
18.1	Compliant?	Yes		

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.