

Check Out



Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

May
29th 2026
09:00

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Disclaimers

This inventory has been prepared by Inventory Bee to provide an accurate "as seen snapshot" of the property and its contents at the time of inspection. It serves as a fair and objective record of the internal condition and items present. Whilst it identifies the condition of recorded items, it is not intended to be a detailed technical description of every piece of furniture, nor does it constitute a structural survey report.

The Inventory Clerk is not a specialist in materials, antiques, or valuations, nor are they qualified surveyors. Consequently, they are not required to verify if items are authentic, made of precious materials, or brand new, even if they appear to be so.

Items in Storage & Access

Please note that items kept in lofts, cellars, locked rooms, garages, or sheds which are not specifically noted in this report are the sole responsibility of the landlord. While every effort is made to inspect all areas, Inventory Bee cannot be held responsible for items not recorded if access was restricted or unsafe. Furthermore, heavy furniture or appliances will not be moved, so observations may be limited where visibility is obstructed.

Tenants in Situ

If this inventory was completed while tenants were already occupying the property, it may be difficult to distinguish between landlord and tenant possessions. In such instances, or where access is restricted, the report may contain inaccuracies for which Inventory Bee accepts no liability.

Validation

We strongly recommend that both landlords and tenants review this document to confirm its accuracy. Any queries or discrepancies must be reported directly to Inventory Bee within 7 days of the inspection date. Please note that this timescale may vary if subject to specific letting agent criteria.

SAFETY DISCLAIMER

This document is purely a record of the furniture, furnishings, and equipment present at the property. It is **not** a guarantee of safety or working order, merely a record that items exist and their superficial condition. No electrical or gas appliances have been tested for functionality, and their working state may differ following use.

The Inventory Clerk is not a qualified electrician, nor an expert in Housing Health and Safety Rating System (HHSRS) or Fire Regulations. While they may note obvious visual issues, they are not required to report on compliance with safety legislation.

UTILITY METERS

Readings and serial numbers for gas, electricity, water, oil, and propane are recorded as a courtesy service, provided access is safe and accessible. Meters located in unsafe areas or conditions will not be read, and clients will be notified accordingly.

Oil and propane levels are measured via electronic devices or external visual inspection. We do not estimate levels or physically dip tanks.

GUIDANCE NOTES

Inventory Bee produces professional inspection reports designed to be clear and comprehensive. The following information explains how this document should be interpreted and used.

THE INVENTORY

An inventory is a written and photographic record taken at a specific moment in time. It details the components and contents of the property "as seen" by the Clerk. This serves as the baseline reference for the property's condition. Additional notes may be added by all parties to enhance accuracy.

IMPORTANT: Unless otherwise stated next to an item, all listed items are assumed to be in good working order and condition, though not necessarily new or perfect.

Fair wear and tear is not assessed at the start of the tenancy, though the Clerk may note the apparent age or condition to assist with future identification.

THE CHECK-IN

This report confirms the accuracy of the inventory at the start of the tenancy, signed off by the tenant and Clerk. It typically includes meter readings and key collections. It may be issued with or separate from the main inventory and is essential evidence for the check-out process.

THE CHECK-OUT

This inspection identifies any changes in condition or content since the start of the tenancy. It is not a duplicate inventory; rather, it highlights differences to help determine liability for damages, loss, or cleaning standards.

The Clerk may offer an opinion on whether changes are due to tenant action or fair wear and tear. However, they do not assess financial liability or costs; this is determined by the landlord or agent, supported by quotes or receipts where necessary.

Please note: If the property is not ready for inspection upon vacating, a return visit will be required, and an additional fee will apply.

STANDARDS EXPECTED AT CHECK-OUT

CLEANING

The property must be left in a thoroughly clean condition. Particular attention should be paid to bathrooms, windows, floors, woodwork, and all kitchen appliances (ovens, hobs, extractors, fridges, etc.). All carpets must be vacuumed and professionally cleaned. If the standard is unsatisfactory, professional cleaners will be employed, and the cost deducted accordingly.

CROCKERY & UTENSILS

Items will be checked for chips, cracks, burns, and damage. Where damage exceeds normal wear and tear, replacement or repair costs will be applied.

DECORATIONS

Minor marks from everyday living are expected, but excessive marks, stains, or damage will be charged for. This includes holes, nails/screws, crayon marks, scratches to woodwork, or torn wallpaper.

BEDS & BEDDING

Mattresses and beds are inspected for new stains or damage. Costs for cleaning or replacement will be charged as appropriate. All provided linen must be returned laundered or dry cleaned; failure to do so will result in laundry fees being applied.

POLISHED FURNITURE

Please take care to protect polished surfaces. We check for scratches, water marks, and damage to joints. Repair and re-polishing costs can be high, so negligence in this area will be charged.

KEYS

All keys issued must be returned at the end of the tenancy. Loss of keys will result in charges for replacement and lock changes.

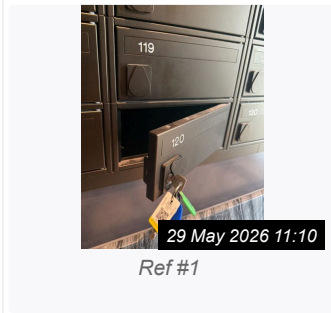
GARDENS

If no gardener is employed, tenants are expected to maintain lawns, borders, and general tidiness throughout the tenancy. If the garden is left in a poor state compared to the start, the cost of professional gardening work may be deducted and charged by the landlord or letting agent.

1. SCHEDULE OF CONDITION			
Ref	Name	Condition at Inventory & Check In	Condition at Check Out
1.1	General Overview	Professionally cleaned. In a good overall order.	Generally in good order - see full report for further details.
1.2	Decorative Order	Mid to low level scuffs seen, heavier in the bedroom and in the entrance of the hallway, as noted in the report. Additional chips seen to the angle, heavier scuff, sellotape mark seen in the bedrooms and in the lounge, as noted in report.	<i>As Inventory & Check In +</i> Additional scuff marks observed to walls in the Hallway and Bedroom 1.
1.3	General Cleanliness	Professionally cleaned	Property not professionally cleaned. Needs Cleaning - Tenant
1.4	Wall(s)	Mid to low level scuffs seen, heavier in the bedroom and in the entrance of the hallway, as noted in the report. Additional chips seen to the angle, heavier scuff, sellotape mark seen in the bedrooms and in the lounge, as noted in report. Some sticky residue seen in the lounge.	<i>As Inventory & Check In +</i> Additional scuff marks observed to walls in the Hallway and Bedroom 1.
1.5	Hard Flooring / Carpets	Numerous worn areas and surface scratching seen, as noted in the report. Additional worn area, surface scratching, and burn marks seen to carpet in the bedrooms, as noted in report.	<i>As Inventory & Check In +</i> Not professionally cleaned. Needs Cleaning - Tenant
1.6	Woodwork	Good overall order.	<i>As Inventory & Check In +</i> Further scuffs, stains and chipping visible in multiple areas throughout.
1.7	Window(s)	Good overall order.	<i>As Inventory & Check In</i>
1.8	Lighting	Good overall order.	<i>As Inventory & Check In</i>
1.9	Bathroom / En Suite / Toilet(s)	Heavy white discoloured marks seen to the black marble, as noted in the report.	<i>As Inventory & Check In +</i> En-suite wash basin drain blocked - draining slowly. Not professionally cleaned. Needs Cleaning - Tenant
1.10	Kitchen - White Goods	Good overall order.	<i>As Inventory & Check In +</i> Not professionally cleaned. Needs Cleaning - Tenant

1. SCHEDULE OF CONDITION (CONT.)

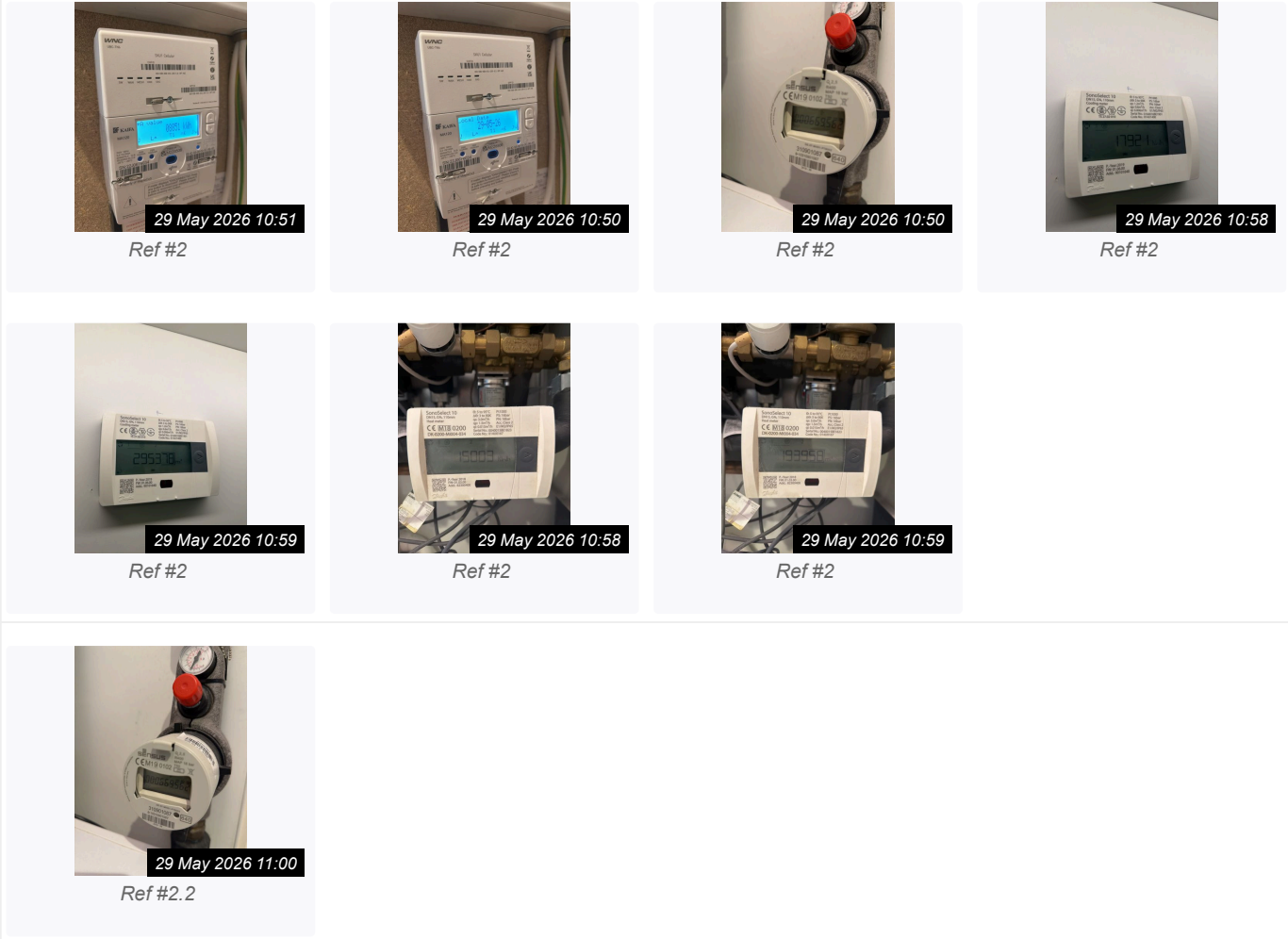
1.11	Contents / Furnishings	<p>Staining seen to the armchair, also to the sofas. Glass in the picture in the bedroom 1 is missing, as noted in the report. Fair wear and tear seen, as noted in report. 1x dining chair is torn at the base, some further stains seen to the sofa in the lounge.</p> <p>Professionally cleaned.</p>	<p>Staining seen to the armchair, also to the sofas. Glass in the picture in the bedroom 1 is missing, as noted in the report. Fair wear and tear seen, as noted in report. 1x dining chair is torn at the base, some further stains seen to the sofa in the lounge.</p> <p>Not professionally cleaned. Needs Cleaning - Tenant</p>
1.12	Fixtures & Fittings	Good overall order.	<i>As Inventory & Check In</i>
1.13	Outside Space	Good overall order.	<i>As Inventory & Check In</i>
1.14	Mailbox	<i>Item added after Check In</i>	Several items of post found and handed to agent.



2. METER READINGS

Ref	Type	Location	Serial No.	Reading at Inventory & Check In	Reading at Check Out
2.1	Electric Meter	Cupboard One	D07C28348	33229 kWh Date: 23/05/2023	08851 kWh Date: 29/05/2026
2.2	Water Meter	Cupboard One	310901087	000531.762 Date: 23/05/2023	000669.562 Date: 29/05/2026
2.3	Cooling	Cupboard One	0164016BE1901	9354 kWh Date: 23/05/2023	17921 kWh Date: 29/05/2026
2.4	Heat	Cupboard One	0040015BE1823	10965 kWh Date: 23/05/2023	15003 kWh Date: 29/05/2026

2. METER READINGS (CONT.)



3. KEYS HANDED OVER AT CHECK IN

Ref	Name	Description
3.1	Yale	1x Chrome Trapex key
3.2	Security Fob	1x Green fob

4. KEYS HANDED OVER AT CHECK OUT

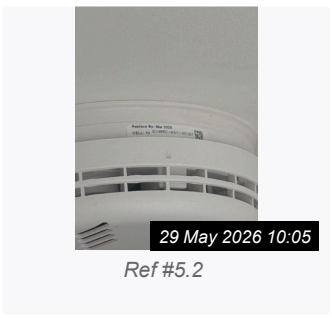
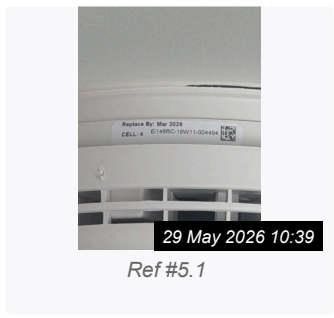
Ref	Name	Description
4.1	Yale	1x Chrome Trapex Key
4.2	Security Fob	1x Green Fob
4.3	Mailbox	1x Mailbox Key

4. KEYS HANDED OVER AT CHECK OUT (CONT.)

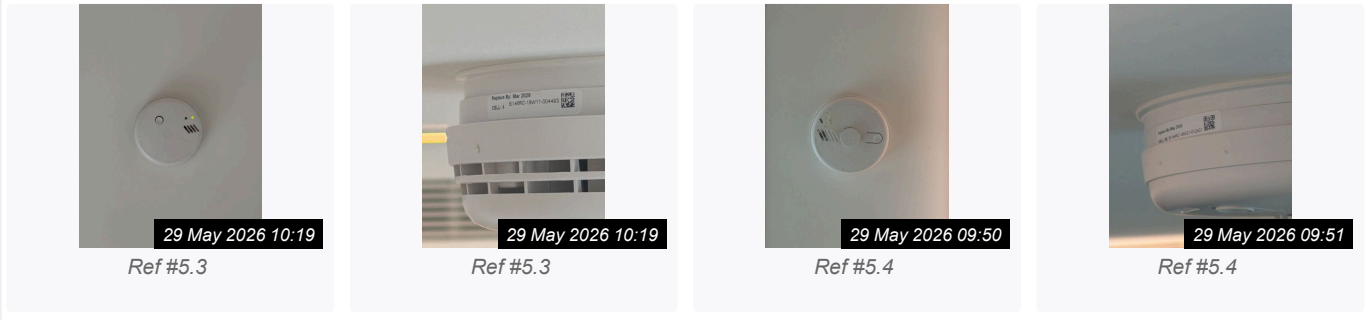


5. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result at Inventory & Check In	Test Result at Check Out
5.1	Smoke Alarm(s)	1x Hallway; 1x Reception Room;	- Tested and working	Tested. All in good, working order. Expiry Date: March 2029.
5.2	Smoke Alarm(s)	1x Bedroom One	- Tested and working	Tested. All in good, working order. Expiry Date: March 2029.
5.3	Smoke Alarm(s)	1x Bedroom Two	- Tested and working	Tested. All in good, working order. Expiry Date: March 2029.
5.4	Heat Alarm	1x Kitchen	<i>Item added after Check In</i>	Tested. All in good, working order. Expiry Date: May 2030.



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



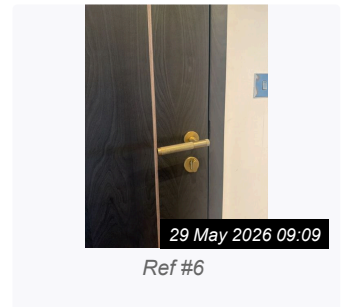
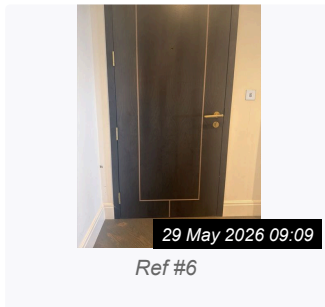
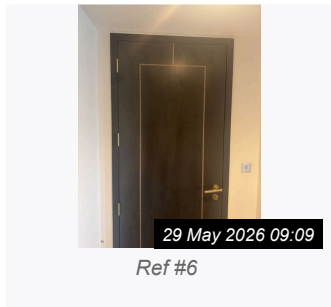
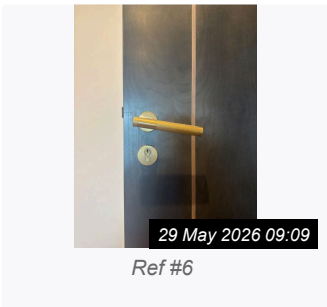
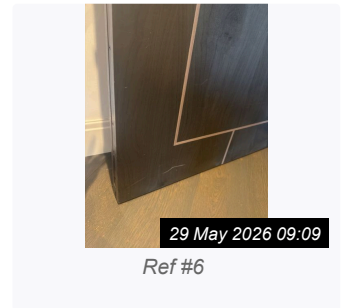
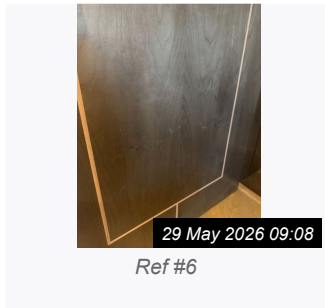
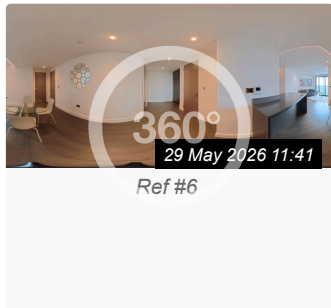
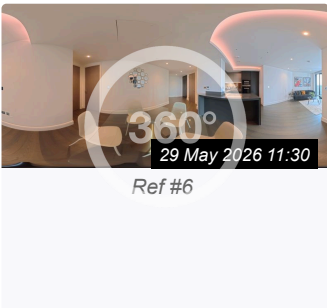
6. ENTRANCE / HALLWAY

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
6.1	General Overview			<p>The hallway was generally in good condition, with the exception of numerous scuff marks visible on the walls throughout.</p> <p>Requires professional cleaning.</p> <p>Needs Cleaning - Tenant</p>
6.2	Exterior Door	<p>Dark wood finish</p> <ul style="list-style-type: none"> - 1x gold spyhole - 1x gold handle - 1x gold lock <p>External doorframe Dark wood with 2x gold numbers</p>		<p>Several scuff, dirt, and scratch marks are visible on the exterior of the door.</p> <p>Chrome handle intact - sits lower on exterior side, interior side correctly aligned.</p>
6.3	Interior Door	<p>Dark wood finish</p> <ul style="list-style-type: none"> - 1x gold spyhole with no cover seen - 1x gold handle - 1x gold thumb turn lock <p>Internal doorframe Dark wood</p>	- Tested and working	<p><i>As Inventory & Check In</i> +</p> <p>Interior in better condition than exterior; handle intact.</p>
6.4	Door Bell / Intercom	1x Comelit entry phone with a display panel	- Light is seen	<i>As Inventory & Check In</i>

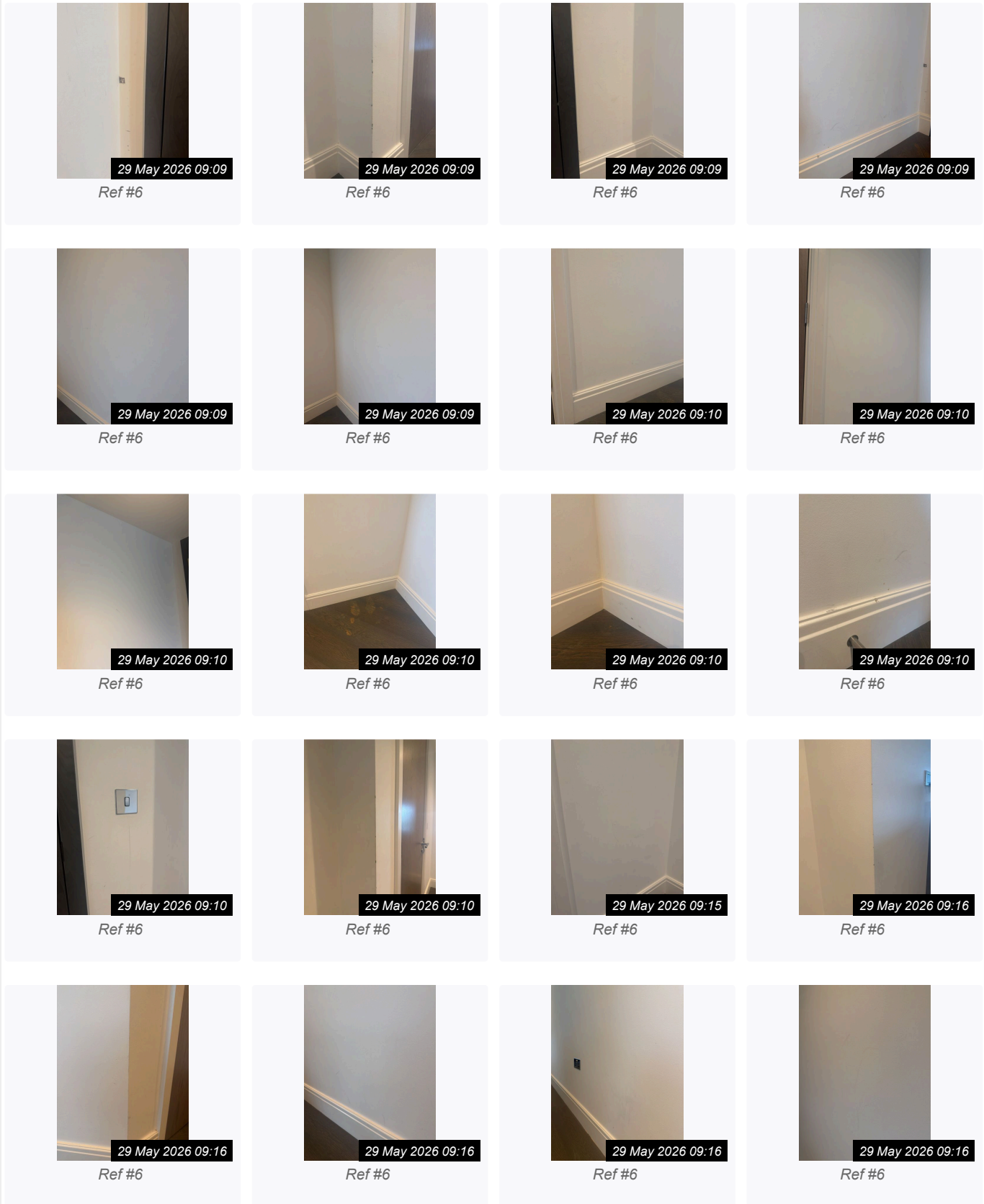
6. ENTRANCE / HALLWAY (CONT.)				
6.5	Walls	Painted in white	<ul style="list-style-type: none"> - Right hand side on the entry, has a light shaded mark seen at mid- level - Left hand side on the entry, has a small chip seen to the angle and a light scuff mark is present - Around the switch to the bathroom, there are some shaded marks present - Some additional mid to low level scuffs seen - Additional chips seen to the angle - Further scuffs seen to the far wall from mid to low level - Possible area of staining seen at low level behind the dining table - Liquid stained area seen to the right hand side on entry at low level - A couple of minor chips seen to the left hand side of the kitchen worktop. 	<p><i>As Inventory & Check In +</i></p> <p>Numerous and heavy scuff marks were observed on the walls throughout at high, mid and low level, particularly in the following areas:</p> <p>RHS wall by the entrance.</p> <p>Opposite wall to the entrance.</p> <p>LHS wall/corner by the entrance.</p> <p>LHS wall, below the light switch.</p> <p>RHS wall near the utility cupboard door.</p> <p>Wall behind the dining table, LHS outside Bedroom 2.</p> <p>Chipping is also visible to the corner of the LHS wall by the entrance - low and mid-level.</p> <p>Velcro tape visible at low level on right-hand wall, near reception area entrance.</p>
6.6	Ceiling	Painted in white		<p>- Appears in good condition.</p>

6. ENTRANCE / HALLWAY (CONT.)				
6.7	Flooring	Medium wood floor	<ul style="list-style-type: none"> - Outside of the in-built cupboard, there are large worn areas - Various scratches seen in front of the bathroom floor - Worn area seen - Below the dining table, there are 2x long scratched areas outside of the bathroom - Left hand side of the dining table, has approximately 2x large scratches - Further surface scratching is surrounding dining table, heavier to the left hand side - Further worn areas and surface scratching seen on entrance to the kitchen - Some further usage marks - Further light wear seen to the edges of boards - Same seen around the dining table, possibly caused by the legs of the chairs, although there is rubber attached. 	<p><i>As Inventory & Check In</i> +</p> <p>Heavy scratch-like marks (including circular and shoe-shaped) on RHS of utility cupboard door.</p> <p>Small chips to wooden flooring, notably from dining table towards reception area.</p>
6.8	Skirting	Painted in white	<ul style="list-style-type: none"> - Chipped area seen to skirting behind dining table - Residue mark seen to left hand side skirting near bedroom 	<p><i>As Inventory & Check In</i> +</p> <p>Skirting (RHS wall beneath mirror): long red and black marks visible.</p> <p>Minor chipping and scuffs also present in various other areas.</p> <p style="background-color: #f4a460; padding: 2px; display: inline-block;">Damage - Tenant</p>
6.9	Lighting	5x spotlights	<ul style="list-style-type: none"> - All are tested and are working 	<p><i>As Inventory & Check In</i></p>
6.10	Switches	A range of chrome switches	<ul style="list-style-type: none"> - All are intact 	<p><i>As Inventory & Check In</i> +</p> <p>Tested for power - All in good, working order.</p>
6.11	Sockets	A range of chrome sockets	<ul style="list-style-type: none"> - All are intact 	<p><i>As Inventory & Check In</i> +</p> <p>Tested for power - All in good, working order.</p>
6.12	Fixtures, Fittings & Furniture			

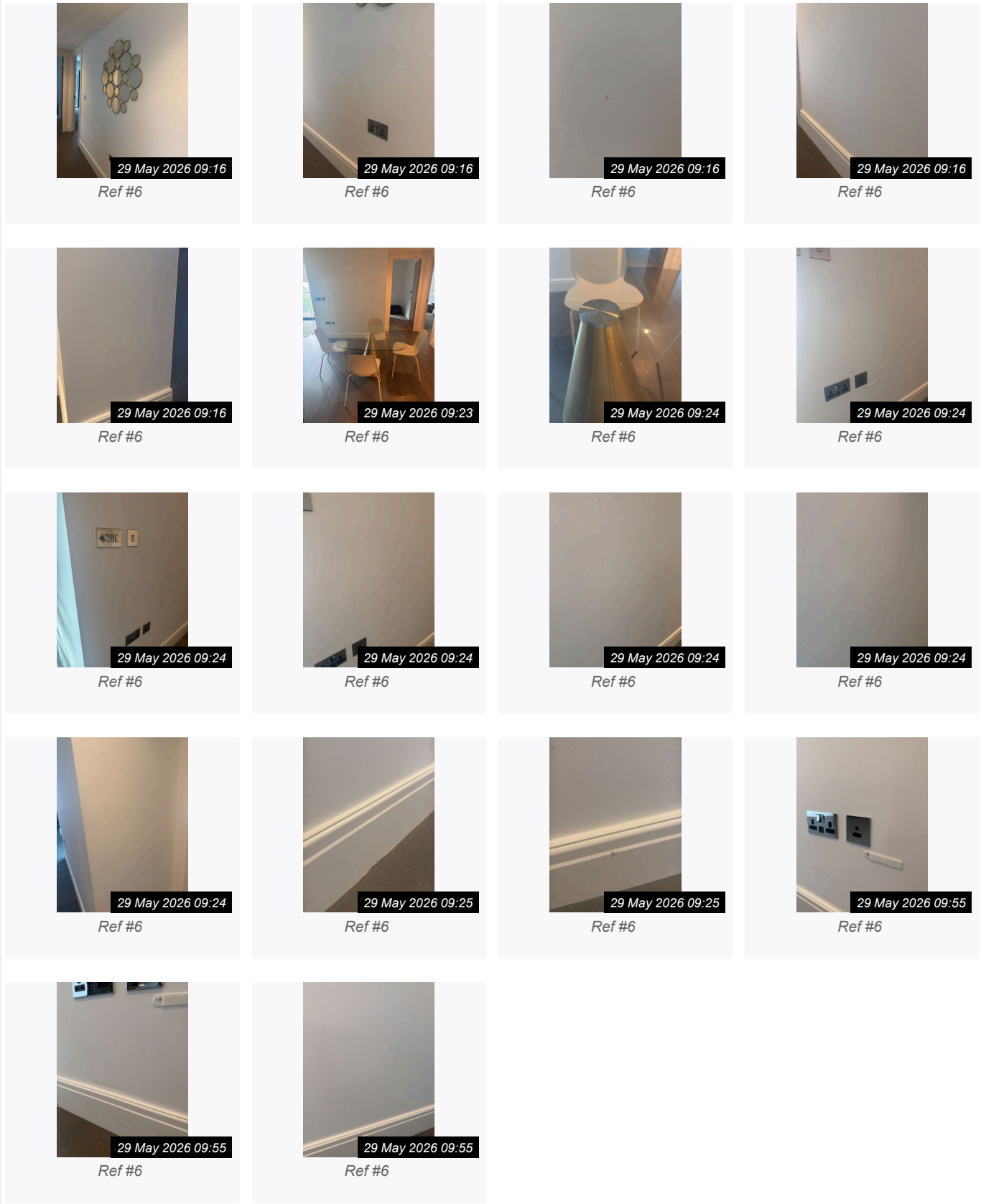
6. ENTRANCE / HALLWAY (CONT.)				
6.12.1	-	1x white sprinkler unit		Appears in good condition.
6.12.2	-	1x digital thermostat	- Light is seen	As Inventory & Check In
6.12.3	-	1x black doorstop, skirting mounted		In good condition.
6.12.4	-	1x wall mounted mirror		Appears in good condition.
6.12.5	-	A range of glass panes	- Intact	As Inventory & Check In
6.13	Dining Table	Glass top dining table	- Light surface scratching seen	As Inventory & Check In + Chip near centre; glass has minor scratches in places.
6.14	Dining Chairs	4x cream leather dining chairs 4x matching legs	- Very light usage marks seen to the base - Some additional staining seen to the base, cleaning required, 1x is torn and hole seen at the bottom, please see the photograph.	As Inventory & Check In



6. ENTRANCE / HALLWAY (CONT.)



6. ENTRANCE / HALLWAY (CONT.)



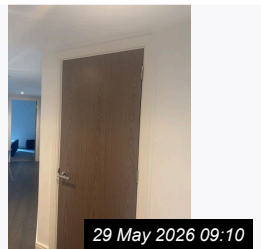
7. UTILITY ROOM / AREA				
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
7.1	General Overview			Requires professional cleaning. Needs Cleaning - Tenant
7.2	Exterior Door	1x medium wood door with - 1x chrome handle External doorframe Painted in white		In good condition - handle was in tact.
7.3	Interior Door	1x medium wood door with - 1x chrome handle Internal doorframe Painted in white		Door interior top section damaged - part of wood missing. Damage - Tenant
7.4	Walls	Painted in white	- Some light scattered areas of scuff marking seen to the right hand side and to the left hand side - Some additional mid to low level scuffs seen - Some additional rub marks seen to the right hand side - Some additional scuff marking seen to the right hand side on entry.	<i>As Inventory & Check In</i> + Further scuff marks visible on walls on all sides throughout this area. Damage - Tenant
7.5	Ceiling	Painted in white		Appears in good condition.
7.6	Flooring	Cream tiled floor Part medium wood	- Heavy worn area seen in front of the washing machine	<i>As Inventory & Check In</i>
7.7	Skirting	Painted in white		Scuff marks seen to places.
7.8	Lighting			The light is in working order; activates automatically via sensor when door opened.
7.9	Switches	A range of fuse switches		All in good, working order.
7.10	Sockets			Tested for power and found to be in good working order.
7.11	Extractor Fan			The air vent is found to be open.

7. UTILITY ROOM / AREA (CONT.)				
7.12	Washing Machine	1x Siemens washing machine		<p>Slight dirt and dust are visible on the door seal.</p> <p>Soap compartment is dirty.</p> <p>Needs Cleaning - Tenant</p>
7.13	Fuse board	1x fusebox		Appears in good condition.
7.14	Water Tank / Cylinder / Boiler			The HIU appears intact.
7.15	Additional Items / Information			
7.15.1	-	1x Nuairer unit		Appears in good condition,
7.15.2	-	1x red Vileda mop bucket with grey handled mop		<p>Not seen.</p> <p>Missing Item/s - Tenant</p>
7.15.3	-	1x ailer		<p>Not seen.</p> <p>Missing Item/s - Tenant</p>
7.15.4	-	1x silver framed ironing board		<p>This is present.</p> <p>No cover was present on the ironing board.</p>
7.15.5	-	1x grey plastic laundry basket with matching top	- Cracked	<i>As Inventory & Check In</i>
7.15.6	-	1x Getery dehumidifier		This is present.
7.15.7	-	1x [1:38] hoover with attachment		A different hoover appears to be present.
7.15.8	-	1x grey handled floor cleaner		<p>Not seen.</p> <p>Missing Item/s - Tenant</p>
7.15.9	-	1x hoover box [1:43]		This is present.

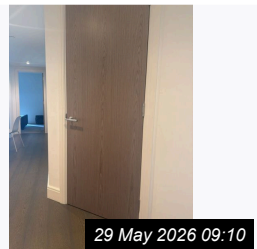
7. UTILITY ROOM / AREA (CONT.)				
7.15.10	-	1x grey bin		Not seen. Note: Bedroom 1 contains a grey bin; no check-in photo available, so unable to confirm if this is the same item. Needs Replacing - Investigate
7.15.11	-	1x Russell Hobbs iron		This is present.
7.15.12	-	1x further grey mop		Not seen. Missing Item/s - Tenant
7.16	Fixtures & Fittings	1x small green brush		Not seen. Missing Item/s - Tenant
7.16.1	-	1x white vent, ceiling mounted		Appears in good condition - open.
7.16.2	-	1 x Danfoss heat meter unit with an associated pipework		Appears in good condition.
7.16.3	-	1x water meter with an associated pipework		Appears in good condition.



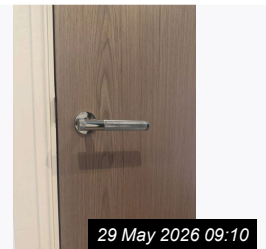
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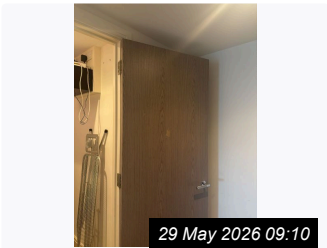
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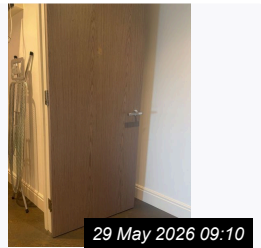
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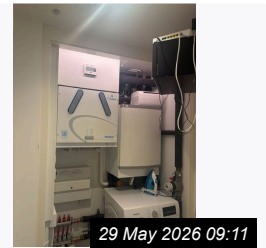
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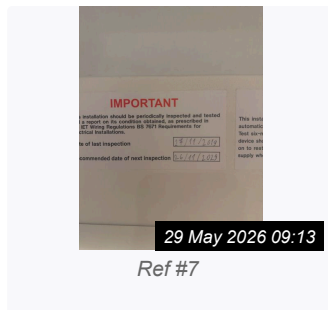
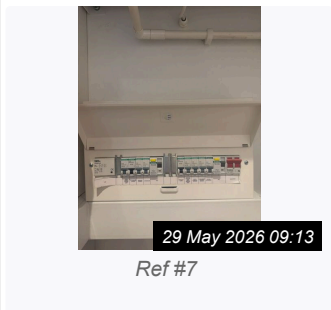
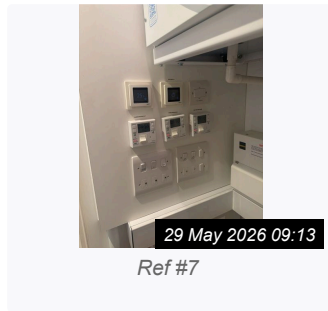
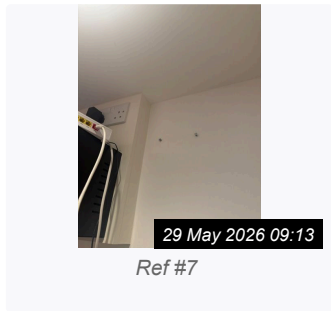
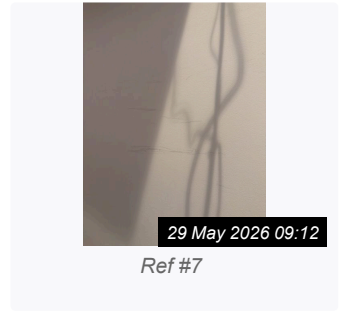
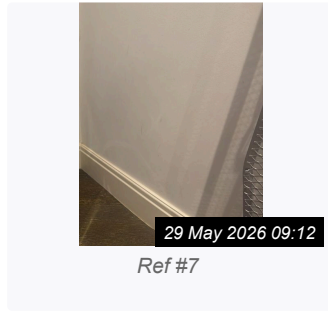
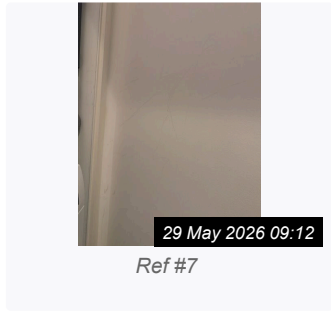
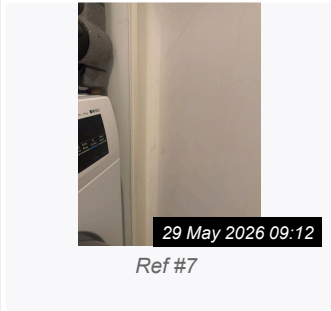
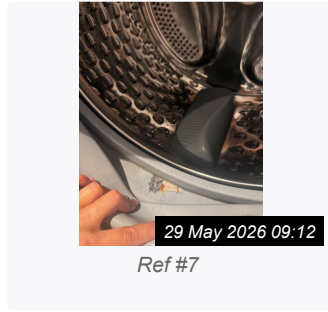
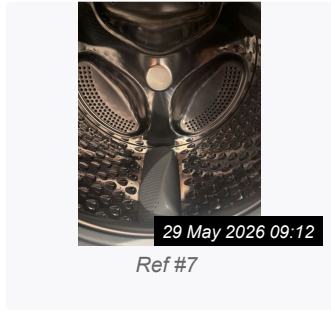
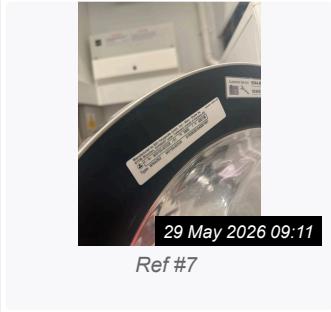
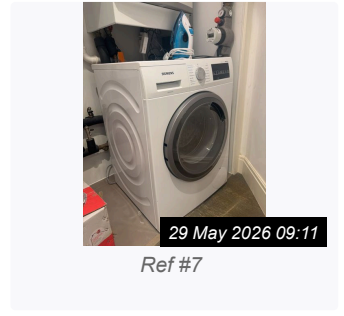
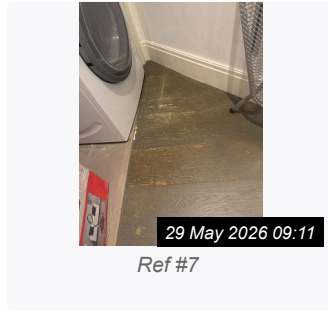
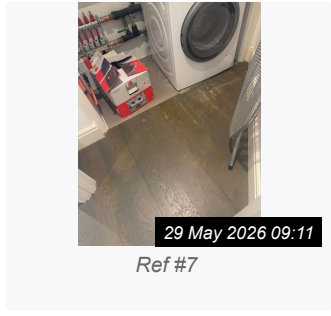
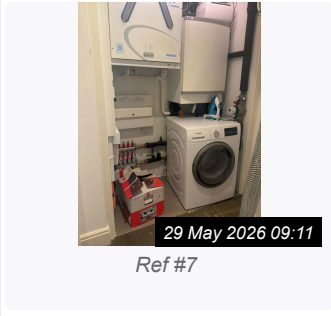


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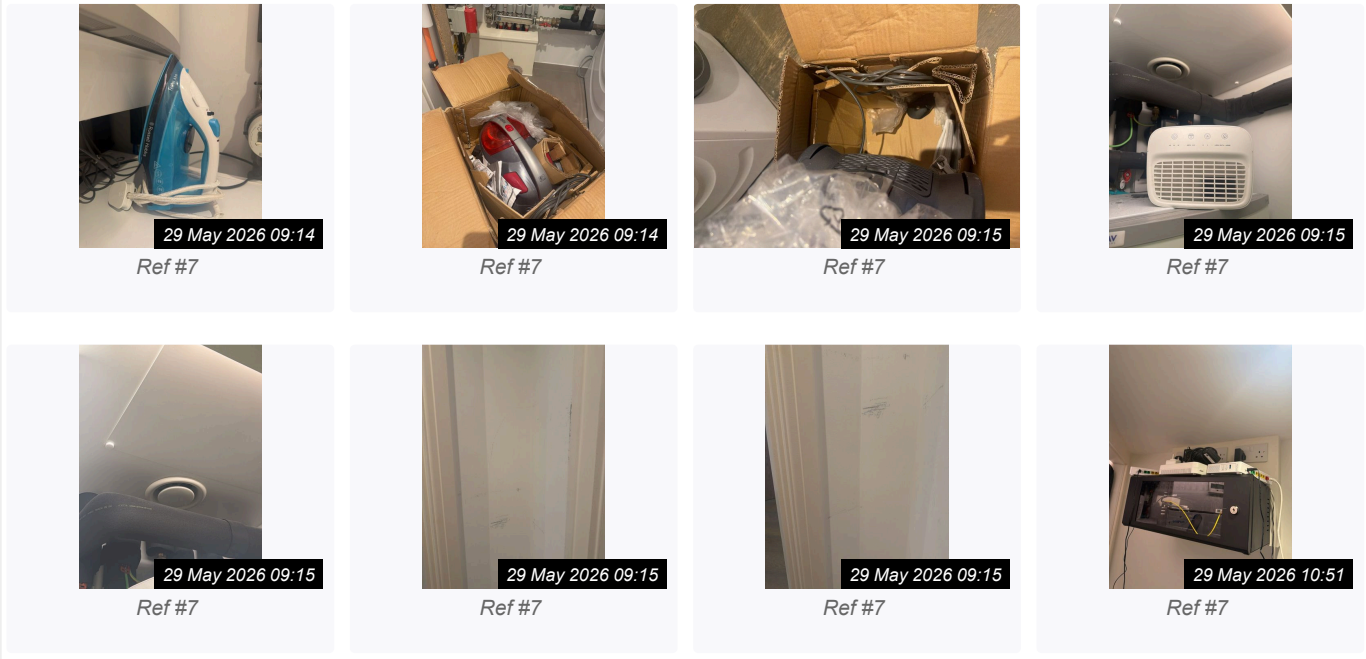


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7. UTILITY ROOM / AREA (CONT.)



7. UTILITY ROOM / AREA (CONT.)



8. OPEN-PLAN RECEPTION AREA

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
8.1	General Overview			<p>Generally the reception area was in an acceptable condition though it requires professional cleaning.</p> <p>Needs Cleaning - Tenant</p>
8.2	Walls		<ul style="list-style-type: none"> - Some light shaded marks seen above the sofa - A couple of light horizontal scuff marks seen directly behind the small circular side table - Further mid to low level scuffs - Horizontal scuffs seen at low level - Numerous brown sticky residue marks seen at high-level left hand side, please see photographs - Further scuffs seen behind the TV - Left hand side wall, has glue residue mark seen at high level. 	<p><i>As Inventory & Check In</i></p> <p>+</p> <p>Scuff marks visible around light switches.</p>

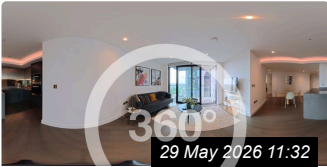
8. OPEN-PLAN RECEPTION AREA (CONT.)				
8.3	Ceiling	Painted in white		Appears in good condition Ceiling: crack visible on left-hand section, above left-hand blind.
8.4	Flooring	A continuation of medium wood	<ul style="list-style-type: none"> - On entrance to the right hand side, there is a large scratched area - Forward of the entry, floorboards are heavily worn - Further large- scratched area seen - Heavy scratches seen directly in front of the sofa - Further large- scratched area seen in front of the TV unit - Further surface scratch seen in front of the sofa - Additional worn areas seen on entrance 	<i>As Inventory & Check In</i>
8.5	Skirting	Painted in white		Chipping seen RHS to the TV stand. Damage - Tenant
8.6	Lighting	5x spotlights	- Tested and working	<i>As Inventory & Check In</i>
8.7	Window(s) / Sill	<ul style="list-style-type: none"> - A range of black aluminium framed windows - 2x panes of glass - 1x sliding door opening 	- Tested and working	<i>As Inventory & Check In</i>
8.8	Blinds	2x light grey roller blinds	<ul style="list-style-type: none"> - Tested and working via the pulleys - Some light black marks seen to the base 	<i>As Inventory & Check In</i> + Small orange marks seen to the blinds in places. Damage - Tenant
8.9	Switches	A range of chrome switches	- All are intact	<i>As Inventory & Check In</i>
8.10	Sockets	A range of chrome sockets	- All are intact	<i>As Inventory & Check In</i>
8.11	Air Vent	1x white vent		Appears in good condition and was open.
8.12	Additional Items / Information			

8. OPEN-PLAN RECEPTION AREA (CONT.)				
8.12.1	-	1x Panasonic flat screen television - 1x remote control		This is present and appears to be in good condition.
8.12.2	-	1x gold distressed effect shelving unit		This is present and appears to be in good condition.
8.12.3	-	1x hardback book, which is a storage holder		This is present and appears to be in good condition.
8.12.4	-	1x beige vase with a partial face painted		This is present and appears to be in good condition.
8.12.5	-	1x glass vase with artificial cactus		This is present and appears to be in good condition.
8.12.6	-	1x brass based lamp with a brass shade	- Tested and working	<i>As Inventory & Check In</i> + This is present and appears to be in good condition.
8.13	Fixtures, Fittings & Furniture			
8.13.1	-	1x white sprinkler unit ceiling mounted		Appears in good condition.
8.13.2	-	2x black framed canvas artworks, please see photographs		These are present and appear to be in good condition, although there is heavy dust visible. Needs Cleaning - Tenant
8.14	Coffee Table	1x black circular coffee table with black and gold legs		Some scratch marks are visible in places.
8.15	Rug	1x shades of grey and gold rug	- Black staining seen to the right hand side - Approximately 4x spot stains seen to the left hand side - Additional light spot marks seen in places - Additional light brown stain seen to the edges.	<i>As Inventory & Check In</i>

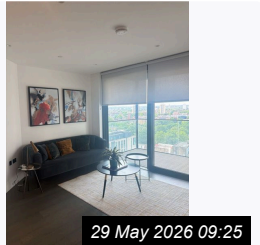
8. OPEN-PLAN RECEPTION AREA (CONT.)

8.16	Side Table	1x distressed mirrored circular table with a metal frame	This is present and appears to be in the same condition.
8.17	Sofa	1x dark grey sofa - Fixed base cushion - 2x matching scatter cushions - 1x red scatter cushion - 1x gold scatter cushion - 2x beige and green scatter cushions	- Various spot stains seen to the base cushions - Further stain seen to the base - 2x white stains seen to the left hand side, shape of an iron - Further staining seen to the front of the sofa. As Inventory & Check In + Red scatter cushion is not seen. Note: Bedroom 1 contains two red cushions; one may be the same item as previously noted.

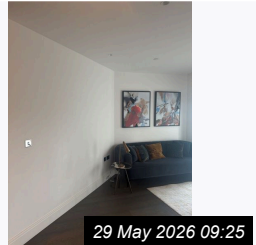
Missing Item/s - Tenant



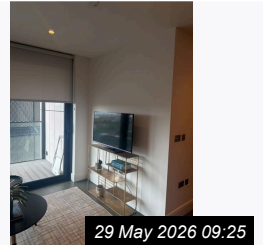
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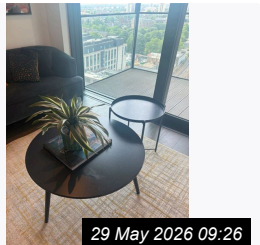
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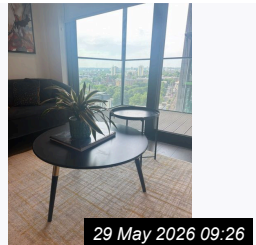
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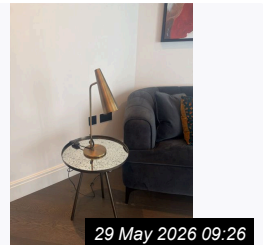
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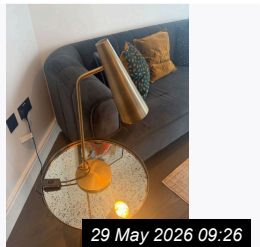
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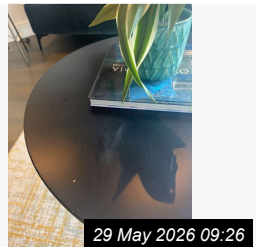
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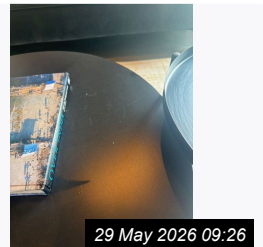
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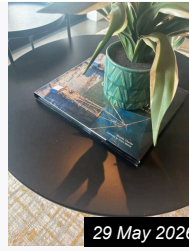
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8. OPEN-PLAN RECEPTION AREA (CONT.)



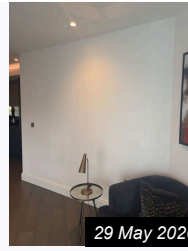
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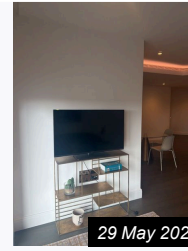
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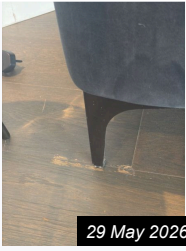
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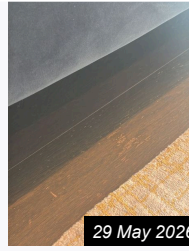
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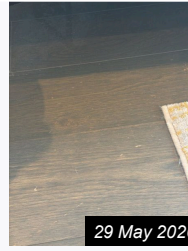
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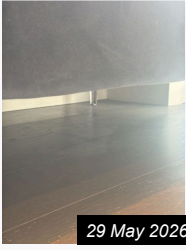
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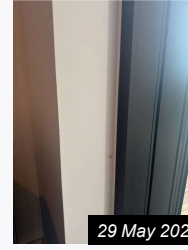
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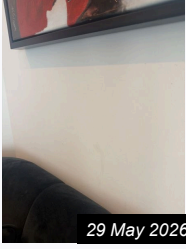
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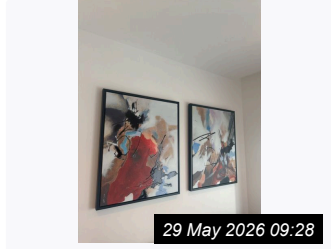
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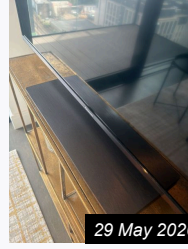
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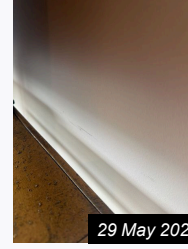
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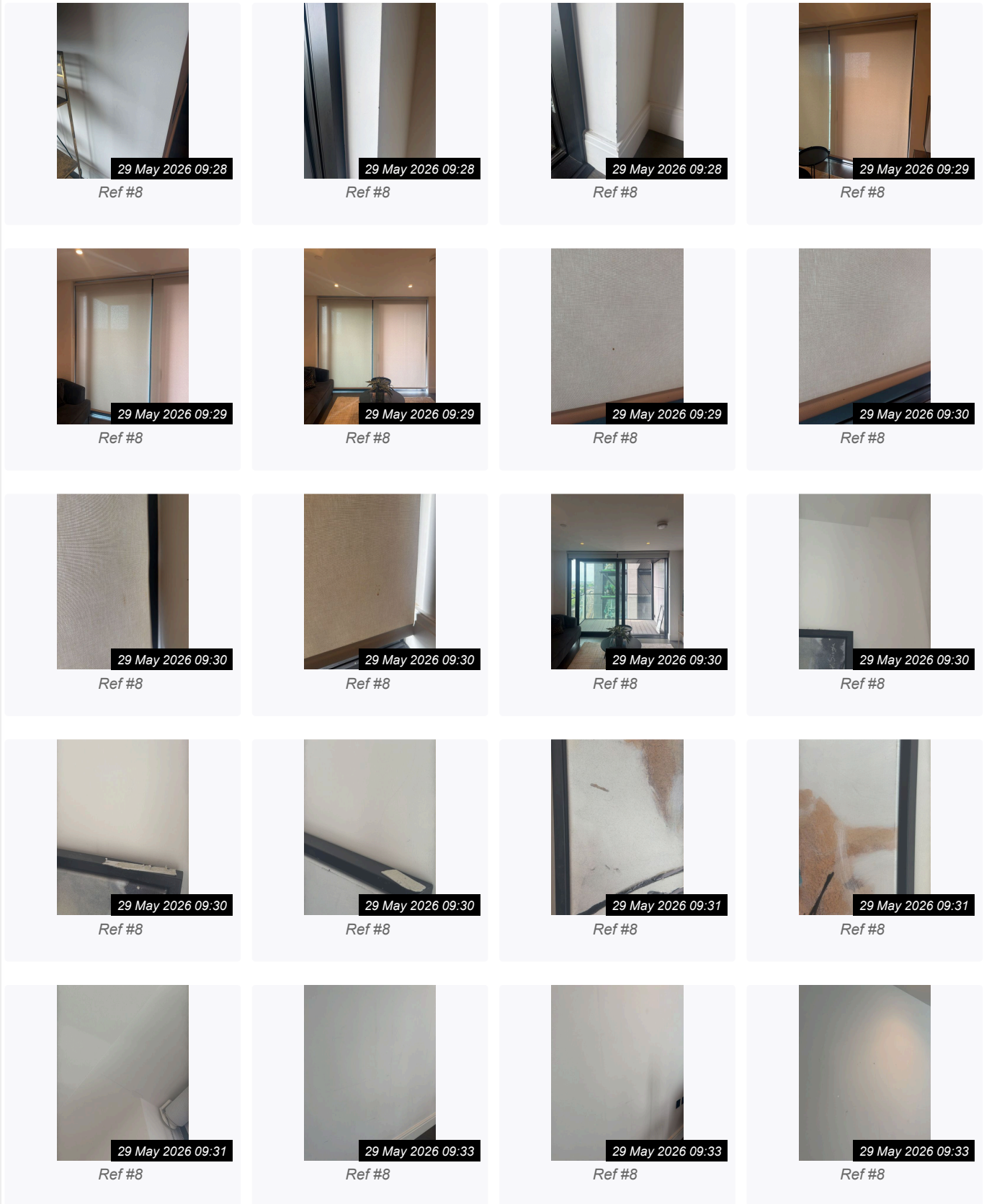
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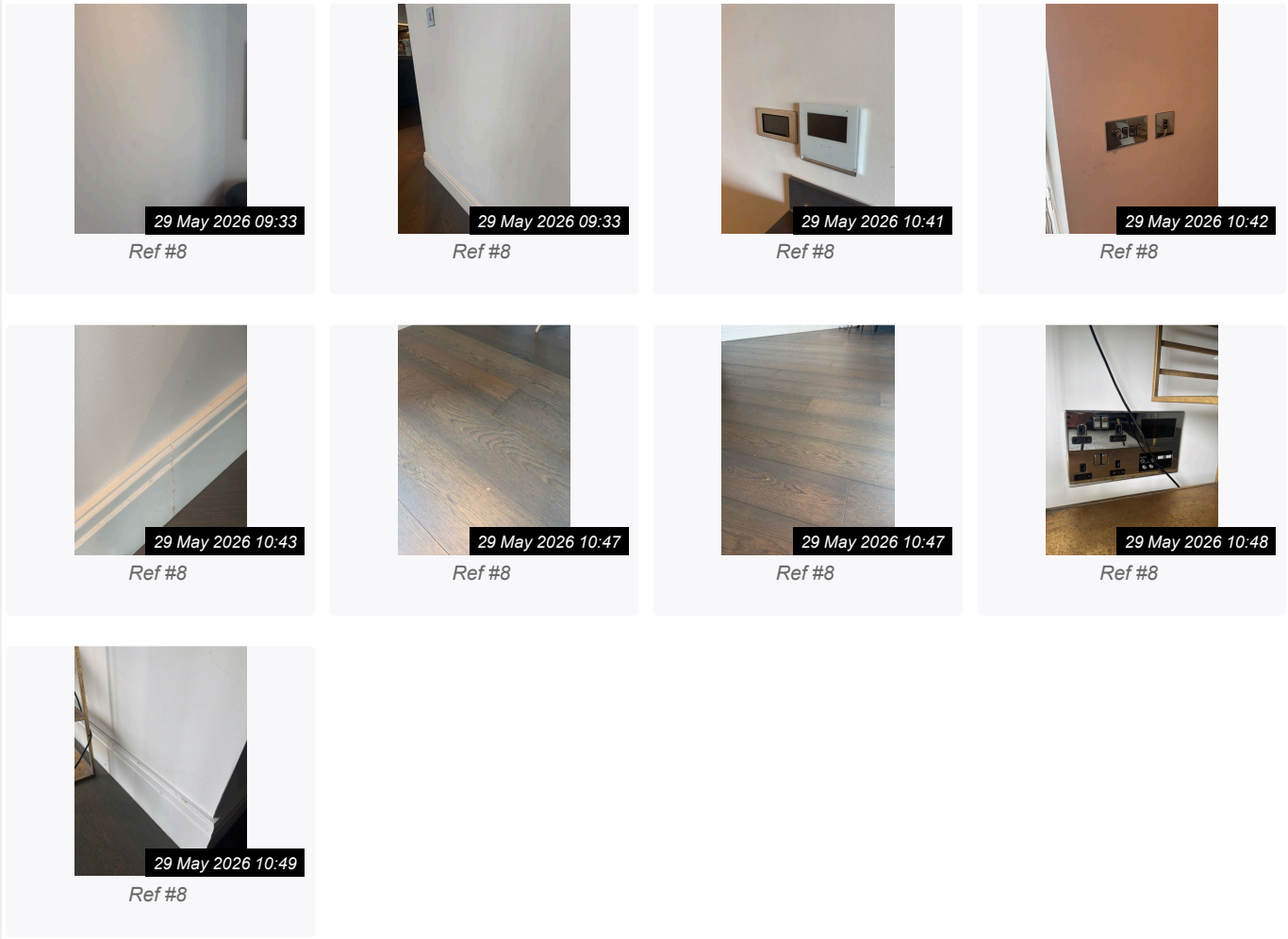
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8. OPEN-PLAN RECEPTION AREA (CONT.)



8. OPEN-PLAN RECEPTION AREA (CONT.)



9. OPEN-PLAN KITCHEN AREA

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
9.1	General Overview			Requires professional cleaning throughout. Needs Cleaning - Tenant
9.2	Walls	Painted in white	- Right hand side on the entry, has a few light scattered marks seen - Additional mid to low level scuffs seen	As Inventory & Check In + Heavy black scuff marks are present at mid-level on the right-hand side upon entry. Additional scuff marks are also visible on the wall section located above the island unit. Damage - Tenant

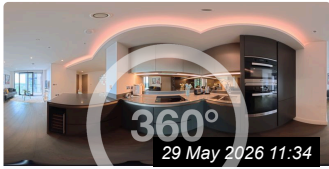
9. OPEN-PLAN KITCHEN AREA (CONT.)				
9.3	Ceiling	Painted in white		Appears to be in good condition.
9.4	Flooring	A continuation of a medium wood	<ul style="list-style-type: none"> - Discoloured stain seen throughout the edge below left hand side - Further worn areas and stains seen in front of the hob to the right hand side, please see the photograph - Additional heavy worn area seen to the left hand side - Numerous worn areas seen to the right hand side of the wine cooler. 	<i>As Inventory & Check In</i>
9.5	Skirting	Painted in white		Stains visible and the paint is bubbling - RHS of the fridge. Damage - Tenant
9.6	Lighting	4x spotlights	- 1x is not in a working order	<i>As Inventory & Check In</i>
9.6.1	-	Integrated striplight below the wall units	- Tested and working	<i>As Inventory & Check In</i>
9.7	Switches	A range of chrome switches	- All are intact	<i>As Inventory & Check In</i>
9.8	Sockets	A range of chrome sockets	- All are intact	<i>As Inventory & Check In</i>
9.9	Kitchen Units	A range of stainless steel effect and dark grey wall and base units	<ul style="list-style-type: none"> - All door and drawer units are tested and are working - Base unit below the sink is heavily worn to the top edge - Unit below the sink is heavily water damaged, please see photographs - Some additional usage marks - Unit below the oven has some light chips seen to the front face - Bottom drawer unit has some light chips seen to the front face - Unit below the sink has some very light chips seen to the front face. 	<i>As Inventory & Check In</i> + Very dirty throughout, with visible grime, dust and ingrained dirt present across all surfaces, fixtures and fittings. Cabinet under kitchen sink - damage noted to bottom section. Needs Cleaning - Tenant

9. OPEN-PLAN KITCHEN AREA (CONT.)				
9.10	Worktop(s)	<ul style="list-style-type: none"> - 1x grey granite worktop with an integrated drainer area - Matching splashback 	<ul style="list-style-type: none"> - Heavy chip seen above the drawer unit to the left hand side - Further light wipe marks seen to the right hand side of the sink - 2x additional chips seen in front of the hob - Additional chip seen above the drawer unit, also above the wine cooler - Additional chip seen above the wine cooler 	<i>As Inventory & Check In</i>
9.10.1	-	1x mirrored splashback		Appears in good condition - no visible damage.
9.11	Sink / Tap	<ul style="list-style-type: none"> - 1x stainless steel sink - Stainless steel bucket plug - 1x black mixer tap 	<ul style="list-style-type: none"> - Handle is missing - Tested and working 	In good working order. Tap tested; no sink blockage seen.
9.12	Extractor Hood	1x Siemens extractor fan	<ul style="list-style-type: none"> - Light is seen - Please see a photograph for the model number and serial number 	<p><i>As Inventory & Check In</i> +</p> <p>The filter is heavily coated with grease. Cooker hood filter frame - damage visible; bent / misaligned section noted.</p> <p>Needs Cleaning - Tenant</p> <p>Damage - Tenant</p>
9.13	Oven	<ul style="list-style-type: none"> - 1x Miele oven <p>Internally:</p> <ul style="list-style-type: none"> - Glass tray - Chrome wire tray 	<ul style="list-style-type: none"> - Light is seen - Please see a photograph for the model number and serial number 	Needs Cleaning - Tenant
9.14	Hob	1x Miele induction hob	<ul style="list-style-type: none"> - Please see a photograph for the model number and serial number 	<p><i>As Inventory & Check In</i> +</p> <p>Minor surface scratches from general use.</p> <p>Needs Cleaning - Tenant</p>

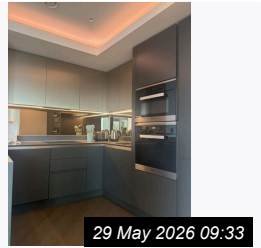
9. OPEN-PLAN KITCHEN AREA (CONT.)				
9.15	Fridge / Freezer	<ul style="list-style-type: none"> - 1x Siemens fridge freezer - 3x door shelves - 2x egg trays - 1x bottle divider - 2x glass shelves - 2x plastic salad trays, one has a lid - 1x inbuilt freezer compartment - Serial number is K187VVS30G/03 	- Please see a photograph for the model number and serial number	<p><i>As Inventory & Check In</i> +</p> <p>Crack visible on the left-hand side of the first freezer drawer.</p> <p style="background-color: #FFC107; padding: 2px;">Needs Cleaning - Tenant</p> <p style="background-color: #FFC107; padding: 2px;">Damage / Needs Replacing - Tenant</p>
9.16	Dishwasher	<ul style="list-style-type: none"> - 1x Siemens dishwasher - Serial number is SN636X00KG13 <p>Internally:</p> <ul style="list-style-type: none"> - 3x pull-out trays 	<ul style="list-style-type: none"> - Light is seen - Please see a photograph for the model number and serial number 	<p><i>As Inventory & Check In</i> +</p> <p>1x Square bowl is seen. 3x Round bowls are seen.</p> <p style="background-color: #FFC107; padding: 2px;">Needs Cleaning - Tenant</p>
9.17	Microwave	<ul style="list-style-type: none"> - 1 x Miele microwave <p>Internally:</p> <ul style="list-style-type: none"> - Glass rotating plate - Circular oven tray - Circular chrome wire tray - 1x plastic circular lid 	- Please see a photograph for the model number and serial number	<i>As Inventory & Check In</i>
9.18	Wine Cooler	- 1x slim wine fridge	<ul style="list-style-type: none"> - Light is seen - Please see a photograph for the model number and serial number 	<p><i>As Inventory & Check In</i> +</p> <p>Appears in good condition and in working order.</p>
9.19	Additional Items / Information			
9.19.1	-	1x Russell Hobbs kettle		This is present.
9.19.2	-	Matching toaster		This is present.
9.19.3	-	4x bowls		These items were found in the dishwasher.
9.19.4	-	4x side plates		These items were found in the dishwasher.
9.19.5	-	3x dinner plates	- 1x is chipped	<p><i>As Inventory & Check In</i> +</p> <p>These items were found in the dishwasher.</p>

9. OPEN-PLAN KITCHEN AREA (CONT.)				
9.19.6	-	5x assorted mugs		4x white mugs. 1x blue mug.
9.19.7	-	1x grey utensil holder		This is present.
9.19.8	-	7x utensils		These are present.
9.19.9	-	1x small glass tumbler		This is present.
9.19.10	-	1x pedal bin		Left-hand side bin compartment: cover is missing. Needs Replacing - Tenant
9.19.11	-	Cutlery holder		This is present.
9.19.12	-	Matching black scissors		This is present - found in the utensil holder.
9.19.13	-	Matching chrome handle		This is present.
9.19.14	-	4x saucepans, 3x glass lids		These are present.
9.19.15	-	1x sieve		Not seen. Missing Item/s - Tenant
9.19.16	-	1x large wine glass		This is present.
9.19.17	-	2x frying pans		These are present.
9.19.18	-	3x assorted placemats		Not seen. Missing Item/s - Tenant
9.19.19	-	1x small iron	<i>Item added after Check In</i>	This is present.
9.19.20	-	1x white bag containing miscellaneous items	<i>Item added after Check In</i>	Appliance manuals and a few small items found inside.

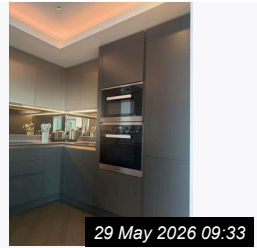
9. OPEN-PLAN KITCHEN AREA (CONT.)



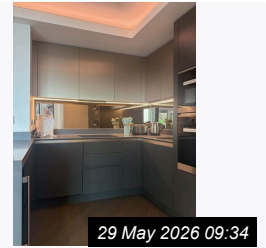
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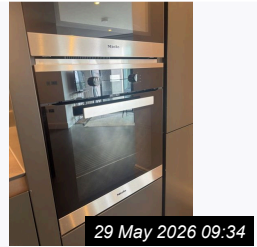
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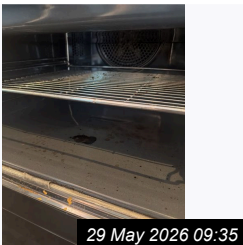
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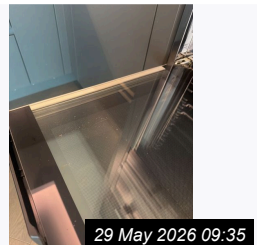
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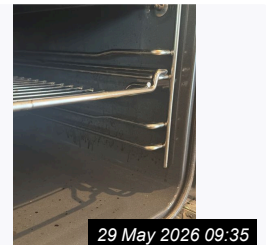
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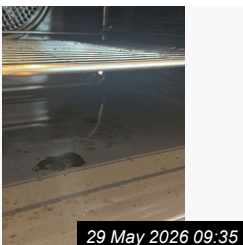
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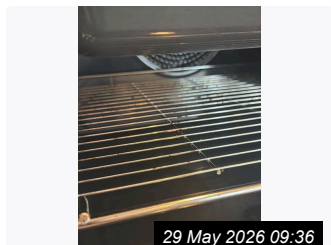
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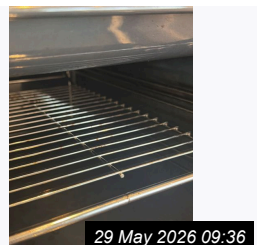
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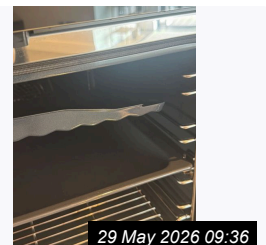
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9. OPEN-PLAN KITCHEN AREA (CONT.)



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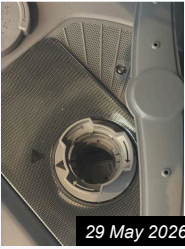
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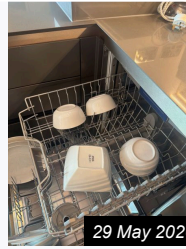
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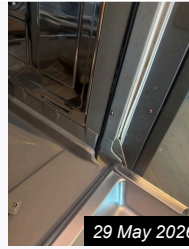
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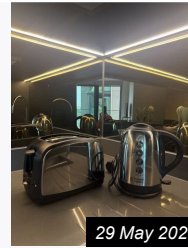
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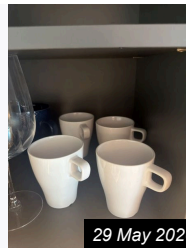
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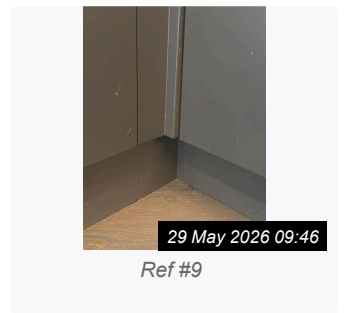
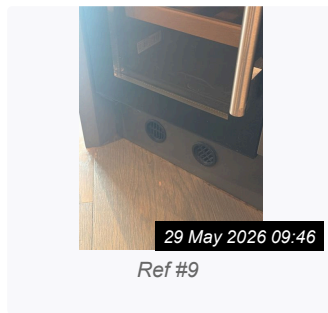
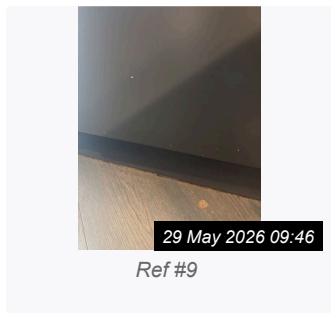
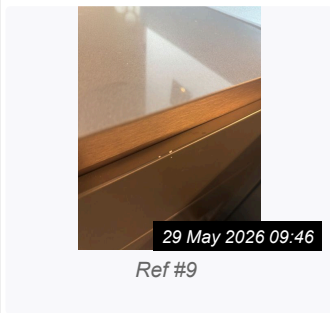
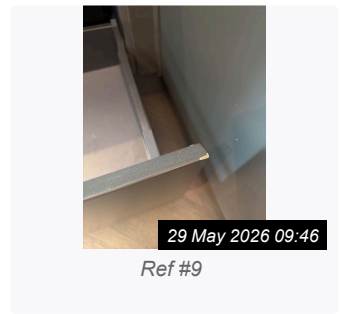
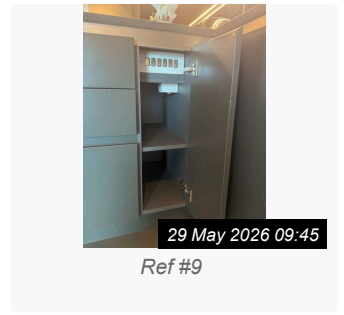
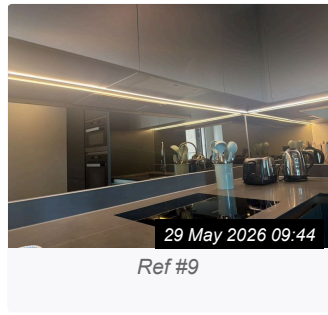
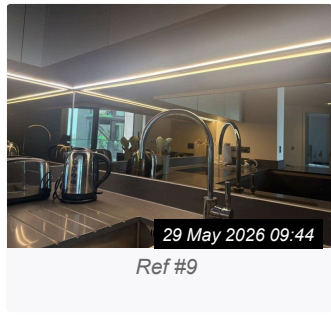
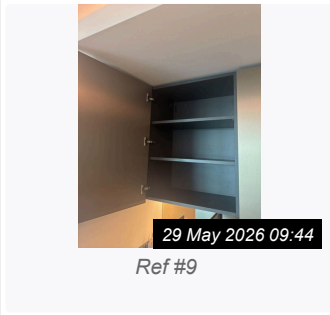
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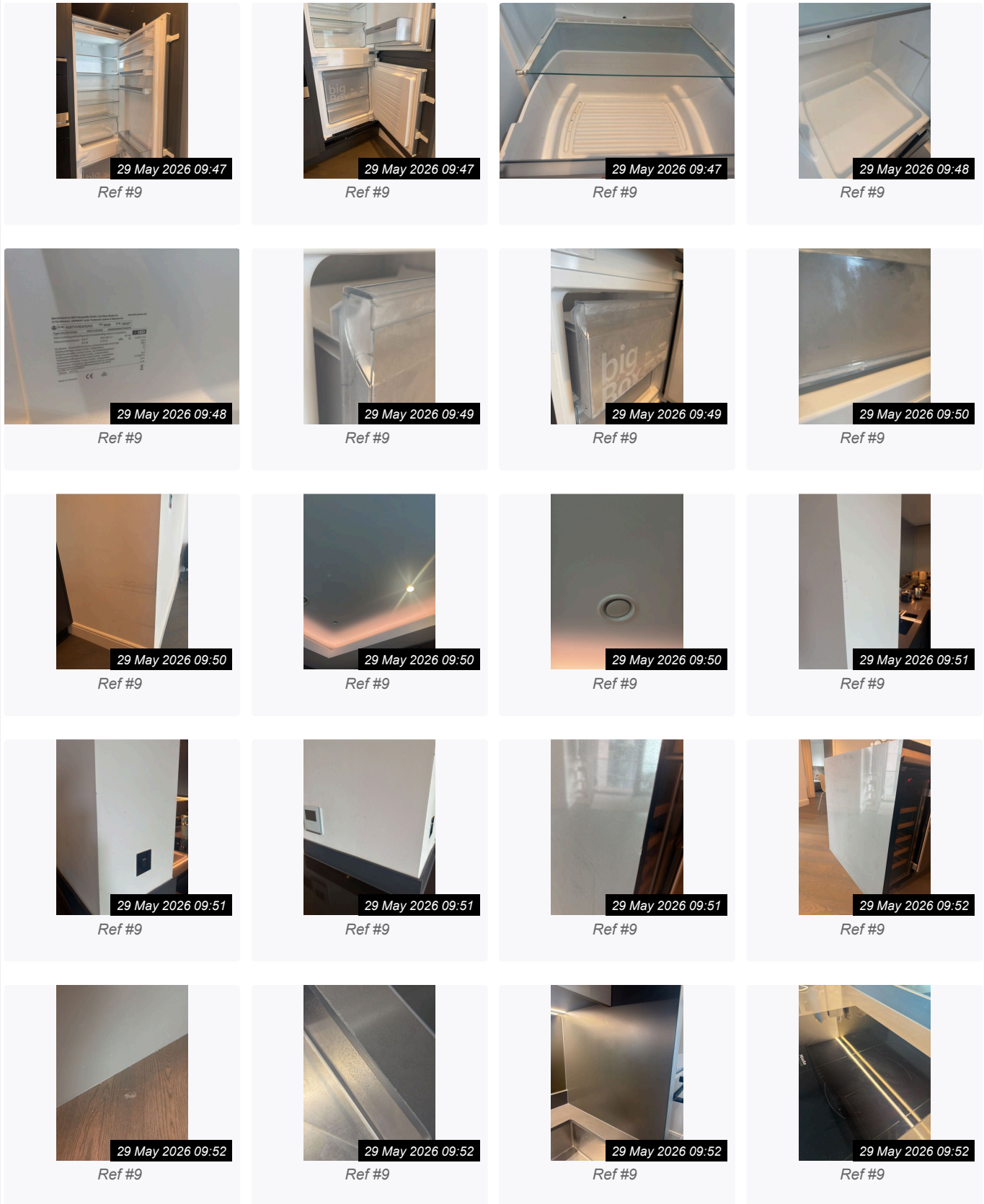
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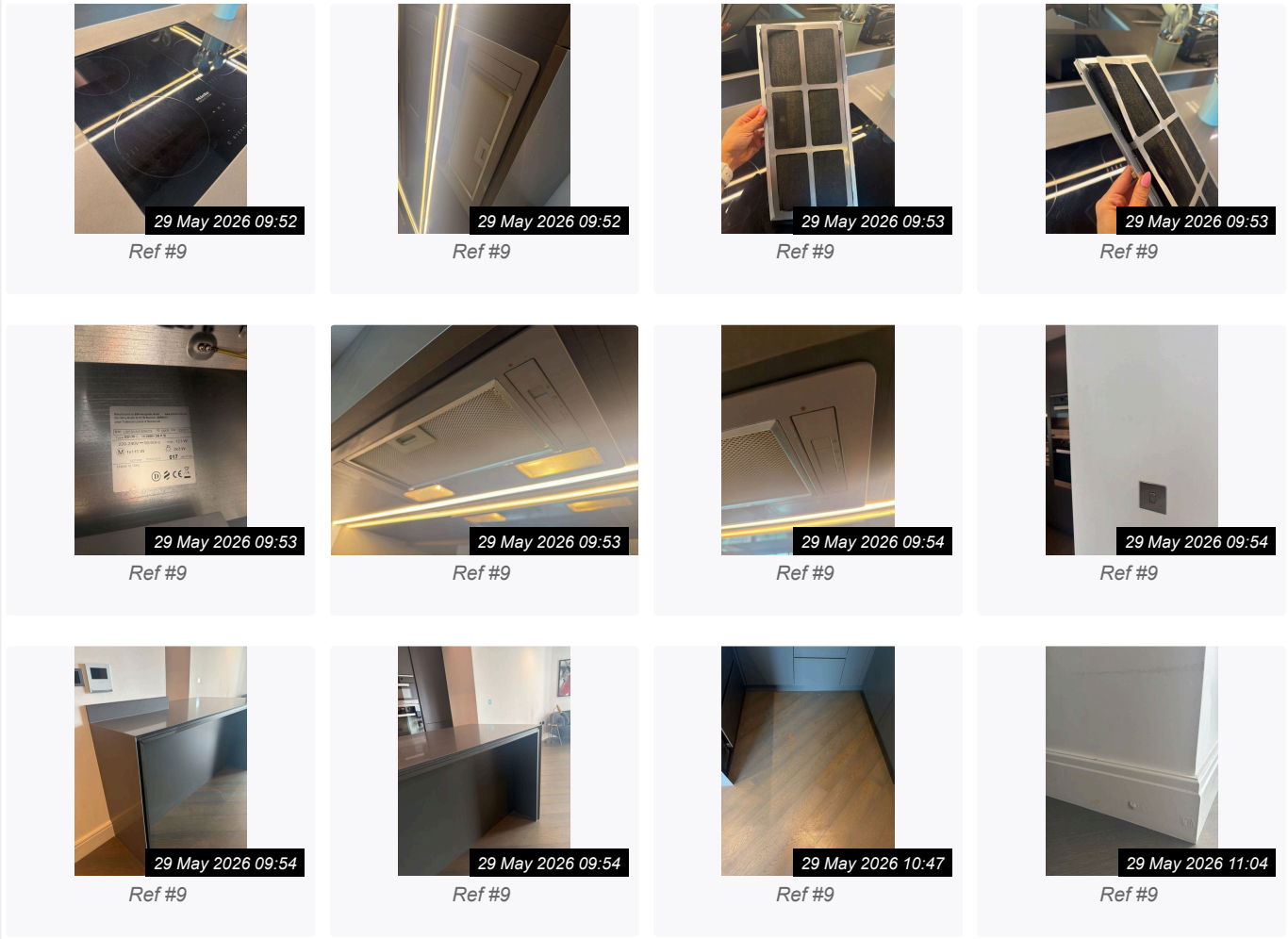
9. OPEN-PLAN KITCHEN AREA (CONT.)



9. OPEN-PLAN KITCHEN AREA (CONT.)



9. OPEN-PLAN KITCHEN AREA (CONT.)



10. BEDROOM 1

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
10.1	General Overview			<p>Generally in good condition, although dust and dirt were observed in places, including under the bed.</p> <p>Requires professional cleaning.</p> <p>Needs Cleaning - Tenant</p>
10.2	Exterior Door	<p>Medium wood finish - 1x chrome handle</p> <p>External doorframe Painted in white</p>	- Tested and working	<p><i>As Inventory & Check In</i> +</p> <p>Appears in good condition.</p>

10. BEDROOM 1 (CONT.)				
10.3	Interior Door	Consistent with external Internal doorframe Painted in white		Appears in good condition.
10.4	Walls	Painted in white	<ul style="list-style-type: none"> - Opposite the entry there are various small marks - Towards the corner there are large scuffs seen above the audio unit - Heavy indent seen at a low level to the right hand side of the window - Further scuffs seen to the leading edge - Further mid to low level scuffs - Numerous sellotape residue marks seen to the left hand side of the window - Opposite the entry there are various small marks - Towards the corner there are large scuffs seen above the audio unit - Heavy indent seen at a low level to the right hand side of the window - Further scuffs seen to the leading edge - Further mid to low level scuffs - Numerous sellotape residue marks seen to the left hand side of the window - Left hand side of window, has some sticky residue, 2x screw holes and scuffs surrounding 	<p><i>As Inventory & Check In</i> +</p> <p>Additional marks: LHS wall near entrance.</p> <p>Extra scuff marks: wall RHS of window, next to bedside unit.</p> <p>Chipping: outer corner wall opposite entry.</p>
10.5	Ceiling	Painted in white		Brown tape-like residue seen next to spotlight by wardrobe; further scuff mark visible near sprinkler.
10.6	Flooring	Dark grey fitted carpet	<ul style="list-style-type: none"> - Additional spot marks seen on the entrance, approximately 2x - Further shaded areas seen to both left and right hand sides of the bed - Spot stains seen on entrance - 4x burn marks seen in front of the window - 2x areas of small whitish marks seen to the right hand side of the bed. 	<i>As Inventory & Check In</i>
10.7	Skirting	Painted in white		Some light scuff marks are visible in places.

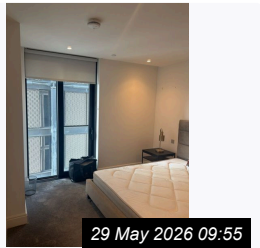
10. BEDROOM 1 (CONT.)				
10.8	Window(s) / Sill	<ul style="list-style-type: none"> - Black aluminium frame windows with 2x glass panes - 1x sliding door opening - Black handle and an integrated lock 	<ul style="list-style-type: none"> - A couple of light scratches seen to the bottom left hand side corner - Tested and working 	<i>As Inventory & Check In</i>
10.9	Blinds	1x light grey roller blind	<ul style="list-style-type: none"> - Tested and working - Light fraying seen at the edge 	<i>As Inventory & Check In</i>
10.10	Lighting	4x spotlights	<ul style="list-style-type: none"> - Tested and working 	<i>As Inventory & Check In</i>
10.11	Switches	A range of chrome switches	<ul style="list-style-type: none"> - All are intact 	<i>As Inventory & Check In</i>
10.12	Sockets	A range of chrome sockets	<ul style="list-style-type: none"> - All are intact 	<i>As Inventory & Check In</i>
10.13	Fixtures, Fittings & Furniture			
10.14	Built-In Wardrobe	<p>1x light wood inbuilt wardrobe</p> <ul style="list-style-type: none"> - 2x sliding doors with chrome integrated handles <p>Internally to the right hand side</p> <ul style="list-style-type: none"> - 1x striplight - Chrome hanging rail - 3x grey lined shelves - 1x yellow blanket - 1x beige blanket - Approximately 4x white sheets - 4x pillows - 1x matching duvet <p>Internally to the left hand side</p> <ul style="list-style-type: none"> - Grey lined shelf - Integrated striplight - Chrome hanging rail - 2x pink fluffy scatter cushions - 1x orange scatter cushion - 1x yellow scatter cushion - 2x shades of brown and orange scatter cushions with beige back - 1x white mattress protector - Approximately 50x small beige hangers 	<ul style="list-style-type: none"> - 1x has been disconnected, found to the right hand side - Right hand side door is stiff to operate, maintenance landlord - Tested and working - Tested and working 	<p>The sliding mechanism was tested and found to be working on both doors.</p> <p>Small chipping is visible on the RHS door at approximately mid-level.</p> <p>1x Yellow blanket - not seen.</p> <p>1x Beige blanket - not seen.</p> <p>50x Beige hangers - not seen.</p> <p>Missing Item/s - Tenant</p>
10.15	Bed	<p>1x grey material king size based bed</p> <ul style="list-style-type: none"> - Matching padded headboard - 1x white Tender Sleep mattress 		<p>In good condition.</p> <p>Mattress inspected on both sides; no stains or rips found.</p>
10.15.1	-	1x chrome digital thermostat	<ul style="list-style-type: none"> - Light is seen - Tested and working 	<i>As Inventory & Check In</i>
10.15.2	-	1x dark wood drawer unit with 2x drawers		Appears in good condition.

10. BEDROOM 1 (CONT.)

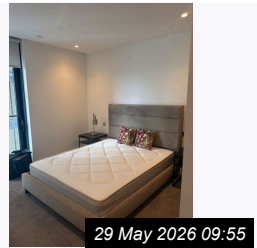
10.15.3	-	2x black picture frames, please see a photograph for the artwork internally	- Both picture frames are missing glass	<p><i>As Inventory & Check In +</i></p> <p>Both items appear damaged.</p>
10.15.4	-	2x gold based lamps withhold shades	- Tested and working	<p>Left-hand lamp not working; bulb present but non-functional.</p> <p>Needs Replacing - Tenant</p>



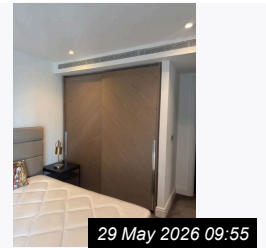
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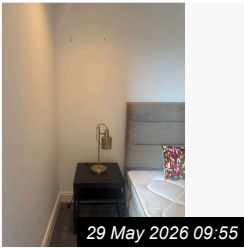
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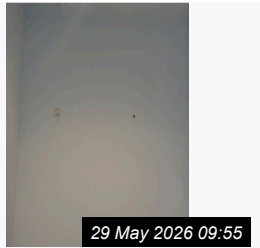
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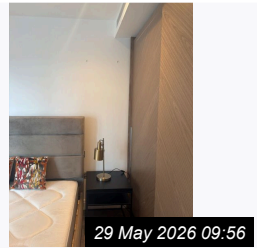
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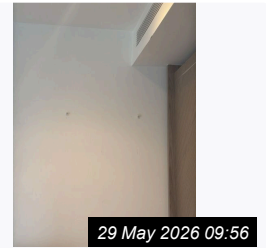
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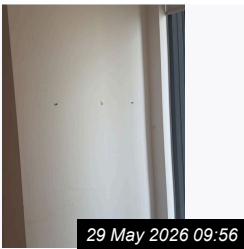
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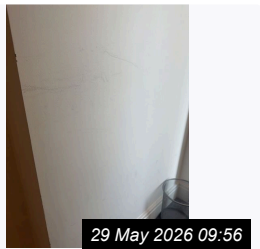
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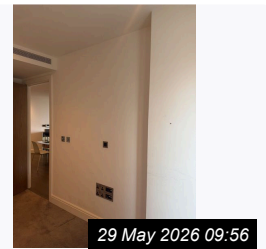
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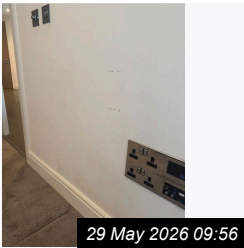
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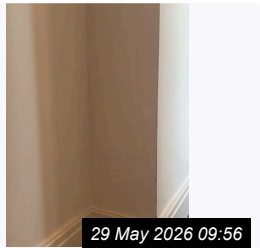
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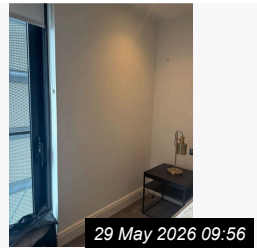
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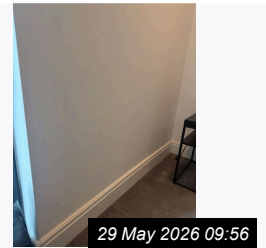
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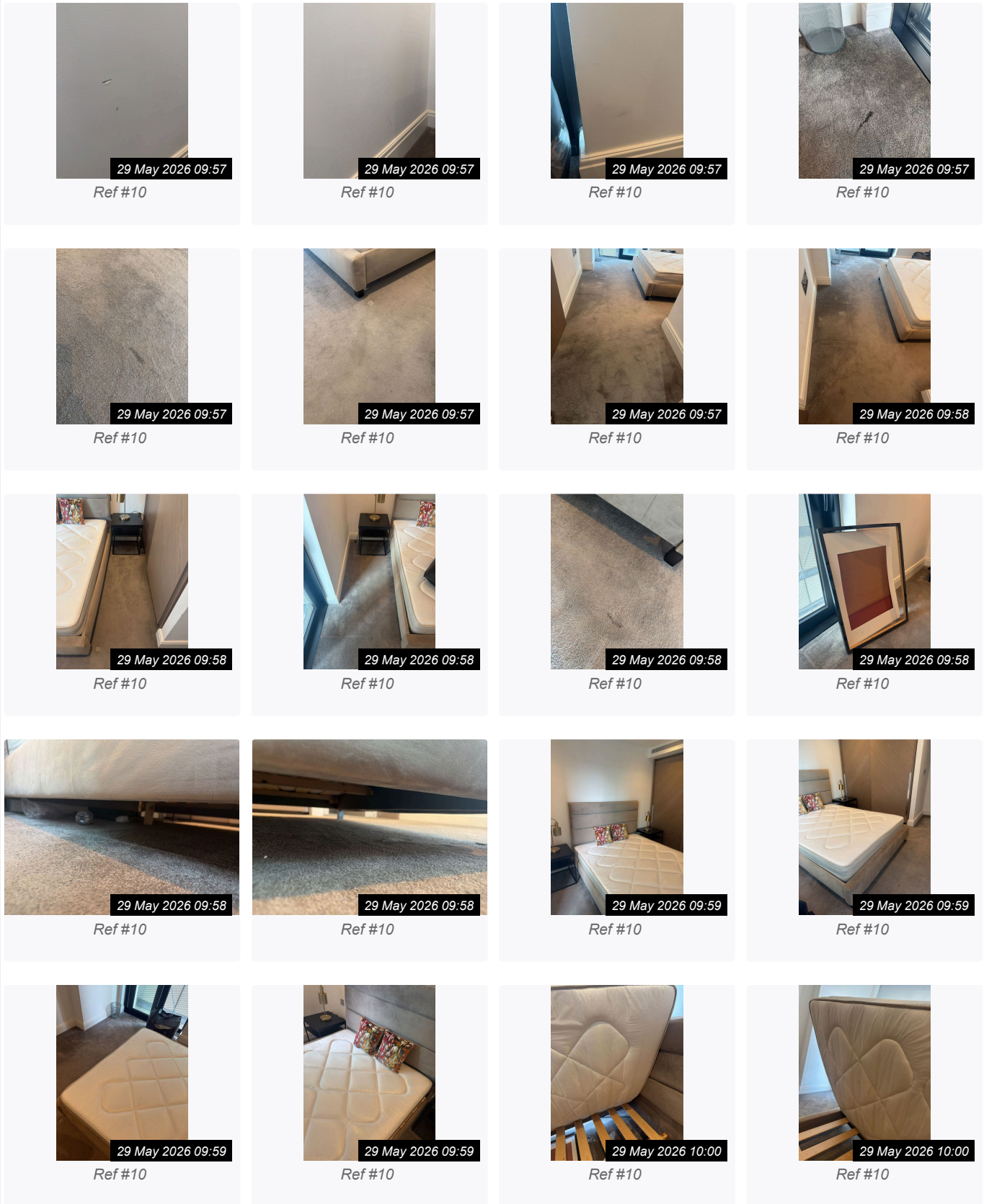


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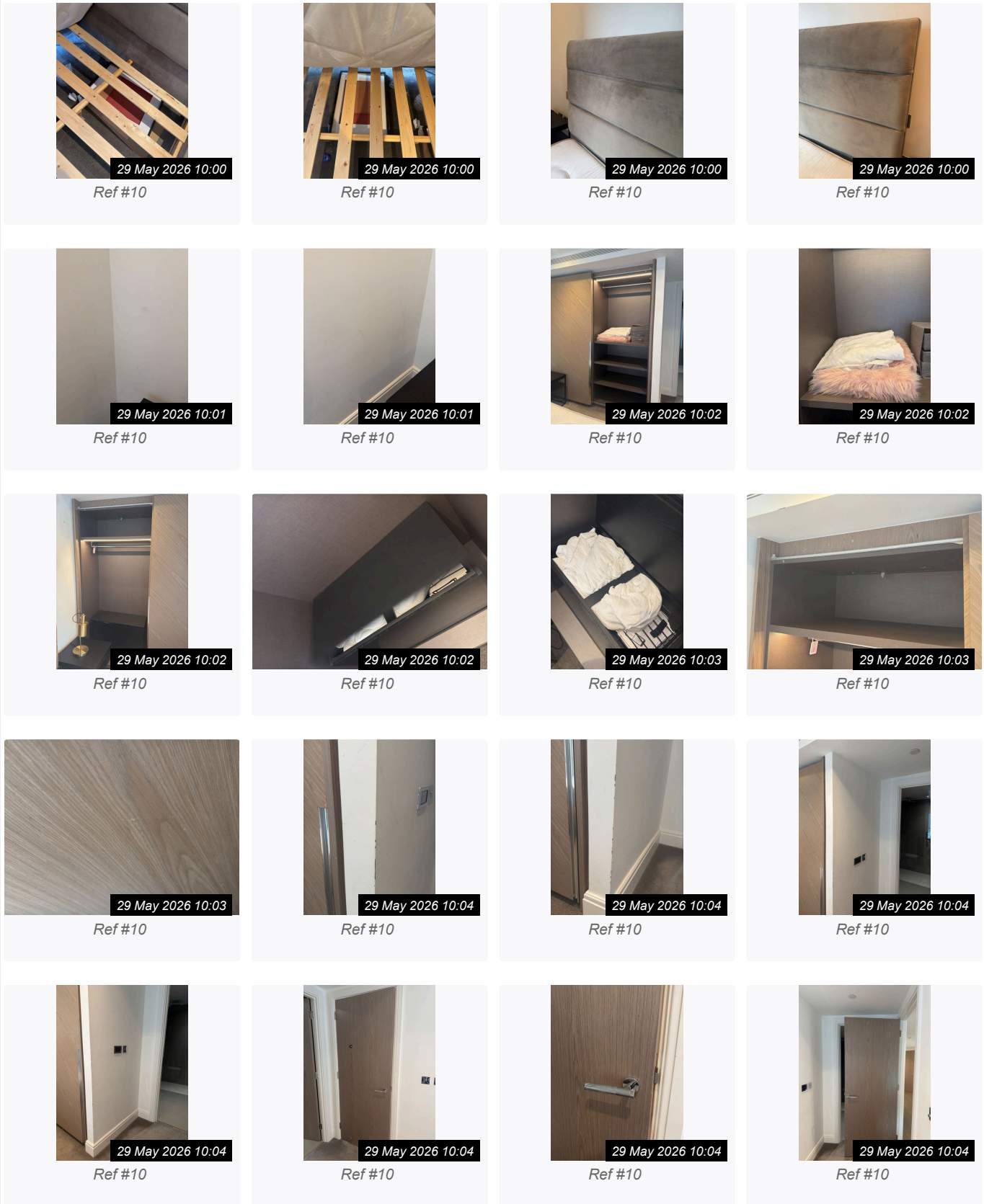


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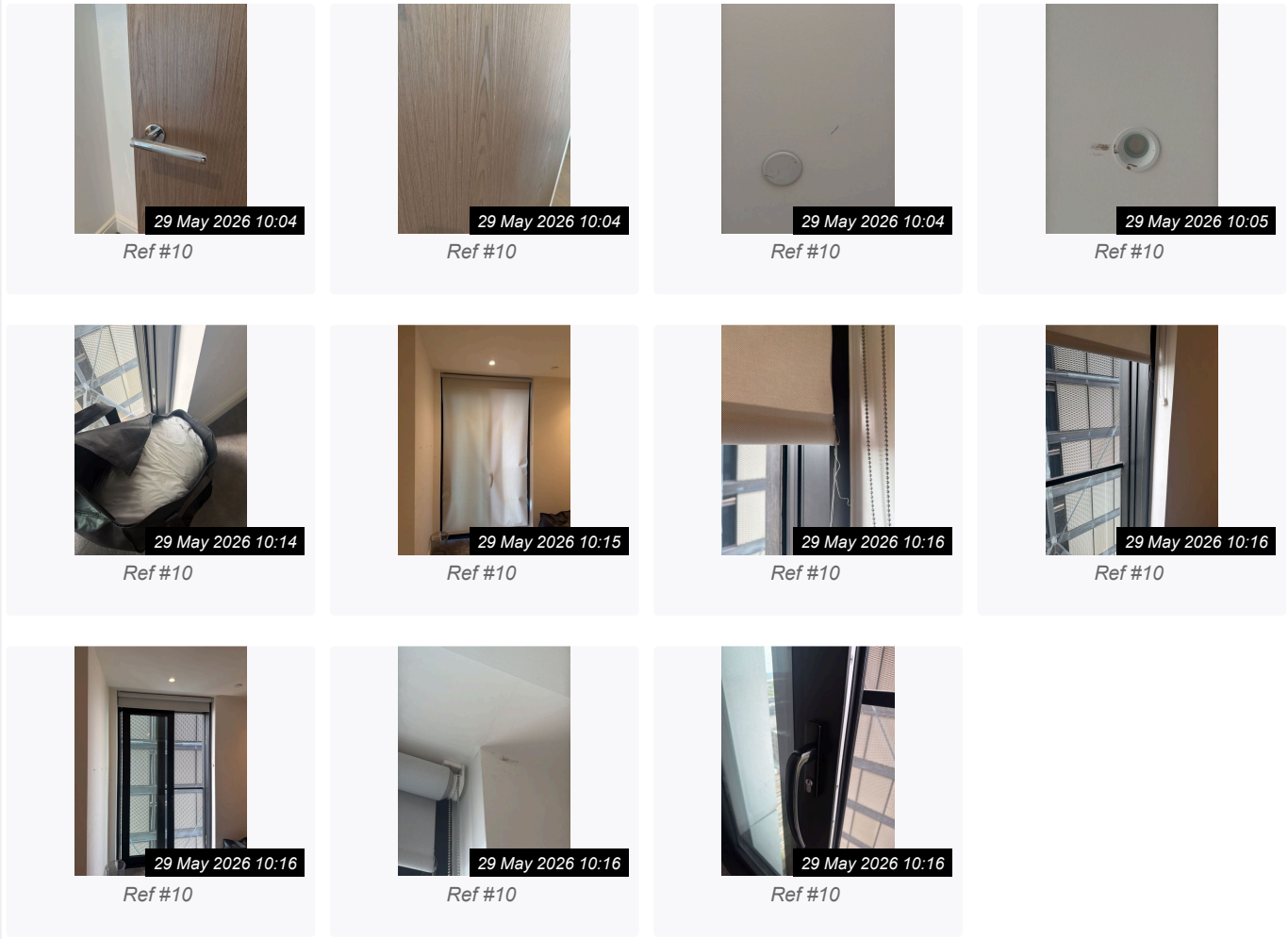
10. BEDROOM 1 (CONT.)



10. BEDROOM 1 (CONT.)



10. BEDROOM 1 (CONT.)



11. EN SUITE

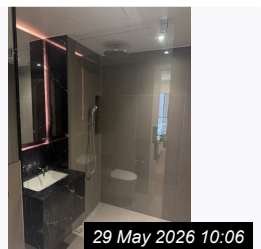
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
11.1	General Overview			Requires professional cleaning throughout. Needs Cleaning - Tenant
11.2	Exterior Door	Medium wood - 1x chrome handle External doorframe Painted in white		Generally good overall condition, though slightly dirty to touch; door handle chrome ring detached. Door handle chrome ring detached. Needs Maintenance - Landlord

11. EN SUITE (CONT.)				
11.3	Interior Door	Medium wood - 1x chrome handle - 1x chrome thumb turn lock - 2x chrome robe hooks Internal doorframe Painted in white	- Tested and working	<i>As Inventory & Check In</i> + Door frame interior section - flaking/peeling visible.
11.4	Walls	Grey tiled	- White discolouring seen in the shower at a low level - Black marble is surrounding the sink and heavy white liquid stains are present - Light discolouring seen to the grout.	<i>As Inventory & Check In</i>
11.5	Ceiling	Painted white		Appears in good condition.
11.6	Flooring	Grey tiled floor	- Heavy discolouring seen to the grout - Further discolouring seen to the grout - Discolouring seen to the grout	<i>As Inventory & Check In</i>
11.7	Lighting	2x spotlights	- Tested and working	<i>As Inventory & Check In</i>
11.7.1	-	A range of integrated striplights	- Tested and working	<i>As Inventory & Check In</i>
11.8	Switches			All in good, working order.
11.9	Heating	1x chrome towel rail		Appears in good condition - clean, no rust visible.
11.10	Extractor Fan			Air vent: cover is missing. Needs Maintenance - Investigate
11.11	Toilet	- 1x white ceramic toilet - Plastic toilet seat and a lid - 1x chrome flush	- Toilet seat has been removed and disconnected - Tested and working	<i>As Inventory & Check In</i> + Toilet flush was operational - no issues or blockages visible. Toilet seat was intact and secure.

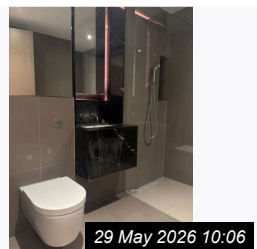
11. EN SUITE (CONT.)				
11.12	Basin / Tap	<ul style="list-style-type: none"> - 1x white ceramic sink - Chrome mixer tap - 1x chrome pop-up waste <p>Sink is mounted on a black marble surround</p>	<ul style="list-style-type: none"> - Tested and working - Tested and working - Heavy white staining seen throughout - Heavy white stain seen to the mould on top. 	<p><i>As Inventory & Check In +</i></p> <p>Drain blocked/restricted; water drained very slowly when tap run.</p> <p>Needs Maintenance - Investigate</p>
11.13	Shower Unit / Cubicle	<ul style="list-style-type: none"> - Shower tray, a continuation of the floor tiles - 1x glass shower screen on a partial chrome frame - 1x chrome mixer tap - 1x chrome handheld showerhead with a flexi hose and a wall mount - 1x circular chrome showerhead ceiling mounted 	<ul style="list-style-type: none"> - Chrome plate of the mixer tap is coming away from the wall slightly - Shower tray waste is cracked 	<p><i>As Inventory & Check In +</i></p> <p>Additional triangular crack to shower drain section; floor grouting damaged in places.</p> <p>Needs Maintenance - Investigate + Landlord</p>
11.14	Vanity Unit	<p>1x mirror fronted cabinet with 1x mirrored door</p> <p>Internally: - 2x grey shelves</p>		<p>Appears in good condition.</p>
11.14.1	-	1x further feature mirrored panel		<p>Appears in good condition.</p>
11.15	Fixtures & Fittings			
11.15.1	-	1x chrome toilet roll holder, wall mounted		<p>In good condition.</p>
11.16	Additional Items / Information			
11.16.1	-	1x white WC brush		<p>Not seen.</p>
11.16.2	-	1x black plunger		<p>Not seen.</p> <p>Missing Item/s - Tenant</p>



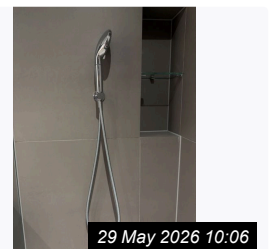
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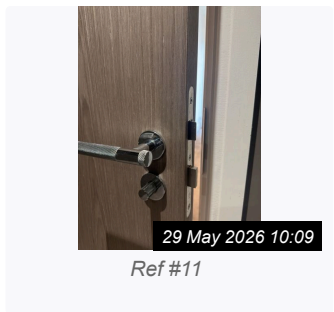
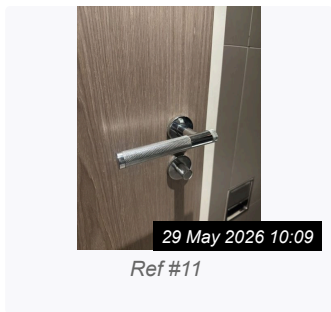
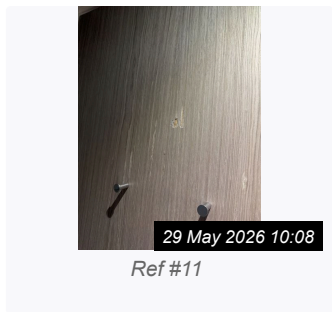
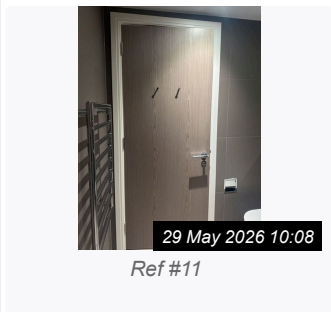
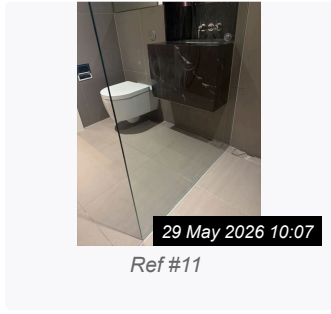
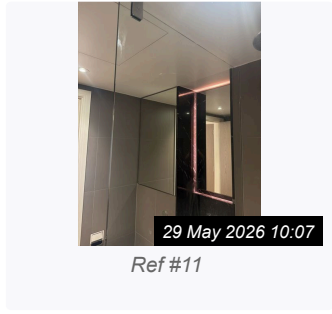
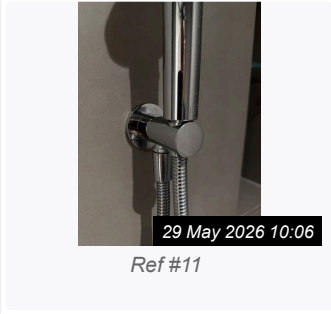
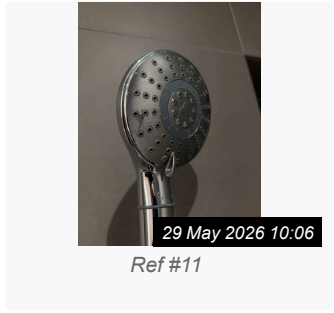
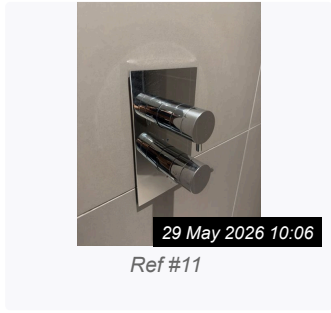


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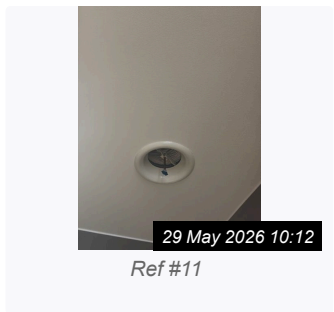
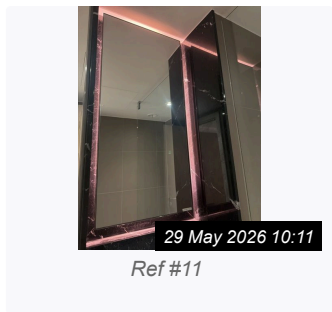
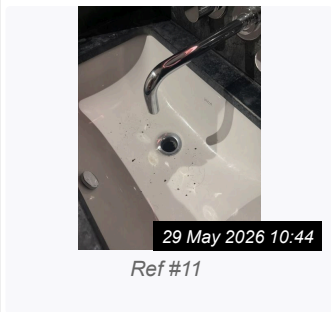
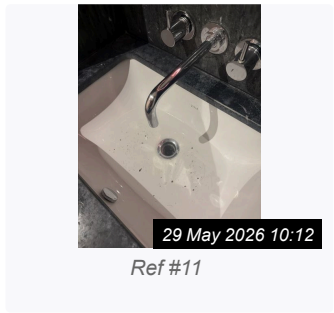
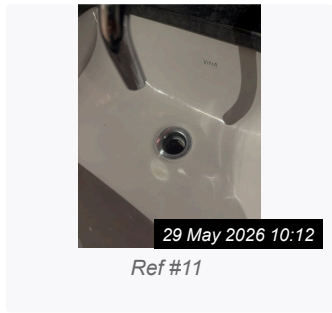
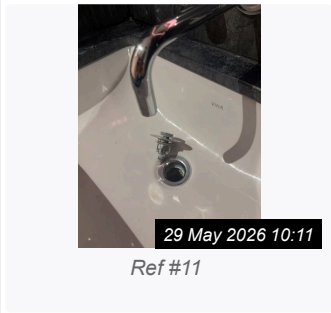
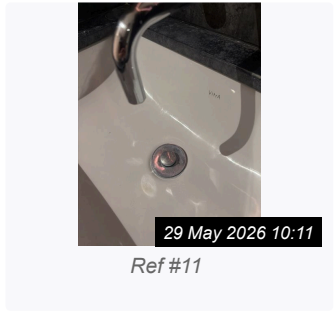
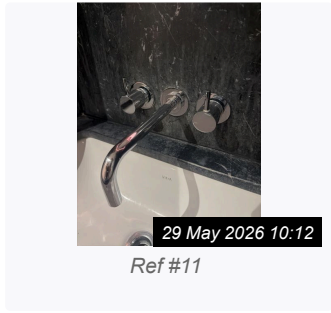
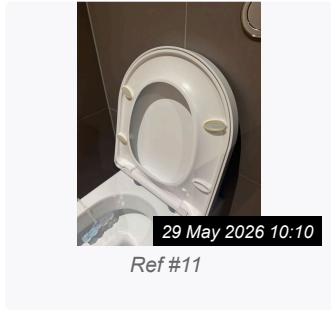
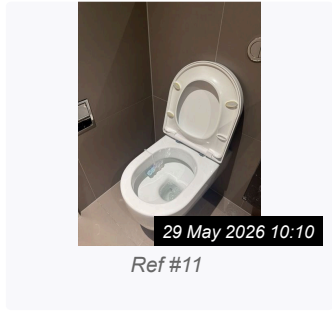
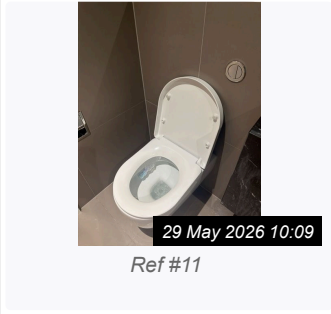
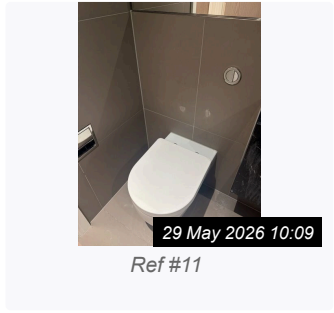
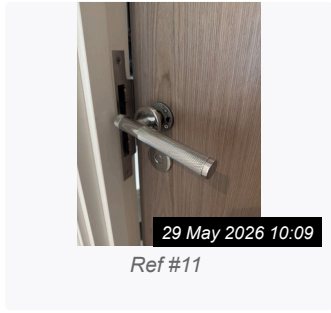
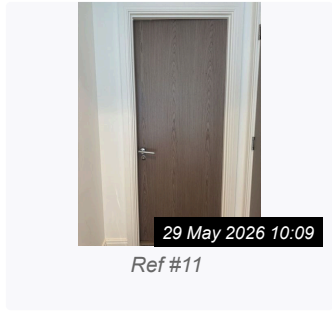
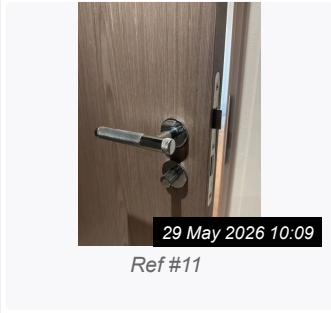


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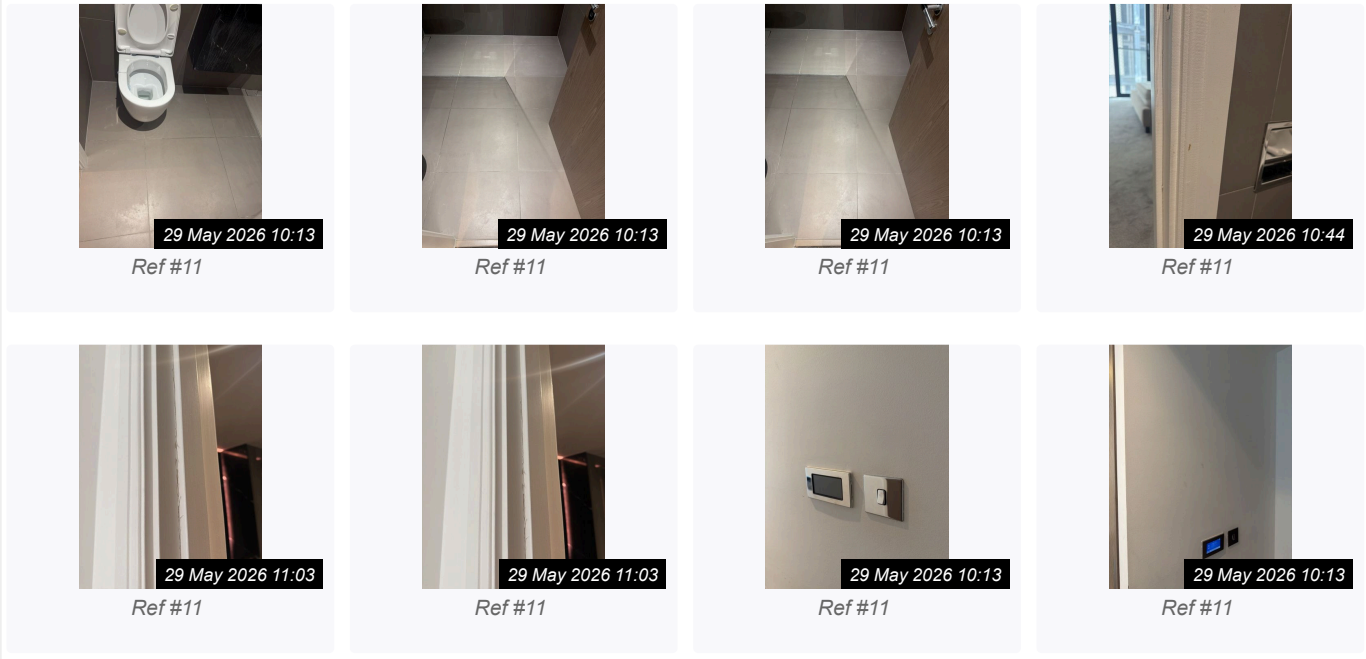
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11. EN SUITE (CONT.)



11. EN SUITE (CONT.)



12. BEDROOM 2

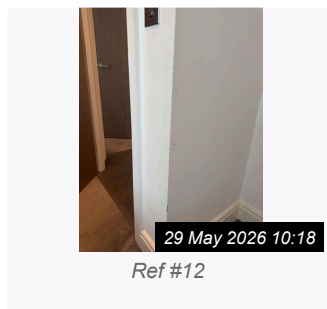
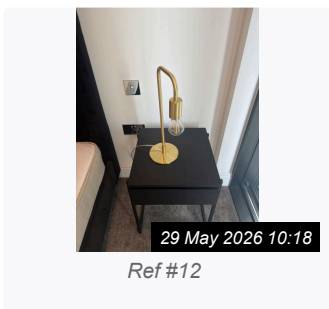
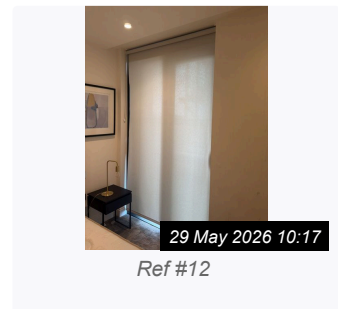
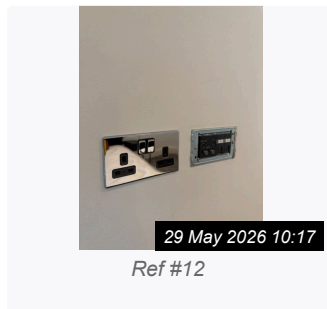
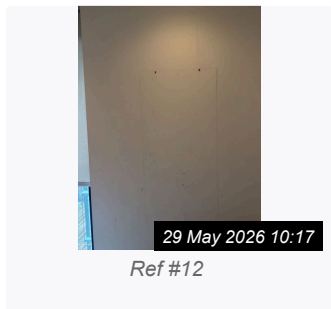
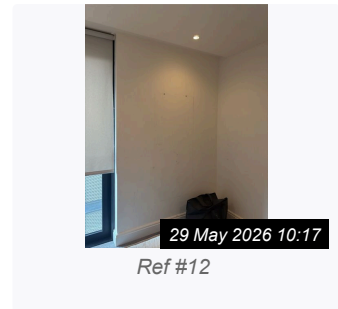
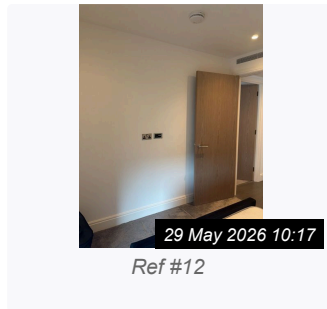
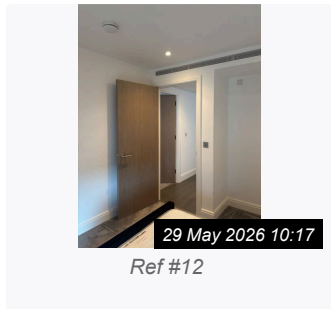
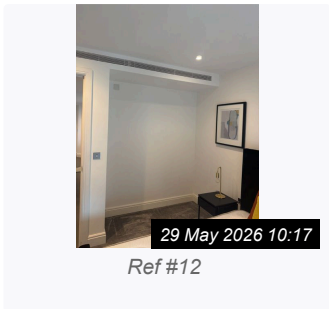
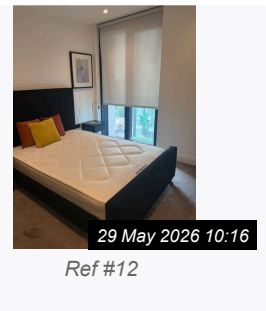
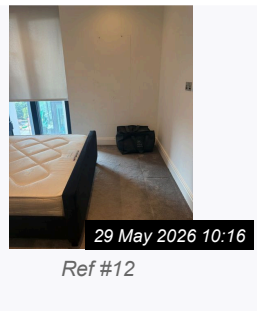
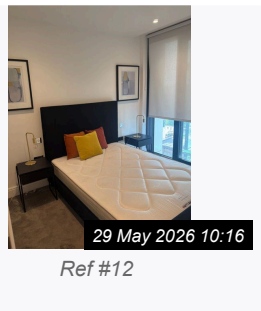
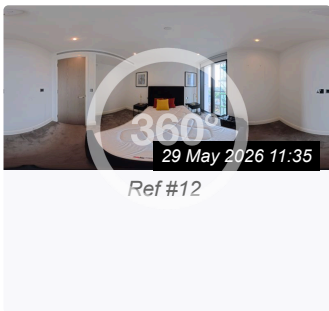
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
12.1	General Overview			<p>Generally good condition; dust present, dirt found under bed.</p> <p>Requires professional cleaning.</p> <p>Needs Cleaning - Tenant</p>
12.2	Exterior Door	<p>Medium wood finish - 1x chrome handle</p> <p>External doorframe Painted in white</p>	- Tested and working	<i>As Inventory & Check In</i>
12.3	Interior Door	<p>Internal door Consistent with external</p> <p>Internal doorframe Painted in white</p>		In good condition.

12. BEDROOM 2 (CONT.)				
12.4	Walls	Painted in white	<ul style="list-style-type: none"> - Left hand side on the entry, has multiple chips seen to the angle - Right hand side of the wall, at a low level, has a cluster of scuff marks towards the corner of the same wall - Below the mirror, there are large- scuffed areas - Some additional mid to low level scuffs seen - Further scuffs seen to the right hand side of the window - Black sellotape residue marks seen below the mirror - Additional chip seen to the edges. 	<p><i>As Inventory & Check In</i> +</p> <p>Brown stains visible high level on right-hand side wall by window.</p>
12.5	Ceiling	Painted in white		<p>In good condition generally.</p> <p>Scuffs visible on ceiling below air vent grill.</p> <p>Damage - Tenant</p>
12.6	Flooring	Dark grey fitted carpet	<ul style="list-style-type: none"> - On the entrance there is a faint white spot mark, which appears to be a paint mark. Also, at the base of the bed, there is the same spot marking seen, which appears to be a paint mark. - 2x brown stains are seen on entry - 1x black spot stain seen to the left hand side of the bed - Shaded area seen on entrance - Burn mark seen to the left hand side of the bed - Further brown stain seen below the bedside cabinet - Left hand side of the bed has an iron burn mark - Directly on entrance there are scattered spot stains. 	<p><i>As Inventory & Check In</i> +</p> <p>Furniture indentations visible on carpet - both right and left sides on entry.</p>
12.7	Skirting	Painted in white	<ul style="list-style-type: none"> - Chipped area seen to skirting at low level below the mirror 	<p><i>As Inventory & Check In</i> +</p> <p>Chipping visible on right-hand side on entry.</p>
12.8	Window(s) / Sill	<ul style="list-style-type: none"> - Black aluminium frame windows with 2x glass panes - 1x sliding door opening - Black handle and an integrated lock 	<ul style="list-style-type: none"> - Tested and working 	<p><i>As Inventory & Check In</i></p>

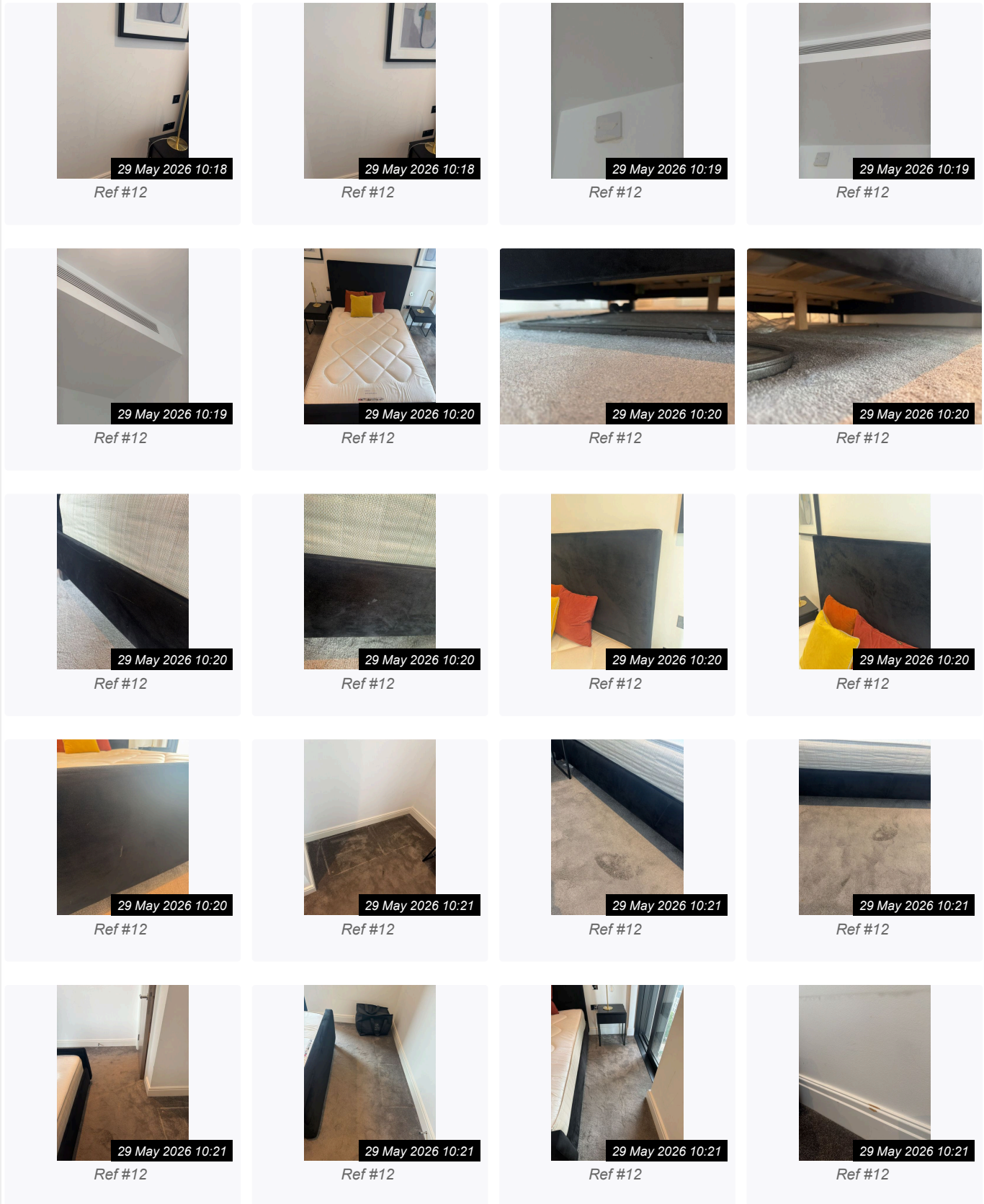
12. BEDROOM 2 (CONT.)				
12.9	Blinds	1x light grey roller blind	- Tested and working - A couple of light brown marks seen to the base	<i>As Inventory & Check In</i> + Blind tested - operational, metal string intact.
12.10	Lighting	4x spotlights	- Tested and working	<i>As Inventory & Check In</i>
12.10.1	-	A range of integrated striplights	- Tested and working	<i>As Inventory & Check In</i>
12.11	Switches	A range of chrome switches	- All are intact	<i>As Inventory & Check In</i>
12.12	Sockets	A range of chrome sockets	- All are intact	<i>As Inventory & Check In</i>
12.13	Fixtures & Fittings & Furniture			
12.13.1	-	1x chrome digital thermostat	- Light is seen - Tested and working	<i>As Inventory & Check In</i>
12.13.2	-	2x black picture frames, please see the photographs for the artwork internally		These are present, in good condition - but dusty. Needs Cleaning - Tenant
12.13.3	-	1x metal framed mirror		Not seen. Missing Item/s - Tenant
12.13.4	-	1x gold and black framed mirror	- Sellotape seen to the edges and appears to be broken	Not seen. Missing Item/s - Tenant
12.14	Bedside Tables	2x black bedside drawer units - 1x drawer		Appear in good condition.
12.14.1	-	2x gold based lamps	- Tested and working	<i>As Inventory & Check In</i>
12.15	Bed	1x black material double base bed with a matching headboard - 1x white mattress by Kingsley	- Mattress brand new	<i>As Inventory & Check In</i> + Bed frame end: small light stains present; mattress in good condition, no stains on either side. Needs Cleaning - Tenant

12. BEDROOM 2 (CONT.)

12.16	Armchair	1x orange accent fabric chair	<ul style="list-style-type: none"> - Light stained area seen to the base - Further stained area seen to the left hand side edge - Slightly wobbly - One of the legs is loose - Left hand side leg is wobbly, needs attention 	<p>Not seen.</p> <p>Missing Item/s - Tenant</p>
12.16.1	-	Duvet stored in black bag	<i>Item added after Check In</i>	<p>Requires Disposal - Tenant</p>
12.16.2	-	2x orange pillows 1x yellow pillow	<i>Item added after Check In</i>	In good condition.



12. BEDROOM 2 (CONT.)



12. BEDROOM 2 (CONT.)



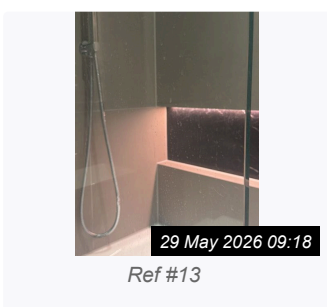
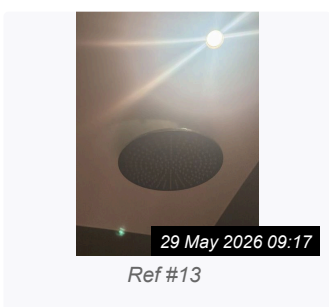
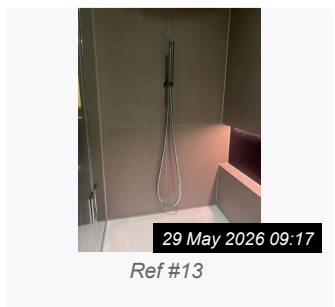
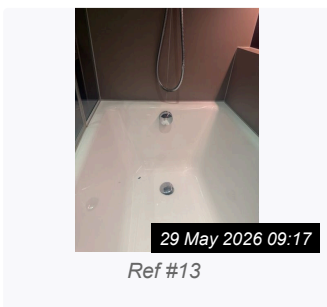
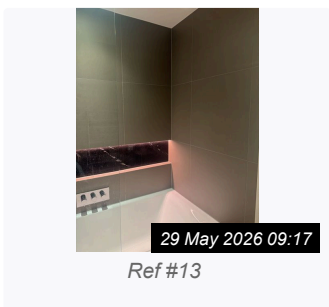
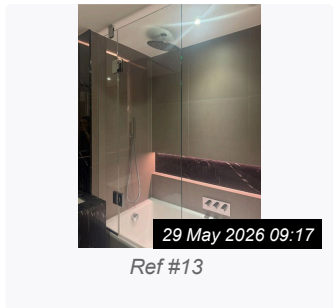
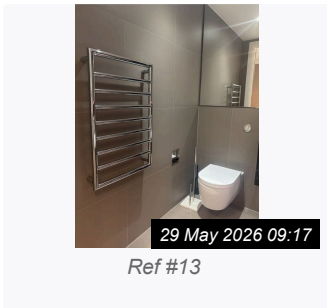
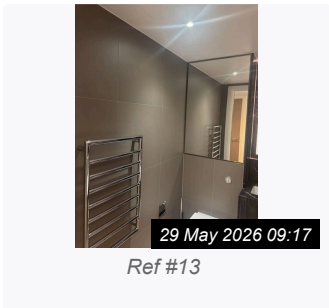
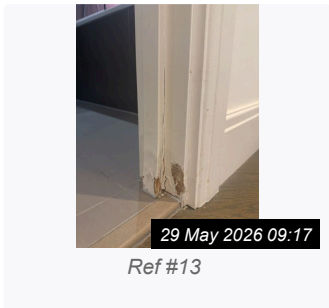
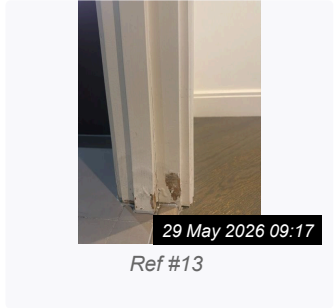
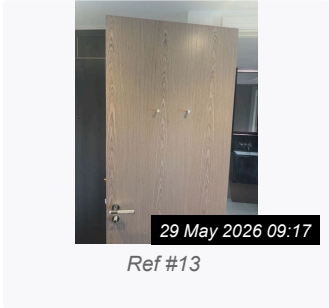
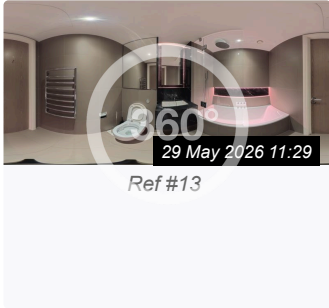
13. BATHROOM

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
13.1	General Overview			Requires further cleaning: chrome fittings clear, but overhead shower and screen have limescale build-up. Needs Cleaning - Tenant
13.2	Exterior Door	Medium wood finish - 1x chrome handle External doorframe Painted in white	- Some additional worn areas and surface scratching seen	<i>As Inventory & Check In</i> + Door frame: heavy damage at base - chipping, breakage, paint/surface material missing, wood exposed and deteriorated. Needs Maintenance - Investigate
13.3	Interior Door	Medium wood finish - 1x black handle - 1xblack thumb turn lock Internal doorframe Painted in white	- Tested and working	<i>As Inventory & Check In</i>
13.4	Walls	Dark grey tiled	- Black marble around the sink has a large liquid style staining - Grout is discoloured above the bath - White marble surround, has heavy white marks.	<i>As Inventory & Check In</i>
13.5	Ceiling	Painted in white		In good condition.
13.6	Flooring	Grey tiled floor	- Discolouring seen to the grout	<i>As Inventory & Check In</i>
13.7	Lighting	2x spotlights	- Tested and working	<i>As Inventory & Check In</i>

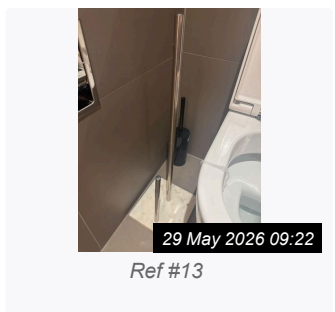
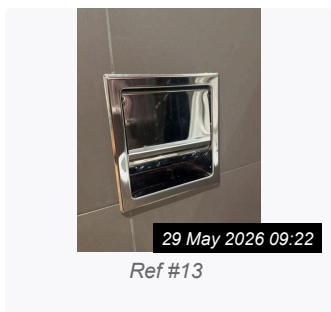
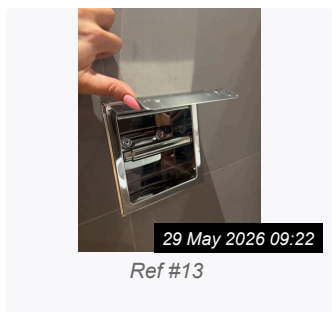
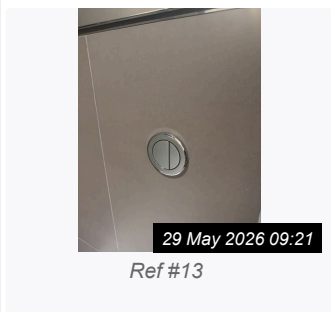
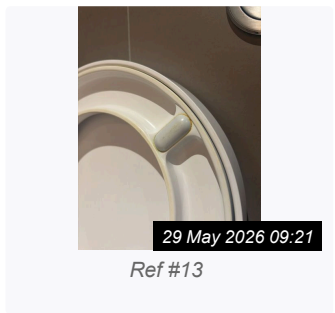
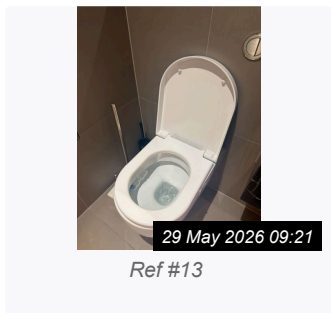
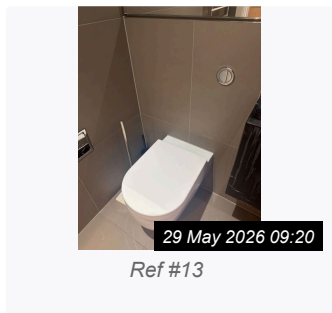
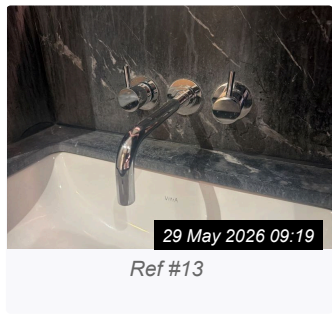
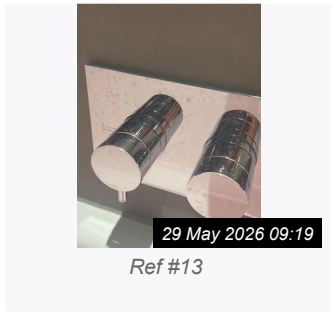
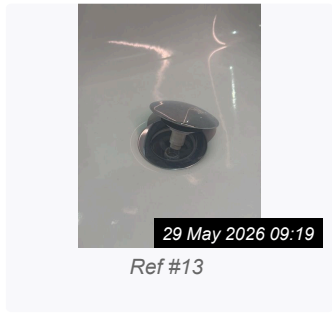
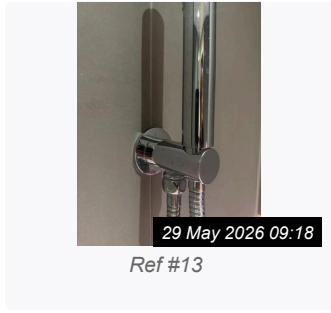
13. BATHROOM (CONT.)				
13.8	Switches			All in good working order, no damage found.
13.9	Heating	1x chrome heated towel rail		Appears in good condition - clean.
13.10	Extractor Fan			Air vent found in open position.
13.11	Toilet	<ul style="list-style-type: none"> - 1x white ceramic toilet - Plastic soft-close toilet seat and a lid - 1x black flush 	<ul style="list-style-type: none"> - Tested and working - Toilet seat is slightly loose 	<p><i>As Inventory & Check In</i> +</p> <p>Toilet flush operational, no issues/blockages; seat intact and secure.</p>
13.12	Basin	<ul style="list-style-type: none"> - 1x white ceramic sink, mounted in a black marble surround with matching splashbacks - 1x chrome mixer tap - 1x chrome pop-up waste plug - Black marble sink top 	<ul style="list-style-type: none"> - Tested and working - Heavy white stains seen throughout 	<p><i>As Inventory & Check In</i> +</p> <p>Pop-up waste not functioning - will not depress; cap only resting on top.</p> <p style="background-color: #f4a460; padding: 2px; display: inline-block;">Needs Maintenance - Investigate</p>
13.13	Bath / Bath Panel	<ul style="list-style-type: none"> - 1x white bath with a chrome waste plug - Wall tiled bath panel - 2x glass shower screens on a chrome frame - 1x chrome mixer tap - 1x chrome handheld showerhead with a flexi hose and a wall mount - 1x circular chrome ceiling mounted showerhead 	<ul style="list-style-type: none"> - Tested and working via the mechanism - Chrome handheld showerhead is slightly bent at a low level - Large chip seen to the left hand side of the waste plug. 	<i>As Inventory & Check In</i>
13.14	Vanity Unit	<p>1x mirror fronted cabinet with 1x mirrored door</p> <p>Internally:</p> <ul style="list-style-type: none"> - Black shaver socket - 2x grey shelves 		Appears in good condition.
13.15	Fixtures & Fittings			
13.15.1	-	1x chrome toilet roll holder, wall mounted		In good condition.
13.15.2	-	1x mirror, wall mounted with a striplight surrounding	<ul style="list-style-type: none"> - Tested and working 	<p><i>As Inventory & Check In</i> +</p> <p>In good condition.</p>

13. BATHROOM (CONT.)

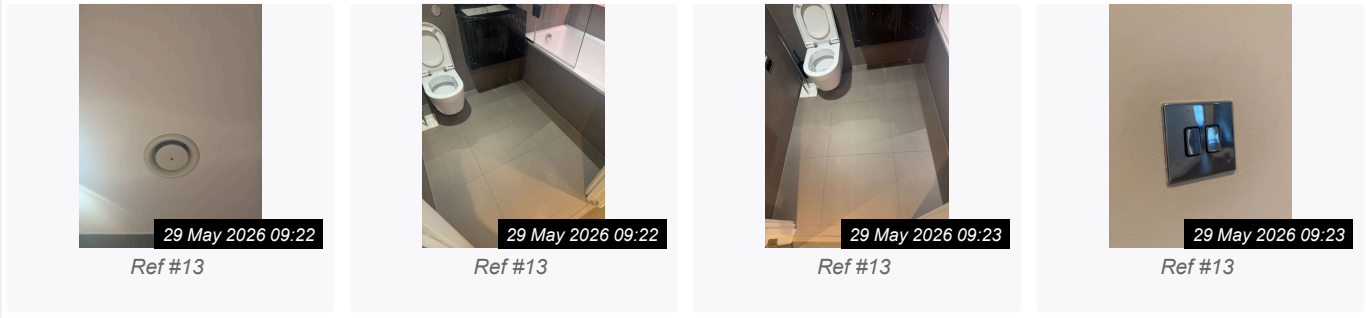
13.16	Additional Items / Information			
13.16.1	-	1x plunger		This is present.
13.16.2	-	Toilet roll holder with marble effect base	<i>Item added after Check In</i>	In good condition.



13. BATHROOM (CONT.)

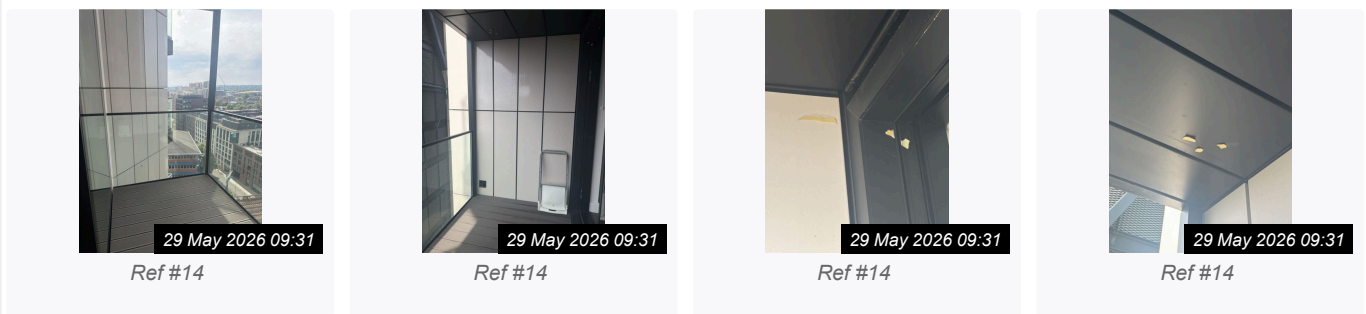


13. BATHROOM (CONT.)

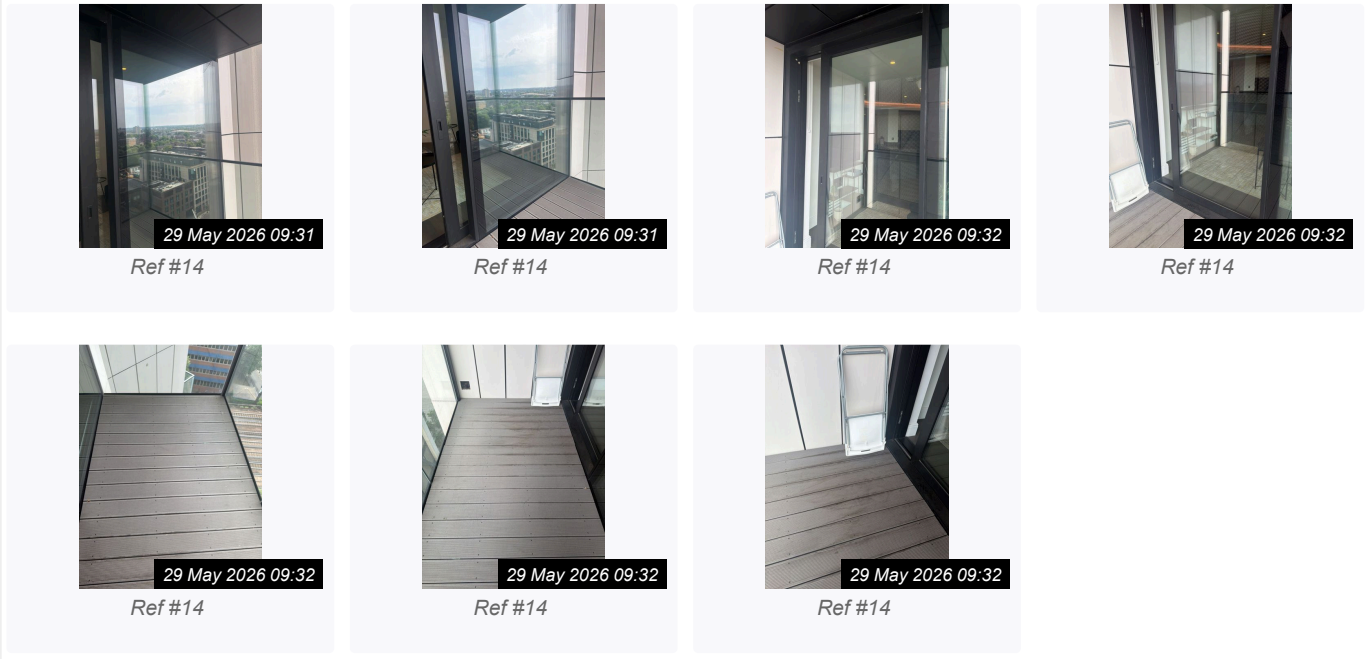


14. OUTSIDE SPACE / BALCONY

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
14.1	Floor	A composite decking	- All glass is intact	As Inventory & Check In + Localised weathering is visible to sections of the decking, with some areas more affected than others. Requires further cleaning.
14.2	Wall	Large white tiled panels	- All tiles are intact	As Inventory & Check In
14.3	Additional Items / Information			
14.3.1	-	A range of glass panels with a black metal handrail	- All glass is intact	Needs Cleaning - Tenant
14.3.2	-	1x plastic chair		This is present.



14. OUTSIDE SPACE / BALCONY (CONT.)



Actions Required

Ref	Action Required	Responsibility	Comments
1.3 Schedule of Condition » General Cleanliness	Needs Cleaning	Tenant	Property not professionally cleaned.
1.5 Schedule of Condition » Hard Flooring / Carpets	Needs Cleaning	Tenant	Numerous worn areas and surface scratching seen, as noted in the report. Additional worn area, surface scratching, and burn marks seen to carpet in the bedrooms, as noted in report. Not professionally cleaned.
1.9 Schedule of Condition » Bathroom / En Suite / Toilet(s)	Needs Cleaning	Tenant	Heavy white discoloured marks seen to the black marble, as noted in the report. En-suite wash basin drain blocked - draining slowly. Not professionally cleaned.
1.10 Schedule of Condition » Kitchen - White Goods	Needs Cleaning	Tenant	Good overall order. Not professionally cleaned.
1.11 Schedule of Condition » Contents / Furnishings	Needs Cleaning	Tenant	Staining seen to the armchair, also to the sofas. Glass in the picture in the bedroom 1 is missing, as noted in the report. Fair wear and tear seen, as noted in report. 1x dining chair is torn at the base, some further stains seen to the sofa in the lounge. Not professionally cleaned.

Actions Required			
6.1 Entrance / Hallway » General Overview	Needs Cleaning	Tenant	The hallway was generally in good condition, with the exception of numerous scuff marks visible on the walls throughout. Requires professional cleaning.
6.8 Entrance / Hallway » Skirting	Damage	Tenant	- Chipped area seen to skirting behind dining table - Residue mark seen to left hand side skirting near bedroom Skirting (RHS wall beneath mirror): long red and black marks visible. Minor chipping and scuffs also present in various other areas.
7.1 Utility Room / Area » General Overview	Needs Cleaning	Tenant	Requires professional cleaning.
7.3 Utility Room / Area » Interior Door	Damage	Tenant	Door interior top section damaged - part of wood missing.
7.4 Utility Room / Area » Walls	Damage	Tenant	- Some light scattered areas of scuff marking seen to the right hand side and to the left hand side - Some additional mid to low level scuffs seen - Some additional rub marks seen to the right hand side - Some additional scuff marking seen to the right hand side on entry. Further scuff marks visible on walls on all sides throughout this area.
7.12 Utility Room / Area » Washing Machine	Needs Cleaning	Tenant	Slight dirt and dust are visible on the door seal. Soap compartment is dirty.
7.15.2 Utility Room / Area » Additional Items / Information	Missing Item/s	Tenant	Not seen.
7.15.3 Utility Room / Area » Additional Items / Information	Missing Item/s	Tenant	Not seen.
7.15.8 Utility Room / Area » Additional Items / Information	Missing Item/s	Tenant	Not seen.
7.15.10 Utility Room / Area » Additional Items / Information	Needs Replacing	Investigate	Not seen. Note: Bedroom 1 contains a grey bin; no check-in photo available, so unable to confirm if this is the same item.
7.15.12 Utility Room / Area » Additional Items / Information	Missing Item/s	Tenant	Not seen.
7.16 Utility Room / Area » Fixtures & Fittings	Missing Item/s	Tenant	Not seen.

Actions Required			
8.1 Open-Plan Reception Area » General Overview	Needs Cleaning	Tenant	Generally the reception area was in an acceptable condition though it requires professional cleaning.
8.5 Open-Plan Reception Area » Skirting	Damage	Tenant	Chipping seen RHS to the TV stand.
8.8 Open-Plan Reception Area » Blinds	Damage	Tenant	- Tested and working via the pulleys - Some light black marks seen to the base Small orange marks seen to the blinds in places.
8.13.2 Open-Plan Reception Area » Fixtures, Fittings & Furniture	Needs Cleaning	Tenant	These are present and appear to be in good condition, although there is heavy dust visible.
8.17 Open-Plan Reception Area » » Sofa	Missing Item/s	Tenant	- Various spot stains seen to the base cushions - Further stain seen to the base - 2x white stains seen to the left hand side, shape of an iron - Further staining seen to the front of the sofa. Red scatter cushion is not seen. Note: Bedroom 1 contains two red cushions; one may be the same item as previously noted.
9.1 Open-Plan Kitchen Area » General Overview	Needs Cleaning	Tenant	Requires professional cleaning throughout.
9.2 Open-Plan Kitchen Area » Walls	Damage	Tenant	- Right hand side on the entry, has a few light scattered marks seen - Additional mid to low level scuffs seen Heavy black scuff marks are present at mid-level on the right-hand side upon entry. Additional scuff marks are also visible on the wall section located above the island unit.
9.5 Open-Plan Kitchen Area » Skirting	Damage	Tenant	Stains visible and the paint is bubbling - RHS of the fridge.
9.9 Open-Plan Kitchen Area » Kitchen Units	Needs Cleaning	Tenant	- All door and drawer units are tested and are working - Base unit below the sink is heavily worn to the top edge - Unit below the sink is heavily water damaged, please see photographs - Some additional usage marks - Unit below the oven has some light chips seen to the front face - Bottom drawer unit has some light chips seen to the front face - Unit below the sink has some very light chips seen to the front face. Very dirty throughout, with visible grime, dust and ingrained dirt present across all surfaces, fixtures and fittings. Cabinet under kitchen sink - damage noted to bottom section.

Actions Required			
9.12 Open-Plan Kitchen Area » Extractor Hood	Needs Cleaning	Tenant	- Light is seen - Please see a photograph for the model number and serial number The filter is heavily coated with grease. Cooker hood filter frame - damage visible; bent / misaligned section noted.
9.12 Open-Plan Kitchen Area » Extractor Hood	Damage	Tenant	- Light is seen - Please see a photograph for the model number and serial number The filter is heavily coated with grease. Cooker hood filter frame - damage visible; bent / misaligned section noted.
9.13 Open-Plan Kitchen Area » Oven	Needs Cleaning	Tenant	- Light is seen - Please see a photograph for the model number and serial number
9.14 Open-Plan Kitchen Area » Hob	Needs Cleaning	Tenant	- Please see a photograph for the model number and serial number Minor surface scratches from general use.
9.15 Open-Plan Kitchen Area » Fridge / Freezer	Needs Cleaning	Tenant	- Please see a photograph for the model number and serial number Crack visible on the left-hand side of the first freezer drawer.
9.15 Open-Plan Kitchen Area » Fridge / Freezer	Damage / Needs Replacing	Tenant	- Please see a photograph for the model number and serial number Crack visible on the left-hand side of the first freezer drawer.
9.16 Open-Plan Kitchen Area » Dishwasher	Needs Cleaning	Tenant	- Light is seen - Please see a photograph for the model number and serial number 1x Square bowl is seen. 3x Round bowls are seen.
9.19.10 Open-Plan Kitchen Area » Additional Items / Information	Needs Replacing	Tenant	Left-hand side bin compartment: cover is missing.
9.19.15 Open-Plan Kitchen Area » Additional Items / Information	Missing Item/s	Tenant	Not seen.
9.19.18 Open-Plan Kitchen Area » Additional Items / Information	Missing Item/s	Tenant	Not seen.
10.1 Bedroom 1 » General Overview	Needs Cleaning	Tenant	Generally in good condition, although dust and dirt were observed in places, including under the bed. Requires professional cleaning.

Actions Required			
10.14 Bedroom 1 » Built-In Wardrobe	Missing Item/s	Tenant	<p>The sliding mechanism was tested and found to be working on both doors.</p> <p>Small chipping is visible on the RHS door at approximately mid-level.</p> <p>1x Yellow blanket - not seen.</p> <p>1x Beige blanket - not seen.</p> <p>50x Beige hangers - not seen.</p>
10.15.4 Bedroom 1 » Bed	Needs Replacing	Tenant	Left-hand lamp not working; bulb present but non-functional.
11.1 En Suite » General Overview	Needs Cleaning	Tenant	Requires professional cleaning throughout.
11.2 En Suite » Exterior Door	Needs Maintenance	Landlord	<p>Generally good overall condition, though slightly dirty to touch; door handle chrome ring detached.</p> <p>Door handle chrome ring detached.</p>
11.10 En Suite » Extractor Fan	Needs Maintenance	Investigate	Air vent: cover is missing.
11.12 En Suite » Basin / Tap	Needs Maintenance	Investigate	<ul style="list-style-type: none"> - Tested and working - Tested and working - Heavy white staining seen throughout - Heavy white stain seen to the mould on top. <p>Drain blocked/restricted; water drained very slowly when tap run.</p>
11.13 En Suite » Shower Unit / Cubicle	Needs Maintenance	Investigate	<ul style="list-style-type: none"> - Chrome plate of the mixer tap is coming away from the wall slightly - Shower tray waste is cracked <p>Additional triangular crack to shower drain section; floor grouting damaged in places.</p>
11.13 En Suite » Shower Unit / Cubicle	Needs Maintenance	Landlord	<ul style="list-style-type: none"> - Chrome plate of the mixer tap is coming away from the wall slightly - Shower tray waste is cracked <p>Additional triangular crack to shower drain section; floor grouting damaged in places.</p>
11.16.2 En Suite » Additional Items / Information	Missing Item/s	Tenant	Not seen.
12.1 Bedroom 2 » General Overview	Needs Cleaning	Tenant	<p>Generally good condition; dust present, dirt found under bed.</p> <p>Requires professional cleaning.</p>

Actions Required			
12.5 Bedroom 2 » Ceiling	Damage	Tenant	In good condition generally. Scuffs visible on ceiling below air vent grill.
12.13.2 Bedroom 2 » Fixtures & Fittings & Furniture	Needs Cleaning	Tenant	These are present, in good condition - but dusty.
12.13.3 Bedroom 2 » Fixtures & Fittings & Furniture	Missing Item/s	Tenant	Not seen.
12.13.4 Bedroom 2 » Fixtures & Fittings & Furniture	Missing Item/s	Tenant	Not seen.
12.15 Bedroom 2 » Bed	Needs Cleaning	Tenant	- Mattress brand new Bed frame end: small light stains present; mattress in good condition, no stains on either side.
12.16 Bedroom 2 » Armchair	Missing Item/s	Tenant	Not seen.
12.16.1 Bedroom 2 » Armchair	Requires Disposal	Tenant	
13.1 Bathroom » General Overview	Needs Cleaning	Tenant	Requires further cleaning: chrome fittings clear, but overhead shower and screen have limescale build-up.
13.2 Bathroom » Exterior Door	Needs Maintenance	Investigate	- Some additional worn areas and surface scratching seen Door frame: heavy damage at base - chipping, breakage, paint/ surface material missing, wood exposed and deteriorated.
13.12 Bathroom » Basin	Needs Maintenance	Investigate	- Tested and working - Heavy white stains seen throughout Pop-up waste not functioning - will not depress; cap only resting on top.
14.3.1 Outside Space / Balcony » Additional Items / Information	Needs Cleaning	Tenant	- All glass is intact

Declaration

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