

Check Out



Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

June
5th 2026
10:00

Contents

Disclaimers	2
Areas	4
Schedule Of Condition	4
Meters	8
Keys	8
Keys Handed Over At Check-Out	9
Entrance/Hallway	10
Living Room/Lounge	19
Kitchen	47
Bathroom	66
Bedroom 1	79
Bedroom 2	87
Actions	94
Declaration	103

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	Description	Condition at Inventory & Check In	Condition at Check Out
1.1	General Overview	Requires Further Cleaning; No Electricity During Inspection; Neutral Smell (No Smoking or Pet Odour)		<p>The property requires a full, deep professional clean across every area- this includes all fixtures, fittings and appliances, all flooring surfaces, skirting boards, as well as soft furnishings such as sofas and mattresses.</p> <p>There is a noticeable, strong mould odour present throughout the whole property, which corresponds to visible mould growth found in every room.</p> <p>Needs Cleaning - Tenant</p>

1. SCHEDULE OF CONDITION (CONT.)				
1.2	Ceiling	In Good Condition; Except Where Noted		<p>Significant signs of age and deterioration throughout. Most areas are heavily affected by mould growth, with visible patches widespread across the surface. Cracks are also visible in various places, and the ceiling material and finish generally appear old, discoloured, and worn.</p>
1.3	Light Fixtures	No Bulbs Working		<p>No electricity supply was found active or available at the time of inspection.</p>
1.4	Walls	In Good Condition; Except Where Noted		<p>Heavily affected by mould growth visible across all areas, with widespread discolouration evident on all surfaces throughout.</p> <p>Damage / Neglect - Tenant</p>

1. SCHEDULE OF CONDITION (CONT.)

1.5	Windows & Sills	In Good Condition; Except Where Noted		<p>Damage is visible in places across windows and sills, with chipping to the paintwork on wooden surfaces. Mould growth is present around the window frames and edges.</p> <p>Windows remain fully operational, and all handles are intact, though some are found to be loose.</p>
1.6	Flooring	In Good Condition; Except Where Noted		<p>Wooden flooring appears aged in areas, with gaps visible in places. Carpets are heavily soiled and worn, emitting a strong mould and damp odour. All flooring throughout the property is in a very dirty condition overall.</p> <p>Needs Cleaning - Tenant</p>

1. SCHEDULE OF CONDITION (CONT.)

1.7	Woodwork (Doors/ Frames/Skirting)	In Good Condition; Except Where Noted		<p>Woodwork to doors and frames is very old, showing widespread discoloration, chipping and heavy dirt accumulation. Skirting boards are damaged in areas, with sections detached or loose. Sealants throughout are damaged, deteriorated or missing entirely.</p> <p>Needs Cleaning - Tenant</p>
1.8	Kitchen	In Good Condition; Except Where Noted		<p>The kitchen units and surfaces are very aged overall, with visible damage, clear signs of long-term neglect, and heavy soiling throughout. Most appliances are old, broken or damaged.</p> <p>Needs Cleaning - Tenant</p>

1. SCHEDULE OF CONDITION (CONT.)

1.9	Bathroom(s)	In Good Condition; Except Where Noted; Limited Inspection Due to Lack of Light		Heavily affected by mould growth visible throughout the entire space. The area shows clear signs of severe neglect, with all fittings and finishes appearing old, worn and heavily soiled. Needs Cleaning - Tenant Damage / Neglect - Tenant
-----	-------------	--	--	--

2. METERS

Ref	Name	Description	Reading at Inventory & Check In	Reading at Check Out
2.1	Gas Meter	Located: Kitchen Cupboard Serial No.	£27.66 Owed/ 00091.979m3	05653.349m3. Credit Balance: £3.31.
2.2	Electric Meter	Located: Cupboard Outside Front Door Serial No.	£4.66 Owed/ 19762 kWh Total	Unable to open.



Ref #2



Ref #2

3. KEYS

Ref	Name	Description
3.1	Keys	4 x Yale Keys 2 x Chubb Keys

3. KEYS (CONT.)

3.2	Tenant I.D	As Pictured
-----	------------	-------------

4. KEYS HANDED OVER AT CHECK-OUT

Ref	Name	Description
4.1	Yale	Total: 6x Yale Keys Set 1: 3 keys - for main building entrance door. Set 2: 3 keys - for flat entrance door.
4.2	Chubb	3x Chubb Keys.

5. ENTRANCE/HALLWAY				
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
5.1	Front Door	Wood Flat-Panelled; White; Yale Lock; Mortice Lock; Bolt; Chrome Letterbox; Spyhole	In Good Condition; Smudges & Paint Marks Visible; Chipped to Outer Edge	<p>Cream painted finish, showing clear signs of age and use including widespread scuffs, surface marks and general discoloration across the whole surface. A small, distinct hole is present in the middle of the main panel; the door is missing its main handle and has no keyhole fitted.</p> <p>Lock: Surface-mounted box type; paint is chipped, worn and uneven. The lower lock unit shows significant rust and corrosion, with loose, exposed wiring visible.</p> <p>Hinges: Three in total; all have surface rust, heavy paint overspray and are slightly misaligned, causing small gaps between door and frame.</p> <p>Door closer: Fitted and operational; only minor marks and wear to the surrounding plate.</p> <p>Letterbox: Open slot only; no cover, flap or trim fitted.</p> <p>Door opens and closes as intended, but overall cosmetic state is poor. There is extensive wear, rusting on metal parts, multiple paint defects and uneven fit with noticeable gaps around edges.</p>

5. ENTRANCE/HALLWAY (CONT.)				
5.2	Door Frame	Wood Painted White	In Good Condition; Chipped & Marked in Places	<p>Frame: Painted; paint flaking, cracks, gaps, staining, dirt build-up; uneven joints and scuffs (including blue paint marks).</p> <p>Base & lower sections: Trim is damaged, worn and loose where it meets the floor, with gaps, movement and broken edges visible; paint is chipped, flaked and heavily marked.</p> <p>Head & upper sections: Paintwork is patchy, uneven and discoloured, with inconsistent coverage and worn areas; fine cracks are present in the plaster and paint directly above the frame, alongside minor surface damage and uneven finishing.</p> <p>Overall condition is poor; trim is ill-fitting in places, finish is uneven and aged, with visible defects and damage at both top and bottom.</p>
5.3	Ceiling	Plaster Painted White	In Good Condition	<p>White painted overall, showing general marks, widespread discolouration and faint stains across the area. Fine minor cracks are visible, and the paint finish is uneven, patchy and worn in many places.</p> <p>Trunking: Surface-mounted trunking runs along the edges; paintwork is worn and discoloured, with minor damage, scuffs and chipping to the casing and surrounding paint.</p> <p>There are multiple cosmetic defects, uneven paint coverage, general marking and signs of long-term wear throughout.</p>

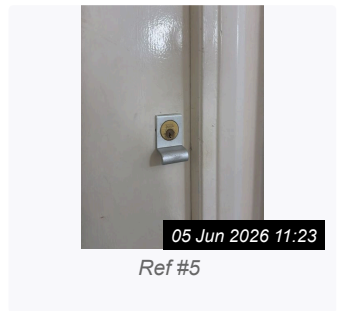
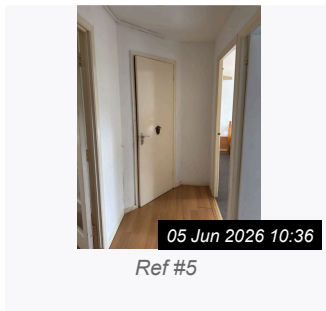
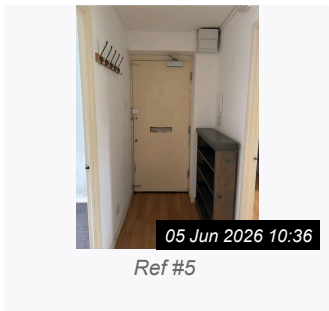
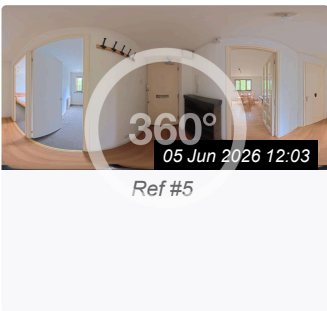
5. ENTRANCE/HALLWAY (CONT.)				
5.4	Light Fixtures	White Plastic Pendant	No Bulbs Working; Base Cover Loose	<p><i>As Inventory & Check In +</i></p> <p>Simple pendant fitting, suspended from the ceiling.</p> <p>Made of plastic, noticeably yellowed, discoloured and worn with age; surface marked and dull.</p> <p>Fabric-covered flex, showing signs of wear and slight discolouration; insulation intact but aged in appearance.</p> <p>Bulb is fitted and present; no lamp shade or cover installed.</p> <p>Confirmed not in working order; fitting itself remains securely mounted.</p>

5. ENTRANCE/HALLWAY (CONT.)				
5.5	Walls	Plaster Painted Grey	In Good Condition	<p>White painted throughout; covered in general scuffs, surface marks and faint stains from regular use. There are multiple minor chips along edges and corners, plus an uneven, patchy paint finish in many areas, with visible brush marks and inconsistent coverage.</p> <p>Clear signs of age and wear, including sections where paint is peeling or flaking away, and small bare patches where the coating has worn thin or come away completely. Slight yellowing and discolouration are noticeable, particularly near the floor and around door frames, where there is also localised damage, heavier scuffing and rubbing from contact and movement.</p> <p>Aged appearance with widespread cosmetic defects; paintwork is uneven, marked and worn, with no consistent finish.</p>
5.6	Telephone Entry System	Wall Mounted	Not Tested	<p><i>As Inventory & Check In</i> +</p> <p>Make/Model: FERMAX branded unit, wall-mounted.</p> <p>White plastic enclosure; paint chipped and peeling at top edge, surface marks, scuffs and slight discolouration visible; finish uneven and worn.</p> <p>Gaps around edges where set into wall; surrounding paintwork marked and uneven.</p> <p>Not tested; operational status unknown.</p>

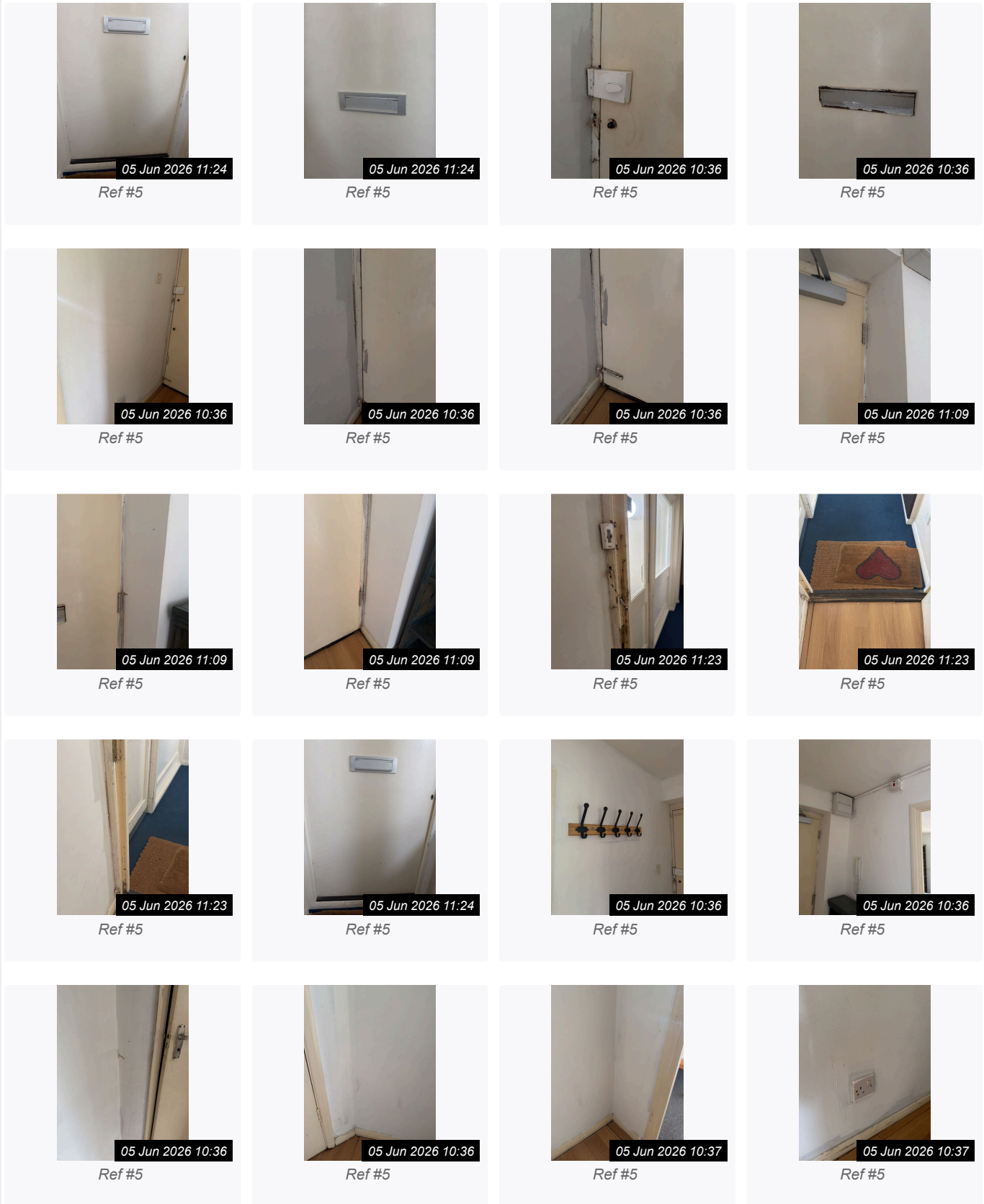
5. ENTRANCE/HALLWAY (CONT.)				
5.7	Sockets and Switches	As Pictured; Plastic; Fuse Box Present	In Good Condition; Marked; 1 x Loose Socket	<p><i>As Inventory & Check In +</i></p> <p>White plastic faceplate showing significant discolouration, with patches of paint overspray and splashes from previous decorating work. Edges and corners are worn, slightly rounded and marked from contact and cleaning. The fitting remains secure and operational, with no signs of damage to internal components, but the external appearance is tired and uneven.</p> <p>White plastic casing with scattered surface marks, scuffs and faint scratches. There is slight, uneven discolouration across the surface, particularly around the edges and fixing points. Visible paint splashes and drips are present on and around the unit, left from past work, and the overall finish is worn and aged rather than clean or uniform.</p>

5. ENTRANCE/HALLWAY (CONT.)				
5.8	Skirting Board	Wood Painted White	In Good Condition; Chipped & Marked in Places	<p><i>As Inventory & Check In +</i></p> <p>Painted finish is heavily worn in places, with numerous chips, scuffs and areas where the coating has flaked away, resulting in an uneven, patchy appearance along the full length.</p> <p>There are visible gaps at joints, corners and where it meets the wall or floor, with accumulated dirt, dust and grime trapped within these spaces. The paintwork is discoloured and faded in sections, and the overall fit is imperfect, with slight misalignments and signs of age and wear throughout.</p>
5.9	Flooring	Laminate Wood;	In Good Condition; Paint Splashed Area(s); Gaps Visible to Boards; Loose Debris Present	<p><i>As Inventory & Check In +</i></p> <p>Light wood-effect laminate flooring, generally appearing intact and in reasonable order overall. Small gaps and separations are visible between planks, along joins and near doorways, with some slight unevenness in alignment.</p> <p>The surface is dirty and dusty throughout, with accumulated grime, marks and general soiling noticeable across the whole area, particularly in corners and along edges.</p> <p>No major damage, deep scratches or wear-through is evident, but it is in need of a thorough clean and minor adjustments to close gaps.</p>
5.10	Additional Items	As Pictured	In Good Condition	<i>As Inventory & Check In</i>

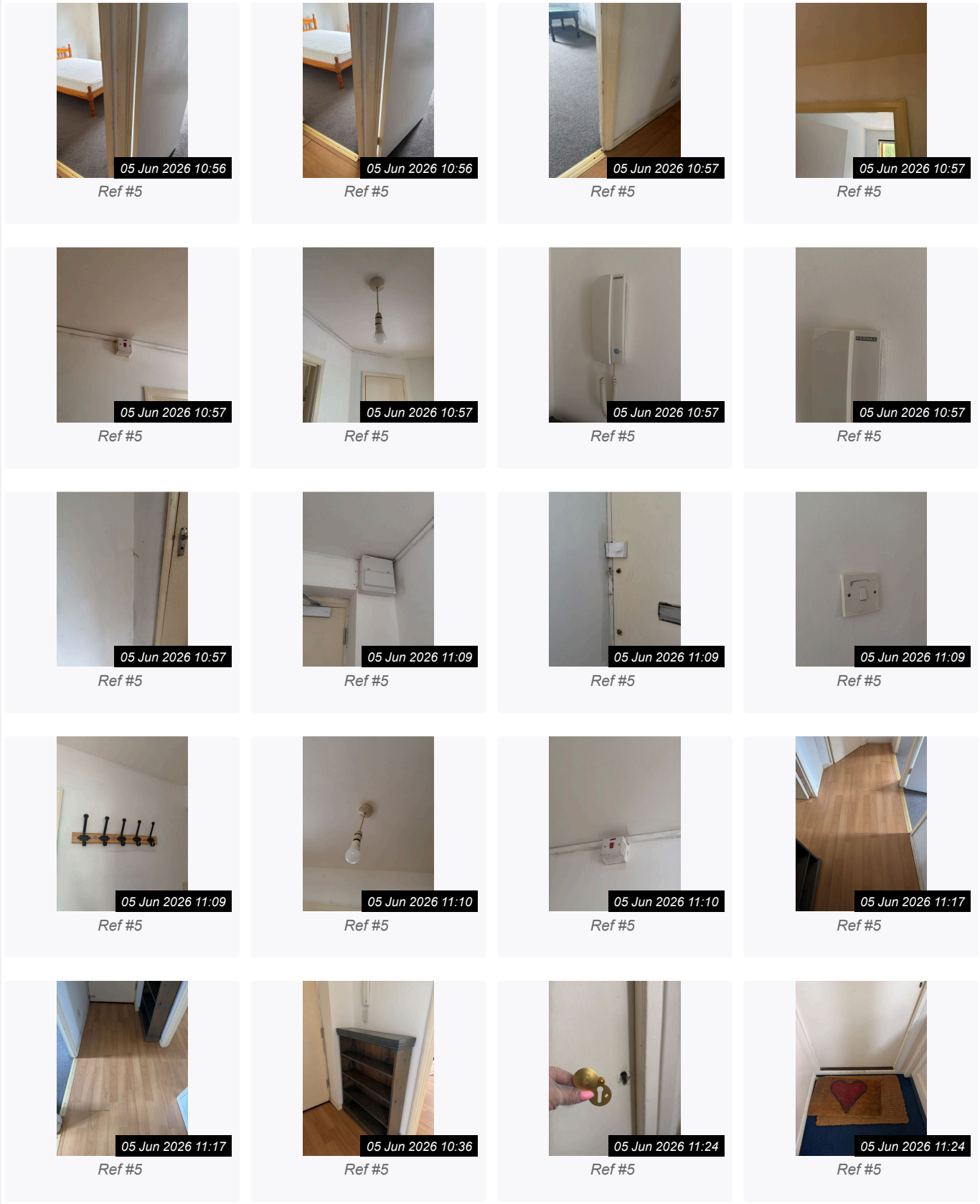
5. ENTRANCE/HALLWAY (CONT.)				
5.10.1	-	Open Shelving Unit.	<i>Item added after Check In</i>	<p>Constructed from timber with a grey-washed finish; colour is uneven and faded in areas, with natural grain showing through.</p> <p>General scuffs, wear marks and minor chips present along edges and corners from regular use; surface shows visible signs of age and handling.</p> <p>Sturdy and stable, stands level and securely; no damage or instability noted.</p> <p>Functionally sound, but cosmetically worn with clear marks of use throughout.</p>
5.10.2	-	Coat Rack.	<i>Item added after Check In</i>	<p>Wooden base with five black hooks; securely fixed to the wall, firm and stable.</p> <p>Minor surface marks and light wear visible on the wood; hooks intact, undamaged and securely attached.</p> <p>In good order, clean and fully functional; only very slight cosmetic signs of use.</p>



5. ENTRANCE/HALLWAY (CONT.)



5. ENTRANCE/HALLWAY (CONT.)



6. LIVING ROOM/LOUNGE				
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
6.1	Door (Internal)	Wood Single Glazed; White	In Good Condition; Scratches & Smudges Visible; Handles Tarnished; Dusty	<p><i>As Inventory & Check In +</i></p> <p>Cream/white painted finish, with 10 clear glass panes set within timber frame and mullions.</p> <p>Paintwork heavily worn, scuffed, marked and chipped throughout; extensive scratches, crayon marks and discolouration visible, especially on lower sections and edges. Paint is flaking and uneven, with gaps and wear around all glass rebates.</p> <p>Panes intact but dusty and marked; putty/ sealant around edges is cracked, missing, loose and discoloured in many places.</p> <p>Metal lever handle fitted; backplate heavily worn, corroded, discoloured and scratched; fixings visible and loose. Hinges painted over, worn and slightly misaligned, causing the door to hang unevenly and not close flush.</p> <p>Structurally sound but cosmetically very poor; extensive wear, damage, uneven paintwork and poor sealing around glass; operates but with poor fit and finish.</p> <p>Damage / Neglect - Tenant</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.2	Door Frame	Wood Painted White	In Good Condition; Chipped & Marked in Places	<p>Cream/white painted finish, extensively worn, scuffed and marked; paint is chipped, flaking and uneven along edges, corners and architrave. Visible scratches, faint stains and discolouration across the surface, with areas of paint overspray and uneven coverage.</p> <p>Gaps present between frame and wall plaster; minor cracks and damage to surrounding plasterwork. Architrave is loose in places, ill-fitting and uneven, with wear and damage most noticeable at the base and corners.</p> <p>Aged and tired appearance; multiple cosmetic defects, poor paint finish and imperfect fit throughout.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.3	Ceiling	Plaster Painted White	In Good Condition; Painted Over Defects Visible	<p>White painted textured finish, showing widespread discolouration, faint yellow/brown stains and small dark marks across the whole area. Paintwork is uneven, faded and worn in places, with patchy coverage and a generally tired appearance.</p> <p>Prominent, long running cracks visible across sections, including along joins and near corners; fine hairline cracks also present elsewhere. Minor unevenness and slight sagging noted along junction lines; small areas of staining and discolouration concentrated near edges and fittings.</p> <p>Structurally intact but cosmetically poor; multiple cracks, marks, stains and uneven finish throughout, with clear signs of age and long-term wear.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.4	Smoke Alarm	Wall Mounted; Battery Powered;	TENANT NOTE: Test Periodically; Tested for Power Only	<p>Round, wall-mounted smoke alarm; white plastic casing heavily yellowed, discoloured and marked with dirt, grime and small stains. Surface is worn, dusty and aged, with paint residue and scuffs visible.</p> <p>Fitted securely to the wall, but seal around base is uneven and discoloured.</p> <p>Tested and confirmed not in working order; fails to activate or operate as intended.</p> <p>Cosmetically poor, aged and dirty; functionally defective and requires replacement.</p> <p style="background-color: #FFA500; padding: 2px; display: inline-block;">Needs Replacing - Landlord</p>
6.5	Light Fixtures	White Plastic Pendant	No Bulbs Working	<p><i>As Inventory & Check In</i> +</p> <p>Simple ceiling pendant fitting, suspended by flex.</p> <p>White plastic base, heavily yellowed, discoloured, worn and marked; surface grime, stains and signs of age clearly visible, with paint residue and uneven finish.</p> <p>Tape-covered flex, aged and slightly discoloured; connections intact but appearance worn.</p> <p>Bulb is present and fitted, but confirmed not in working order. No shade or cover installed.</p> <p>Securely mounted but cosmetically tired, aged and dirty; functionally defective due to non-working bulb, and overall fitting shows significant wear.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.6	Walls	Wallpaper Painted Grey; Dado Rail Present	In Good Condition; Wallpaper Edges Peeling; Dado Rail Dusty & Scratched in Places	<p><i>As Inventory & Check In +</i></p> <p>White painted walls, extensively marked, scuffed and stained overall; paintwork is uneven, worn, chipped and discoloured, with patches of overspray, crayon marks and general grime.</p> <p>Plaster directly behind and below the radiator is heavily stained, discoloured, peeling and damaged, with clear signs of damp and mould growth - consistent with moisture from the pipework or radiator itself.</p> <p>Heavy, widespread mould growth visible across large areas, particularly at low levels, in corners, along joins and near skirting and pipework.</p> <p>Moisture readings taken between 4.0% and 5.0%; surfaces were not wet to touch, but significant active mould growth is present. A strong, distinct mould odour is noticeable throughout the room.</p> <p>Plasterwork shows fine cracks, unevenness and minor damage; paint is lifting and discoloured where affected by mould. Dado rails and trim are loose, damaged or poorly fitted, with gaps and dirt at joins.</p> <p>Overall condition is poor, with severe mould contamination and clear evidence of underlying damp issues, despite surfaces appearing dry.</p> <p>Damage / Neglect - Tenant</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.7	Thermostat Dial	Wall Mounted	Not Tested	<p><i>As Inventory & Check In +</i></p> <p>Wall-mounted dial-type thermostat, white plastic casing.</p> <p>Surface is yellowed, discoloured and marked with light scuffs and wear; paintwork around the unit is uneven and slightly chipped. Edges are worn, and the casing sits slightly proud with minor gaps around the base.</p> <p>Not tested; operational status and accuracy unknown.</p> <p>Cosmetically aged and worn, but securely fixed; function unconfirmed.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.8	Windows & Sills	Brown UPVC Double Glazed; Chrome Handles; Wooden Sills; White Roller Blinds	In Good Condition; Sills Dusty; Blinds Smudged/Dirty & Holes Visible	<p><i>As Inventory & Check In +</i></p> <p>Constructed from timber with a mahogany/brown stained or varnished finish; colour is faded, uneven and worn across frames, with scratches, scuffs and marks visible on all surfaces. Varnish is peeling, flaking and dull, particularly along edges, corners and joints.</p> <p>Timber frames show signs of age and wear; joints are slightly open, with gaps and minor movement. Seals and gaskets are brittle, cracked, discoloured and failing, allowing draughts and moisture ingress. Extensive mould growth is present along top edges, under cills and in corners, directly linked to damp conditions.</p> <p>Panes are intact but dirty, marked and streaked; some panes show misting or condensation between layers.</p> <p>Metal handles, hinges and stays are painted over, worn and slightly corroded; operation is stiff but functional, with minor misalignment noted.</p> <p>Window Sill: Matching brown/mahogany wood finish; surface is heavily marked, scratched, stained and worn, with faded varnish and bare patches. Edges are chipped, rounded and damaged from use. Gaps exist between sill and wall, filled with dirt, dust and active mould growth along the back edge and corners. Surrounding plaster is</p>

6. LIVING ROOM/LOUNGE (CONT.)

cracked, uneven, stained and peeling due to damp.

Blind:
Roller blind in off-white/cream fabric, with side-winder mechanism.

Fabric is discoloured, yellowed, heavily stained and dirty; prominent mould spotting along the top edge and within folds. Material is sagging, loose, stretched and does not roll or hang straight; edges are frayed and torn. Mechanism is complete but stiff; cord is intact but worn and discoloured. Brackets are secure but fitted to damaged, marked plaster.

Still operates but in very poor cosmetic and hygienic condition; fabric is damaged and contaminated with mould.

Timber windows are structurally sound but cosmetically very poor, with failing finishes, defective seals and widespread mould growth. Sill is worn, damaged and dirty. Blind is stained, mouldy and damaged; all areas show clear effects of long-term damp and lack of maintenance.

6. LIVING ROOM/LOUNGE (CONT.)				
6.9	Radiators	White Panelled	In Good Condition; Valve Cap Missing (left); Signs of Rust Visible; Scuffed	<p><i>As Inventory & Check In +</i></p> <p>Single-panel steel radiator, painted white. Paintwork is heavily worn, faded, marked and stained; extensive flaking, chipping and discolouration across the whole surface, with visible rust spots and corrosion along the bottom edge, joints and brackets.</p> <p>Exposed pipework shows paint loss, rust and staining; connections are aged, with minor leaks or past dampness evident around joints and on the wall behind. The control valve is old, corroded and stiff; paint is worn or missing from fittings.</p> <p>Plaster directly behind and below the radiator is heavily stained, discoloured, peeling and damaged, with clear signs of damp and mould growth - consistent with moisture from the pipework or radiator itself.</p> <p>Appears intact and fitted securely, but cosmetically very poor with significant rust, paint defects and surrounding damage. Not tested for operation or heat output; overall aged and in need of replacement or full refurbishment.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.10	Sockets and Switches	As Pictured; Extention Cable	In Good Condition	<p>3 single sockets and 1 double socket, all white plastic finish. Covers are heavily discoloured, yellowed, stained and worn; surfaces are dirty, marked and scuffed.</p> <p>Edges are chipped, paint overspray visible, and fittings sit unevenly with gaps between plate and wall. Plaster around each fitting is cracked, crumbling, stained and affected by damp/mould, particularly at lower levels. No testing carried out; condition indicates aged and poorly fitted.</p> <p>Dimmer switch: Single dimmer unit with decorative brass/metallic finish plate. Plate is tarnished, marked and slightly loose; mechanism appears intact but not tested.</p> <p>All fittings are securely mounted but show significant age, wear and poor installation finish; surrounding plasterwork is damaged and affected by damp, consistent with conditions elsewhere in the property. Operational status unconfirmed.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.11	Skirting Board	Wood Painted White	In Good Condition; Chipped & Marked in Places	<p>White painted timber skirting, running along all wall-floor junctions. Paintwork is heavily worn, scuffed, chipped, flaked and discoloured, with extensive marks, dirt and paint overspray across all sections.</p> <p>Loose, ill-fitting and uneven in many places; significant gaps between board and wall/floor, with movement visible. Joints are open, cracked or misaligned.</p> <p>Severe mould growth and dark staining along the bottom edge, back face and behind boards, directly linked to rising damp and moisture issues. Plaster behind and above skirting is crumbling, soft, damp-stained and deteriorated.</p> <p>Minor rot, softness and damage noted on lower edges in affected areas; sections are broken or missing in corners and joins.</p> <p>Poor condition, structurally loose, heavily contaminated with mould, and showing clear signs of damp-related deterioration throughout.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.12	Flooring	Laminate Wood	In Good Condition; Chipped; Loose Debris Present; Paint Splashed Area(s)	<p><i>As Inventory & Check In +</i></p> <p>Generally in acceptable condition, with a mostly even and intact surface. Small gaps are visible between boards or along joints in several places, with minor movement or separation noted.</p> <p>The surface is dirty throughout, with accumulated dust, grime and ground-in dirt visible across the area, particularly in corners and along edges.</p> <p>No major damage or wear is present, but it requires thorough cleaning to restore appearance.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.13	Desk	Wooden Desk with 3 Drawers	Paint Marks Visible; Dusty & Dirty Inside	<p><i>As Inventory & Check In +</i></p> <p>This is now seen in Bedroom 1.</p> <p>Light wood effect finish, matching tone and style to the adjacent units; flat top surface with a central recessed/work area.</p> <p>Integrated 3 drawers on the front face, fitted with dark metal curved pull handles; drawers slide smoothly, appear intact and functional.</p> <p>Surface shows light wear, minor scuffs and faint marks consistent with use; edges and corners are slightly worn. Finish is generally intact, with no major damage, chips or deep scratches noted. Structure is stable, level and robust; no loose joints or defects.</p> <p>Functional, in fair used condition; with only typical cosmetic signs of age and handling.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.14	Bench Unit	White Laminate Bench & Cushion With 3 Wicker Baskets	Chips Visible; Baskets Fraying	<p><i>As Inventory & Check In +</i></p> <p>Wooden frame with an off-white/cream painted finish; top surface has a slightly raised back edge, curved sides and moulded detailing. Paintwork is worn, scuffed, marked and has minor chips and rubs along edges and corners; finish is uneven and shows signs of age and use.</p> <p>Three open compartments, each fitted with a woven natural-fibre basket for storage. Baskets are intact and fit securely, but very dirty, dusty and heavily soiled inside, with visible grime, debris and discolouration throughout the interior surfaces; exteriors are cleaner but still marked and worn.</p> <p>Sturdy and stable, stands level with no wobble or damage; joints are tight and secure.</p> <p>Functionally sound and usable, but cosmetically tired; paintwork worn, and baskets are notably dirty and unhygienic inside, requiring thorough cleaning.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.15	Book Shelf	Pine Painted Green Bookshelf x 2	Miscellaneous Items Present; Dusty	<p><i>As Inventory & Check In +</i></p> <p>Tall freestanding unit, timber construction with a grey-washed / weathered stain finish; colour is uneven, faded and worn, with visible wood grain and texture. Edges, corners and moulded top trim show scuffs, minor chips and wear marks from use.</p> <p>Six open shelves; all boards intact, level and securely fixed, no warping or damage noted. Stands stable and upright on the floor.</p> <p>Heavily dirty and dusty throughout, with thick dust, grime and dark marks covering all surfaces, shelves, corners and crevices; dirt is ingrained in the grain and hard to reach areas. Finish is patchy and aged, with clear signs of neglect and lack of cleaning.</p> <p>Functionally sound but cosmetically very poor due to heavy soiling.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.16	Sofa	Grey Fabric Sofabed with 2 Scatter Cushions	In Good Condition	<p>Metal frame visible at base, appears sound and stable; no bending, damage or loose parts noted. Converts to bed, mechanism not tested but externally intact.</p> <p>Fitted with a loose, stretch-style grey fabric cover; fabric is thin, soft and slightly faded, with creasing, sagging and slack across seat and back areas. Cover is dirty, dusty and marked with light stains and scuffs; fibres look worn and flattened in places.</p> <p>Structurally functional but cosmetically poor - dirty, tired and unkempt, with clear signs of heavy use and lack of cleaning.</p> <p>Usable but in worn, unhygienic condition; cover requires deep cleaning or replacement.</p> <p style="background-color: #FFA500; padding: 5px; display: inline-block;">Needs Cleaning - Tenant</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.17	Dining Table & Chairs	Round Wooden Top Table with Metal Legs; 1 x Metal Framed Wooden Chair	Marks & Scratches Visible to Top & Base; Paint Marks & Scratches Visible to Chair	<p><i>As Inventory & Check In +</i></p> <p>Light pine/softwood construction, rectangular top with straight legs. Surface shows visible scratches, scuffs, minor dents and faint marks from use; edges are worn and slightly rounded. Finish is matt, uneven and faded in places, with small knots and natural grain visible. Structurally sound, stable and level; no loose joints or damage noted.</p> <p>Matching set of 4, same light wood finish, ladder-back design with solid seats and straight legs. All show consistent wear: scuffs, minor scratches and light marks on frames and seats; legs have slight wear at floor contact points. Joints are tight and secure; no wobble or damage. Finish is worn but intact.</p> <p>Overall: Functional, structurally sound set in fair used condition; cosmetically marked and worn, but no breaks, repairs or defects.</p> <p style="background-color: #f4a460; padding: 5px; display: inline-block;">Needs Cleaning - Tenant</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.18	Coffee Table	Pine Painted Green Coffee Table	Scratches Visible	<p><i>As Inventory & Check In +</i></p> <p>This is now seen in Bedroom 2.</p> <p>Wooden table with turned legs, finished in dark green/teal paint. Paint is heavily worn, chipped, scratched and flaked across the entire surface, edges and legs; large areas of paint are missing, revealing the lighter wood underneath, creating a distressed, aged appearance.</p> <p>Top is marked with numerous scuffs, stains, dark spots and wear patterns; finish is uneven and dull, with ingrained dirt and grime in worn areas and crevices.</p> <p>Stands stable and level; legs are securely attached, no wobble, loose joints or damage to frame.</p> <p>Functionally solid but cosmetically very poor; paintwork is extensively deteriorated, surface is dirty and marked, and it shows clear signs of age, heavy use and lack of care.</p> <p>Damage / Neglect - Tenant</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.19	Side Unit	Pine Painted Green 2 Door Unit with Brass Handles	Marks & Chips Visible; Miscellaneous Items Present	<p><i>As Inventory & Check In +</i></p> <p>Wooden cabinet with two doors, finished in a faded blue/grey wash; colour is uneven, worn and patchy, with natural wood grain showing through. Paint is thin and aged, with light wear along edges and corners, but no chips or deep damage.</p> <p>Fully intact, sturdy and stable; doors open/close smoothly, hinges and metal latch are secure and undamaged. Internal shelves are solid, level and well-fitted.</p> <p>Heavily dusty and dirty throughout - thick dust and grime cover all external surfaces, inside doors, shelves, corners and crevices. Stains and discoloration visible internally, consistent with age and lack of cleaning. No structural defects, breaks or repairs; just very tired, grubby and neglected appearance.</p>
6.20	Additional Items	As Pictured	In Good Condition	<i>As Inventory & Check In</i>

6. LIVING ROOM/LOUNGE (CONT.)				
6.20.1	-	Canvas Artwork	<i>Item added after Check In</i>	<p>Long, narrow rectangular canvas print with a dark background, featuring colourful lightbulb illustrations in yellow, green, pink, purple and blue. Surface print is clear and colours remain bright.</p> <p>Fully intact, with no tears, holes, scratches or damage to the canvas or frame edges. Surface is slightly dusty from being mounted on the wall, but otherwise clean and well-preserved. No warping, fading or loose sections noted.</p> <p>Securely fixed to the wall; hangs straight and stable.</p> <p>Overall: In good condition, structurally sound and free from defects; only minor surface dust consistent with its location.</p>

6. LIVING ROOM/LOUNGE (CONT.)				
6.21	Storage Cupboard	Wood Flat Panelled White Door with Plastic Knob	Smudges Visible; Paint Marks Visible; Nail Holes Visible; Miscellaneous Items Present	<p><i>As Inventory & Check In +</i></p> <p>Timber frame and shelving, painted cream/white internally and externally. Paintwork is heavily worn, discoloured, peeling and flaking; large areas are stained and deteriorated, with paint completely missing in many spots. Architrave and trim are loose, damaged, ill-fitting and mould-affected.</p> <p>Severe, heavy mould growth covers almost all internal surfaces - walls, ceiling, shelves, back and side panels. Mould is thick, dark and widespread, running down walls, across joins and behind shelving. Surfaces show clear damp staining, discoloration and water marks; moisture damage is extensive and active. A strong, pungent mould odour is present.</p> <p>Wooden slatted shelves are dirty, dusty, mouldy and stained; timber is discoloured and feels damp. Walls and plaster are crumbling, soft and deteriorated; corners and joins are rotten or breaking down.</p> <p>Exposed wiring, loose fittings and damaged switches/sockets are present; plates are broken, missing or covered in grime and mould. Exposed pipework is rusted, corroded and stained; joints show signs of past leaks or ongoing dampness.</p> <p>Floor is tiled but cracked, broken, uneven and covered in debris, dirt and mould. The entire space is</p>

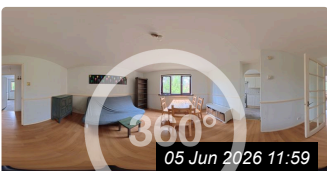
6. LIVING ROOM/LOUNGE (CONT.)

neglected, dirty, cluttered and structurally compromised by damp and rot.

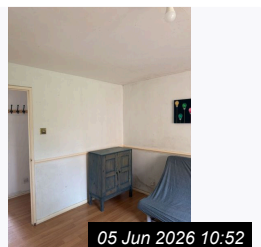
Extremely poor condition; severe contamination, significant damp penetration, structural deterioration and unsafe/unhygienic state throughout.

- Tefal steam iron (white/maroon)
- Shower head and flexible hose
- Boxed 2-in-1 family toilet seat
- Black plastic stool
- Blue metal trolley/cart
- Exposed metal pipework and plumbing fittings
- Loose timber lengths / wooden sticks
- White electrical fittings, switches, sockets and wiring
- Black foil-covered tray/basin
- Various bags, packaging and miscellaneous debris
- Small pieces of broken material and general rubbish

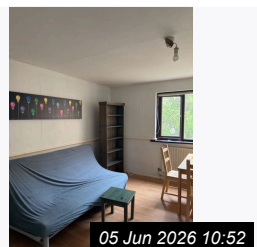
All items are surrounded by heavy mould, dust and dirt; surfaces are grubby and affected by damp.



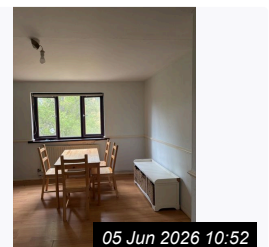
Ref #6



Ref #6

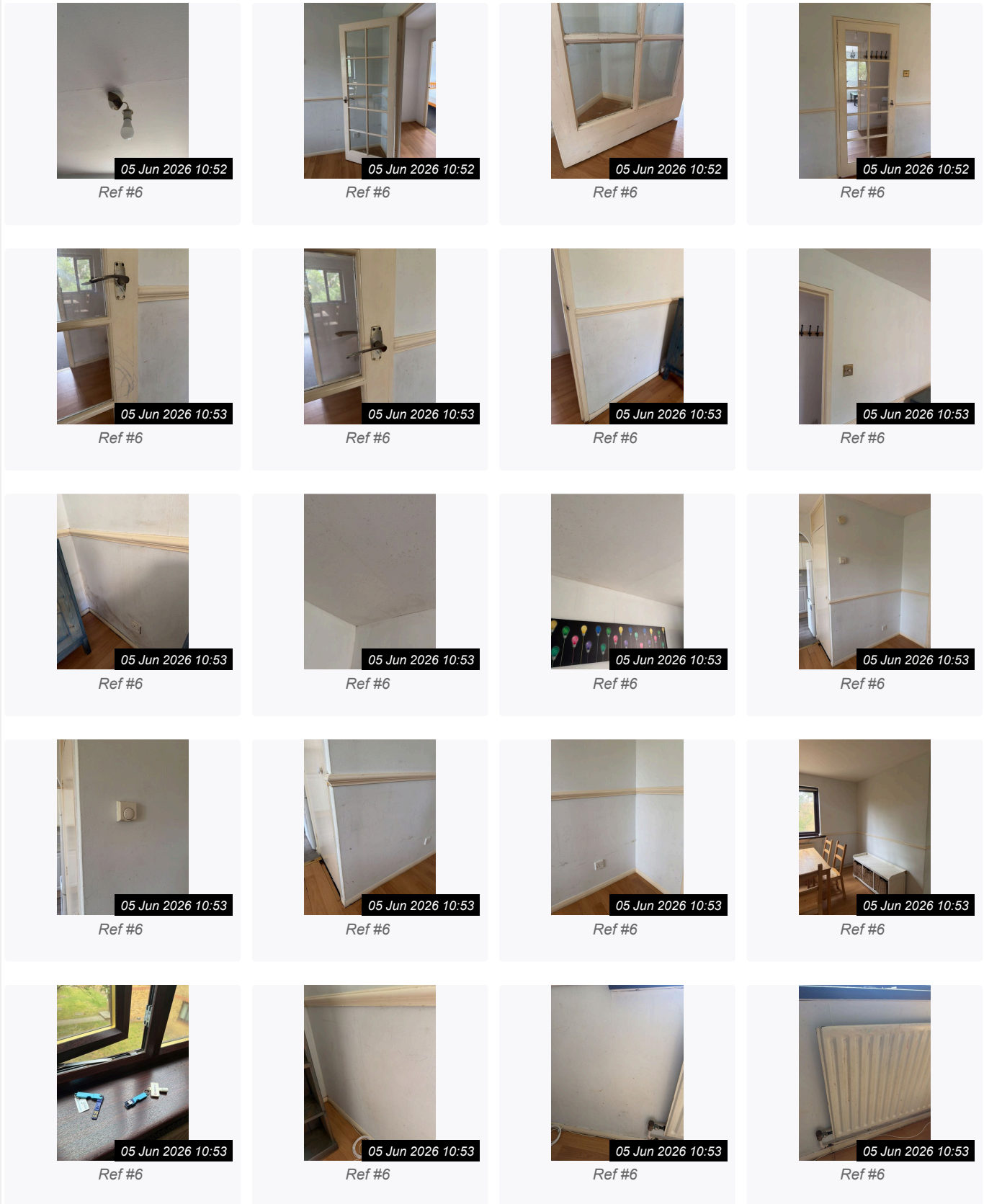


Ref #6

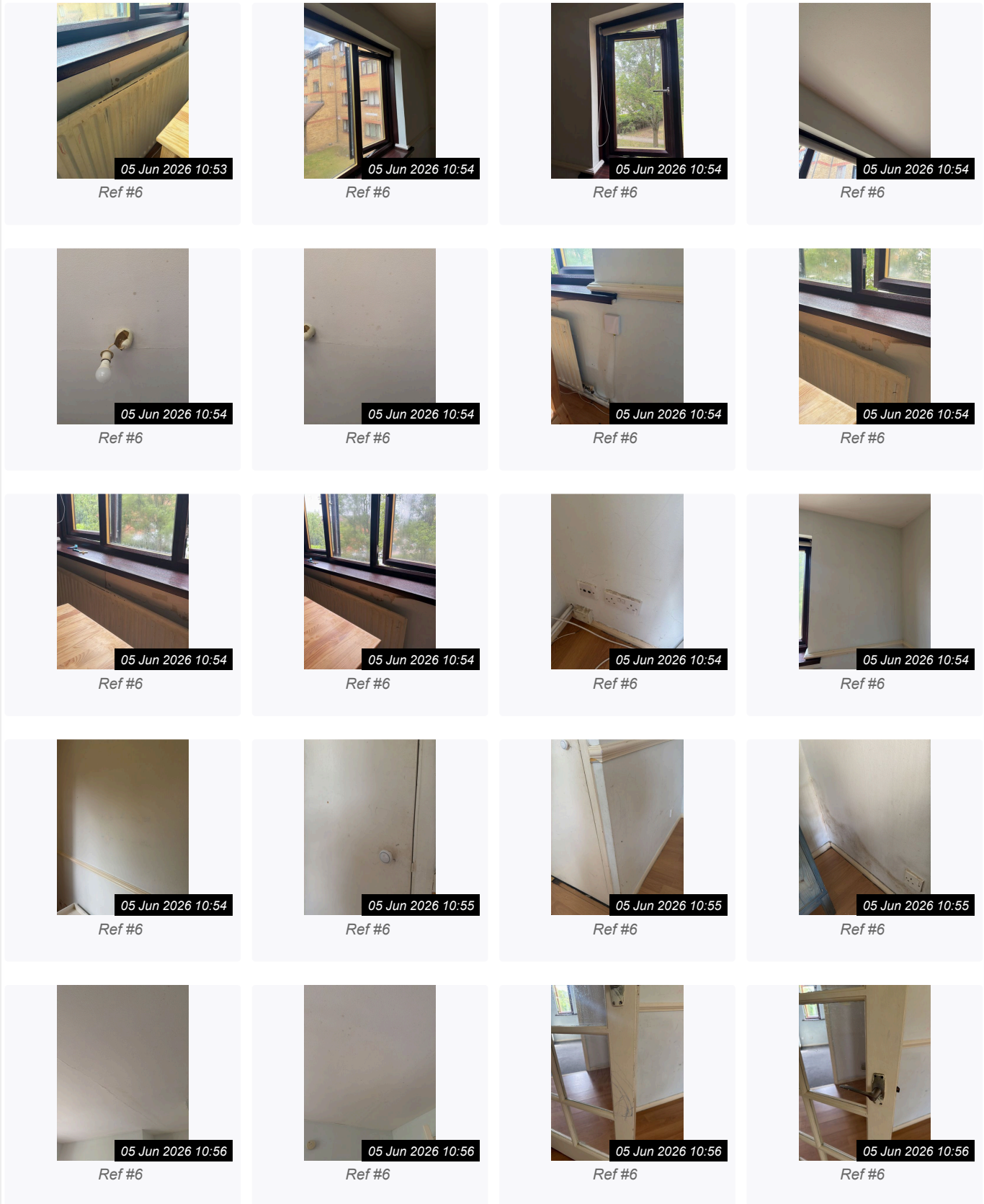


Ref #6

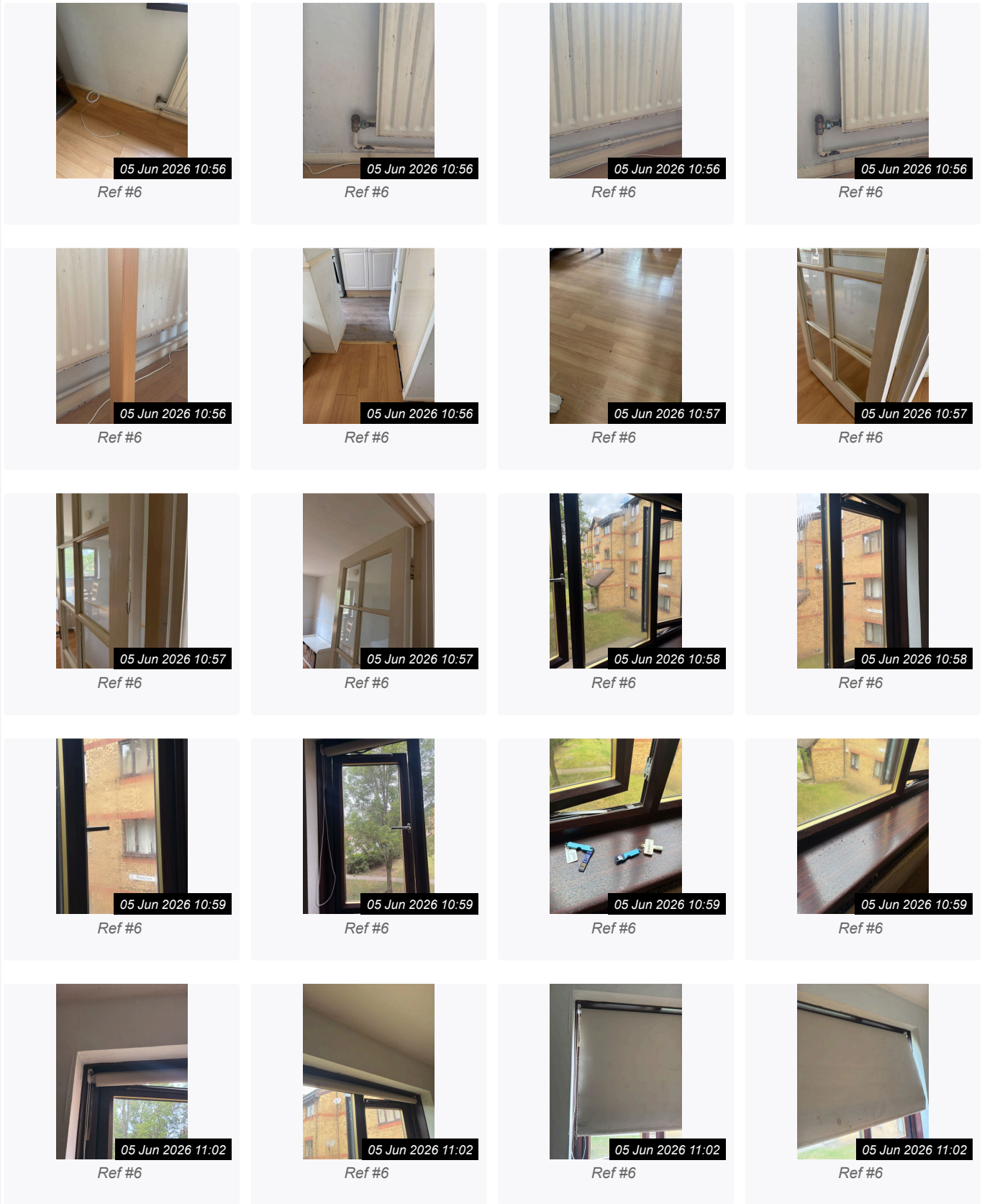
6. LIVING ROOM/LOUNGE (CONT.)



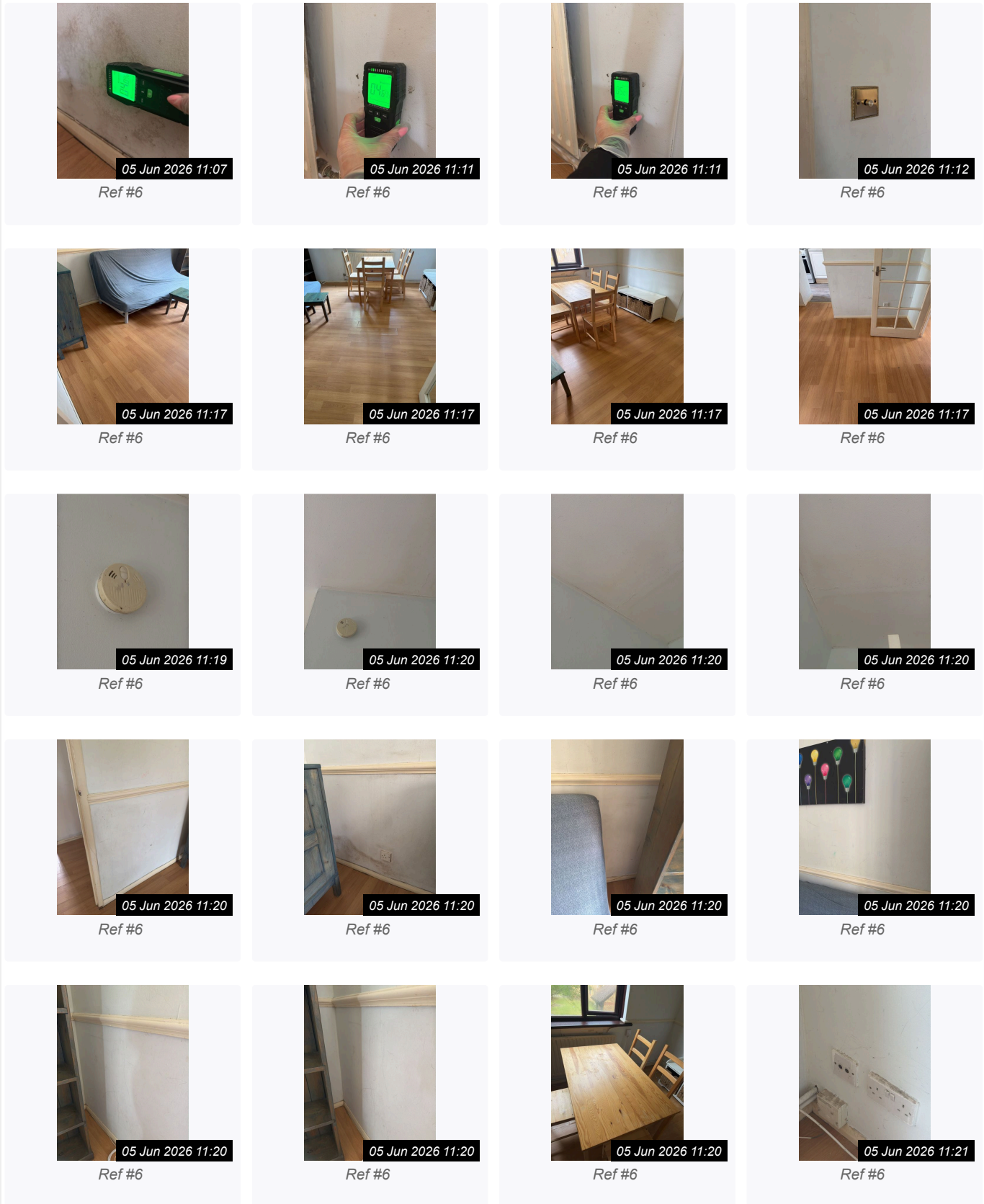
6. LIVING ROOM/LOUNGE (CONT.)



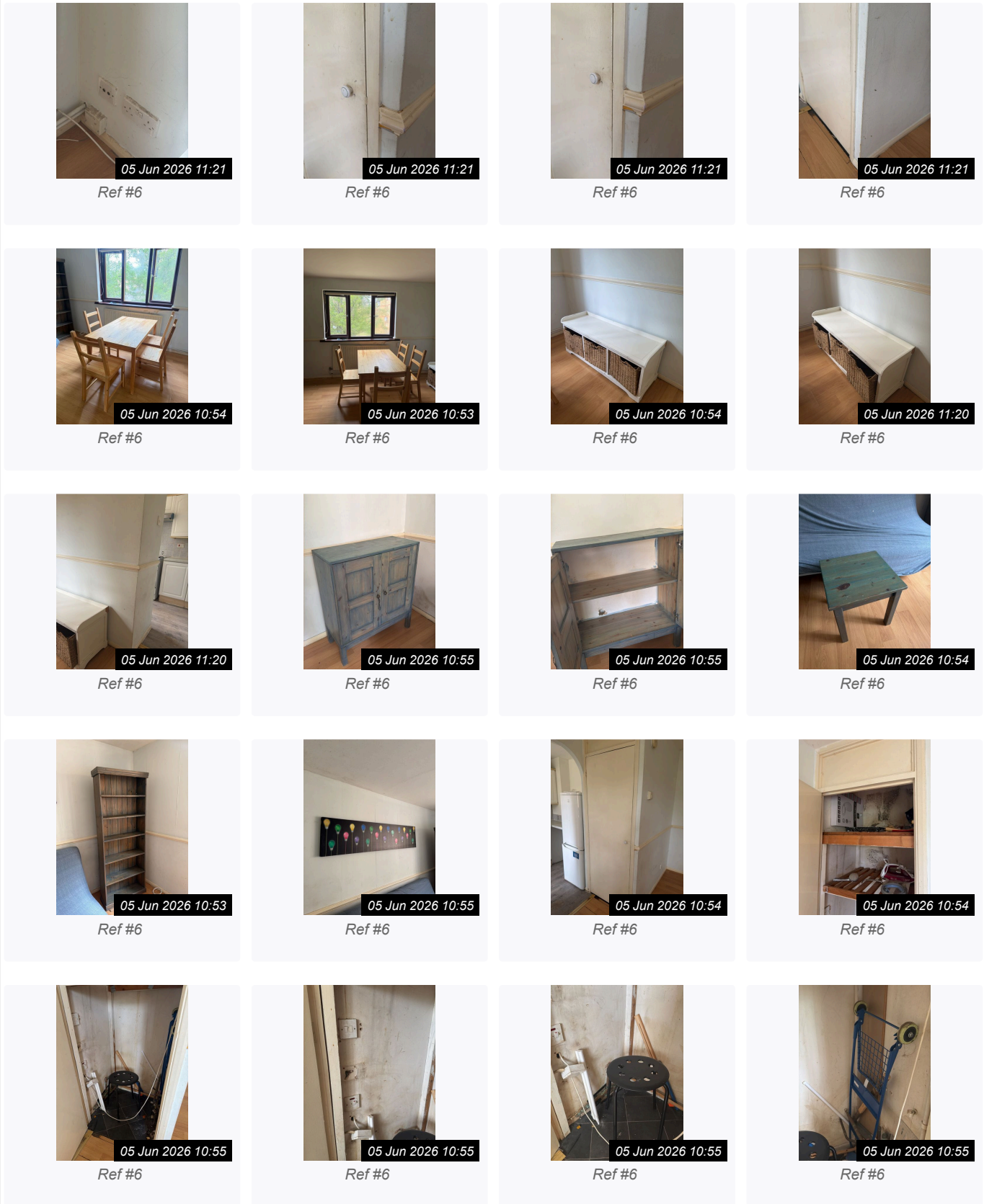
6. LIVING ROOM/LOUNGE (CONT.)



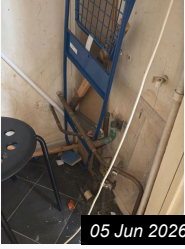
6. LIVING ROOM/LOUNGE (CONT.)



6. LIVING ROOM/LOUNGE (CONT.)



6. LIVING ROOM/LOUNGE (CONT.)



05 Jun 2026 10:55

Ref #6



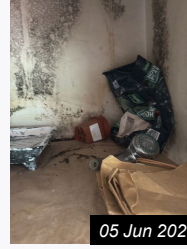
05 Jun 2026 10:55

Ref #6



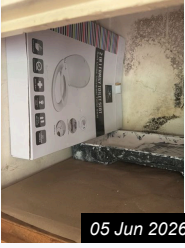
05 Jun 2026 10:55

Ref #6



05 Jun 2026 10:55

Ref #6



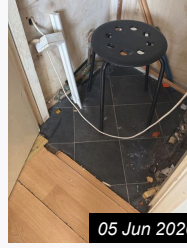
05 Jun 2026 10:55

Ref #6



05 Jun 2026 10:55

Ref #6



05 Jun 2026 10:55

Ref #6

7. KITCHEN				
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
7.1	Ceiling	Plaster Painted White	In Good Condition; Hairline Cracks Visible; Nail Hole Visible by Light Fixture	<p><i>As Inventory & Check In</i> +</p> <p>White textured finish, heavily marked, discoloured and stained throughout. Extensive, heavy black/grey mould growth is clearly visible along all edges, corners, above cabinets and around window reveals; mould is thick, widespread and actively growing.</p> <p>Prominent cracks run across sections, including above kitchen units; fine hairline cracks and unevenness are also present. Plasterwork is discoloured, soft and deteriorated in damp-affected areas, with water staining and discolouration spreading out from mould patches.</p> <p>Severe damp and mould contamination, structural cracking and significant deterioration; very poor condition.</p> <p>Damage / Neglect - Tenant</p>
7.2	Light Fixtures	White Plastic Globe Fixture	No Bulbs Working	<i>As Inventory & Check In</i>

7. KITCHEN (CONT.)				
7.3	Walls	Plaster Painted White; Tiled Black & White around Worktops	In Good Condition; Smudges Visible to Painted Walls; Grouting Discoloured; Grouting Mould Visible by Sink; Uneven Tiles by Cooker	<p><i>As Inventory & Check In +</i></p> <p>Painted white, generally marked, scuffed and stained; paintwork is uneven, peeling and lifting in damp areas.</p> <p>Widespread mould growth present, particularly at high levels, along joins, near windows and above worktops - directly linked to moisture issues.</p> <p>Discolouration, water marks and staining are visible across large areas; plaster is soft, crumbling and damaged where affected.</p> <p>Areas around switches, sockets and pipework are cracked, uneven and discoloured. Tiled sections at low level show grime, discolouration and loose grout; paint above tiles is stained and peeling.</p> <p>Poor condition, severely affected by damp and mould, with damaged plaster and deteriorating paintwork throughout.;</p> <p>1x Tile missing directly above the worktop/sink area, between the window reveal and boiler pipework, at low level.</p> <p>One full tile is completely missing, leaving a large, exposed rectangular section of bare wall/plaster.</p> <p>The underlying wall is heavily damaged, damp-stained, discoloured and crumbling; plaster is soft, deteriorated and marked with water stains and mould, clearly showing long-term moisture penetration.</p>

7. KITCHEN (CONT.)				
				<p>Adjacent tiles are loose, cracked, chipped and poorly fitted; grout is missing, crumbling or discoloured. Edges around the gap are rough, uneven and unfinished.</p> <p>No sealant or edging present; the open area is unprotected, allowing further water ingress and damage. The whole section is dirty, grubby and affected by damp - consistent with widespread issues elsewhere.</p> <p>Overall: Significant defect, with missing tile exposing damaged, damp-affected substrate; poor finish and clear evidence of water damage and deterioration.</p>
7.4	Windows & Sills	Brown UPVC Double Glazed; Chrome Handle; Tiled Sills; White Roller Blinds	In Good Condition; Marks Visible to Frames; Blinds Smudged/Dirty	<i>As Inventory & Check In</i>
7.5	Sockets and Switches	As Pictured	In Good Condition; Marked	<p>Standard white plastic single switch plate.</p> <p>Heavily discoloured, yellowed, stained and dirty; paint overspray and uneven paintwork around edges. Plate is loose, sits unevenly with gaps, and is cracked/ chipped at corners. Surrounding wall plaster is damaged, crumbling and stained.</p> <p>Tested but no power; appears aged and poorly fitted.</p> <p>Cosmetically very poor, damaged and insecure; surrounding area shows clear damp-related deterioration.</p>

7. KITCHEN (CONT.)				
7.6	Flooring	Black/Grey Vinyl	Vinyl Gouge(s); Vinyl Tear(s); Paint Splashed Area(s); Loose Debris Present	<p><i>As Inventory & Check In +</i></p> <p>Light grey/brown wood-effect laminate or vinyl planks, laid in straight pattern. Surface condition: Widespread heavy staining, discolouration and dark damp patches - most prominent in the centre, near base units and along edges. Marks are yellow/brown/grey, indicating long-term moisture exposure. Surface is dull, dirty and ingrained with grime; scuffs and wear visible across the area.</p> <p>Planks are lifting, loose or poorly fitted along walls, units and thresholds. Gaps, unevenness and damaged edges are common. At the doorway, the threshold strip is loose, damaged and stained.</p> <p>Severe deterioration at skirting/unit bases - flooring is discoloured, soft and likely damp-damaged underneath. Areas beneath cabinets show mould, rot and water damage; skirting boards are missing, broken or rotten, with exposed, damp-affected substrate.</p> <p>Planks are not securely fixed; movement, creaks and unevenness present.</p> <p>Very poor condition - extensively stained, damp-damaged, loose and deteriorating; clear evidence of water ingress and long-term neglect throughout.</p>

7. KITCHEN (CONT.)				
7.7	Kitchen Cupboards/ Units	Wall Units; Base Units; 13 Hinged Doors; White Laminate Gloss & Matt; Plastic Knobs	Dirty Exterior; Laminate Peeling on Doors; Laminate Peeling on Shelves; Dirty Interior; Miscellaneous Items Present	<p><i>As Inventory & Check In</i> +</p> <p>Old, off-white/cream painted finish; paint is yellowed, faded, chipped, stained and worn, with heavy discoloration especially around edges, corners and under worktops. Surfaces are grubby and marked from long use.</p> <p>Many internal back panels are completely missing or broken, leaving bare, damp-stained wall behind; rear sections are open and unprotected. Carcasses are generally intact but show signs of age, moisture damage and wear.</p> <p>Some shelves are uneven, warped, bowed and ill-fitted; some are loose, sagging or not properly secured. Internal surfaces are dirty, discoloured and stained; one shelf is notably curved/bent and unstable.</p> <p>Some doors are misaligned, do not sit flush or close fully; gaps are visible along edges. Hinges are worn, loose or damaged - some doors swing open on their own or will not stay closed; others hang unevenly or rub against frames. Edges and bottoms of doors show damp staining and rot, especially near the floor.</p> <p>Plinth made of wood/ MDF, originally painted off-white/cream; paint is heavily worn, missing, discoloured and stained, with large areas bare or showing underlying material. Damp staining, swelling, softening and crumbling - especially along the bottom edge</p>

7. KITCHEN (CONT.)

and joins. Material is degraded, spongy and breaking down from long-term moisture exposure. Large, deep cracks run across sections; pieces are split, broken or missing. One section has a clear vertical split with separation. Plinths are loose, ill-fitted and uneven; large gaps exist between plinth, floor and cabinets. Sections are missing entirely, leaving open, unprotected gaps at the base.

Very poor condition - extensively rotten, cracked, broken and damaged by damp; structurally unsound, unfit for purpose and requiring complete replacement.

Screws and hinges are rusted or loose; some mounting points are stripped or broken. Internal surfaces are dusty, mouldy and stained, consistent with widespread damp issues.

Functionally and cosmetically poor; structurally compromised by missing panels, warping, misalignment and damp damage - aged, worn and in need of full replacement or major repair.

7. KITCHEN (CONT.)				
7.8	Kitchen Worksurfaces	Grey Laminate	In Good Condition; Scratches Visible; Paint Marks Visible; Marked in Places	<p><i>As Inventory & Check In +</i></p> <p>Light grey/white speckled laminate, standard square-edged style.</p> <p>Heavily stained, discoloured and marked across the whole surface - yellow/brown patches, water marks and ingrained dirt, especially near the sink, taps and corners. Finish is dull, worn and grubby; scratches, scuffs and minor chips visible throughout.</p> <p>Front edges are worn, faded and slightly lifting or chipped in places. Joints between sections are visible, discoloured and have gaps; sealant is missing, cracked or mouldy.</p> <p>Area around the sink is badly stained and water-damaged; worktop is discoloured and soft near the pipework/boiler, with clear signs of water ingress and damp.</p> <p>Not perfectly level; slight unevenness and warping noticeable. Back edges against tiles are uneven, with poor fitting and gaps.</p> <p>Very poor cosmetic and functional condition - extensively stained, worn, water-damaged and showing signs of age and neglect; needs replacement or full resurfacing.</p>

7. KITCHEN (CONT.)				
7.9	Kitchen Sink	Double Bowl Cream Sink; Draining Board; Cream Mixer Tap	Dirty & Stained; Taps Tarnished/ Corroded; Plug Hole Cracked; Miscellaneous Items Present	<p><i>As Inventory & Check In +</i></p> <p>Large bowl white plastic/ ceramic sink with integrated drainer. Heavily discoloured, yellowed and stained throughout - brown/ orange marks, water patches and ingrained dirt. Surface is worn, dull and scratched; small black spots/mould visible inside bowls.</p> <p>Edges are chipped, worn and grubby; sealant around rim is cracked, missing and mouldy, allowing water ingress. Overall very poor cosmetic condition, looks aged and neglected.</p> <p>Old white mixer tap, heavily worn and damaged. Paint is chipped, cracked and peeling; metal underneath is discoloured and corroded. Spout is bent/ worn, ends are damaged and discoloured. Joints and handles are loose, stiff and leaky; movement is poor. Mounting is unstable, with gaps and degraded sealant. Functionally unreliable and visually deteriorated.</p> <p>Both items are old, worn, stained, damaged and unhygienic; clearly at end of life and require full replacement.</p>

7. KITCHEN (CONT.)				
7.10	Extractor Cooker Hood	Integrated Hood	In Good Condition; Greasy; Not Tested	<p>Standard integrated stainless steel/metal extractor hood, fitted between wall cabinets above the cooker.</p> <p>Confirmed non-functional - does not operate; fans, lights and controls are inoperative, no extraction or illumination.</p> <p>Metal casing is marked, dusty, discoloured and slightly tarnished; edges and corners are scuffed and worn.</p> <p>Metal mesh filters are heavily clogged, greasy, discoloured and dirty - completely blocked, showing long-term lack of cleaning/ maintenance. Seals/trim around filters are faded, brittle and discoloured.</p> <p>Buttons appear in tact, discoloured or unresponsive; no visible power or operation. Installation: Fitted unevenly; gaps between hood, cabinets and wall are uneven. Above the unit, the ceiling and cabinet tops show severe damp staining, mould growth and water damage - directly above and surrounding the hood area.</p> <p>Cosmetically worn, internally dirty/clogged, fully non-functional and situated in an area affected by significant damp and mould; requires replacement or full repair.</p>

7. KITCHEN (CONT.)				
7.11	Oven	White Indesit; Gas Rings x 4; Chrome Rack x 1	In Good Condition; Dusty & Dirty	<p>Freestanding white gas cooker with 4-burner hob, gas oven and integrated grill.</p> <p>White enamel finish is heavily marked, discoloured, yellowed and stained across the top, front and sides; paint is chipped, scratched and worn, especially around knobs, edges and corners. Control knobs are discoloured, loose and slightly cracked; markings are faded or worn away.</p> <p>Burner caps and rings are dirty, greasy, discoloured and corroded; surfaces are clogged with grime and old food residue. Enamel around burner recesses is stained and slightly burnt/ discoloured. Pan supports are worn, rusty and loose-fitting.</p> <p>Door fits unevenly with gaps; handle is worn. Glass panel is dirty, smeared and stained both inside and out; seal around door is perished, cracked and incomplete.</p> <p>Interior is soiled, greasy and in need of deep cleaning.</p> <p>Not tested - operation, gas supply, ignition, heating and safety features are unconfirmed.</p> <p>Cosmetically very poor, heavily soiled, aged and worn; functional status unknown but appears well-used and neglected, likely nearing end of life.</p>

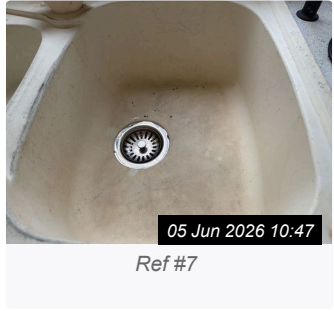
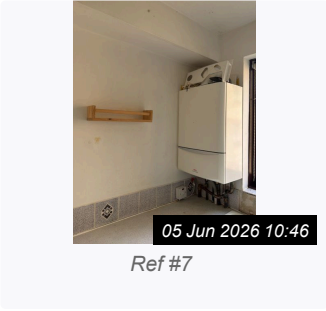
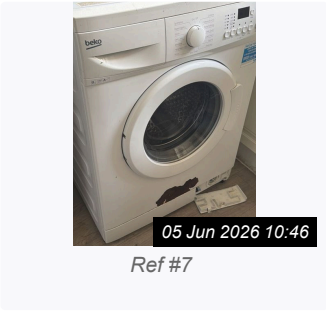
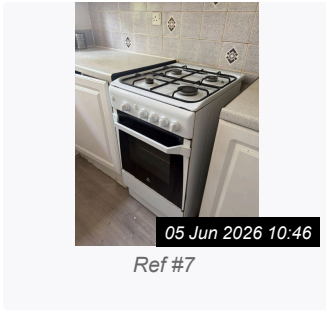
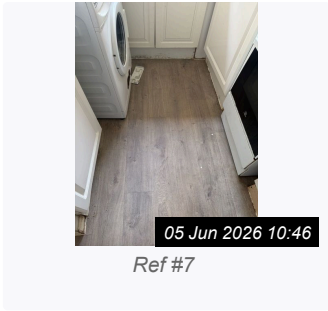
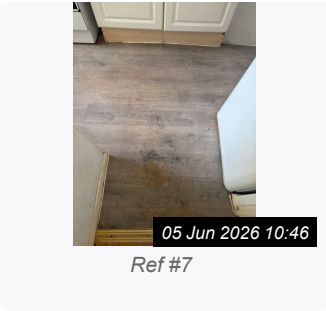
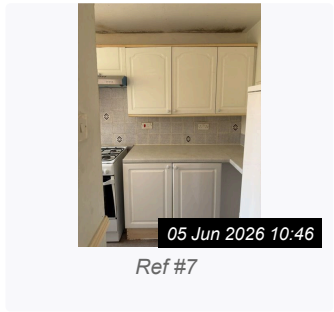
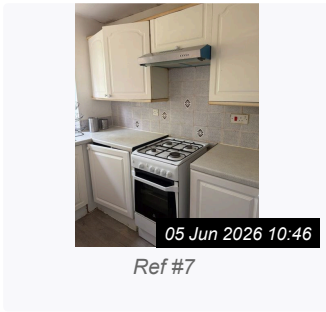
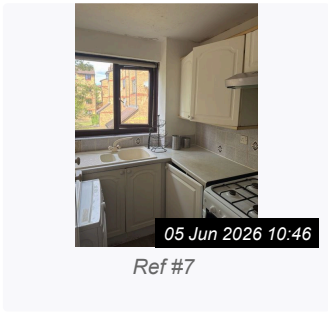
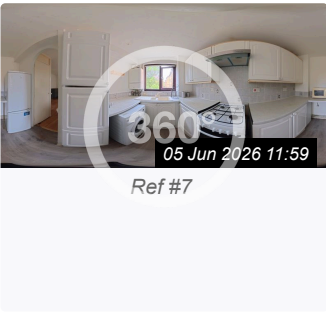
7. KITCHEN (CONT.)				
7.12	Microwave	Freestanding Cream Matsui	In Fair Condition	<p>Matsui, old-style mechanical dial control microwave, cream/white plastic casing.</p> <p>Exterior: Heavily yellowed, discoloured and faded. Surface is dusty, grubby and marked with scuffs and scratches; corners and edges are worn. Control knobs are discoloured, markings faded; casing feels brittle and aged.</p> <p>Door opens/closes.</p> <p>Sides and back are stained, discoloured and have light grease/food residue. Glass turntable is present but marked, scratched and slightly cloudy. Vent grille is dusty and clogged. Interior surfaces are dull and worn, typical of heavy use and age.</p> <p>Not tested, but age and condition suggest it is old, likely inefficient and nearing end of life.</p> <p>Cosmetically very poor, heavily discoloured, worn and dirty; functionally untested but clearly aged and well-used - suitable only for temporary use or replacement.</p>

7. KITCHEN (CONT.)				
7.13	Fridge/Freezer	Upright; White; Shelves x 3; Salad Drawer x 2; Door Shelves x 3; Freezer Drawer x 3	In Poor Condition; Marks & Smudges Visible to Exterior; Dirty & Mouldy Inside; Cracked Drawers Visible; Middle Freezer Drawer Not Closing	<p><i>As Inventory & Check In +</i></p> <p>Freestanding tall fridge-over-freezer, white, brand Indesit, older model.</p> <p>Exterior: White casing is yellowed, discoloured, marked and scuffed; surfaces are grubby, dusty and show signs of age and wear. Edges, corners and door handles are worn and slightly chipped.</p> <p>Fridge section: Interior: Walls, shelves and door racks are stained, discoloured and dirty; visible grime, marks and old spillage residue. One door shelf has a noticeable stain/blemish.</p> <p>Freezer section: Interior: Metal wire shelves are rusty, discoloured and dirty; plastic bases/drawers are cracked, broken, stained. Heavy dirt and residue build-up visible throughout.</p> <p>One clear drawer is completely detached and lying on the floor.</p> <p>Very poor cosmetic and functional condition - heavily soiled, damaged, broken parts, deteriorated seals, aged and neglected; requires full replacement.</p>

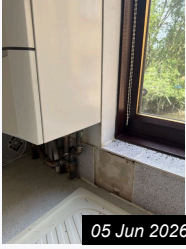
7. KITCHEN (CONT.)				
7.14	Washing Machine	Front Loader; White	In Good Condition; Dusty/Dirty Exterior; Detergent Drawer Soiled/ Dirty; Seal Is Soiled/Dirty; Brown Tape Present	<p><i>As Inventory & Check In +</i></p> <p>Freestanding white front-loading model, situated under the worktop next to the sink.</p> <p>Exterior condition: White casing is marked, dusty and discoloured. Significant damage to lower front panel: large section of plastic/coating is missing, broken or peeled away, revealing dark material underneath; panel is cracked, loose and ill-fitted. Door and handle show scuffs, wear and slight discolouration; glass door is dirty, smeared and has residue build-up around the rim.</p> <p>Door seal is discoloured, slightly mouldy and flattened; no longer flexible. Edges and base of the machine show damp staining and grime, consistent with surrounding moisture issues.</p> <p>Base panel/filter cover is broken and does not close or fit properly.</p> <p>Not tested - operation, drum movement, water intake/drainage, electrics and safety are unconfirmed.</p> <p>Cosmetically and structurally poor, with clear damage, wear and signs of neglect; functional status unknown but appears aged and damaged.</p>
7.15	Additional Items	As Pictured	In Good Condition	<i>As Inventory & Check In</i>

7. KITCHEN (CONT.)

7.15.1	-	Items Noted:	<i>Item added after Check In</i>	<ul style="list-style-type: none"> - Large grey plastic container (water softener/filter). - Wire storage basket. - Plastic bags. - Cleaning brushes (purple & green/black handles). - Metal utensil holders (x2). - Black wire fruit/vegetable stand. - Black plastic bucket/bin. - Small wooden wall shelf. - Smart meter.
--------	---	--------------	----------------------------------	---



7. KITCHEN (CONT.)



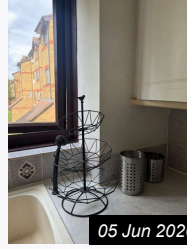
05 Jun 2026 10:47

Ref #7



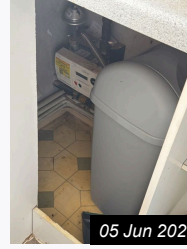
05 Jun 2026 10:47

Ref #7



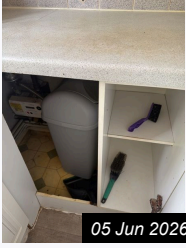
05 Jun 2026 10:47

Ref #7



05 Jun 2026 10:47

Ref #7



05 Jun 2026 10:47

Ref #7



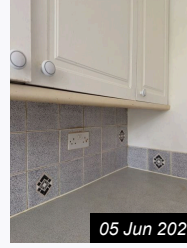
05 Jun 2026 10:47

Ref #7



05 Jun 2026 10:47

Ref #7



05 Jun 2026 10:47

Ref #7



05 Jun 2026 10:47

Ref #7



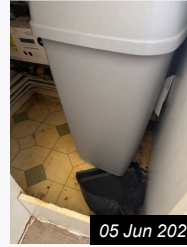
05 Jun 2026 10:47

Ref #7



05 Jun 2026 10:47

Ref #7



05 Jun 2026 10:47

Ref #7



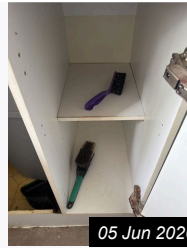
05 Jun 2026 10:48

Ref #7



05 Jun 2026 10:48

Ref #7



05 Jun 2026 10:48

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

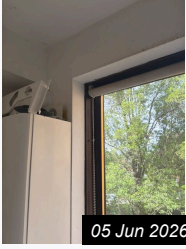
Ref #7



05 Jun 2026 10:49

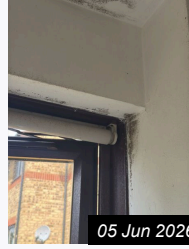
Ref #7

7. KITCHEN (CONT.)



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



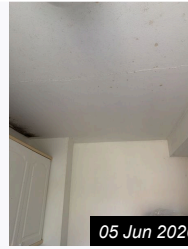
05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:49

Ref #7



05 Jun 2026 10:50

Ref #7



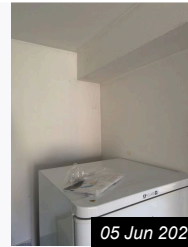
05 Jun 2026 10:50

Ref #7



05 Jun 2026 10:50

Ref #7



05 Jun 2026 10:50

Ref #7



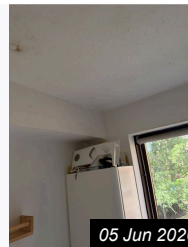
05 Jun 2026 10:50

Ref #7



05 Jun 2026 10:50

Ref #7



05 Jun 2026 10:51

Ref #7



05 Jun 2026 10:51

Ref #7



05 Jun 2026 10:51

Ref #7



05 Jun 2026 10:51

Ref #7



05 Jun 2026 10:51

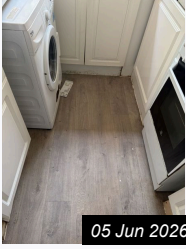
Ref #7



05 Jun 2026 10:51

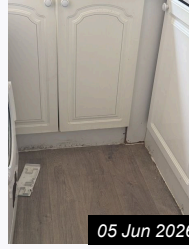
Ref #7

7. KITCHEN (CONT.)



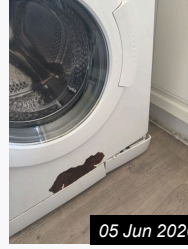
05 Jun 2026 10:51

Ref #7



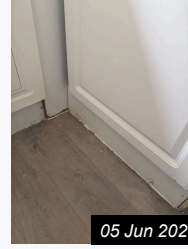
05 Jun 2026 10:51

Ref #7



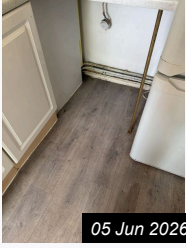
05 Jun 2026 10:51

Ref #7



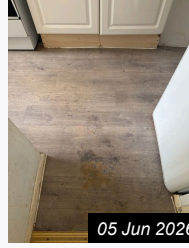
05 Jun 2026 10:52

Ref #7



05 Jun 2026 10:52

Ref #7



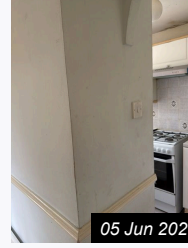
05 Jun 2026 10:52

Ref #7



05 Jun 2026 10:52

Ref #7



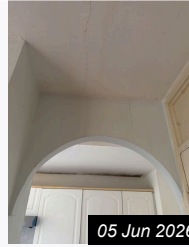
05 Jun 2026 10:52

Ref #7



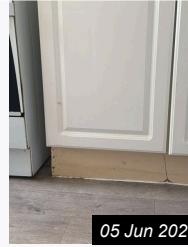
05 Jun 2026 10:52

Ref #7



05 Jun 2026 10:52

Ref #7



05 Jun 2026 11:13

Ref #7



05 Jun 2026 11:13

Ref #7



05 Jun 2026 11:13

Ref #7



05 Jun 2026 11:13

Ref #7



05 Jun 2026 11:13

Ref #7



05 Jun 2026 11:13

Ref #7



05 Jun 2026 11:13

Ref #7



05 Jun 2026 11:14

Ref #7



05 Jun 2026 11:14

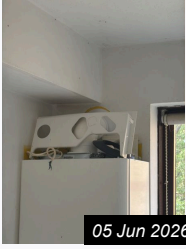
Ref #7



05 Jun 2026 11:14

Ref #7

7. KITCHEN (CONT.)



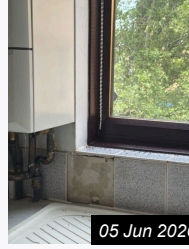
05 Jun 2026 11:14

Ref #7



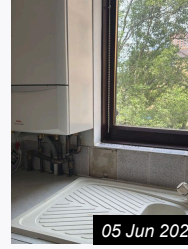
05 Jun 2026 11:14

Ref #7



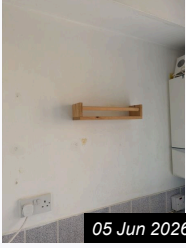
05 Jun 2026 11:14

Ref #7



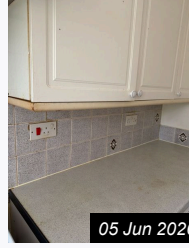
05 Jun 2026 11:14

Ref #7



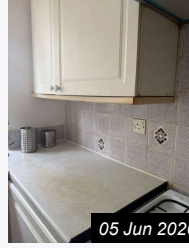
05 Jun 2026 11:14

Ref #7



05 Jun 2026 11:14

Ref #7



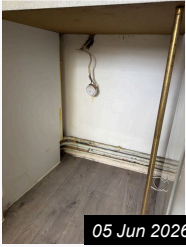
05 Jun 2026 11:14

Ref #7



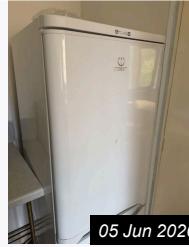
05 Jun 2026 11:14

Ref #7



05 Jun 2026 11:14

Ref #7



05 Jun 2026 11:15

Ref #7



05 Jun 2026 11:15

Ref #7



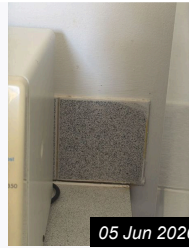
05 Jun 2026 11:15

Ref #7



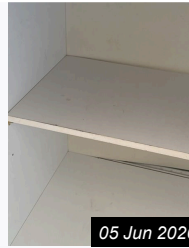
05 Jun 2026 11:15

Ref #7



05 Jun 2026 11:15

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

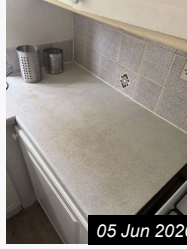
Ref #7

7. KITCHEN (CONT.)



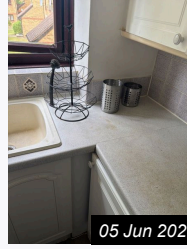
05 Jun 2026 11:16

Ref #7



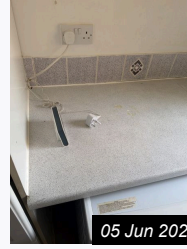
05 Jun 2026 11:16

Ref #7



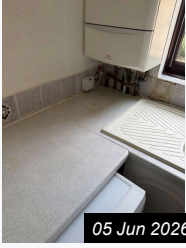
05 Jun 2026 11:16

Ref #7



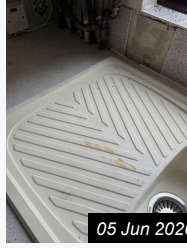
05 Jun 2026 11:16

Ref #7



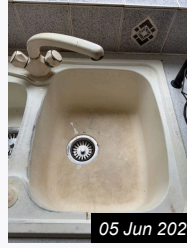
05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



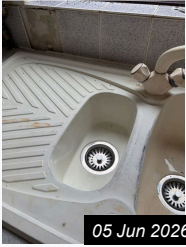
05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:16

Ref #7



05 Jun 2026 11:22

Ref #7

8. BATHROOM				
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
8.1	Door (Internal)	Wood Flat-Panelled; White; Chrome Handle; Latch	In Good Condition; Scratches & Smudges Visible; Nail Holes & Discoloured Patch Visible; Handles Tarnished	<p><i>As Inventory & Check In +</i></p> <p>Internal door, painted off-white/cream. Paint is heavily worn, marked, scuffed, stained and chipped all over; surface is grubby and discoloured. Edges are damaged, dented and worn, especially at the bottom where it rubs the floor.</p> <p>Lever handle is loose, wobbly, corroded and tarnished; mounting plate is damaged, screw holes are stripped and fixings are missing. Latch/lock mechanism is worn, stiff and misaligned; does not engage smoothly or securely. Strike plate is loose, damaged and poorly fitted.</p>
8.2	Door Frame	Wood Painted White	In Good Condition; Chipped & Marked in Places; Paint Marks Visible	<p><i>As Inventory & Check In +</i></p> <p>Wooden frame, painted white/cream. Paint is peeling, flaking and discoloured; wood is exposed, scuffed and damaged. Frame is out of square, twisted and loose in the wall; gaps between frame and wall are wide and uneven, with poor filling and decoration. Architrave is broken, missing sections and ill-fitted.</p>

8. BATHROOM (CONT.)				
8.3	Ceiling	Plaster Painted White	In Good Condition	<p>Severe, heavy, widespread mould growth covers almost the entire surface - thick dark grey/black patches, spotting and staining across the whole ceiling and along all edges, corners and joins.</p> <p>Plaster is discoloured, soft and deteriorated; paint is peeling, lifting and crumbling. Clear water staining and damp discoloration spread out from all mould areas. Texture is uneven and rough due to moisture damage.</p> <p>Overall: Extremely poor - 100% affected by damp and mould, structurally deteriorated and unhygienic.</p> <p>Damage / Neglect - Tenant</p>

8. BATHROOM (CONT.)				
8.4	Extractor Fan	Wall Mounted; White Casing	Not Tested; Dusty	<p><i>As Inventory & Check In +</i></p> <p>Wall-mounted extractor fan, fitted high on the wall near the ceiling, within the bathroom.</p> <p>Exterior casing is old, yellowed, dusty and heavily marked with dirt, grime and mould growth; grille is clogged with dust and debris. Mounting is uneven, with gaps and poor seal around edges; surrounding wall is damp-stained, soft and covered in mould.</p> <p>Not tested and cannot be operated - no electricity supply available at time of inspection. Unable to confirm if it powers on, extracts air, or is wired to operate with the light. No visual signs of recent use or maintenance.</p> <p>Wiring is exposed, untidy and runs along damp, mouldy surfaces; connections are not visible or accessible.</p> <p>Cosmetically poor, dirty and mould-affected; functional status completely unconfirmed due to lack of power. Appears aged, neglected and likely ineffective or faulty.</p>
8.5	Light Fixtures	White Plastic Globe Fixture	No Bulbs Working	<p><i>As Inventory & Check In +</i></p> <p>Ceiling rose is yellowed, dirty and surrounded by mould; glass shade is dusty and grubby. Bulb not in working order.</p>

8. BATHROOM (CONT.)				
8.6	Walls	Plaster Painted White; Patterned Wallpaper; Tiled White around Wet Areas;	In Good Condition; Smudges Visible; Grouting Discoloured; Paint Marks Visible	<p>Painted surfaces are heavily stained, discoloured and marked; paint is flaking, peeling and lifting in large areas.</p> <p>Extensive, thick mould growth present - especially around the toilet, shower, pipework, corners and joins. Moisture reading confirmed at 3.4%, proving significant damp penetration. Plaster is soft, crumbling and damaged; substrate is wet and deteriorated.</p> <p>Around fixtures: Severe mould and rot behind toilet cistern, along pipework and near shower enclosure - plaster is crumbling and falling away.</p> <p>Tiles around shower are loose, grout is missing/ mouldy; edges are broken and unprotected.</p> <p>Exposed pipes are rusted, corroded and surrounded by damp/ mould; insulation is damaged and falling off.</p> <p>Plaster around basin and pipework is damaged, crumbling and damp-stained; mould growth visible in corners and edges.</p> <p>Overall: Very poor - severe damp, heavy mould and structural damage throughout; unsafe and unhygienic.</p> <div style="background-color: #f4a460; padding: 5px; text-align: center;">Damage / Neglect - Tenant</div>
8.7	Radiators	White Panelled	In Good Condition; Paint Marks Visible; Paint Flaking	<p><i>As Inventory & Check In</i> +</p> <p>Paint yellowed, chipped, mounted on damp/ mouldy wall.</p>

8. BATHROOM (CONT.)				
8.8	Sockets and Switches	As Pictured	In Good Condition	<p>White plastic ceiling-mounted pull-cord switch, located high on the ceiling, above the sink/basin area.</p> <p>Casing is yellowed, discoloured, dusty and grubby; surface is marked and stained.</p> <p>Pull cord is discoloured, frayed, thin and worn; handle/fitting is dirty and aged. Not tested (no electricity supply), so operation cannot be confirmed.</p>

8. BATHROOM (CONT.)				
8.9	Flooring	Black/Grey Vinyl	In Good Condition; Paint Splashed Area(s); Vinyl Tear(s); Discoloured by Toilet	<p>Light grey wood-effect laminate/vinyl planks, laid throughout the bathroom area.</p> <p>Condition: Severe water damage and deterioration - large, widespread dark damp patches, discolouration and staining across the entire surface, most prominent along walls, around the toilet, bath and radiator. Flooring is warped, lifting, soft and spongy underfoot; planks are loose, separating and uneven.</p> <p>Strong, noticeable mould odour present; visible mould growth along edges, joins and under skirting. Surface is heavily ingrained with dirt, grime and residue; unhygienic in many areas.</p> <p>Skirting boards are missing, broken, rotted or completely covered in mould and damp; large gaps between floor and walls allow further water ingress. Pipework trenches are exposed, dirty and damp-affected.</p> <p>Flooring is structurally unsound, unstable and no longer securely fixed; moisture has penetrated underneath, causing damage to the sub-floor.</p> <p>Overall: Extremely poor and unsafe condition - completely water-damaged, mould-infested, dirty and deteriorated; full removal and replacement required, with sub-floor inspection and repair essential.</p> <p style="background-color: #FFC000; padding: 5px; text-align: center;">Damage / Neglect - Tenant</p>

8. BATHROOM (CONT.)				
8.10	Bath	Acrylic/Plastic; White; Chrome Mixer Tap; Shower Rinse Head	<p>In Good Condition; Exterior Panel Marked & Peeling; Bath Dusty & Dirty; Limescale Visible to Shower Head; Taps Tarnished</p>	<p><i>As Inventory & Check In +</i></p> <p>White acrylic/enamel bath, surface is dull, marked and stained. Edges are worn, discoloured and have minor chips/scratches. Surface feels grubby and shows signs of long-term use and poor cleaning.</p> <p>Bath panel: White plastic/coated panel - significant damage: large vertical crack/split visible on side panel; panels are loose, ill-fitted and do not sit flush. Edges are chipped, scuffed and discoloured; fixings are loose, rusted or missing. Bottom edges are rotten, damp-stained and mouldy, with gaps allowing water ingress. Panels are warped and unstable.</p> <p>Sealant heavily mouldy, blackened and deteriorated along all joins - between bath and wall, bath and panel, and around taps. Sealant is cracked, peeling, missing and no longer watertight; thick black mould growth runs continuously along all edges, with water stains and damp damage spreading into surrounding tiles and plaster.</p> <p>Wall tiles above bath have mouldy, discoloured and crumbling grout; tiles are loose, uneven and poorly fitted. Adhesive/grout lines are black with mould; plaster behind is soft and damp-damaged.</p> <p>Chrome mixer taps are worn, tarnished, scaled; shower hose/head is dirty, scaled and discoloured.</p>

8. BATHROOM (CONT.)				
				<p>Overall: Very poor condition - damaged, cracked, loose panels; severe mould and failed sealant throughout; clear evidence of water ingress, ongoing damp and neglect.</p> <p>Damage / Neglect - Tenant</p>
8.11	Shower Cubicle/ Screen/ Tray	Chrome Framed Glass Shower Screen	In Good Condition; Screen Smeared	<p><i>As Inventory & Check In</i> +</p> <p>Appears in tact.</p>
8.12	Shower Unit	Power Shower; Shower Head & Hose	In Good Condition; Limescale Visible to Shower Head	<p><i>As Inventory & Check In</i></p>
8.13	Mirror	Wall-Mounted Square; White Framed	In Good Condition	<p>Light-coloured (off-white/cream) moulded frame, heavily worn, scuffed, marked and discoloured; paint is chipped and peeling, especially at corners and edges. Surface is dull and grubby.</p> <p>Mirror surface is dull, spotted, smeared and dirty; edges are discoloured, tarnished and showing signs of age. Minor scratches and blemishes visible across the surface.</p> <p>Mounted unevenly, slightly tilted; gaps between frame and wall are uneven. Fixings are not visible but appear old and basic. Wall behind is marked, stained and damaged.</p> <p>Cosmetically poor, aged and neglected; no structural damage but looks tired and unclean.</p> <p>Functional but worn and dirty.</p>

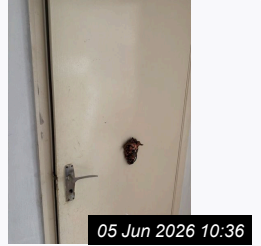
8. BATHROOM (CONT.)				
8.14	Sink/Basin	Pedestal Porcelain; White; Chrome Taps Separate	In Good Condition; Taps & Basin Dirty	<p>White ceramic pedestal basin. Surface is marked, stained and dull; minor scuffs and discoloration visible. Joint at base of pedestal is unsealed, cracked and dirty; debris and damp staining present around floor connection.</p> <p>Tiles above basin are uneven, poorly fitted and mismatched. Grout is discoloured, cracked and missing; mould and dirt ingrained throughout. Adhesive visible in gaps; tiles are loose and not properly fixed.</p> <p>Two separate pillar taps (hot/cold). Chrome finish is tarnished, scaled and corroded; surfaces are pitted and dull.</p> <p>Exposed supply pipes are old, rusted, painted over and poorly routed; connections are messy and uninsulated. Waste pipe is loose, unsealed and ill-fitted; gaps allow odour and moisture escape.</p> <p>Overall: Poor condition - worn, corroded taps; damaged tiling; unsealed joints; exposed, deteriorated pipework; surrounding damp and mould.</p>

8. BATHROOM (CONT.)				
8.15	Toilet	Porcelain; Seat & Lid Plastic/Acrylic; White; Flush Handle	In Good Condition; Paint Marks Visible; Soiled/Stained Inside	<p>Standard white ceramic close-coupled toilet.</p> <p>Seat is loose, wobbly and insecure; fixings are worn, missing or not tightened, causing movement when used. Hinges are old, discoloured and stiff; seat does not sit level or close properly.</p> <p>Seal around the base is cracked, missing, discoloured and mouldy; visible dirt, damp staining and residue build-up. Gaps allow water and odour to escape; floor underneath is damaged and damp.</p> <p>Exposed pipes are old, rusted, corroded and surrounded by heavy mould growth and damp patches; connections are messy and show signs of leaks. Wall behind and around cistern is severely mouldy, plaster is soft and crumbling.</p> <p>Surface is marked, stained, scuffed and dull; dirt and grime ingrained in crevices and under rim.</p> <p>Not tested, but poor fixings, damaged seals and deteriorated pipework suggest potential leaks, poor flushing or hygiene issues.</p> <p>Overall: Poor condition - loose seat, damaged base seal, insecure cistern, corroded pipework and severe surrounding damp/ mould; unhygienic and in need of replacement or full repair.</p> <p>Needs Replacing - Tenant</p>
8.16	Additional Items	As Pictured	In Good Condition	<i>As Inventory & Check In</i>

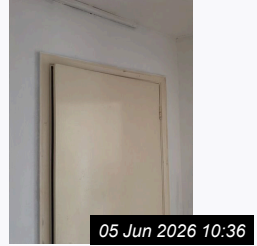
8. BATHROOM (CONT.)



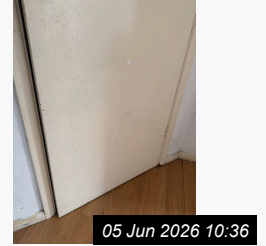
05 Jun 2026 12:03
Ref #8



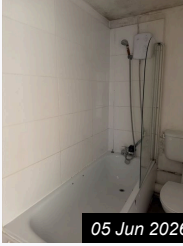
05 Jun 2026 10:36
Ref #8



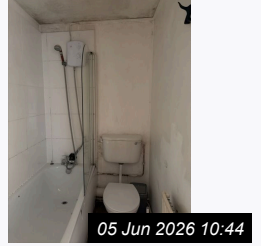
05 Jun 2026 10:36
Ref #8



05 Jun 2026 10:36
Ref #8



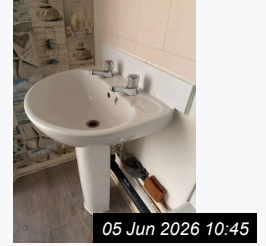
05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:45
Ref #8



05 Jun 2026 10:45
Ref #8



05 Jun 2026 10:44
Ref #8



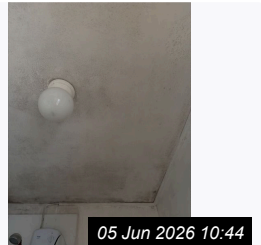
05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8



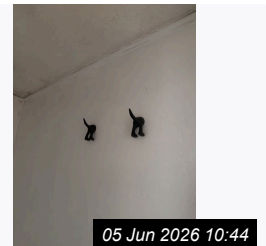
05 Jun 2026 10:44
Ref #8



05 Jun 2026 10:44
Ref #8

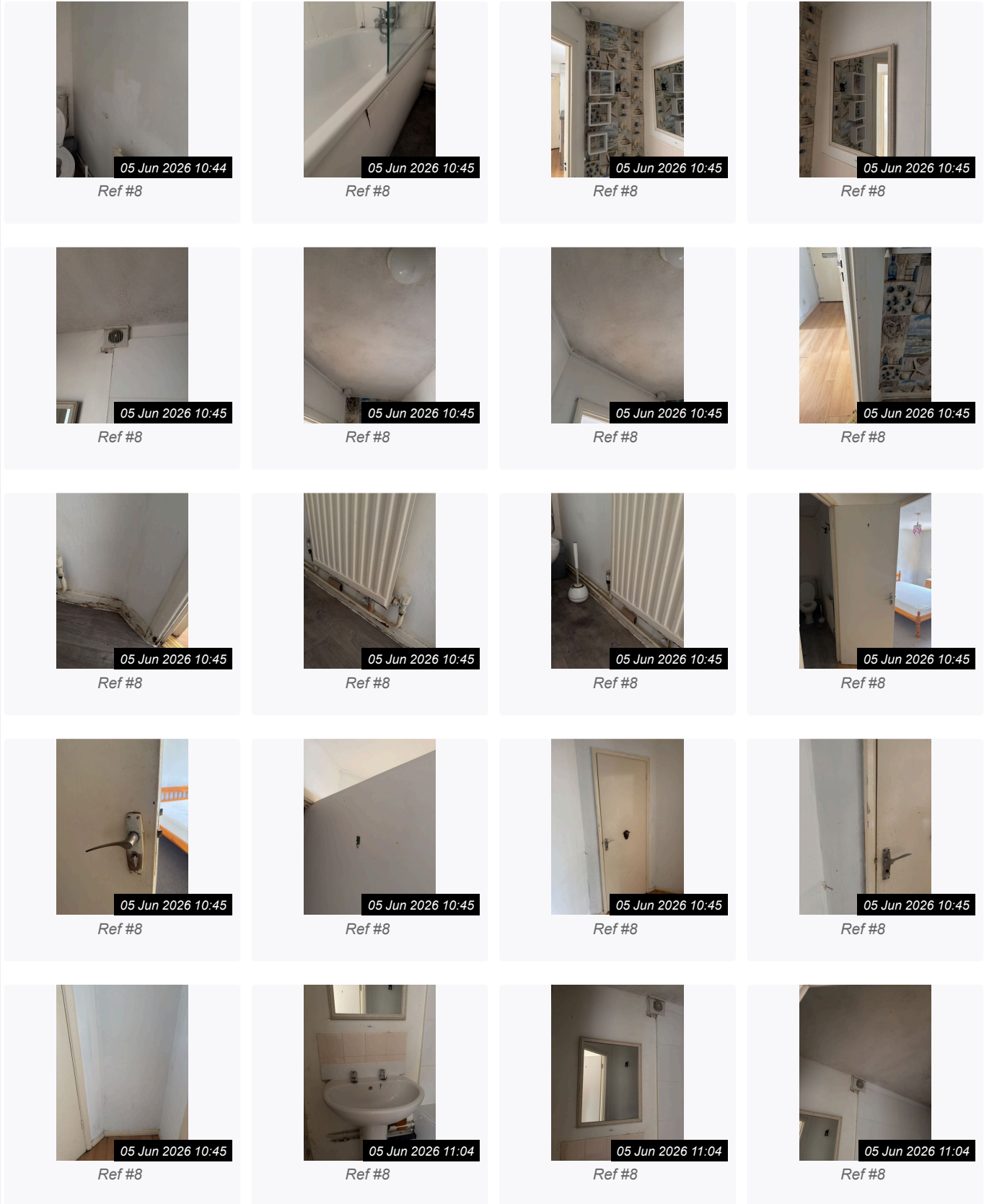


05 Jun 2026 10:44
Ref #8

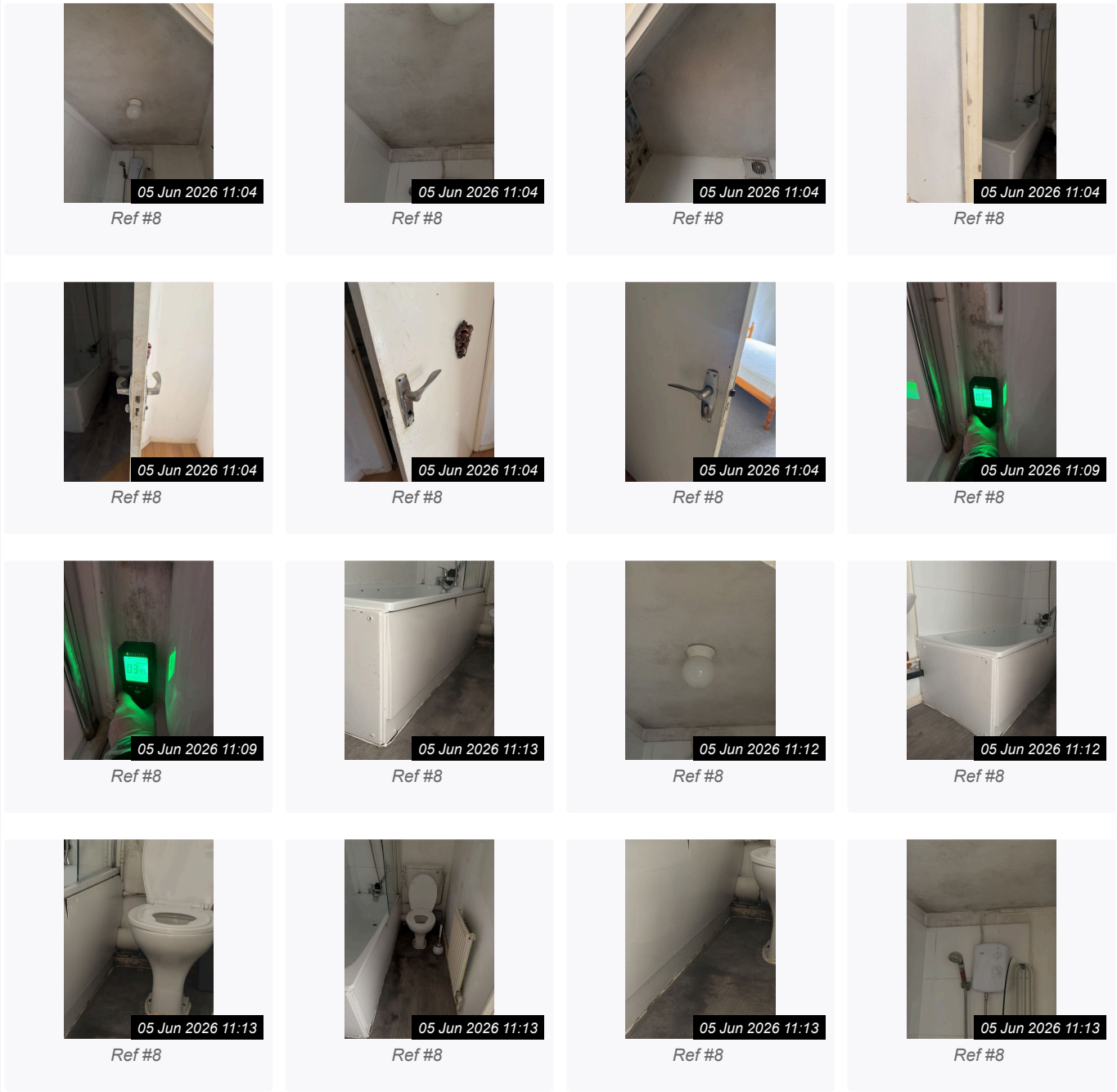


05 Jun 2026 10:44
Ref #8

8. BATHROOM (CONT.)



8. BATHROOM (CONT.)



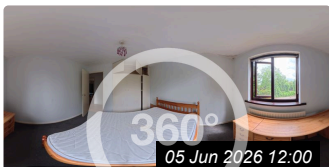
9. BEDROOM 1				
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
9.1	Door (Internal)	Wood Flat-Panelled; White; Chrome Handle; White Over Door Hook Present	In Good Condition; Scratches & Smudges Visible; Chipped; Handles Tarnished	<p><i>As Inventory & Check In +</i></p> <p>Cream/white painted; marked, scuffed, stained and worn; paint chipped and faded.</p> <p>Handle loose, mechanism incomplete; over-door hook fitted but marked.</p> <p>Hinges worn, paint overspray; no lock cylinder.</p>
9.2	Door Frame	Wood Painted White	In Good Condition; Chipped & Marked in Places	<i>As Inventory & Check In</i>
9.3	Ceiling	Plaster Painted White	In Good Condition; Hairline Cracks Visible	<p>Prominent, extensive dark mould growth and staining along the full perimeter, especially at the corner junction.</p> <p>Visible fine crack running diagonally across the surface; scattered light marks and discolouration elsewhere.</p> <p>Paint worn, uneven and discoloured; clear evidence of long-term damp/condensation issues.</p> <p>Condition: Poor; severe mould contamination, cracking and staining.</p> <p>Damage / Neglect - Tenant</p>
9.4	Light Fixtures	Black/Clear Glass Beaded Lampshade Fixture	No Bulbs Working	<i>As Inventory & Check In</i>

9. BEDROOM 1 (CONT.)				
9.5	Walls	Wallpaper Painted Grey	In Good Condition; Painted Over Defects Visible; Wallpaper Edges Peeling	<p><i>As Inventory & Check In +</i></p> <p>Wall behind/above radiator: visible cracks, damp patches and discolouration.</p> <p>Light grey/white paint; extensive crayon marks, scribbles and faint stains; scuffs and uneven finish.</p> <p>Severe black/grey mould growth and dark staining along ceiling perimeter, corners, behind furniture and near skirting; clear signs of persistent damp/condensation.</p> <p>Condition: Paint worn, cracked and peeling in places; patches discoloured; poor overall finish; significant mould and damp damage present.</p> <p style="background-color: #f9a825; padding: 5px; display: inline-block;">Damage / Neglect - Tenant</p>

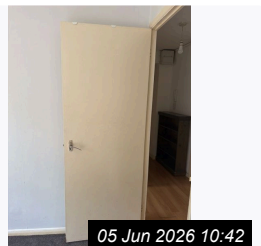
9. BEDROOM 1 (CONT.)				
9.6	Windows & Sills	Brown UPVC Double Glazed; Chrome Handle; Wooden Sills; Grey Roller Blinds	In Good Condition; Mould to Window Edges; Sills Dusty	<p><i>As Inventory & Check In +</i></p> <p>Dark brown finish; surface marks, dirt, minor wear; hinges functional but dusty.</p> <p>Sill: Matching dark finish; paint splashes, scuffs, dirt and discolouration.</p> <p>Surround/Reveal: Severe mould growth, dark staining and damp marks across lintel, sides and ceiling above; paint peeling, cracked and uneven; visible damage and poor repair.</p> <p>Blind: Fitted, cord present; dirty and marked.</p> <p>Condition: Operable; severe damp/mould damage, heavy staining and poor decoration.</p> <p>Damage / Neglect - Tenant</p>
9.7	Radiators	White Panelled	In Good Condition; Scratched; Limited Inspection	<p>White panel type; paint discoloured, marked, worn and chipped.</p> <p>Heavy dark staining, dirt and possible mould along top edge and base.</p> <p>Not tested but poor cosmetic condition; signs of damp/condensation around.</p>
9.8	Sockets and Switches	As Pictured	In Good Condition; Marked	<p>Appear old overall, with dried paint marks and splashes visible on their surfaces.</p>

9. BEDROOM 1 (CONT.)				
9.9	Skirting Board	Wood Painted White	In Good Condition; Chipped & Marked in Places	<p><i>As Inventory & Check In +</i></p> <p>Cream/white paint; heavily worn, chipped, peeling and discoloured.</p> <p>Stains, dirt and damp marks along base and corners; damage near door frames.</p> <p>Gaps at joins; uneven fit and paintwork.</p> <p>Condition: Poor, aged and dirty.</p>
9.10	Flooring	Grey Carpet	In Good Condition; Carpet Remnants Left Behind	<p>Dark grey carpet; very dirty, heavily soiled, stained and marked throughout; ground-in dirt and discolouration visible.</p> <p>Wear evident in high-traffic areas; minor marks and slight unevenness.</p> <p>Skirting edges: paint worn, chipped, stained; gaps and dirt at joins.</p> <p>Condition: Poor, requires deep cleaning or replacement.</p> <p style="background-color: #f4a460; padding: 5px; display: inline-block;">Needs Cleaning - Tenant</p>

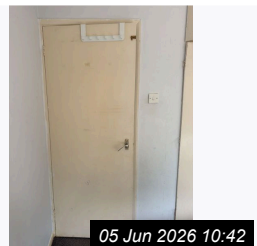
9. BEDROOM 1 (CONT.)				
9.11	Wardrobe	White 3 Door Fitted Wardrobe; Plastic Knobs; Hanging Rail; Mirror	In Good Condition; Doors Not Closing; Chipped & Marked in Places; Miscellaneous Items Present	<p><i>As Inventory & Check In +</i></p> <p>Exterior: Cream paint; scuffs, marks, crayon drawings, chipped paint.</p> <p>Doors: Knob handles; misaligned, gaps; worn hinges.</p> <p>Interior: Severe mould/ staining on all surfaces; damp marks, peeling paint, heavy dirt.</p> <p>Two light-wood effect square tables;</p> <p>Structure: Worn joints, exposed timber.</p> <p>Floor: Dirty, discoloured carpet; pipes visible.</p> <p>Condition: Very poor; severe mould/damp, wear and damage.</p> <p>Damage / Neglect - Tenant</p>
9.12	Bedside Unit/ Cabinet	Wooden 3 Drawer Unit x 2	1 x Drawer Front Missing; Paint Marks Visible; Dusty/Dirty & Stained Inside; Miscellaneous Items Present	<p><i>As Inventory & Check In</i></p>
9.13	Bed	Single Divan with Brown Leather Effect Headboard & Single Mattress x 2	LHS Bed Divan & Mattress Damaged	<p>Not present / removed from property.</p> <p>Disposed of / removed; condition noted as damaged on original inventory.</p> <p>Missing Item/s - Investigate</p>



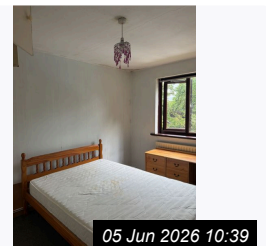
Ref #9



Ref #9

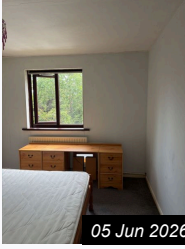


Ref #9



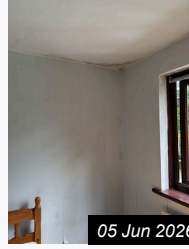
Ref #9

9. BEDROOM 1 (CONT.)



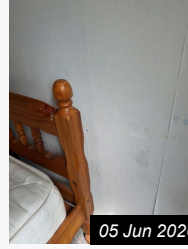
05 Jun 2026 10:39

Ref #9



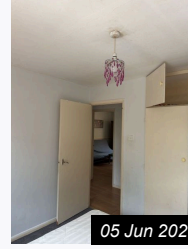
05 Jun 2026 10:40

Ref #9



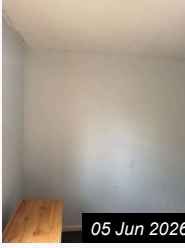
05 Jun 2026 10:40

Ref #9



05 Jun 2026 10:40

Ref #9



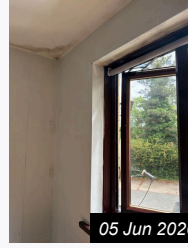
05 Jun 2026 10:40

Ref #9



05 Jun 2026 10:40

Ref #9



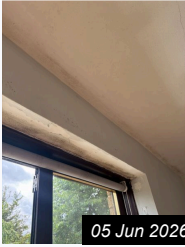
05 Jun 2026 10:40

Ref #9



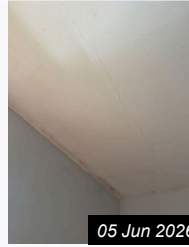
05 Jun 2026 10:40

Ref #9



05 Jun 2026 10:41

Ref #9



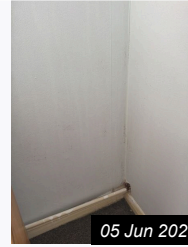
05 Jun 2026 10:41

Ref #9



05 Jun 2026 10:41

Ref #9



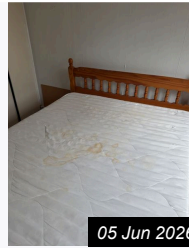
05 Jun 2026 10:41

Ref #9



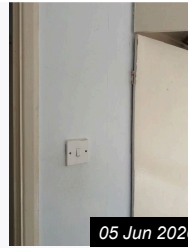
05 Jun 2026 10:41

Ref #9



05 Jun 2026 10:41

Ref #9



05 Jun 2026 10:41

Ref #9



05 Jun 2026 10:41

Ref #9



05 Jun 2026 10:41

Ref #9



05 Jun 2026 10:41

Ref #9



05 Jun 2026 10:41

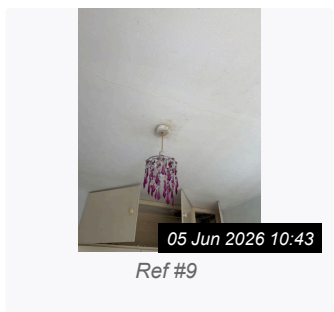
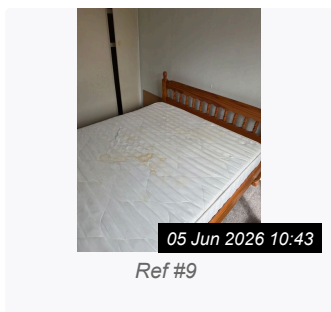
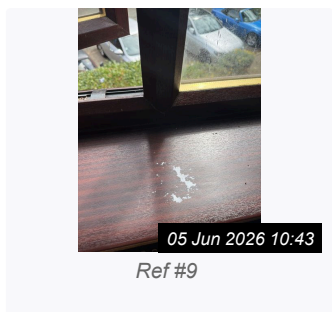
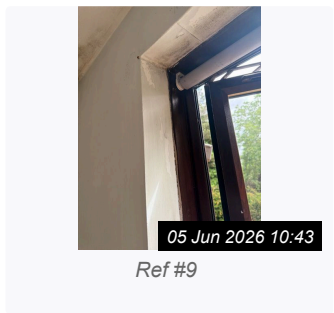
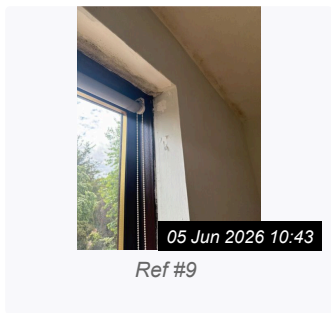
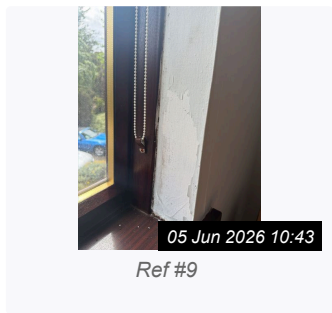
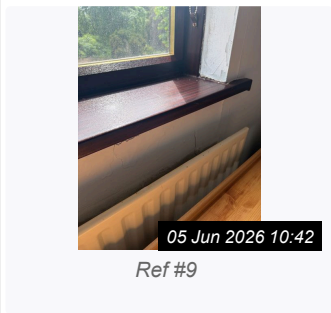
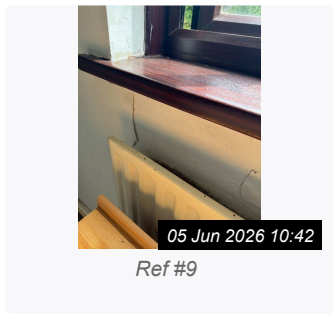
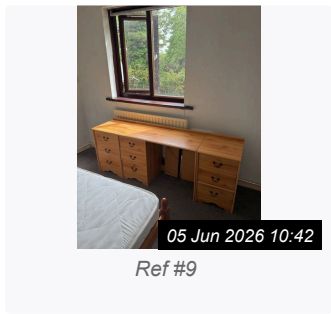
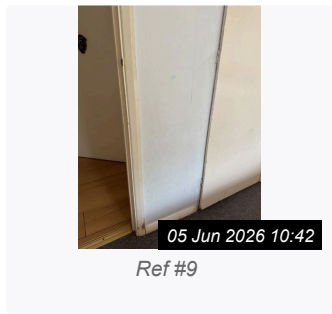
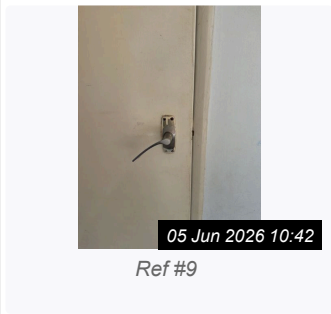
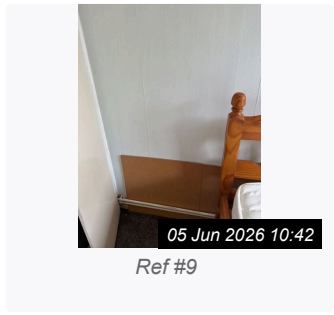
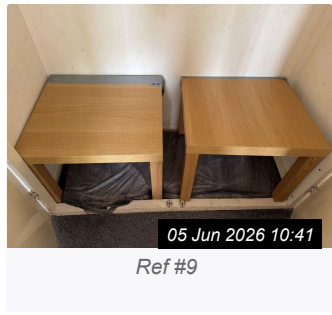
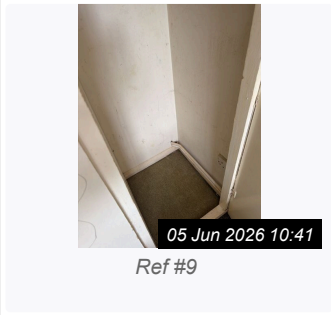
Ref #9



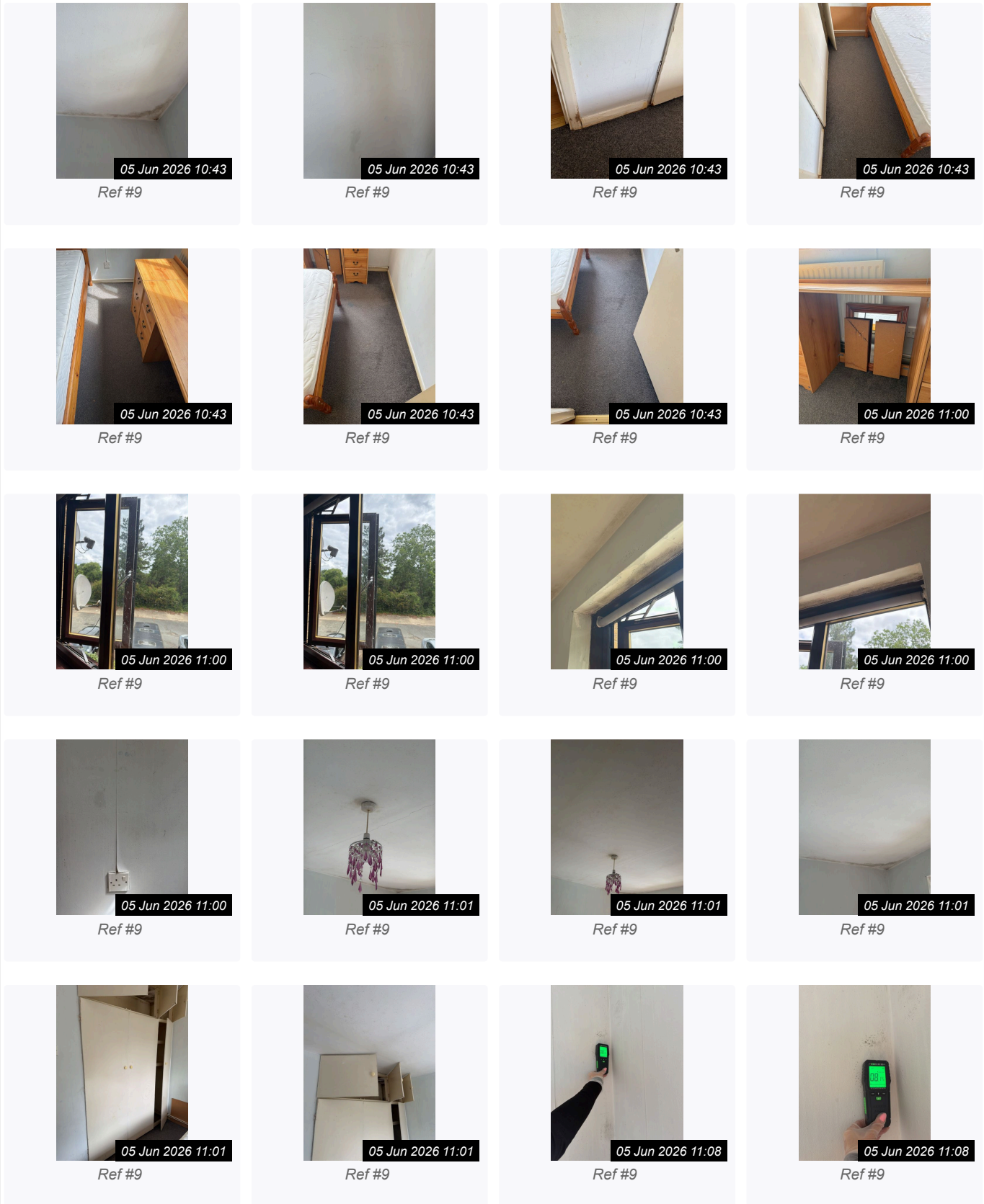
05 Jun 2026 10:41

Ref #9

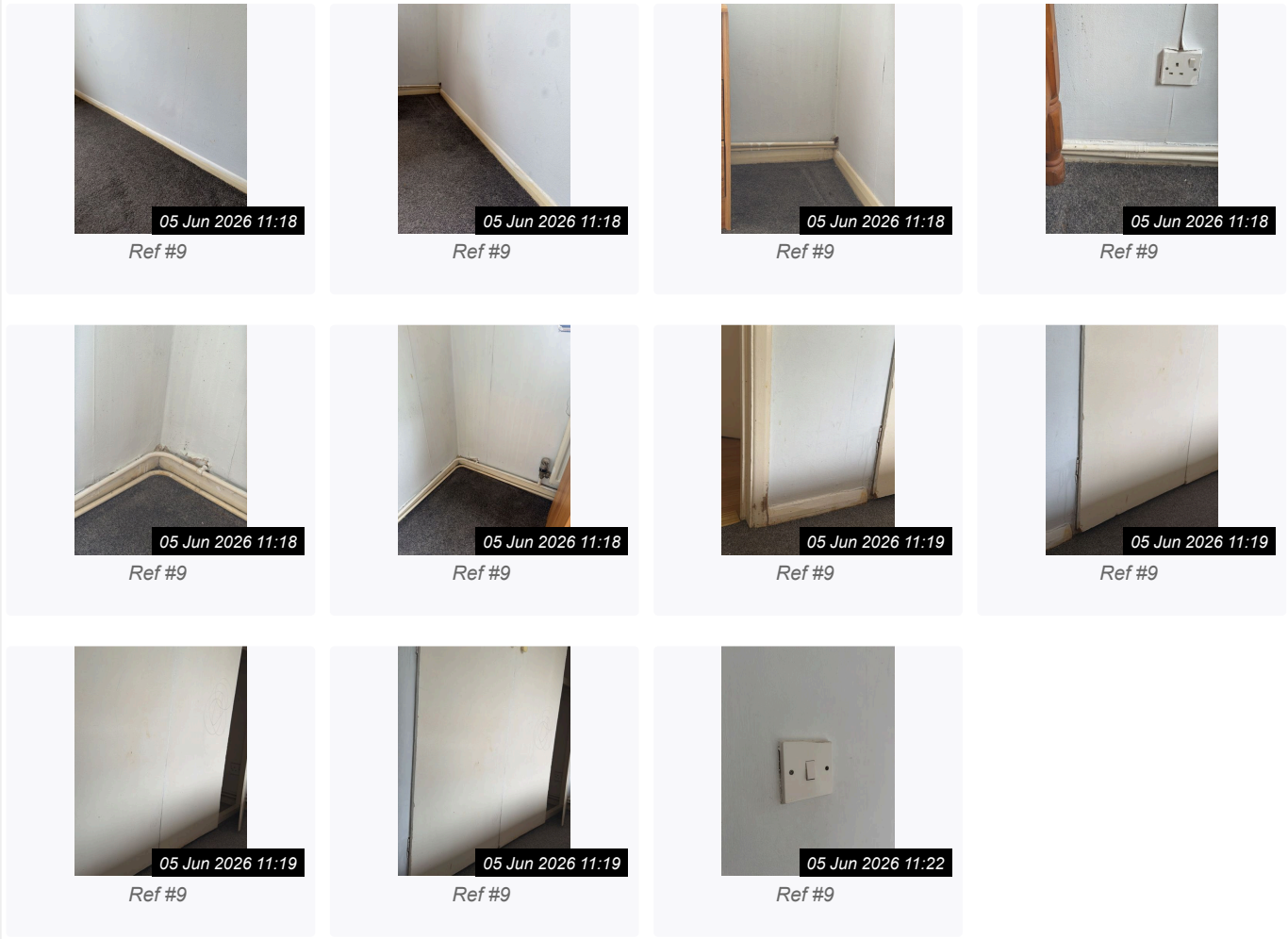
9. BEDROOM 1 (CONT.)



9. BEDROOM 1 (CONT.)



9. BEDROOM 1 (CONT.)



10. BEDROOM 2

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
10.1	Door (Internal)	Wood Flat-Panelled; White; Chrome Handle; White Over Door Hook Present	In Good Condition; Smudges Visible; Painted Over Defects Visible; Patchy Paintwork	<p><i>As Inventory & Check In</i> +</p> <p>Internal door, white painted; scuffs, marks; handle fitted; frame worn, paint chipped.</p>
10.2	Door Frame	Wood Painted White	In Good Condition; Chipped & Marked in Places	<p><i>As Inventory & Check In</i> +</p> <p>General scuffs, minor marks and slight discolouration from age/ use; surface worn but intact.</p> <p>Chipped and uneven along edges, joints and architrave. Aged, cosmetic wear.</p>

10. BEDROOM 2 (CONT.)				
10.3	Ceiling	Plaster Painted White	In Good Condition	<p>White painted; stains, discolouration, fine cracks and mould along perimeter; uneven finish. Possibly due to lack of ventilation.</p> <p>Damage / Neglect - Tenant</p>
10.4	Light Fixtures	Pink/Clear Glass Beaded Lampshade Fixture	No Bulbs Working	<p><i>As Inventory & Check In</i> +</p> <p>Pendant with decorative shade; ceiling rose discoloured; flex intact. Bulb not in working order.</p>

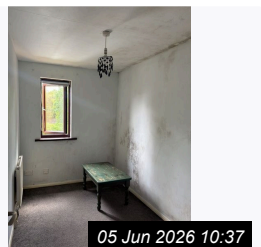
10. BEDROOM 2 (CONT.)				
10.5	Walls	Plaster Painted Grey	In Good Condition; Painted Over Defects Visible	<p>Light blue/white paint; extensive blue/pink crayon marks, drawings and scribbles across multiple areas.</p> <p>Heavy mould growth, dark staining and discolouration along skirting, corners and ceiling edges; paint worn, marked and uneven; damp patches visible.</p> <p>Moisture Readings:</p> <p>Readings range 5.1% - 8.3% across different wall surfaces; low-to-moderate moisture levels detected.</p> <p>Condition Observed</p> <p>Extensive mould growth clearly visible: dark patches, staining and fungal spread across lower walls, corners and edges; widespread and prominent.</p> <p>Moisture levels 5.1-8.3% confirm low-level, residual or background dampness present within the wall fabric - not severe active water ingress, but enough sustained moisture to support mould growth.</p> <p>Mould thrives in conditions of persistent high humidity, poor ventilation or minor condensation - even at these moderate readings, moisture remains sufficient to feed spores, leading to established growth and staining.</p> <p>This is an active, ongoing issue caused by sustained dampness/condensation, not just historic damage.</p> <p>Damage / Neglect - Tenant</p>

10. BEDROOM 2 (CONT.)				
10.6	Windows & Sills	Brown UPVC Double Glazed; Chrome Handle; Wooden Sills; Grey Roller Blinds	In Good Condition; Sills Dusty	<p>Frame: Dark brown wooden finish; surface marks, slight discolouration and minor wear; functional hinges and handle.</p> <p>Sill: Matching dark finish; scuffs, wear and minor staining; securely fitted.</p> <p>Surround: Paint worn, marked and stained; visible dirt and discolouration above and around frame edges.</p> <p>Fittings: Roller blind fitted; cord present; minor marks to blind and fittings.</p> <p>Operable; cosmetic wear, staining and marks to frame, sill and mould to surrounding wall.</p> <p>Damage / Neglect - Tenant</p>
10.7	Radiators	White Panelled	Discoloured Patches; Limited Inspection	White panel type; paint worn, discoloured, slight staining and marks; valves and pipes visible; functional.
10.8	Sockets and Switches	As Pictured	In Good Condition; Marked; 1 x Cracked Switch	<p><i>As Inventory & Check In</i> +</p> <p>Faceplates marked, paint overspray, edges worn; functional.</p>
10.9	Skirting Board	Wood Painted White	In Good Condition; Chipped & Marked in Places	<p>Painted white/cream; heavily worn, discoloured and yellowed.</p> <p>Paint chipped, peeling and uneven along full length.</p> <p>Gaps, dirt build-up and staining at joins to walls and floor.</p> <p>Significant marks and damage near base of walls; uneven fit.</p>

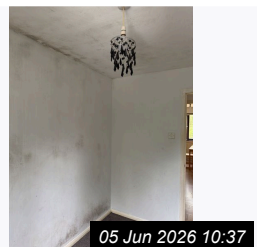
10. BEDROOM 2 (CONT.)				
10.10	Flooring	Grey Carpet	In Good Condition; Carpet Remnants Left Behind; Loose Debris Present	Dark grey carpet; very dirty, heavily soiled, stained throughout; significant ground-in dirt. Needs Cleaning - Tenant
10.11	Wardrobe	Wooden 2 Door 2 Drawer Wardrobe with Metal Handles	1 x Handle Missing; Backboard Detached; Paint Marks Visible; Discoloured & Dusty Inside; Unstable	This is not present. May have been disposed of, due to old age and poor condition - as recorded and noted on original inventory report. Missing Item/s - Investigate
10.12	Bedside Unit/ Cabinet	Pine Painted Green Table	In Good Condition; Paint Marks Visible	Green paint; heavily chipped/worn. This is now seen in the Reception Room.
10.13	Bed	Double Wooden Framed Bed; Double Mattress	Scratches & Paint Marks Visible to Frame; Stains Visible to Mattress	<i>As Inventory & Check In</i> + The bed frame and mattress are now seen Bedroom 1. Heavy yellow/brown stains and discolouration across main surface; large soiled areas visible. Fabric marked, worn and discoloured; significant staining and signs of heavy use. Condition: Poor, heavily soiled, stained. Needs Cleaning - Tenant



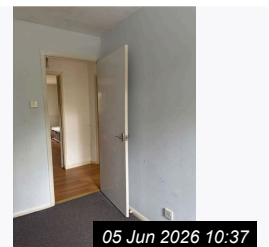
Ref #10



Ref #10

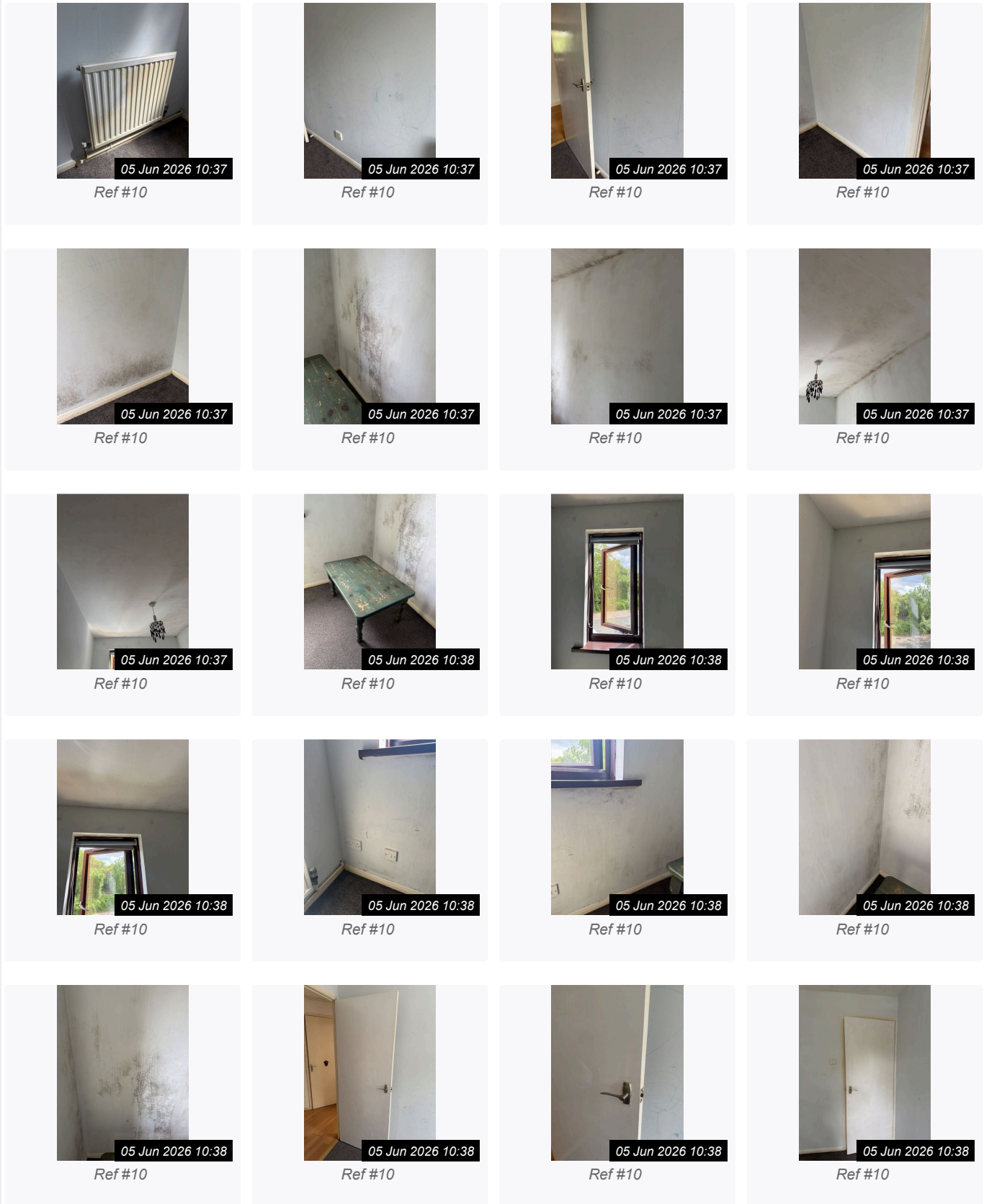


Ref #10



Ref #10

10. BEDROOM 2 (CONT.)



Actions Required			
Ref	Action Required	Responsibility	Comments
1.1 Schedule Of Condition » General Overview	Needs Cleaning	Tenant	<p>The property requires a full, deep professional clean across every area- this includes all fixtures, fittings and appliances, all flooring surfaces, skirting boards, as well as soft furnishings such as sofas and mattresses.</p> <p>There is a noticeable, strong mould odour present throughout the whole property, which corresponds to visible mould growth found in every room.</p>
1.4 Schedule Of Condition » Walls	Damage / Neglect	Tenant	Heavily affected by mould growth visible across all areas, with widespread discolouration evident on all surfaces throughout.
1.6 Schedule Of Condition » Flooring	Needs Cleaning	Tenant	Wooden flooring appears aged in areas, with gaps visible in places. Carpets are heavily soiled and worn, emitting a strong mould and damp odour. All flooring throughout the property is in a very dirty condition overall.
1.7 Schedule Of Condition » Woodwork (Doors/ Frames/ Skirting)	Needs Cleaning	Tenant	Woodwork to doors and frames is very old, showing widespread discoloration, chipping and heavy dirt accumulation. Skirting boards are damaged in areas, with sections detached or loose. Sealants throughout are damaged, deteriorated or missing entirely.
1.8 Schedule Of Condition » Kitchen	Needs Cleaning	Tenant	The kitchen units and surfaces are very aged overall, with visible damage, clear signs of long-term neglect, and heavy soiling throughout. Most appliances are old, broken or damaged.
1.9 Schedule Of Condition » Bathroom(s)	Needs Cleaning	Tenant	Heavily affected by mould growth visible throughout the entire space. The area shows clear signs of severe neglect, with all fittings and finishes appearing old, worn and heavily soiled.
1.9 Schedule Of Condition » Bathroom(s)	Damage / Neglect	Tenant	Heavily affected by mould growth visible throughout the entire space. The area shows clear signs of severe neglect, with all fittings and finishes appearing old, worn and heavily soiled.

Actions Required			
<p>6.1 Living Room/Lounge » Door (Internal)</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>In Good Condition; Scratches & Smudges Visible; Handles Tarnished; Dusty</p> <p>Cream/white painted finish, with 10 clear glass panes set within timber frame and mullions.</p> <p>Paintwork heavily worn, scuffed, marked and chipped throughout; extensive scratches, crayon marks and discolouration visible, especially on lower sections and edges. Paint is flaking and uneven, with gaps and wear around all glass rebates.</p> <p>Panes intact but dusty and marked; putty/sealant around edges is cracked, missing, loose and discoloured in many places.</p> <p>Metal lever handle fitted; backplate heavily worn, corroded, discoloured and scratched; fixings visible and loose. Hinges painted over, worn and slightly misaligned, causing the door to hang unevenly and not close flush.</p> <p>Structurally sound but cosmetically very poor; extensive wear, damage, uneven paintwork and poor sealing around glass; operates but with poor fit and finish.</p>
<p>6.4 Living Room/Lounge » Smoke Alarm</p>	<p>Needs Replacing</p>	<p>Landlord</p>	<p>Round, wall-mounted smoke alarm; white plastic casing heavily yellowed, discoloured and marked with dirt, grime and small stains. Surface is worn, dusty and aged, with paint residue and scuffs visible.</p> <p>Fitted securely to the wall, but seal around base is uneven and discoloured.</p> <p>Tested and confirmed not in working order; fails to activate or operate as intended.</p> <p>Cosmetically poor, aged and dirty; functionally defective and requires replacement.</p>

Actions Required			
<p>6.6 Living Room/Lounge » Walls</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>In Good Condition; Wallpaper Edges Peeling; Dado Rail Dusty & Scratched in Places</p> <p>White painted walls, extensively marked, scuffed and stained overall; paintwork is uneven, worn, chipped and discoloured, with patches of overspray, crayon marks and general grime.</p> <p>Plaster directly behind and below the radiator is heavily stained, discoloured, peeling and damaged, with clear signs of damp and mould growth - consistent with moisture from the pipework or radiator itself.</p> <p>Heavy, widespread mould growth visible across large areas, particularly at low levels, in corners, along joins and near skirting and pipework.</p> <p>Moisture readings taken between 4.0% and 5.0%; surfaces were not wet to touch, but significant active mould growth is present. A strong, distinct mould odour is noticeable throughout the room.</p> <p>Plasterwork shows fine cracks, unevenness and minor damage; paint is lifting and discoloured where affected by mould. Dado rails and trim are loose, damaged or poorly fitted, with gaps and dirt at joins.</p> <p>Overall condition is poor, with severe mould contamination and clear evidence of underlying damp issues, despite surfaces appearing dry.</p>
<p>6.16 Living Room/Lounge » Sofa</p>	<p>Needs Cleaning</p>	<p>Tenant</p>	<p>Metal frame visible at base, appears sound and stable; no bending, damage or loose parts noted. Converts to bed, mechanism not tested but externally intact.</p> <p>Fitted with a loose, stretch-style grey fabric cover; fabric is thin, soft and slightly faded, with creasing, sagging and slack across seat and back areas. Cover is dirty, dusty and marked with light stains and scuffs; fibres look worn and flattened in places.</p> <p>Structurally functional but cosmetically poor - dirty, tired and unkempt, with clear signs of heavy use and lack of cleaning.</p> <p>Usable but in worn, unhygienic condition; cover requires deep cleaning or replacement.</p>

Actions Required			
<p>6.17 Living Room/Lounge » Dining Table & Chairs</p>	<p>Needs Cleaning</p>	<p>Tenant</p>	<p>Marks & Scratches Visible to Top & Base; Paint Marks & Scratches Visible to Chair</p> <p>Light pine/softwood construction, rectangular top with straight legs. Surface shows visible scratches, scuffs, minor dents and faint marks from use; edges are worn and slightly rounded. Finish is matt, uneven and faded in places, with small knots and natural grain visible. Structurally sound, stable and level; no loose joints or damage noted.</p> <p>Matching set of 4, same light wood finish, ladder-back design with solid seats and straight legs. All show consistent wear: scuffs, minor scratches and light marks on frames and seats; legs have slight wear at floor contact points. Joints are tight and secure; no wobble or damage. Finish is worn but intact.</p> <p>Overall: Functional, structurally sound set in fair used condition; cosmetically marked and worn, but no breaks, repairs or defects.</p>
<p>6.18 Living Room/Lounge » Coffee Table</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>Scratches Visible</p> <p>This is now seen in Bedroom 2.</p> <p>Wooden table with turned legs, finished in dark green/teal paint. Paint is heavily worn, chipped, scratched and flaked across the entire surface, edges and legs; large areas of paint are missing, revealing the lighter wood underneath, creating a distressed, aged appearance.</p> <p>Top is marked with numerous scuffs, stains, dark spots and wear patterns; finish is uneven and dull, with ingrained dirt and grime in worn areas and crevices.</p> <p>Stands stable and level; legs are securely attached, no wobble, loose joints or damage to frame.</p> <p>Functionally solid but cosmetically very poor; paintwork is extensively deteriorated, surface is dirty and marked, and it shows clear signs of age, heavy use and lack of care.</p>
<p>7.1 Kitchen » Ceiling</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>In Good Condition; Hairline Cracks Visible; Nail Hole Visible by Light Fixture</p> <p>White textured finish, heavily marked, discoloured and stained throughout. Extensive, heavy black/grey mould growth is clearly visible along all edges, corners, above cabinets and around window reveals; mould is thick, widespread and actively growing.</p> <p>Prominent cracks run across sections, including above kitchen units; fine hairline cracks and unevenness are also present. Plasterwork is discoloured, soft and deteriorated in damp-affected areas, with water staining and discolouration spreading out from mould patches.</p> <p>Severe damp and mould contamination, structural cracking and significant deterioration; very poor condition.</p>

Actions Required			
<p>8.3 Bathroom » Ceiling</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>Severe, heavy, widespread mould growth covers almost the entire surface - thick dark grey/black patches, spotting and staining across the whole ceiling and along all edges, corners and joins.</p> <p>Plaster is discoloured, soft and deteriorated; paint is peeling, lifting and crumbling. Clear water staining and damp discoloration spread out from all mould areas. Texture is uneven and rough due to moisture damage.</p> <p>Overall: Extremely poor - 100% affected by damp and mould, structurally deteriorated and unhygienic.</p>
<p>8.6 Bathroom » Walls</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>Painted surfaces are heavily stained, discoloured and marked; paint is flaking, peeling and lifting in large areas.</p> <p>Extensive, thick mould growth present - especially around the toilet, shower, pipework, corners and joins. Moisture reading confirmed at 3.4%, proving significant damp penetration. Plaster is soft, crumbling and damaged; substrate is wet and deteriorated.</p> <p>Around fixtures: Severe mould and rot behind toilet cistern, along pipework and near shower enclosure - plaster is crumbling and falling away.</p> <p>Tiles around shower are loose, grout is missing/mouldy; edges are broken and unprotected.</p> <p>Exposed pipes are rusted, corroded and surrounded by damp/mould; insulation is damaged and falling off.</p> <p>Plaster around basin and pipework is damaged, crumbling and damp-stained; mould growth visible in corners and edges.</p> <p>Overall: Very poor - severe damp, heavy mould and structural damage throughout; unsafe and unhygienic.</p>
<p>8.9 Bathroom » Flooring</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>Light grey wood-effect laminate/vinyl planks, laid throughout the bathroom area.</p> <p>Condition: Severe water damage and deterioration - large, widespread dark damp patches, discolouration and staining across the entire surface, most prominent along walls, around the toilet, bath and radiator. Flooring is warped, lifting, soft and spongy underfoot; planks are loose, separating and uneven.</p> <p>Strong, noticeable mould odour present; visible mould growth along edges, joins and under skirting. Surface is heavily ingrained with dirt, grime and residue; unhygienic in many areas.</p> <p>Skirting boards are missing, broken, rotted or completely covered in mould and damp; large gaps between floor and walls allow further water ingress. Pipework trenches are exposed, dirty and damp-affected.</p> <p>Flooring is structurally unsound, unstable and no longer securely fixed; moisture has penetrated underneath, causing damage to the sub-floor.</p> <p>Overall: Extremely poor and unsafe condition - completely water-damaged, mould-infested, dirty and deteriorated; full removal and replacement required, with sub-floor inspection and repair essential.</p>

Actions Required			
<p>8.10 Bathroom » Bath</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>In Good Condition; Exterior Panel Marked & Peeling; Bath Dusty & Dirty; Limescale Visible to Shower Head; Taps Tarnished</p> <p>White acrylic/enamel bath, surface is dull, marked and stained. Edges are worn, discoloured and have minor chips/scratches. Surface feels grubby and shows signs of long-term use and poor cleaning.</p> <p>Bath panel: White plastic/coated panel - significant damage: large vertical crack/split visible on side panel; panels are loose, ill-fitted and do not sit flush. Edges are chipped, scuffed and discoloured; fixings are loose, rusted or missing. Bottom edges are rotten, damp-stained and mouldy, with gaps allowing water ingress. Panels are warped and unstable.</p> <p>Sealant heavily mouldy, blackened and deteriorated along all joins - between bath and wall, bath and panel, and around taps. Sealant is cracked, peeling, missing and no longer watertight; thick black mould growth runs continuously along all edges, with water stains and damp damage spreading into surrounding tiles and plaster.</p> <p>Wall tiles above bath have mouldy, discoloured and crumbling grout; tiles are loose, uneven and poorly fitted. Adhesive/grout lines are black with mould; plaster behind is soft and damp-damaged.</p> <p>Chrome mixer taps are worn, tarnished, scaled; shower hose/head is dirty, scaled and discoloured.</p> <p>Overall: Very poor condition - damaged, cracked, loose panels; severe mould and failed sealant throughout; clear evidence of water ingress, ongoing damp and neglect.</p>
<p>8.15 Bathroom » Toilet</p>	<p>Needs Replacing</p>	<p>Tenant</p>	<p>Standard white ceramic close-coupled toilet.</p> <p>Seat is loose, wobbly and insecure; fixings are worn, missing or not tightened, causing movement when used. Hinges are old, discoloured and stiff; seat does not sit level or close properly.</p> <p>Seal around the base is cracked, missing, discoloured and mouldy; visible dirt, damp staining and residue build-up. Gaps allow water and odour to escape; floor underneath is damaged and damp.</p> <p>Exposed pipes are old, rusted, corroded and surrounded by heavy mould growth and damp patches; connections are messy and show signs of leaks. Wall behind and around cistern is severely mouldy, plaster is soft and crumbling.</p> <p>Surface is marked, stained, scuffed and dull; dirt and grime ingrained in crevices and under rim.</p> <p>Not tested, but poor fixings, damaged seals and deteriorated pipework suggest potential leaks, poor flushing or hygiene issues.</p> <p>Overall: Poor condition - loose seat, damaged base seal, insecure cistern, corroded pipework and severe surrounding damp/mould; unhygienic and in need of replacement or full repair.</p>

Actions Required			
9.3 Bedroom 1 » Ceiling	Damage / Neglect	Tenant	<p>Prominent, extensive dark mould growth and staining along the full perimeter, especially at the corner junction.</p> <p>Visible fine crack running diagonally across the surface; scattered light marks and discolouration elsewhere.</p> <p>Paint worn, uneven and discoloured; clear evidence of long-term damp/condensation issues.</p> <p>Condition: Poor; severe mould contamination, cracking and staining.</p>
9.5 Bedroom 1 » Walls	Damage / Neglect	Tenant	<p>In Good Condition; Painted Over Defects Visible; Wallpaper Edges Peeling</p> <p>Wall behind/above radiator: visible cracks, damp patches and discolouration.</p> <p>Light grey/white paint; extensive crayon marks, scribbles and faint stains; scuffs and uneven finish.</p> <p>Severe black/grey mould growth and dark staining along ceiling perimeter, corners, behind furniture and near skirting; clear signs of persistent damp/condensation.</p> <p>Condition: Paint worn, cracked and peeling in places; patches discoloured; poor overall finish; significant mould and damp damage present.</p>
9.6 Bedroom 1 » Windows & Sills	Damage / Neglect	Tenant	<p>In Good Condition; Mould to Window Edges; Sills Dusty</p> <p>Dark brown finish; surface marks, dirt, minor wear; hinges functional but dusty.</p> <p>Sill: Matching dark finish; paint splashes, scuffs, dirt and discolouration.</p> <p>Surround/Reveal: Severe mould growth, dark staining and damp marks across lintel, sides and ceiling above; paint peeling, cracked and uneven; visible damage and poor repair.</p> <p>Blind: Fitted, cord present; dirty and marked.</p> <p>Condition: Operable; severe damp/mould damage, heavy staining and poor decoration.</p>
9.10 Bedroom 1 » Flooring	Needs Cleaning	Tenant	<p>Dark grey carpet; very dirty, heavily soiled, stained and marked throughout; ground-in dirt and discolouration visible.</p> <p>Wear evident in high-traffic areas; minor marks and slight unevenness.</p> <p>Skirting edges: paint worn, chipped, stained; gaps and dirt at joins.</p> <p>Condition: Poor, requires deep cleaning or replacement.</p>

Actions Required			
<p>9.11 Bedroom 1 » Wardrobe</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>In Good Condition; Doors Not Closing; Chipped & Marked in Places; Miscellaneous Items Present</p> <p>Exterior: Cream paint; scuffs, marks, crayon drawings, chipped paint.</p> <p>Doors: Knob handles; misaligned, gaps; worn hinges.</p> <p>Interior: Severe mould/staining on all surfaces; damp marks, peeling paint, heavy dirt.</p> <p>Two light-wood effect square tables;</p> <p>Structure: Worn joints, exposed timber.</p> <p>Floor: Dirty, discoloured carpet; pipes visible.</p> <p>Condition: Very poor; severe mould/damp, wear and damage.</p>
<p>9.13 Bedroom 1 » Bed</p>	<p>Missing Item/s</p>	<p>Investigate</p>	<p>Not present / removed from property.</p> <p>Disposed of / removed; condition noted as damaged on original inventory.</p>
<p>10.3 Bedroom 2 » Ceiling</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>White painted; stains, discolouration, fine cracks and mould along perimeter; uneven finish. Possibly due to lack of ventilation.</p>
<p>10.5 Bedroom 2 » Walls</p>	<p>Damage / Neglect</p>	<p>Tenant</p>	<p>Light blue/white paint; extensive blue/pink crayon marks, drawings and scribbles across multiple areas.</p> <p>Heavy mould growth, dark staining and discolouration along skirting, corners and ceiling edges; paint worn, marked and uneven; damp patches visible.</p> <p>Moisture Readings:</p> <p>Readings range 5.1% - 8.3% across different wall surfaces; low-to-moderate moisture levels detected.</p> <p>Condition Observed</p> <p>Extensive mould growth clearly visible: dark patches, staining and fungal spread across lower walls, corners and edges; widespread and prominent.</p> <p>Moisture levels 5.1-8.3% confirm low-level, residual or background dampness present within the wall fabric - not severe active water ingress, but enough sustained moisture to support mould growth.</p> <p>Mould thrives in conditions of persistent high humidity, poor ventilation or minor condensation - even at these moderate readings, moisture remains sufficient to feed spores, leading to established growth and staining.</p> <p>This is an active, ongoing issue caused by sustained dampness/condensation, not just historic damage.</p>

Actions Required			
10.6 Bedroom 2 » Windows & Sills	Damage / Neglect	Tenant	<p>Frame: Dark brown wooden finish; surface marks, slight discolouration and minor wear; functional hinges and handle.</p> <p>Sill: Matching dark finish; scuffs, wear and minor staining; securely fitted.</p> <p>Surround: Paint worn, marked and stained; visible dirt and discolouration above and around frame edges.</p> <p>Fittings: Roller blind fitted; cord present; minor marks to blind and fittings.</p> <p>Operable; cosmetic wear, staining and marks to frame, sill and mould to surrounding wall.</p>
10.10 Bedroom 2 » Flooring	Needs Cleaning	Tenant	Dark grey carpet; very dirty, heavily soiled, stained throughout; significant ground-in dirt.
10.11 Bedroom 2 » Wardrobe	Missing Item/s	Investigate	This is not present. May have been disposed of, due to old age and poor condition - as recorded and noted on original inventory report.
10.13 Bedroom 2 » Bed	Needs Cleaning	Tenant	<p>Scratches & Paint Marks Visible to Frame; Stains Visible to Mattress</p> <p>The bed frame and mattress are now seen Bedroom 1.</p> <p>Heavy yellow/brown stains and discolouration across main surface; large soiled areas visible.</p> <p>Fabric marked, worn and discoloured; significant staining and signs of heavy use.</p> <p>Condition: Poor, heavily soiled, stained.</p>

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.