

Inventory & Check In



Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

May
30th 2026
17:00

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Disclaimers

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

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

Items in Storage & Access

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

Tenants in Situ

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

Validation

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

SAFETY DISCLAIMER

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

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

UTILITY METERS

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

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

GUIDANCE NOTES

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

THE INVENTORY

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

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

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

THE CHECK-IN

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

THE CHECK-OUT

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

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

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

STANDARDS EXPECTED AT CHECK-OUT

CLEANING

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

CROCKERY & UTENSILS

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

DECORATIONS

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

BEDS & BEDDING

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

POLISHED FURNITURE

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

KEYS

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

GARDENS

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

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	General Condition	Fair condition: with general wear and tear.
1.2	General Cleanliness	Property has not been professionally cleaned throughout.
1.3	Bathroom / En Suite / Toilet(s)	Fair condition: dated, with general wear and tear.
1.4	Carpets	Newly fitted on landing and bedrooms.
1.5	Ceiling(s)	Generally in good/acceptable condition.
1.6	Curtains / Blinds	Old; with stains visible. Not professionally cleaned.
1.7	Hard Flooring	White paint splatters visible to laminate flooring. Not professionally cleaned.
1.8	Kitchen Area	Cabinets, worktop and sink appear newly installed; sink is dirty. Not professionally cleaned.
1.9	Kitchen - White Goods	Newly installed: washing machine, tumble dryer, dishwasher and fridge freezer.
1.10	Oven / Hob / Extractor Hood / Cooker	Not professionally cleaned; dirt, grime and grease visible.
1.11	Upholstery	3-seater sofa has stains on seat cushions, armrests, sides and backrest. Not professionally cleaned.
1.12	Wall(s)	Some walls appear freshly painted; others show numerous scuff marks across various areas.
1.13	Window(s)	Windows show general signs of age and use, in fair overall condition. No window keys or safety restrictors fitted to upstairs windows.
1.14	Woodwork	Condition consistent with age: chipping, scuffs, yellowing and shading present - see comments below for details.

2. METER READINGS				
Ref	Type	Location	Serial No.	Reading
2.1	Water Meter	Unable to be located.		
2.2	Gas Meter	Unable to be located.		
2.3	Electric Meter	Utility Cupboard.		Rate 1: 11636. Rate 2: Not visible / not present.

2. METER READINGS (CONT.)



Ref #2



Ref #2

3. KEYS HANDED OVER AT CHECK IN

Ref	Name	Description
3.1	Yale	2x Yale Keys



30 May 2026 19:45

Ref #3

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	No smoke alarms seen in hallway or landing ceiling; see note below.	
4.2	Heat Sensor Alarm(s)	1x Kitchen	Existing heat alarm non-operational; agent notified. Agent purchased battery smoke alarm locally.
4.3	Carbon Monoxide Alarm(s)	No carbon monoxide alarm fitted in kitchen; see note above.	



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Ref #4



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Ref #4



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Ref #4

5. FRONT GARDEN			
Ref	Name	Description	Condition
5.1	Garden Overview		Unkempt; requires complete tidying. Hedges and shrubs significantly overgrown - branches encroach over the property boundary and block light/view to the dining window. Needs Maintenance - Landlord
5.2	Additional Items / Information		Black tyre present at the end of the garden.



6. EXTERIOR FRONT			
Ref	Name	Description	Condition
6.1	General Overview		Generally acceptable.
6.2	Door	White-painted timber front door.	Door and frame show general wear. Door stiff to operate due to expanded timber; must be slammed to close/secure. Black marks visible on upper and side areas. Letterbox cover missing to exterior. Needs Maintenance - Landlord
6.3	Door Frame	White-painted timber door frame.	Generally acceptable. Frame shows general wear and tear.
6.4	Porch	Timber porch structure.	Paintwork along the lower section is showing signs of deterioration.

6. EXTERIOR FRONT (CONT.)

6.5 Additional Items / Information

1 x wall-mounted black mailbox.

No key provided.



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Ref #6



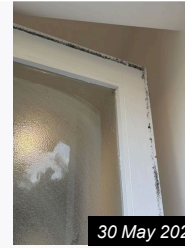
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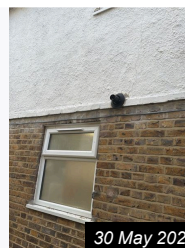
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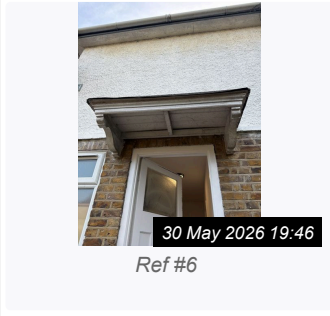
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6. EXTERIOR FRONT (CONT.)



7. ENTRANCE / HALLWAY

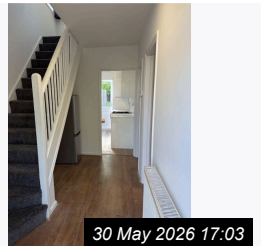
Ref	Name	Description	Condition
7.1	General Overview		Overall condition good, subject to issues noted below.
7.2	Door	White-painted.	<p>Top hinge: Upper hinge is aged but in working order; smooth movement observed with no functional impairment.</p> <p>Latch and strike plate: Latch and lock plate are exposed and exhibit signs of corrosion/rusting; still firmly attached and secure in position.</p> <p>Door function: Door operation is restricted; it jams and is stiff to use. Expansion of the timber edge is evident, meaning significant force or slamming is currently needed to close the door fully.</p> <p>Internal hardware: Internal pull/lever handle is missing or not installed; only a simple latch knob is in place for opening.</p> <p>Needs Maintenance - Landlord</p>
7.3	Door Frame	White-painted.	General wear and tear marks and minor scuffs observed across the surface.
7.4	Ceiling	White-painted.	Appears in good condition.
7.5	Lighting	Single bulb.	All in good, working order.
7.6	Walls	White-painted.	A few light scuffs visible in multiple areas.
7.7	Skirting	White-painted.	Scuff marks present in multiple areas.
7.8	Switch	White plastic double switch plate, standard design and appearance.	All intact, and in good working order.
7.9	Sockets	White twin socket outlet.	All intact, and in good working order.

7. ENTRANCE / HALLWAY (CONT.)

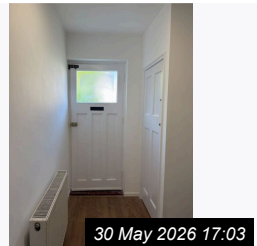
7.10	Heating	White double panel radiator.	Heavy rust, surface marks and staining present across all panels and visible surfaces. Significant discolouration and corrosion noted. No thermostatic radiator valve (TRV) fitted or visible.
7.11	Flooring	Laminate flooring: medium brown tone with natural wood-effect grain, warm finish.	Numerous paint splatters and dried paint spots across the surface, likely from previous decoration work.
7.12	Additional Items / Information		
7.12.1	-	Logik fridge freezer.	Brand new appliance located in the hallway, positioned under the stairs. Full details and condition noted within the Kitchen section below.
7.13	Thermostat	Honeywell Home digital thermostat.	<p>Wall-mounted control unit featuring digital display and adjustment buttons.</p> <p>Surface is clean and intact; display is active and showing a temperature reading.</p> <p>Appears fully functional and securely fixed in position.</p>



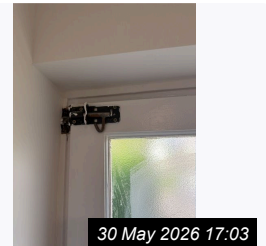
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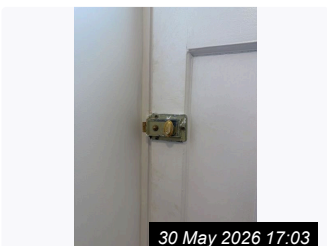
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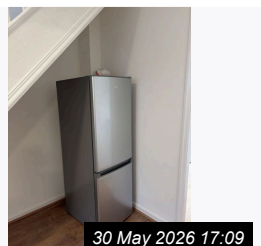
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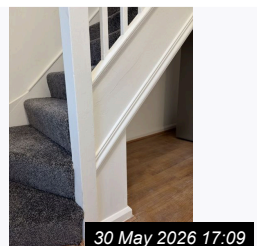
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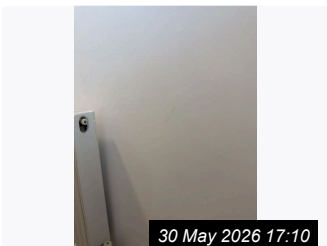
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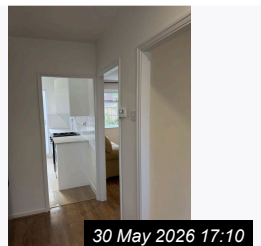
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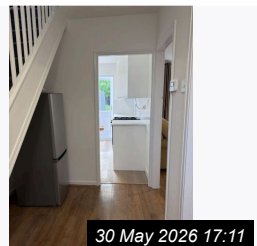
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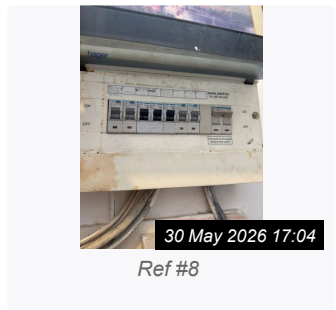
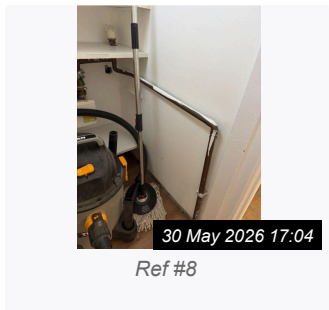
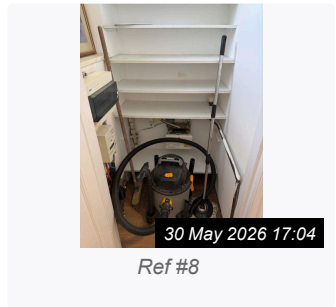
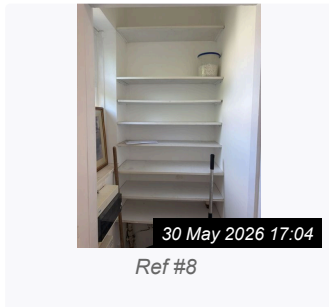
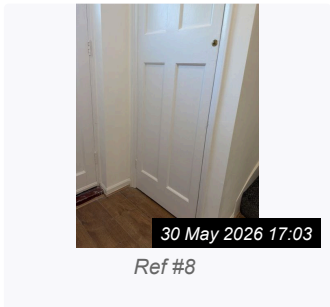
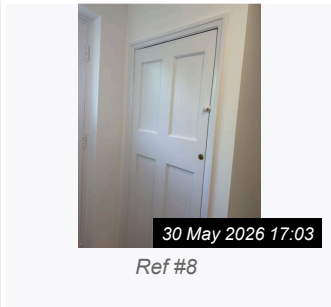
7. ENTRANCE / HALLWAY (CONT.)



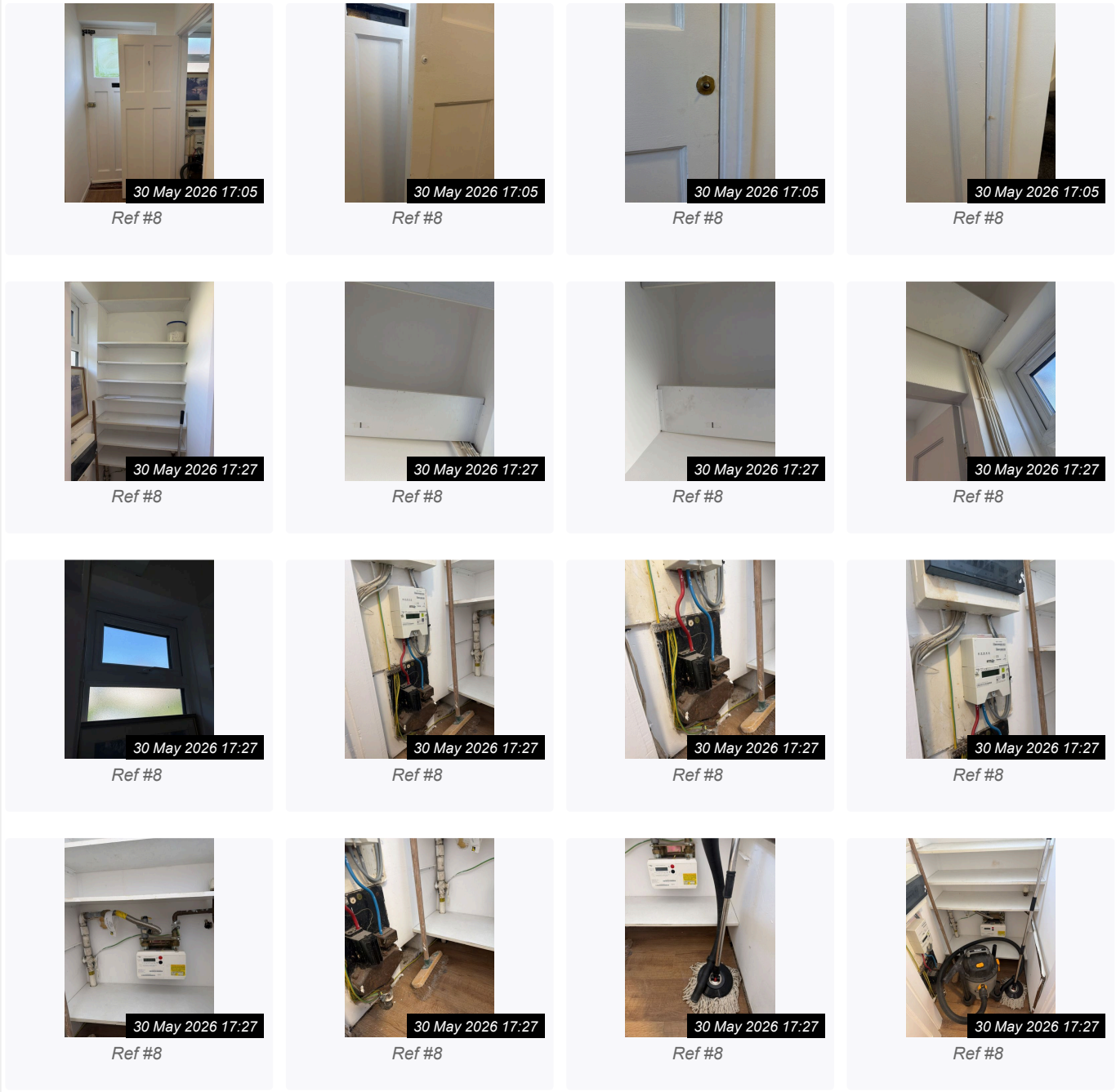
8. UTILITY ROOM / AREA

Ref	Name	Description	Condition
8.1	General Overview		Wear and tear marks observed throughout.
8.2	Door	White panelled door, painted white.	Scuff marks observed on sections of the door surface, both internally and externally. Door handle is missing and not present. Needs Maintenance - Landlord
8.3	Door Frame	White-painted.	In fair/good condition.
8.4	Ceiling	White-painted.	Appears in good condition.
8.5	Lighting	1x bulb	In good working order.
8.6	Walls	White-painted.	Scuff marks visible on walls in several areas; shelves heavily coated in dust throughout.
8.7	Skirting	White-painted.	Scuff marks seen to places.
8.8	Window(s) / Sill	White-painted.	Heavily scuffed at the base of the window sill.
8.9	Switch	White plastic single switch plate, standard design and appearance.	In good working order.
8.10	Flooring	Wood-effect laminate flooring, laid in straight planks with a medium-brown grain finish.	Flooring is dirty with paint splatter spots present.

8. UTILITY ROOM / AREA (CONT.)			
8.11	Additional Items / Information		
8.11.1	-	8x white wooden fixed shelves.	Surfaces are heavily dusty throughout, with several marks and scuffs visible. All appear structurally sound and securely fixed at time of inspection.
8.12	Fuseboard	Hager consumer unit.	Heavily discoloured and dirty.
8.13	Obsolete Meter/ Connection Block		Old connection block is open, unenclosed and shows signs of corrosion.
8.13.1	-	Titan black and grey hoover.	Appears in good/fair condition - used.
8.13.2	-	1x mop stick with head.	In old and heavily used condition.
8.13.3	-	1x wooden broom.	In old condition.
8.13.4	-	1x picture frame.	In old condition.
8.13.5	-	1x clear container.	Clear plastic container (blue rim/lid) with small white coiled items; top-right shelf - contents unconfirmed due to access limits.



8. UTILITY ROOM / AREA (CONT.)



9. DINING ROOM

Ref	Name	Description	Condition
9.1	General Overview		Generally in good condition.
9.2	Door	<p>White panelled door, painted white.</p> <p>1x Door handle: Round design, polished chrome finish, securely fitted.</p>	<p>Appears freshly painted.</p> <p>Structurally sound, no damage; minor scuffs/marks from use. Fitted with hinges/handle, operates correctly.</p> <p>Round polished chrome handle, secure; paint splatters visible; works smoothly, no defects.</p>

9. DINING ROOM (CONT.)			
9.3	Door Frame	White-painted.	Appears freshly painted.
9.4	Ceiling	White-painted.	Appears freshly painted.
9.5	Lighting	Flush circular ceiling light, white finish, opaque diffuser. Likely fluorescent tube or LED retrofit.	In good working order. No visible bulb holder or removable lamp; unit appears sealed or uses integrated lighting source.
9.6	Walls	White-painted.	Appears freshly painted.
9.7	Skirting	White-painted.	Appears freshly painted.
9.8	Window(s) / Sill	White UPVC frame, comprising 2x opening sections, each fitted with a handle.	Main right window: operates correctly, opens/closes smoothly. Smaller top window: inoperable; release button stiff, will not move. No keys present; glass/frames dirty, grime and sticky residue visible.
9.9	Curtains	N/A	Only a chrome pole present; intact, securely fitted.
9.10	Switch	White plastic single switch plate, standard design and appearance.	All in good working order; some paint marks visible.
9.11	Sockets	3x single gang socket. 1x double gang socket.	White, fitted, secure and undamaged.
9.12	Heating	White panel-type radiator, floor-mounted.	Paint chipped, stained and discoloured; rust in places. TRV fitted right-hand side; pipework visible, no leaks. Unit intact and secure; worn, damaged and corroded with age.
9.13	Flooring	Wood-effect laminate flooring, laid in straight planks with a medium-brown grain finish.	Surface covered in paint splatters and stains; prominent red stain between window and radiator. Minor scuffs and wear visible.
9.14	Fireplace	White painted surround with decorative moulding and fluted side details, featuring a back panel and hearth finished in speckled stone/marble-effect material with beige, cream and brown tones. Central fire opening has polished gold-toned trim, fitted with a metal fire basket and imitation fuel effect.	Heavy dust covers all surfaces, recesses and fire opening; structurally sound but unclean. Unpainted frame contrasts with fresh paint, highlighting marks. Left side: pale yellow/off-white stains, darker marks, wear on flutes/base; scuffs/fading visible, accentuated by surrounding paint.

9. DINING ROOM (CONT.)

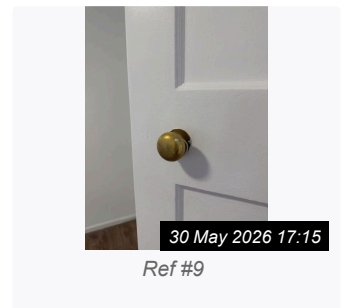
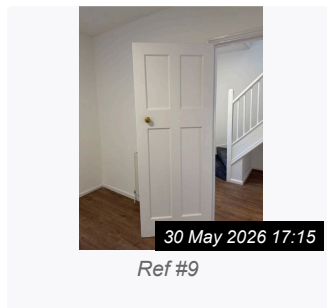
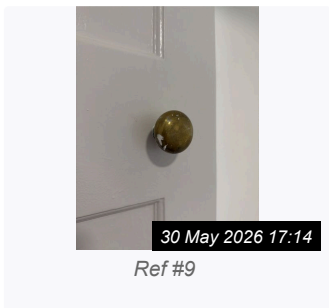
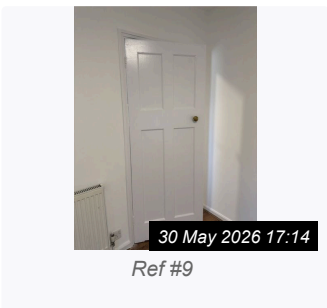
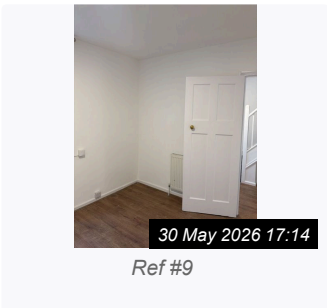
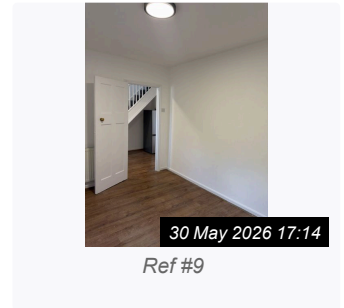
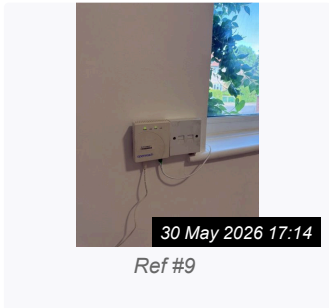
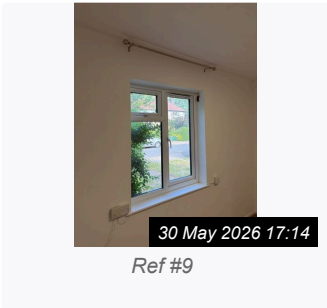
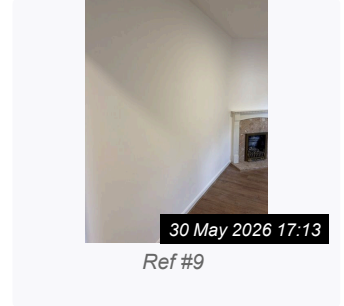
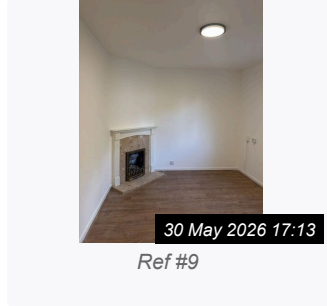
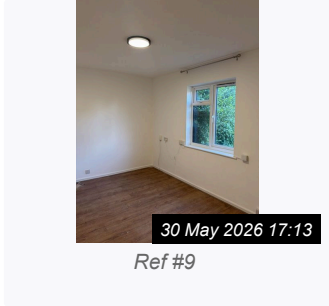
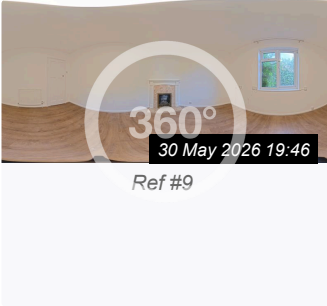
9.15 Additional Items / Information

9.15.1 -

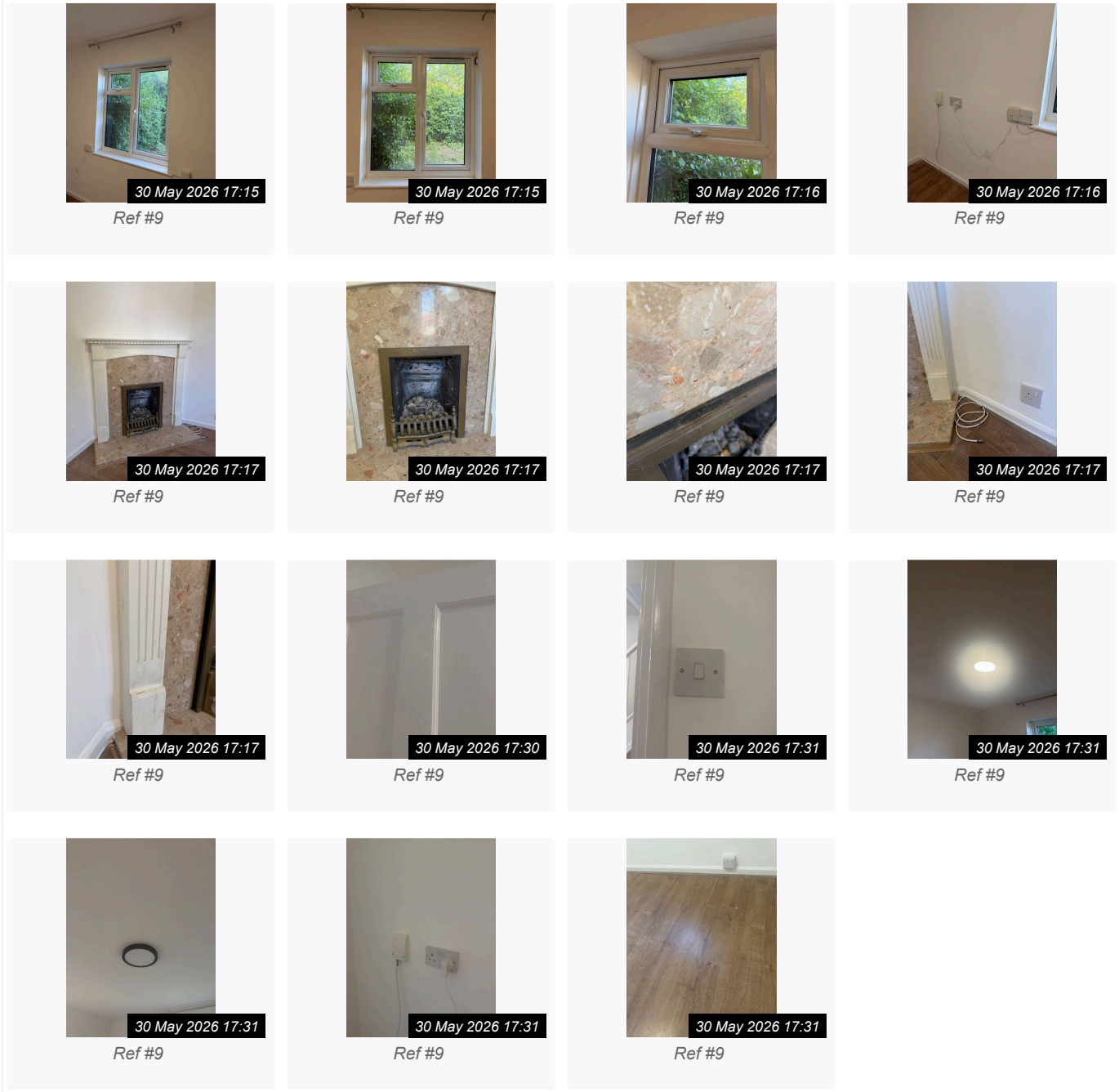
Wall-mounted white plastic fixtures, comprising a single electrical socket, a telephone/BT master socket, and a data/network outlet (likely for internet or TV services).

White cables (internet/TV/aerial) run along walls/units; loose/trailing.

Fittings secure, intact; minor dust/marks, no damage.



9. DINING ROOM (CONT.)



10. RECEPTION ROOM

Ref	Name	Description	Condition
10.1	General Overview		Generally in fair condition.
10.2	Door	White-painted.	Black scuff marks visible on low-level exterior side of door.
10.3	Door Frame	White-painted.	Painted-over indentations visible.
10.4	Ceiling	White-painted.	Appears freshly painted.

10. RECEPTION ROOM (CONT.)			
10.5	Lighting	<p>Flush-mounted circular ceiling light, white finish with opaque diffuser panel.</p> <p>Potentially has a fluorescent lamp/tube, or alternatively an LED retrofit equivalent.</p>	<p>In good working order.</p> <p>No visible bulb holder or removable lamp; unit appears sealed or uses integrated lighting source.</p>
10.6	Walls	White-painted.	Appears freshly painted.
10.7	Skirting	<p>White-painted.</p> <p>Beading: brown wood-effect finish.</p>	<p>Appears freshly painted.</p> <p>Beading: Numerous paint splatter marks and spots visible in various areas; sections scratched/damaged, especially on the right-hand side wall on entry.</p>
10.8	Window(s) / Sill	White UPVC frame, comprising 2x opening sections, each fitted with a handle.	<p>Both handles tested and confirmed operating correctly; windows open and close smoothly.</p> <p>No window keys present at time of inspection.</p> <p>Dirt, grime and some sticky residue visible on glass and frames.</p>
10.9	Curtains	Pair of three-quarter length curtains in glossy brown/bronze fabric.	Hung on wooden pole; intact, fitted, with general signs of wear from use.
10.10	Switch	White plastic single switch plate, standard design and appearance.	Flush fitted, intact and functional; general light dust and minor marks consistent with use.
10.11	Sockets	White single plastic socket.	In tact, and in good working order.
10.12	Heating	White double panel radiator.	Heavy rust, marks and staining across surface and panels; significant discoloration and corrosion present. TRV fitted to right-hand side.
10.13	Flooring	Laminate flooring – medium brown wood-effect finish.	Visible white scuff marks and surface damage to finish on various planks; coating worn/removed, leaving distinct lighter patches.
10.14	Fireplace	Marble-effect surround and hearth in light neutral/cream finish with polished gold trim to the fire opening; complete with metal fire basket.	Entire unit heavily coated in thick dust across all surfaces and recesses, unclean throughout. No visible damage or defects, aside from general wear and tear consistent with age.
10.15	Additional Items / Information		
10.16	Sofa	<p>Fabric beige 3-seat sofa.</p> <p>Upholstered in a textured fabric material, in a light beige/neutral brown tone.</p>	Multiple stains and dirt marks visible, notably on seat cushions, right-hand armrest and side panels; general discolouration present.

10. RECEPTION ROOM (CONT.)

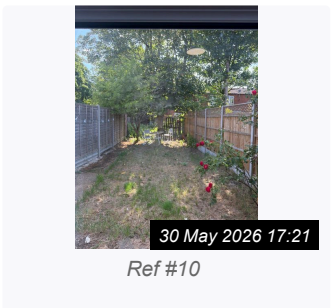
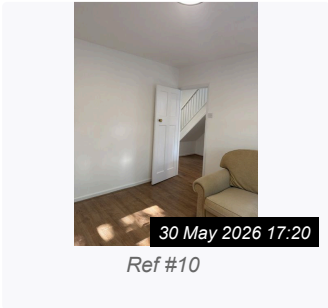
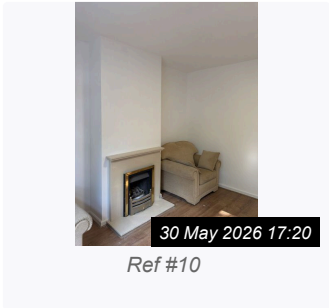
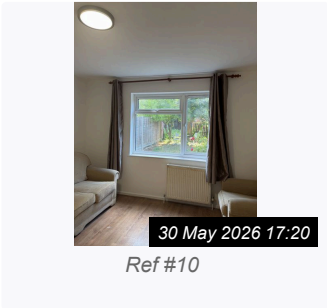
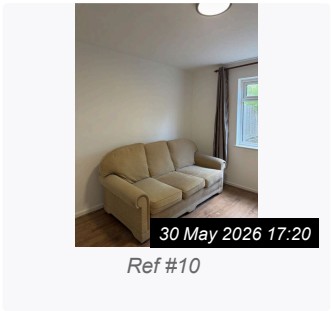
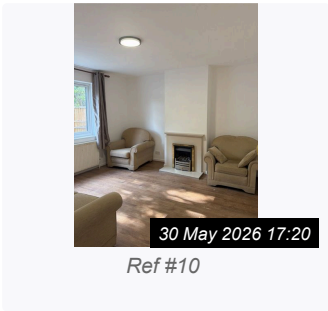
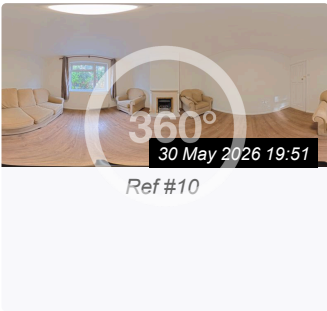
10.17 Armchairs

2x Upholstered in textured fabric, light beige/neutral brown in tone, featuring 2 seat cushions.

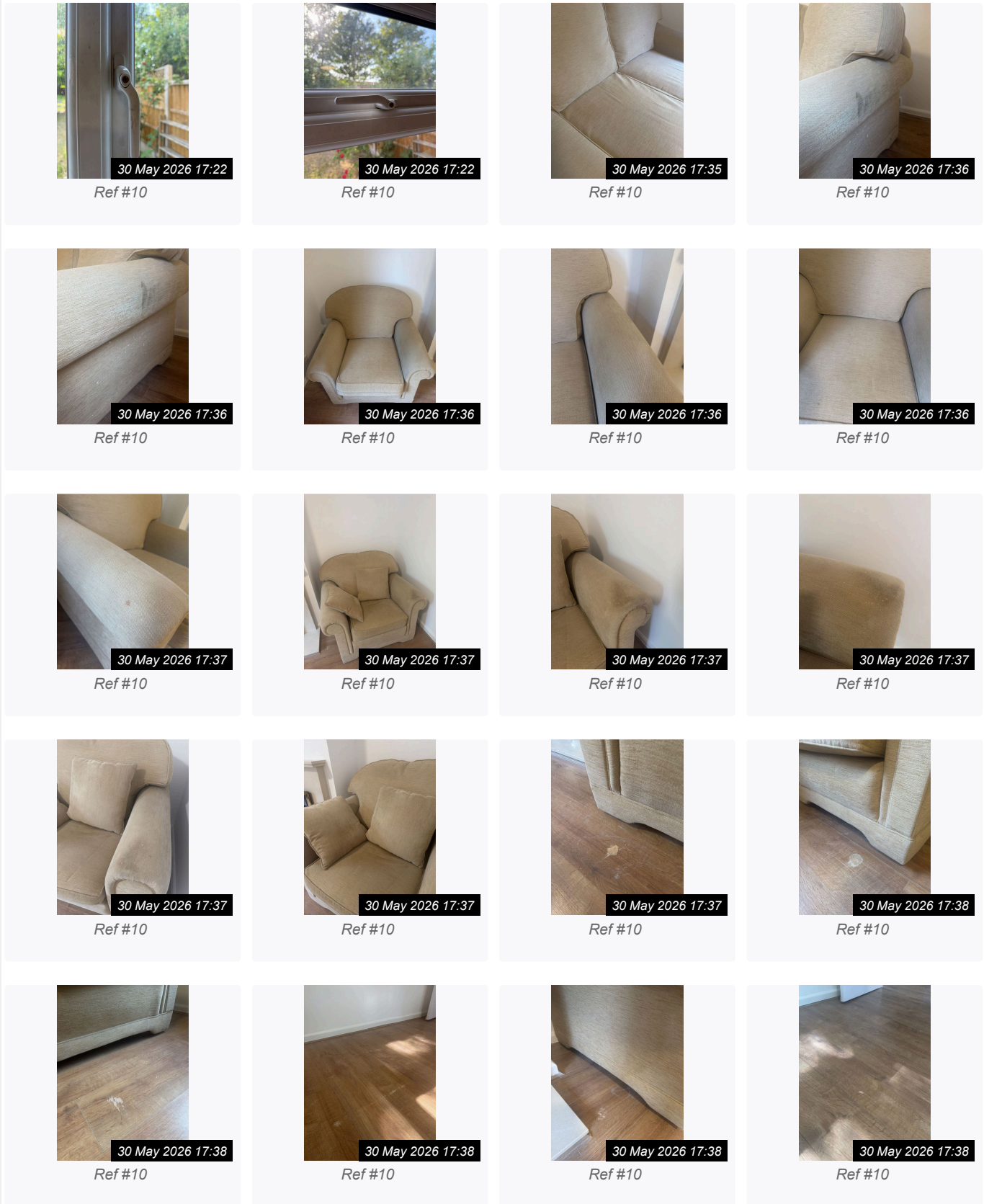
Stains and dirt marks throughout; discolouration and heavy shading, especially on right-hand armrest.

Left armchair: lighter shading, small red stain on left armrest side; further stains on seat cushion and both armrests.

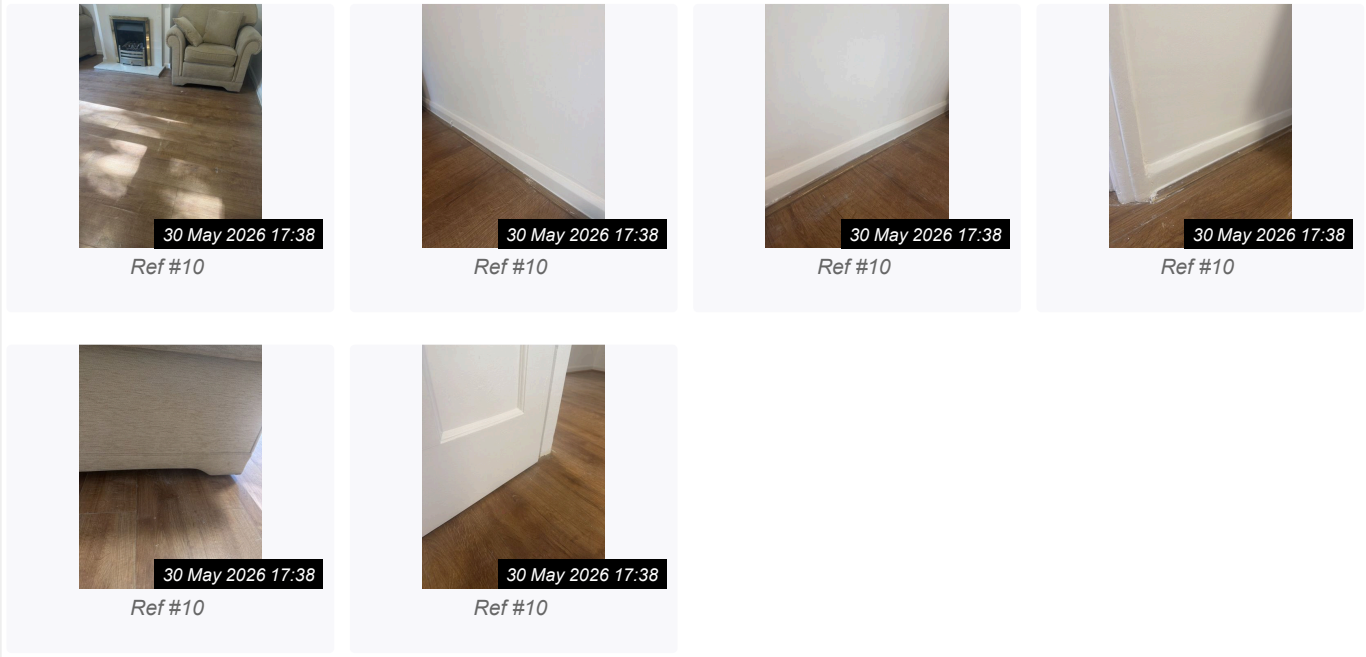
General discolouration and marks consistent with use.



10. RECEPTION ROOM (CONT.)



10. RECEPTION ROOM (CONT.)



11. KITCHEN

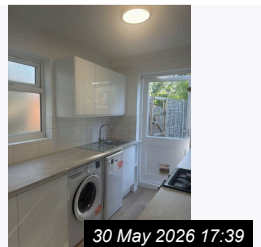
Ref	Name	Description	Condition
11.1	General Overview		Generally unclean throughout, with visible dust, grime and accumulated dirt on surfaces.
11.2	Door	White-painted external door with large glazed upper panel and solid lower section; fitted with metal lever handle and lock mechanism. Rectangular opening/panel visible on lower part of door.	Kitchen doorway is open with no door installed. Back door: Kitchen door lock mechanism is stiff and appears aged; adhesive tape and plastic wrapping material are present along the bottom edge of the door. Needs Maintenance - Landlord
11.3	Door Frame	White-painted.	Appears in good condition.
11.4	Ceiling	White-painted.	Appears in good condition.
11.5	Lighting	Flush circular ceiling light, white finish, opaque diffuser. Likely fluorescent tube or LED retrofit.	In good working order. No visible bulb holder or removable lamp; unit appears sealed or uses integrated lighting source.
11.6	Walls	White-painted.	Numerous scuff marks visible on both left-hand and right-hand walls at the kitchen entrance.
11.7	Skirting	White-painted.	Light scuffs seen to places.

11. KITCHEN (CONT.)			
11.8	Window(s) / Sill	White PVC window with frosted/obscure double glazing.	<p>Minor scuffs and marks visible.</p> <p>Upper section is an opening light; operates smoothly, handle is intact and fully functional.</p> <p>Glass is frosted/obscured; tiled sill below in place.</p> <p>Minor gaps and wear noted to surrounding plasterwork and trim.</p>
11.9	Curtains / Blinds	N/A.	Blind is missing from the garden door; top fixings are still in place, confirming a blind was previously installed.
11.10	Switch	White single double switch plate, standard design and appearance.	In good, working order.
11.11	Sockets	A range of white double sockets.	In good, working order.
11.12	Heating	N/A.	No radiators or heaters visible within the kitchen area.
11.13	Flooring	Light wood-effect laminate, smooth finish.	Surfaces have visible dust, light stains, paint marks/dried paint spots to multiple places. Unclean throughout.
11.14	Kitchen Units	High-gloss white finish, wall-mounted units with smooth flat doors.	Appear newly installed, Clean, bright and in good condition with no visible damage, marks or wear. Fitted securely.
11.15	Extractor Hood	Older style unit with metal canopy and chimney stack - no brand name visible.	<p>The chimney section shows clear signs of age, including rust-like discolouration and staining.</p> <p>Heavy layers of grease, dust and grime cover all surfaces, which feel sticky to the touch; both internal filters are heavily saturated with grease.</p> <p>All control buttons and functions work correctly.</p>
11.16	Worktop(s)	Light grey/white speckled laminate finish, smooth texture.	Surface has faint marks, minor discolouration and light dust/grease residue, especially near the sink edge; generally intact with no chips, cracks or damage.
11.17	Sink	Stainless steel single-bowl sink with integrated drainer, set into a speckled worktop.	<p>Surface shows dulling, water marks and light grime, not thoroughly cleaned.</p> <p>Modern curved chrome mixer tap fitted centrally; finish has minor spots and slight discolouration, securely mounted and fully functional.</p> <p>No damage or leaks noted.</p>

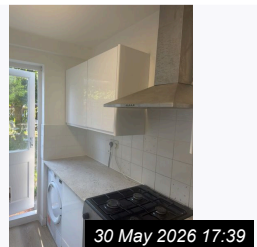
11. KITCHEN (CONT.)			
11.18	Cooker	<p>Freestanding gas cooker with stainless steel and black finish, featuring a black four-burner hob unit.</p> <p>1x wire shelf/grill tray positioned in the upper runner position.</p> <p>1x solid flat tray/baking sheet fitted in the middle runner position.</p> <p>Essentials brand, Model CFSGSV18; Type: YG56E4022E3408.</p>	<p>Signs of age and heavy use; very unclean and deteriorated throughout.</p> <p>Surfaces sticky, greasy and grimy; 5 discoloured, grime-coated knobs hard to read.</p> <p>Interior dirty with baked-on residue; 2 shelves and 1 tray heavily soiled.</p> <p>4-burner section heavily soiled; caps, bases and supports discoloured, dirty and worn.</p> <p>Needs Maintenance - Landlord</p>
11.19	Fridge / Freezer	<p>New White Logik Fridge Freezer.</p> <p>Make: Logik Model: L50BS23 Serial number: 2605038743</p>	<p>New Logik appliance.</p> <p>Compact dimensions - shorter in height than a standard full-size appliance.</p> <p>Instruction manual located inside; unit is clean, undamaged, unused.</p>
11.20	Washing Machine	<p>White Beko Freestanding Washing Machine.</p> <p>Model: BM1WT3821W Serial number: 25-529185-10</p>	<p>New Beko appliance.</p> <p>Instruction manual located inside the appliance; no signs of wear, marks or prior use, securely positioned and fully intact.</p>
11.21	Tumble Dryer	<p>White Beko Freestanding Tumble Dryer.</p> <p>Model: DTKCE80021W Serial number: 25 - 263804 - 09</p>	<p>New Beko appliance.</p> <p>Instruction manual located inside the appliance; no signs of wear, marks or prior use, securely positioned and fully intact.</p>
11.22	Dishwasher	<p>White Beko Freestanding Slimline Dishwasher.</p> <p>Model: DVS04X20W</p>	<p>New Beko appliance.</p> <p>Instruction manual located inside the appliance; no signs of wear, marks or prior use, securely positioned and fully intact..</p>
11.23	Additional Items / Information		
11.24	Boiler	<p>Worcester boiler.</p>	<p>No visible damage; exact age cannot be determined though it appears reasonably new.</p>



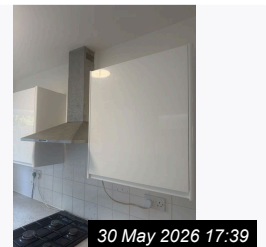
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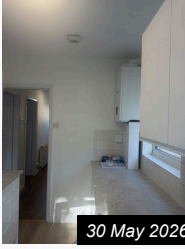


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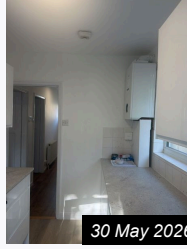
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11. KITCHEN (CONT.)



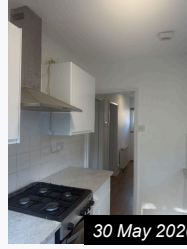
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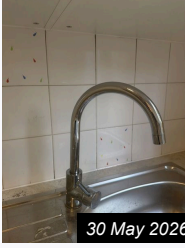
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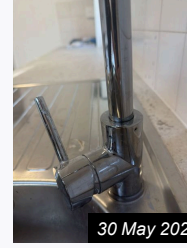
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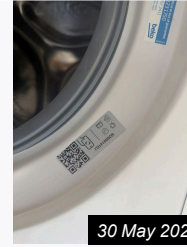
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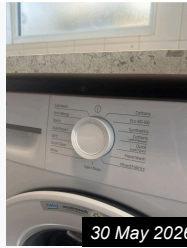
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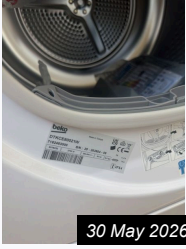
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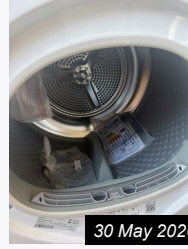
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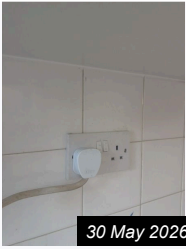
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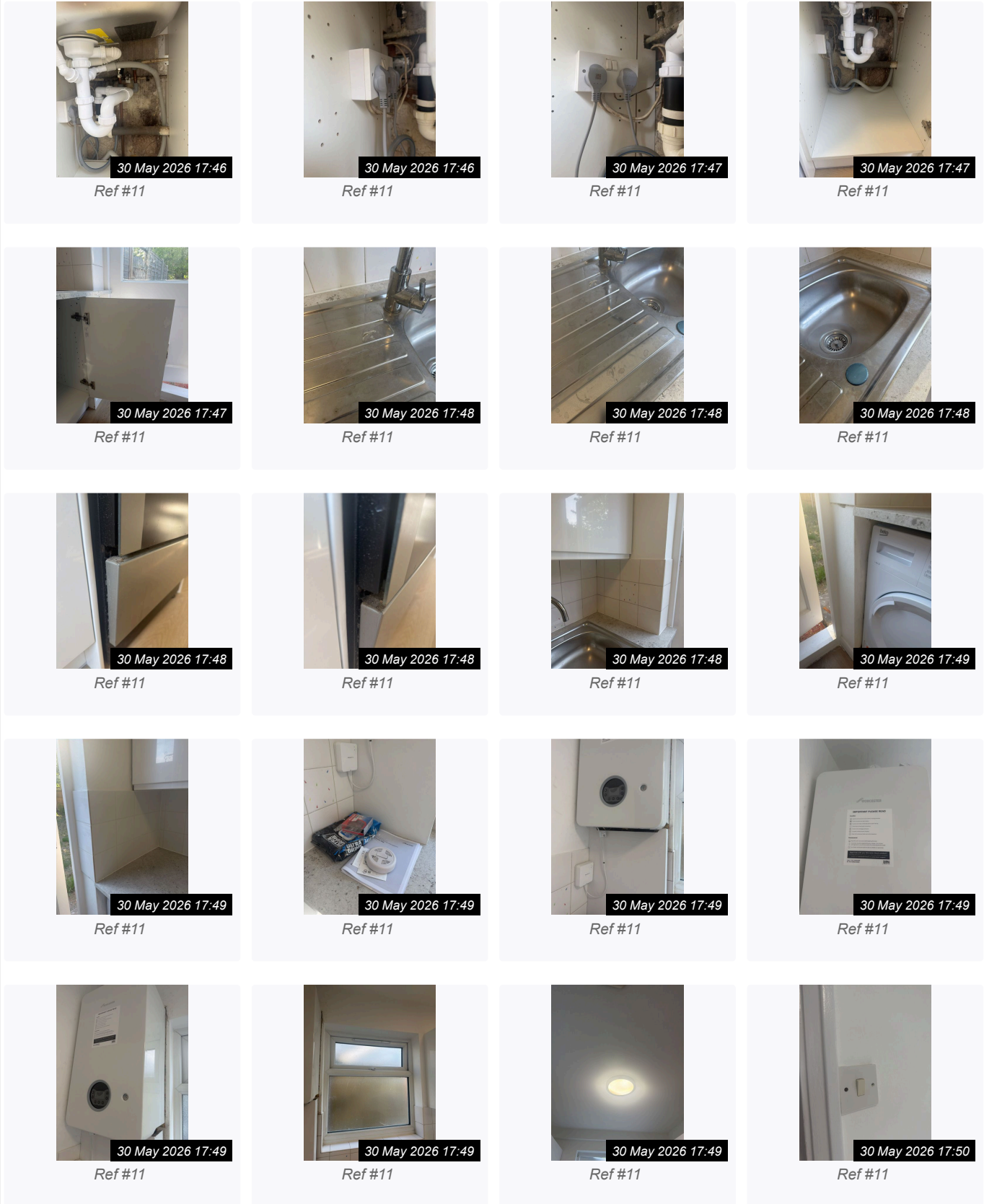
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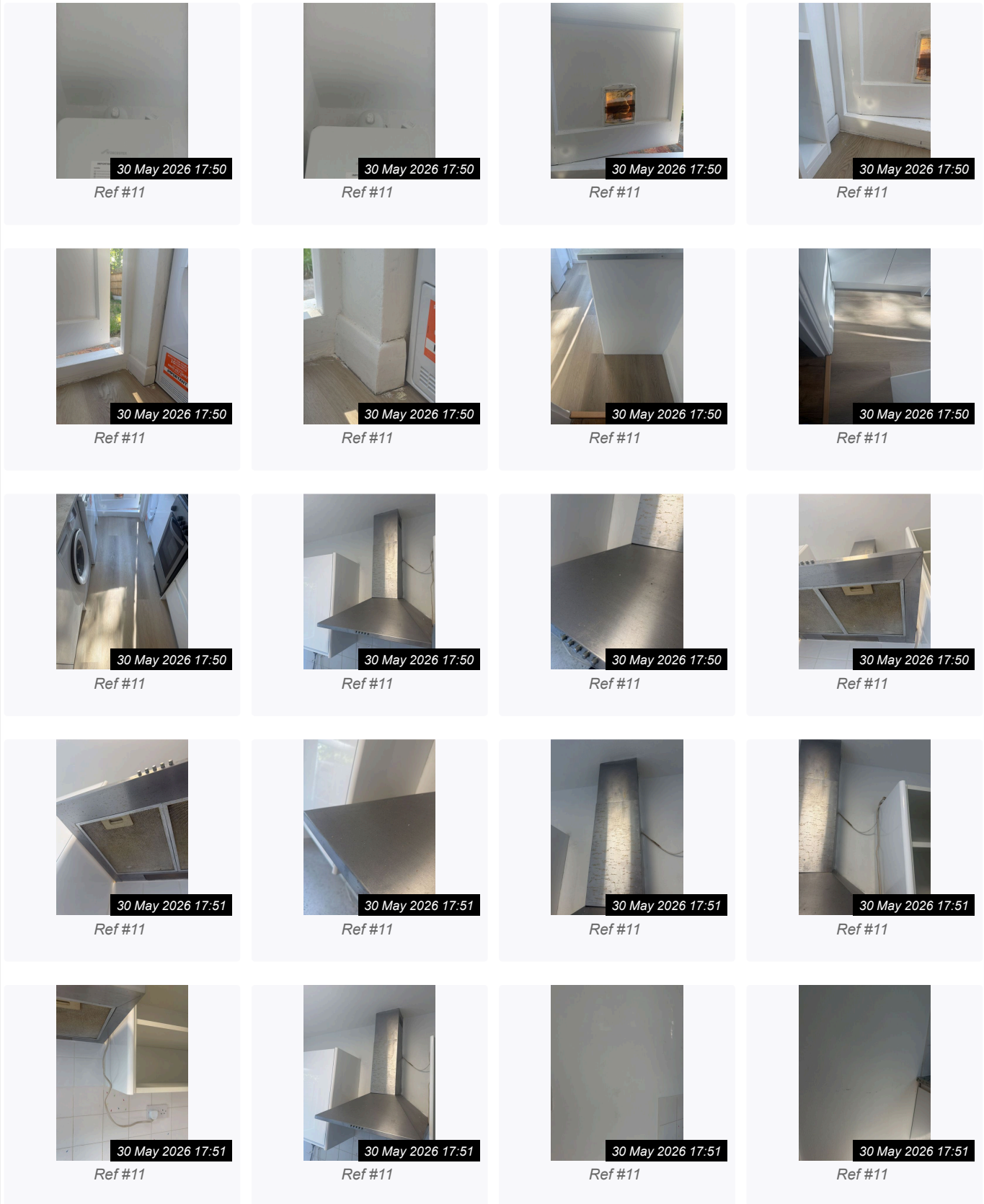
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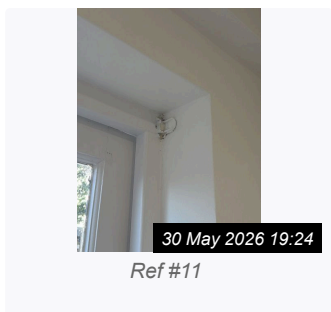
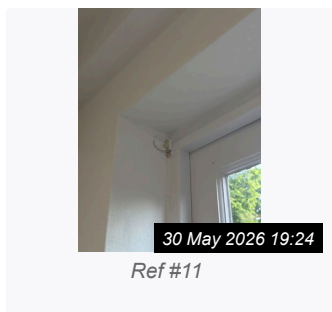
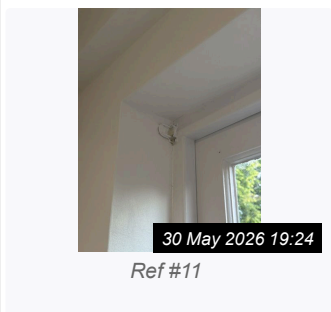
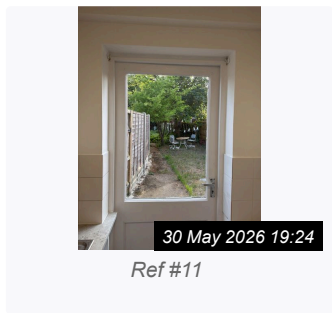
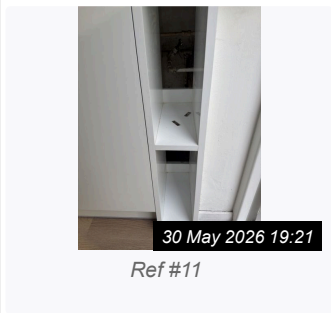
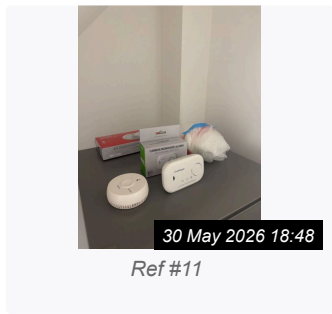
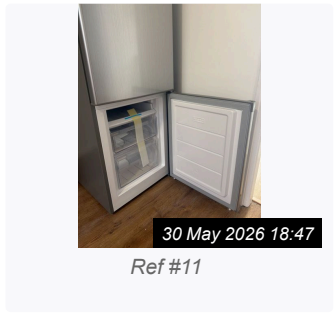
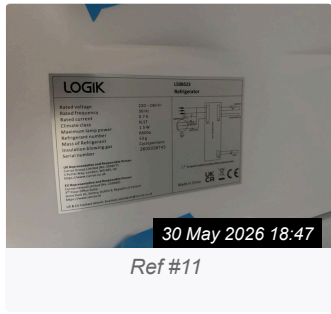
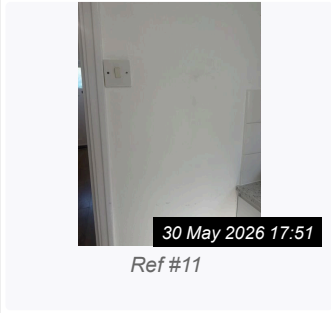
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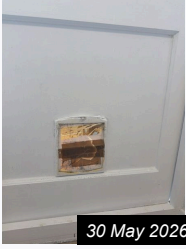
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11. KITCHEN (CONT.)



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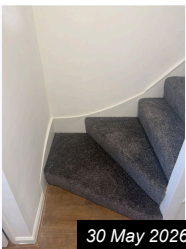


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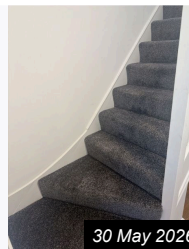
12. STAIRS

Ref	Name	Description	Condition
12.1	General Overview		Generally in good condition.
12.2	Ceiling	White-painted.	Appears in good condition - some marks are visible to sections.
12.3	Walls	White-painted.	Scuff marks seen to multiple places. Yellow stains observed on the left-hand side wall.
12.4	Skirting	White-painted.	Appears freshly painted.
12.5	Flooring	Grey carpet.	Appears newly fitted.
12.6	Additional Items / Information		
12.7	Banister	White-painted.	Some scuff marks visible. Small yellow stains noted to several spindles. All spindles are intact and secure.



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Ref #12



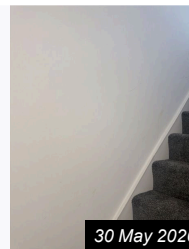
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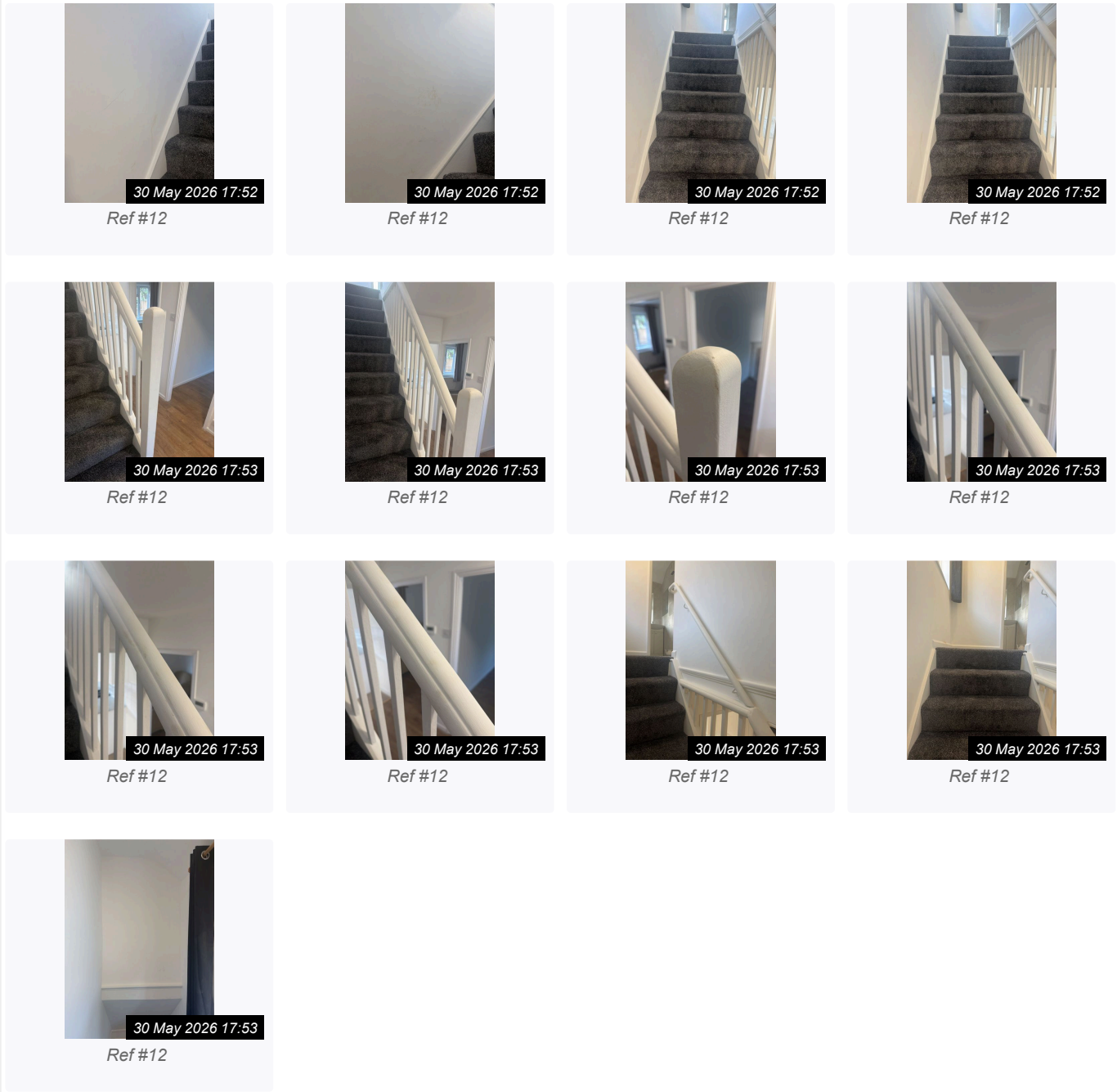
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12. STAIRS (CONT.)

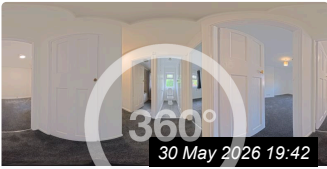


13. LANDING & STORAGE CUPBOARD

Ref	Name	Description	Condition
13.1	General Overview		Generally in good condition.
13.2	Ceiling	White-painted.	Appears in good condition.
13.3	Lighting	Flush circular ceiling light, white finish, opaque diffuser. Likely fluorescent tube or LED retrofit.	In good working order. No visible bulb holder or removable lamp; unit appears sealed or uses integrated lighting source.

13. LANDING & STORAGE CUPBOARD (CONT.)			
13.4	Walls	White-painted.	Some light scuff marks seen to wall section right-hand side to the light switch. Scuff marks seen to wall left-hand side to the bathroom.
13.5	Skirting	White-painted.	Appears freshly painted.
13.6	Window(s)	White UPVC frame, comprising 2x opening sections, each fitted with a handle.	Both windows operate correctly; glass and frames are soiled with dirt, grime and some sticky residue. No window keys were present. No window restrictors fitted.
13.7	Curtains	1x pair of black curtains	Visible marks, discolouration and staining present on fabric, particularly towards lower sections.
13.8	Switch	White plastic single switch plate, standard design and appearance.	In good working order.
13.9	Sockets		No electrical sockets installed.
13.10	Flooring	Grey carpet.	Newly fitted - in good condition.
13.11	Additional Items / Information		
13.11.1	-	2x Black curtains	Numerous white stains throughout.
13.12	Handrail	White-painted.	White curved handrail shows marks and stains along its surface.
13.13	Storage Cupboard	1x Beige/brown curtains with gold hooks - curtain hooks and fittings detached and left on surface. 4x Chrome poles. Blue protective roll (likely vinyl or film) left on shelf with other items. 1x Domestos bleach. 1x Flash bathroom spray. 1x Plastic toilet brush.	Items listed above are present and accounted for. Curtain hooks and associated fittings have become detached and are placed on the adjacent surface. All remaining items are stored and left in position as noted.

13. LANDING & STORAGE CUPBOARD (CONT.)



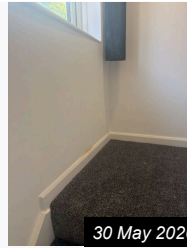
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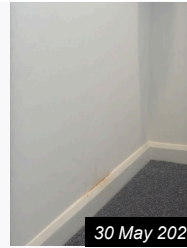
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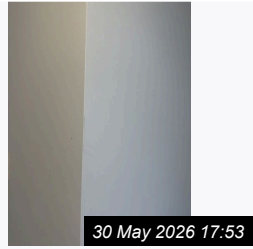
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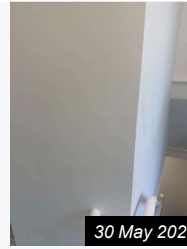
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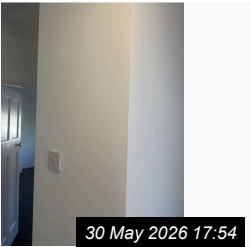
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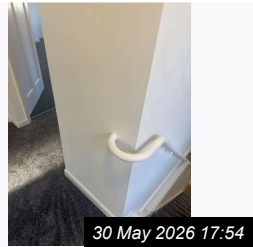
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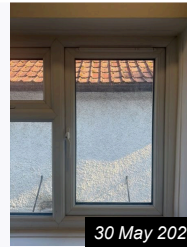
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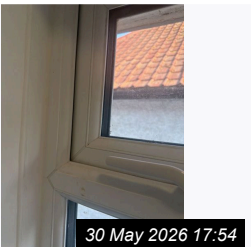
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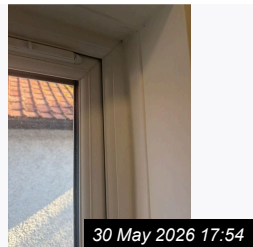
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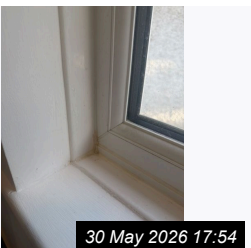
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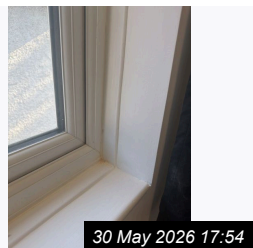
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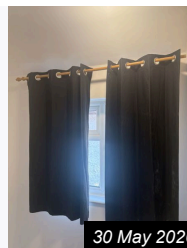
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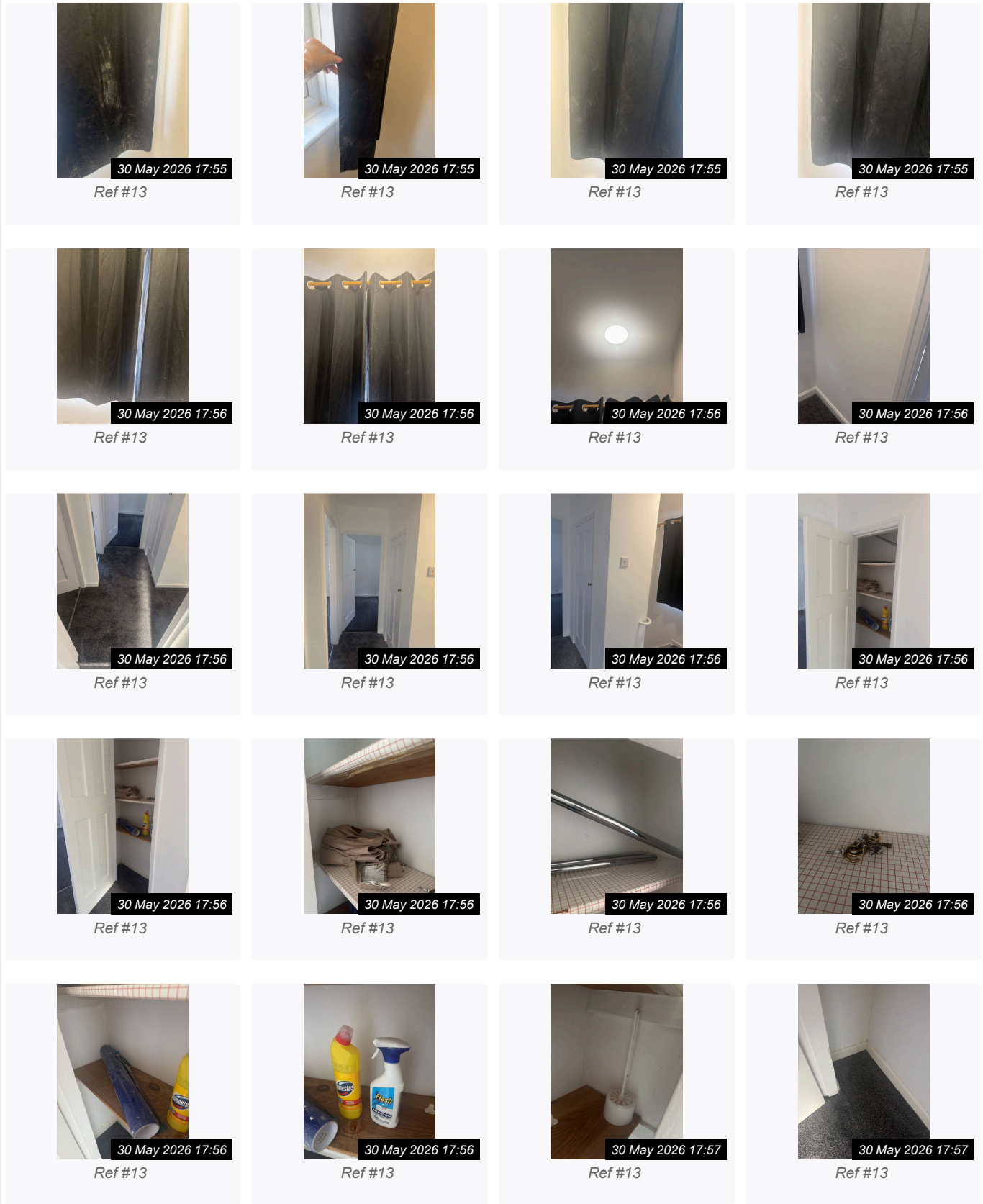
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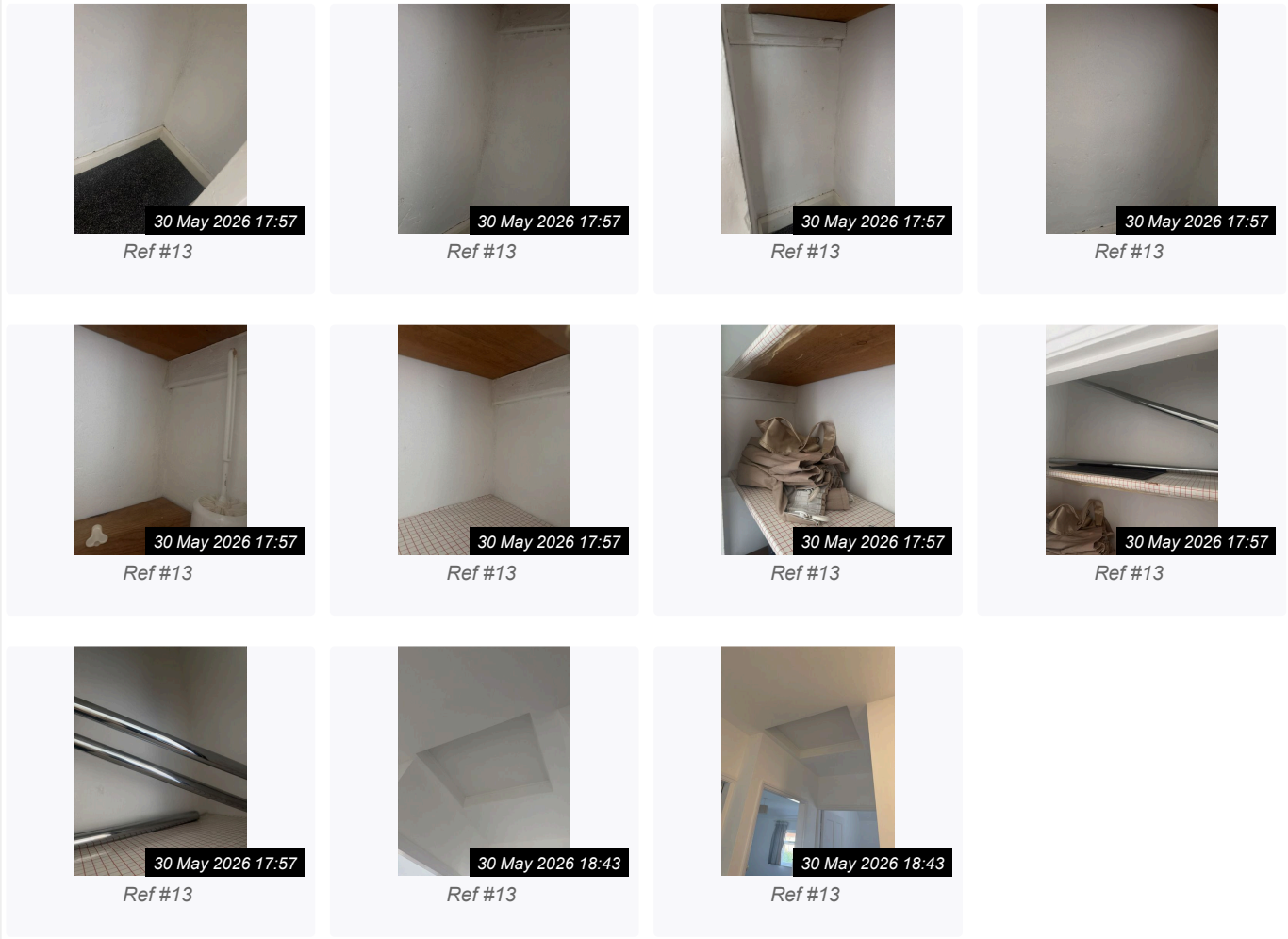
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Ref #13

13. LANDING & STORAGE CUPBOARD (CONT.)



13. LANDING & STORAGE CUPBOARD (CONT.)



14. BATHROOM

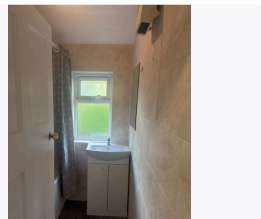
Ref	Name	Description	Condition
14.1	General Overview		Generally good condition.
14.2	Door	<p>White panelled door, painted white.</p> <p>Chrome door handle (1x): Fitted, secure, functional.</p>	<p>Exterior door: Scattered scuff marks and minor abrasions visible across the surface and edges, showing signs of regular use.</p> <p>Interior door: Numerous scuff marks, scratches and minor blemishes present across multiple areas, with wear clearly noticeable on both panels and edges.</p> <p>Wooden hook rail: Single timber strip fitted horizontally to the upper section of the door, holding four metal double-prong hooks; securely fixed and intact.</p> <p>Plastic hook: Single plastic hook mounted adjacent to the door handle; fitted and functional.</p> <p>Chrome round door handle: Polished chrome finish, securely attached and operating correctly.</p>

14. BATHROOM (CONT.)			
14.3	Door Frame	White-painted.	Signs of age; light indentations and scuff marks present.
14.4	Ceiling	Painted white.; White-painted.	Appears in good condition.
14.5	Extractor Fan	N/A.	No extractor fan is installed or fitted in the bathroom.
14.6	Lighting	Flush circular ceiling light, white finish, opaque diffuser. Likely fluorescent tube or LED retrofit.	In good working order.
14.7	Walls	Beige marble effect tiles.	Tiled walls: Grout discoloured; sealant with mould in corners and joints.
14.8	Window(s) / Sill	1x single UPVC window	Tiled area: sealant shows minor mould growth.
14.9	Basin	White ceramic sink with single chrome mixer tap. Basin waste & pipework.	Single mixer tap: Fitted. No pop-up plug present. Sink: No blockage noted. Basin waste & pipework: Complete, no leaks or blockages noted.
14.10	Vanity Unit	White vanity unit (2-door). 2x white round door knobs.	White vanity unit (2-door): Present, doors operate smoothly; minor marks/scuffs from use. Vanity unit interior: Shelf fitted; slight dust/residue; plumbing visible and intact. Light marks/scuffs visible to the 2 door knobs.
14.11	Bath / Bath Panel	White acrylic bath & panel. Chrome bath mixer tap. 1x Flexible shower hose & head. 1x Grey geometric-pattern shower curtain. 1x Metal wall shelf.	Sealant: Mould growth present throughout. Bath mixer tap: in working order; good water pressure; hot water functional at the time of the inspection. Shower head & hose: Fitted, intact; minor discolouration/grime visible. Bath panel: Appears warped to the front and misaligned along the top edge, sitting unevenly against the bath rim. Sealant edges heavily moulded and discoloured. Shower curtain: Fitted; signs of use; yellowing along bottom edge. Flooring & skirting: Sealant/edges heavily moulded and soiled. Needs Maintenance - Landlord

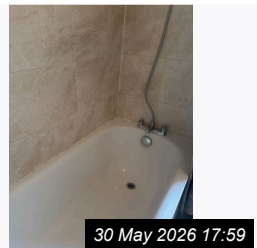
14. BATHROOM (CONT.)			
14.12	Switch	1x white plastic light switch fitted.	In good, working order.
14.13	Heating	White Glen wall-mounted heater.	Dust/grime to grille; pull-cord intact; appears functional, operated via cord and external switch.
14.14	Flooring	Dark wood-effect flooring.	Laid throughout; acceptable condition; light surface scratches and minor marks seen in places; sealant at edges discoloured / soiled.
14.15	Accessories		
14.15.1	-	Metal shelf.	Fitted to wall; rust/heavy discolouration visible.
14.15.2	-	Chrome towel rail.	Wall-mounted, secure, clean, no damage.
14.15.3	-	White plastic suction storage caddy.	Fitted, secure, intact.



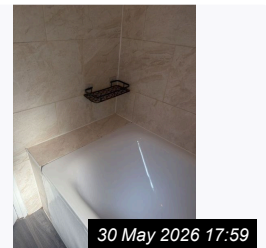
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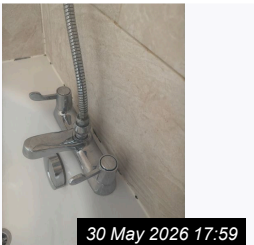
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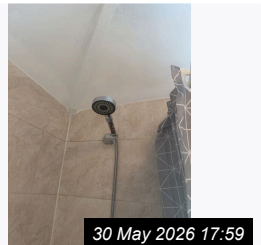
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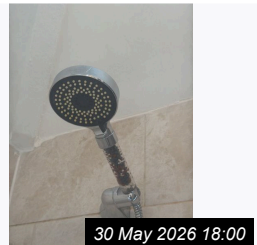
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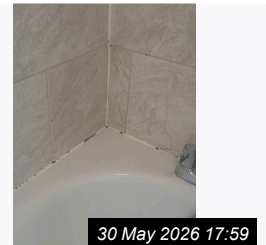
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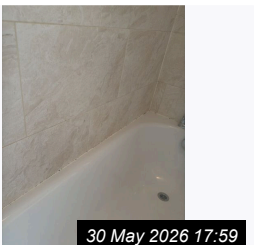
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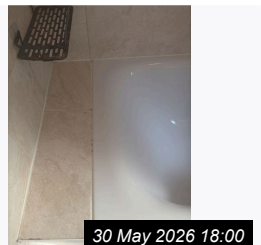
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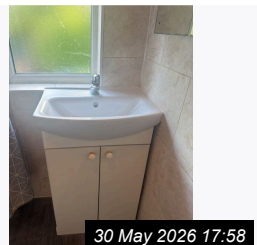
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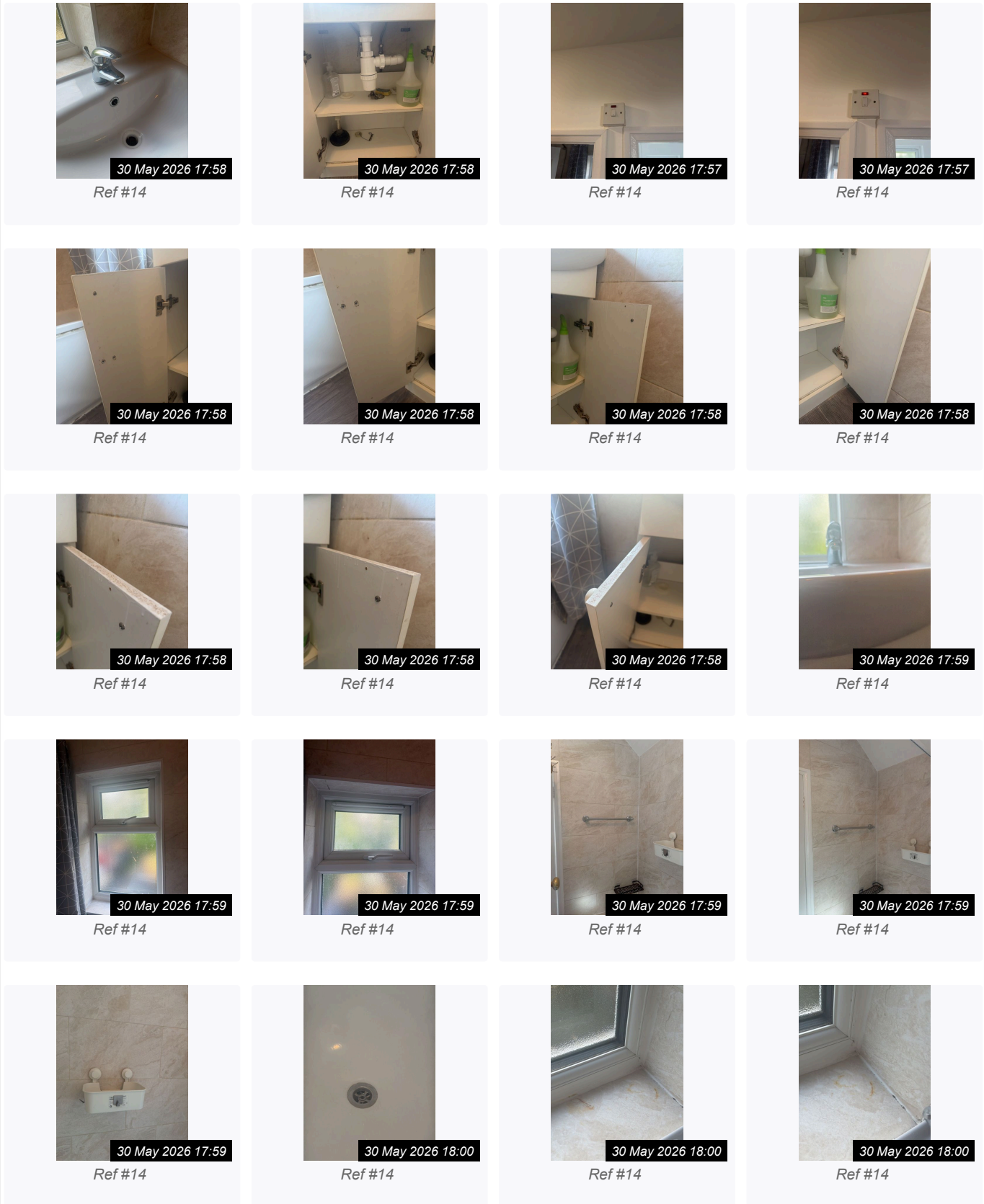


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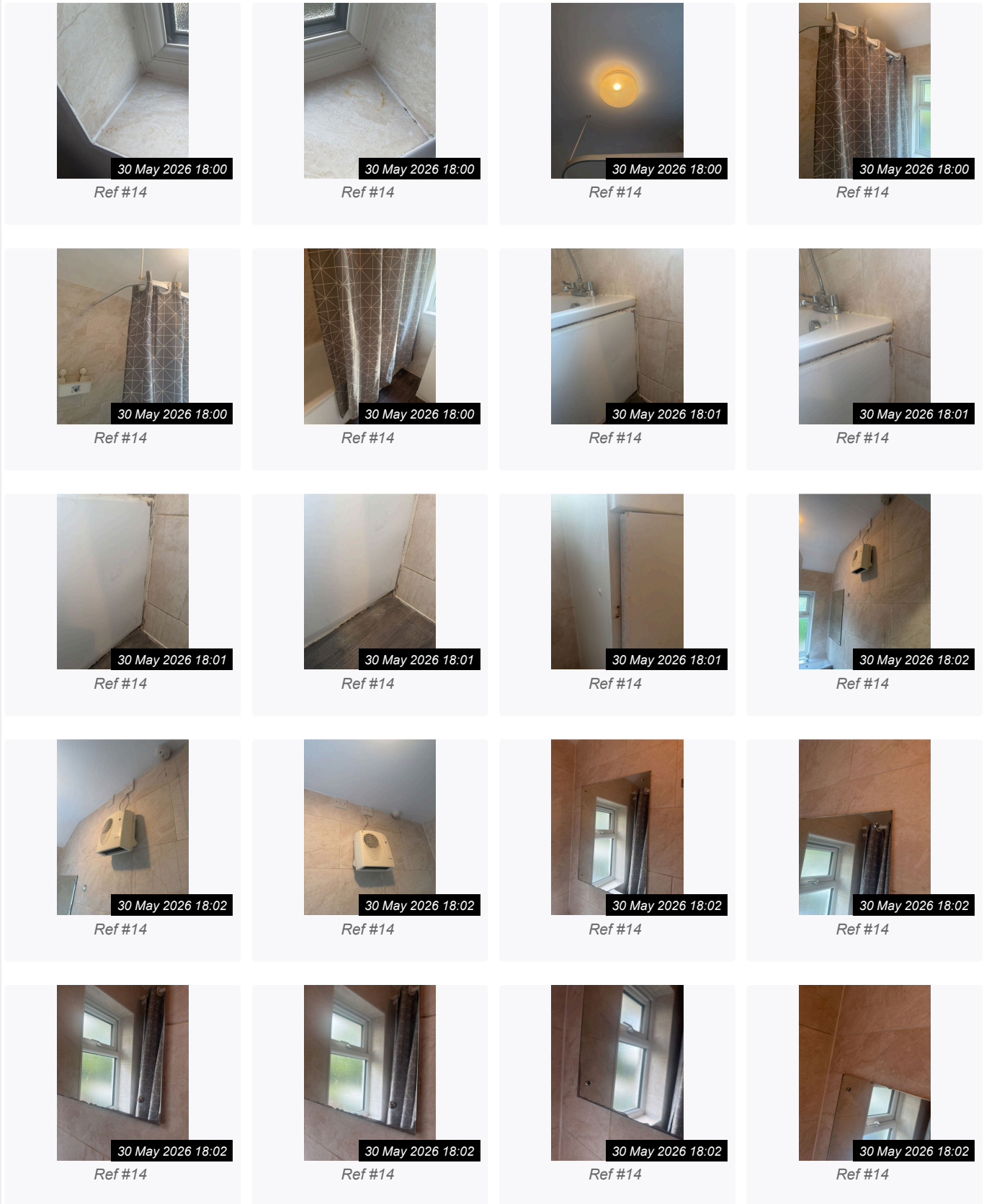


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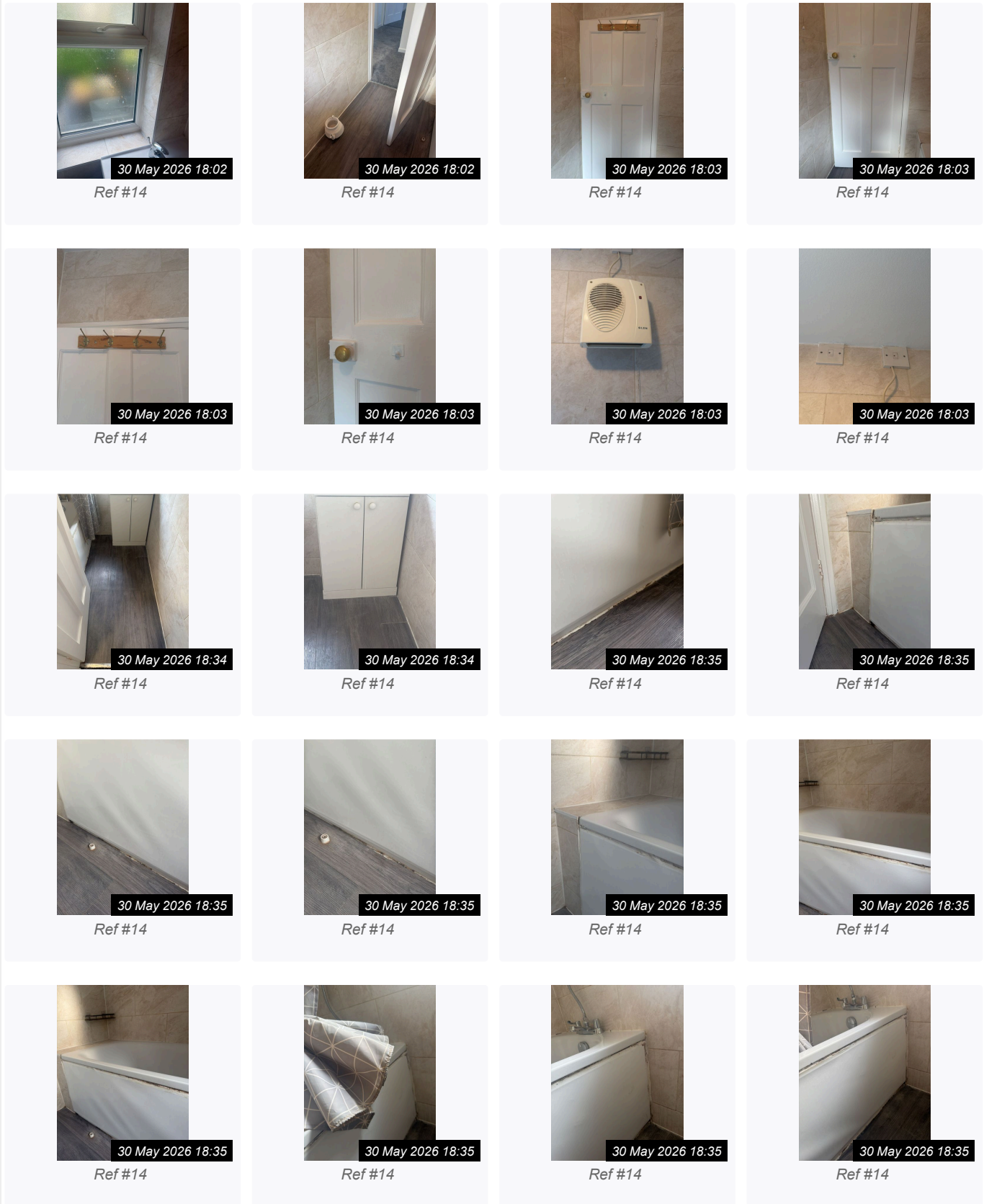
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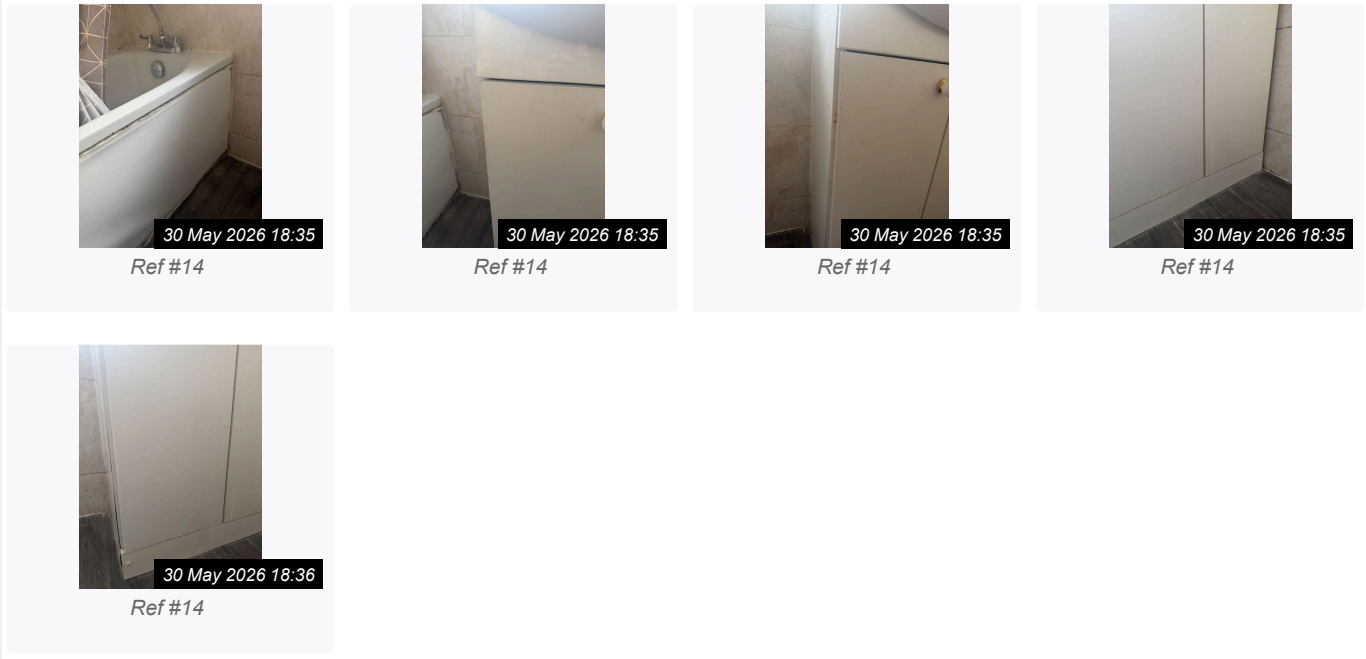
14. BATHROOM (CONT.)



14. BATHROOM (CONT.)



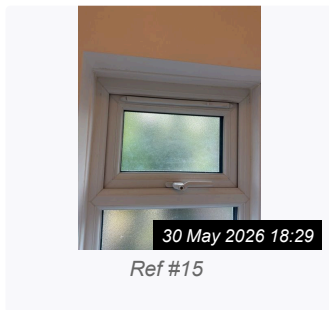
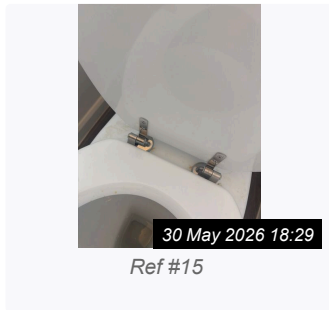
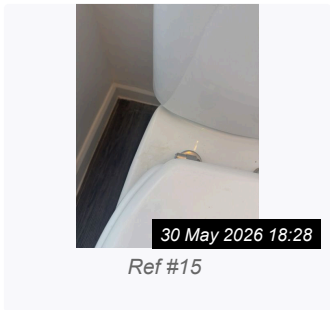
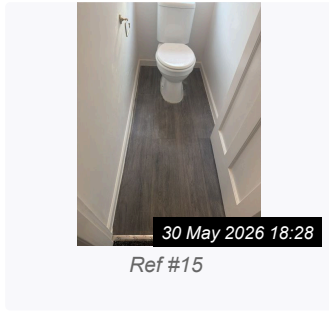
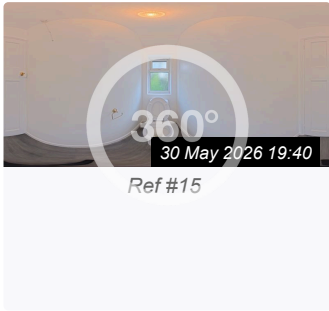
14. BATHROOM (CONT.)



15. WC

Ref	Name	Description	Condition
15.1	General Overview		In good condition.
15.2	Door	White-painted.	Appears in good overall condition, with some minor scuff marks consistent with normal use.
15.3	Door Frame	White-painted wooden door frame.	Light scuffs and minor wear consistent with use.
15.4	Ceiling	White-painted.	In good condition.
15.5	Lighting	Spherical, clear glass shade with a textured diamond-cut pattern. Pull-cord switch: white plastic base mounted on the ceiling with a hanging cord.	Bulb is in good working order. Cord fitting shows minor signs of wear/ discolouration, otherwise intact and functional.
15.6	Walls	White-painted.	Very light scuff marks visible on walls in various places.
15.7	Skirting	White-painted wooden skirting board, neatly fitted along the wall base.	General scuffs and painted-over indentations visible.
15.8	Window(s) / Sill	Window: uPVC framed, double-glazed, with upper frosted section and lower obscured glass. Door handle: round design, white finish matching uPVC window.	Appears intact and in good condition. Handle securely fitted and functional. Small square tiles, white with blue detail; neat, clean and undamaged.

15. WC (CONT.)			
15.9	Toilet	White ceramic toilet.	Toilet seat is loose. Top-mounted flush button visible; no defects noted. Needs Maintenance - Landlord
15.10	Switch	White plastic single switch plate, standard design and appearance.	In good working order.
15.11	Flooring	Dark wood-effect flooring.	Minor wear. Metal threshold strip at doorway.
15.12	Additional Items / Information		
15.12.1	-	Metal toilet roll holder.	Securely fitted, shows minor wear and slight tarnishing.



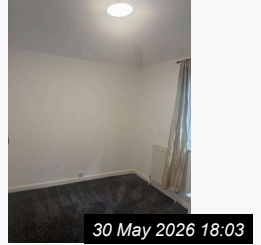
16. BEDROOM 1 (CONT.)			
16.2	Door	<p>White panelled door, painted white.</p> <p>Round brass door knob.</p> <p>1x Fitted lock mechanism installed, finished in yellow/gold tone.</p>	<p>Significant wear, tarnish and white residue/blemishes visible.</p> <p>Both functional; aged, worn, poor cosmetic condition.</p>
16.3	Door Frame	White-painted.	Appears in good condition.
16.4	Ceiling	White-painted.	Appears in good condition.
16.5	Lighting	<p>Flush circular ceiling light, white finish, opaque diffuser.</p> <p>Likely fluorescent tube or LED retrofit.</p>	<p>In good working order.</p> <p>No visible bulb holder or removable lamp; unit appears sealed or uses integrated lighting source.</p>
16.6	Walls	White-painted.	Faint scuff marks seen across each wall in several areas.
16.7	Skirting	White-painted.	Scuff marks and paint chipping visible in places.
16.8	Window(s) / Sill	White UPVC frame, comprising 2x opening sections, each fitted with a handle.	<p>Both windows operate correctly; glass/frames soiled, sticky residue present.</p> <p>No keys or restrictors present/visible.</p>
16.9	Curtains	2x Full-length pencil pleat curtains in light champagne/cream fabric with a subtle sheen, hung on a metal pole.	Appear in good condition.
16.10	Switch	1 × single-gang white plastic light switch.	Appears intact, securely fitted, and in working order, with no visible damage or discolouration.
16.11	Sockets	<p>2x single-gang electrical sockets fitted.</p> <p>1x double-gang electrical socket fitted.</p>	White, fitted, secure and undamaged.
16.12	Heating	White panel-type radiator, floor-mounted.	<p>Paintwork is chipped, stained and discoloured, with patches of rust visible in places.</p> <p>No thermostatic radiator valve (TRV) is fitted; no signs of leakage observed.</p> <p>The unit itself remains intact and securely fixed, though it is worn, damaged and corroded due to age.</p> <p>Accumulation of dirt and dust noted beneath the top grille.</p>
16.13	Flooring	Grey carpet.	Appears newly fitted.

16. BEDROOM 1 (CONT.)

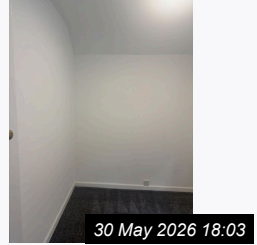
16.14	Built-In Storage Unit	Built-in white painted storage unit.	<p>Positioned right-hand corner on entry: raised worktop/shelf, bench seat, under-storage.</p> <p>Structurally sound, secure; minor scuffs/marks. Double socket integrated in base.</p>
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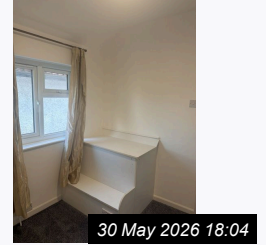
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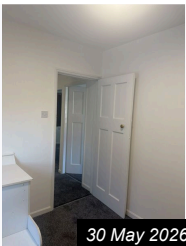
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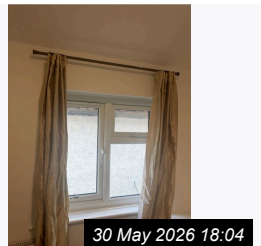
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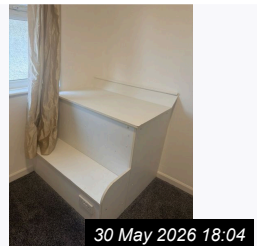
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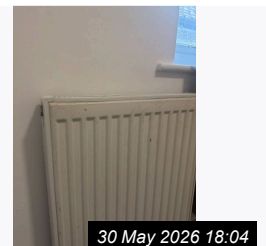
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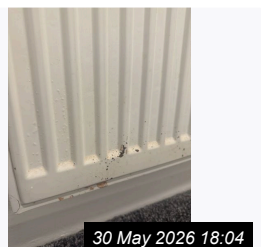
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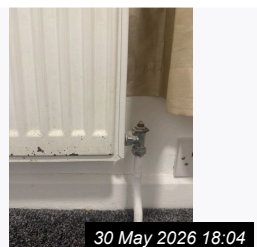
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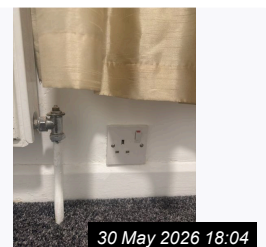
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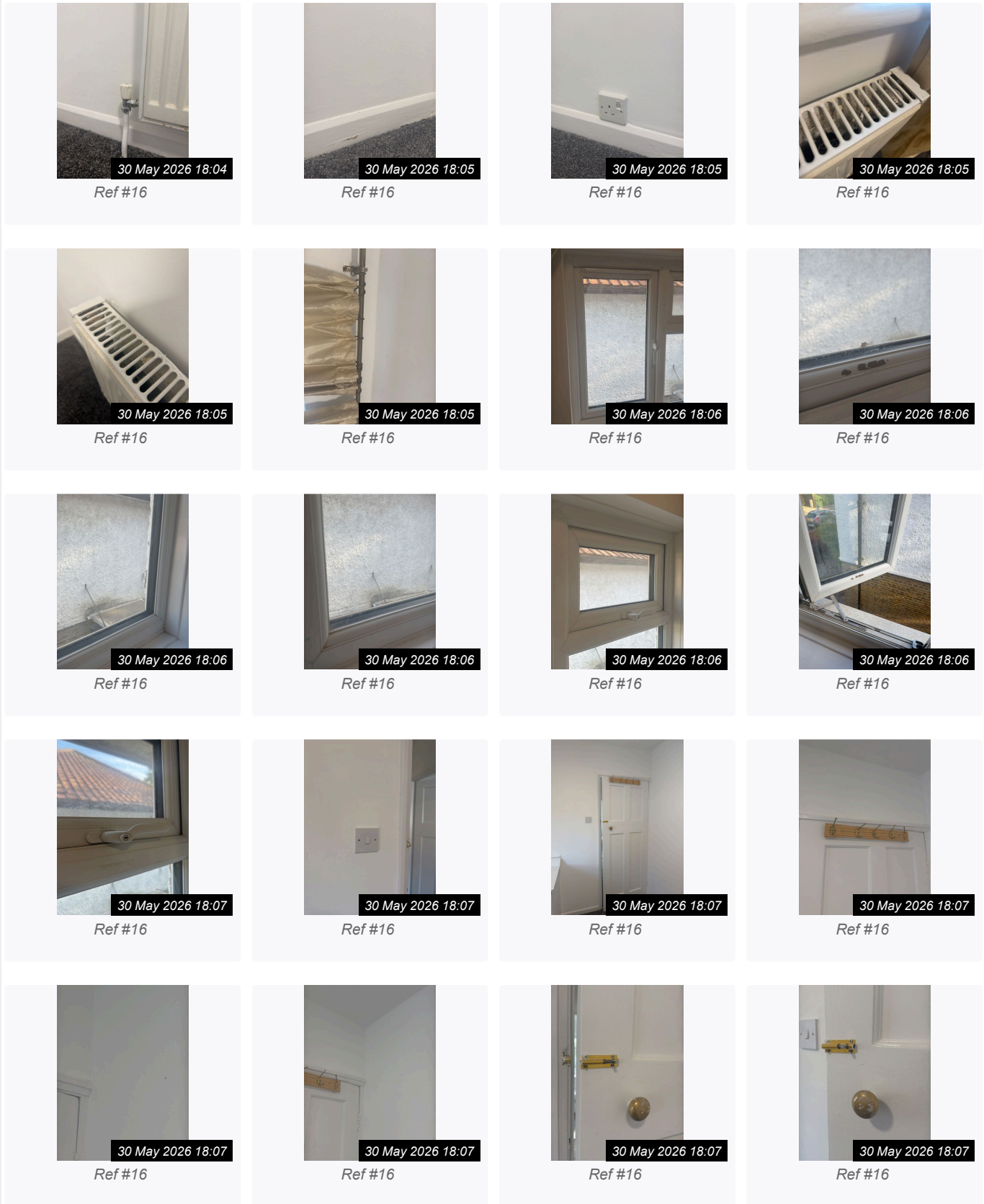


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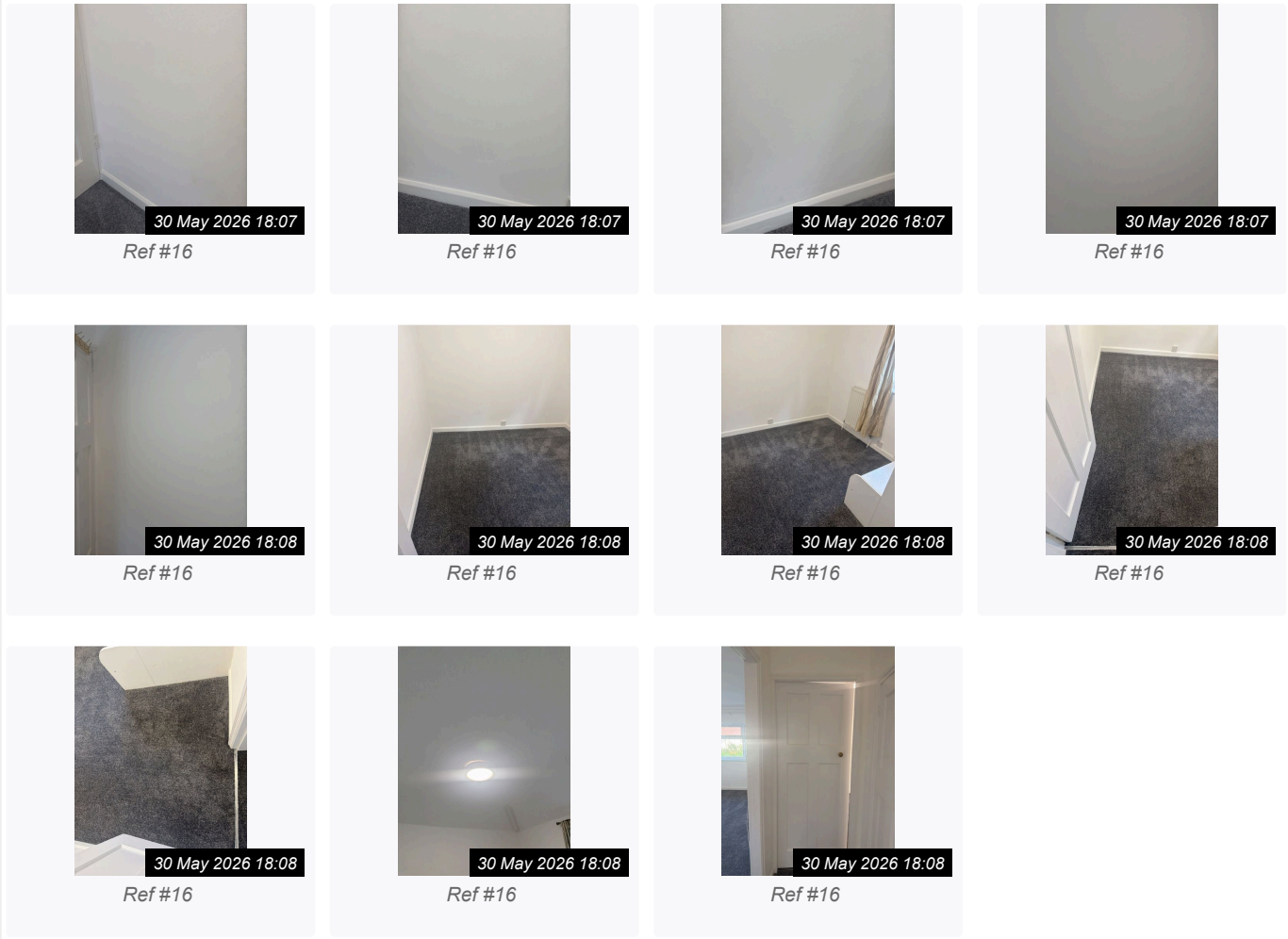


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Ref #16

16. BEDROOM 1 (CONT.)



16. BEDROOM 1 (CONT.)



17. BEDROOM 2

Ref	Name	Description	Condition
17.1	General Overview		Generally in good condition.
17.2	Door	White panelled door, painted white. Round brass round door knob. 1x brass double-ended coat hook.	Hook fitted to white panelled door: slightly worn/ tarnished, secure, no damage. Door handle: significant wear, tarnish and paint residue; finish patchy, secure and working.
17.3	Door Frame	White-painted.	Appears in good condition.
17.4	Ceiling	White-painted.	Appears in good condition.
17.5	Lighting	Single ceiling pendant light with a cylindrical natural fabric shade, suspended from a simple white ceiling rose and rod.	Fitting is secure, light is operational.

17. BEDROOM 2 (CONT.)			
17.6	Walls	White-painted.	<p>Numerous scuff marks observed on walls throughout, including at the corner edge of the wall on the chimney breast.</p> <p>Surface-mounted Ethernet port, temporarily secured with yellow tape; cabling is loose from the wall/side of the door frame.</p>
17.7	Skirting	White-painted.	A few scuff marks seen to places.
17.8	Window(s) / Sill	White UPVC frame, comprising 2x opening sections, each fitted with a handle.	<p>Both windows operate correctly.</p> <p>No keys or restrictors present/visible.</p>
17.9	Curtains	<p>1x light brown/beige fabric curtain - with 21 rings visible.</p> <p>White painted wooden curtain pole with decorative finial.</p> <p>1x White net curtain.</p>	<p>Paint splatters/marks visible; fabric worn, loose threads, frayed lower edge.</p> <p>Light grey/beige sheer curtain: hung back-to-front; creased; brown lining showing. Second matching curtain stored upstairs cupboard, not fitted.</p> <p>White net curtain: heavily discoloured grey/black; marked/stained; very soiled throughout.</p>
17.10	Switch	1 × single-gang white plastic light switch.	Appears intact, securely fitted, and in working order, with no visible damage or discolouration.
17.11	Sockets	1x double-gang electrical socket fitted.	In good working order.
17.12	Heating	White panel-type radiator, floor-mounted.	<p>Paint chipped, stained and discoloured; rust in places.</p> <p>1x old TRV fitted; no leaks seen.</p> <p>Unit intact and secure; worn, damaged and corroded with age.</p> <p>Dirt/dust built up under top grille.</p>
17.13	Flooring	Grey carpet.	Appears newly fitted.
17.14	Additional Items / Information		



Ref #17



Ref #17

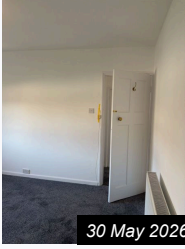


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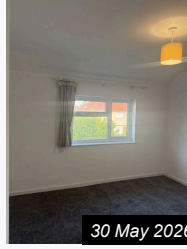
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17. BEDROOM 2 (CONT.)



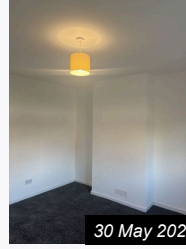
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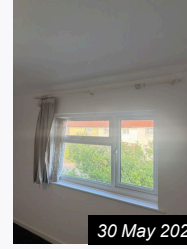
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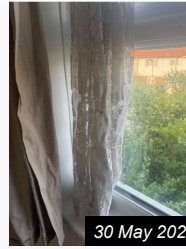
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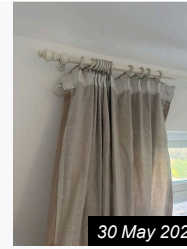
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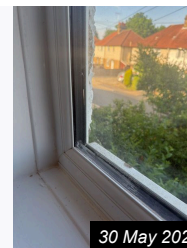
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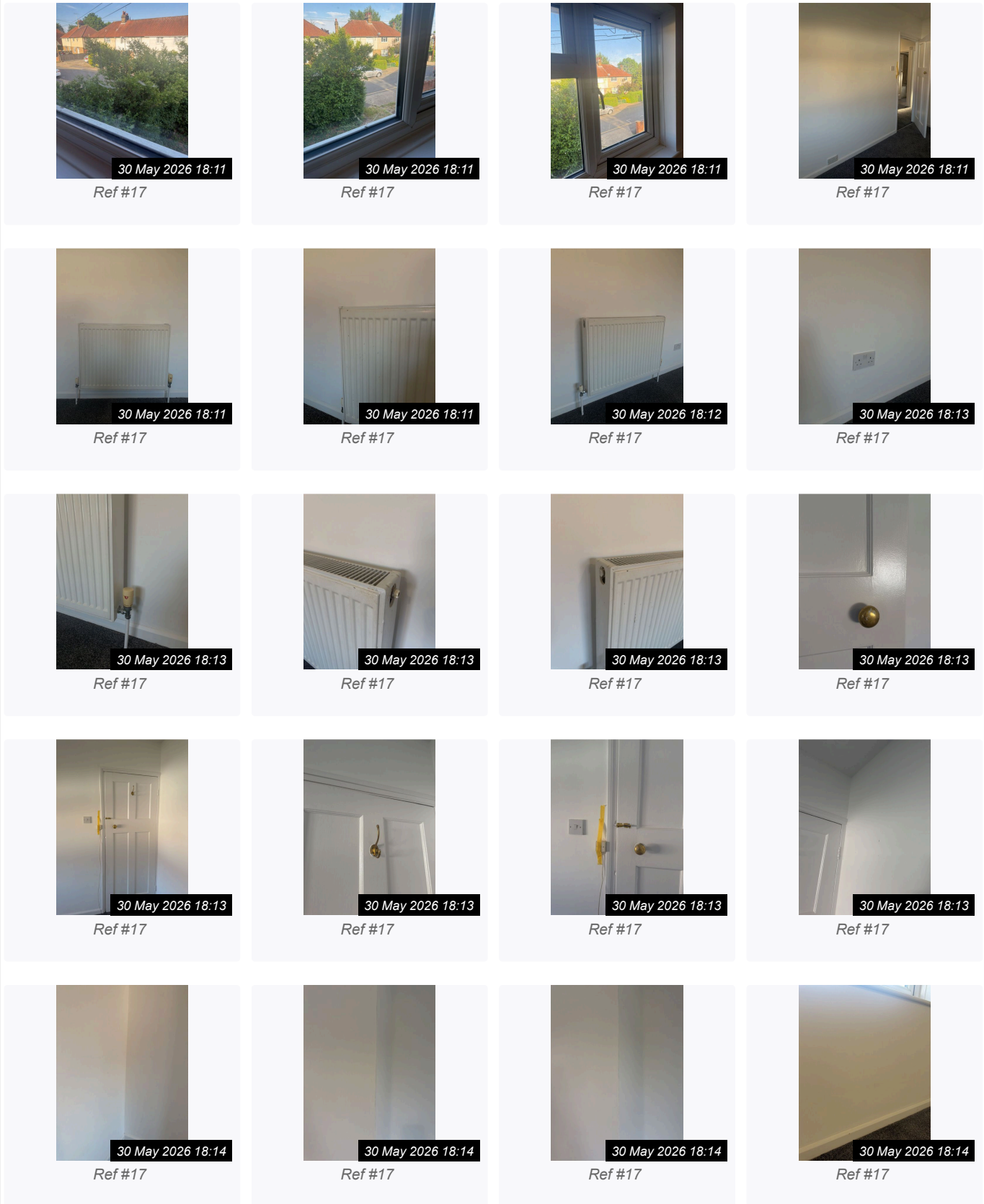
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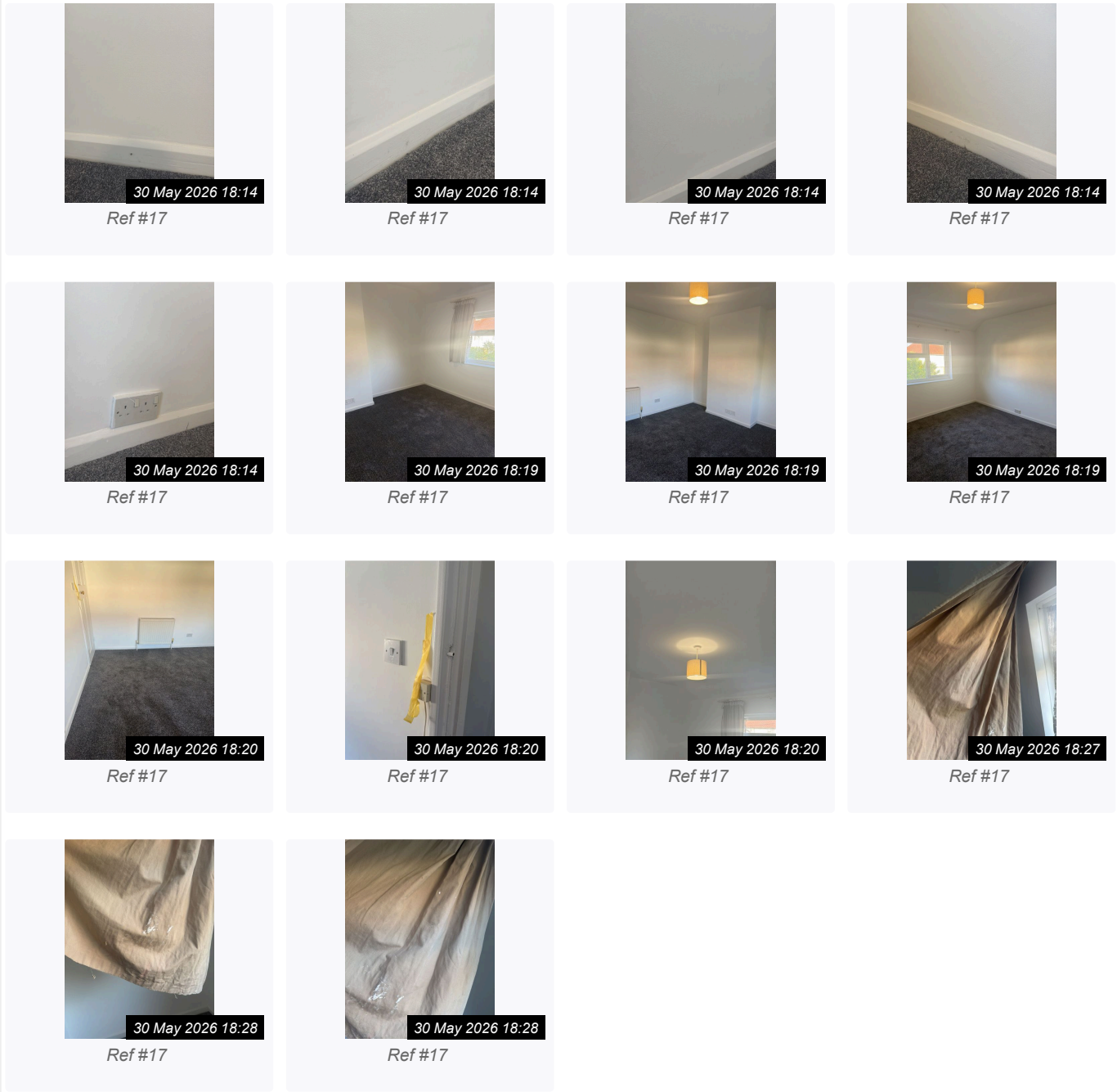
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Ref #17

17. BEDROOM 2 (CONT.)



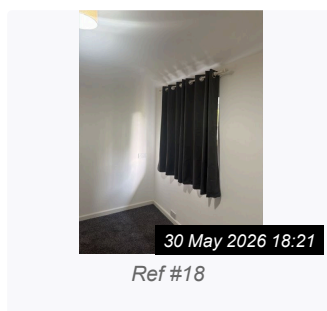
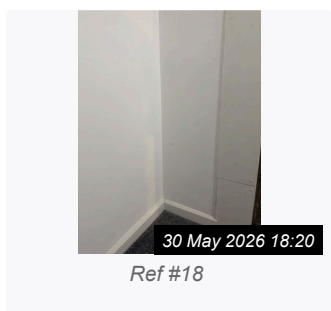
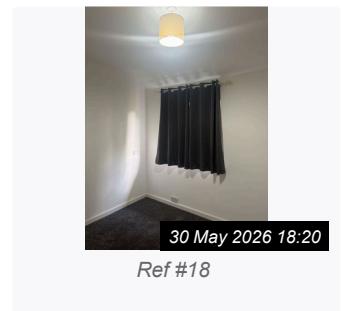
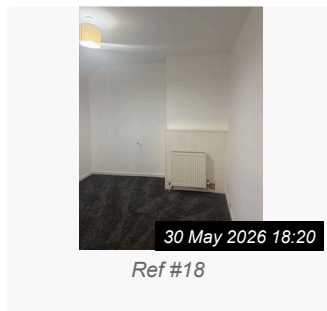
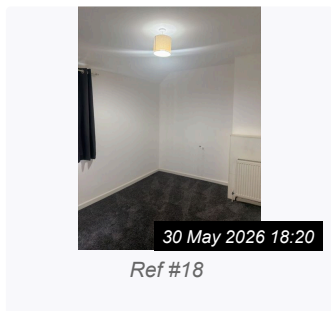
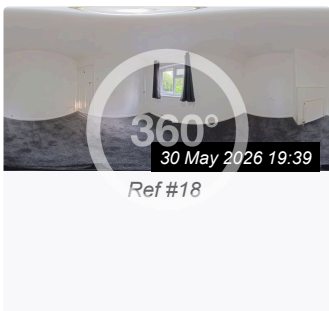
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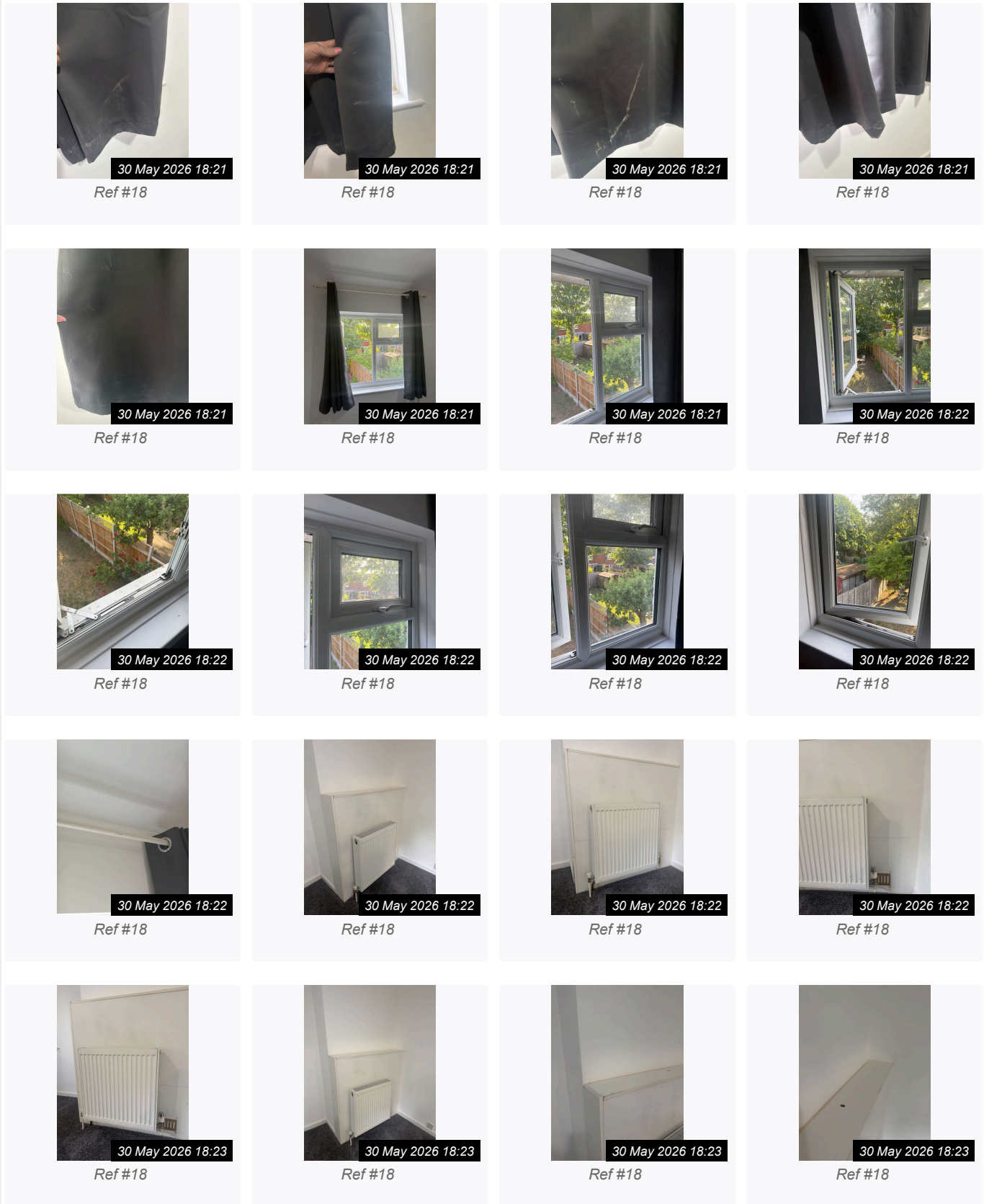
18. BEDROOM 3

Ref	Name	Description	Condition
18.1	General Overview		Generally in good condition.
18.2	Door	White panelled door, painted white. 1x brass door knob.	Very light scuff marks seen. Brass door knob shows discolouration/tarnishing; small chrome hook fitted, slight wear visible.
18.3	Door Frame	White-painted.	Appears in good condition.
18.4	Ceiling	White-painted.	Appears in good condition.

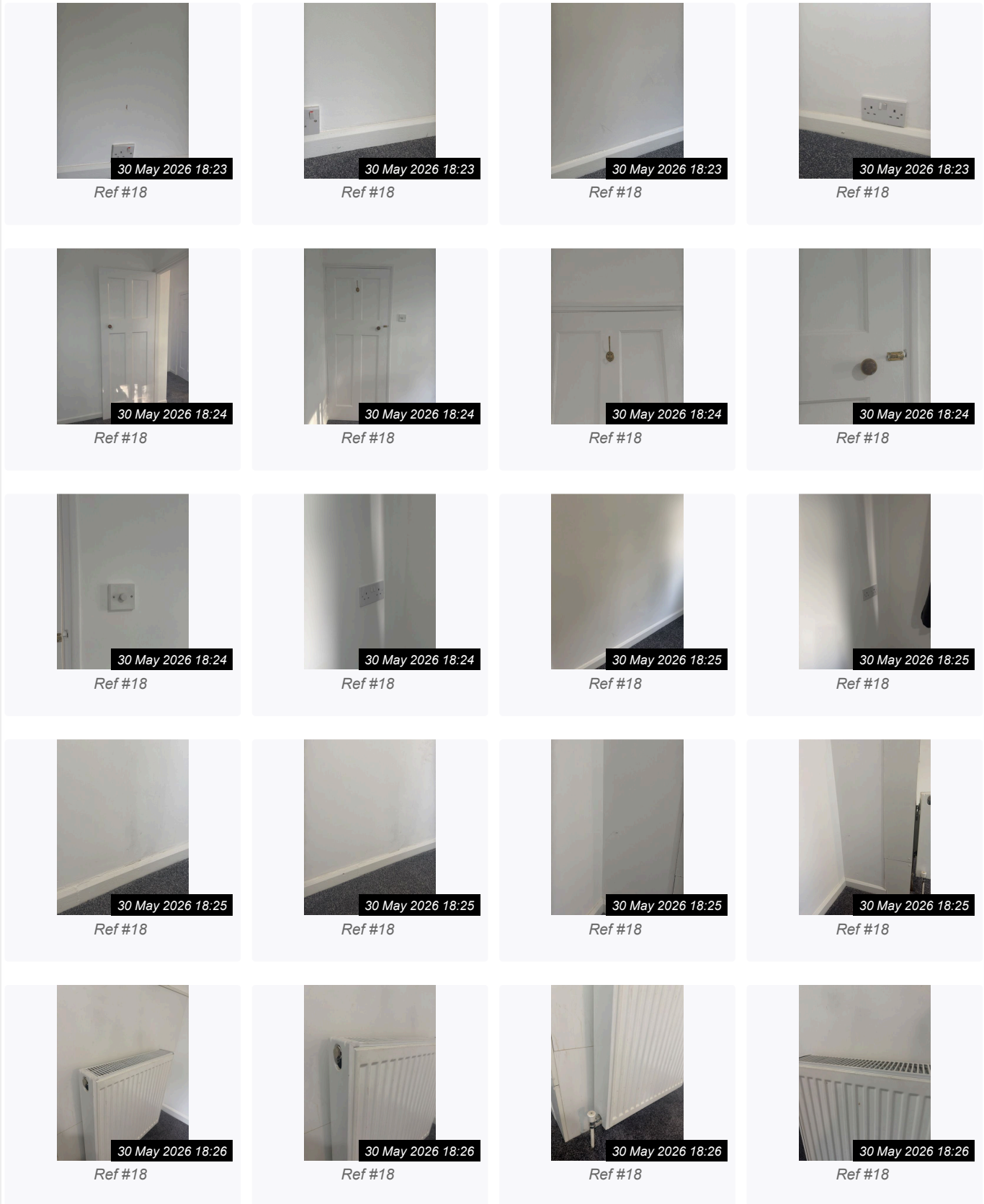
18. BEDROOM 3 (CONT.)			
18.5	Lighting	White plastic base with cylindrical beige fabric shade.	Appears clean and is in working order.
18.6	Walls	White-painted.	Several scuff marks seen to walls in multiple places.
18.7	Skirting	White-painted.	Appears in good condition with the exception of a few scuff marks and painted over indentations.
18.8	Window(s) / Sill	White UPVC frame, comprising 2x opening sections, each fitted with a handle.	Both windows operate correctly; glass and frames are soiled with dirt, grime and some sticky residue. No keys or restrictors present/visible.
18.9	Curtains	2x Heavy black fabric curtains fitted with chrome metal rings. 1x White wooden curtain pole with simple end finials.	Lower section/hem: noticeable light marks, smudges and discolouration; creased, soiled and worn.
18.10	Switch	1x white plastic dimmer switch.	In good condition.
18.11	Sockets	1x single-gang electrical sockets fitted. 1x double-gang electrical socket fitted.	White, fitted, secure and undamaged.
18.12	Heating	White panel radiator, fitted with a thermostatic radiator valve (TRV).	Aged, with visible scuff marks, minor paint wear and patches of rust across the surface and edges, though remains securely fixed and shows no signs of leaks.
18.13	Flooring	Grey carpet.	Appears newly fitted.



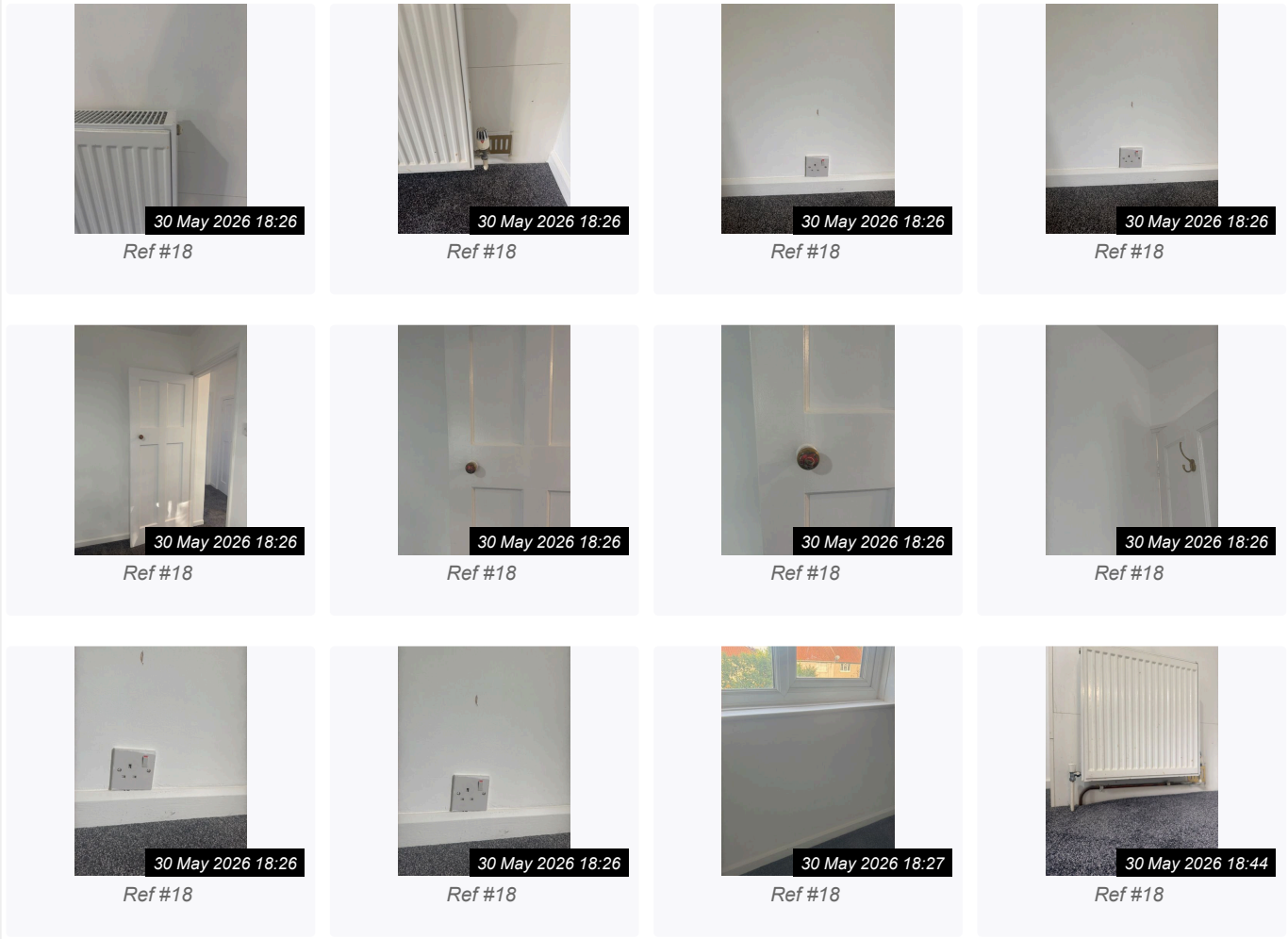
18. BEDROOM 3 (CONT.)



18. BEDROOM 3 (CONT.)



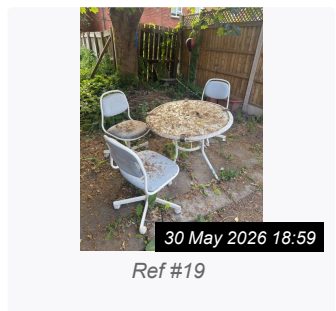
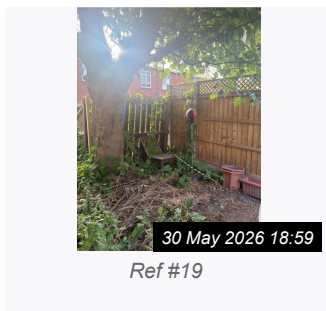
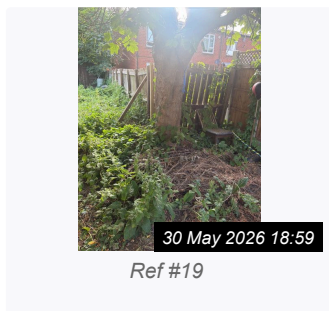
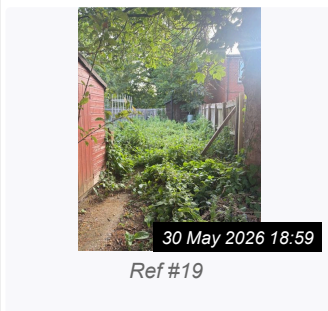
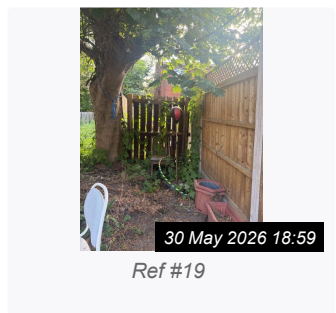
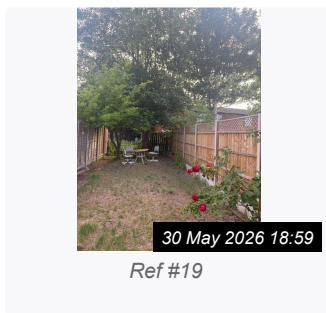
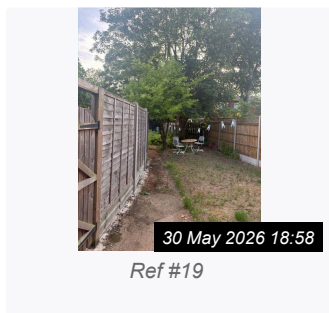
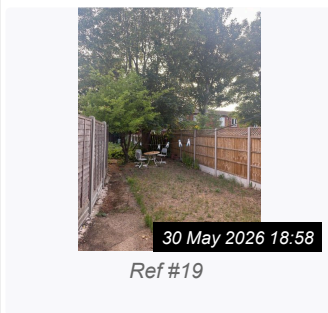
18. BEDROOM 3 (CONT.)



19. REAR GARDEN

Ref	Name	Description	Condition
19.1	Garden Description		<p>Main garden area: Overgrown with unkempt grass, weeds and shrubs; includes garden furniture, washing line and established trees/ bushes; timber fencing along side boundaries is present and generally intact.</p> <p>End section of garden: Heavily overgrown.</p> <p>No fence or boundary structure visible at the rear end of the garden.</p> <p>Area around base is unclean, with weeds growing up around pipes; surrounding brickwork shows discolouration, staining and some loose or missing mortar.</p>

19. REAR GARDEN (CONT.)			
19.2	Shed(s)	Timber shed structure: red-painted finish.	<p>Visible wear and peeling paint; padlock fitted but non-functional, no key available to enable access.</p> <p>Interior contents: numerous items stored inside, arrangement is cluttered and unorganised; overall condition is very dirty, with heavy dust, grime and soiling present on all internal surfaces and contents.</p>
19.3	Guttering	External pipework and guttering.	<p>Painted finish is worn, chipped and peeling in places; metal fittings and valves show signs of corrosion, rust and age.</p> <p>Fitted with an external tap/outlet valve - connection likely links to internal kitchen plumbing.</p> <p>Concrete cover/access panel at ground level is dirty, marked and uneven; general condition of the installation is aged.</p>
19.4	Additional Items / Information		
19.4.1	-	<p>Items found in the garden:</p> <ul style="list-style-type: none"> Table with chairs Punching bag Plant pots Extra chair Wooden shelf Mop bucket Doormat positioned outside the garden door 	<p>Overused and show signs of damage, wear and deterioration throughout.</p> <p>Needs Maintenance - Landlord</p>



19. REAR GARDEN (CONT.)



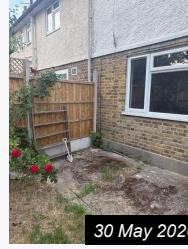
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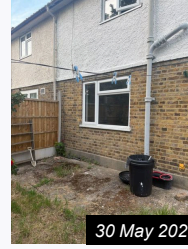
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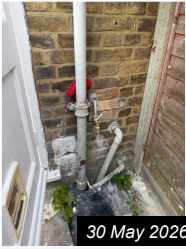
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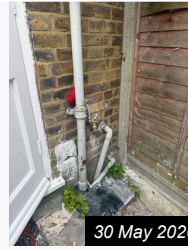
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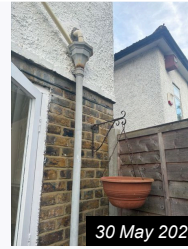
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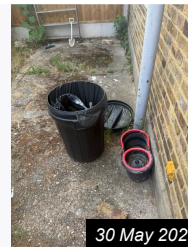
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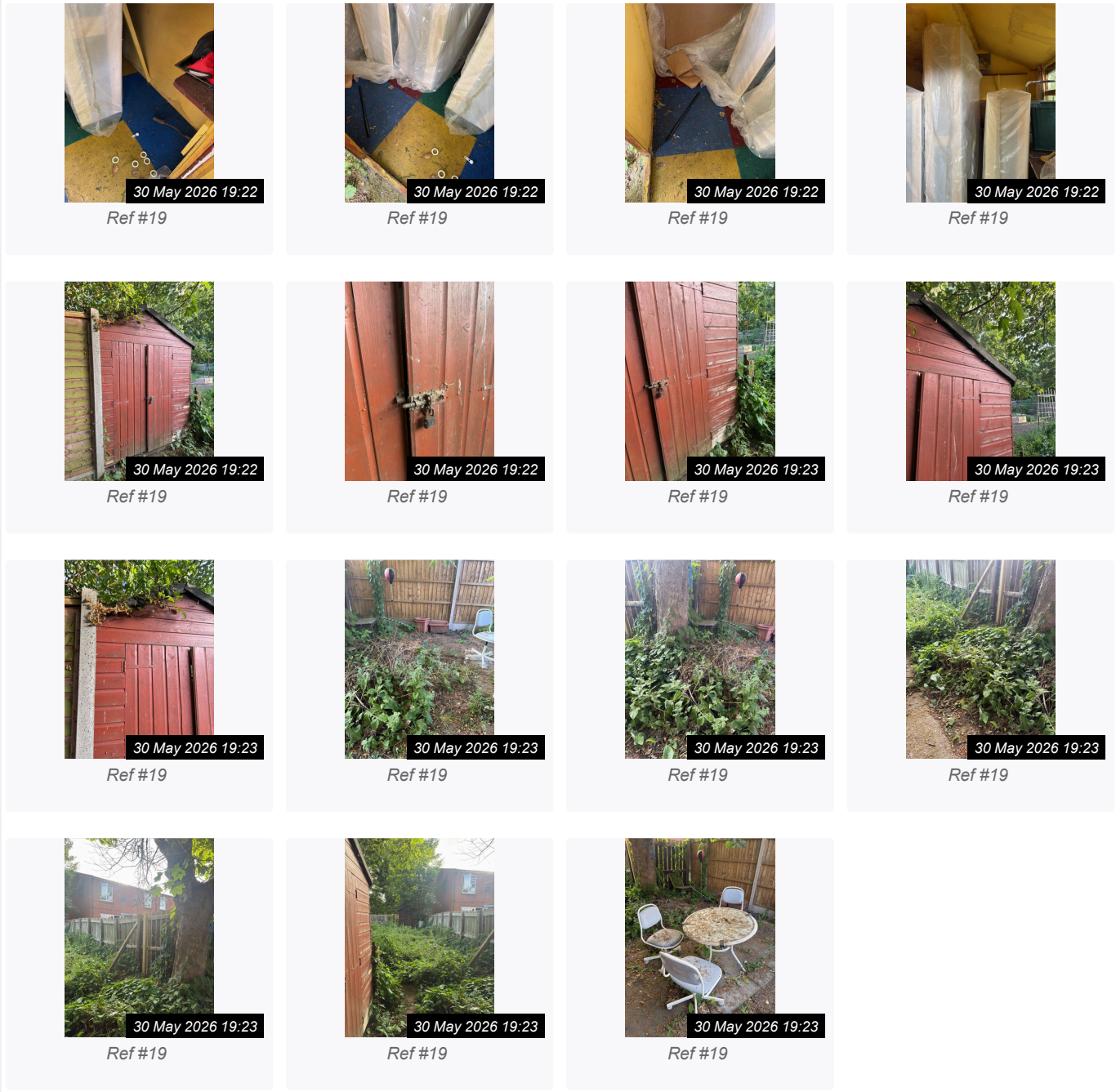
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19. REAR GARDEN (CONT.)



Actions Required

Ref	Action Required	Responsibility	Comments
5.1 Front Garden » Garden Overview	Needs Maintenance	Landlord	Unkempt; requires complete tidying. Hedges and shrubs significantly overgrown - branches encroach over the property boundary and block light/view to the dining window.
6.2 Exterior Front » Door	Needs Maintenance	Landlord	Door and frame show general wear. Door stiff to operate due to expanded timber; must be slammed to close/secure. Black marks visible on upper and side areas. Letterbox cover missing to exterior.

Actions Required			
7.2 Entrance / Hallway » Door	Needs Maintenance	Landlord	<p>Top hinge: Upper hinge is aged but in working order; smooth movement observed with no functional impairment.</p> <p>Latch and strike plate: Latch and lock plate are exposed and exhibit signs of corrosion/rusting; still firmly attached and secure in position.</p> <p>Door function: Door operation is restricted; it jams and is stiff to use. Expansion of the timber edge is evident, meaning significant force or slamming is currently needed to close the door fully.</p> <p>Internal hardware: Internal pull/lever handle is missing or not installed; only a simple latch knob is in place for opening.</p>
8.2 Utility Room / Area » Door	Needs Maintenance	Landlord	<p>Scuff marks observed on sections of the door surface, both internally and externally.</p> <p>Door handle is missing and not present.</p>
11.2 Kitchen » Door	Needs Maintenance	Landlord	<p>Kitchen doorway is open with no door installed.</p> <p>Back door: Kitchen door lock mechanism is stiff and appears aged; adhesive tape and plastic wrapping material are present along the bottom edge of the door.</p>
11.18 Kitchen » Cooker	Needs Maintenance	Landlord	<p>Signs of age and heavy use; very unclean and deteriorated throughout.</p> <p>Surfaces sticky, greasy and grimy; 5 discoloured, grime-coated knobs hard to read.</p> <p>Interior dirty with baked-on residue; 2 shelves and 1 tray heavily soiled.</p> <p>4-burner section heavily soiled; caps, bases and supports discoloured, dirty and worn.</p>
14.11 Bathroom » Bath / Bath Panel	Needs Maintenance	Landlord	<p>Sealant: Mould growth present throughout.</p> <p>Bath mixer tap: in working order; good water pressure; hot water functional at the time of the inspection.</p> <p>Shower head & hose: Fitted, intact; minor discolouration/grime visible.</p> <p>Bath panel: Appears warped to the front and misaligned along the top edge, sitting unevenly against the bath rim. Sealant edges heavily moulded and discoloured.</p> <p>Shower curtain: Fitted; signs of use; yellowing along bottom edge.</p> <p>Flooring & skirting: Sealant/edges heavily moulded and soiled.</p>
15.9 WC » Toilet	Needs Maintenance	Landlord	<p>Toilet seat is loose.</p> <p>Top-mounted flush button visible; no defects noted.</p>

Actions Required

19.4.1 Rear Garden » Additional Items / Information	Needs Maintenance	Landlord	Overused and show signs of damage, wear and deterioration throughout.
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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.