

Inventory & Schedule of Condition

Inventory Company.

Property inspected by Amir

Address

Gadwall House
16 Vanguard Way
London
E17 6BG

Carried Out

January
18th 2022
10:30

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Notes

Dear Landlord / Tenant

Please find enclosed the report produced by **Inventory Company**.

It is recommended that all invoices and receipts relating to the property, its contents or any cleaning and maintenance works which have been carried out be included in the inventory, check in or check out reports. Invoices / receipts should be left in the property for Inventory Company clerks to photograph for inclusion, however, if they are not made available until after the report has been compiled, these can be emailed to Inventory Company for inclusion at the email address below.

Should you have any questions or queries relating to the report, please do not hesitate to contact us directly on **01494 623 091 | 020 3488 5429 | 01865 507 263** or email info@inventorycompany.co.uk.

Please carefully read the 'Important Information for the Landlord and Tenant', included within this report.

Should you wish to make any changes to the report, your comments must be submitted to us no later than 2 weeks after the inventory work was carried out, after this time it is accepted that the report produced correctly states the condition of the property at the time of our visit.

Amendments must be sent to us in writing, via email to info@inventorycompany.co.uk. Please be aware of a 10MB mail size limit when sending images as mail larger than this will not be received.

Upon check out, you are advised to leave heating systems turned off in summer months and left on a low setting in winter months, please contact your letting agent for further details. Inventory Company is not liable for any costs incurred during void periods.

Yours faithfully

Inventory Company

Disclaimers

Terms and Conditions

General Information

An Inventory report is produced to provide a fair and accurate record of the general visual condition of the property, in terms of decorative order, cleanliness, condition of contents and/or fixtures and fittings.

An Inventory Remake report is an update to an Inventory report. Inventory Remake reports are provided where the previous Inventory was completed by Auzda Ltd, T/A Inventory Company within the previous twelve months, and where no material changes to the property or its contents have been made.

Check-In reports are produced to evidence the Check-In arrangements for the ingoing Tenant(s) of a property. Such reports do not by themselves, comprise an Inventory report. Where an Inventory or an Inventory Remake has been separately compiled, it will be specifically referred to within the Check-In report.

Check-Out reports are produced to provide a general, relative description of the property, in relation to the original Inventory or Inventory Remake report, and Check-In report. A description of any discrepancies will be listed, which will include differences in the condition of items, items which are missing and items which are now present that were not originally listed.

Periodic reports are produced to evidence that the property is generally being looked after by the Tenant and that there are no particular problems with the property. A Periodic report is not compiled against the original Inventory or Inventory Remake report, nor provides a check upon the living habits of the Tenants – such as housekeeping standards, unless this impacts negatively on the property itself.

All reports include digital photographic records; the number of photographs will vary depending upon the nature and size of the property, and type of report produced.

Reports do not comprise a building survey and will not comment upon the basic fabric of the building.

Fair wear and tear judgements are not included within any reports, nor any liability commented upon as to the responsibility of a Tenant or Landlord for noted dilapidations or damages.

All reports will be delivered by e-mail PDF attachment to the Instructing Party [IP]. No part of any report may be reproduced without the express permission of Inventory Company.

Inventory Clerks

Inventory Clerks are not qualified surveyors or valuers, nor are they experts in fabric, materials, valuables or antiquities.

Preparation of reports

Reports are prepared in accordance with the instructions provided by the IP, which may be overruled by these Terms and Conditions. Where certain specific matters are required to be covered within a report, which would not in the ordinary course of business be commented upon, Inventory Company must be notified in writing, in advance, at the point of instruction.

Reports are exclusively prepared for the purpose of residential lettings. No obligation, or duty of care, is owed to any other person, or persons, or for any other purpose.

The inventory of a room is generally carried out left to right from the point of entry.

Report Descriptions

All descriptions within a report are for identification purposes only, e.g. where the words 'gold', 'silver' or other similar descriptions are used, they refer to the colour of the item and not the metal.

Any reference made to appliances and/or services are for identification purposes only, and should not be regarded as them being in working order, or as complying with safety regulations.

Measurements, where stated, within a report are approximate and are provided for guidance purposes only.

Meter Readings

Provided the Inventory Clerk is able to locate the gas, electricity and oil meters, the applicable readings are included within a report. It should be noted, that where meters are located above head height, within cellars, beneath overgrowth, under steps, or behind rubbish/stored items, the Inventory Clerk will not attempt to take readings.

Water meter readings, where applicable, will be taken assuming the meter is sited on the property and can easily be read. Where the water meter is located below ground on public land, such as pavements, the Inventory Clerk will not attempt to take a reading.

For all meter readings, it is the Customer's responsibility to inform, or make the Inventory Clerk aware of the locations of any such meters. If the Inventory Clerk is unaware of, or is unable to locate the meters, the meters will remain unread. In these instances, Inventory Company will not look to arrange a complimentary revisit to the property, on behalf of the Customer.

Rooms Excluded From reports

- Lofts and attics
- Cellars
- Inaccessible rooms
- Poorly lit rooms
- Rooms housing a dog, or any other potentially dangerous animal (unless the owner is present)
- Outbuildings (unless previously negotiated)

Items Excluded From reports

- Perishable items, such as houseplants, garden plants and food items
- Garden livestock, such as fish in ponds

- Contents of garden sheds and garages (other than garden tools)
 - Trivial household items, such as cleaning materials and light bulbs
- Items listed within reports, but not itemised or counted
- General property contents, such as books, CD's, DVD's
 - Extensive amounts of crockery, cutlery or ornaments
 - High level items, above head height

Items listed within reports, but not fully inspected

- Heavy or awkward items of furniture will not be moved to check the condition beneath or behind the item
- Bed linen, towels and other similar items which are heavily soiled
- Windows are not opened to determine whether they open and close correctly
- Curtains or blinds will not be drawn to determine whether they open and close correctly, should the appearance of the curtain, fixing or pole appear fragile

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended It is not the responsibility of Inventory Company to verify if the furniture and furnishings comply with the Regulations, but a check will be made to see if the various items have a fire safety label attached; this should not, however, be interpreted as confirming that the Regulations have been complied with, or that the furnishing are compliant. The Electrical Equipment (Safety) Regulations 1994 The Plugs & Sockets (Safety) Regulations 1994

Where the relevant certificates have been noted on the report as seen, this should not be interpreted that the items to which the certificates relate can be considered as compliant

– it is merely a documentary note that the certificate existed on the date of the Inventory Clerks visit to the property.

The Gas Safety (Installation and Use) Regulations 1994 as amended

Where the relevant Gas Safety Certificate has been noted on the report as seen, it should not be interpreted that the gas appliances contained within the property are compliant – it is merely confirmation that the certificate existed on the date of the Inventory Clerk's visit to the property.

Testing of Appliances and Supplies

It is not the responsibility of Inventory Company to test electrical, heating, or plumbing appliances. A visual check of all such appliances will be made and any defects relating to the physical appearance noted.

Any fire alarms/equipment and security systems are not tested.

Inventory Company take no responsibility for checking whether the correct number and type of Smoke Alarm(s) or Carbon Monoxide Alarm(s) have been installed in the correct position(s) within the property.

Keys

Inventory Company will not accept responsibility for any lost or unaccounted keys.

Amendment to reports

Any discrepancies regarding the content or descriptions detailed within the report should be brought to the attention of Inventory Company, in writing, no later than 2 weeks of the report date; otherwise it is accepted that the report is accurate.

Limited Financial Liability

Where the Customer alleges that an Inventory report or Inventory Remake report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT.

Where the Customer alleges that a Check-In report contains omission or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT. It should be noted, that instances where the Customer has not furnished the Inventory Clerk with an up-to-date, legible and clearly set out Inventory report or Inventory Remake report, to use at the Check-In visit, then no financial liability will exist.

Where the Customer alleges that a Check-Out report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability that would have been brought against the Tenant by the Landlord, up to the full value of the deposit held, should the omissions or discrepancies have been listed within the report, ensuring that the Landlord does not enjoy betterment, fair wear and tear has been accounted for and the most appropriate cause of action is being taken. It will be necessary for the IP to prove that a loss has been suffered by their Client and to provide copies of any documentation, and/or information requested.

Where the Customer alleges that a Periodic report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT.

No financial liability will be payable on any report, should the IP have overdue payment terms with Inventory Company.

Inventory Company will have no financial liability for any indirect or consequential loss, suffered by the Customer or its Clients, where there has been a delay in the production of any report.

Except in the case of Periodic reports, where a report is completed with a Landlord or Tenant residing in the property, our ability to conduct a full inspection may be restricted. In such instances, Inventory Company accepts no financial liability for any omissions or discrepancies.

Complaints

Circumstances regarding Inventory, Inventory make, Check-In and Periodic reports giving cause for alleged complaint must be notified by the Customer to Inventory Company within seven days of the report date.

Circumstances regarding Check-Out reports giving cause for alleged complaint must be notified by the Customer to Inventory Company within thirty days of the report date.

Alleged complaints received outside of the timeframes stated above will not be considered, or investigated.

Court Hearings

In the event that a report is required to be used in evidence in any Court of Law, the report cannot legally be used unless the Customer has settled all outstanding applicable charges and confirmation of this must be sought from Inventory Company in writing.

1. SCHEDULE OF CONDITION

Ref	Name	Condition	Additional Comments
1.1	General Cleanliness	The property is in excellent, clean condition. All items appear brand new, undamaged and cleaned.	
1.2	Walls	The walls have all been freshly painted	
1.3	Flooring	The flooring is brand new with no damages noted	
1.4	Ceiling(s)	The ceiling is freshly painted	
1.5	Curtains / Blinds	The blinds are all in good, working order with no marks or damages	
1.6	Kitchen/White Goods	The kitchen and white goods are all in brand new condition, clean with no marks or damages.	
1.7	Furniture	The furniture is all in excellent condition, no damages noted	
1.8	Windows	The windows are in good, clean condition. Glass intact with no damage	
1.9	Outside spaces	The balcony is in excellent, clean condition.	
1.10	Smoke Alarms	The smoke alarms are all tested and working.	

2. METER READINGS

Ref	Name	Description	Reading	Additional Comments
2.1	Electric Meter	Location: Boiler cupboard Serial No: 21L3961042	00221	



Ref # 2.1

3. KEYS

Ref	Name	Description	Additional Comments
3.1	Yale Key	Flat Entrance	

3. KEYS (CONT.)



Ref # 3.1

3.2 Yale Key

Mailbox key



Ref # 3.2

3.3 Remote / Security Fob



Ref # 3.3

3.4 window key

Flat Entrance



Ref # 3.4

3.5 window key

Flat Entrance

3. KEYS (CONT.)



Ref # 3.5

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
4.1	Smoke Alarm(s)	Lounge	Alarm tested for power only. Audible alarm noted	



Ref # 4.1

4.2	Smoke Alarm(s)	Entrance hallway	Alarm tested for power only. Audible alarm noted	
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Ref # 4.2

4.3	Smoke Alarm(s)	Bedroom 1	Alarm tested for power only. Audible alarm noted	
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Ref # 4.3

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS (CONT.)

4.4	Smoke Alarm(s)	Bedroom 2	Alarm tested for power only. Audible alarm noted	
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Ref # 4.4

4.5	Smoke Alarm(s)	Bedroom 3	Alarm tested for power only. Audible alarm noted	
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Ref # 4.5

4.6	Smoke Alarm(s)	Boiler cupboard	Alarm tested for power only. Audible alarm noted	
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Ref # 4.6

4.7	Smoke Alarm(s)	Storage cupboard	Alarm tested for power only. Audible alarm noted	
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Ref # 4.7

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS (CONT.)

4.8	Heat Sensor Alarm(s)	Kitchen ceiling	Alarm tested for power only. Audible alarm noted	
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Ref # 4.8

4.9	Carbon Monoxide Alarm(s)	Entrance wall ceiling fitted	Alarm tested for power only. Audible alarm noted	
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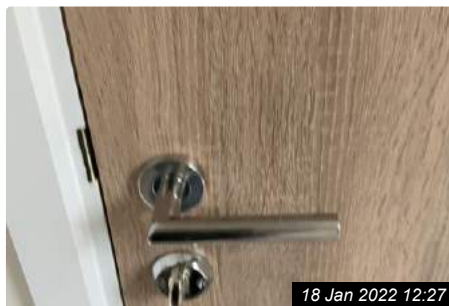
Ref # 4.9

5. ENTRANCE / HALLWAY

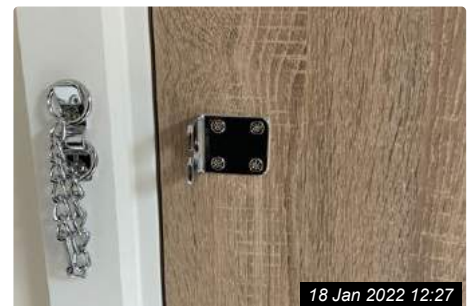
Ref	Name	Description	Condition	Additional Comments
5.1	Door / Accessories	Brown wooden door; Chrome handle and turn lock; Silver key chain and fittings; Grey soft closer; Silver number '20' ; Spyhole	All appears in good, clean condition.	



Ref # 5.1



Ref # 5.1



Ref # 5.1

5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.1



Ref # 5.1



Ref # 5.1



Ref # 5.1

5.2

Door Frame

White painted wooden
Chrome fitting and fixtures
Chrome door stopper

Brand New



Ref # 5.2



Ref # 5.2



Ref # 5.2



Ref # 5.2

5.3

Door Bell /
Receiver

Comelit wall fitted white telephone
receiver with screen

Not tested
Brand New

5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.3

5.4	Ceiling	White painted plain	Freshly painted	
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Ref # 5.4

5.5	Lighting	3x white plastic ceiling rose and bulb	All in good, working order	
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Ref # 5.5

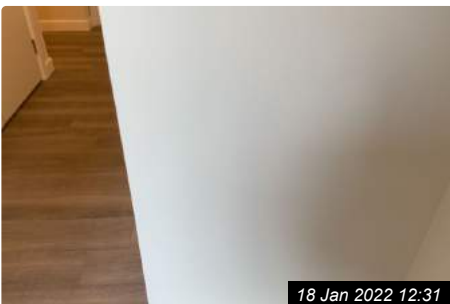


Ref # 5.5



Ref # 5.5

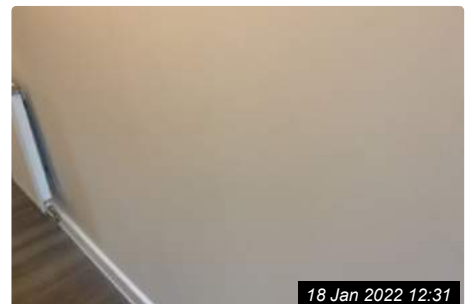
5.6	Walls	Walls below are described from their position as you enter the room.		
5.6.1	- Right Side Wall	Magnolia painted 2x White plastic single switch	Freshly painted Brand New Crack visible to the RHS of light switch	



Ref # 5.6.1



Ref # 5.6.1



Ref # 5.6.1

5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.6.1



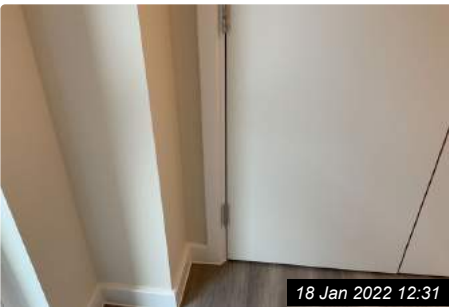
Ref # 5.6.1

5.6.2

- Front Wall

Magnolia painted

Freshly painted



Ref # 5.6.2



Ref # 5.6.2

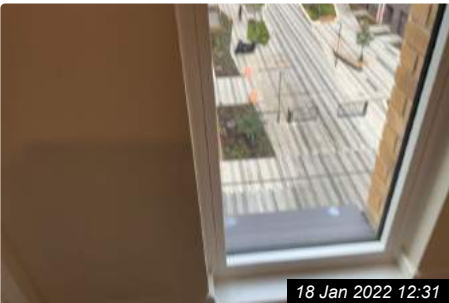


Ref # 5.6.2

5.6.3

- Left Side Wall

 Magnolia painted
 White plastic double socket
 White plastic double switch
 White plastic single switch with fuse

 Freshly painted
 Brand New
 Not tested


Ref # 5.6.3



Ref # 5.6.3



Ref # 5.6.3



Ref # 5.6.3



Ref # 5.6.3



Ref # 5.6.3

5.6.4

- Back Wall

Magnolia painted

Freshly painted

5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.6.4

5.7	Skirting	White painted wooden	Appears in good, clean condition.	
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Ref # 5.7

5.8	Window(s) / Sill	UPVC Double Glazed Handles chrome White wooden sill	Glass intact and no damage; Appears in good, clean condition. Brand new all in good, working order	
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Ref # 5.8



Ref # 5.8



Ref # 5.8



Ref # 5.8

5.9	Blinds	White fabric roman blind Adjustment chain cord Wall fitted bracket	Wall mounted safety bracket(s) / warning sign(s) present; All in good, working order Brand new	
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5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.9



Ref # 5.9



Ref # 5.9

5.10	Heating	White Metal wall fitted single Panel	Not Tested Temperature control knob intact Brand new	
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Ref # 5.10

5.11	Flooring	Brown laminate flooring	Brand New	
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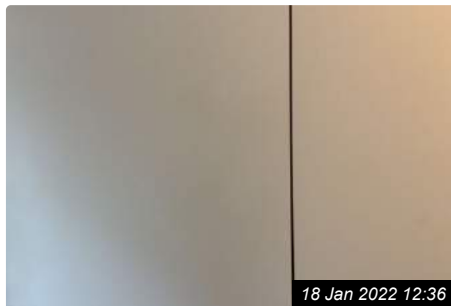


Ref # 5.11

5.11.1	- Door / Accessories	White double wooden door with chrome handle	Appears in good clean condition	
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Ref # 5.11.1



Ref # 5.11.1

5.11.2	- Door Frame	White painted wooden	Appears freshly painted	
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5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.11.2



Ref # 5.11.2

5.11.3

- Ceiling

White Painted Plain
Sensor

Appears in good, clean condition.



Ref # 5.11.3

5.11.4

- Lighting

Wall fitted plastic handle and bulb

All in good, working order



Ref # 5.11.4

5.11.5

- Walls

White painted

Freshly painted



Ref # 5.11.5



Ref # 5.11.5



Ref # 5.11.5

5.11.6

- Flooring

Brown laminated wood effect

Brand new

5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.11.6

5.11.7	- Additional Items / Information	Electrical fuse boards/sockets/ switches	All appear in good order	
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Ref # 5.11.7



Ref # 5.11.7

5.11.8	-Washing machine	Zanussi white front loader	Brand New	
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Ref # 5.11.8



Ref # 5.11.8



Ref # 5.11.8

5.12	Storage Cupboard	White painted wooden double doors with chrome handles; White painted walls and skirting; Brown laminate flooring ; Ceiling fitted light and bulb ; Yellow hoover	All appears in as new condition.	
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Ref # 5.12



Ref # 5.12



Ref # 5.12

5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.12



Ref # 5.12



Ref # 5.12



Ref # 5.12



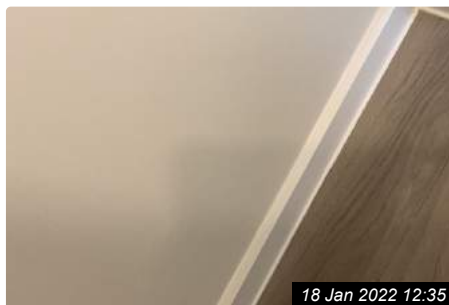
Ref # 5.12



Ref # 5.12



Ref # 5.12



Ref # 5.12



Ref # 5.12



Ref # 5.12

6. LOUNGE

Ref	Name	Description	Condition	Additional Comments
6.1	Door / Accessories	White wooden door Matching chrome handles front and reverse	Brand new	

6. LOUNGE (CONT.)



Ref # 6.1



Ref # 6.1



Ref # 6.1



Ref # 6.1

6.2

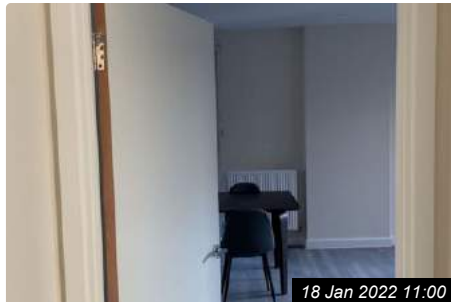
Door Frame

White painted wooden
Chrome fitting and fixtures
Chrome door stopper

Brand New



Ref # 6.2



Ref # 6.2



Ref # 6.2



Ref # 6.2

6.3

Ceiling

White painted plain

Freshly painted

6. LOUNGE (CONT.)



18 Jan 2022 11:01

Ref # 6.3

6.4	Lighting	6x built in Spotlight	All in good, working order	
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18 Jan 2022 11:04

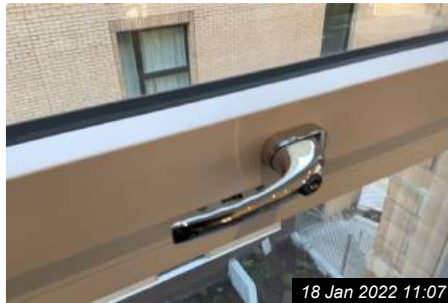
Ref # 6.4

6.5	Window(s) / Sill close to kitchen	UPVC Double Glazed Handles chrome White wooden sill	Glass intact and no damage; Appears in good, clean condition. Brand new all in good, working order	
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18 Jan 2022 11:07

Ref # 6.5



18 Jan 2022 11:07

Ref # 6.5



18 Jan 2022 11:07

Ref # 6.5



18 Jan 2022 11:07

Ref # 6.5



18 Jan 2022 11:10

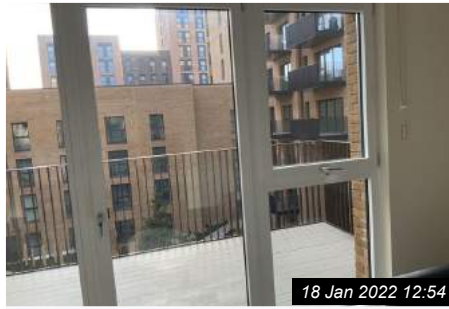
Ref # 6.5

6.6	balcony door	UPVC Double Glazed Chrome Handles; White step	Glass intact and no damage; Appears in good, clean condition.	
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6. LOUNGE (CONT.)



Ref # 6.6



Ref # 6.6



Ref # 6.6



Ref # 6.6



Ref # 6.6

6.7

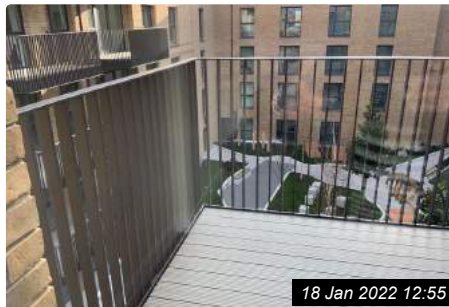
balcony

Black iron surrounding bars;
Greige decking planks

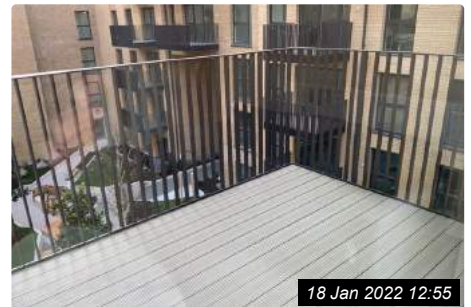
All in as new condition.



Ref # 6.7



Ref # 6.7



Ref # 6.7

6.8

Blinds

White fabric roman blinds
Adjustment chain cord
Wall fitted bracket

Wall mounted safety bracket(s) /
warning sign(s) present;
All in good, working order
Brand new



Ref # 6.8



Ref # 6.8



Ref # 6.8

6. LOUNGE (CONT.)



Ref # 6.8



Ref # 6.8



Ref # 6.8



Ref # 6.8



Ref # 6.8



Ref # 6.8

6.9	Heating (kitchen side)	White Metal wall fitted double Panel	Not Tested Both knobs intact Brand new	
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Ref # 6.9

6.10	Heating (lounge side)	White Metal wall fitted double Panel	Not Tested Both knobs intact Brand new	
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Ref # 6.10



Ref # 6.10

6.11	Flooring	Brown laminate flooring	Brand New	
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6. LOUNGE (CONT.)



18 Jan 2022 11:06

Ref # 6.11

6.12	Sofa	Grey fabric two seater sofa Black wooden legs	Brand New	
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18 Jan 2022 11:05

Ref # 6.12



18 Jan 2022 11:05

Ref # 6.12

6.13	Coffee Table	Marble effect oval table with black wooden legs	Brand new	
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18 Jan 2022 11:13

Ref # 6.13



18 Jan 2022 11:13

Ref # 6.13



18 Jan 2022 11:13

Ref # 6.13

6.14	Dining table set	Brown wooden table with black legs 4x Grey fabric chairs with black wooden legs	Brand New	
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18 Jan 2022 11:13

Ref # 6.14



18 Jan 2022 11:13

Ref # 6.14



18 Jan 2022 11:13

Ref # 6.14

6. LOUNGE (CONT.)



Ref # 6.14

6.15	Walls	Walls below are described from their position as you enter the room.		
6.15.1	- Right Side Wall	Magnolia painted	Freshly painted	



Ref # 6.15.1



Ref # 6.15.1

6.15.2	- Front Wall	Magnolia painted Sockets board	Freshly painted Not tested Brand new	
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Ref # 6.15.2



Ref # 6.15.2

6.15.3	- Back Wall	Magnolia painted White plastic double socket White plastic double switch White plastic single switch fan boost Alfa larval round heating control	Freshly painted Not tested Brand new	
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6. LOUNGE (CONT.)



Ref # 6.15.3



Ref # 6.15.3



Ref # 6.15.3



Ref # 6.15.3



Ref # 6.15.3

6.16 Skirting

White painted wooden

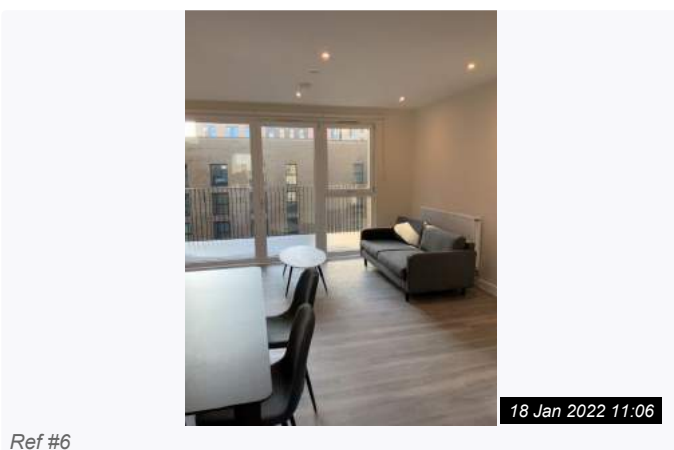
Brand New



Ref # 6.16



Ref # 6.16



Ref #6

7. KITCHEN

Ref	Name	Description	Condition	Additional Comments
7.1	Ceiling	White painted plain	Freshly painted	

7. KITCHEN (CONT.)



Ref # 7.1

7.2	Lighting	6x built in Spotlight	All in good, working order	
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Ref # 7.2

7.3	Kitchen Units			
7.3.1	- Worktop	Marble effect worktop	Appears brand new; No marks or scratches	



Ref # 7.3.1



Ref # 7.3.1



Ref # 7.3.1

7.3.2	- Splash back	Marble effect splashback	Appears brand new. No marks or scratches	
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Ref # 7.3.2

7. KITCHEN (CONT.)

7.3.3	- Wall Units	Dark grey handleless units with wooden shelving internally	Appears brand new; No marks or scratches	
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Ref # 7.3.3



Ref # 7.3.3



Ref # 7.3.3



Ref # 7.3.3



Ref # 7.3.3

7.3.4	- Standing Units	Dark grey handle less units with wooden shelving internally; Three pull out drawers including cutlery insert to the top drawer	Appears brand new; No marks or scratches	
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Ref # 7.3.4



Ref # 7.3.4



Ref # 7.3.4



Ref # 7.3.4



Ref # 7.3.4



Ref # 7.3.4

7. KITCHEN (CONT.)



Ref # 7.3.4



Ref # 7.3.4



Ref # 7.3.4



Ref # 7.3.4

7.4	Extractor Hood	Wall fitted silver extractor hood with fan filter, fan and lights	Tested fan and lighting working	
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Ref # 7.4



Ref # 7.4

7.5	Hob	HS5 black glass electric hob with 4 control panels	Not tested Knobs intact; Appears brand new,; no marks and scratches.	
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Ref # 7.5



Ref # 7.5

7.6	Oven	Manufacture unknown Black glass integrated oven with two control knobs and silver handle. ; 1x plain silver shelf, 1x grey and silver grill shelf	Not tested Brand new, no marks or scratches.	
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7. KITCHEN (CONT.)



18 Jan 2022 12:44

Ref # 7.6



18 Jan 2022 12:44

Ref # 7.6

7.7	Window(s) / Sill	UPVC Double Glazed Handles chrome White wooden sill	Glass intact and no damage; Appears in good, clean condition. Brand new all in good, working order	
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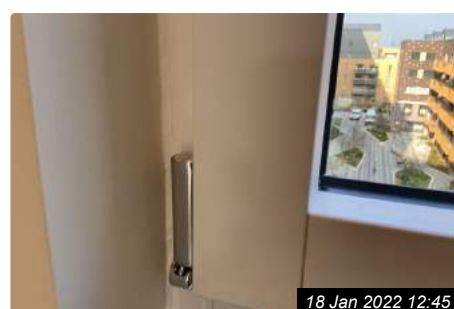
18 Jan 2022 12:44

Ref # 7.7



18 Jan 2022 12:45

Ref # 7.7



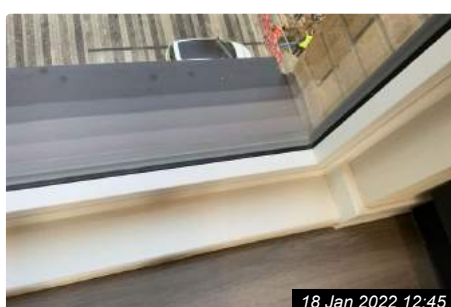
18 Jan 2022 12:45

Ref # 7.7



18 Jan 2022 12:45

Ref # 7.7



18 Jan 2022 12:45

Ref # 7.7

7.8	Flooring	Brown laminate flooring	Brand New	
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18 Jan 2022 12:47

Ref # 7.8

7.9	Blinds	White fabric roman blind Adjustment chain cord Wall fitted bracket	Wall mounted safety bracket(s) / warning sign(s) present; All in good, working order Brand new	
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7. KITCHEN (CONT.)



Ref # 7.9



Ref # 7.9



Ref # 7.9

7.10	Sink	Stainless steel with drying board Chrome mixer tap and food catcher	Brand new, no marks or scratches	
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Ref # 7.10



Ref # 7.10



Ref # 7.10

7.11	Fridge / Freezer	Zanussi integrated fridge freezer	Light bulb tested and working.; Brand new - all shelves/drawers intact, no cracks.	
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Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11

7.12	Dishwasher	Zanussi integrated dishwasher with two levels and cutlery drawer	Brand new, no damages	
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7. KITCHEN (CONT.)



Ref # 7.12



Ref # 7.12



Ref # 7.12

7.13	Walls	Walls below are described from their position as you enter the room.		
7.13.1	- Right Side Wall	White painted wall; Marble effect splash back; Chrome double socket x3	All appears in excellent, new condition.	



Ref # 7.13.1



Ref # 7.13.1



Ref # 7.13.1

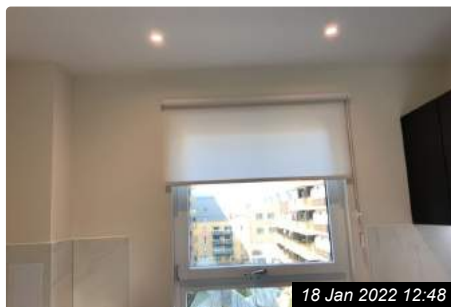


Ref # 7.13.1

7.13.2	- Front Wall	White painted wall	Freshly painted	
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Ref # 7.13.2



Ref # 7.13.2

7.13.3	- Left Side Wall	White painted wall ; Marble splashback; silver double socket	All appears in excellent, new condition. Freshly painted walls	
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7. KITCHEN (CONT.)



Ref # 7.13.3



Ref # 7.13.3



Ref # 7.13.3

8. BATHROOM

Ref	Name	Description	Condition	Additional Comments
8.1	Door / Accessories	White wooden door Matching chrome handles front and reverse; Chrome lock	Brand new	



Ref # 8.1



Ref # 8.1

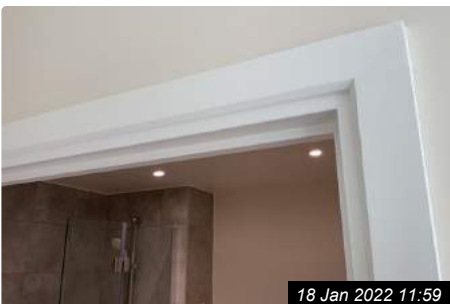


Ref # 8.1



Ref # 8.1

8.2	Door Frame	White painted wooden Chrome fitting and fixtures Chrome door stopper	Brand New	
-----	------------	--	-----------	--



Ref # 8.2



Ref # 8.2



Ref # 8.2

8. BATHROOM (CONT.)



Ref # 8.2



Ref # 8.2

8.3	Ceiling	White painted plain	Freshly painted	
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Ref # 8.3

8.4	Lighting	4x built in Spotlight	All in good, working order	
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Ref # 8.4

8.5	Toilet	White Ceramic toilet White Plastic Seat and lid Hidden cistern Chrome dual flush button	Brand new	
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Ref # 8.5



Ref # 8.5

8. BATHROOM (CONT.)

8.6	Basin	White Ceramic/Porcelain toilet Pot White Plastic Seat top fixing standard toilet seat Hidden cistern Chrome flush button Brown wooden shelf	Brand new No Limescale marks	
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Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6

8.7	Bath/Shower	White bath tub with dark side panel ; Glass shower screen with chrome fittings	Brand new	
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Ref # 8.7

8.7.1	- Shower Head/ Fittings	Chrome shower head with white base and chrome fittings	Brand New	
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8. BATHROOM (CONT.)



Ref # 8.7.1

8.7.2	- Taps & Fittings	Chrome shower control taps	Brand New	
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Ref # 8.7.2

8.7.3	- Shower Screen	Chrome frame with glass doors	Brand New	
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Ref # 8.7.3



Ref # 8.7.3

8.8	Heating	White wall fitted single Panel electric	Brand new	
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Ref # 8.8



Ref # 8.8

8.9	Flooring	Light brown tiled White grouting	Brand new Grouting clean and intact	
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8. BATHROOM (CONT.)



Ref # 8.9



Ref # 8.9

8.10	Walls	Walls below are described from their position as you enter the room.		
8.10.1	- Right Side Wall	Magnolia painted	Freshly painted	



Ref # 8.10.1



Ref # 8.10.1

8.10.2	- Front Wall	Magnolia painted Light brown tiles Grey grouting White plastic shaver socket White plastic cover	Freshly painted Brand New Grouting clean and intact	
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Ref # 8.10.2



Ref # 8.10.2



Ref # 8.10.2



Ref # 8.10.2



Ref # 8.10.2

8. BATHROOM (CONT.)

8.10.3	- Left Side Wall	Light brown tiles Grey grouting	Brand New Grouting clean and intact
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Ref # 8.10.3



Ref # 8.10.3

8.10.4	- Back Wall	Magnolia painted Light brown tiles Grey grouting	Freshly painted Brand new Grouting clean and intact
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Ref # 8.10.4



Ref # 8.10.4



Ref # 8.10.4

8.11	Skirting	White painted wooden	Brand new
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Ref # 8.11



Ref # 8.11

8.12	Extractor Fan	White round metal ceiling fitted	Appears in working order
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Ref # 8.12

8. BATHROOM (CONT.)



18 Jan 2022 11:59

Ref #8

9. BEDROOM 1

Ref	Name	Description	Condition	Additional Comments
9.1	Door / Accessories	White wooden door Matching chrome handles front and reverse	Brand new	



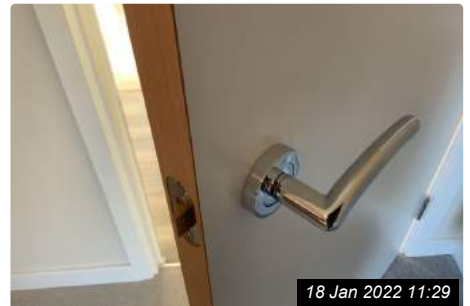
18 Jan 2022 11:29

Ref # 9.1



18 Jan 2022 11:29

Ref # 9.1



18 Jan 2022 11:29

Ref # 9.1



18 Jan 2022 11:29

Ref # 9.1

9.2	Door Frame	White painted wooden Chrome fitting and fixtures Chrome door stopper Silver threshold	Brand New	
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9. BEDROOM 1 (CONT.)



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.2

9.3

Ceiling

White painted plain

Freshly painted



Ref # 9.3

9.4

Lighting

Ceiling rose with Bulb

All in good, working order



Ref # 9.4

9.5

Window(s) / Sill

UPVC Double Glazed
Handles chrome
White wooden sillGlass intact and no damage; Appears
in good, clean condition.
Brand new
all in good, working order

9. BEDROOM 1 (CONT.)



Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.5

9.6	Blinds	Grey fabric rol curtain Riverside white Adjustment chain cord Wall fitted bracket	Wall mounted safety bracket(s) / warning sign(s) present; All in good, working order Brand new	
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Ref # 9.6



Ref # 9.6



Ref # 9.6

9.7	Heating	White Metal wall fitted double Panel	Not Tested Both knobs intact Brand new	
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Ref # 9.7

9.8	Flooring	Grey carpet	Brand New	
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9. BEDROOM 1 (CONT.)



Ref # 9.8

9.9	Bed - Type / Colour	Brown fabric base Bronze legs Brown fabric headboard	Brand new fire label present	
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Ref # 9.9



Ref # 9.9



Ref # 9.9



Ref # 9.9



Ref # 9.9



Ref # 9.9

9.9.1	- Mattress	David Phillips firm ortho double	Brand New Fire label present	
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Ref # 9.9.1



Ref # 9.9.1



Ref # 9.9.1

9.10	Bedside Cabinet(s)	Black wooden 2 drawers Bronze legs and handles	Brand new	
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9. BEDROOM 1 (CONT.)



Ref # 9.10



Ref # 9.10



Ref # 9.10

9.11

Wardrobe (Built in)

Brown wooden frame
2X sliding doors With glass panel and mirrored panel
chrome hangar rail
White wooden shelves

Brand New
all in good, working order



Ref # 9.11



Ref # 9.11



Ref # 9.11



Ref # 9.11



Ref # 9.11



Ref # 9.11

9.12

Walls

Walls below are described from their
position as you enter the room.

9.12.1

- Right Side Wall

Magnolia painted
2x White plastic double socket

Freshly painted
Not tested
Brand New



Ref # 9.12.1



Ref # 9.12.1



Ref # 9.12.1

9. BEDROOM 1 (CONT.)



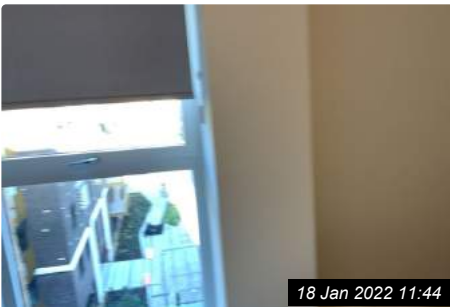
18 Jan 2022 11:43

Ref # 9.12.1

9.12.2 - Front Wall

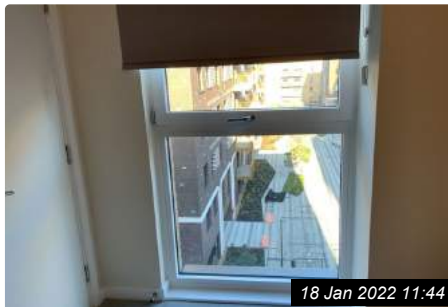
Magnolia painted

Freshly painted



18 Jan 2022 11:44

Ref # 9.12.2



18 Jan 2022 11:44

Ref # 9.12.2

9.12.3 - Left Side Wall

Magnolia painted
 White plastic single switch
 white plastic single switch with use
 white plastic double socket
 white plastic antenna socket virgin
 white plastic antenna and phone
 socket

Freshly painted
 Brand New
 Not tested



18 Jan 2022 11:44

Ref # 9.12.3



18 Jan 2022 11:44

Ref # 9.12.3



18 Jan 2022 11:44

Ref # 9.12.3



18 Jan 2022 11:44

Ref # 9.12.3



18 Jan 2022 11:44

Ref # 9.12.3

9.12.4 - Back Wall

Magnolia painted
 white single switch

Freshly painted

9. BEDROOM 1 (CONT.)



18 Jan 2022 11:42

Ref # 9.12.4



18 Jan 2022 11:42

Ref # 9.12.4



18 Jan 2022 11:42

Ref # 9.12.4

9.13	Skirting	White painted wooden	Brand new	
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18 Jan 2022 11:41

Ref # 9.13



18 Jan 2022 11:41

Ref # 9.13

9.14	Additional Items	Grey/ white bedside table lamp	All in good, working order	
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18 Jan 2022 11:40

Ref # 9.14



18 Jan 2022 11:46

Ref #9

10. ENSUITE BEDROOM 1

Ref	Name	Description	Condition	Additional Comments
10.1	Door / Accessories	White wooden door Matching chrome handles front and reverse with thumblock	Brand new	
  				
 				
10.2	Door Frame	White painted wooden Chrome fitting and fixtures Chrome door stopper Silver threshold	Brand New	
  				
 				
10.3	Ceiling	White painted plain	Freshly painted	

10. ENSUITE BEDROOM 1 (CONT.)



18 Jan 2022 11:47

Ref # 10.3

10.4	Lighting	3x built in Spotlight	All in good, working order	
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18 Jan 2022 11:47

Ref # 10.4

10.5	Toilet	White Ceramic/Porcelain toilet Pot White Plastic Seat top fixing standard toilet seat Hidden cistern Chrome flush button Brown wooden shelve	Brand new No Limescale marks	
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18 Jan 2022 11:47

Ref # 10.5



18 Jan 2022 11:47

Ref # 10.5

10.6	Basin	White Ceramic/Porcelain wall fitted in frame Chrome mixer taps Chrome drain fitting	Brand new No Limescale marks	
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18 Jan 2022 11:48

Ref # 10.6



18 Jan 2022 11:48

Ref # 10.6



18 Jan 2022 11:48

Ref # 10.6

10. ENSUITE BEDROOM 1 (CONT.)



18 Jan 2022 11:48

Ref # 10.6



18 Jan 2022 11:55

Ref # 10.6



18 Jan 2022 11:55

Ref # 10.6

10.7	Shower Unit / Cubicle	Chrome door fittings UPVC tray Chrome drain fitting	Brand New No limescale marks	
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18 Jan 2022 11:49

Ref # 10.7

10.7.1	- Shower Head/ Fittings	Chrome hand shower	Brand New No limescale marks	
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18 Jan 2022 11:49

Ref # 10.7.1



18 Jan 2022 11:49

Ref # 10.7.1

10.7.2	- Taps & Fittings	Chrome mixer tap with hand shower	Brand New No limescale marks	
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18 Jan 2022 11:49

Ref # 10.7.2

10.7.3	- Shower door	Glass with chrome frame	Brand new No limescale marks	
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10. ENSUITE BEDROOM 1 (CONT.)



Ref # 10.7.3



Ref # 10.7.3



Ref # 10.7.3

10.8

Heating

White wall fitted single Panel electric

Brand new
No Limescale marks

Ref # 10.8



Ref # 10.8

10.9

Flooring

Light brown tiles
White groutingBrand new
Grouting clean and intact

Ref # 10.9

10.10

Walls

Walls below are described from their position as you enter the room.

10.10.1

- Right Side Wall

Magnolia painted
light brown tiles in shower cubicleFreshly painted
Brand New
Grouting clean and intact

Ref # 10.10.1



Ref # 10.10.1



Ref # 10.10.1

10. ENSUITE BEDROOM 1 (CONT.)

10.10.2	- Front Wall	light brown tiles	Brand New Grouting clean and intact	
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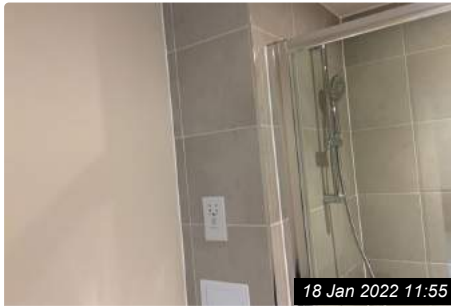


Ref # 10.10.2

10.10.3	- Left Side Wall	Magnolia painted light brown tiles in shower cubicle White plastic shaver socket White plastic cover	Freshly painted Brand New Grouting clean and intact	
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Ref # 10.10.3



Ref # 10.10.3



Ref # 10.10.3

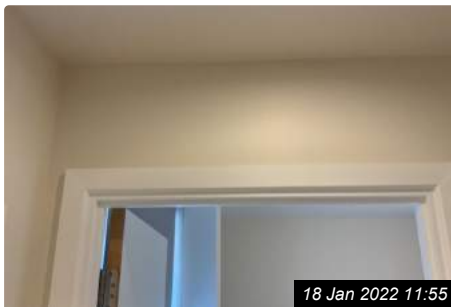


Ref # 10.10.3

10.10.4	- Back Wall	Magnolia painted	Freshly painted	
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Ref # 10.10.4



Ref # 10.10.4

10.11	Skirting	White painted wooden	Appears in good, clean condition.	
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10. ENSUITE BEDROOM 1 (CONT.)



Ref # 10.11



Ref # 10.11

10.12	Extractor Fan	White round metal ceiling fitted	Appears in working order	
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Ref # 10.12



Ref #10

11. BEDROOM 2

Ref	Name	Description	Condition	Additional Comments
11.1	Door / Accessories	White wooden door Matching chrome handles front and reverse	Brand new	

11. BEDROOM 2 (CONT.)



Ref # 11.1



Ref # 11.1



Ref # 11.1

11.2	Door Frame	White painted wooden Chrome fitting and fixtures Chrome door stopper Silver threshold	Brand New	
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Ref # 11.2

11.3	Ceiling	White painted plain	Freshly painted	
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Ref # 11.3

11.4	Lighting	Ceiling rose with Bulb	All in good, working order	
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Ref # 11.4

11. BEDROOM 2 (CONT.)

11.5	Window(s) / Sill	UPVC Double Glazed Handles chrome White wooden sill	Glass intact and no damage; Appears in good, clean condition. Brand new all in good, working order	
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Ref # 11.5



Ref # 11.5



Ref # 11.5



Ref # 11.5



Ref # 11.5

11.6	Blinds	Grey fabric rol curtain Riverside white Adjustment chain cord Wall fitted bracket	Wall mounted safety bracket(s) / warning sign(s) present; All in good, working order Brand new	
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Ref # 11.6



Ref # 11.6



Ref # 11.6

11.7	Heating	White Metal wall fitted double Panel	Not Tested Both knobs intact Brand new	
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Ref # 11.7

11. BEDROOM 2 (CONT.)

11.8	Flooring	Grey carpet	Brand New
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Ref # 11.8

11.9	Bed - Type / Colour	Brown fabric base Bronze legs Brown fabric headboard	Brand new fire label present
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Ref # 11.9



Ref # 11.9



Ref # 11.9



Ref # 11.9

11.9.1	- Mattress	David Phillips firm ortho double	Brand New Fire label present
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Ref # 11.9.1



Ref # 11.9.1

11.10	Bedside Cabinet(s)	Black wooden 2 drawers Bronze legs and handles	Brand new
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11. BEDROOM 2 (CONT.)



Ref # 11.10



Ref # 11.10



Ref # 11.10



Ref # 11.10

11.11

Wardrobe (Built in)

Brown wooden frame
2X sliding doors With glass panel and mirrored panel
chrome hangar rail
White wooden shelves

Brand New
all in good, working order



Ref # 11.11



Ref # 11.11



Ref # 11.11



Ref # 11.11



Ref # 11.11



Ref # 11.11

11. BEDROOM 2 (CONT.)



Ref # 11.11

11.12	Walls	Walls below are described from their position as you enter the room.		
11.12.1	- Right Side Wall	Magnolia painted 2x White plastic double socket	Freshly painted Not tested Brand New	



Ref # 11.12.1



Ref # 11.12.1



Ref # 11.12.1

11.12.2	- Front Wall	Magnolia painted	Freshly painted	
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Ref # 11.12.2



Ref # 11.12.2



Ref # 11.12.2

11.12.3	- Left Side Wall	Magnolia painted	Freshly painted Brand New Not tested	
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Ref # 11.12.3



Ref # 11.12.3

11. BEDROOM 2 (CONT.)				
11.12.4	- Back Wall	Magnolia painted white single switch	Freshly painted	
 18 Jan 2022 12:19 Ref # 11.12.4  18 Jan 2022 12:19 Ref # 11.12.4				
11.13	Skirting	White painted wooden	Brand new	
 18 Jan 2022 12:14 Ref # 11.13  18 Jan 2022 12:14 Ref # 11.13				
11.14	Additional Items	Grey/ white bedside table lamp	All in good, working order	
 18 Jan 2022 12:26 Ref # 11.14				
 18 Jan 2022 12:14 Ref #11				

12. BEDROOM 3

Ref	Name	Description	Condition	Additional Comments
12.1	Door / Accessories	White wooden door Matching chrome handles front and reverse	Brand new	
  				
				
12.2	Door Frame	White painted wooden Chrome fitting and fixtures Chrome door stopper Silver threshold	Brand New	
  				
 				
12.3	Ceiling	White painted plain	Freshly painted	

12. BEDROOM 3 (CONT.)



Ref # 12.3

12.4	Lighting	Ceiling rose with Bulb	All in good, working order	
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Ref # 12.4

12.5	Window(s) / Sill	UPVC Double Glazed Handles chrome White wooden sill	Glass intact and no damage; Appears in good, clean condition. Brand new all in good, working order	
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Ref # 12.5



Ref # 12.5



Ref # 12.5



Ref # 12.5



Ref # 12.5

12.6	Blinds	Grey fabric rol curtain Riverside white Adjustment chain cord Wall fitted bracket	Wall mounted safety bracket(s) / warning sign(s) present; All in good, working order Brand new	
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12. BEDROOM 3 (CONT.)



Ref # 12.6



Ref # 12.6



Ref # 12.6

12.7	Heating	White Metal wall fitted double Panel	Not Tested Both knobs intact Brand new	
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Ref # 12.7

12.8	Flooring	Grey carpet	Brand New	
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Ref # 12.8

12.9	Bed - Type / Colour	Brown wooden base Black wooden legs Brown wooden headboard	Brand new	
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Ref # 12.9



Ref # 12.9



Ref # 12.9

12. BEDROOM 3 (CONT.)



18 Jan 2022 12:22

Ref # 12.9

12.9.1	- Mattress	David Phillips firm ortho double	Brand New Fire label present
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18 Jan 2022 12:22

Ref # 12.9.1



18 Jan 2022 12:22

Ref # 12.9.1

12.10	Bedside Cabinet(s)	Black wooden 2 drawers Black metal handles	Brand new
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18 Jan 2022 12:22

Ref # 12.10



18 Jan 2022 12:23

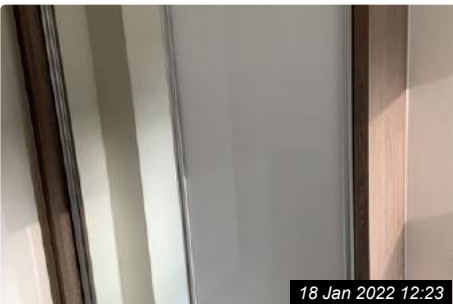
Ref # 12.10



18 Jan 2022 12:23

Ref # 12.10

12.11	Wardrobe (Built in)	Brown wooden frame 2X sliding doors With glass panel and mirrored panel chrome hangar rail White wooden shelves	Brand New all in good, working order
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18 Jan 2022 12:23

Ref # 12.11



18 Jan 2022 12:23

Ref # 12.11



18 Jan 2022 12:23

Ref # 12.11

12. BEDROOM 3 (CONT.)



18 Jan 2022 12:23

Ref # 12.11



18 Jan 2022 12:23

Ref # 12.11



18 Jan 2022 12:23

Ref # 12.11



18 Jan 2022 12:23

Ref # 12.11

12.12	Walls	Walls below are described from their position as you enter the room.		
12.12.1	- Right Side Wall	Magnolia painted White plastic double socket	Freshly painted Not tested Brand New	



18 Jan 2022 12:24

Ref # 12.12.1



18 Jan 2022 12:24

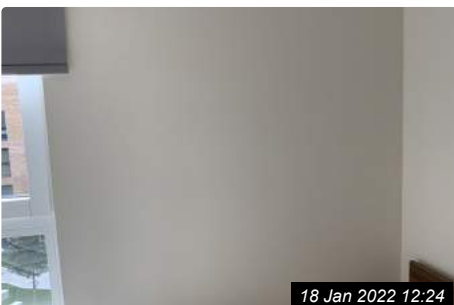
Ref # 12.12.1



18 Jan 2022 12:24

Ref # 12.12.1

12.12.2	- Front Wall	Magnolia painted	Freshly painted	
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18 Jan 2022 12:24

Ref # 12.12.2



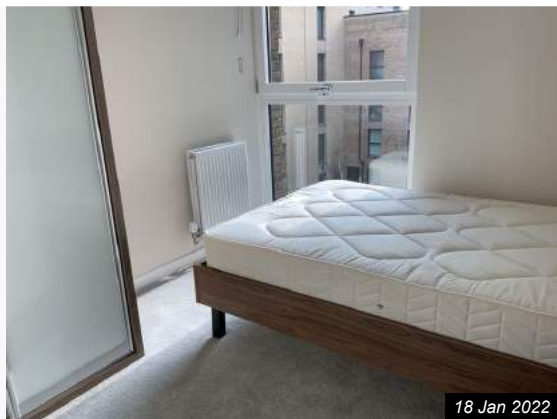
18 Jan 2022 12:24

Ref # 12.12.2

12.12.3	- Left Side Wall	Magnolia painted white plastic double socket	Freshly painted Brand New Not tested	
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12. BEDROOM 3 (CONT.)				
 Ref # 12.12.3  Ref # 12.12.3  Ref # 12.12.3				
12.12.4	- Back Wall	Magnolia painted white single switch	Freshly painted	
 Ref # 12.12.4  Ref # 12.12.4  Ref # 12.12.4				
12.13	Skirting	White painted wooden	Brand new	
 Ref # 12.13				
12.14	Additional Items	Grey/ white bedside table lamp	All in good, working order	
 Ref # 12.14				

12. BEDROOM 3 (CONT.)



Ref #12

13. MANUALS / CERTIFICATES

Ref	Name	Description	Additional Comments
13.1	Household Appliance Manuals	None seen at property	
13.2	Kitchen Appliance Manuals	None seen at property	
13.3	Heating Manuals	None seen at property	
13.4	Landlord Gas Safety Certificate	Serial no: Date signed: Not seen at property	
13.5	Legionella Risk Assessment	Date of assessment: Not seen at property	
13.6	Electrical Safety Certificate	Serial no: Date signed: Not seen at property	
13.7	Energy Performance Certificate	RRN: Date of assessment: Not seen at property	

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within two weeks 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

Signature

Print Name

Date

/

/

Signed by the

Signature

Print Name

Date

/

/

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