Inventory & Check In

INVENTORY BEE

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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

November 10th 2026

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Tenant Initials: _____

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

Tenant Initials: _____

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.

Tenant Initials: _____

1. SCHEDULE OF CONDITION

Ref	Name	Condition
1.1	**General Overview**	In good condition overall. Imperfections noted to various areas, fixtures, fittings and general contents - consistent with normal use and general wear and tear. Please refer to individual rooms and sections for further details.
1.2	**General Cleanliness**	Cleaned to a professional standard throughout.
1.3	**Decorative Order**	General scuff marks, some shading and discolouration visible to walls in individual rooms, consistent with general wear and occupancy.
1.4	**Ceiling(s)**	In good clean condition throughout, unless otherwise stated.
1.5	**Wall(s)**	General scuff marks, some shading and discolouration visible to walls in individual rooms, consistent with general wear and occupancy.
1.6	**Hard Flooring / Carpets**	General light scratch marks visible to flooring throughout - very faint and not fully captured in photographs. All planks intact and securely fitted; no substantial damage observed.
1.7	**Woodwork**	Minor scuffs and faint cracks visible at mitres and joints in places. Small orange/brown marks and light staining present in bedrooms. Sealant lightly discoloured; sections of sealant missing in places. No major damage observed - condition consistent with general wear and tear. Beading intact and secure.
1.8	**Lightings**	All in good, working order. Fittings intact and in good order.
1.9	**Switches & Sockets**	All in good, working order. All sockets tested using socket testers. - Three green indicator lights illuminated - wiring confirmed correct, connections verified as safe. No wiring faults detected.
1.10	**Window(s) / Balcony Door**	Scuff marks and discolouration visible to frame in places. Reception Area: Key supplied but does not operate lock - door does not secure. Handle slightly loose. Soiling visible to exterior surfaces throughout.
1.11	**Curtains**	In good clean condition throughout.
1.12	**Bathroom & En Suite**	Cleaned to a professional standard. Imperfections noted in particular areas and selective items.
1.13	**Kitchen Area**	Cleaned to a professional standard. Imperfections noted to kitchen cabinets.
1.14	**Appliances**	All appliances power tested & confirmed working.

Tenant Initials: _____

1. SCHEDULE OF CONDITION (CONT.)

1.15	**Fixtures & Fittings**	In good overall condition. Some general wear visible to selective items. Refer to individual rooms for further details.
1.16	**Contents / Furnishings**	In good overall condition. Some general wear visible to selective items. Refer to individual rooms for further details.
1.17	**Mattress(s)**	In good clean condition - no stains visible.
1.18	**Upholstery**	Sofa: Fabric generally intact and free from tears or holes. Minor surface marks and faint soiling visible on seat cushions consistent with normal use. Frame sturdy and stable. Cushion covers clean and intact.
1.19	**Balcony**	In weathered and heavily soiled condition.

2. METER READINGS

Ref	Type	Location	Serial No.	Reading
2.1	Electric Meter	Communal Riser Cupboard.	L83A43274.	85683.6 kWh.
2.2	Heat Meter	Hallway Cupboard Two.	58391626.	12620 kWh.
2.3	Water Meter	Hallway Cupboard Two.	089345.	00274 m³.



Ref #2.1



Ref #2.2



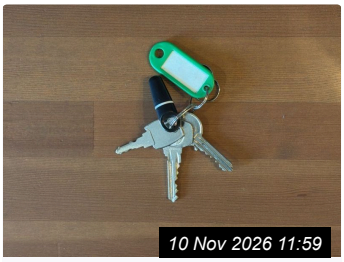
Ref #2.3

3. KEYS PROVIDED AT CHECK IN

Ref	Name	Description
3.1	Sets	1x Yale Key - Front Door. 1x Yale Key - Unknown. 1x Security Fob.

Tenant Initials: _____

3. KEYS PROVIDED AT CHECK IN (CONT.)



Ref #3.1

4. HEALTH & SAFETY | SMOKE ALARMS

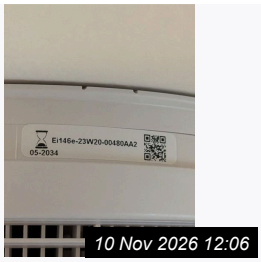
Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	1x Entrance & Hallway.	Tested - audible sound emitted, confirmed in working order. Expiry Date: 05/2034.



Ref #4.1



Ref #4.1



Ref #4.1

5. ENTRANCE & HALLWAY

Ref	Name	Description	Condition
5.1	General Overview		In good condition overall. Minor imperfections noted to various areas, fixtures, fittings and general contents. Please refer to individual sections for further details.
5.2	Exterior Door	Light wood-effect entrance door. Number 70 numerical. Door viewer / peephole. Polished chrome rim lock cylinder and lower keyhole cylinder. Light grey doormat.	Faint scuff marks and paint wear visible to surface. Minor scuffs and chipping along bottom edge of door. Lock and cylinder securely fitted. *Note: Same key operates both locks.* Doormat heavily soiled with dark stains and marks.
5.3	Exterior Door Frame	White-painted.	Paint cracking, scuffs and wear visible along edges. Surface scuffs and minor unevenness present.

Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)			
5.4	Interior Door	Light wood-effect entrance door. Polished chrome security chain and strike plate. Privacy turn lock.	Faint scuffs, small white marks and scratches visible across surface. Chain links intact and operational. Lock and fittings securely fixed.
5.5	Interior Door Frame	White-painted.	Appears in good condition.
5.6	Door Bell / Intercom	White wall-mounted video intercom handset. White doorbell push button.	Intercom screen operational but display unclear. No clear video image visible. Fitted flush to wall; discoloured/yellowed with age. In working order.
5.7	Ceiling	White-painted. 1x Smoke alarm fitted.	In good clean condition throughout. Tested - confirmed in working order.
5.8	Walls	Pale grey painted walls. Black wall-mounted coat hook rack with four polished chrome hooks. Community Fibre wall-mounted fibre termination box.	Fine hairline marks visible in several areas. Faint scuffs, surface marks and small indentations present throughout mid and low levels. Minor paint chip visible at corner section. Securely fixed to wall; all hooks present and firmly attached. Securely fitted in corner position; casing clean and intact.
5.9	Flooring	Light oak-effect engineered wooden flooring.	Minor faint scuffs and light wear visible in places, consistent with normal use. Securely fitted with no lifting, gaps or damage observed.
5.10	Skirting Boards	White-painted.	Minor scuffs, faint marks and small indentations visible along length and at corners. Paint unevenness and slight discolouration present in places. Chipped and scuffed to corners/edges.
5.11	**Fixtures & Fittings**		
5.12	Lighting	2x Three-spot chrome ceiling light fixtures. - 6x Bulbs total.	Securely mounted flush to ceiling. All bulbs in working order.
5.13	Switches	3x Polished chrome single light switches.	All in good, working order. Plates intact and secure.
5.14	Sockets	2x Polished chrome double sockets. 1x Hyperoptic fibre optic wall port.	Socket tested for power using voltage tester supply confirmed present and in working order. Wiring confirmed in good and safe order; tester indicates correct connection and safe to use. Securely fitted to wall.

Tenant Initials: _____

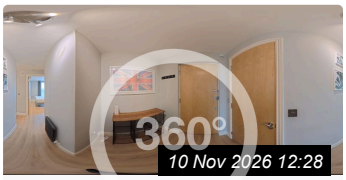
5. ENTRANCE & HALLWAY (CONT.)			
5.15	Heating	Anthracite grey column radiator with TRV and manual lockshield valve. - Six-column design with smooth dark grey finish.	Thermostatic radiator valve fitted to one end; lockshield valve at opposite end. Minor dust accumulation visible on surface. Securely wall-mounted.
5.16	Thermostat	Drayton Digistat+3 digital room thermostat.	White wall-mounted unit; buttons unresponsive. Securely fitted; casing clean and undamaged.
5.17	**Furniture & Furnishings**		
5.18	Console Table	Reclaimed wood top, black wire-grid base. Linksys Community Fibre white router unit.	Wooden top shows natural grain, wear and slight colour variations consistent with use. Wireframe base structurally sound; compartments intact.
5.19	**Additional Items**		
5.20	Artwork	Large framed artwork - colourful 'Great Britain' grid design in white frame. Pair of smaller framed artworks - monstera leaf prints in matching white frames.	Securely wall-mounted - intact. Securely wall-mounted - intact.
5.21	Clock	Large round wall clock - dark smoked face.	Securely wall-mounted; glass and frame intact.
5.22	Extension Lead	1x White 4-gang extension lead.	In good overall condition.

Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)			
5.23	**Cupboard One (LHS)**	Light wood-veneer door. Polished chrome lever handle. White-painted walls. 1x Wall-mounted shelf. 1x Chrome hanging rail. 1x White wall-mounted light bulb. 1x Polished chrome single light switch. **Interior / Contents** 1x Chrome double-sided mirror. 1x First aid kit. 2x Yellow/grey flexible-neck desk lamps. 1x Breville steam iron. Assorted vacuum cleaner accessories and boxes. 1x HG limescale remover bottle. 1x White Hyperoptic router. Spare light bulbs. Vax Pick Up cylinder vacuum cleaner. Vax Blade 24V cordless stick vacuum. 3-step aluminium step ladder. John Lewis cardboard box - contains shelf. 1x Grey broom. White electrical enclosure box. **Cool You cooling unit.** **Hager consumer unit / fuse box.**	Scuff marks visible to door surfaces. Intact, secure and in working order. Vertical discolouration/staining visible down wall corner and vertical wall. Scuff marks present to mid and low levels. Intact, secure - surface marks in places. Intact and secure. All in good, working order. All in good, working order. In good condition. In good condition. In good condition. Not tested. Minor surface marks present to soleplate. Tested for power - confirmed working. Tested for power - confirmed working. In used condition. Appears in good condition - casing intact. Appears intact. Service next due November 2026. Consumer unit neatly labelled; inspection date 01/10/2023, next due 01/10/2028. All circuit breakers present and intact; RCD protection labelled.
5.24	**Cupboard Two (RHS)**	Light wood-veneer door. Polished chrome lever handle. White-painted walls. **Interior / Contents** **VITAL white wall-mounted heating unit cabinet.** (KVM Vital VAV-IDH 50/20KW heating unit data label). Internal pipework, pressure gauges, controls and red expansion vessel. **Hisense Freestanding Washer-Dryer.** Model: WDQA8014EVJMT. **Additional Items** 1x Red plastic dustpan - no brush. Folding metal clothes airer - grey frame with bright blue plastic end caps.	Scuff marks visible to door surfaces. Intact, secure and in working order. Light surface marks to interior walls in places. All units securely fitted to pipework. Pipework and connections neat; no obvious leaks observed. Powers on and display functional. Soap compartment in good clean condition. Rubber door seal slightly grubby. Inlet hose present on top surface. Unit unstable and wobbly when touched. Tape present on filter door. Scratch mark visible to LHS of door front. Sticky tape residue present on RHS of door front. In good used condition. In good used condition.

Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)



Ref #5 - Virtual Overview



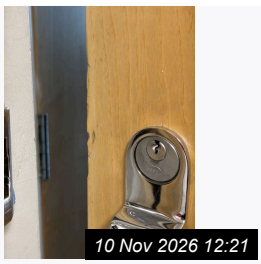
Ref #5 - Virtual Overview



Ref #5.2



Ref #5.2



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Ref #5.2



Ref #5.2



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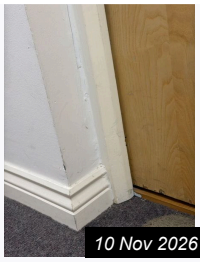

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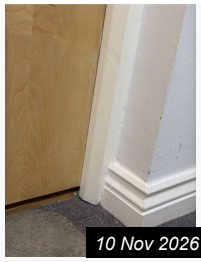

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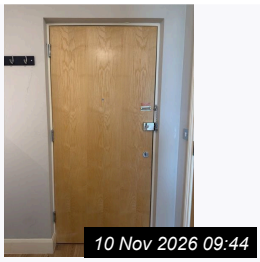

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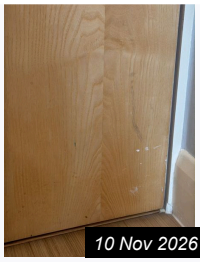

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Ref #5.6



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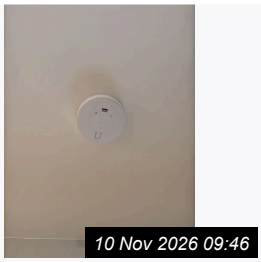

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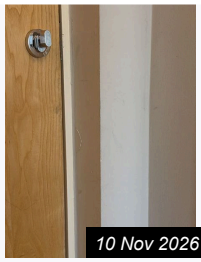

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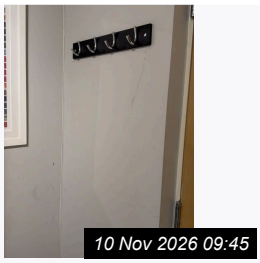
Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)



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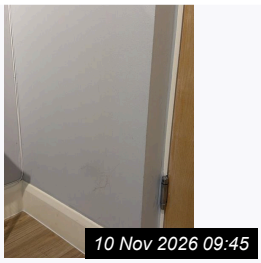

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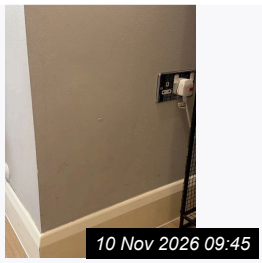

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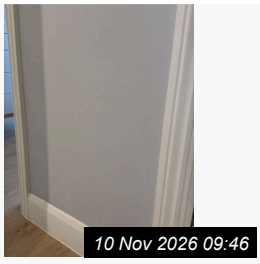

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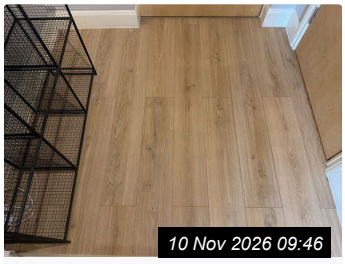

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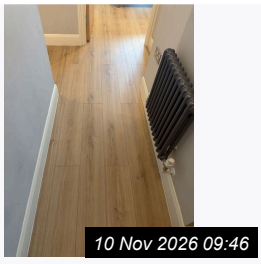

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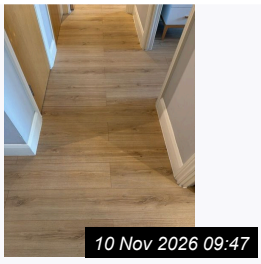

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Ref #5.10



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Ref #5.10



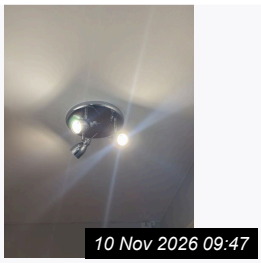
Ref #5.10

Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)



Ref #5.10



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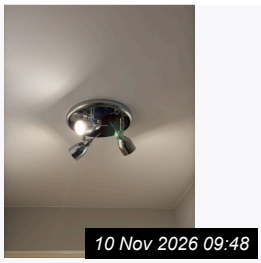

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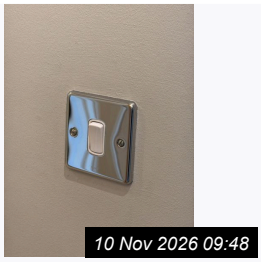

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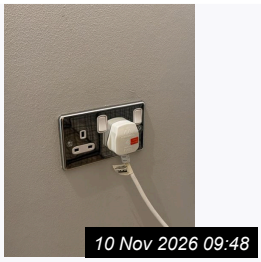

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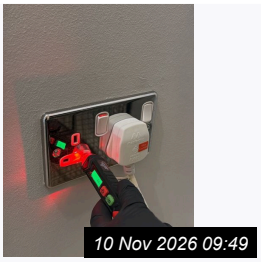

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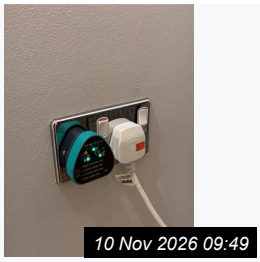

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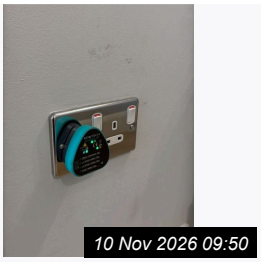

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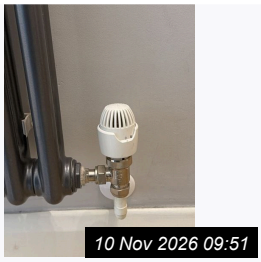

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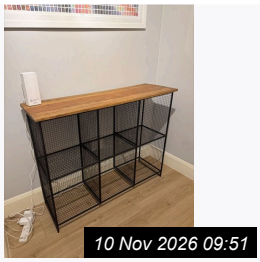

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Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)



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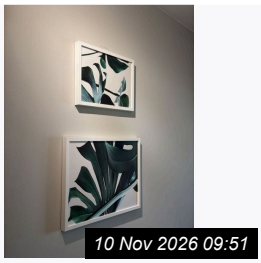

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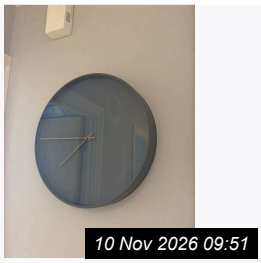

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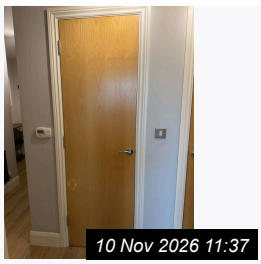

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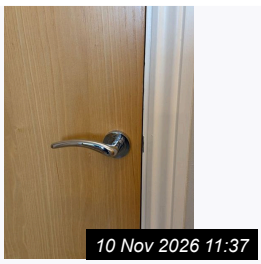

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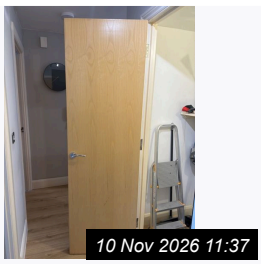

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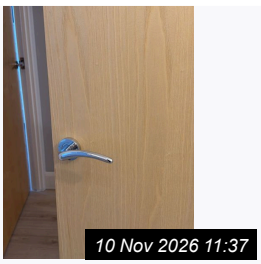

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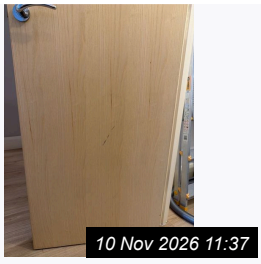

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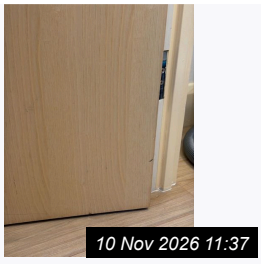

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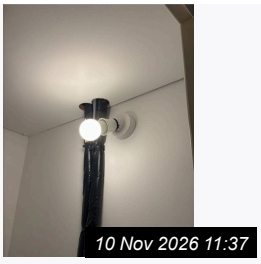

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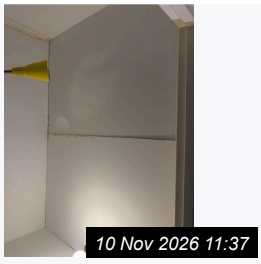

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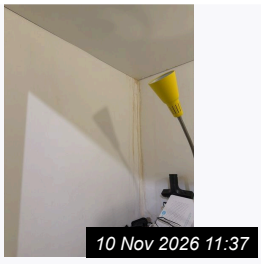

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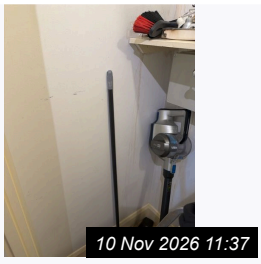

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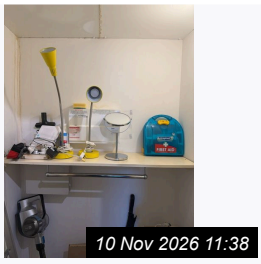

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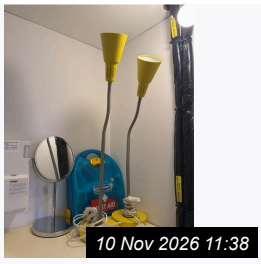

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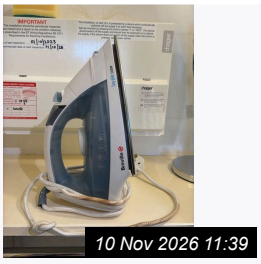

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5. ENTRANCE & HALLWAY (CONT.)



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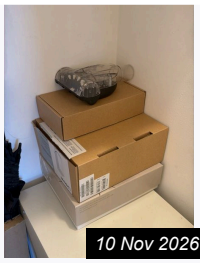
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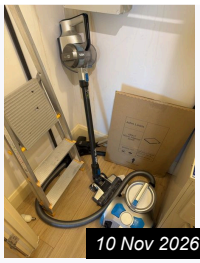
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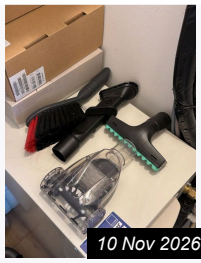
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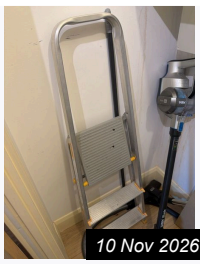
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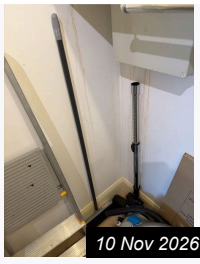
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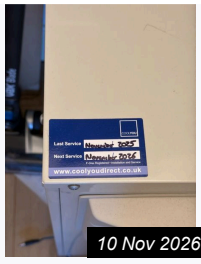
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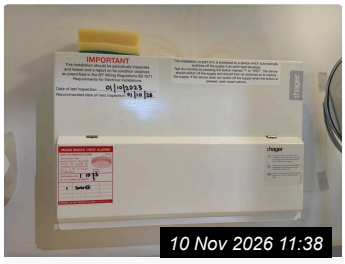

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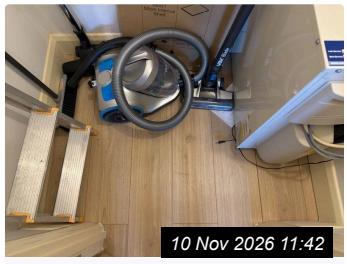
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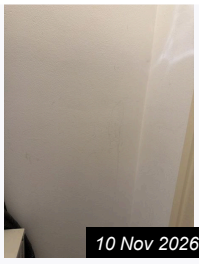
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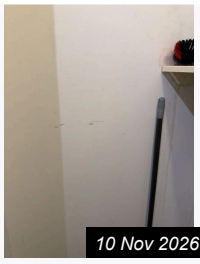
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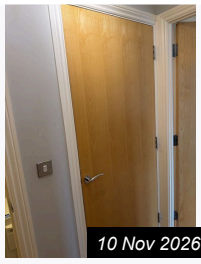
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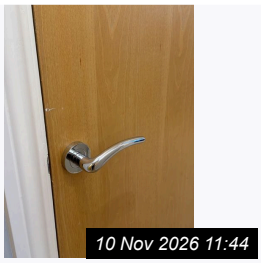
Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)



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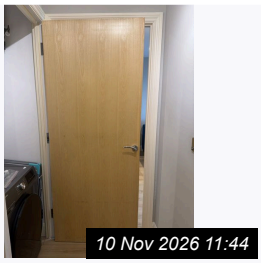

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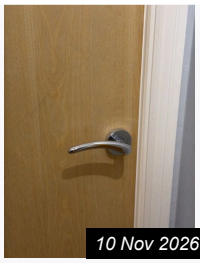

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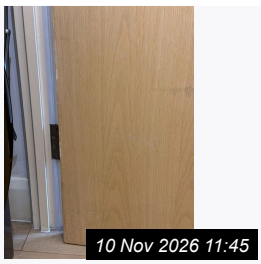

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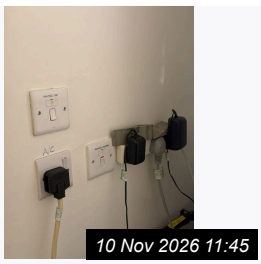

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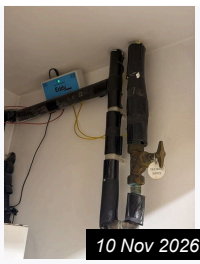

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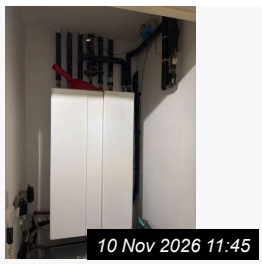

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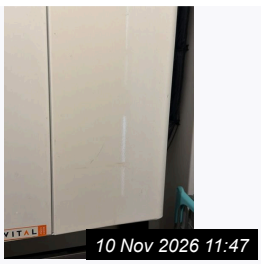

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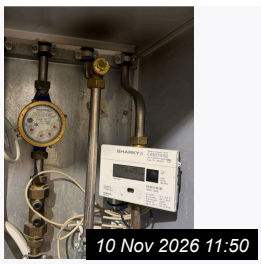

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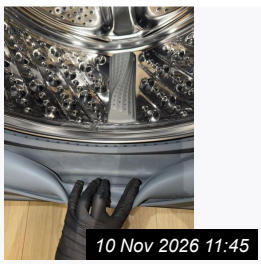

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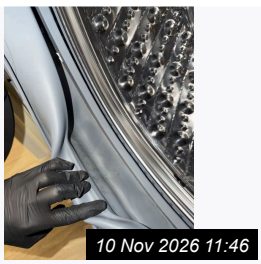

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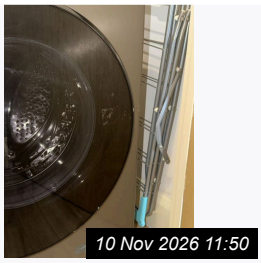
Tenant Initials: _____

5. ENTRANCE & HALLWAY (CONT.)



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6. BATHROOM

Ref	Name	Description	Condition
6.1	General Overview		In good condition overall. Minor imperfections noted to various areas, fixtures, fittings and general contents. Please refer to individual sections for further details.
6.2	Exterior Door	Light wood-veneer door. Polished chrome lever handle and lock cylinder.	Small chip and minor damage visible to door surface at bottom corner. Handle intact, secure and in working order.
6.3	Exterior Door Frame	White-painted.	In good overall condition.
6.4	Interior Door	Light wood-veneer door. Polished chrome lever handle with round backplate. Round thumb turn lock. Single chrome hook to upper section of door.	Fine surface scratches and faint marks visible across panel. Veneer wear and minor edge chipping along bottom edge where it meets flooring. Intact, secure and in working order. Lock operational. Intact and secure.
6.5	Interior Door Frame	White-painted.	In good overall condition.
6.6	Ceiling	White-painted.	In good clean condition throughout.
6.7	Walls	Part-grey painted. 1x White access hatch RHS upon entry. Large dark grey tiles with light grey grout lines.	Clean and intact overall. Tiles intact, no damage/cracks visible. Grouting clean and intact.

Tenant Initials: _____

6. BATHROOM (CONT.)			
6.8	Flooring	Large dark grey floor tiles with light grout lines. Wooden threshold strip.	Tiles in good condition; no chips or cracks. Grout lines intact but show discolouration in places. Minor surface marks and faint scuffs visible. Intact, secure and slightly worn to surface.
6.9	Skirting / Upstand	Dark grey tiled upstand matching floor tiles.	Tiles intact; no damage observed.
6.10	**Fixtures & Fittings**		
6.11	Lighting	4x Recessed spotlights.	All in good, working order.
6.12	Switches	1x Brushed steel double light switch.	All in good, working order. Surface discolouration/wear visible across faceplate.
6.13	Sockets	White 2-pin shaver socket (Integrated within cabinet unit). 1x Polished chrome shaver socket.	Tested for power - confirmed in working order. Tested for power - confirmed in working order.
6.14	Heating	Chrome electric towel rail.	Securely wall-mounted. Power supply tested and confirmed operational.
6.15	Extractor Fan	White circular ceiling air vent.	Securely fitted flush to ceiling surface.
6.16	Mirrored Wall Cabinet	Mirrored wall cabinet. 1-door unit. LED strip light mounted above cabinet. **Interior / Contents** 2x Internal glass shelves.	Cabinet door, hinge and frame intact. White residue to interior base, sides and underside of cabinet. In good working order. Shelves securely fitted, no damage. Plastic fixings very fragile.
6.17	Vanity Unit	White gloss wall-hung vanity unit. Single pull-out drawer with chrome handle.	Minor glue-like residue at top front corner. Drawer operates smoothly on full extension runners. Water marks visible on back panel. Unit securely wall-mounted; otherwise clean.
6.18	Toilet Roll Holder	Polished chrome wall-mounted toilet roll holder.	Intact and in good condition.
6.19	**Sanitaryware**		

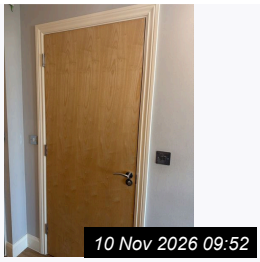
Tenant Initials: _____

6. BATHROOM (CONT.)

6.20	Bath / Bath Panel	White bath. Tiled panel area, matching wall tiles. Overhead fixed shower head and handheld shower set. Polished chrome concealed dual thermostatic shower valve. Clear glass shower screen. Chrome bath waste and overflow fitting. **Fixtures & Fittings** Corner wire soap basket. Black wire soap basket. Glass squeegee with suction holder.	Bath surface clean. Small chip to inner side bath rim. Tiled surround clean; grout in good order. In working order. Valve operates smoothly; minor limescale around edges. Glass panel secure; Sealant at base yellowed. Bath waste operational. Intact, secure and in good condition. Intact, secure and in good condition. Intact and in good condition.
6.21	Toilet	Saneux close-coupled WC. White plastic soft-close seat and cover.	Ceramic bowl and cistern clean and intact; securely fixed. Seat slightly loose.
6.22	Basin & Tap	Imex white ceramic basin. Single lever chrome mixer tap. Push pop-up waste plug.	Basin clean and intact; no chips or cracks visible. Surrounding grout clean. Tap operational - good water pressure. Plug intact and operational.
6.23	**Additional Items**		
6.24	Bins	2x Simplehuman stainless steel pedal bins.	Both operational; pedals and lids function correctly. Lids show scuffs and scratching consistent with use.



Ref #6 - Virtual Overview



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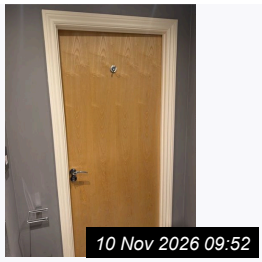
Ref #6.2



Ref #6.2



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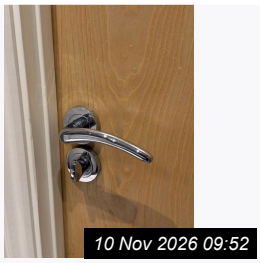
Tenant Initials: _____

6. BATHROOM (CONT.)



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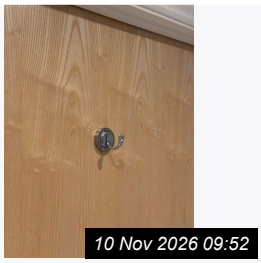

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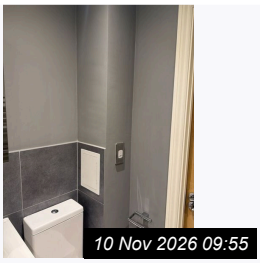

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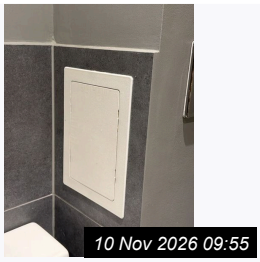

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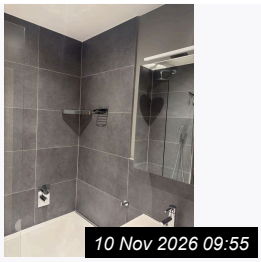

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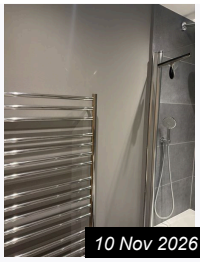

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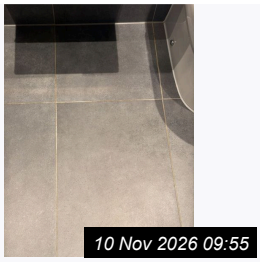

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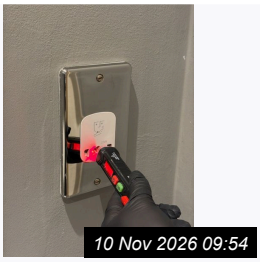

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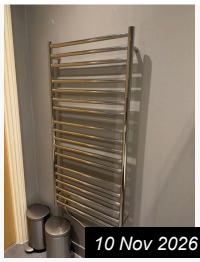

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Tenant Initials: _____

6. BATHROOM (CONT.)



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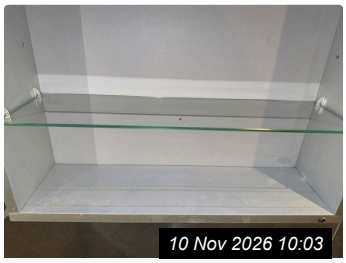

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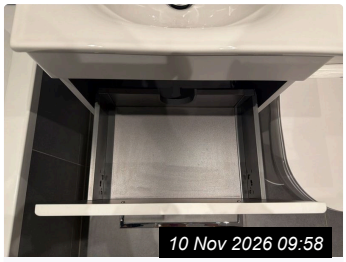

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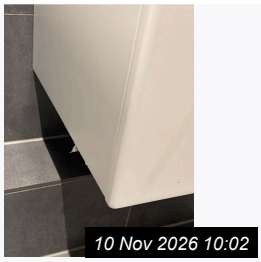

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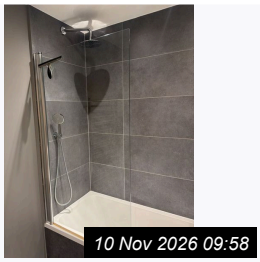

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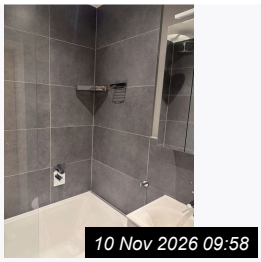

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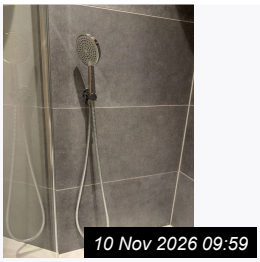

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Tenant Initials: _____

6. BATHROOM (CONT.)



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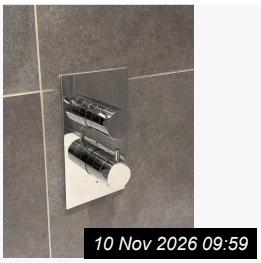

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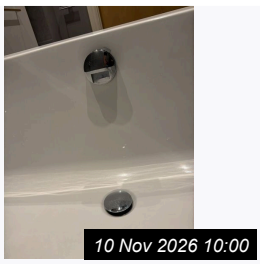

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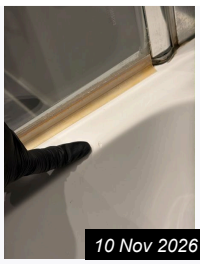

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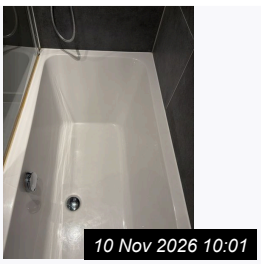

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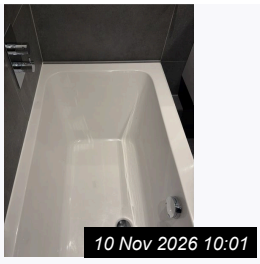

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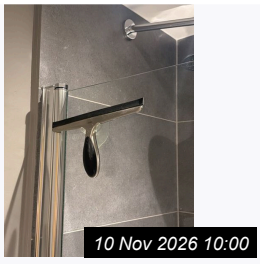

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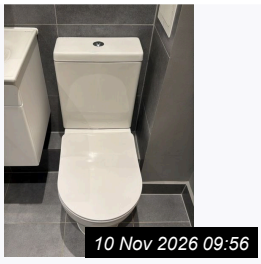

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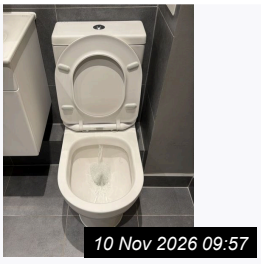

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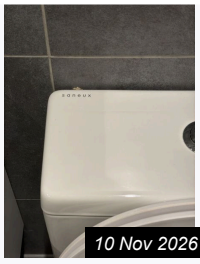

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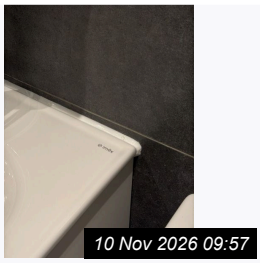
Tenant Initials: _____

6. BATHROOM (CONT.)



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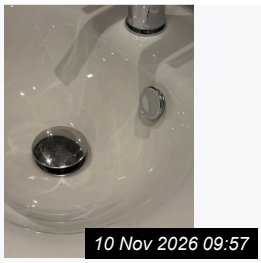

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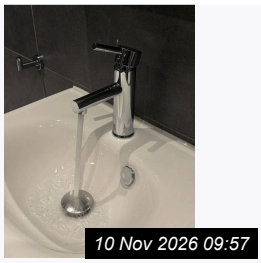

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Ref #6.24



Ref #6.24

7. BEDROOM ONE

Ref	Name	Description	Condition
7.1	General Overview		In good condition overall. Minor imperfections noted to various areas, fixtures, fittings and general contents. Please refer to individual sections for further details.
7.2	Exterior Door	Light wood-veneer door. Polished chrome lever handle.	Minor scratches, scuffs and wear at base; minor surface fissure noted. Intact, secure and in working order.
7.3	Exterior Door Frame	White-painted.	In good overall condition.
7.4	Interior Door	Light wood-veneer door. Polished chrome lever handle.	Fine surface scratch noted below handle area. Intact, secure and in working order.
7.5	Interior Door Frame	White-painted.	In good overall condition.
7.6	Ceiling	White-painted.	In good clean condition throughout.
7.7	Walls	Light-grey painted to one side. Feature wall - deep navy blue painted finish.	Minor scuffs and faint scratches at mid/low heights; slightly more evident on navy feature wall. Paint chip in places, mid to low level.
7.8	Flooring	Light oak-effect engineered wooden flooring. Beading trim around balcony door threshold. 2x Round floor-mounted door stops.	Minor surface scratches in places, consistent with use. Beading trim fitted flush by window; securely positioned and intact. Intact and secure.

Tenant Initials: _____

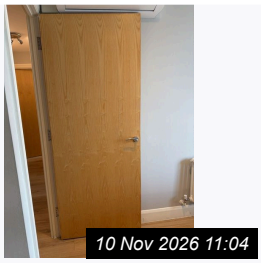
7. BEDROOM ONE (CONT.)			
7.9	Skirting Boards	White-painted.	Minor scuffs and faint cracks at mitres/joints. Small orange/brown marks and light staining present in several areas. Sealant lightly discoloured; sections missing in places.
7.10	**Fixtures & Fittings**		
7.11	Lighting	4x Recessed spotlights.	All in good, working order.
7.12	Switches	1x Polished chrome single light switch.	All in good, working order.
7.13	Sockets	3x Polished chrome double sockets. 1x Polished chrome TV aerial plate - 2 outlets. 1x Polished chrome data/network socket.	Sockets tested for power using voltage tester supply confirmed present and in working order. Wiring confirmed in good and safe order; tester indicates correct connection and safe to use. Securely fitted to wall. Securely fitted to wall.
7.14	Heating	White column-style radiator with thermostatic valve and lockshield end. Wall-mounted air conditioning/heating unit. 1x Remote control present.	Securely wall-mounted. In good overall condition. Unit securely fitted to wall; display illuminated showing 'PC'. Exterior casing clean and intact; no visible damage. Operational status confirmed via handset - full performance not tested. Remote present and functional; display active.
7.15	Window(s) / Sill	White uPVC window/door assembly - two vertical glazed panels. Brushed nickel handle with key.	Frames clean and neatly fitted; seals intact. Glass clear and free from cracks or chips. In working order, key and lock operational.
7.16	Curtains	Pair of dark grey patterned curtains. Metallic pole with finials and brackets.	In good clean condition. Pole secure and intact.
7.17	**Furniture & Furnishings**		
7.18	Bed & Mattress	Grey upholstered bed frame. Grey fabric headboard. Super-King tufted mattress. - Measurements approx. 180cm x 200cm (6ft x 6ft 6in). - Fire resistant label visible. White quilted mattress protector. - Fire resistant label visible.	Structurally sound; legs secure; fabric intact. Securely fixed; fabric clean and undamaged. Intact; no stains or damage observed. Fitted with corner straps; clean overall.

Tenant Initials: _____

7. BEDROOM ONE (CONT.)			
7.19	Bedside Tables	2x White bedside tables - single drawer, open lower shelf, round knob handle.	Minor surface marks visible to tabletop. Drawer fits neatly; opens and closes smoothly. Some discolouration to drawer base surfaces. Small chips to low level.
7.20	Bedside Lamps	2x Matching bedside lamps - copper stem, concrete base, dark grey shade.	Both lamps present and intact overall. LHS lamp - shade stays in position. RHS lamp - shade does not hold position; cannot be fixed or tilted. Minor surface marks/wear visible to concrete bases.
7.21	Wardrobe	Single mirrored door wardrobe. **Interior / Contents** 1x Chrome hanging rail. Internal shelves to lower section. 1x White mattress protector.	Surfaces clean and undamaged. Mirror intact and in good condition - no visible damage. Securely fitted and intact. Shelves secure and in good condition.
7.22	Tall Chest Unit	White tall chest of 5 drawers. 5x White round handles.	Drawers operate smoothly; knobs secure. Minor surface marks visible to top edge and surface. Structure sturdy and stable; clean overall.
7.23	**Additional Items**		
7.24	Artwork	Framed abstract artwork - white wooden frame.	In good overall condition.
7.25	Mirror	Free-standing rectangular mirror with white frame and integral stand.	In good overall condition.
7.26	Extension Lead	1x White 4-gang extension lead.	In good overall condition.



Ref #7 - Virtual Overview



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Ref #7.2



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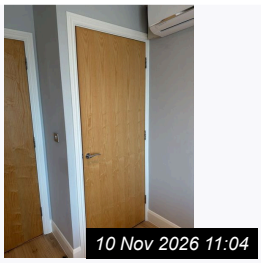
Tenant Initials: _____

7. BEDROOM ONE (CONT.)



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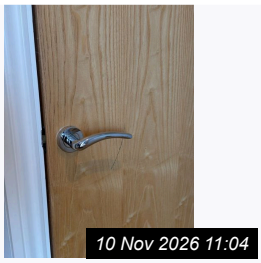

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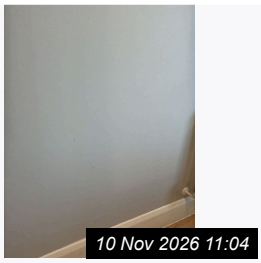

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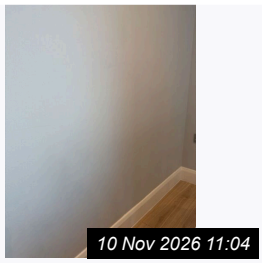

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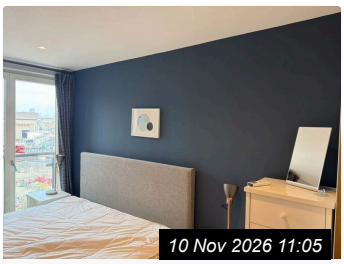

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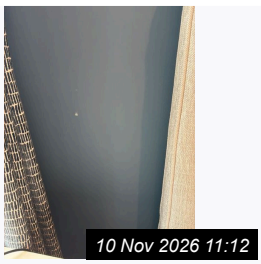

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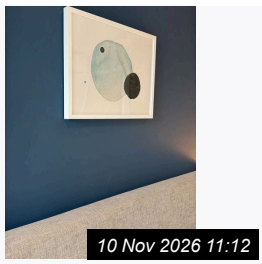

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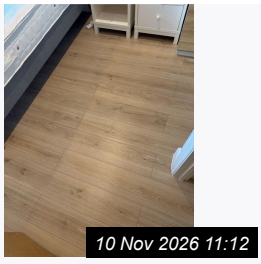

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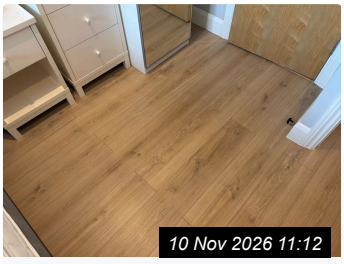

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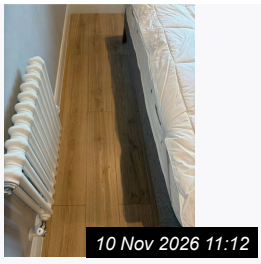

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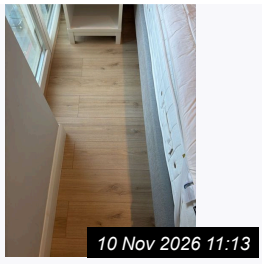

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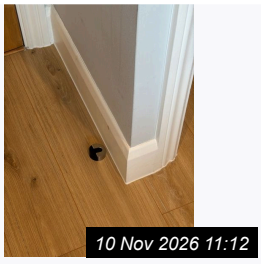

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Ref #7.8



Ref #7.8



Ref #7.9



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Ref #7.9



Ref #7.9



Ref #7.12

Tenant Initials: _____

7. BEDROOM ONE (CONT.)



Ref #7.13



Ref #7.13



Ref #7.13



Ref #7.13



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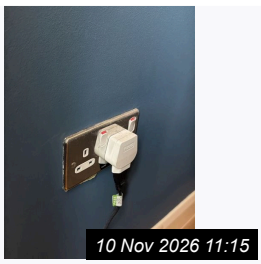

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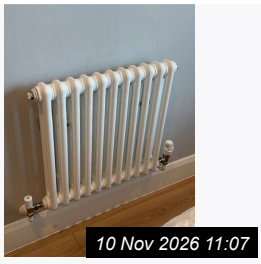

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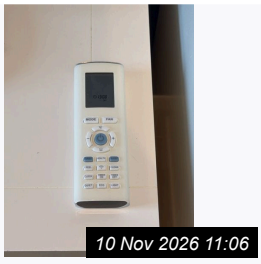

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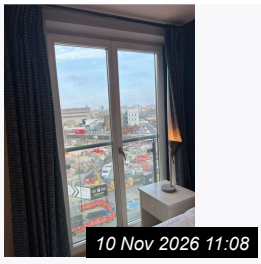

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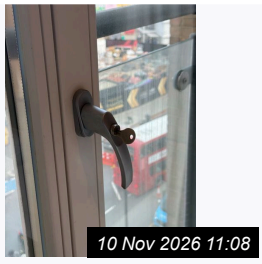

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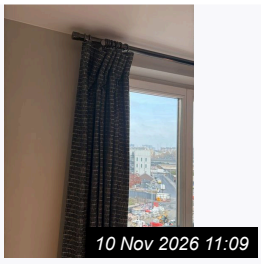

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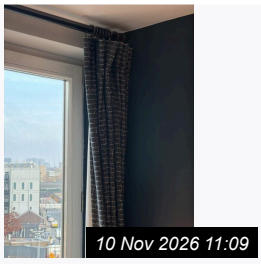

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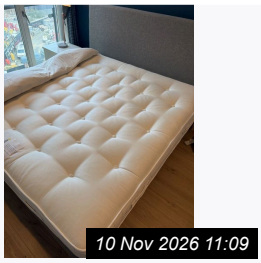
Ref #7.18

Tenant Initials: _____

7. BEDROOM ONE (CONT.)



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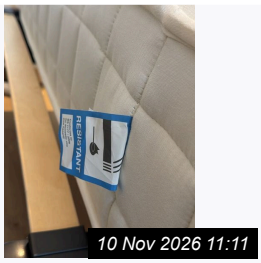

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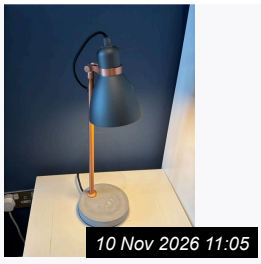

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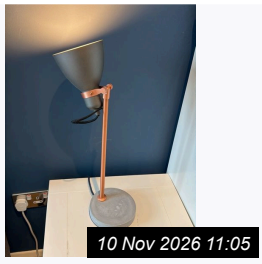

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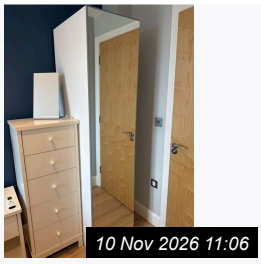

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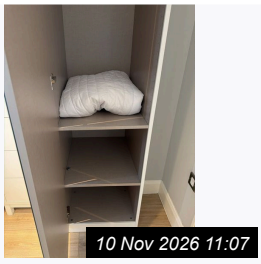

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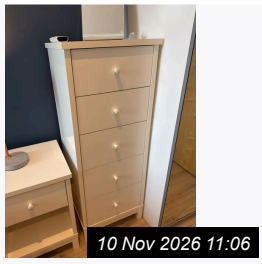

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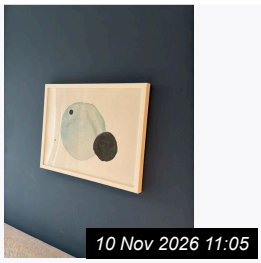
Tenant Initials: _____

7. BEDROOM ONE (CONT.)



Ref #7.24



Ref #7.25



Ref #7.26

8. EN-SUITE TO BEDROOM ONE

Ref	Name	Description	Condition
8.1	General Overview		In good condition overall. Minor imperfections noted to various areas, fixtures, fittings and general contents. Please refer to individual sections for further details.
8.2	Exterior Door	Light wood-veneer door. Polished chrome lever handle and lock cylinder.	Faint surface marks visible in places. Handle intact, secure and in working order. Round backplate on door handle is loose and spins.
8.3	Exterior Door Frame	White-painted wooden frame.	In good overall condition.
8.4	Interior Door	Light wood-veneer door. Polished chrome lever handle with round backplate. Round thumb turn lock. Single chrome hook to upper section of door.	Minor surface marks and small dark blemish visible to door panel. Wear visible to door surface at base level. Intact, secure and in working order. Lock operational. Intact and secure.
8.5	Interior Door Frame	White-painted wooden frame.	In good overall condition.
8.6	Ceiling	White-painted.	Circular oil-like stain visible in ceiling surface between the two recessed spotlight fixtures. Surrounding ceiling otherwise clean.
8.7	Walls	Part white-painted. Mid-height section finished with large grey tiles, light grey grout lines.	Upper and corner painted section; faint discolouration and patchy marks visible. Tiles intact, no damage/cracks visible. Grouting clean and intact.
8.8	Flooring	Large grey floor tiles. Wooden threshold strip.	Tiles intact; no chips or cracks visible. Grouting discoloured in several areas. Intact and secure.
8.9	Skirting / Upstand	Dark grey tiled skirting / upstand - matching floor tiles.	Tiles intact; no damage observed.
8.10	**Fixtures & Fittings**		

Tenant Initials: _____

8. EN-SUITE TO BEDROOM ONE (CONT.)			
8.11	Lighting	4x Recessed spotlights.	All in good, working order.
8.12	Switches	1x Brushed steel double light switch.	All in good, working order. Surface discolouration/wear visible across faceplate.
8.13	Sockets	White 2-pin shaver socket (Integrated within cabinet unit). 1x Polished chrome shaver socket.	Tested for power - confirmed in working order. Tested for power - confirmed in working order.
8.14	Heating	Chrome electric towel rail.	Securely wall-mounted. Power supply tested and confirmed operational.
8.15	Air Vent	White circular ceiling air vent.	Securely fitted flush to ceiling surface.
8.16	Mirrored Wall Cabinet	Mirrored wall cabinet. 1-door unit. LED strip light mounted above cabinet. **Interior / Contents** 2x Internal glass shelves.	Cabinet door, hinge and frame intact. In good working order. Top shelf securely fitted. Bottom glass shelf will not sit on fixings - temporarily resting on cabinet base rather than fitted in place. Plastic fixings very fragile.
8.17	Mirror	Round magnifying mirror with chrome wall bracket and pull cord.	Securely wall-mounted, intact. Mirror in working order. Pull cord intact.
8.18	Vanity Unit	White gloss wall-mounted vanity unit. Single pull-out drawer with curved handle.	Minor surface blemish visible to interior base of drawer; wood grain showing at inner cut-out edge. Slides smoothly on metal rails. Unit securely fixed to wall; exterior finish clean and intact.
8.19	Toilet Roll Holder	Brushed nickel toilet roll holder.	Loose to touch.
8.20	**Sanitaryware**		
8.21	Toilet	Saneux close-coupled WC. White plastic soft-close seat and cover.	Ceramic bowl and cistern clean and intact; securely fixed. Seat slightly loose to fittings.
8.22	Basin & Tap	White ceramic wall-mounted basin. Chrome single-lever mixer tap. Flip-top waste plug.	Basin clean and intact; no chips or cracks visible. Surrounding grout clean. Tap operational - good water pressure. Plug intact and operational.

Tenant Initials: _____

8. EN-SUITE TO BEDROOM ONE (CONT.)

8.23	Shower Unit / Cubicle	Curved glass shower cubicle. Polished chrome frame and door handle. Dual control thermostatic shower valve. Riser rail and handheld shower head. White curved acrylic shower tray with chrome waste. **Fixtures & Fittings** 1x Built-in corner shelf. 1x Wire basket shelf.	Glass panels intact; door slides smoothly. Intact and secure. In good working order. Limescale visible to shower head nozzles. Surface clean and intact; no chips/marks visible. Shower waste clean and clear. Grout discoloured in places; minor white residue/ discolouration visible to tiled walls, low level. Chrome fittings secure overall. Sealant generally intact and clean - small mould spot to RHS. Intact, secure and clean. Intact, secure and clean.
8.24	**Additional Items**		
8.25	Toilet Brush	Polished chrome toilet brush and holder.	Tarnishing visible to surface. In used condition.
8.26	Artwork	Framed artwork - Tower Bridge print.	Securely wall-mounted, unit intact.



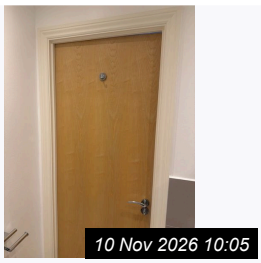
Ref #8 - Virtual Overview



Ref #8.2



Ref #8.2



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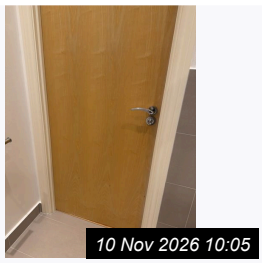

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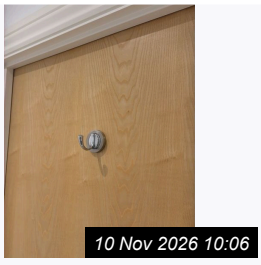
Ref #8.4



Ref #8.4



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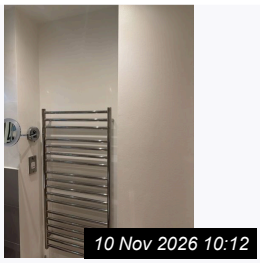
Tenant Initials: _____

8. EN-SUITE TO BEDROOM ONE (CONT.)



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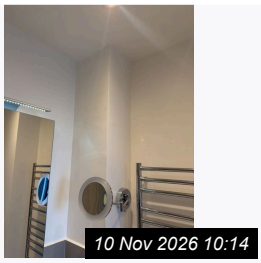

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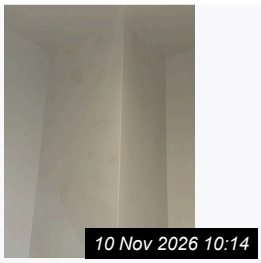

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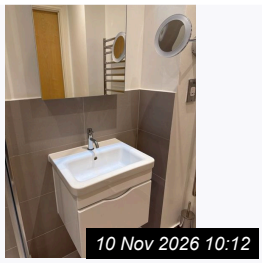

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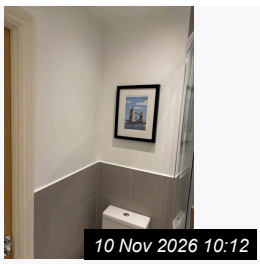

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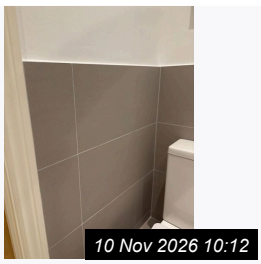

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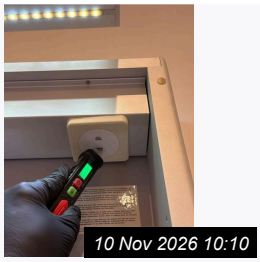

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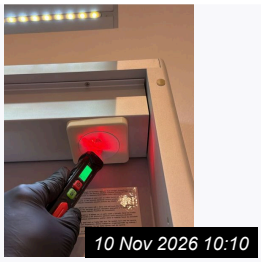

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Ref #8.13



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Ref #8.14



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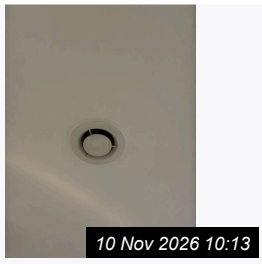
Ref #8.14



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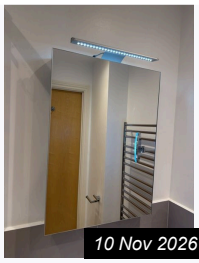
Tenant Initials: _____

8. EN-SUITE TO BEDROOM ONE (CONT.)



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Ref #8.16



Ref #8.16



Ref #8.16



Ref #8.16



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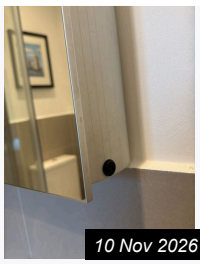

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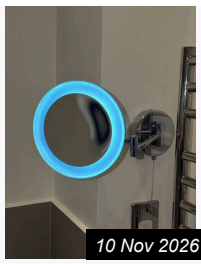

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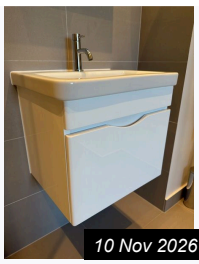

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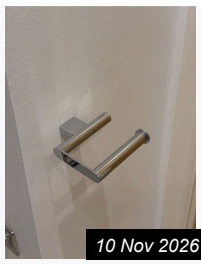

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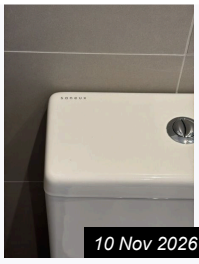

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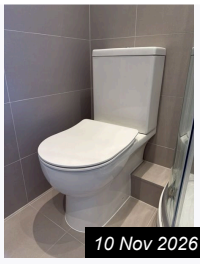

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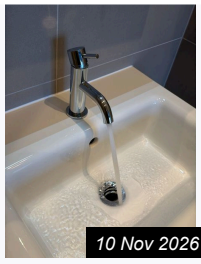

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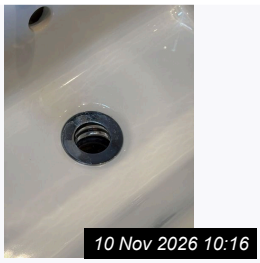
Tenant Initials: _____

8. EN-SUITE TO BEDROOM ONE (CONT.)



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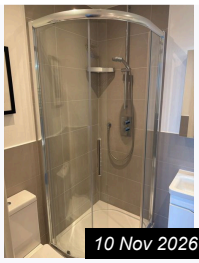

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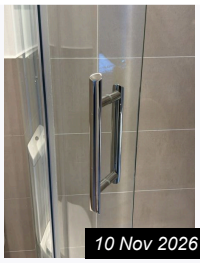

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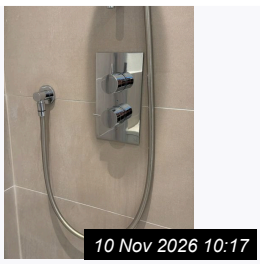

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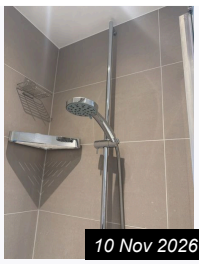

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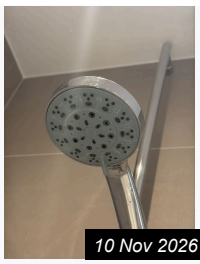

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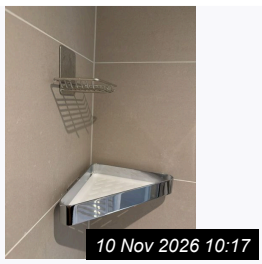

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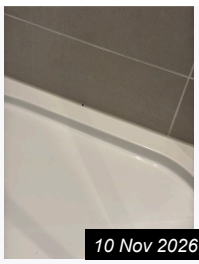

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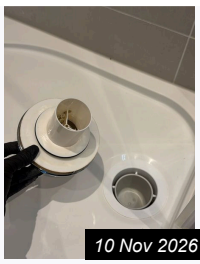


Ref #8.23



Ref #8.23



Ref #8.23



Ref #8.25



Ref #8.26

9. BEDROOM TWO

Ref	Name	Description	Condition
9.1	General Overview		In good condition overall. Minor imperfections noted to various areas, fixtures, fittings and general contents. Please refer to individual sections for further details.
9.2	Exterior Door	Light wood-veneer door. Polished chrome lever handle.	In good overall condition. Minor scuffs and wear visible along bottom edge and at hinge side. Intact, secure and in working order.

Tenant Initials: _____

9. BEDROOM TWO (CONT.)			
9.3	Exterior Door Frame	White-painted.	Paint chipped and worn at base corner; scuffs and surface marks visible along vertical edge.
9.4	Interior Door	Light wood-veneer door. Polished chrome lever handle.	In good overall condition. Intact, secure and in working order.
9.5	Interior Door Frame	White-painted.	In good overall condition.
9.6	Ceiling	White-painted.	In good clean condition throughout.
9.7	Walls	Light-grey painted.	Scuff marks and faint lines visible to walls at mid and low levels. Surface discolouration visible at wall/window sill junction.
9.8	Flooring	Light oak-effect engineered wooden flooring. Round floor-mounted door stop.	Light surface scratches in places, constant with normal use. Intact and secure.
9.9	Skirting Boards	White-painted.	Minor scuffs and faint cracks at mitres/joints. Small orange/brown marks and light staining present in several areas. Sealant lightly discoloured in places.
9.10	Window(s) / Sill	White uPVC window assembly - single opening sash. Brushed nickel handle - no key present. White-painted sill.	Frame discoloured and worn in places. Glass clear and intact; frame otherwise structurally sound. Lever handle loose and wobbly; surrounding plate appears detached and insecure. Light marks to surface.
9.11	Curtains / Blinds	Pair of dark grey patterned curtains. Metallic pole with finials and brackets.	In good clean condition. Pole secure and intact.
9.12	**Fixtures & Fittings**		
9.13	Lighting	Dome-shaped ceiling pendant light - mustard yellow exterior.	All in good, working order. Appears securely fitted.
9.14	Switches	1x Polished chrome single light switch.	All in good, working order.
9.15	Sockets	2x Polished chrome double sockets. 1x Polished chrome TV aerial plate - 2 outlets.	Sockets tested for power using voltage tester supply confirmed present and in working order. Wiring confirmed in good and safe order; tester indicates correct connection and safe to use. Securely fitted to wall.

Tenant Initials: _____

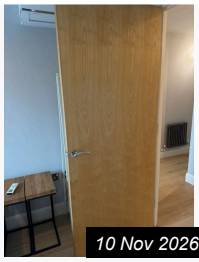
9. BEDROOM TWO (CONT.)			
9.16	Heating	White column-style radiator with thermostatic valve and lockshield end. Wall-mounted air conditioning/heating unit. 1x Remote control present.	Securely wall-mounted. In good overall condition. Unit securely fitted to wall; display illuminated showing 'PC'. Exterior casing clean and intact; no visible damage. Operational status confirmed via handset - full performance not tested. Remote present and functional; display active.
9.17	**Furniture & Furnishings**		
9.18	Bed & Mattress	Dark grey leather frame and headboard. Habitat King-size tufted mattress. Measurements approx. 150cm x 200cm (5ft x 6ft 6in). White quilted fitted mattress protector.	Faint scuff/mark visible on headboard surface. Structure sound and stable. In good clean condition, no stains or damage observed. In good clean condition.
9.19	Side Tables	Pair of matching oak-effect side tables with black metal frame bases.	Minor surface scuffs, faint marks and light wear visible across table tops. Both tables level, stable and securely assembled.
9.20	Shelving Unit	White metal and light wood clothes rail stand. A-frame design with hanging rail and lower shelf.	Stable and upright; all joints secure. Clean and undamaged.
9.21	Tall Chest Unit	White tall chest of 6 drawers. - 3x Round wooden knob handles. - 3x Flat rectangular bar pull handles. **Interior / Contents** 1x Standard 3-pin plug adapter.	Faint marks visible to top surface. Fine surface scratches and minor scuffs to drawer fronts and edges. Structure sound overall. Handles secure; drawers open and close smoothly.
9.22	**Additional Items**		
9.23	Artwork	Framed artwork - Battersea Power Station print, light oak frame.	Frame securely wall-mounted; clean and undamaged.



Ref #9 - Virtual Overview

Tenant Initials: _____

9. BEDROOM TWO (CONT.)



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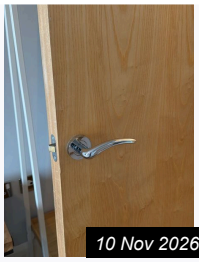

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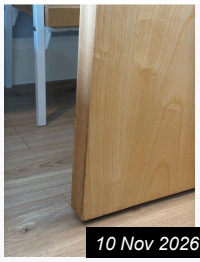

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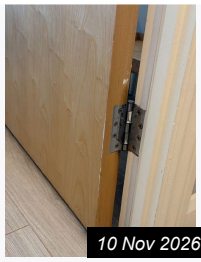

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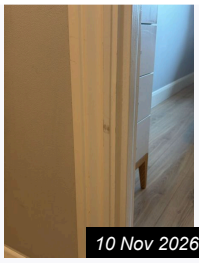

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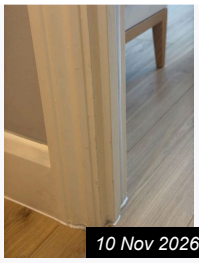

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Ref #9.3



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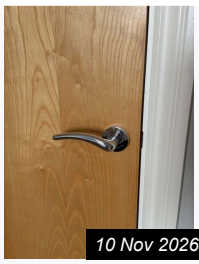

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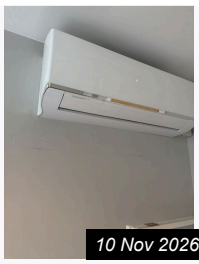

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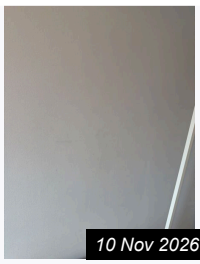

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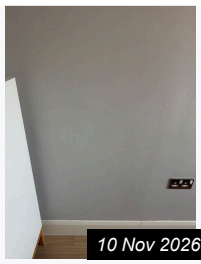

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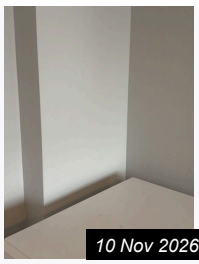

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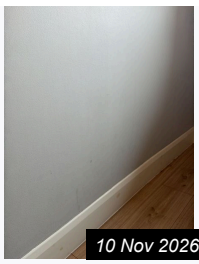

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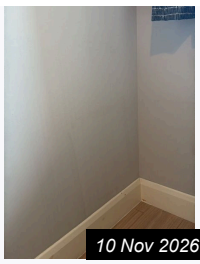

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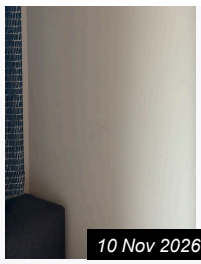

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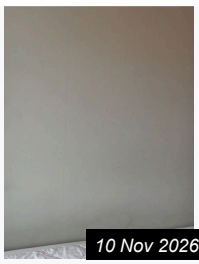

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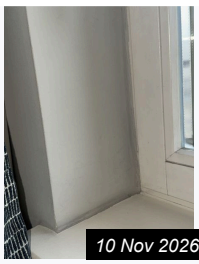

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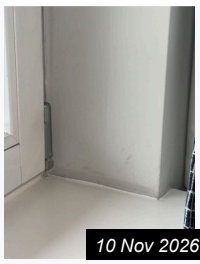

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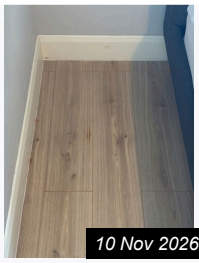
Tenant Initials: _____

9. BEDROOM TWO (CONT.)



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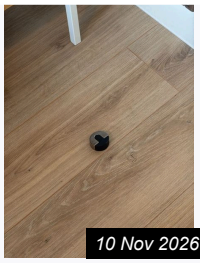

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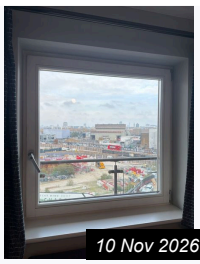

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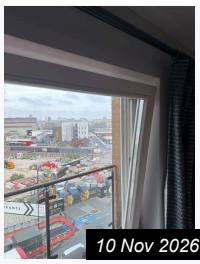

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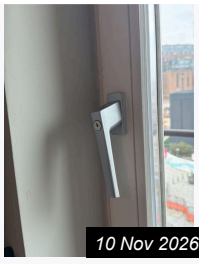

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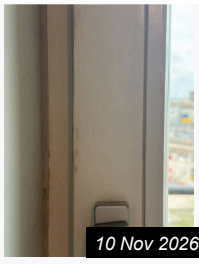

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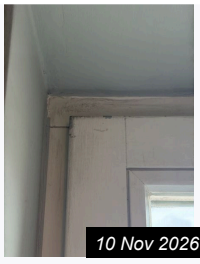

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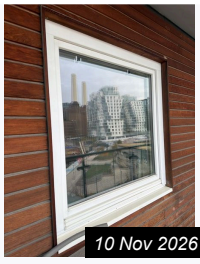

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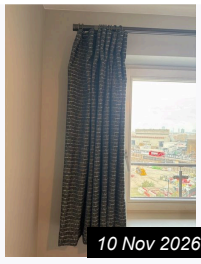

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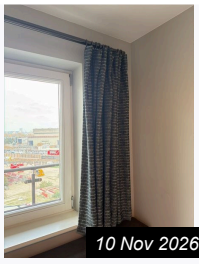

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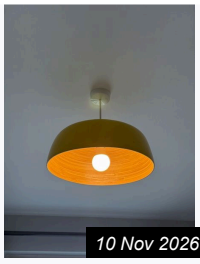

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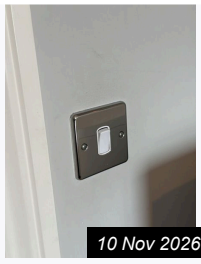

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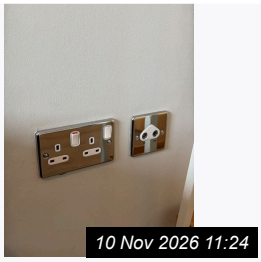
Tenant Initials: _____

9. BEDROOM TWO (CONT.)



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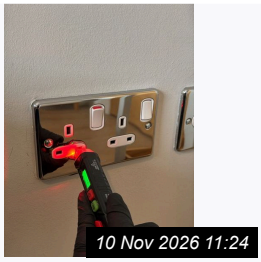

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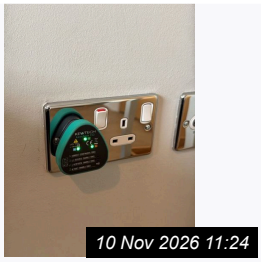

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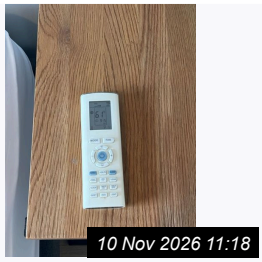

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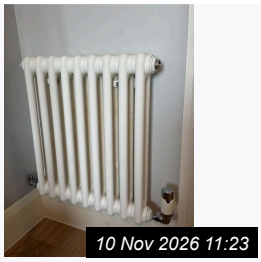

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Ref #9.18



Ref #9.18



Ref #9.18



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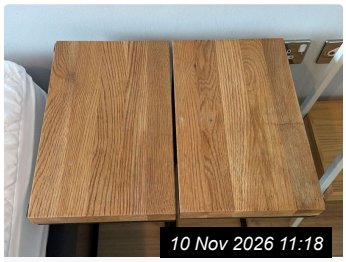

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Ref #9.20



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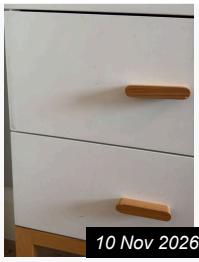
Tenant Initials: _____

9. BEDROOM TWO (CONT.)



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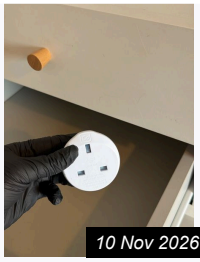

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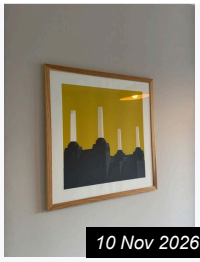


Ref #9.23

10. OPEN-PLAN RECEPTION AREA

Ref	Name	Description	Condition
10.1	General Overview		In good condition overall. Minor imperfections noted to various areas, fixtures, fittings and general contents. Please refer to individual sections for further details.
10.2	Exterior Door	Light wood-veneer door. Polished chrome lever handle.	White ring mark visible around handle. Minor scuffs and wear along bottom edge and corner. Handle secure and in working order.
10.3	Exterior Door Frame	White-painted.	In good overall condition.
10.4	Interior Door	Light wood-veneer door. Polished chrome lever handle.	Fine surface scratches and minor marks visible across door face. Handle secure and in working order.
10.5	Interior Door Frame	White-painted.	In good overall condition.
10.6	Ceiling	White-painted.	In good clean condition throughout.
10.7	Walls	Light grey painted walls. Navy painted feature wall.	Faint scuffs, minor surface marks and small paint chips in places - mid and low level. Faint surface smudges and blemishes visible in places. Small paint chips present below mid level.
10.8	Flooring	Light oak-effect engineered wooden flooring. Beading trim around balcony door threshold.	Minor surface scuffs and faint marks consistent with use. Beading trim fitted flush at balcony door base; securely positioned and intact.
10.9	Skirting Boards	White-painted. 1x Skirting-mounted chrome doorstop with black rubber tip.	Paint discolouration, faint stains and small marks visible in various areas. Minor unevenness and slight cracking to paint at joints and corners. Sealant along base slightly grubby in places. Intact and secure.

Tenant Initials: _____

10. OPEN-PLAN RECEPTION AREA (CONT.)			
10.10	**Fixtures & Fittings**		
10.11	Lighting	6x Recessed spotlights.	All in good, working order.
10.12	Switches	1x Polished chrome double light switch.	All in good, working order.
10.13	Sockets	4x Polished chrome double sockets. 1x Polished chrome TV/aerial/satellite wall plate. 1x Polished chrome telephone/data wall socket. 1x BT Openreach telephone master socket.	Sockets tested for power using voltage tester supply confirmed present and in working order. Wiring confirmed in good and safe order; tester indicates correct connection and safe to use. Securely fitted, intact. Securely fitted, intact. Securely fitted, intact.
10.14	Heating	Anthracite grey column radiator with white thermostatic valve and lockshield end.	Securely wall-mounted. Minor surface dust visible. Valves fitted and present; operational status not tested.
10.15	Window(s) / Balcony Door	White uPVC balcony door assembly. Brushed nickel handle with key.	Glass panels intact and clear. Scuff marks and discolouration visible to frame in places. Key supplied but does not operate lock - door does not secure. Handle slightly loose.
10.16	Curtains	Pair of geometric-patterned curtains. Pair of semi-sheer blue curtains. Metallic double curtain pole with finials and brackets.	In good clean condition. No rips or tears. In good clean condition. No rips or tears. Curtain pole securely fitted to wall; brackets and rings all present and intact.
10.17	**Furniture & Furnishings**		
10.18	Sofa	Blue fabric L-shaped corner sofa. 2x Rectangular scatter cushions - light grey base with yellow geometric stitch detail.	Fabric generally intact and free from tears or holes. Minor surface marks and faint soiling visible on seat cushions consistent with normal use. Frame sturdy and stable. Cushion covers clean and intact.
10.19	TV Unit	Black wood-effect wall-mounted TV unit with angled metal legs. **Interior / Contents** Blue folder. Set of turquoise coasters. Red bag. Brown cable. Sellotape. A range of letters. Additional miscellaneous items/accessories.	Surface shows visible scuff marks and light wear across top. Doors open and close smoothly; hinges secure. Structure intact; minor surface marks consistent with use.

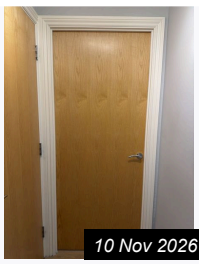
Tenant Initials: _____

10. OPEN-PLAN RECEPTION AREA (CONT.)

10.20	Television	Samsung flat-screen television. - Brushed metal base. 2x Samsung remote controls.	Tested for power - confirmed in working order. Both remotes present; battery covers in place to rear of each. Buttons intact and responsive.
10.21	Coffee Table	Wood-top coffee table with black metal frame and mesh shelf. 1x Phone charging cable to top surface.	Fine surface scratches and minor wear visible along edges. table and securely assembled; no damage to frame or legs.
10.22	Floor Standing Lamps	Tripod floor lamp - dark wood legs, charcoal fabric shade with copper interior. Adjustable black metal task floor lamp - conical head.	Shade intact and securely fitted; legs stable and undamaged. Arm and head adjust smoothly; base stable; finish clean and intact.
10.23	Table & Chairs	Dark wood-effect tall bar table with black metal frame. 4x Grey fabric bar stools with walnut-effect legs and chrome footrests.	Tabletop has fine scratches and edge wear. Frame stable and secure. Stools present, fabric clean and intact. Minor scuffs and paint marks to stool leg bases.
10.24	**Additional Items**		
10.25	Wall Clock	Karlsson marble-effect wall clock.	Securely wall-mounted. In good condition.
10.26	Artwork	1x White box-framed colourful print. 1x Black wood-framed colourful artwork. 2x Grey square-framed floral watercolour prints.	Minor surface scuff at top corner LHS. In good condition. In good condition.
10.26.1	-	1x Gold candle jar lid. 1x Vacuum cleaner attachment.	As seen and retained as found.



Ref #10 - Virtual Overview



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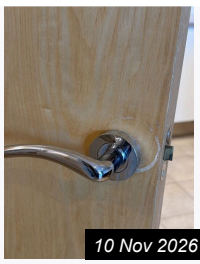

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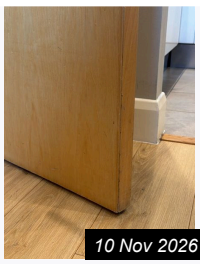

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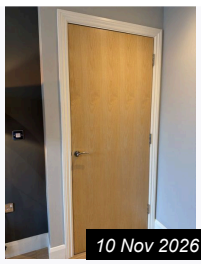

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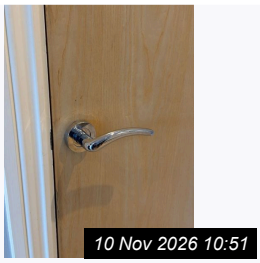
Tenant Initials: _____

10. OPEN-PLAN RECEPTION AREA (CONT.)



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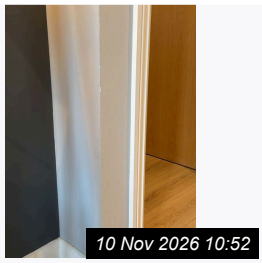
Ref #10.4



Ref #10.7



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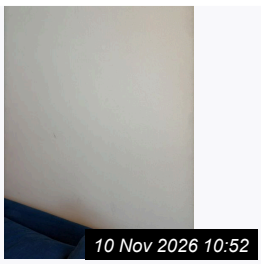

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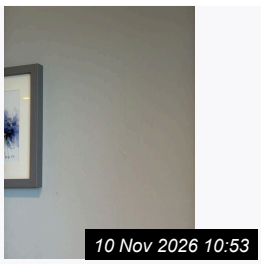

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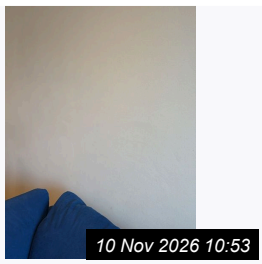

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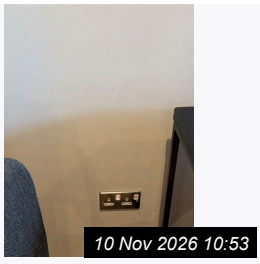

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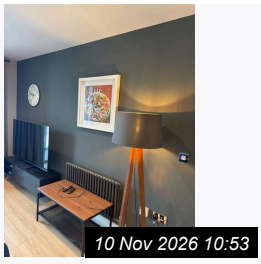

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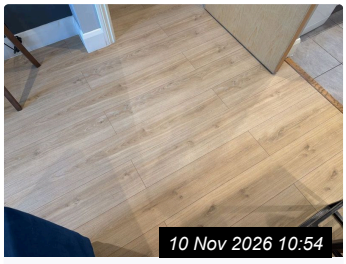

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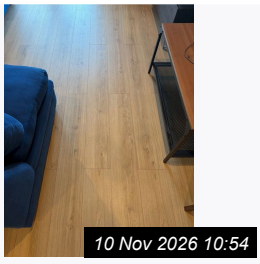

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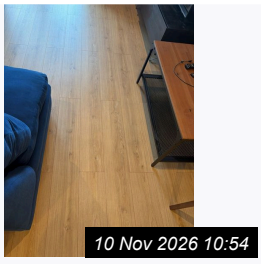

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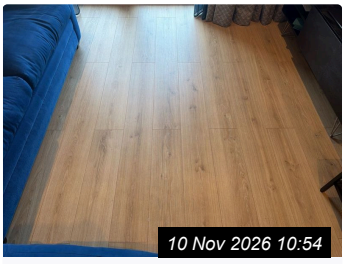

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Ref #10.9



Ref #10.9



Ref #10.9



Ref #10.9

Tenant Initials: _____

10. OPEN-PLAN RECEPTION AREA (CONT.)



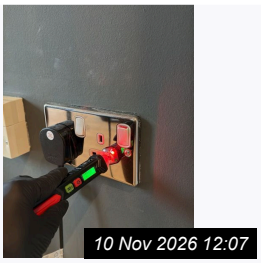
Ref #10.11



Ref #10.12



Ref #10.13



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Ref #10.13



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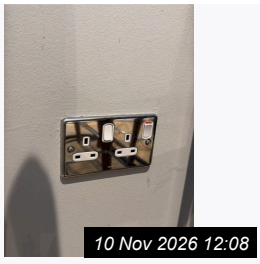

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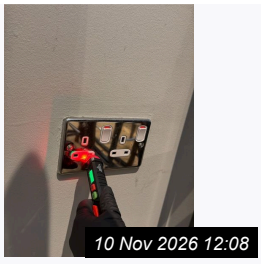

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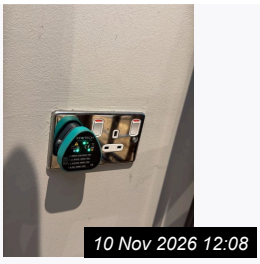

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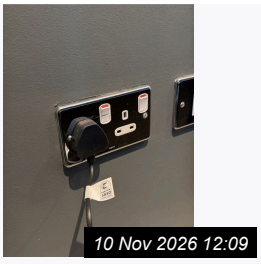

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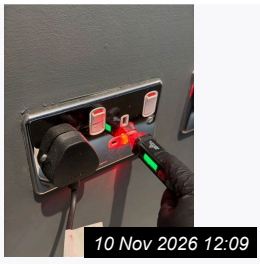

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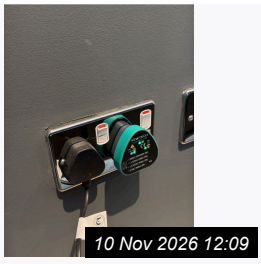

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Ref #10.13



Ref #10.13



Ref #10.14



Ref #10.15



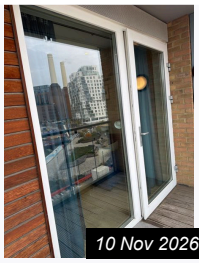
Ref #10.15



Ref #10.15

Tenant Initials: _____

10. OPEN-PLAN RECEPTION AREA (CONT.)



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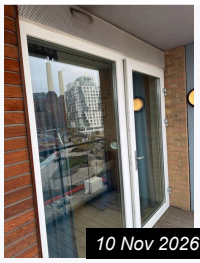

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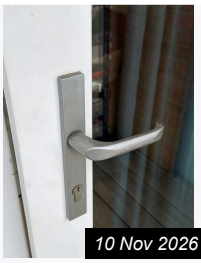

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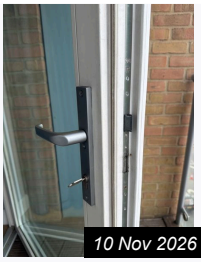

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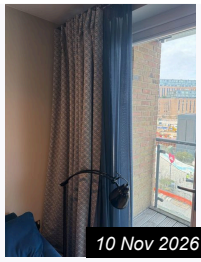

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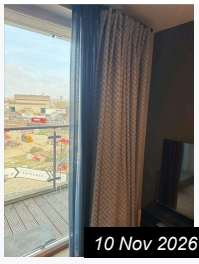

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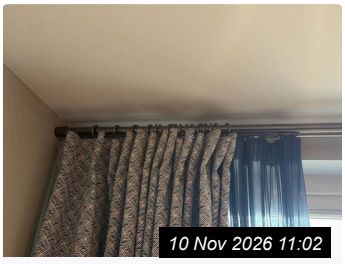

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Ref #10.18



Ref #10.18



Ref #10.18



Ref #10.18



Ref #10.18



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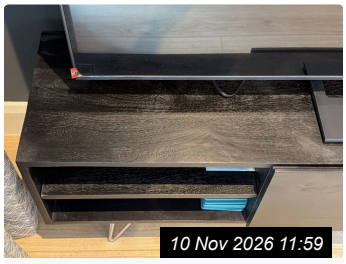

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Tenant Initials: _____

10. OPEN-PLAN RECEPTION AREA (CONT.)



Ref #10.19



Ref #10.19



Ref #10.19



Ref #10.19



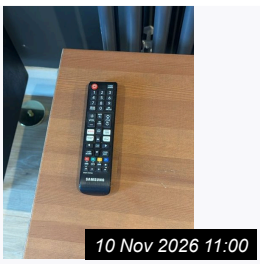
Ref #10.19



Ref #10.20



Ref #10.20



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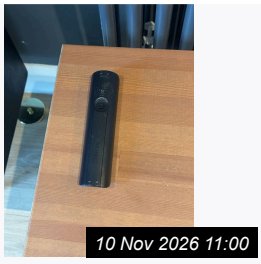

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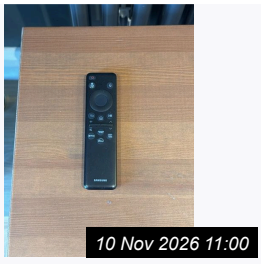

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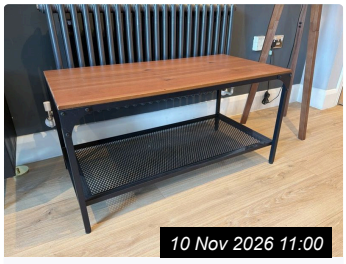

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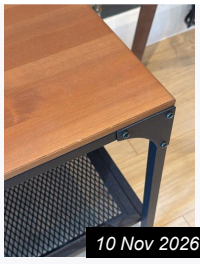

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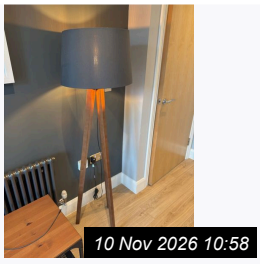

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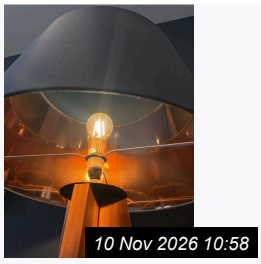

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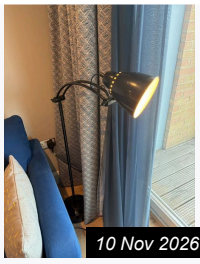

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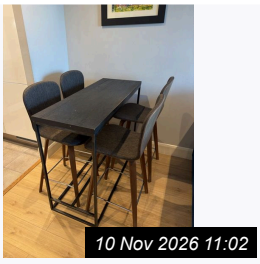

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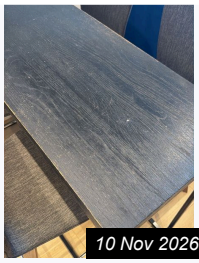
Tenant Initials: _____

10. OPEN-PLAN RECEPTION AREA (CONT.)



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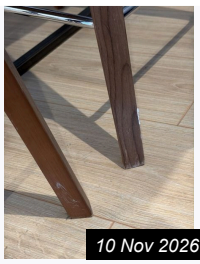

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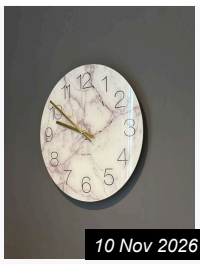

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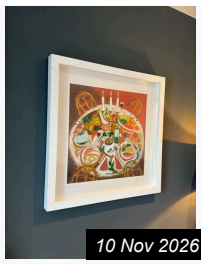

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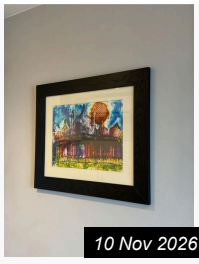

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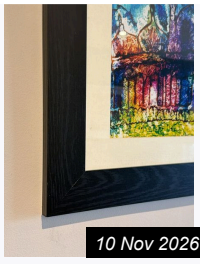

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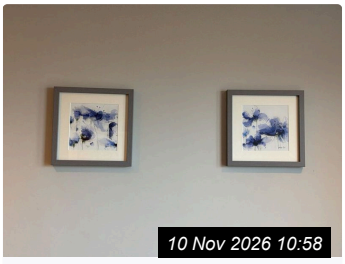


Ref #10.26



Ref #10.26.1



Ref #10.26.1

11. OPEN-PLAN KITCHEN AREA

Ref	Name	Description	Condition
11.1	General Overview		In good condition overall. Minor imperfections noted to various areas, fixtures, fittings and general contents. Please refer to individual sections for further details.
11.2	Ceiling	White-painted.	In good clean condition throughout.

Tenant Initials: _____

11. OPEN-PLAN KITCHEN AREA (CONT.)			
11.3	Walls	Upper walls finished in smooth matte grey paint. Splashback area in large white rectangular tiles with light grout lines.	Upper wall sections clean and in good condition. Wall LHS of dishwasher shows oil staining at low level. Tiles and grout in good condition; no visible damage.
11.4	Flooring	Large grey stone-effect floor tiles with dark grout lines. Wooden threshold strip.	Securely fixed throughout; no chips, cracks or lifting observed. Surface generally clean. Intact, secure - general wear to surface.
11.5	Skirting Boards	White-painted.	Paint uneven and cracked at wall junction; small marks and scuffs visible.
11.6	**Fixtures & Fittings**		
11.7	Lighting	4x Recessed spotlights. 2x Under-counter pelmets.	All in good, working order. Both in working order.
11.8	Switches	1x Polished chrome double light switch. Polished chrome switch plate - 5 labelled switches, 1 blank position. - Labels read: Oven, Hob, Fridge Freezer, Cooker Hood, Dishwasher.	All in good, working order. All in good, working order.
11.9	Sockets	3x Polished chrome double sockets.	Sockets tested for power using voltage tester supply confirmed present and in working order. Wiring confirmed in good and safe order; tester indicates correct connection and safe to use.
11.10	Heating	Wall-mounted air conditioning/heating unit. 1x Remote control present.	Unit securely fitted to wall; display illuminated showing 'PC'. Exterior casing clean and intact; no visible damage. Operational status confirmed via handset - full performance not tested. Remote present and functional; display active.
11.11	Air Vent	Circular ceiling ventilation grille.	Flush-fitted to ceiling surface; securely fixed. Minor dust accumulation visible on grille surface. No damage or obstruction observed; intact overall.
11.12	Kitchen Units	White gloss kitchen cabinetry - wall and base units, drawers. Metallic finish plinth/kickboard with integrated ventilation grille.	Gloss finish generally clean with minor surface marks. Wall cabinet corner chipped; laminate lifting. Drawer front corner chipped and slightly delaminated - runners functional. Doors and drawers operate smoothly; handles secure. Metallic plinth neatly fitted; ventilation grille intact.

Tenant Initials: _____

11. OPEN-PLAN KITCHEN AREA (CONT.)			
11.13	Worktop(s)	Grey matte worktop. Grey sealant along worktop at wall joints.	Appears in good condition; no damage visible. Intact and in good condition.
11.14	Sink & Tap	Franke stainless steel 1.5-bowl sink with integrated drainer. Chrome dual-lever mixer tap.	Sink clean and intact; minor scratches consistent with use. Tap secure and fully operational.
11.15	**APPLIANCES**		
11.16	Extractor Hood	Whirlpool Extractor Hood. - Angled canopy. Model: AKR 852 GY. Mesh filter. 1x Light fitting.	All in good, working order and in clean condition. Appears in good condition. Light cover detached on RHS; securing screw appears to be missing.
11.17	Oven	Bosch Built-in Oven. Model: HBA13B160B/05. **Interior / Contents** 2x Chrome wire shelves. 1x Chrome wire drip tray. 1x Baking tray.	Black glass front; display and controls responsive. Door seal intact; closes smoothly and flush. In good clean condition. In good clean condition. In good clean condition.
11.18	Hob	Bosch Induction Hob. Schott Ceran glass surface.	Black glass surface. Digital display and touch controls active and responsive. Faint surface marks visible; no chips or cracks observed.
11.19	Fridge / Freezer	Whirlpool Integrated Fridge Freezer. Model: ART 471/A/4. **Fridge Section** 4x Clear plastic door shelves. 4x Clear glass shelves. 2x Clear plastic salad crisper drawers. 1x Interior light and thermostat dial. **Freezer Section** 3x Clear freezer drawers. 1x Purple rubber ice tray found to top shelf, exterior of appliance.	In good working order. In good condition, no visible damage. In good condition, no visible damage. In good condition, no visible damage. In working order. Top freezer drawer - front left cracked. Second drawer - front edges cracked/chipped both sides; small crack rear right. Third drawer - hairline crack down from back top rim. In good condition.
11.20	Dishwasher	Indesit Freestanding Slimline Dishwasher. **Interior / Contents** Top and lower racks. Cutlery basket.	Control dial and indicators intact and legible. Spray arm and filter in place; minor residue visible. Door seal intact. Tested for power - confirmed in working order. Full cycle not verified. Intact and in good condition. In good condition.

Tenant Initials: _____

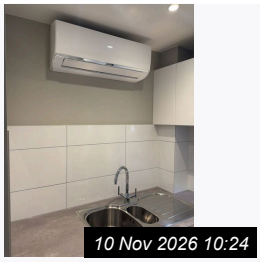
11. OPEN-PLAN KITCHEN AREA (CONT.)			
11.21	**Portable Appliances**		
11.22	Kettle	John Lewis stainless steel and black electric kettle.	Tested - confirmed in working order.
11.23	Toaster	John Lewis matching stainless steel 2-slice toaster.	Tested - confirmed in working order.
11.24	**General Contents**		
11.24.1	-	8x Ceramic mugs - red, blue and grey. 2x Small wine glasses. 3x Tall wine glasses. 11x Tumbler glasses. 4x Grey bowls. 4x White bowls. 3x White round side plates. 3x White square side plates. 4x White square dinner plates. 1x Wooden chopping board. 1x Sabatier Judge knife block - 5 knives. 1x Green mixing bowl. 1x Metal box grater. 1x Stainless steel colander. 1x Black non-stick stockpot with lid. 1x Stainless steel stockpot with lid. 1x Stainless steel saucepan with lid. 1x Small stainless steel saucepan with lid. 1x Non-stick frying pan. 1x Non-stick saucepan with lid. 1x Spare glass lid. 1x UK-to-EU travel adapter. 1x Light blue plastic dish rack with chrome insert. 1x Chrome metal dish rack / pan stand. 1x Cadbury Heroes tub containing tools - tape measure, screwdrivers, pliers and other small items. 1x Cardboard box containing bottle of clove oil with dropper. 4x Paint pots. 2x Small paint sample pots. 1x Cream plastic utensil holder. 1x Clear plastic storage container with white funnel insert. 1x Stainless steel window/surface squeegee. Under-cabinet pull-out bin.	All mugs present, clean and intact. All present, clear and chip-free. All present and intact. All present and intact. Stacked neatly; no chips or cracks. Stacked neatly; no chips or cracks. Stacked neatly; no chips or cracks. Stacked neatly; no chips or cracks. Stacked neatly; no chips or cracks. Deep knife scratches visible across surface. Knives secure in block; blades intact. Clean and intact; smooth finish. Slightly damaged to the side. Two side handles; perforations clear; polished finish. Non-stick interior intact; exterior clean; handle secure. In good condition. In good condition. In good condition. Non-stick coating intact; handle secure. In good condition. In good condition. Clean and intact; chrome insert good. In good condition. Tub contents retained as found; tools assorted and in used condition. As seen. In used condition. In used condition. In used condition. In used condition. In good condition. Detached from cabinet mounting; does not pull out when door is opened. Lid remains attached to interior shelf but no longer operates correctly.

Tenant Initials: _____

11. OPEN-PLAN KITCHEN AREA (CONT.)



Ref #11 - Virtual Overview



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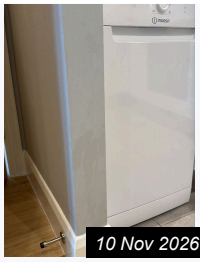
Ref #11.3



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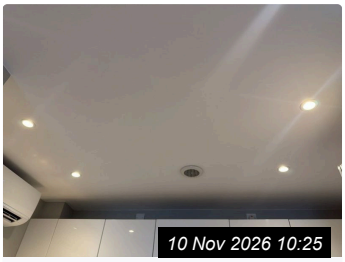
Ref #11.4



Ref #11.5



Ref #11.5



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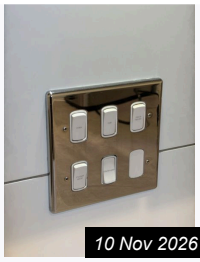
Ref #11.7



Ref #11.7



Ref #11.8



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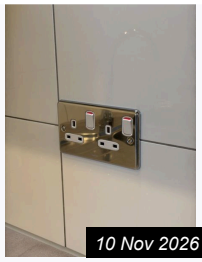

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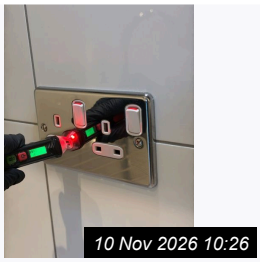

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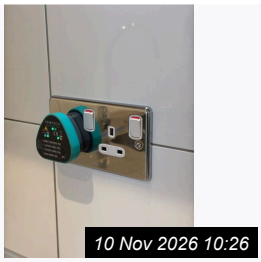

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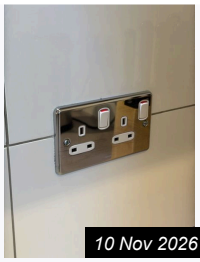

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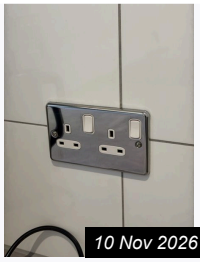
Ref #11.9

Tenant Initials: _____

11. OPEN-PLAN KITCHEN AREA (CONT.)



Ref #11.9



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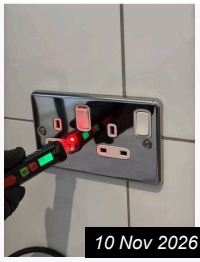

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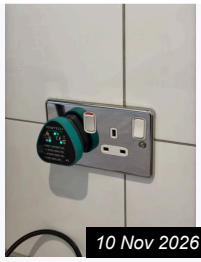

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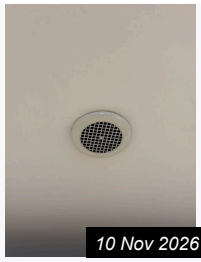
Ref #11.10



Ref #11.10



Ref #11.10



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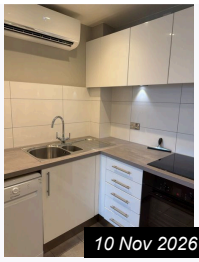

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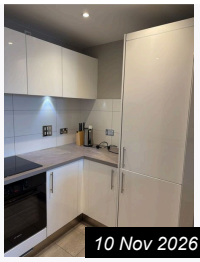

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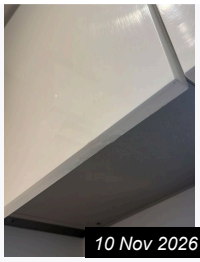

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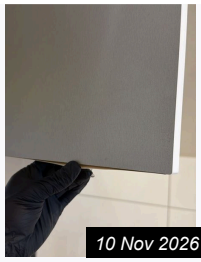

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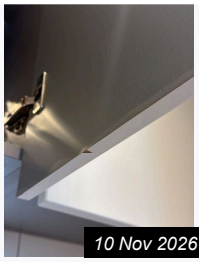

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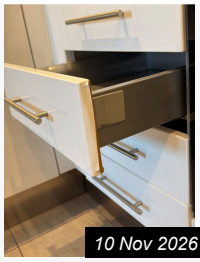
Ref #11.12



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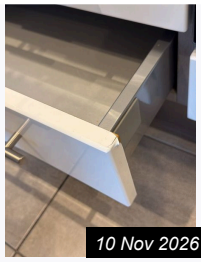


Ref #11.12



Ref #11.12



Ref #11.12



Ref #11.12



Ref #11.13

Tenant Initials: _____

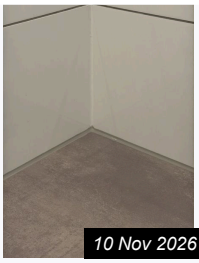
11. OPEN-PLAN KITCHEN AREA (CONT.)



Ref #11.13



Ref #11.13



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Ref #11.14



Ref #11.14



Ref #11.14



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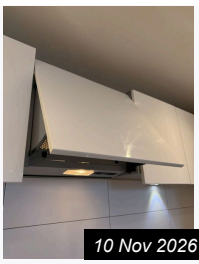

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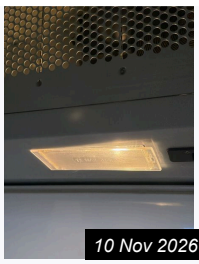

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Ref #11.16



Ref #11.17



Ref #11.17



Ref #11.17



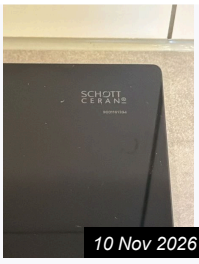
Ref #11.17



Ref #11.18



Ref #11.18



Ref #11.18



Ref #11.19

Tenant Initials: _____

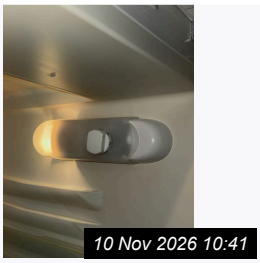
11. OPEN-PLAN KITCHEN AREA (CONT.)



Ref #11.19



Ref #11.19



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Ref #11.19



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Ref #11.19



Ref #11.19



Ref #11.19



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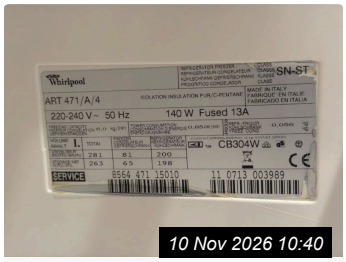

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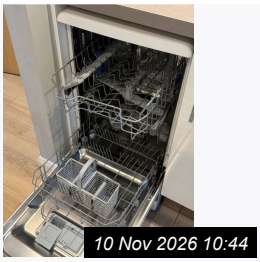
Ref #11.19



Ref #11.20



Ref #11.20



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Ref #11.20



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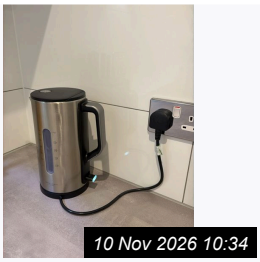


Ref #11.22



Ref #11.23

Tenant Initials: _____

11. OPEN-PLAN KITCHEN AREA (CONT.)



Ref #11.24.1



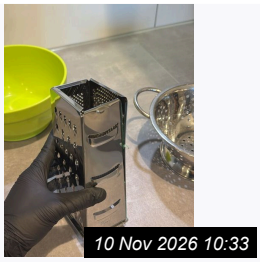
Ref #11.24.1



Ref #11.24.1



Ref #11.24.1



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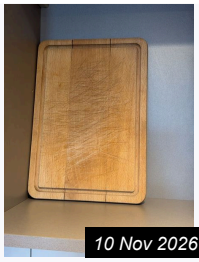

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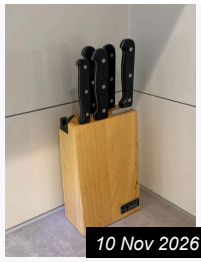

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Ref #11.24.1



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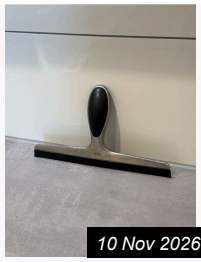


Ref #11.24.1



Ref #11.24.1



Ref #11.24.1

12. BALCONY

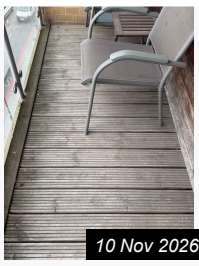
Ref	Name	Description	Condition
12.1	General Overview		in weathered condition throughout.

Tenant Initials: _____

12. BALCONY (CONT.)			
12.2	Flooring	Grey-brown timber decking boards.	Surface worn and weathered overall. Minor imperfections visible to boards. Dirt, cobwebs and debris accumulated along edges and balustrade.
12.3	Outside Lighting	2x Round bulkhead exterior light fittings - black frame, frosted white diffuser. 1x Polished chrome single light switch.	All in good, working order. Switch intact and in good working order.
12.4	Exterior Panels	Horizontal timber-effect exterior wall panels.	Lower sections show weathering, discolouration and surface fading. Panels neatly aligned and securely fixed.
12.5	Balustrade / Glass Panels	Glass balustrade with dark metal handrail and fixings.	Glass panels secure; no cracks or chips. Handrail firmly fixed; all fixings tight. Minor dust/grime on glass; good condition overall.
12.6	**Furniture & Furnishings**		
12.7	Table & Chairs	2x Grey metal-framed mesh patio chairs. 1x Folding wooden slat side table.	Chairs intact and stable; surface marks visible. Table shows weathering and light discolouration to surface.
12.8	**Additional Items**		
12.8.1	-	Red mop bucket with wringer and red/grey mop.	In heavily used condition.



Ref #12 - Virtual Overview



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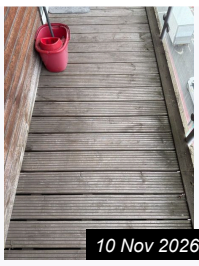

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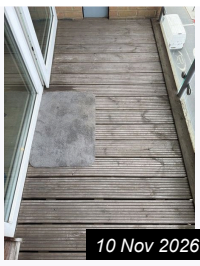

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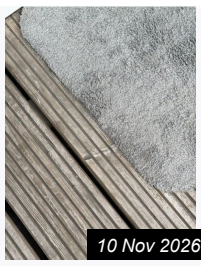


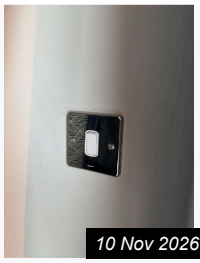
Ref #12.2

Tenant Initials: _____

12. BALCONY (CONT.)



Ref #12.2



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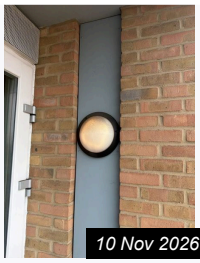

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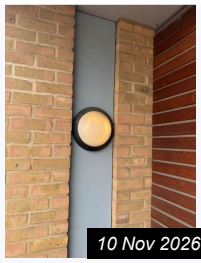

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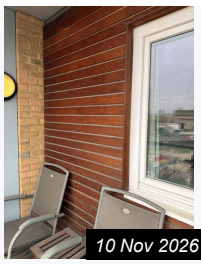

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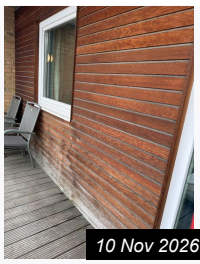

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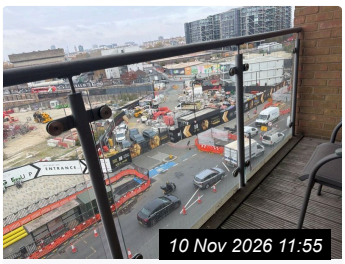

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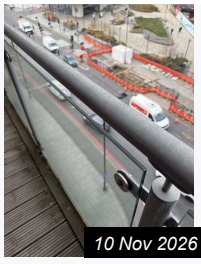
Ref #12.5



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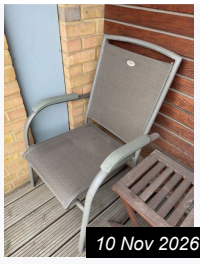

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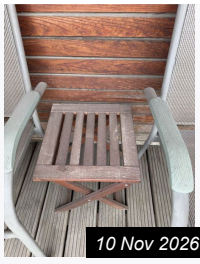

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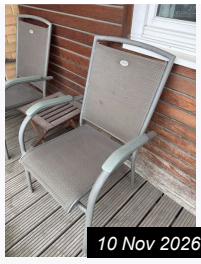

Ref #12.7



Ref #12.8.1

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.

Tenant Initials: _____