

Inventory & Check In



Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

June
3rd 2026
10:00

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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

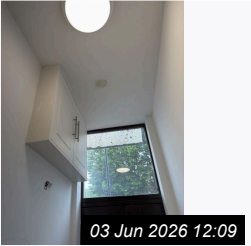
If no gardener is employed, tenants are expected to maintain lawns, borders, and general tidiness throughout the tenancy. If the garden is left in a poor state compared to the start, the cost of professional gardening work may be deducted and charged by the landlord or letting agent.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Overview	The property is in reasonable overall condition with all main fixtures and fittings functional, though showing consistent signs of regular use. Minor cosmetic wear including scuffs, marks, paint defects, and sealant damage is present throughout, alongside small issues like stiff drawers, limescale, and minor damage to woodwork and furniture. No major structural faults or functional failures are noted
1.2	General Cleanliness	Requires professional cleaning throughout.
1.3	Bathroom / En Suite / Toilet(s)	Requires professional cleaning,
1.4	Ceiling(s)	Appears in good condition
1.5	Curtains	Curtains throughout are generally in condition - curtains in the reception room require cleaning, fitting well and operating smoothly; no tears, stains or damage, with only general signs of normal use.
1.6	Hard Flooring	Appears in good condition.
1.7	Kitchen Area	Requires professional cleaning,
1.8	Kitchen - White Goods	Appears in good condition with the exception of the washing machine door seal which requires replacement due to heavy mould seen inside and foul odour.
1.9	Oven / Hob / Extractor Hood / Cooker	Appears in good condition - hob ignition requires replacement along with the extractor hood filters.
1.10	Wall(s)	Walls throughout are generally sound and intact, though displaying various scuffs, marks, painted-over defects and light discolouration consistent with regular use, with no major damage or structural issues present.
1.11	Window(s)	Windows throughout are intact, operate correctly and come with keys where applicable, showing only minor surface marks or dust to seals and frames consistent with regular use, with no damage or functional faults.
1.12	Woodwork	Woodwork and skirting throughout are generally sound and intact, though showing consistent signs of use including scuffs, marks, minor paint wear and damage, with sealant deterioration visible along edges in many areas.

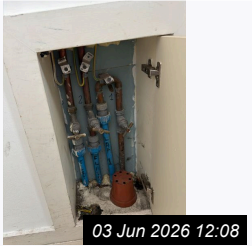
2. METER READINGS				
Ref	Type	Location	Serial No.	Reading
2.1	Gas Meter	Unable to be located.		
2.2	Electric Meter	Positioned excessively high above the building's main front door; inaccessible, readings cannot be taken.		

2. METER READINGS (CONT.)

2.3	Water Meter	Unable to be located.		
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3. KEYS

Ref	Name	Description
3.1	Yale	1x Yale.
3.2	Chubb	1x Chubb.
3.3	Window Lock	4 keys present with bedroom window lock.

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	1x Hallway.	Alarm tested for power only. Audible alarm noted.
4.2	Heat Sensor Alarm(s)	1x Kitchen.	Alarm tested for power only. Audible alarm noted.
4.3	Carbon Monoxide Alarm(s)	1x Kitchen.	Alarm tested for power only. Audible alarm not noted. Needs Replacing - Landlord

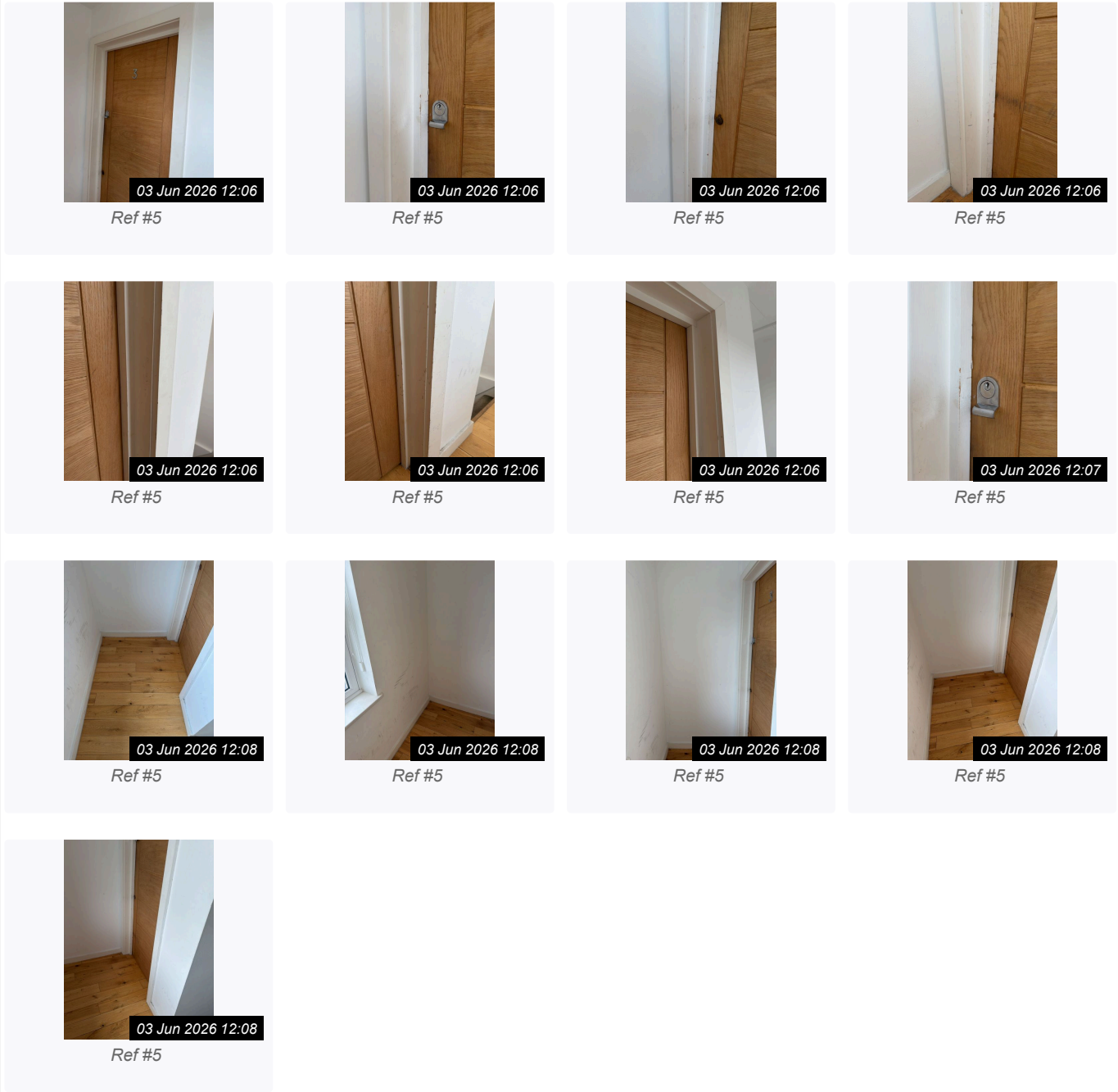


5. EXTERIOR FRONT

Ref	Name	Description	Condition
5.1	Overview	Odours	In acceptable condition.

5. EXTERIOR FRONT (CONT.)

5.2	Door	Light wood-effect finish with horizontal panel detailing; number "3" fitted to face.	Surface generally clean, with minor light scuffs visible. Cylinder lock with chrome surround fitted; no key present. Operates correctly, fits well within frame.
5.3	Door Frame	White painted timber.	Surface generally clean, with minor light scuffs visible. Cylinder lock with chrome surround fitted; no key present. Operates correctly, fits well within frame.

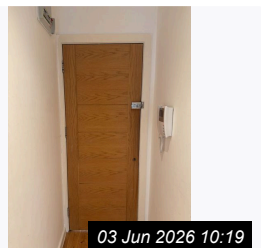


6. ENTRANCE / HALLWAY			
Ref	Name	Description	Condition
6.1	General Overview	Odours	Generally in good condition, with the exception of numerous wear and tear marks present on both sides of the walls.
6.2	Door	Light oak-effect wood veneer door, modern design with horizontal grooved panels; natural grain pattern visible. Chrome turn-snob/night latch fitted at mid-height; standard key cylinder located lower down.	Surface generally clean but has minor marks and light scuffs. Both locks appear intact and functional.
6.3	Door Frame	White-painted timber frame.	Paintwork shows wear, scuffs, and small chips, especially along edges and at the base. Clear vertical cracking visible along the edge next to the hinge, with paint split and slightly lifted. Minor paint chips and unevenness also present.
6.4	Walls	White-painted.	1x single pin/fixing visible protruding from surface; no obvious fitting attached. Wall beside double light switch has faint scuff marks and light paint smudges; frame edge shows minor wear.
6.5	Flooring	Natural oak wood planks, golden-brown tone with visible grain, knots and colour variation.	Shows fine surface scratches, light scuffs and minor wear consistent with regular use; no gaps, lifting or damage.
6.6	Skirting	White-painted.	Clean but with slight wear and small scuffs, sealant intact.
6.7	Ceiling	White-painted.	Appears in good condition. Ceiling Access Panel / Recess: Square recessed panel/void in ceiling, with moulded/boxed surround trim. Off-white/cream in colour; surface marked, dusty and lightly stained. Small wooden blocks visible at corners; trim joints slightly open/gapped; no cover panel fitted or present. Structure sound but cosmetic marks, dust and minor gaps in trim; needs cleaning and proper cover.

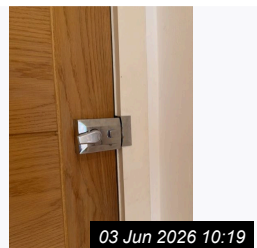
6. ENTRANCE / HALLWAY (CONT.)			
6.8	Door Bell / Intercom	FERMAX branded video intercom unit, wall-mounted, light grey/white plastic finish.	<p>Small built-in screen, handset with coiled cord, 4 function buttons below display; indicator lights visible (red power/active light lit, green sticker present).</p> <p>Unit fixed securely to wall; surface clean, no cracks or damage. Handset and cord intact. Appears functional and complete, no obvious faults or missing parts.</p>
6.9	Lighting	1x Spotlight.	In working order.
6.10	Switch	1x Single & 1x Double Stainless steel / chrome-finish wall plates, standard rocker switches.	<p>First switch (double): Mounted near door frame; plate secure, switches operate correctly.</p> <p>Second switch (single): Located near intercom unit; plate fitted but has noticeable paint marks, small chips and a faint stain/mark on surface. Fixing screws visible; plate sits flush and secure.</p> <p>Both functional and securely fixed; cosmetic marks, paint splashes and minor blemishes present on plates.</p>
6.11	Addition Items / Information		
6.12	Electrical Consumer Unit	Wall-mounted grey metal fuse board / consumer unit, Wylex brand visible.	<p>Multiple MCBs and main switch fitted; labels present but some faded; warning notice attached internally.</p> <p>Outer casing scuffed, marked and slightly worn at edges; internally clean, all breakers intact and seated properly; no signs of overheating, damage or loose wiring visible.</p>



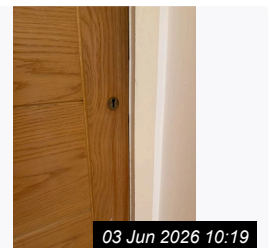
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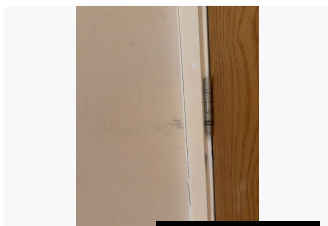
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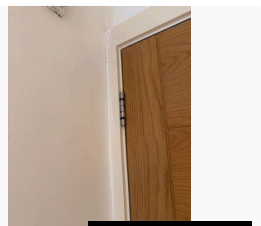
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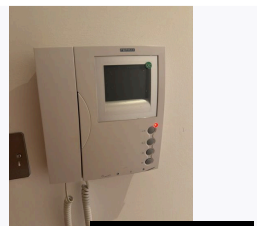
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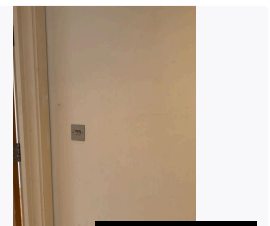
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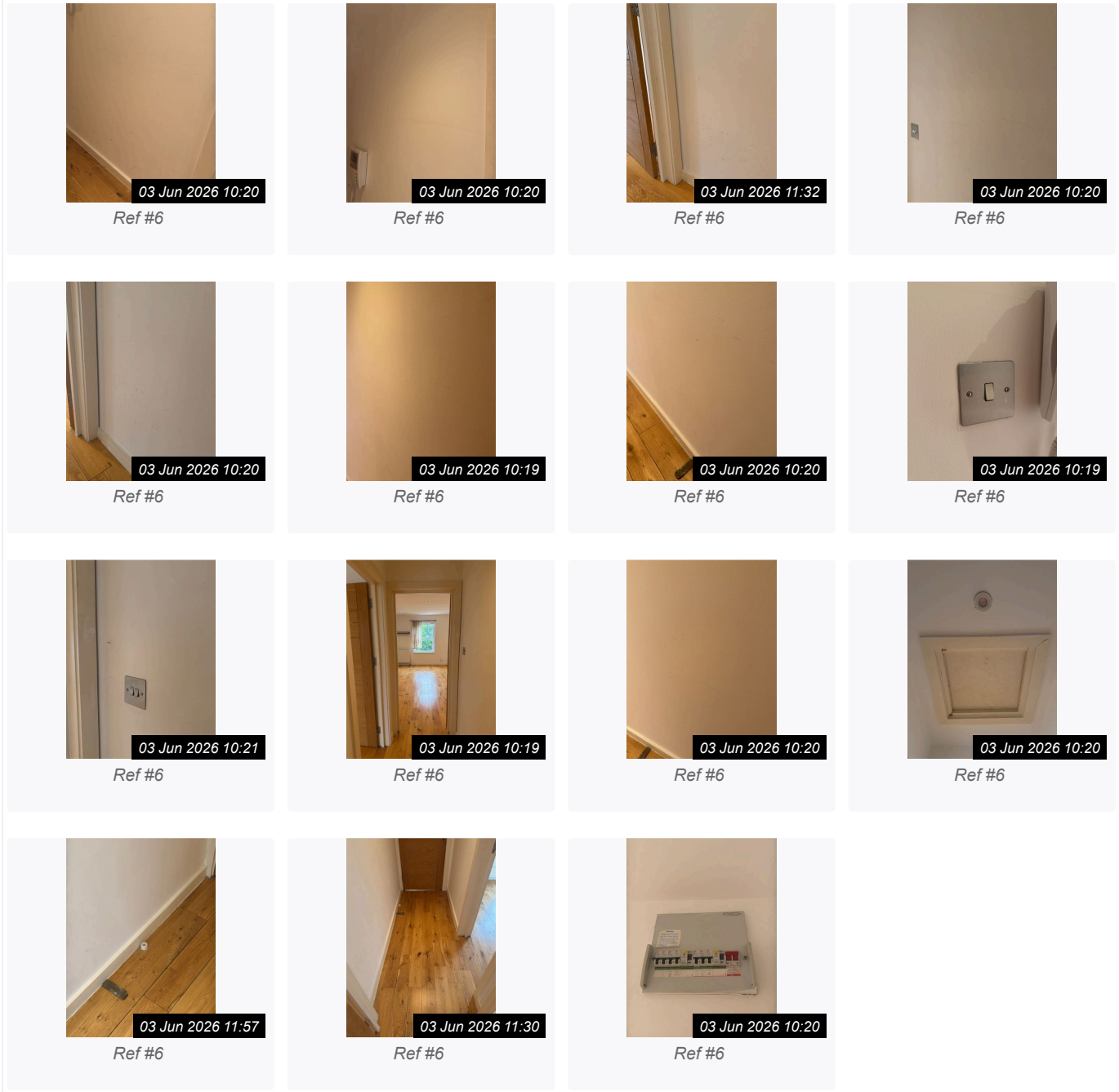


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6. ENTRANCE / HALLWAY (CONT.)

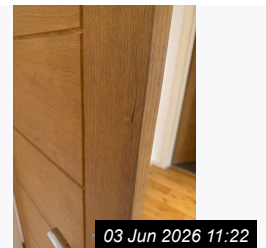
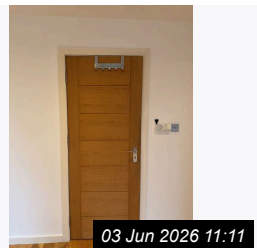
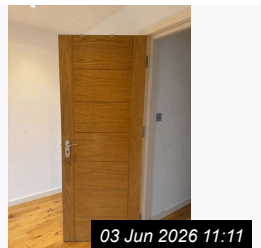
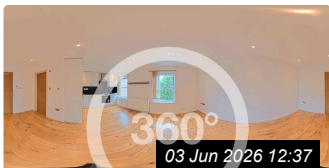


7. OPEN-PLAN RECEPTION AREA

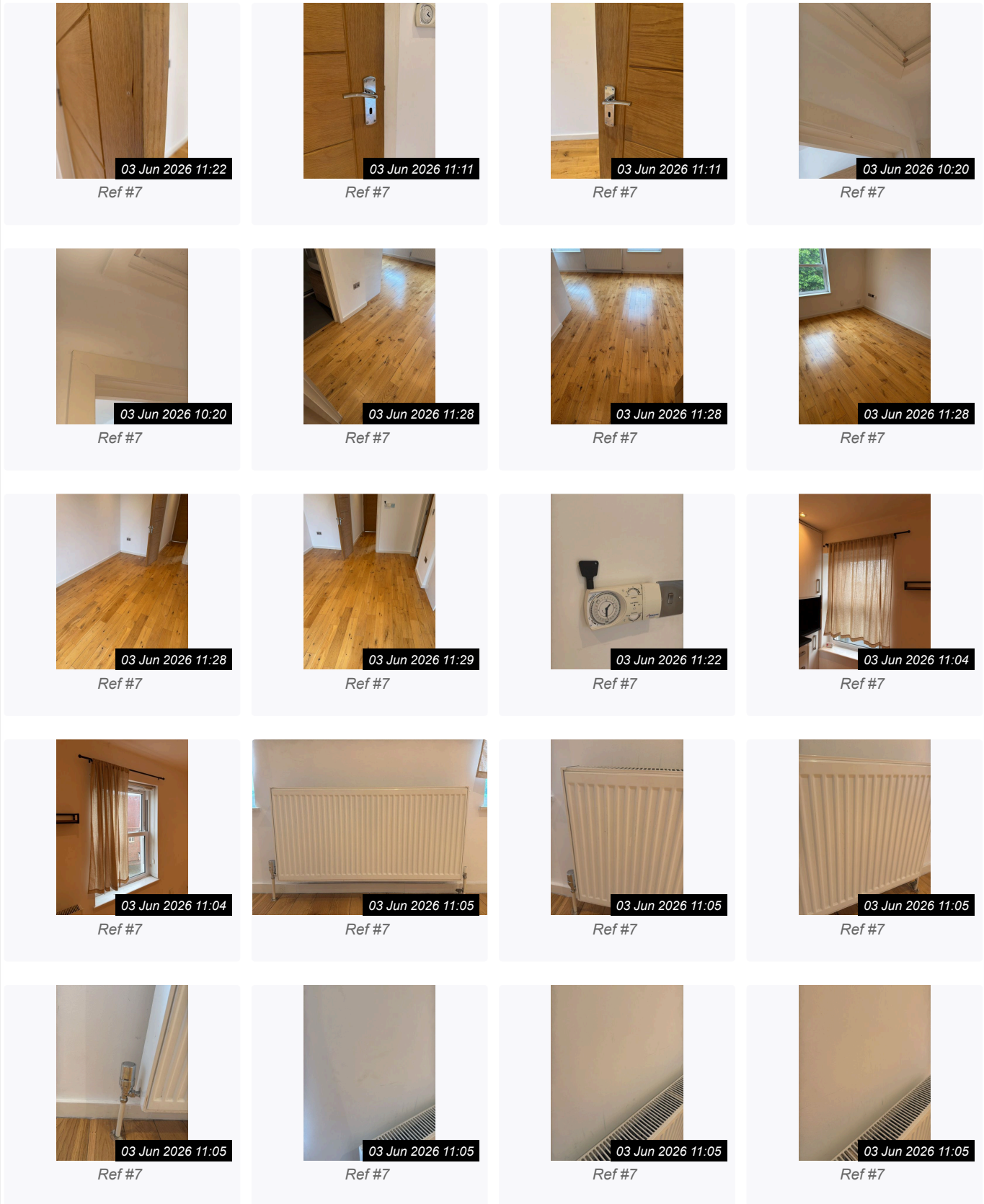
Ref	Name	Description	Condition
7.1	General Overview		Generally in good condition, with the exception of numerous wear and tear marks present on both sides of the walls and other defects noted below.

7. OPEN-PLAN RECEPTION AREA (CONT.)			
7.2	Door	<p>Light oak-effect wood veneer/laminate door, modern flush design with horizontal panel lines, silver metal lever handle fitted.</p> <p>1x Chrome coat hook.</p>	<p>Door has discolouration mainly at side and above handles (both sides); damage above handle on interior face.</p> <p>Visible split/crack running vertically along the edge stile near the handle; section of surface veneer/wood is chipped and lifting/coming away, leaving an open defect. Small indentation/blemish also present close by.</p> <p>Door closes but not fully; gap present inside frame.</p>
7.3	Door Frame	<p>White-painted timber or MDF frame/architrave, standard internal style.</p>	<p>Frame heavily scuffed, yellowed, multiple marks/stains (interior + exterior).</p> <p>Chipped, cracked and worn in multiple areas - especially at corners, edges and near hinges; paint is flaking and missing in small patches, revealing the base material underneath.</p> <p>Heavy scuffing, surface scratches and grey/black dirt marks across the face and edges, from use and contact.</p> <p>Heavily marked and discoloured at floor level; paint uneven, worn and stained.</p> <p>Overall poor cosmetic condition - looks aged, heavily used and in need of repainting and minor repairs.</p>
7.4	Walls	<p>White-painted.</p>	<p>Wear and tear marks throughout; painted-over defects/holes possibly present.</p>
7.5	Ceiling	<p>White-painted,</p>	<p>Appears in good condition.</p>
7.6	Flooring	<p>Natural oak wood flooring, medium golden-brown tone with visible grain, knots and natural colour variations; planks laid lengthwise in a consistent pattern.</p>	<p>Shows typical wear - fine scratches, light scuffs and minor marks across the surface, especially in walkways.</p> <p>No damage, rot, or unevenness; structurally sound, tidy and functional.</p>
7.7	Skirting	<p>White-painted.</p>	<p>Scuff marks visible throughout.</p> <p>Sealant damaged throughout.</p>
7.8	Lighting	<p>9x Spotlights.</p>	<p>All in good working order.</p>
7.9	Window(s) / Sill		<p>Right-hand side: Blind track fitted (no blind present); paint chipping on sill; brown tape residue on frame and restrictor; restrictor fitted.</p> <p>Left-hand side: No window restrictor fitted</p>

7. OPEN-PLAN RECEPTION AREA (CONT.)			
7.10	Curtains / Blinds	<p>Single curtain panel in light beige/cream textured fabric.</p> <p>Metal curtain pole with black finish, wall-mounted above window; securely fixed with brackets.</p>	<p>In used condition.</p> <p>White wooden/grey blinds stored in kitchen cupboard (right-hand side, below boiler).</p>
7.11	Switches	1x single chrome light switch	In good working order.
7.12	Sockets	<p>3x Double-gang standard UK 3-pin double sockets, chrome finish.</p> <p>Dual socket + switch plate and a black-insert data/TV socket.</p>	<p>Positioned at skirting level in corners, along walls and near doorways - all at standard height and securely mounted.</p> <p>All plates flush, tight and intact; no cracks, chips or discolouration.</p> <p>Minor paint marks or faint scuffs on some surrounds; wiring covers secure, no exposed parts or damage.</p> <p>Functional and compliant in appearance.</p>
7.13	Heating	1x Double panel radiator.	Chips, marks, scratches and discolouration in places; TRV intact.
7.14	Additional Items / Information		
7.14.1	-	Worcester Thermostat / Programmer.	<p>Wall-mounted heating programmer/thermostat with 7-day timer dial, temperature and mode controls (Comfort, Economy, Setback).</p> <p>Securely fitted, complete and intact; slight discolouration/yellowing to plastic casing consistent with age; no damage or missing parts; appears functional.</p>
7.14.2	-	1x Wooden shelf above radiator.	Appears in good condition.



7. OPEN-PLAN RECEPTION AREA (CONT.)



7. OPEN-PLAN RECEPTION AREA (CONT.)



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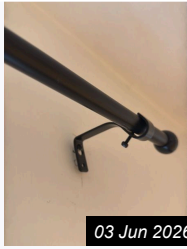
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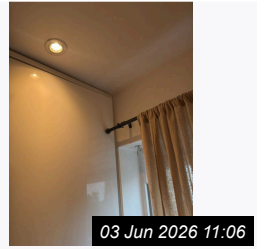
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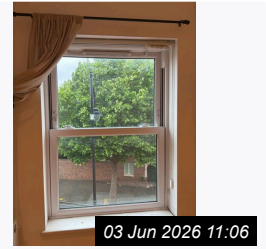
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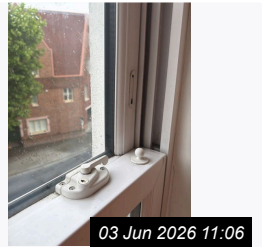
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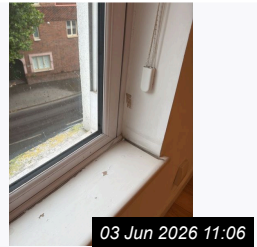
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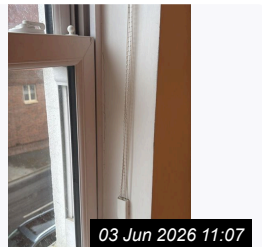
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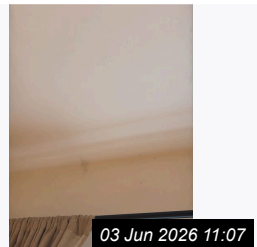
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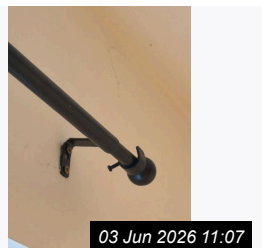
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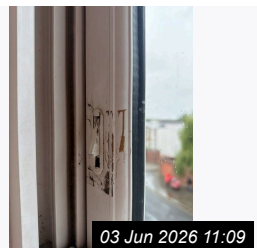
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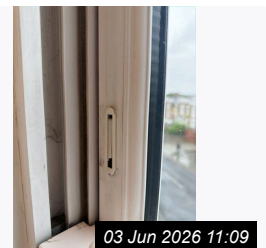
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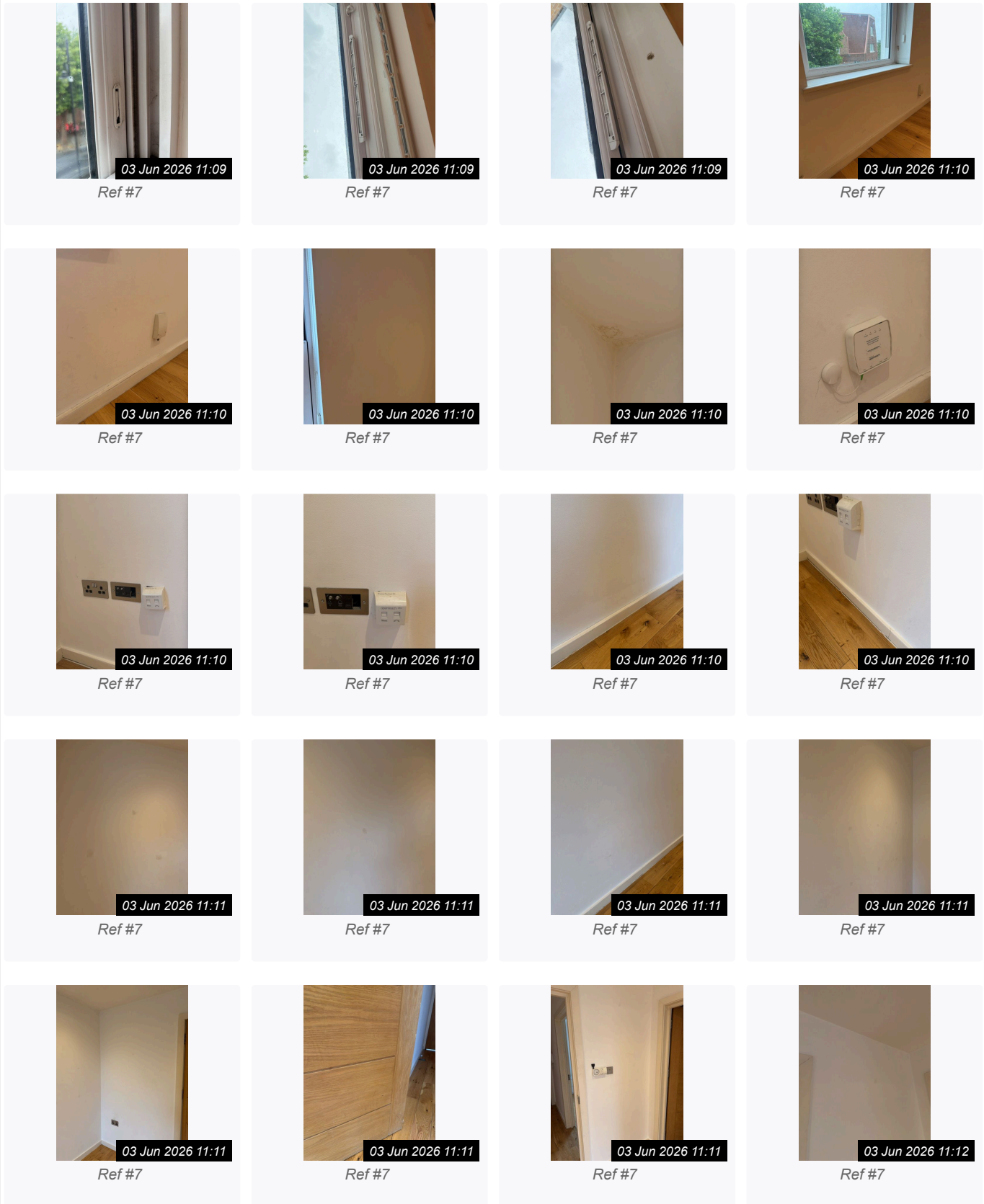
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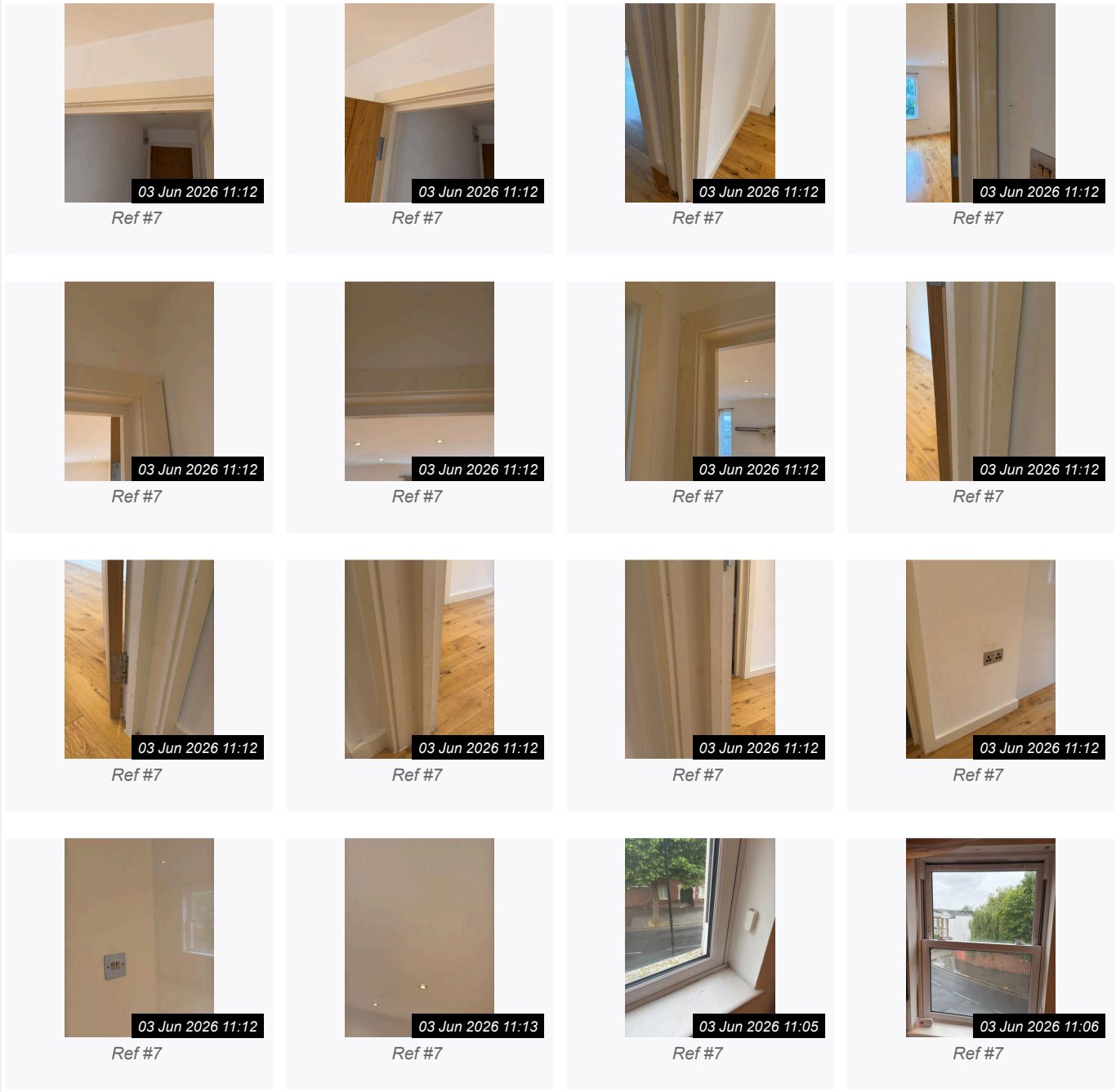
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7. OPEN-PLAN RECEPTION AREA (CONT.)



7. OPEN-PLAN RECEPTION AREA (CONT.)



8. OPEN-PLAN KITCHEN AREA

Ref	Name	Description	Condition
8.1	General Overview		Generally in good condition with the exception of a few minor defects noted below.
8.2	Ceiling	White-painted.	Appears in good condition

8. OPEN-PLAN KITCHEN AREA (CONT.)			
8.3	Flooring	Natural oak wood planks, medium golden-brown tone with prominent grain, knots and natural colour variations; smooth, light-satin finish.	<p>Generally good, flat and stable with no lifting, gaps or loose boards.</p> <p>Fine surface scratches, light scuffs and minor wear marks visible across the surface - typical from regular foot traffic.</p> <p>A few darker marks and small indentations present; clean overall, no stains, water damage or structural issues.</p>
8.4	Lighting	4x spotlights.	<p>1x spotlight not in working order.</p> <p>Needs Replacing - Landlord</p>
8.5	Window(s) / Sill	<p>White uPVC double-glazed sliding sash style, clean frame with smooth finish.</p> <p>White painted wooden or composite sill, flat and level.</p>	Cosmetic wear and light surface marks visible.
8.6	Curtains	<p>Single curtain panel in light beige/cream textured fabric.</p> <p>Metal curtain pole with black finish, wall-mounted above window; securely fixed with brackets..</p>	<p>In used condition,</p> <p>Obstructs boiler cupboard door; pole and fittings loose on wall.</p>
8.7	Switches	<p>1x Double chrome switch.</p> <p>Six heavy-duty white plastic switches in a row, clearly labelled: Main, Dishwasher, Fridge Freezer, Washing Machine, Boiler, Isolator Fan.</p>	All in good, working order.
8.8	Sockets	2c Double-gang chrome sockets.	Tested for power, in good working order.
8.9	Kitchen Units	High-gloss white doors and drawer fronts with modern flat-panel design; long, slim chrome bar handles - 15 in total.	<p>Doors/Drawers: Operate smoothly, no warping, scratches or chips to gloss finish; surfaces generally clean with minor faint marks only. Dirty inside.</p> <p>Plinths: Plinth below sink misaligned at corner section, slight gap/offset visible.</p> <p>Handles: All present, tight and undamaged.</p> <p>Overall: Good cosmetic and functional condition; only noted issues - damaged sealant and misaligned plinth.</p>
8.10	Worktop(s)	Black worktop finish.	<p>Appears in good condition generally.</p> <p>Black sealant along edges damaged and uneven in places.</p>

8. OPEN-PLAN KITCHEN AREA (CONT.)			
8.11	Sink / Tap	<p>Double-bowl stainless steel undermount sink, flush-fitted into black speckled worktop.</p> <p>High-arc single-lever mixer tap in polished chrome, deck-mounted.</p>	<p>Good condition, clean, fully functional, no damage or faults.</p>
8.12	Extractor Hood	<p>Chimney-style extractor hood in brushed stainless steel.</p>	<p>Both filters are heavily greasy, with thick residue and build-up across mesh surfaces.</p> <p>Overall Condition: Structurally sound and controls work correctly. Main issue - filters heavily contaminated with grease, and one bulb failed; otherwise in good order.</p>
8.13	Hob	<p>Built-in gas hob with stainless steel surface and trim, four burner zones, set into black composite worktop.</p> <p>Heavy-duty cast iron pan supports fitted over each burner, all matching and correctly positioned.</p> <p>5x control knobs along front edge.</p>	<p>Control knobs all present, intact and turn smoothly. Ignition button detached/missing, with only the threaded spindle visible.</p> <p>Burners & Components: All burner caps, rings and bases present.</p> <p>Stainless steel surface generally clean, with minor scratches and light marks consistent with normal use; no dents or discolouration.</p> <p>Overall Condition: Functional and structurally sound; only issue - ignition button detached, requiring replacement. Otherwise clean, complete and in good working order.</p> <p style="background-color: #FFC107; padding: 2px; display: inline-block;">Needs Maintenance - Landlord</p>
8.14	Oven	<p>Integrated Lamona. Model: LAM3412.</p>	<p>Brushed stainless steel control panel with two rotary dials and digital display - all clear, undamaged and fully functional. Black glass door with metal trim; door opens/closes smoothly on hinges, closes firmly with no play. Outer surfaces clean, free from scratches, dents or discolouration; protective labels still attached.</p> <p>Door & Glass: Double-glazed heat-resistant glass; inner and outer panes clear, no cracks, chips or fogging. Door seal all around is soft, intact and fits tightly - no gaps or perishing.</p> <p>Interior: Cavity clean, smooth enamel finish, no burns, stains or damage. Wire shelf and grill rack present, undamaged and sit securely on side supports. Heating elements visible and complete; light inside working. Base, back and sides in perfect condition.</p> <p>Overall: In good, clean and fully working order; no faults, wear or damage noted anywhere.</p>

8. OPEN-PLAN KITCHEN AREA (CONT.)			
8.15	Fridge / Freezer	Integrated Hotpoint. Model: HFF3114UK.	<p>Fridge compartment above, freezer below; white interior, clear plastic drawers/shelves, glass shelves all present and fitted correctly.</p> <p>Salad crisper drawer (right-hand side): 2 small cracks visible on the side/edge; drawer still intact and slides, but damage noted.</p> <p>Other drawers, shelves and door trays: clean, clear, no cracks or damage; fittings secure.</p> <p>Drawers and internal panels: complete, undamaged, clean and fully functional.</p> <p>Seals: all door seals soft, intact and fit tightly; no gaps or perishing.</p> <p>Exterior & Installation: Integrated cabinet door attached; hinges working smoothly; casing clean and undamaged.</p> <p>Overall: Unit in good working order; only defect is the two small cracks to the right-hand salad crisper drawer - no other damage or faults found.</p>
8.16	Washing Machine	Integrated Hoover. Model: HDB 485D2ACE/1-80; 1400 rpm, 1600 W, IPX4 rated.	<p>Exterior: White casing with chrome door trim; control panel, dial and display all present and intact. Minor scuffs/marks on casing consistent with use.</p> <p>Door & Seal: Large porthole door opens/closes smoothly. Door seal heavily moulded and discoloured, with visible grime, black mould and foul-smelling residue throughout.</p> <p>Detergent Drawer: Fully extendable, clean inside, no damage or blockages; small amount of residual product visible.</p> <p>Interior Drum: Perforated stainless steel drum, clean and free from damage or rust.</p> <p>Overall Condition: Mechanically appears complete, but seal is unserviceable due to heavy mould and odour.</p> <p style="background-color: #FFD700; display: inline-block; padding: 2px 5px;">Needs Replacing - Landlord</p>

8. OPEN-PLAN KITCHEN AREA (CONT.)

8.17	Dishwasher	Integrated Hotpoint. Model: LFT184 UK.	<p>Stainless steel inner tub; plastic baskets, cutlery tray and spray arms all present, intact and correctly fitted.</p> <p>Control panel at front edge with buttons and indicators - markings slightly worn but legible.</p> <p>Stainless steel surfaces clean and shiny, no rust, dents or damage; filters and drain area clear and complete; minor water marks/residue visible at base - normal use.</p> <p>Door opens/closes smoothly; hinges and seal intact; no leaks or odours noted.</p> <p>Overall: In good, clean and functional condition; no faults or damage observed.</p>
8.18	Additional Items / Information		
8.19	Boiler	Worcester Greenstar 24i Junior combi Mk V condensing boiler. GC number: 47-406-54 N.G.	<p>Location: Installed inside a dedicated white cabinet/cupboard in the kitchen; mounted securely on the shelf, flue/vent visible at top.</p> <p>Appearance: White casing, clean and intact; manufacturer label and technical data sticker clearly visible and legible; no obvious leaks, rust or physical damage.</p> <p>Cabinet: Enclosure fits well; internal surfaces show minor dust/light marks; pre-drilled fixing points visible on inner sides; door hinged and functional.</p> <p>Condition: Unit appears complete and properly installed; no signs of recent damage or poor fitting; pressure gauge partially visible; overall good, serviceable condition.</p>



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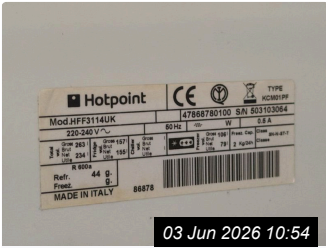


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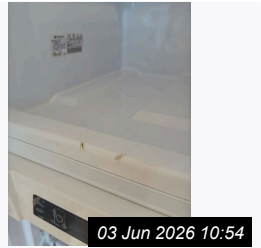


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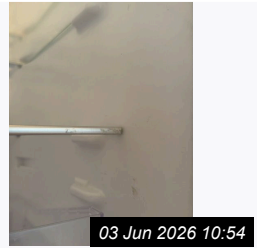
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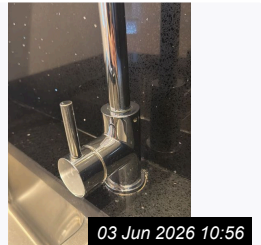
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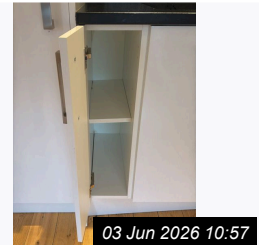
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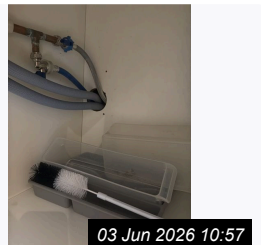
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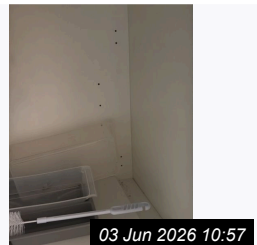
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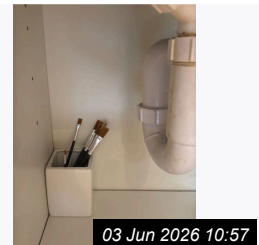
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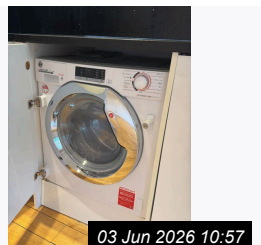
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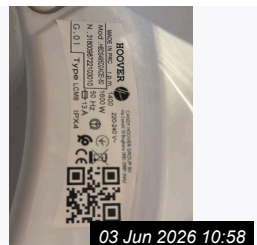
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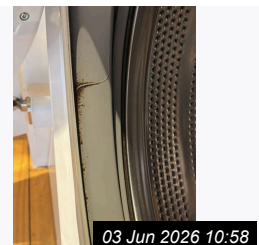
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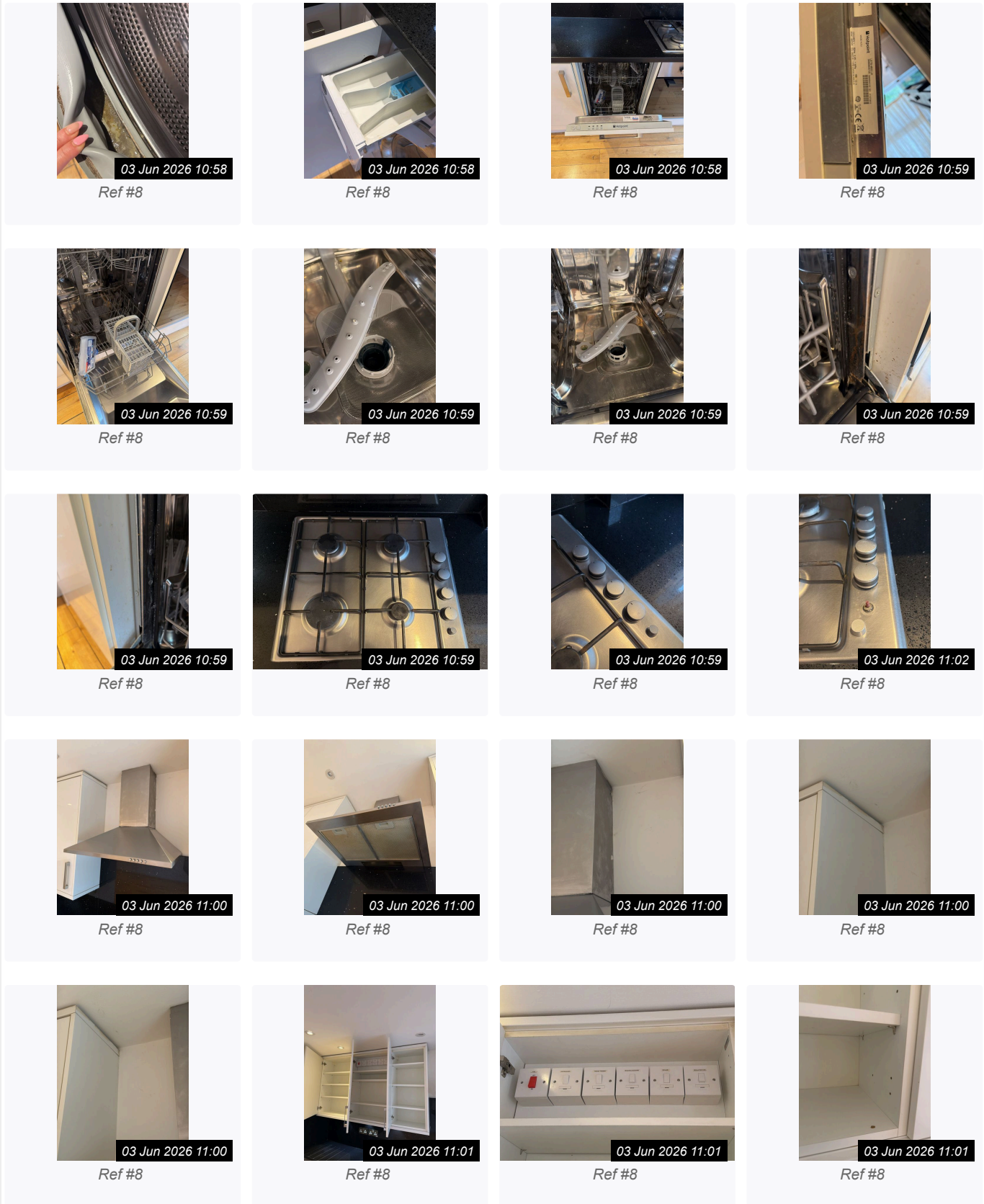


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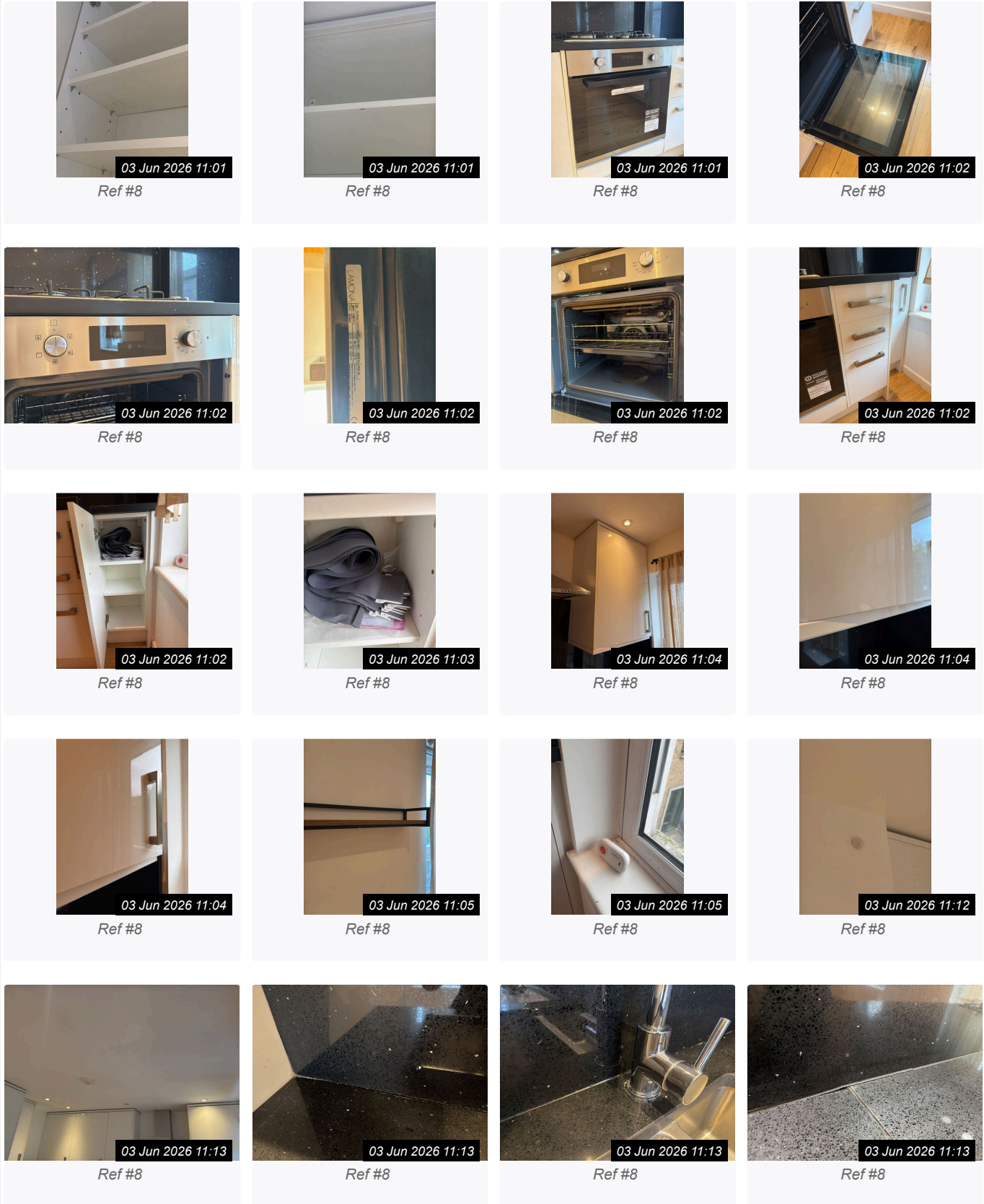


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8. OPEN-PLAN KITCHEN AREA (CONT.)



8. OPEN-PLAN KITCHEN AREA (CONT.)



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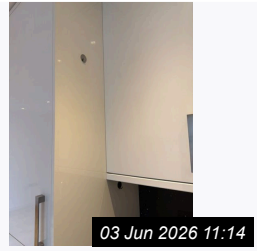
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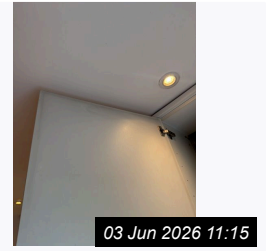
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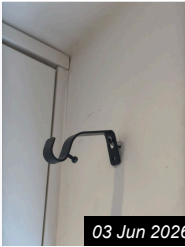
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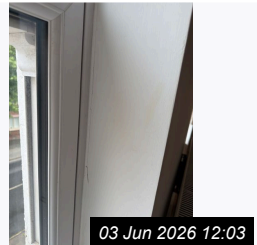
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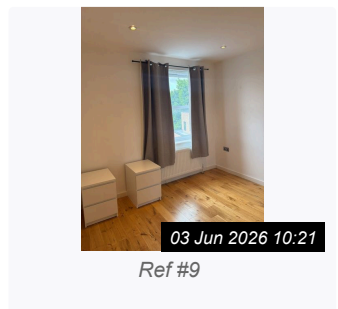
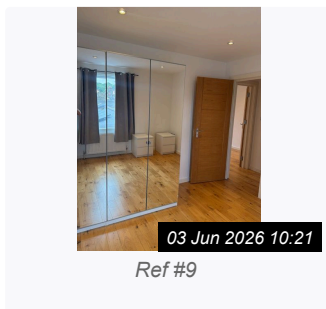
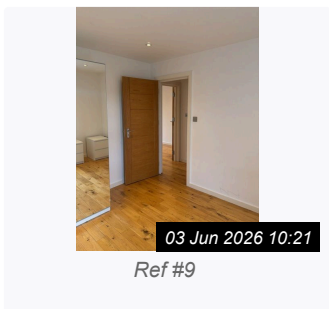
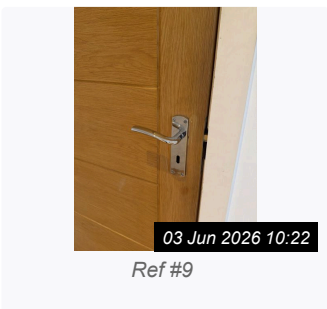
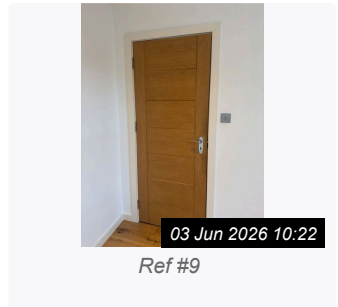
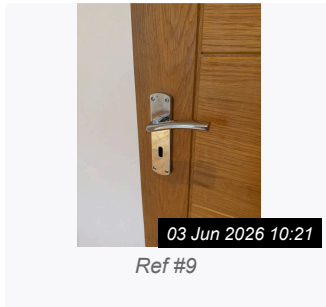
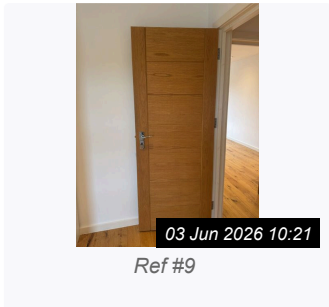
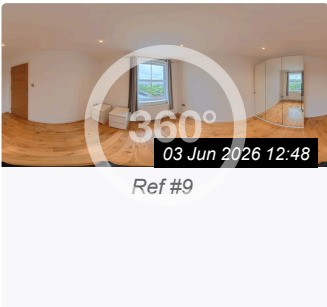
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9. BEDROOM 1

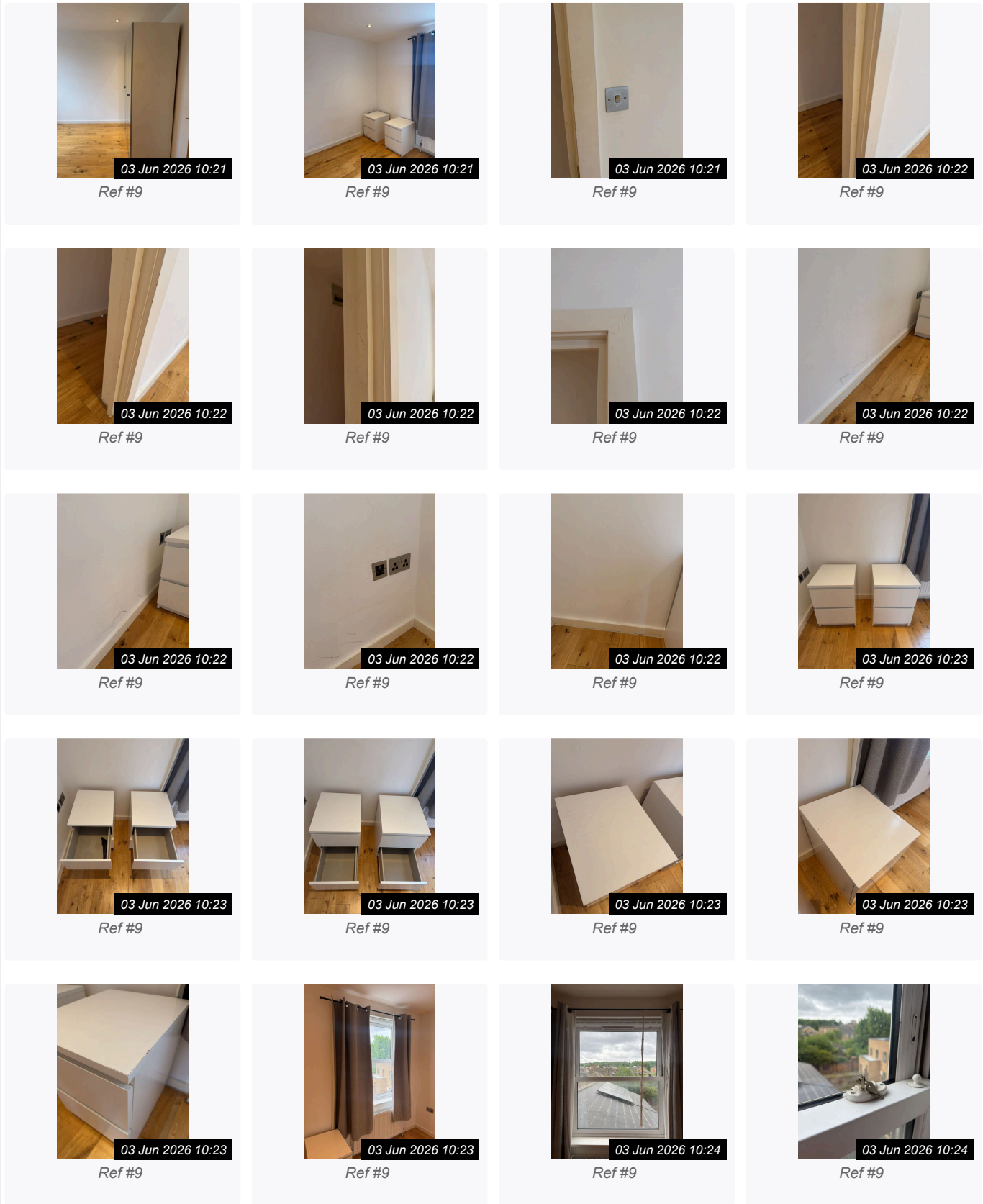
Ref	Name	Description	Condition
9.1	General Overview		In a reasonable overall condition but shows clear signs of regular use, with cosmetic wear, marks, scuffs and minor damage visible on walls, woodwork, furniture and fittings throughout. There are no major defects or functional issues.
9.2	Door	Solid wood-effect door with modern horizontal grooves; polished chrome lever handle and lock plate fitted.	Intact and fits well; no key present. Surface clean, no major damage or deep marks.

9. BEDROOM 1 (CONT.)			
9.3	Door Frame	White-painted.	Dirt and scuff marks visible across all sections, showing general wear and use.
9.4	Walls	White-painted.	Scuff marks, painted-over defects and light shading/discolouration visible across various areas including around the windows and above curtain pole; surfaces generally sound but show signs of wear and previous repairs.
9.5	Ceiling	White-painted.	Appears in good condition.
9.6	Flooring	Light oak-effect wood planks, laid parallel to walls; clean finish with natural grain and colour variation.	Generally good, flat and secure; light surface scratches and minor wear consistent with use. No loose boards, gaps or damage. Skirting sealant damaged in places; no issues with floor itself.
9.7	Skirting	White-painted.	Sealant along the join between skirting board and flooring damaged, cracked, peeling or missing all around the room; gaps visible in multiple sections. Section directly beneath the radiator - visible damage including cracking, chipping and peeling paint; surface broken and uneven. Sealant along the edge is also damaged and incomplete.
9.8	Lighting	Recessed spotlights in ceiling, modern flush design.; 4x bulbs total.	All working correctly and providing even illumination. No faulty or missing units.
9.9	Window(s) / Sill	White uPVC frame, 4x keys provided (2 large, 2 small).	Intact; tested and working correctly. Locks and handles operate well; minor dust/dirt visible on seals and fittings.
9.10	Curtains / Blinds	Pair of grey textured fabric curtains, Black metal pole, securely fitted with brackets and eyelet rings.	Good condition, clean and hang neatly; no tears, stains or fading. Runs smoothly, no damage or bending. Metal track fitted to inside top frame; no blind installed, pulley cord present and tested working.
9.11	Switch	1x Single chrome switch,	All in good, working order
9.12	Sockets	2x Double-gang chrome sockets.	Tested for power. All in good, working order.

9. BEDROOM 1 (CONT.)			
9.13	Heating	White panel radiator fitted beneath window; TRV valve on left side, standard valve on right.	<p>Pipes and connections secure.</p> <p>Surface has minor scuffs and light marks; skirting board directly underneath shows damage and indentation. No leaks, dents, though some rust visible; appears fully functional.</p>
9.14	Additional Items / Information		
9.15	Mirrored Wardrobe	Large sliding-door unit with full-length mirrored panels; white interior with hanging rail, fixed shelves and wire basket storage.	<p>Exterior generally good; small mark/sticker residue on top side panel.</p> <p>Scuff marks and light abrasions visible on inside surfaces of doors and on shelf edges; minor damage/chipping to shelf trim.</p> <p>Mirror panels clear, except noted damage to top-left corner and paint drip on bottom-right. All fixings, hinges and runners work smoothly.</p>
9.16	Bedside Tables	Pair of white wooden units, each with flat top and two drawers.	<p>Scuffs and marks visible on the top surface of both tables.</p> <p>Top drawer on the right-hand unit is stiff to open and close; all other drawers operate smoothly. No other damage or defects noted.</p>



9. BEDROOM 1 (CONT.)

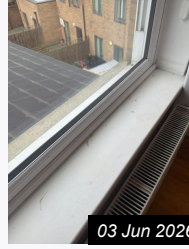


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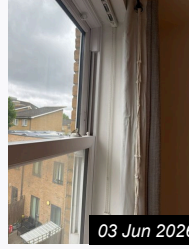
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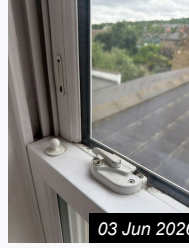
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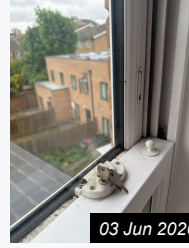
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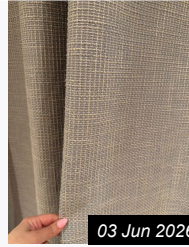
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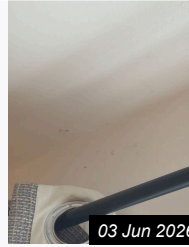
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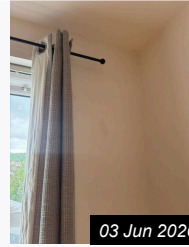
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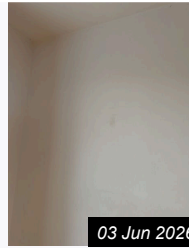
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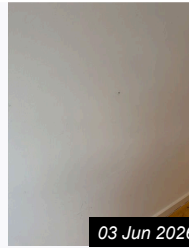
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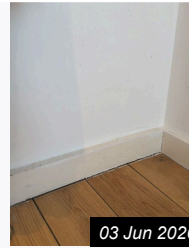
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9. BEDROOM 1 (CONT.)



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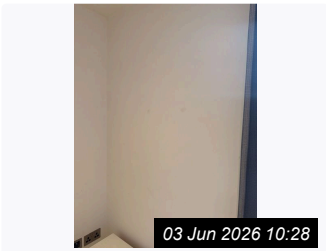
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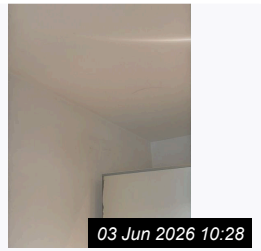
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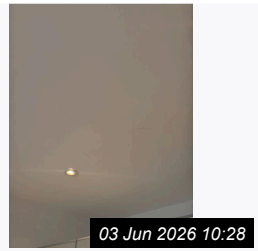
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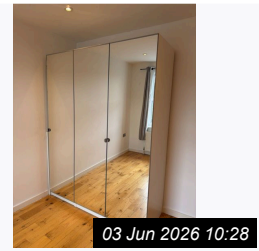
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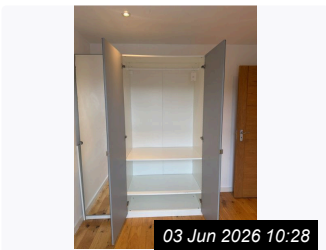
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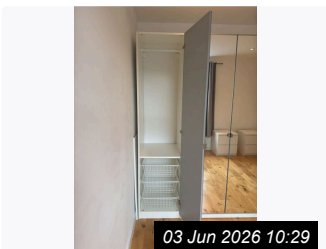
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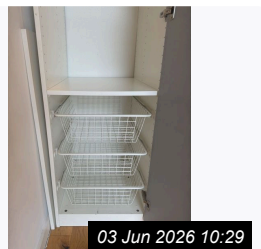
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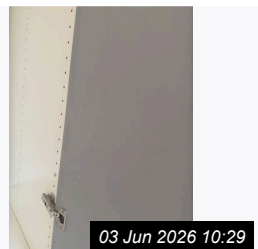
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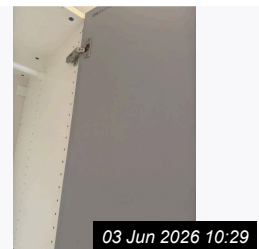
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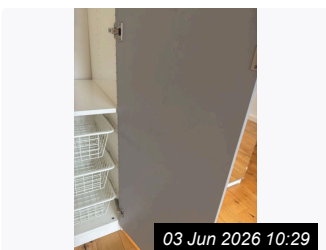
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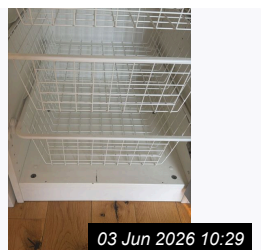
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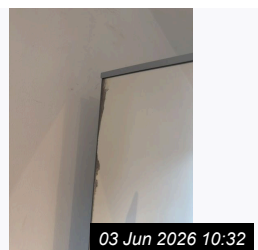
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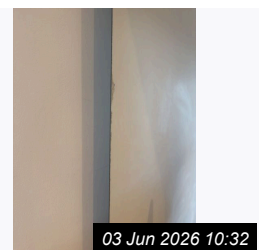
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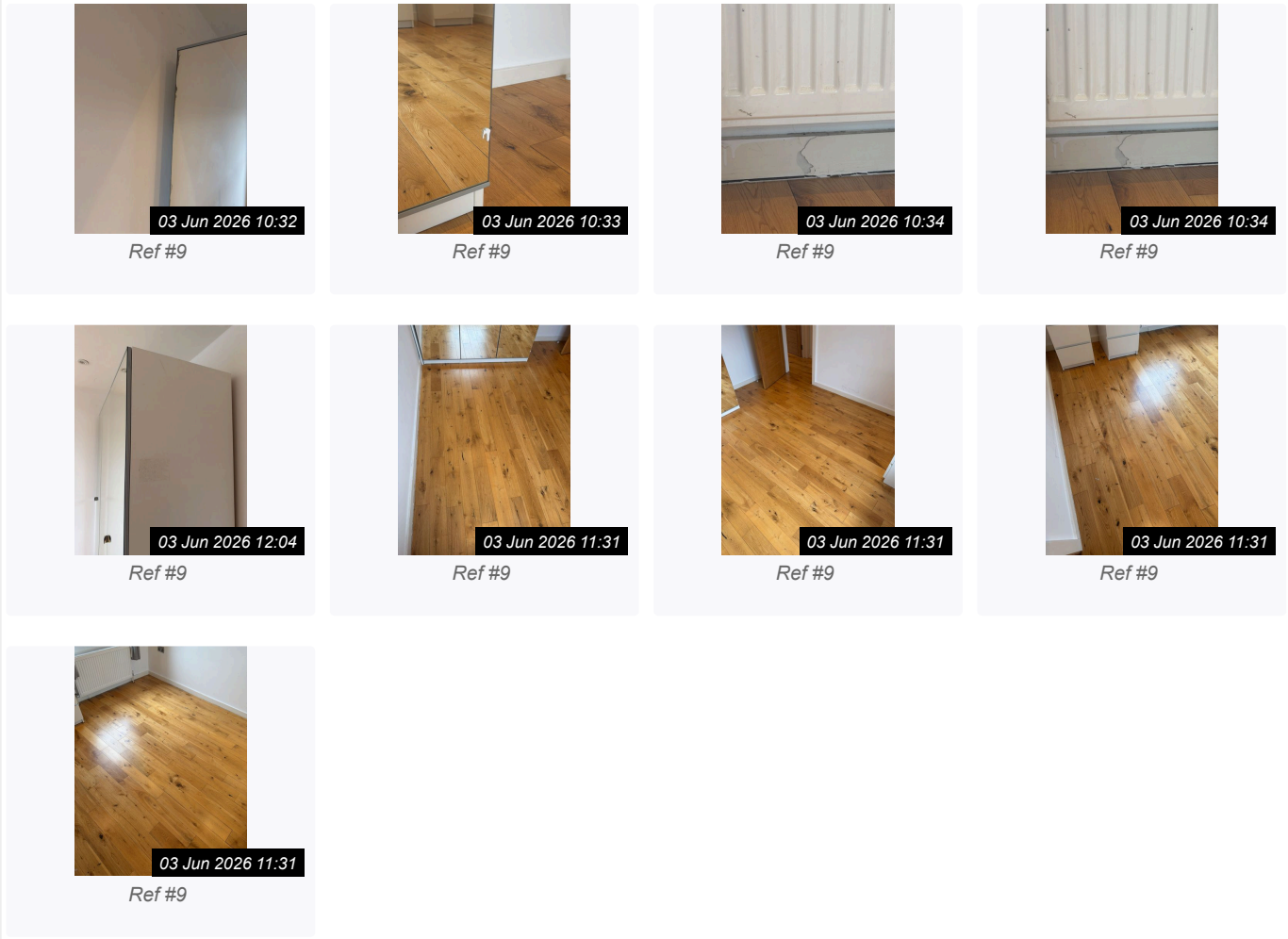
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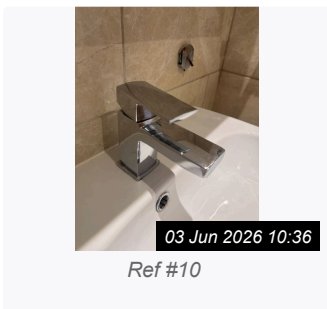
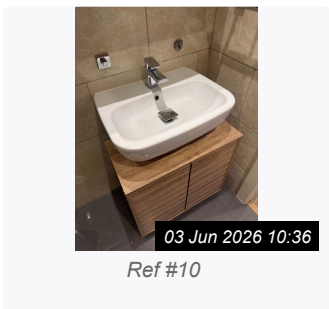
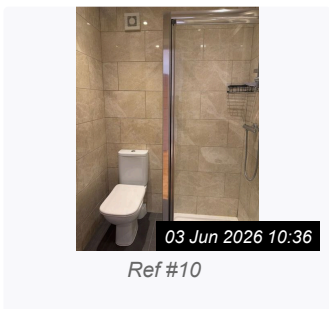
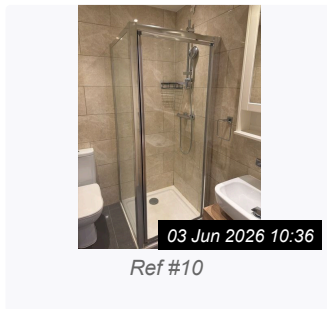
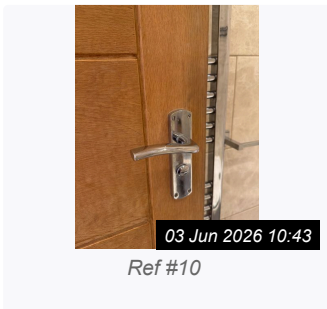
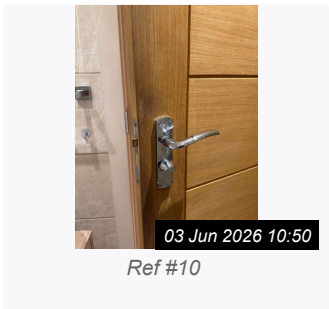
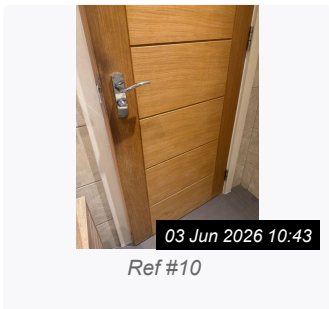
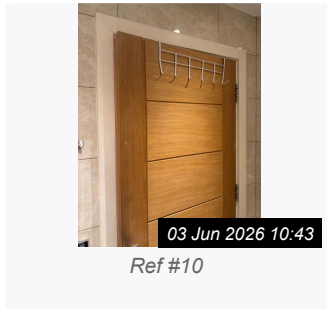
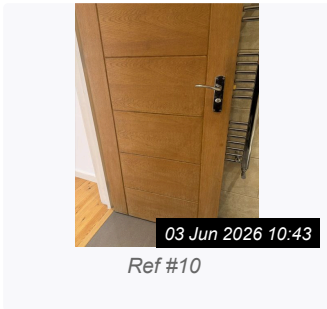
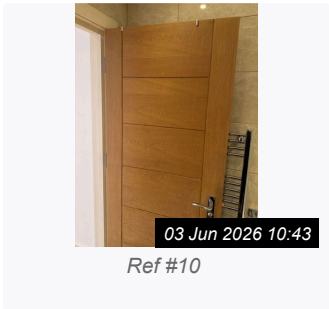
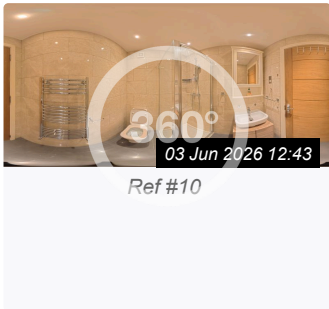


10. BATHROOM

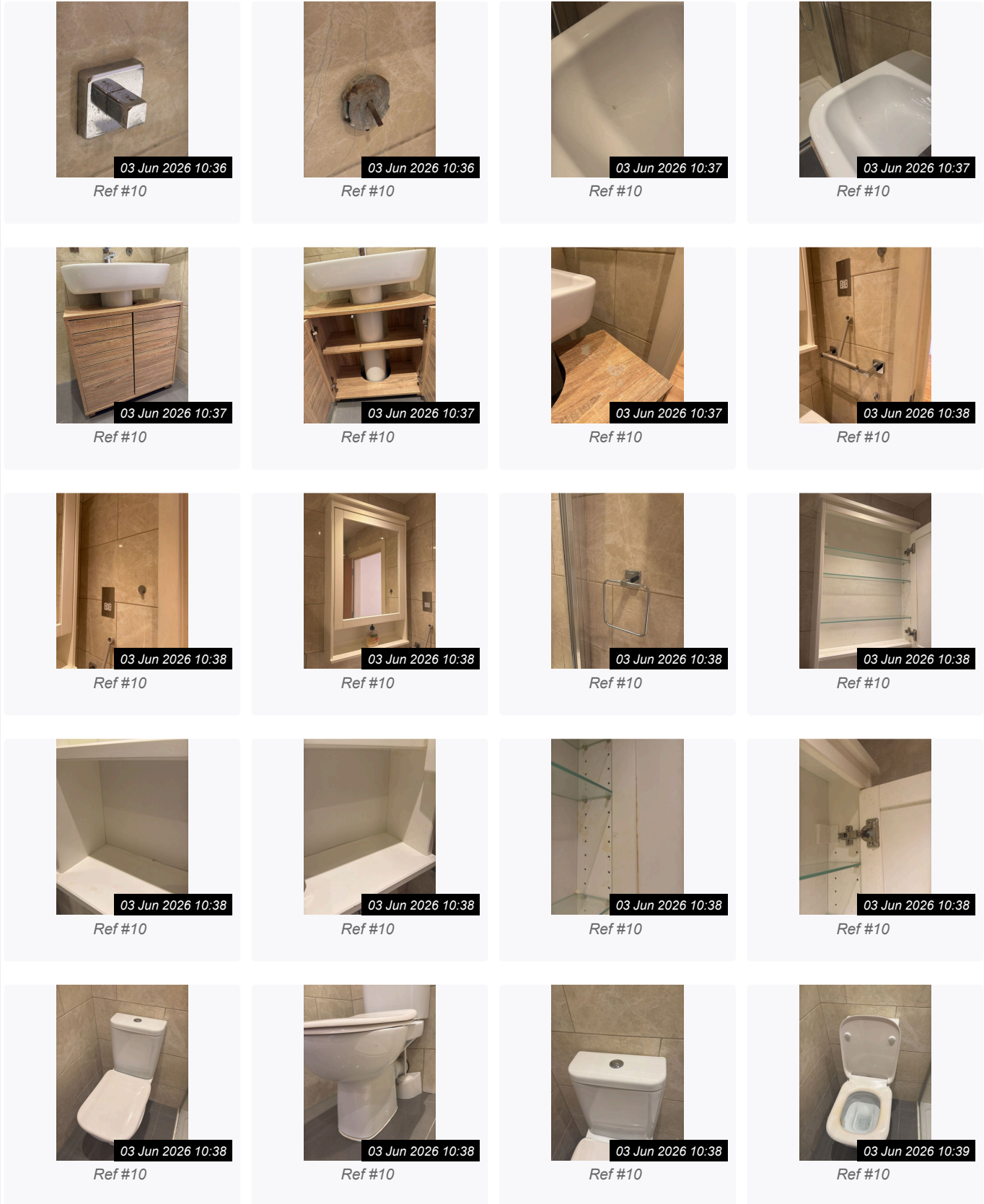
Ref	Name	Description	Condition
10.1	General Overview		The bathroom is functionally complete with all main fittings present and operational, but shows clear signs of age, use and maintenance needs. Key issues include grout damage and discolouration, limescale build-up, rust, mould on sealants, minor surface damage, water staining, loose fittings and cosmetic wear throughout. No major structural damage or leaks are present.
10.2	Door	Wooden door with chrome handles.	Shading/discolouration, more noticeable inside above handle.
10.3	Door Frame	White-painted.	Dirt and scuff marks visible across all sections.
10.4	Walls	Square/rectangular ceramic tiles, light neutral (white/cream) colour with smooth gloss finish.	Grouting discoloured on wall tiles to multiple places.
10.5	Ceiling	White-painted,	Appears in good condition.

10. BATHROOM (CONT.)			
10.6	Flooring		<p>Grouting damaged: floor tiles near WC, top of right-hand tile at entry, upper corner of shower cubicle above shelf.</p> <p>1x chip to floor tile - left-hand side near entry.</p>
10.7	Lighting	3x Spotlights.	All in good, working order.
10.8	Extractor Fan	Unbranded fan.	All in good, working order.
10.9	Toilet	White ceramic, clean finish; cistern with top push-button flush, operates correctly.	<p>Flushes well; seat loose and noticeably yellowed/ discoloured; slight staining visible inside pan.</p> <p>Makes thumping noise after flushing. No cracks or leaks.</p> <p>Needs Maintenance - Investigate</p> <p>Needs Replacing - Landlord</p>
10.10	Basin / Tap	<p>Basin: White ceramic, clean, no visible cracks or damage.</p> <p>Tap: Chrome mixer.</p>	Crack on inner left-hand side; mixer tap works; square pop-up plug working; unbranded chrome tap with limescale below and around it.
10.10.1	-	Brown under-sink cabinet.	Generally good, damage to top right section.
10.11	Shower Unit / Cubicle	<p>Glass panels with chrome frames, white acrylic tray; mixer bar, riser rail, handset and hose.</p> <p>Black corner shelf and soap dish fitted.</p>	<p>Large light beige gloss tiles; grout damaged/ missing at internal corner, also damaged above shelf and generally discoloured.</p> <p>Mould on sealant; limescale on mixer and head; yellowing around drain. No cracks or leaks; structurally sound.</p> <p>Frames & Seals: Chrome frames and base tracks show rust and heavy limescale build-up, especially at corners, joints and seal edges.</p> <p>Fittings: Mixer valve, handset and hose have significant limescale deposits; shower head nozzles heavily blocked and encrusted.</p> <p>Structure: Glass and tray intact; no cracks or leaks, but metalwork and fittings badly marked and scaled.</p>
10.12	Switch	1x Single chrome switch.	All in good, working order.
10.13	Sockets	1x Shaver socket.	<p>Tested for power.</p> <p>All in good, working order.</p>
10.14	Heating	1x Chrome towel rail.	<p>Loose / moving, top fittings insecure; door strikes it - risk of damage.</p> <p>Needs Maintenance - Landlord</p>

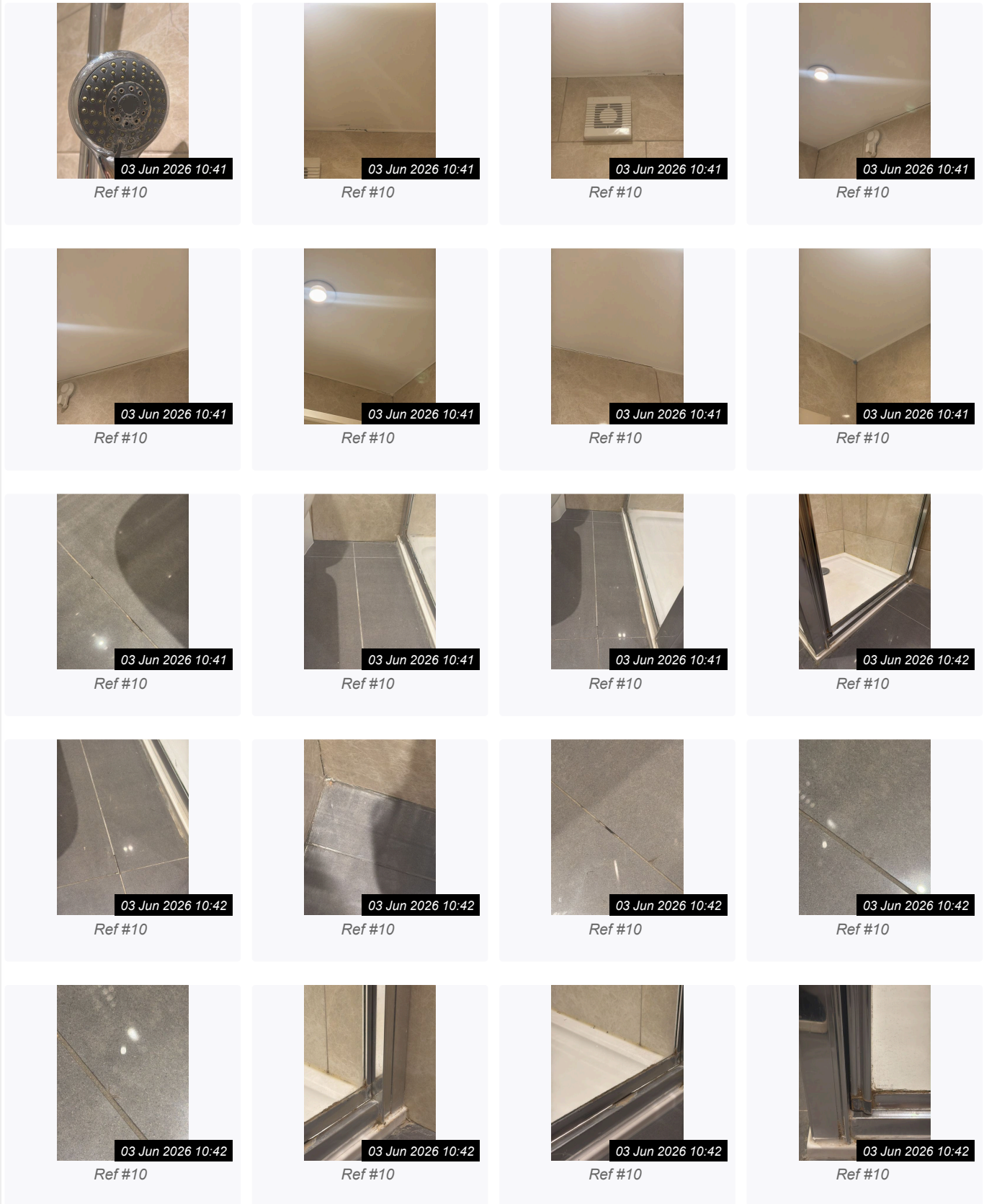
10. BATHROOM (CONT.)			
10.14.1	-	<p>Hooks: 1 small chrome hook below towel rack; 1 matching hook right of shaver socket.</p> <p>Wall fittings: 2 square fixtures; right-hand one missing.</p>	Appears in good condition.
10.15	Additional Items / Information		
10.15.1	-	White wooden wall-mounted cabinet with full-length mirror door and open lower shelf; clean, classic style.	<p>Exterior generally good with minor handwash marks.</p> <p>Bottom interior section water damaged - wood expanded and discoloured. Mirror clear and undamaged; fittings secure.</p>
10.15.2	-	Chrome square rack - right of sink.	Appears in good condition.
10.15.3	-	Square rail - left of cabinet.	Appears in good condition.
10.15.4	-		Appears in good condition.



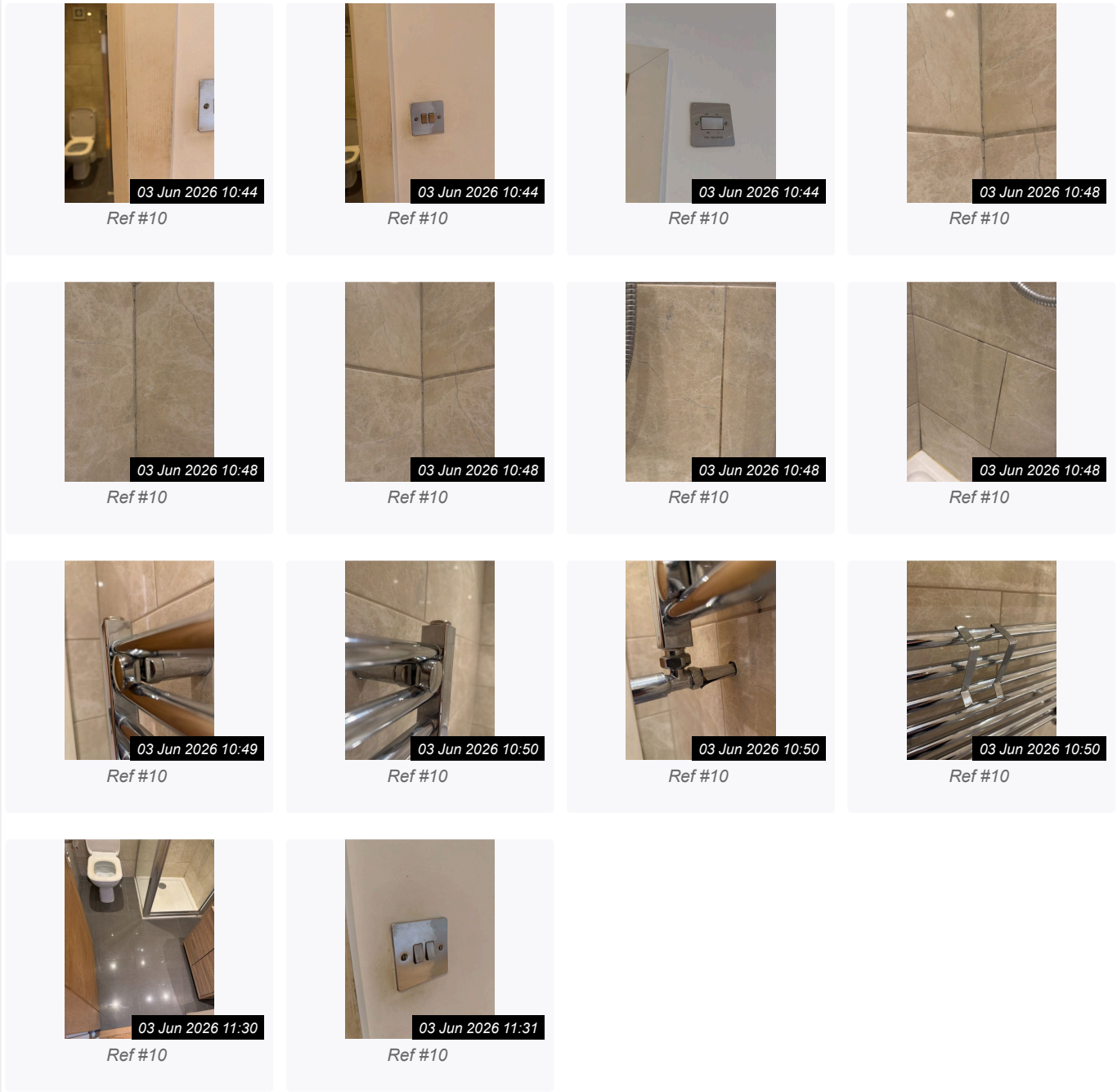
10. BATHROOM (CONT.)



10. BATHROOM (CONT.)



10. BATHROOM (CONT.)



Actions Required

Ref	Action Required	Responsibility	Comments
4.3 Health & Safety Smoke & Carbon Monoxide Alarms » Carbon Monoxide Alarm(s)	Needs Replacing	Landlord	Alarm tested for power only. Audible alarm not noted.
8.4 Open-Plan Kitchen Area » Lighting	Needs Replacing	Landlord	1x spotlight not in working order.

Actions Required			
8.13 Open-Plan Kitchen Area » Hob	Needs Maintenance	Landlord	<p>Control knobs all present, intact and turn smoothly. Ignition button detached/missing, with only the threaded spindle visible.</p> <p>Burners & Components: All burner caps, rings and bases present.</p> <p>Stainless steel surface generally clean, with minor scratches and light marks consistent with normal use; no dents or discolouration.</p> <p>Overall Condition: Functional and structurally sound; only issue - ignition button detached, requiring replacement. Otherwise clean, complete and in good working order.</p>
8.16 Open-Plan Kitchen Area » Washing Machine	Needs Replacing	Landlord	<p>Exterior: White casing with chrome door trim; control panel, dial and display all present and intact. Minor scuffs/marks on casing consistent with use.</p> <p>Door & Seal: Large porthole door opens/closes smoothly. Door seal heavily moulded and discoloured, with visible grime, black mould and foul-smelling residue throughout.</p> <p>Detergent Drawer: Fully extendable, clean inside, no damage or blockages; small amount of residual product visible.</p> <p>Interior Drum: Perforated stainless steel drum, clean and free from damage or rust.</p> <p>Overall Condition: Mechanically appears complete, but seal is unserviceable due to heavy mould and odour.</p>
10.9 Bathroom » Toilet	Needs Maintenance	Investigate	<p>Flushes well; seat loose and noticeably yellowed/discoloured; slight staining visible inside pan.</p> <p>Makes thumping noise after flushing. No cracks or leaks.</p>
10.9 Bathroom » Toilet	Needs Replacing	Landlord	<p>Flushes well; seat loose and noticeably yellowed/discoloured; slight staining visible inside pan.</p> <p>Makes thumping noise after flushing. No cracks or leaks.</p>
10.14 Bathroom » Heating	Needs Maintenance	Landlord	<p>Loose / moving, top fittings insecure; door strikes it - risk of damage.</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.