

Inventory & Check In

Inventory Company.

Property inspected by

Address

Spaceworks
Building
21 Plumbers Row
London
E1 1AG



Carried Out

February
18th 2022
14:15

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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 furnishings 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.

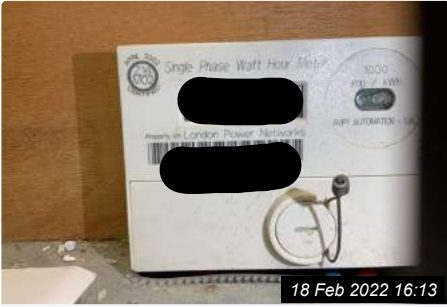
1. SCHEDULE OF CONDITION

Ref	Name	Condition	Additional Comments
1.1	General Cleanliness	Cleaned to a professional standard	
1.2	Walls	Appears in good, clean condition.	
1.3	Flooring	Condition consistent with use	
1.4	Ceiling(s)	Appears in good, clean condition.	
1.5	Curtains / Blinds	Appears in good, clean condition. All in good, working order	
1.6	Kitchen/White Goods	Appears in good, clean condition.	
1.7	Furniture	Appears in good, clean condition.	
1.8	Windows	All in good, working order Appears in good, clean condition.	
1.9	Woodwork	Appears in good, clean condition.	
1.10	Smoke Alarms	All in good, working order Appears in good condition	
1.11	Check in date and time	Check in date: 18/02/2022 Check in time: 16:17	

2. METER READINGS

Ref	Name	Description	Reading	Additional Comments
2.1	Gas Meter	Location: basement last cupboard left Serial No: G4A02204030301	10569.16	
 <p>Ref # 2.1</p>				
2.2	Electric Meter	Location: Basenebt first cupboard right Serial No: D02A32154	44393	

2. METER READINGS (CONT.)



Ref # 2.2

2.3	Water Meter	Location:	Meter not found checked all levels	
		Serial No:		

3. KEYS AT CHECK IN

Ref	Name	Description	Additional Comments
3.1	Yale Key	Balcony Door	



Ref # 3.1

3.2	Yale Key	Balcony Door	
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Ref # 3.2

3.3	Mailbox key	Mailbox key	
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3. KEYS AT CHECK IN (CONT.)



Ref # 3.3

3.4	Remote / Security Fob	Building entrance and rubbish area
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Ref # 3.4

3.5	Window Lock Keys	Windows key
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Ref # 3.5

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
4.1	Tenant Note	Please test regularly by pressing test buttons	Please test regularly by pressing test buttons	
4.2	Smoke Alarm(s)	Lounge	Alarm tested for power. Audible alarm noted	

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



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Ref # 4.2

4.3	Smoke Alarm(s)	Entrance hallway	Alarm tested for power. Audible alarm noted	
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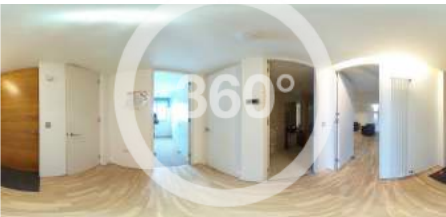
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Ref # 4.3

4.4	Heat Sensor Alarm(s)	None seen	Alarm tested for power only. Audible alarm noted / not noted	
4.5	Carbon Monoxide Alarm(s)	None seen	Alarm tested for power only. Audible alarm noted / not noted	

5. ENTRANCE / HALLWAY

Ref	Name	Description	Condition	Additional Comments
5.1	360 Room Overview			



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Ref # 5.1

5.2	Door / Accessories	Brown wooden door Silver Yale locks Silver door numbers Silver people Safety strip front side	Appears in good, clean condition. All in good, working order	
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5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.2



Ref # 5.2



Ref # 5.2



Ref # 5.2



Ref # 5.2



Ref # 5.2



Ref # 5.2

5.3	Door Frame	Brown wooden frame Silver hinges and fittings	Appears in good, clean condition. All in good, working order	
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Ref # 5.3



Ref # 5.3



Ref # 5.3

5. ENTRANCE / HALLWAY (CONT.)



Ref # 5.3



Ref # 5.3

5.4	Ceiling	White Painted Plain	Appears in good, clean condition.	
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Ref # 5.4

5.5	Lighting	Built-in spotlight Strip light	All in good, working order Appears in good, clean condition. Brown strip light cobwebs	
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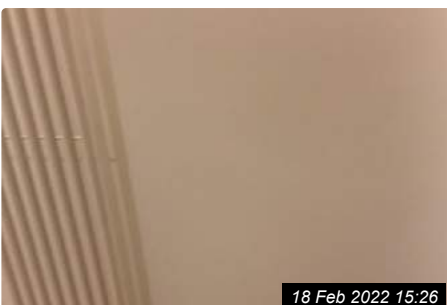


Ref # 5.5



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	Appears in good, clean condition.	



Ref # 5.6.1



Ref # 5.6.1

5. ENTRANCE / HALLWAY (CONT.)

5.6.2	- Front Wall	Magnolia painted Nova bot doorbell receiver Chrome double switch	Appears in good, clean condition. Sockets and switches Not tested Appears in good condition	
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Ref # 5.6.2



Ref # 5.6.2



Ref # 5.6.2



Ref # 5.6.2

5.6.3	- Left Side Wall	Magnolia painted Noticeboard White plastic double socket White plastic open reach socket	Appears in good, clean condition. Sockets and switches Not tested Appears in good condition	
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Ref # 5.6.3



Ref # 5.6.3



Ref # 5.6.3



Ref # 5.6.3

5. ENTRANCE / HALLWAY (CONT.)

5.6.4	- Back Wall	Magnolia painted Chrome single switch Round White doorbell receiver	Appears in good, clean condition. Sockets and switches Not tested Appears in good condition
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Ref # 5.6.4



Ref # 5.6.4



Ref # 5.6.4

5.7	Heating	White Metal wall fitted vertical radiator	Not Tested Both knobs intact Appears in good, clean condition. Securily fitted
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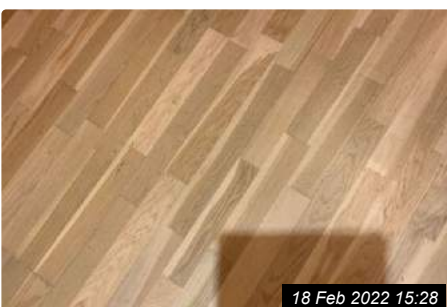


Ref # 5.7



Ref # 5.7

5.8	Flooring	Brown laminate flooring Grey doormat	Condition consistent with use Marks and scuffed from use
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Ref # 5.8



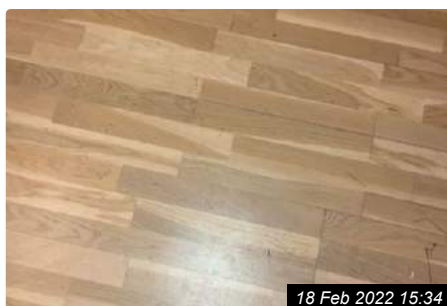
Ref # 5.8



Ref # 5.8









Ref # 5.8 - Marks and scuffed from use


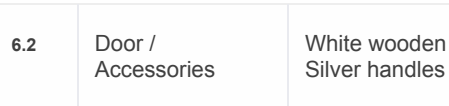


Ref # 5.8 - Marks and scuffed from use

5. ENTRANCE / HALLWAY (CONT.)

5.9	Storage Cupboard	White wooden door Silver handles Brownshill Where is fittings and fixtures	Appears in good, clean condition.	
  				
  				

6. LOUNGE

Ref	Name	Description	Condition	Additional Comments
6.1	360 Room overview			
				
				

6. LOUNGE (CONT.)



Ref # 6.2



Ref # 6.2



Ref # 6.2



Ref # 6.2



Ref # 6.2

6.3 Door Frame
White painted wooden
Silver hinges and fittings
Silver threshold
Silver floor fitted doorstopper
Auto closure chains

Appears in good, clean condition.
All in good, working order
Hinges and fittings intact



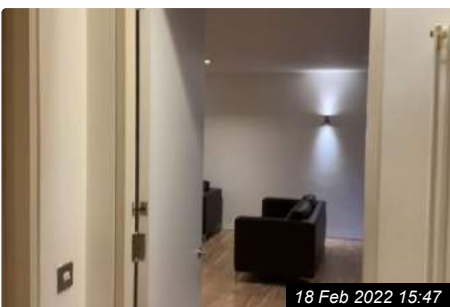
Ref # 6.3



Ref # 6.3



Ref # 6.3



Ref # 6.3



Ref # 6.3



Ref # 6.3

6.4 Ceiling
White painted plain

Appears in good, clean condition.

6. LOUNGE (CONT.)



Ref # 6.4



Ref # 6.4

6.5	Lighting	Built in spot lights 4x Wall fitted spotliggths	Appears in good, clean condition. All in good, working order	
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Ref # 6.5



Ref # 6.5



Ref # 6.5



Ref # 6.5

6.6	Window(s) / Sill first right	Grey Alumunium Double Glazed Grey Alumunium Handles White painted wooden sill	Glass intact and no damage All in good, working order Appears in good, clean condition. Sill Appears in good, clean condition.	
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Ref # 6.6



Ref # 6.6



Ref # 6.6

6.7	Blinds	Silver Alumunium Venetian Clear plastic handle Adjustment cords	Wall mounted safety bracket(s) / warning sign(s) not present; All in good, working order Appears in good, clean condition.	
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6. LOUNGE (CONT.)



Ref # 6.7

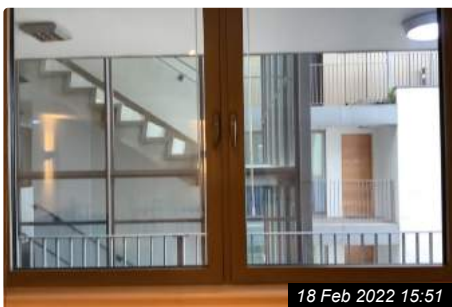


Ref # 6.7



Ref # 6.7

6.8	Window(s) / Sill door and window	Grey Aluminium Double Glazed Grey Aluminium Handles White painted wooden sill	Glass intact and no damage All in good, working order Appears in good, clean condition. Sill Appears in good, clean condition.	
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Ref # 6.8



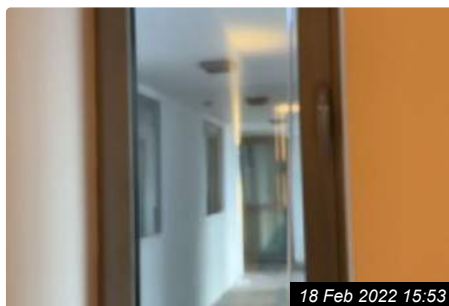
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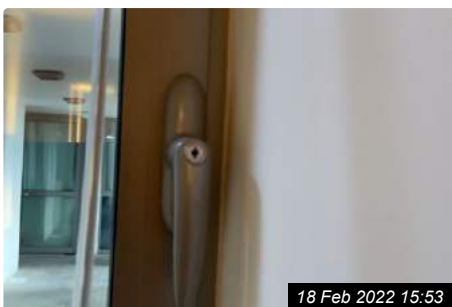
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Ref # 6.8



Ref # 6.8



Ref # 6.8



Ref # 6.8

6.9	Blinds	Silver Aluminium Venetian Clear plastic handle Adjustment cords	Wall mounted safety bracket(s) / warning sign(s) not present; All in good, working order Appears in good, clean condition.	
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6. LOUNGE (CONT.)



Ref # 6.9



Ref # 6.9



Ref # 6.9



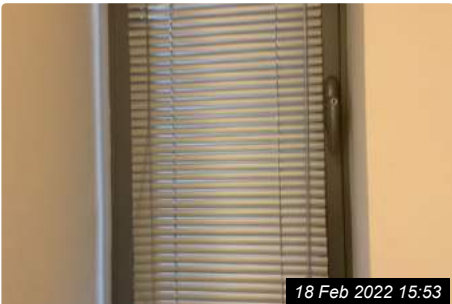
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Ref # 6.9



Ref # 6.9

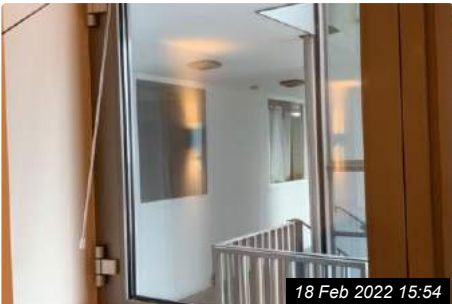


Ref # 6.9

6.10 Door

Grey Alumunium Double Glazed
Grey Alumunium Handles
White painted wooden sill

Glass intact and no damage
All in good, working order
Appears in good, clean condition.
Sill
Appears in good, clean condition.



Ref # 6.10



Ref # 6.10



Ref # 6.10

6. LOUNGE (CONT.)



Ref # 6.10

6.11	Blinds	Silver Aluminium Venetian Clear plastic handle Adjustment cords	Wall mounted safety bracket(s) / warning sign(s) not present; All in good, working order Appears in good, clean condition.	
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Ref # 6.11

6.12	Heating	White Metal wall fitted vertical radiator	Not Tested Both knobs intact Appears in good, clean condition. Securely fitted	
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Ref # 6.12



Ref # 6.12



Ref # 6.12



Ref # 6.12

6.13	Flooring	Brown laminate flooring	Condition consistent with use Marks and scratches throughout	
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6. LOUNGE (CONT.)



Ref # 6.13



Ref # 6.13 - Marks and scratches throughout



Ref # 6.13 - Marks and scratches throughout



Ref # 6.13 - Marks and scratches throughout



Ref # 6.13 - Marks and scratches throughout



Ref # 6.13



Ref # 6.13

6.14

Sofa

Brown leather sofa
2x seater



Ref # 6.14



Ref # 6.14



Ref # 6.14

6. LOUNGE (CONT.)



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Ref # 6.14



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Ref # 6.14

6.15	Coffee Table	Brown wooden frame and glass table top Matching side table	Appears in good, clean condition. Glass intact and no damage	
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Ref # 6.15



18 Feb 2022 15:54

Ref # 6.15



18 Feb 2022 15:55

Ref # 6.15



18 Feb 2022 15:55

Ref # 6.15

6.16	Dining table set	Brown wooden frame and glass table top	Glass intact and no damage Appears in good, clean condition. Chair seats have marks	
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Ref # 6.16



18 Feb 2022 15:55

Ref # 6.16



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Ref # 6.16 - Chair seats have marks

6. LOUNGE (CONT.)



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Ref # 6.16 - Chair seats have marks



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Ref # 6.16 - Chair seats have marks



18 Feb 2022 15:56

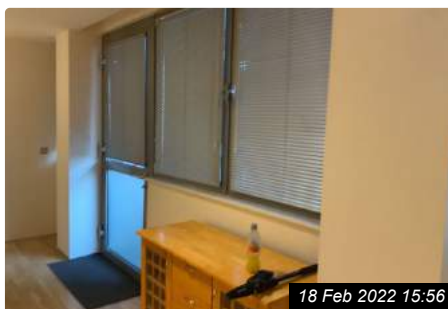
Ref # 6.16 - Chair seats have marks

6.17	Walls	Walls below are described from their position as you enter the room.		
6.17.1	- Right Side Wall	Magnolia painted	Appears in good, clean condition.	



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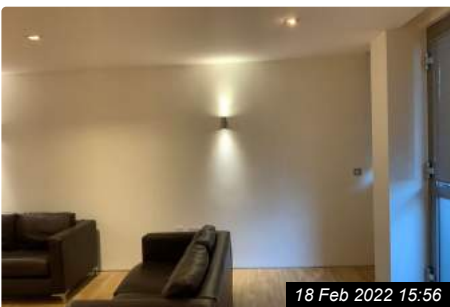
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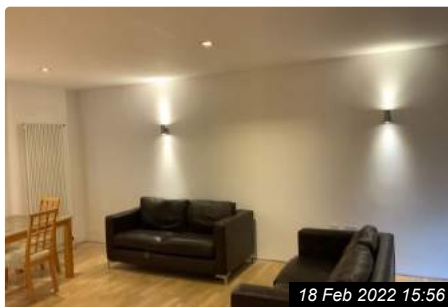
Ref # 6.17.1

6.17.2	- Front Wall	Magnolia painted Chrome double switch 2x White plastic double socket 2x white plastic phones sockets	Appears in good, clean condition. Switches and sockets Not tested Appears in good, clean condition.	
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Ref # 6.17.2



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Ref # 6.17.2



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Ref # 6.17.2



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Ref # 6.17.2



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Ref # 6.17.2

6. LOUNGE (CONT.)

6.17.3	- Left Side Wall	Magnolia painted White plastic double socket White plastic phone socket	Appears in good, clean condition. Switches and sockets Not tested Appears in good, clean condition.	
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Ref # 6.17.3



Ref # 6.17.3

6.17.4	- Back Wall	Magnolia painted Chrome single switch Chrome double switches White plastic double socket White plastic Phone socket White plastic antenna socket	Appears in good, clean condition. Switches and sockets Not tested Appears in good, clean condition.	
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Ref # 6.17.4



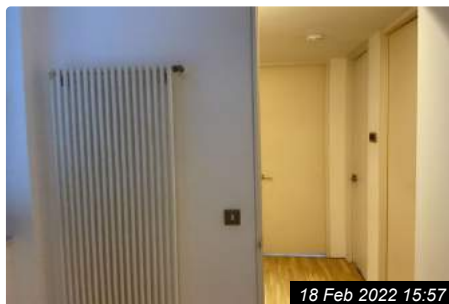
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Ref # 6.17.4



Ref # 6.17.4



Ref # 6.17.4



Ref # 6.17.4

7. KITCHEN

Ref	Name	Description	Condition	Additional Comments
7.1	360 Room overview			

7. KITCHEN (CONT.)



18 Feb 2022 14:08

Ref # 7.1

7.2	Ceiling	White Painted Plain	Appears in good, clean condition.	
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Ref # 7.2



18 Feb 2022 15:35

Ref # 7.2

7.3	Lighting	3x Builtin spotlights 4x spotlights under the units	Appears in good, clean condition. All in good, working order	
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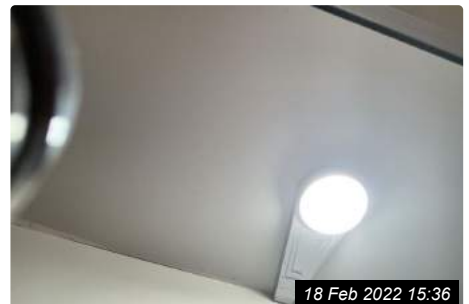
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Ref # 7.3



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Ref # 7.3



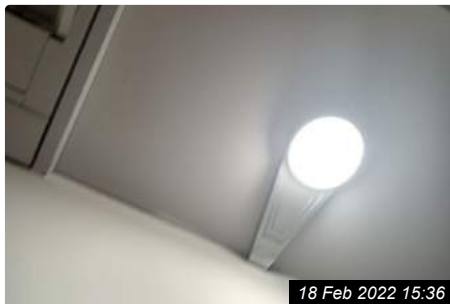
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Ref # 7.3



18 Feb 2022 15:36

Ref # 7.3



18 Feb 2022 15:36

Ref # 7.3

7.4	Flooring	Brown laminate flooring	Condition consistent with use Left back panes loose and damaged Scratches and marks Back middle appears loose and space around	
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7. KITCHEN (CONT.)



Ref # 7.4



Ref # 7.4



Ref # 7.4 - Back middle appears loose and space around



Ref # 7.4 - Left back panes loose and damaged



Ref # 7.4



Ref # 7.4

7.5	Kitchen Units			
7.5.1	- Worktop	Brown wooden	Condition consistent with use Worn in areas' right of sink	



Ref # 7.5.1



Ref # 7.5.1 - Worn in areas' right of sink



Ref # 7.5.1

7.5.2	- Wall Units	Grey doors	Appears in good, clean condition.	
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Ref # 7.5.2



Ref # 7.5.2



Ref # 7.5.2

7. KITCHEN (CONT.)



Ref # 7.5.2



Ref # 7.5.2

7.5.3 - Standing Units



Ref # 7.5.3



Ref # 7.5.3



Ref # 7.5.3



Ref # 7.5.3



Ref # 7.5.3



Ref # 7.5.3



Ref # 7.5.3



Ref # 7.5.3

7.6	Extractor Hood	Serial Number -	Tested fan and lighting working
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7. KITCHEN (CONT.)



Ref # 7.6



Ref # 7.6

7.7	Hob	Hob integrated Serial Number - None found	Not tested Appears in good, clean condition. Knobs intact	
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Ref # 7.7



Ref # 7.7

7.8	Oven	Serial Number - None found	Not tested Glass intact and no damage Appears in good, clean condition.	
-----	------	----------------------------	---	--



Ref # 7.8



Ref # 7.8

7.9	Sink	Stainless steel 1.5 bowl Chrome mixer tap	Appears in good, clean condition. No Limescale marks; RHS food catcher intact	
-----	------	--	---	--



Ref # 7.9



Ref # 7.9



Ref # 7.9

7. KITCHEN (CONT.)



Ref # 7.9

7.10	Fridge / Freezer	Fridge master integrated Serial number; 12030141	Not tested; Light bulb working Appears in good, clean condition.	
------	------------------	---	--	--



Ref # 7.10



Ref # 7.10



Ref # 7.10



Ref # 7.10

7.11	Washing Machine	Zanussi built in Serial Number - 32100058	Not tested Appears in good, clean condition. Rubber, Soap dispenser and drum in good clean condition	
------	-----------------	--	--	--



Ref # 7.11



Ref # 7.11



Ref # 7.11

7. KITCHEN (CONT.)



Ref # 7.11

7.12	Dishwasher	Zanussi integrated Serial Number -32660119	Not tested Appears in good, clean condition.
------	------------	---	---



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 2X Chrome double socket Chrome single switch with red button	Appears in good, clean condition. Switches and sockets Not tested Appears in good condition



Ref # 7.13.1



Ref # 7.13.1



Ref # 7.13.1



Ref # 7.13.1

7. KITCHEN (CONT.)

7.13.2	- Front Wall	White painted Glass block wall Chrome single switch	Appears in good, clean condition. Glass intact and no damage Switches and sockets Not tested Appears in good condition	
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Ref # 7.13.2



Ref # 7.13.2



Ref # 7.13.2

7.13.3	- Left Side Wall	White painted 2x Chrome double socket	Appears in good, clean condition. Switches and sockets Not tested Appears in good condition	
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Ref # 7.13.3



Ref # 7.13.3



Ref # 7.13.3

7.13.4	- Back Wall	White painted Chrome double switch	Appears in good, clean condition. Switches and sockets Not tested Appears in good condition	
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Ref # 7.13.4



Ref # 7.13.4

8. BATHROOM

Ref	Name	Description	Condition	Additional Comments
8.1	360 Room Overview			

8. BATHROOM (CONT.)



18 Feb 2022 14:15

Ref # 8.1

8.2	Door / Accessories	White wooden door Silver handles reverse and front	Minor brown mark near the handle Reverse Marks top of the door Otherwise In Good clean condition	
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18 Feb 2022 14:19

Ref # 8.2



18 Feb 2022 14:19

Ref # 8.2



18 Feb 2022 14:19

Ref # 8.2



18 Feb 2022 14:19

Ref # 8.2



18 Feb 2022 14:19

Ref # 8.2

8.3	Door Frame	White painted wooden Silver hinges and fittings Silver threshold	Appears in good, clean condition. All in good, working order Threshold Condition consistent with use	
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18 Feb 2022 14:20

Ref # 8.3



18 Feb 2022 14:20

Ref # 8.3



18 Feb 2022 14:20

Ref # 8.3

8. BATHROOM (CONT.)



Ref # 8.3



Ref # 8.3

8.4	Ceiling	White painted plain	Appears in good, clean condition.
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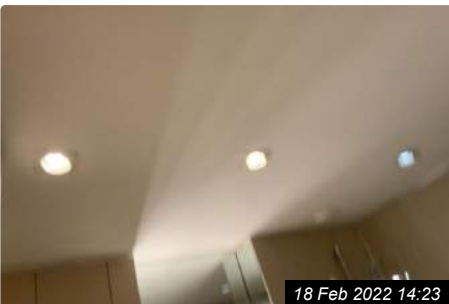


Ref # 8.4



Ref # 8.4

8.5	Lighting	3x built in Spotlights 4x spotlights in alcove	All in good, working order Appears in good, clean condition.
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Ref # 8.5

8.6	Toilet	White Ceramic/Porcelain toilet Pot White Plastic Seat top fixing standard toilet seat Chrome flush button	Appears in good, clean condition.; No Limescale marks
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Ref # 8.6



Ref # 8.6

8. BATHROOM (CONT.)

8.7	Basin	Silver round top fitted Chrome mixer tap Brown Wooden frame	Appears in good, clean condition.; No Limescale marks Wooden frame Condition consistent with use Worn back of sink	
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Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7

8.8	Bath/Shower			
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Ref # 8.8



Ref # 8.8

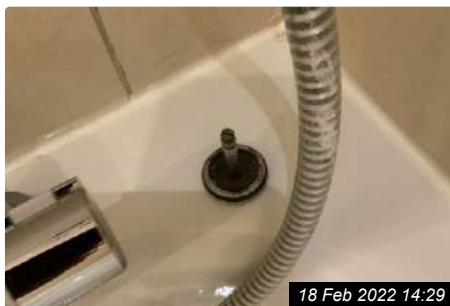


Ref # 8.8







8.8.1	- Shower Head/ Fittings	White metal bathtub Chrome overflow Chrome waste fitting	Appears in good, clean condition. Drain cap loose and on the side	
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Ref # 8.8.1



Ref # 8.8.1

8. BATHROOM (CONT.)				
8.8.2	- Taps & Fittings	Chrome thermostatic mixer tap	Appears in good, clean condition. No Limescale marks;	
 <p>Ref # 8.8.2</p>				
8.8.3	- Shower Screen	Chrome fittings Glass door panel	Appears in good, clean condition. Securely fitted No Limescale marks;	
 <p>Ref # 8.8.3</p>  <p>Ref # 8.8.3</p>  <p>Ref # 8.8.3</p>				
8.8.4	- Side panel	Light brown tiled Grey grouting	Appears in good, clean condition. Grouting clean and intact	
 <p>Ref # 8.8.4</p>  <p>Ref # 8.8.4</p>				
8.9	Heating	Chrome wall fitted single Panel	Not tested Appears in good, clean condition.; No Limescale marks Both knobs intact	

8. BATHROOM (CONT.)



Ref # 8.9



Ref # 8.9

8.10	Flooring	Light brown tiled Grey grouting	Appears in good, clean condition. Grouting clean and intact	
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Ref # 8.10



Ref # 8.10

8.11	Wall Cabinet (Alcove)	Mirror panels sides and front	Appears in good, clean condition. Glass intact and no damage	
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Ref # 8.11

8.12	Walls	Walls below are described from their position as you enter the room.		
8.12.1	- Right Side Wall	Light brown tiled Grey grouting Chrome strip top level	Appears in good, clean condition. Grouting clean and intact Sealant intact	



Ref # 8.12.1



Ref # 8.12.1

8. BATHROOM (CONT.)

8.12.2	- Front Wall	Light brown tiled Grey grouting Storage Tiled door Silver round knob Silver strip	Appears in good, clean condition. Grouting clean and intact Sealant intact	
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Ref # 8.12.2



Ref # 8.12.2



Ref # 8.12.2



Ref # 8.12.2



Ref # 8.12.2



Ref # 8.12.2

8.12.3	- Left Side Wall	Magnolia painted	Appears in good condition	
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Ref # 8.12.3



Ref # 8.12.3

8.12.4	- Back Wall	Magnolia painted Light brown tiled Grey grouting Silver strip	Appears in good, clean condition. Grouting clean and intact	
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8. BATHROOM (CONT.)

Ref # 8.12.4



Ref # 8.12.4



Ref # 8.12.4



Ref # 8.12.4



Ref # 8.12.4

8.12.5

- Toilet Roll Holder

Silver wall fitted

Appears in good, clean condition.
Slightly loose

Ref # 8.12.5

8.13

Extractor Fan

White metal ceiling fitted

Appears in working order



Ref # 8.13

9. BIN AREA

Ref	Name	Description	Condition	Additional Comments
9.1	Bin area	Empty bins	Rubbish a Outside the bins	

9. BIN AREA (CONT.)



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1

10. BEDROOM 1

Ref	Name	Description	Condition	Additional Comments
10.1	360 Room Overview			



18 Feb 2022 14:13

Ref # 10.1

10.2	Door / Accessories	White wooden door Silver handles reverse and front	Reverse Scuff mark left lower level Otherwise in good, clean condition.	
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Ref # 10.2



Ref # 10.2



Ref # 10.2

10. BEDROOM 1 (CONT.)



Ref # 10.2



Ref # 10.2 - Scuff mark left lower level

10.3	Door Frame	White painted wooden Silver hinges and fittings Brown threshold	Appears in good, clean condition. All in good, working order Threshold Condition consistent with use	
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Ref # 10.3



Ref # 10.3



Ref # 10.3



Ref # 10.3



Ref # 10.3

10.4	Ceiling	White Painted Plain	Appears in good, clean condition.	
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Ref # 10.4



Ref # 10.4

10.5	Lighting	4x built in Spotlights	Appears in good, clean condition. All in good, working order	
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10. BEDROOM 1 (CONT.)



Ref # 10.5

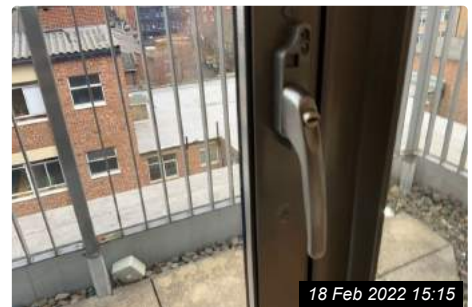
10.6	Window(s) / Sill / Sliding door	Grey Aluminium Double Glazed Grey Aluminium Handles White painted wooden sill	Glass intact and no damage All in good, working order Appears in good, clean condition. Sill Appears in good, clean condition.
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Ref # 10.6



Ref # 10.6

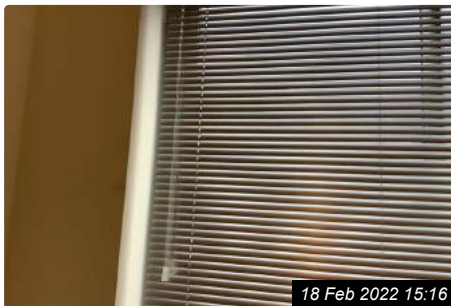


Ref # 10.6

10.7	Blinds	2x Silver Aluminium Venetian Clear plastic handle Adjustment cords	Wall mounted safety bracket(s) / warning sign(s) not present; All in good, working order Appears in good, clean condition.
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Ref # 10.7



Ref # 10.7



Ref # 10.7

10.8	Heating	White Metal wall fitted vertical radiator	Not Tested Both knobs intact Appears in good, clean condition. Securely fitted
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10. BEDROOM 1 (CONT.)



Ref # 10.8



Ref # 10.8

10.9

Flooring

Brown laminate flooring

Condition consistent with use
Large grey line near the door
Scuffs and marks throughout

Ref # 10.9



Ref # 10.9



Ref # 10.9 - Large grey line near the door



Ref # 10.9



Ref # 10.9

10.10

Chest of Drawer

Brown wooden chest of drawers
Single handles

Appears in good, clean condition.



Ref # 10.10



Ref # 10.10



Ref # 10.10

10. BEDROOM 1 (CONT.)



Ref # 10.10



Ref # 10.10



Ref # 10.10

10.11	Walls	Walls below are described from their position as you enter the room.		
10.11.1	- Right Side Wall	Magnolia painted Glass block wall White plastic double socket White plastic phone socket	Appears in good, clean condition. Glass intact and no damage Sockets and switches Not tested Appears in good, clean condition.	



Ref # 10.11.1



Ref # 10.11.1



Ref # 10.11.1

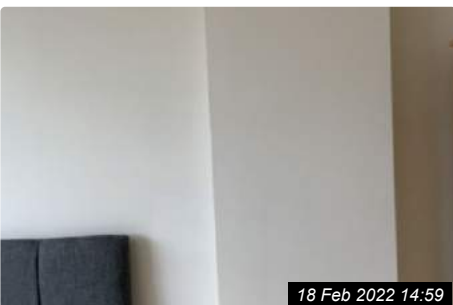


Ref # 10.11.1



Ref # 10.11.1

10.11.2	- Front Wall	Magnolia painted White plastic double socket	Marks left of the bed talk behind right of the bed	
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Ref # 10.11.2



Ref # 10.11.2



Ref # 10.11.2 - Marks left of the bed talk behind right of the bed

10. BEDROOM 1 (CONT.)



Ref # 10.11.2



Ref # 10.11.2 - Marks left of the bed talk behind right of the bed



Ref # 10.11.2 - Marks left of the bed talk behind right of the bed

10.11.3

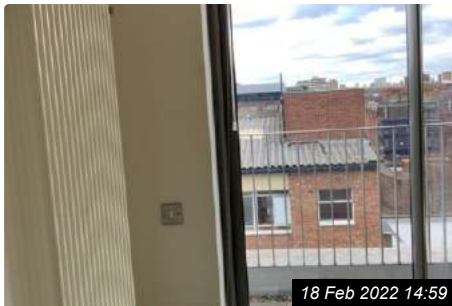
- Left Side Wall

Magnolia painted
Chrome single switch

Appears in good condition

Sockets and switches
Not tested
Appears in good, clean condition.

Ref # 10.11.3



Ref # 10.11.3



Ref # 10.11.3

10.11.4

- Back Wall

Magnolia painted
White plastic double socket
White plastic phone socket
White plastic antenna socket
Chrome single push buttonAppears in good, clean condition.
Minor marks around the chrome switchSockets and switches
Not tested
Appears in good, clean condition.

Ref # 10.11.4



Ref # 10.11.4



Ref # 10.11.4



Ref # 10.11.4



Ref # 10.11.4

10. BEDROOM 1 (CONT.)

10.12	Bed - Type / Colour	Grey fabric divan double bed Chrome feet Fire label present	Brand New	
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Ref # 10.12



Ref # 10.12



Ref # 10.12

10.12.1	- Mattress	Knightsbridge ortho Off white double mattress Fire label present	Reverse 3x grey marks Otherwise Good and clean	
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Ref # 10.12.1



Ref # 10.12.1



Ref # 10.12.1



Ref # 10.12.1

10.13	Bedside table	Brown wooden single drawer Silver handle	RHS drawer marks internally Otherwise appears in good, clean condition. Handle intact	
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Ref # 10.13



Ref # 10.13



Ref # 10.13

10. BEDROOM 1 (CONT.)



Ref # 10.13

10.14

Office desk

Grey metal desk
Glass topAppears in good, clean condition.
Glass intact and no damage

Ref # 10.14



Ref # 10.14

10.15

Wardrobe (Built in)

Brown wooden with glass panel doors
Silver handlesAppears in good, clean condition.
Handles intact
Glass intact and no damage

Ref # 10.15



Ref # 10.15



Ref # 10.15

10.16

Balcony

Metal frame
Concrete tiles
Grey/Coloured pebbles

Weathered condition



Ref # 10.16



Ref # 10.16



Ref # 10.16

10. BEDROOM 1 (CONT.)



Ref # 10.16

11. BEDROOM 2

Ref	Name	Description	Condition	Additional Comments
11.1	360 Room Overview			



Ref # 11.1

11.2	Door / Accessories	White wooden door Silver handles reverse and front Blue plastic doorstopper	Front Scuff and coloured Marks lower level Reverse 2marks upper level White mark mid level Otherwise Appears in good, clean condition.	
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Ref # 11.2



Ref # 11.2



Ref # 11.2

11. BEDROOM 2 (CONT.)



Ref # 11.2



Ref # 11.2



Ref # 11.2 - White mark mid level



Ref # 11.2 - 2marks upper level



Ref # 11.2 - Scuff and coloured Marks lower level

11.3

Door Frame

White painted wooden
Silver hinges and fittings
Silver threshold

Appears in good, clean condition.
All in good, working order

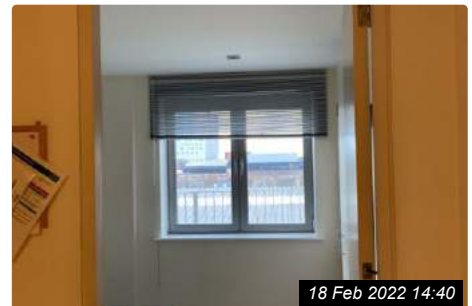
Threshold
Condition consistent with use



Ref # 11.3



Ref # 11.3



Ref # 11.3



Ref # 11.3



Ref # 11.3

11.4

Ceiling

White Painted Plain

Appears in good, clean condition.

11. BEDROOM 2 (CONT.)



Ref # 11.4



Ref # 11.4

11.5	Lighting	2x built in Spotlights 2x wall fitted spotlights	Appears in good, clean condition. All in good, working order	
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Ref # 11.5



Ref # 11.5

11.6	Window(s) / Sill	Grey Aluminium Double Glazed Grey Aluminium Handles White painted wooden sill	Glass intact and no damage All in good, working order Appears in good, clean condition. Sill Appears in good, clean condition.	
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Ref # 11.6



Ref # 11.6



Ref # 11.6

11.7	Blinds	Silver Aluminium Venetian Clear plastic handle Adjustment cords	Wall mounted safety bracket(s) / warning sign(s) not present; All in good, working order Appears in good, clean condition.	
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Ref # 11.7



Ref # 11.7

11. BEDROOM 2 (CONT.)

11.8	Heating	White Metal wall fitted vertical radiator	Not Tested Both knobs intact Appears in good, clean condition. Securely fitted	
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Ref # 11.8



Ref # 11.8



Ref # 11.8



Ref # 11.8

11.9	Flooring	Brown fitted carpet	Condition consistent with use Good and clean	
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Ref # 11.9



Ref # 11.9



Ref # 11.9

11.10	Bed - Type / Colour	Grey fabric divan double bed Chrome feet	Brand New	
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Ref # 11.10



Ref # 11.10

11. BEDROOM 2 (CONT.)

11.10.1	- Mattress	Off white double mattress Fire label present	Reverse Large round mark Otherwise Good and clean	
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Ref # 11.10.1



Ref # 11.10.1

11.11	Bedside Cabinet(s)	Brown wooden Silver handles 3 drawers	Drawers have marks inside Externally in good, clean condition.	
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Ref # 11.11



Ref # 11.11



Ref # 11.11



Ref # 11.11

11.12	Wardrobe (Built in)	White wooden doors Silver handles White frame Chrome hangar rail White shelf Left Water tank Plumbing and cables White box Red tank	Appears in good, clean condition.	
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11. BEDROOM 2 (CONT.)



Ref # 11.12



Ref # 11.12



Ref # 11.12



Ref # 11.12



Ref # 11.12



Ref # 11.12

11.13	Walls	Walls below are described from their position as you enter the room.		
11.13.1	- Right Side Wall	Magnolia painted	Behind the door marks lower level Otherwise in good clean condition	



Ref # 11.13.1



Ref # 11.13.1



Ref # 11.13.1 - Behind the door marks lower level

11.13.2	- Front Wall	Magnolia painted	Appears in good, clean condition.	
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Ref # 11.13.2



Ref # 11.13.2



Ref # 11.13.2

11. BEDROOM 2 (CONT.)

11.13.3	- Left Side Wall	Magnolia painted 2x white plastic double socket Chrome single switch White plastic phone socket	Appears in good, clean condition. Around sockets overpaint mark Overpainted marks LHS Sockets and switches Not tested Appears in good, clean condition. Chrome switch Paint marks on the sides	
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Ref # 11.13.3



Ref # 11.13.3



Ref # 11.13.3



Ref # 11.13.3

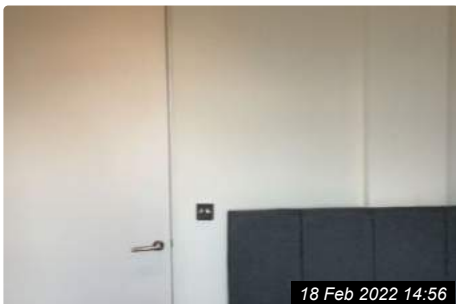


Ref # 11.13.3



Ref # 11.13.3

11.13.4	- Back Wall	Magnolia painted Chrome double push buttons	Appears in good, clean condition. Minor marks above the switch Sockets and switches Not tested Appears in good, clean condition.	
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Ref # 11.13.4



Ref # 11.13.4



Ref # 11.13.4 - Minor marks above the switch

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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