

Inventory & Schedule of Condition



PROPERTY ADDRESS

123 Sample Street
Sample City
Sampleshire
AB1 2CD

INSPECTION DATE

September 26th 2024

REFERENCE

SAMPLE-0001

PRODUCED BY

A. Clerk

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Notes

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GUIDELINES FOR LANDLORDS AND TENANTS

Please note that the inventory clerks are not responsible for the following:

Testing showers / taps
Testing appliances
Moving furniture
Checking electrical items
Opening windows
Flushing toilets
Checking heating systems / radiators
Checking alarms
Inspecting loft contents
Removing and inspecting boxed items – it is the duty of the landlord / tenant to have all accountable items ready to check
Specifying names of plants / shrubs and trees – a general description will be made.
Please ensure that instruction manuals are at the property for the tenants use.

KEYS:

Please ensure that all keys are tagged, where possible.

Meter keys (FB1/FB2/Triangle Utility Gas/Electric Keys) can be obtained from your local locksmith or via our website
www.rminventories.co.uk

Location of the water meter will also be required at the time of the inventory compilation if it is to be read.

Checking Out Procedures

All items should be placed in the rooms described on the inventory, all china, glassware, crockery, kitchen utensils etc should be clean and accessible. Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location. It is expected that the property will be in a similar condition of cleanliness as at the check in and when you vacate there must be no trace of the previous occupant – see cleaning below. All keys must be available and clearly labelled. You must be ready to vacate the property and hand over any keys at the appointed time.

The following notes have been written to help facilitate a problem free tenancy. Should the Inventory Clerk have to search for missing items, it may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their original positions.

The Managing Agent of Landlord must be informed of any items removed or added to the property. Failure to do so may result in charged being made for the replacement of items removed.

Cleaning - To a standard that shows there is no trace of your occupancy for a new tenant. For example, this means that there should be no loose peas left in the freezer, no tissues under a sofa or finger marks around light switches. This is achievable without a professional company being employed but if you do not have the time your agent can recommend professional cleaners to help either before or just after you vacate. In particular: Sanitary ware, windows, hard floors, woodwork, cooker hoods, ovens, kitchen appliances (including units), shelves, refrigerators, wardrobes, drawer units and bedding.

Carpets - All carpets should be thoroughly vacuumed. Depending on the agreement and / or length of tenancy, they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensation costs will be made towards any further damage such as cigarette / iron burns or stains. If a carpet is badly marked or damaged you may be charged for part or all of the cost of a replacement.

Crockery, China, Utensils - These items will be checked for soiling, chips, burn marks, loose handles to pans or any other damage. If damage has occurred beyond reasonable wear and tear, compensatory costs will be added to the Check Out Report.

Decorations - It is accepted that during day-to-day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found excessive, charges will be added to the Check Out Report. For example: hooks and nails driven in to walls without permission, excessive furniture rubbings, pencil or crayon marks, tears to wallpaper, excess damage to woodwork.

Beds - Beds, bases, mattresses and pillows will be examined for staining and damage not previously recorded on the inventory. Charges will be made in the form of cleaning or compensation or a percentage of the replacement cost as appropriate. Any linen should be left washed and pressed.

Polished Furniture - Polished furniture will be checked for scratches, ring marks, soiling and damage to joints, charges will be made as appropriate. Repair costs and re-polishing charges are high. It is in your interest to take steps to protect the furniture with drink mats etc.

Soft Furnishings - It is expected that these will be in a similar condition to the start of the tenancy. Any staining or soiling discolouration will attract cleaning charges.

Keys - Please note that all sets of keys (as noted on the original inventory) must be returned at the time of Check Out. Failure to comply may result in the Check Out appointment being aborted, the cost of which will be chargeable to you as indeed may a new set of locks and keys.

Gardens - If the owner has not employed a gardener at the property, you will be required to maintain the garden. This will include the cutting of lawns, weeding of any beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested that this is confirmed with the Managing Agent prior to taking any actions, as they may need specialist treatment. If the standard of the garden is found untidy, compared to the commencement of the tenancy, most Managing Agents or Landlords will employ a contract gardener and their account will be added to your Check Out Report.

Check Out Appointment

It is important that:-

All cleaning has been completed prior to this time.
All personal items removed.
The property is ready to be handed over and ready to vacate.

If you are not ready to leave it may not be possible to carry out the Check Out. In this case a return visit will be needed and a charge for the aborted visit will be made.

At the termination of the tenancy, the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent / Instructing Principal. This report will indicate whether, in our opinion, the tenant is liable for the deterioration or whether it is considered to be fair wear and tear. Normal fair wear and tear will be assessed on the length of tenancy and the type of occupancy.

Please note that Royal Mail provide information about redirection of post and have a FREE service to notify companies of your new address including banks, gas, electricity, water, DVLA etc so that they do not have to be notified separately. This can be found at – <http://www.royalmail.com/portal/rm/jump2?catId=400126&mediald=11200120>

Condensation – Looking After Your Home

There is always some moisture in the air. Warm air holds much more moisture than cold air. When warm air hits a cold surface it cools down and cannot hold onto all the extra moisture produced by everyday activities, so some of this moisture appears as small droplets of water – most noticeable on windows or where there is little movement of air. If not properly dealt with this extra moisture can lead to mould growth on walls, furniture, window frames and even clothes. Mould growth can cause paint blistering and wallpaper to peel off; it can also rot any fabric.

Modern improvements like wall insulation, draught proofing and sealed window units minimise draughts and help keep heat in your home. However, they also stop moisture escaping, which means that you must make a little extra effort to avoid condensation problems.

Excessive mould build up gives off tiny seeds called ‘spores’ – these spores float in the air you breathe and can aggravate conditions such as asthma and other allergies. If your property is prone to condensation build up this can be avoided with daily attention to the problem.

Steps you can take to help reduce condensation:

Dry all windows, windowsills, and any other surfaces that have become wet. Ensure you wring out the cloth thoroughly, do not dry on the

radiator.

If possible, always hang your washing outside. If this is not possible, you could hang it in the bathroom, with the door closed, and window slightly open for ventilation. Do not dry washing on radiators, as this will add to the moisture already in the air.

If you use a tumble dryer, ensure it is well ventilated to the outside, or that it is of the new condensing type.

Try to ventilate your kitchen when in use, either by opening a window slightly, or using the extractor fan. Try to ventilate both kitchens and bathrooms for at least twenty minutes after use.

If your property is prone to condensation then daily use of a de-humidifier unit can be very beneficial. These come in all shapes and sizes, cost very little to run and draw out the excess moisture from the air helping to keep the condensation under control.

Disclaimers

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Safety Alarms

WHAT YOU NEED TO DO - INSTALL

From 1 October 2022, landlords must continue to ensure that a working smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation.

From 1 October 2022, landlords must install a carbon monoxide alarm in all rooms that are used as living accommodation which contain a fixed combustion appliance such as gas boilers but excluding any room where there is only a gas cooker.

WHAT YOU NEED TO DO - TEST

Landlords must also be able to demonstrate that alarms were working at the start of a tenancy. For example, by pressing the test button until the alarm sounds.

It is advisable to ask the tenant to sign a receipt confirming the smoke and carbon monoxide alarms are working or ensure they are in the inventory at check-in which is signed by the tenant.

A new tenancy is a tenancy agreement that begins on or after 1 October 2022 and is not a renewal of a previous tenancy agreement.

Our inventory clerk will show you the alarms and how to operate them at check-in, if possible the clerk will show you the alarms tested

Inventory Report

This inventory is undertaken by RM Inventories and provides a fair and accurate record of the condition and contents of the property. It is the responsibility of the landlord and the tenant or the respective agents to agree between themselves the accuracy of this report.

The person preparing the inventory is not an expert in fabrics, woods, paints, materials, antiques etc, nor a qualified surveyor. The inventory should not be used as an accurate description of each piece of furniture and equipment, or as a structural survey report. Plants and shrubs are not listed. If any additional items are to be listed, this will be at the Landlords request only.

Property left in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the landlord. Driveways will not be examined where vehicles are parked on the driveway.

Fire and Safety Regulations

The Fire and Safety Regulations regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the Instructing/Principal. Where the inventory notes 'fire label seen', are seen this should not be interpreted to mean that the item complies with the "Furniture and Furnishings (fire) (safety) (Amendments) 1993."

This is a record that the item had a label as described or similar to that detailed in the Guide to the Furniture & Furnishings (Fire) (Safety) Regulations as published by the Department of Trade and Industry, January 1997, (or subsequent edition), attached at the time of the inventory compiled. It is not a statement that the item can be considered to comply with the regulations.

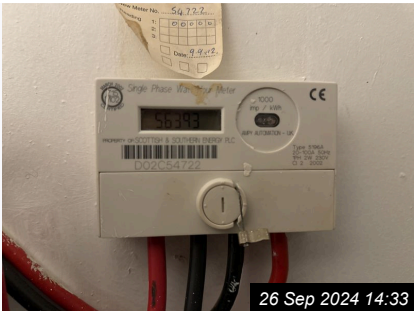
Also, whilst all care and diligence will be undertaken regarding sleeved plugs, heavy appliances and obstructing furniture will not be moved, and therefore full responsibility will remain with either the acting agent or the landlord.

1. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	Cleaning Overview	This property has been professionally cleaned, freshly painted/decorated throughout with all new fixtures and fittings	
1.2	Flooring	Professionally cleaned	
1.3	Woodwork	Professionally cleaned	
1.4	Window(s)	Professionally cleaned	
1.5	Curtains / blinds	Professionally cleaned	
1.6	Bathrooms	Professionally cleaned	
1.7	Kitchen units	Professionally cleaned	
1.8	Hob/ Oven/ Extractor	Professionally cleaned	
1.9	White Goods	Professionally cleaned	
 Ref # 1.1			

2. METER READINGS				
Ref	Name	Description	Reading	Additional Comments
2.1	Gas Meter	Located in: Under Stairs Serial Number: G4 A0033703 15 01 2015 Accessed by: N/A	Reading: 10513 m3	
2.2	Electric Meter	Located in: Under Stairs Serial Number: D02C54722 Accessed by: N/A	Reading: 56393 kWh	
2.3	Water Meter	Located in: Exterior Serial Number: D02C54722 Accessed by: T-Bar Key	Reading: 470.53 m3	



Ref # 2.1



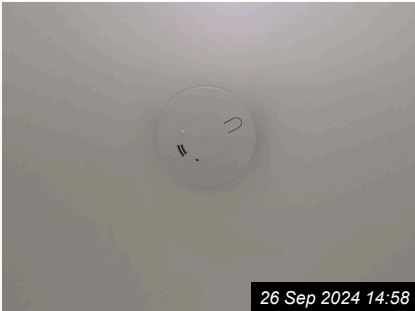
Ref # 2.2



Ref # 2.3

3. KEYS			
Ref	Name	Description	Additional Comments
3.1	Handover Keys	Front Door: 3 Porch Door: 3 Rear Utility: 3 Rear Patio Doors: 3 Side Door: 3	
 26 Sep 2024 15:17 Ref # 3.1			

4. SAFETY (ALARMS)				
Ref	Name	Description	Condition	Additional Comments
4.1	Smoke Detectors	Located in: Hallway, Stairs & Landing Replace by: 2034	Good condition, tested and working; Fitted new	
4.2	Heat Detectors	Located in: Kitchen Replace by: 2034	Good condition, tested and working; ; Fitted new	
4.3	CO Detectors	Located in: Rear Hallway / Utility, Additional Cupboard Replace by: 2031	Good condition, tested and working; Fitted new	



26 Sep 2024 14:58

Ref # 4.1



26 Sep 2024 15:00

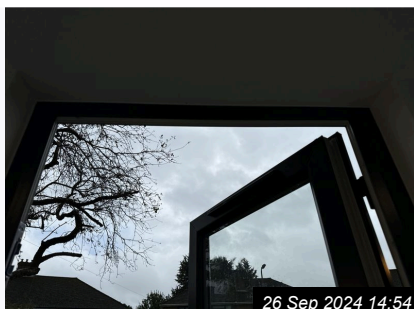
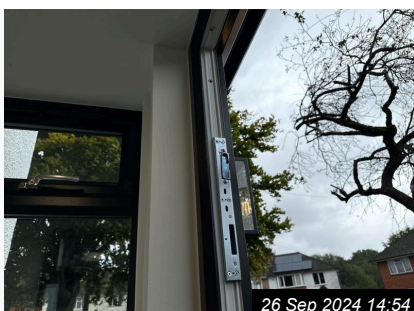
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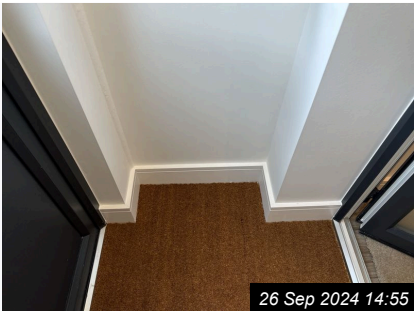
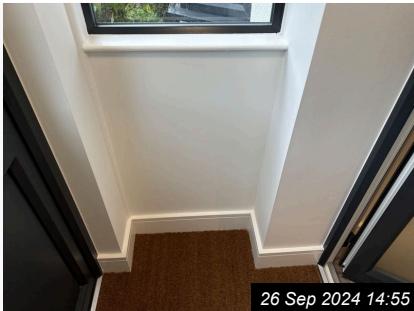
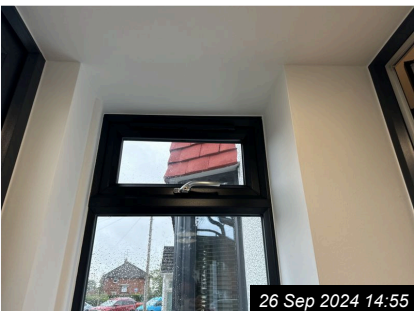
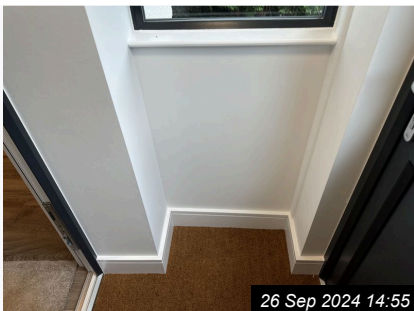
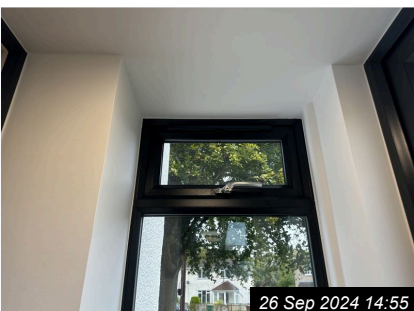
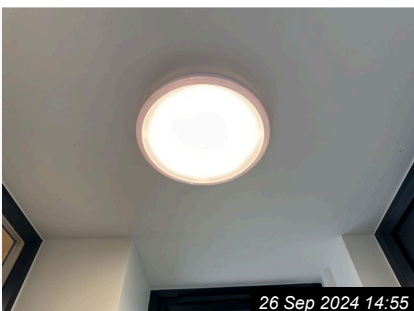


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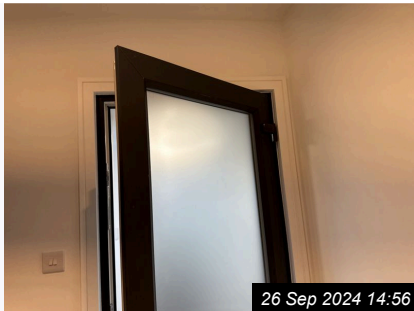
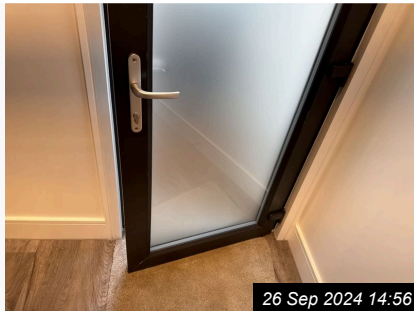
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5. EXTERIOR FRONT				
Ref	Name	Description	Condition	Additional Comments
5.1	Door	Grey UPVC door with cylinder lock and push handles, integrated glass panel and letterbox; Grey UPVC door frame;; Chrome threshold; Door bell; Wall mounted plaque with numerals 2-6; 2X Wall mounted lanterns light fixtures	Door Exterior: Good condition, very light residue marks, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition; Threshold: Good condition and intact; Door bell is in good condition; Plaque with numerals is in good condition;; Light fixtures are in good condition, tested and working	
5.2	Porch	Brown coir doormat; White painted wooden skirting boards;; White painted walls; White painted ceiling; White light fitting with bulb and frosted glass shade;; Grey UPVC windows with push button twist handles; White painted wooden windowsills Interior Door; Grey UPVC door with cylinder lock and push handles, integrated frosted glass panel; Grey UPVC door frame;; Chrome threshold	Doormat is in good condition, fitted new Skirting boards are in good condition, freshly painted Walls are in good condition, freshly painted Ceiling is in good condition;; Light is in good condition, all intact and tested working; Windows are in good condition, handles are intact; Windowsills are in good condition; Interior Door Exterior: Good condition, all fixtures are intact; Interior: Good condition, very minor white residue marks along edges of frame, all fixtures are intact; Door frame: Good condition; Threshold: Good condition and intact	
5.3	Garden	Gravel pathway leading to front and side of property; Wooden fencing along front aspect with gate;; Lawn area with manicured bushes; Planted hedgerow to left and right hand sides; 2X Plant pots Bins to right hand side	Gravel pathway is in good condition, very minor leaf debris; Wooden fencing and gate are all intact, fitted new semicolon. Lawn area and bushes are very well kept; Head rose are well kept; Planted area along front aspect of property is in good condition, well kept; Plant pots are in good condition; Bins are all intact	

5. EXTERIOR FRONT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
		 26 Sep 2024 15:21 Ref # 5.1	 26 Sep 2024 15:21 Ref # 5.1	 26 Sep 2024 15:22 Ref # 5.1
		 26 Sep 2024 15:22 Ref # 5.1	 26 Sep 2024 15:22 Ref # 5.1	 26 Sep 2024 14:54 Ref # 5.1
		 26 Sep 2024 14:54 Ref # 5.1	 26 Sep 2024 14:54 Ref # 5.1	 26 Sep 2024 14:54 Ref # 5.1
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5. EXTERIOR FRONT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:22 Ref # 5.1  26 Sep 2024 14:55 Ref # 5.2  26 Sep 2024 14:55 Ref # 5.2				
 26 Sep 2024 14:55 Ref # 5.2  26 Sep 2024 14:55 Ref # 5.2  26 Sep 2024 14:55 Ref # 5.2				
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5. EXTERIOR FRONT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:55 Ref # 5.2				
 26 Sep 2024 14:55 Ref # 5.2				
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 26 Sep 2024 14:55 Ref # 5.2				
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 26 Sep 2024 14:56 Ref # 5.2				
 26 Sep 2024 14:56 Ref # 5.2				
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5. EXTERIOR FRONT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:56 Ref # 5.2  26 Sep 2024 14:56 Ref # 5.2  26 Sep 2024 14:56 Ref # 5.2				
 26 Sep 2024 14:56 Ref # 5.2  26 Sep 2024 15:21 Ref # 5.3  26 Sep 2024 15:21 Ref # 5.3				
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5. EXTERIOR FRONT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
		 26 Sep 2024 15:21 Ref # 5.3		
		 26 Sep 2024 15:21 Ref # 5.3		
		 26 Sep 2024 15:21 Ref # 5.3		
		 26 Sep 2024 15:21 Ref # 5.3		
		 26 Sep 2024 15:21 Ref # 5.3		
		 26 Sep 2024 15:22 Ref # 5.3		
		 26 Sep 2024 15:22 Ref # 5.3		
		 26 Sep 2024 15:22 Ref # 5.3		
		 26 Sep 2024 15:22 Ref # 5.3		
		 26 Sep 2024 15:22 Ref # 5.3		
		 26 Sep 2024 15:22 Ref # 5.3		
		 26 Sep 2024 15:22 Ref # 5.3		

5. EXTERIOR FRONT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
				
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		Ref # 5.3	Ref # 5.3	Ref # 5.3
				
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		Ref # 5.3	Ref # 5.3	Ref # 5.3
				
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		Ref # 5.3	Ref # 5.3	Ref # 5.3
				
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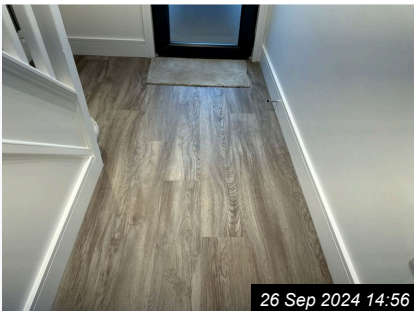
5. EXTERIOR FRONT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:23 Ref # 5.3				

6. HALLWAY, STAIRS & LANDING				
Ref	Name	Description	Condition	Additional Comments
6.1	Flooring	Wooden laminated floorboards; Grey fitted carpet	Floorboards are intact and in good condition, newly fitted Carpet is in good condition, minor carpet fibre debris, newly fitted	
6.2	Skirting	White painted skirting boards; Doorstop with rubber finial	Skirting is in good condition and intact, freshly painted Doorstop is in good condition	
6.3	Walls	White painted walls	Walls are in good condition, freshly painted	
6.4	Ceiling	White painted ceiling	Ceiling is in good condition	
6.5	Lighting	White plastic pendant light fitting with cord, bulb and shade; Individual spotlights	Lights in good condition all intact and tested working;	
6.6	Window(s)	Grey UPVC window with push button twist handle; White painted windowsill; ; Window Keys: 1	Window is in good condition; Handle is intact and secure; Windowsill is in good condition	
6.7	Curtains / blinds	Grey slatted blinds with fabric pull cord	Blind tested and working; Cord tieback fixture fitted: Yes	
6.8	Heating	Grey metal radiator with thermostatic valve and end cap	Radiator is in good condition;	
6.9	Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition	
6.10	Handrail	White painted wooden handrail and banisters	Handrail and banisters are all intact, secure and in good condition	

6. HALLWAY, STAIRS & LANDING (CONT.)				
Ref	Name	Description	Condition	Additional Comments
6.11	Additional Cupboard 1	White painted wooden door with white handle; White painted wooden door frame; White threshold; Grey fitted carpet; White painted walls; White painted ceiling; White plastic light fitting with bulb; Additional cupboard contains wall mounted electric meter, gas meter and fusebox	Door is in good condition, all fixtures are intact; Door frame is in good condition; Threshold is in good condition and intact; Carpet is in good condition, loosely fitted along edges in places, brown discolouration to corner section Walls are in good condition, minor scuff marks and defects to wall above isolation switches Ceiling is in good condition; Light is in good condition, all intact and tested working; Meters are in good condition; Fusebox is in good condition; Fusebox Last inspection date: 03/07/2024 Next inspection date: 03/07/2029	



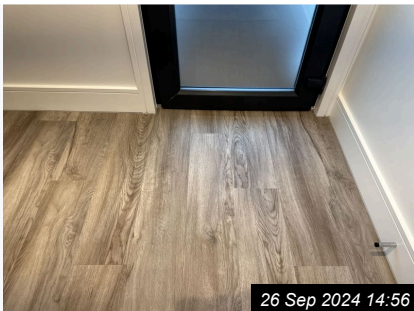
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Ref # 6.1



Ref # 6.1



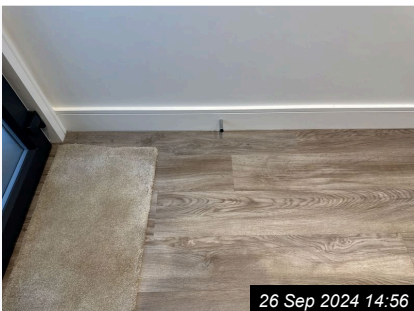
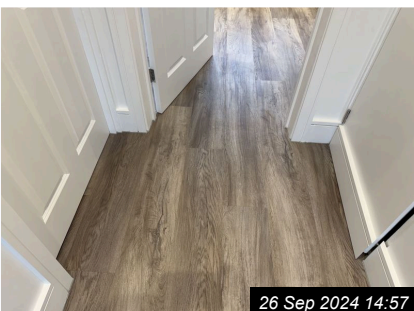
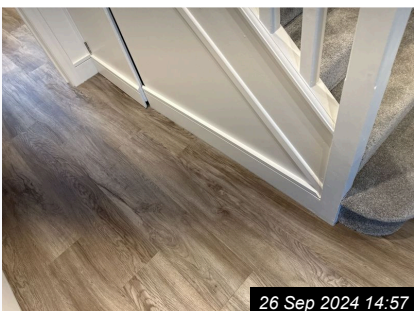
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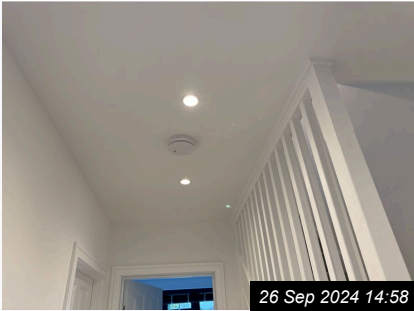
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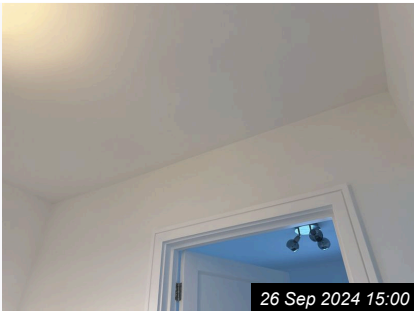
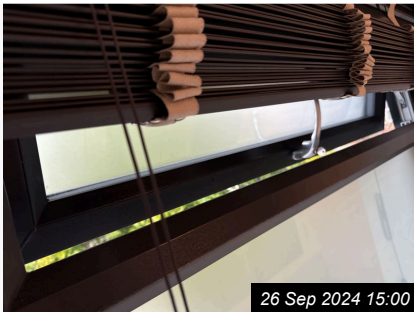


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6. HALLWAY, STAIRS & LANDING (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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				 26 Sep 2024 14:59
Ref # 6.1				 26 Sep 2024 14:59
				 26 Sep 2024 14:59
				 26 Sep 2024 14:59
Ref # 6.1				 26 Sep 2024 14:59
				 26 Sep 2024 14:56
				 26 Sep 2024 14:56
Ref # 6.2				 26 Sep 2024 14:57
				 26 Sep 2024 14:57
				 26 Sep 2024 14:57

6. HALLWAY, STAIRS & LANDING (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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6. HALLWAY, STAIRS & LANDING (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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6. HALLWAY, STAIRS & LANDING (CONT.)				
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		Ref # 6.4		 26 Sep 2024 15:00
		Ref # 6.4		
		 26 Sep 2024 15:00		
		Ref # 6.4	 26 Sep 2024 15:00	
		Ref # 6.4		 26 Sep 2024 15:00
		Ref # 6.6		
		 26 Sep 2024 15:00		
		Ref # 6.6	 26 Sep 2024 15:00	
		Ref # 6.6		 26 Sep 2024 15:00
		Ref # 6.6		
		 26 Sep 2024 15:00		
		Ref # 6.7	 26 Sep 2024 15:00	
		Ref # 6.7		 26 Sep 2024 15:00
		Ref # 6.7		

6. HALLWAY, STAIRS & LANDING (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:58 Ref # 6.8  26 Sep 2024 14:58 Ref # 6.8  26 Sep 2024 14:58 Ref # 6.9				
 26 Sep 2024 14:58 Ref # 6.9  26 Sep 2024 14:58 Ref # 6.9  26 Sep 2024 15:00 Ref # 6.9				
 26 Sep 2024 14:59 Ref # 6.10  26 Sep 2024 14:59 Ref # 6.10  26 Sep 2024 14:59 Ref # 6.10				
 26 Sep 2024 14:59 Ref # 6.10  26 Sep 2024 14:59 Ref # 6.10  26 Sep 2024 15:00 Ref # 6.10				

6. HALLWAY, STAIRS & LANDING (CONT.)

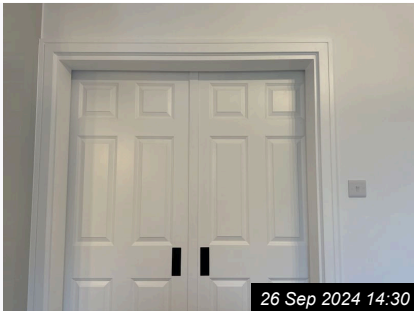
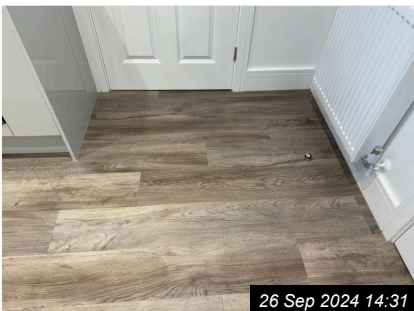
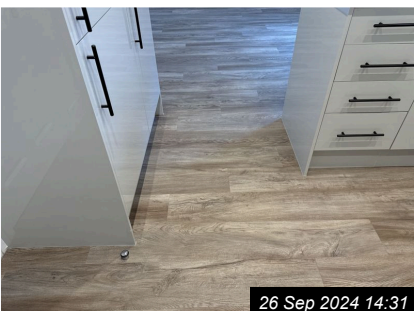
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:58 Ref # 6.11  26 Sep 2024 14:58 Ref # 6.11  26 Sep 2024 14:58 Ref # 6.11				
 26 Sep 2024 14:58 Ref # 6.11  26 Sep 2024 14:58 Ref # 6.11  26 Sep 2024 14:58 Ref # 6.11				
 26 Sep 2024 14:58 Ref # 6.11  26 Sep 2024 14:58 Ref # 6.11  26 Sep 2024 14:58 Ref # 6.11				
 26 Sep 2024 14:58 Ref # 6.11  26 Sep 2024 14:59 Ref # 6.11  26 Sep 2024 14:59 Ref # 6.11				

6. HALLWAY, STAIRS & LANDING (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:59 Ref # 6.11  26 Sep 2024 14:59 Ref # 6.11  26 Sep 2024 14:59 Ref # 6.11				

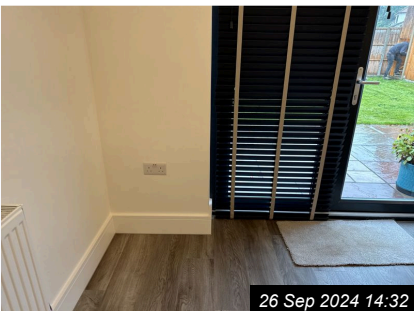
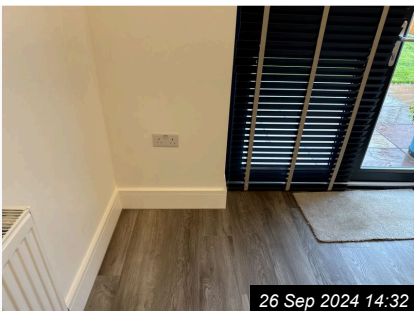
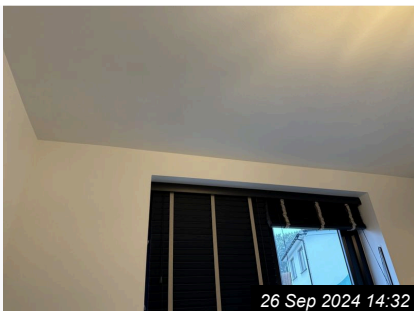
7. KITCHEN				
Ref	Name	Description	Condition	Additional Comments
7.1	Door(s)	Hallway Door White painted wooden door with black push handles; White painted wooden door frame; Living Room Door White painted wooden double sliding doors with black handles;; White painted wooden door frame	Hallway Door Exterior: Good condition, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition; Living Room Door; Exterior: Good condition, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition	
7.2	Flooring	Wooden laminated floorboards	Floorboards are in good condition, newly fitted	
7.3	Skirting	White painted skirting boards	Skirting is in good condition and intact, freshly painted	
7.4	Walls	White painted walls; Grey laminated splash-back panels	Walls are in good condition, freshly painted; Very minor scuff mark to wall behind worktop near socket along far left hand side Splash-back panels are in good condition	
7.5	Ceiling	White painted ceiling	Ceiling is in good condition;	
7.6	Lighting	Black pendant light fitting with cord, bulbs and shade; Black light fitting with 3X bulbs; Individual spotlights	Lights in good condition all intact and tested working; 1X spotlight not working	
7.7	Window(s) / Patio Door(s)	Grey UPVC windows with push button twist handles; White painted windowsill; ; Window Keys: 2 Grey UPVC doors with push handles and cylinder locks; Grey UPVC door frame; Grey UPVC threshold	Windows are in good condition; Handles are intact and secure; Windowsill is in good condition, very minor debris Doors are in good condition, all fixtures are intact; Door frame is in good condition; Threshold is in good condition and intact	

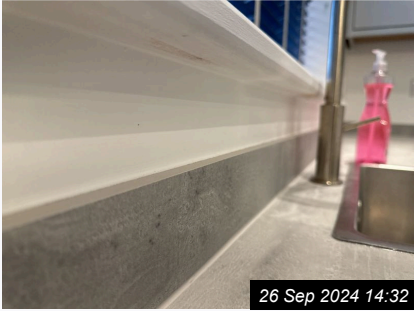
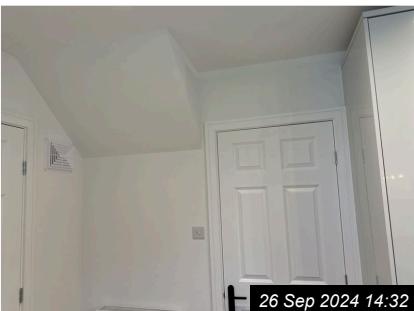
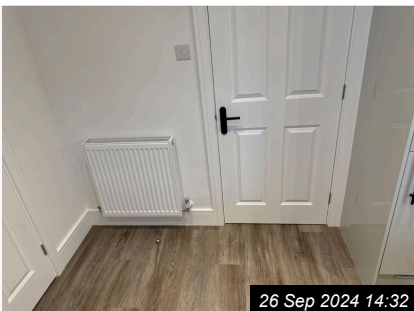
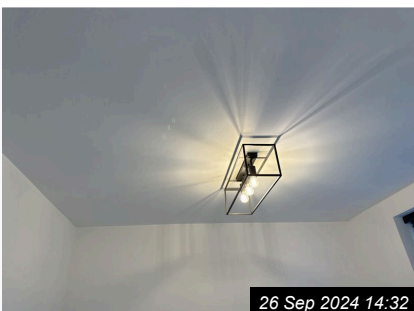
7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
7.8	Curtains / blinds	Grey slatted blinds with fabric pull cord	Blinds tested and working; <i>Cord tieback fixture fitted: Yes</i>	
7.9	Heating	White metal radiators with thermostatic valves and end caps	Radiators are in good condition, green tape to cover cap	
7.10	Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition;	
7.11	Units and Worktop	<i>Kitchen Units</i> Wooden laminated units; <i>Fascia Panels</i> Grey laminated fascia panels with black handles; <i>Worktop</i> Grey marbled formica worktop; <i>Kickboards</i> Grey laminated kickboards	<i>Kitchen Units</i> Good condition, newly fitted; Very light debris to interior of unit to left-hand side of oven <i>Fascia Panels</i> Doors and all handles are intact, newly fitted <i>Worktop</i> Good condition, newly fitted <i>Kickboards</i> Intact and in good condition, newly fitted	
7.12	Appliances	<i>LAMONA (LAM8607)</i> Dishwasher with 2X shelves and utensils holder; ; Manual: https://www.manualslib.com/manual/3319732/Lamona-Lam8607.html <i>LAMONA (LAM6352)</i> Fridge/freezer; ; <i>LAMONA INDUCTION</i> Hob with 4X dials and pan stands; <i>LAMONA (LAM3412)</i> Oven with digital screen, dials and 2X chrome shelves; Manual: https://www.howdens.com/-/media/howdens/assets/clhasseproducts/clhasselevela108973/clhasselevelb110593/clhasselevelc110594/ass25528090.pdf Extractor fan with filter cover panel, light and dials; Stainless steel sink and mixer tap	<i>Dishwasher</i> Good condition, newly fitted <i>Fridge freezer</i> Good condition, newly fitted <i>Hob</i> Good condition, newly fitted <i>Oven</i> Good condition, newly fitted <i>Extractor fan</i> Tested working, light tested working, newly fitted <i>Sink</i> Sink and tap are in good condition, newly fitted	

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:29 Ref #7				
 26 Sep 2024 14:30 Ref # 7.1  26 Sep 2024 14:30 Ref # 7.1  26 Sep 2024 14:30 Ref # 7.1				
 26 Sep 2024 14:30 Ref # 7.1  26 Sep 2024 14:30 Ref # 7.1  26 Sep 2024 14:30 Ref # 7.1				
 26 Sep 2024 14:30 Ref # 7.1  26 Sep 2024 14:30 Ref # 7.1  26 Sep 2024 14:30 Ref # 7.1				

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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 26 Sep 2024 14:30 Ref # 7.1				
 26 Sep 2024 14:30 Ref # 7.1				
 26 Sep 2024 14:30 Ref # 7.1				
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 26 Sep 2024 14:30 Ref # 7.1				
 26 Sep 2024 14:31 Ref # 7.2				
 26 Sep 2024 14:31 Ref # 7.2				
 26 Sep 2024 14:31 Ref # 7.2				
 26 Sep 2024 14:31 Ref # 7.2				
 26 Sep 2024 14:31 Ref # 7.2				
 26 Sep 2024 14:31 Ref # 7.2				

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.2		
		 26 Sep 2024 14:31		
		Ref # 7.3		
		 26 Sep 2024 14:31		
		Ref # 7.3		
		 26 Sep 2024 14:31		
		Ref # 7.3		
		 26 Sep 2024 14:31		
		Ref # 7.3		

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:31 Ref # 7.3				
 26 Sep 2024 14:31 Ref # 7.4				
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7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:32 Ref # 7.4  26 Sep 2024 14:32 Ref # 7.4  26 Sep 2024 14:32 Ref # 7.4				
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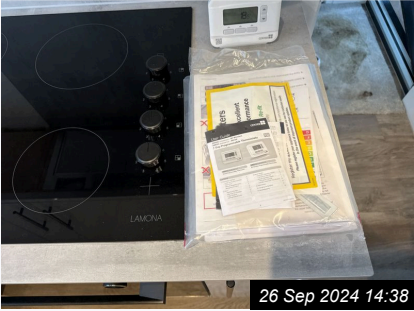
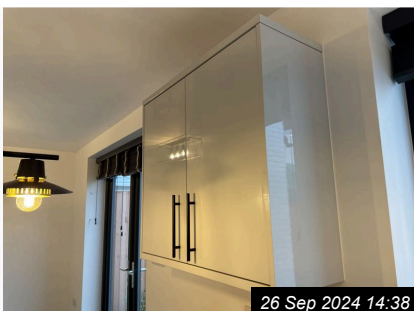
7. KITCHEN (CONT.)				
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		26 Sep 2024 14:32		
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		Ref # 7.5		
				
		26 Sep 2024 14:33		
		Ref # 7.5		
				
		26 Sep 2024 14:35		
		Ref # 7.7		
				
		26 Sep 2024 14:35		
		Ref # 7.7		
				
		26 Sep 2024 14:36		
		Ref # 7.7		
				
		26 Sep 2024 14:36		
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		Ref # 7.7		
				
		26 Sep 2024 14:37		
		Ref # 7.7		
				
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		Ref # 7.7		

7. KITCHEN (CONT.)

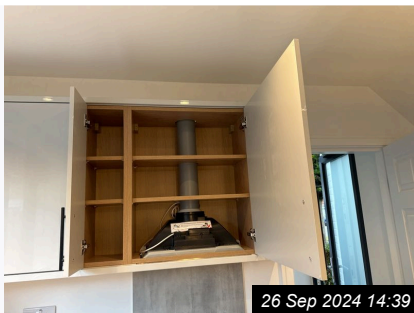
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Ref # 7.7				
				
Ref # 7.7				
				
Ref # 7.7				
				
Ref # 7.7				
				
Ref # 7.7				
				
Ref # 7.7				
				
Ref # 7.7				
				
Ref # 7.8				
				
Ref # 7.8				
				
Ref # 7.8				
				
Ref # 7.8				

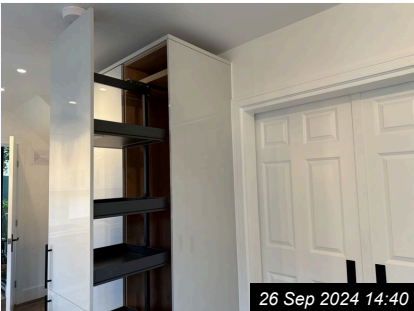
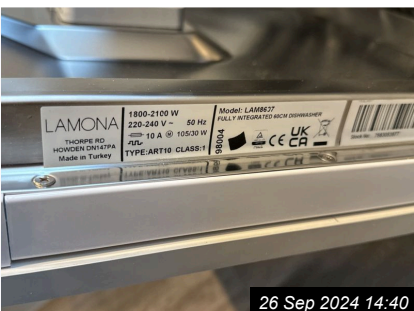
7. KITCHEN (CONT.)				
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 26 Sep 2024 14:32 Ref # 7.9  26 Sep 2024 14:32 Ref # 7.9  26 Sep 2024 14:34 Ref # 7.9				
 26 Sep 2024 14:34 Ref # 7.9  26 Sep 2024 14:32 Ref # 7.10  26 Sep 2024 14:33 Ref # 7.10				
 26 Sep 2024 14:34 Ref # 7.10  26 Sep 2024 14:34 Ref # 7.10  26 Sep 2024 14:34 Ref # 7.10				

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:34 Ref # 7.10  26 Sep 2024 14:34 Ref # 7.10  26 Sep 2024 14:34 Ref # 7.10				
 26 Sep 2024 14:34 Ref # 7.10  26 Sep 2024 14:37 Ref # 7.11  26 Sep 2024 14:37 Ref # 7.11				
 26 Sep 2024 14:37 Ref # 7.11  26 Sep 2024 14:37 Ref # 7.11  26 Sep 2024 14:37 Ref # 7.11				
 26 Sep 2024 14:37 Ref # 7.11  26 Sep 2024 14:37 Ref # 7.11  26 Sep 2024 14:37 Ref # 7.11				

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11				
 26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11				
 26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11				
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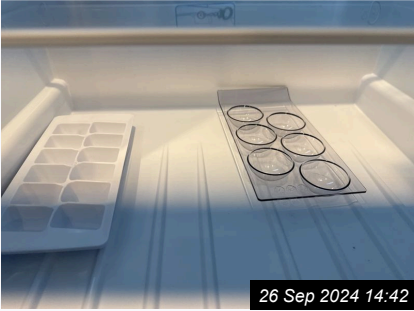
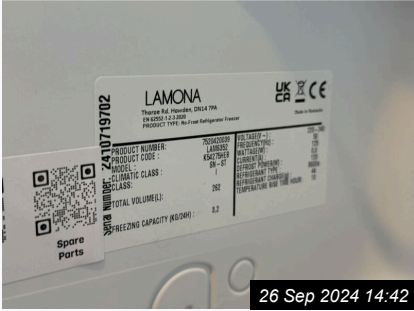
7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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 26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:38 Ref # 7.11				
 26 Sep 2024 14:38 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11				

7. KITCHEN (CONT.)					
Ref	Name	Description	Condition		Additional Comments
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 26 Sep 2024 14:39 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11					
 26 Sep 2024 14:39 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11					
 26 Sep 2024 14:39 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11  26 Sep 2024 14:39 Ref # 7.11					

7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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 26 Sep 2024 14:40 Ref # 7.11  26 Sep 2024 14:40 Ref # 7.11  26 Sep 2024 14:40 Ref # 7.11				
 26 Sep 2024 14:40 Ref # 7.12  26 Sep 2024 14:40 Ref # 7.12  26 Sep 2024 14:40 Ref # 7.12				
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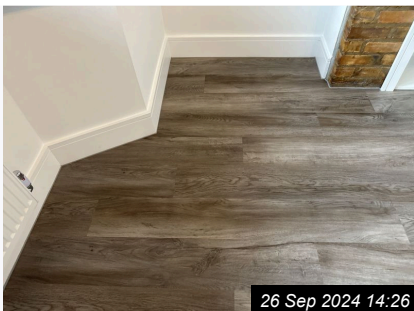
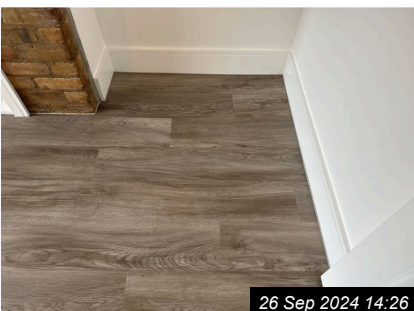
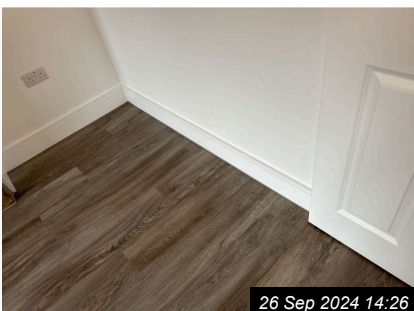
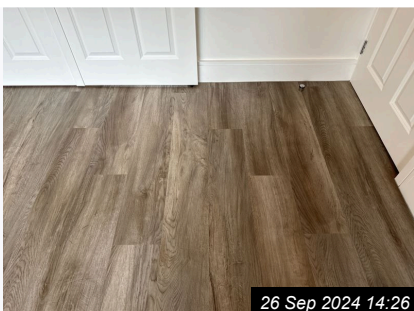
7. KITCHEN (CONT.)

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 26 Sep 2024 14:41 Ref # 7.12				
 26 Sep 2024 14:41 Ref # 7.12				
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 26 Sep 2024 14:42 Ref # 7.12				

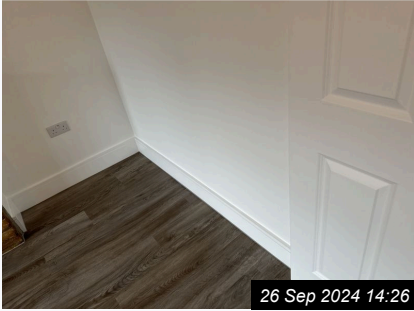
7. KITCHEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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 26 Sep 2024 14:42 Ref # 7.12  26 Sep 2024 14:42 Ref # 7.12  26 Sep 2024 14:42 Ref # 7.12				
 26 Sep 2024 14:42 Ref # 7.12				

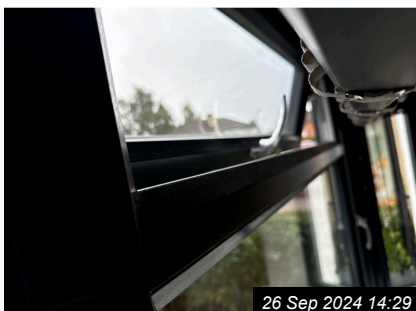
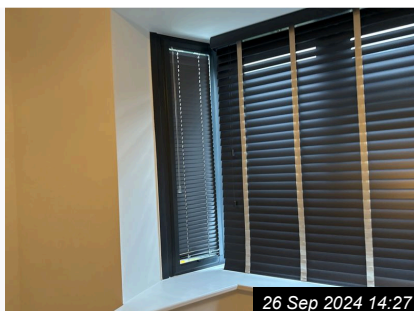
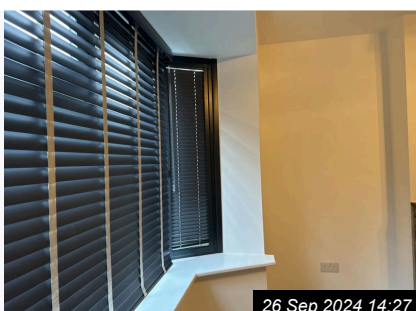
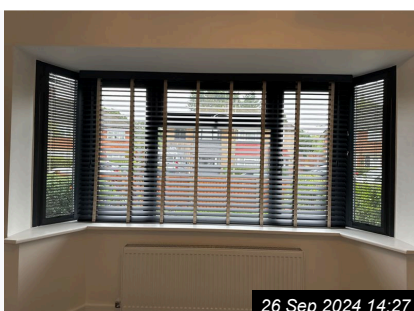
8. LIVING ROOM				
Ref	Name	Description	Condition	Additional Comments
8.1	Door	White painted wooden door with black push handles; White painted wooden door frame	Door Exterior: Good condition, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition	
8.2	Flooring	Wooden laminated floorboards	Floorboards are intact and in good condition, newly fitted, very minor debris along left-hand side	
8.3	Skirting	White painted skirting boards	Skirting is in good condition and intact, freshly painted	
8.4	Walls	White painted walls	Walls are in good condition, freshly painted	
8.5	Ceiling	White painted ceiling	Ceiling is in good condition	
8.6	Lighting	Black chrome light fitting with 4X bulbs and glass shades	Lights in good condition all intact and tested working;	
8.7	Window(s)	Grey UPVC windows with push button twist handles; White painted windowsill; Window Keys: 3	Windows are in good condition; Handles are intact and secure; Windowsill is in good condition, very minor debris	
8.8	Curtains / blinds	Grey slatted blinds with fabric pull cord	Blinds tested and working; Cord tieback fixture fitted: Yes	
8.9	Heating	White metal radiator with thermostatic valve and end cap	Radiator is in good condition;	
8.10	Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition	
8.11	Furnishings	White shelving fixture, brick built fireplace surround with wooden mantelpiece panel	Shelving fixtures in good condition, brickwork is all intact and in good condition, mantelpieces in good condition	

8. LIVING ROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:25 Ref #8				
 26 Sep 2024 14:25 Ref # 8.1  26 Sep 2024 14:25 Ref # 8.1  26 Sep 2024 14:25 Ref # 8.1				
 26 Sep 2024 14:25 Ref # 8.1  26 Sep 2024 14:25 Ref # 8.1  26 Sep 2024 14:25 Ref # 8.1				
 26 Sep 2024 14:25 Ref # 8.1  26 Sep 2024 14:25 Ref # 8.1  26 Sep 2024 14:25 Ref # 8.2				

8. LIVING ROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:25 Ref # 8.2				
 26 Sep 2024 14:25 Ref # 8.2				
 26 Sep 2024 14:25 Ref # 8.2				
 26 Sep 2024 14:25 Ref # 8.2				
 26 Sep 2024 14:25 Ref # 8.2				
 26 Sep 2024 14:25 Ref # 8.3				
 26 Sep 2024 14:26 Ref # 8.3				
 26 Sep 2024 14:26 Ref # 8.3				
 26 Sep 2024 14:26 Ref # 8.3				
 26 Sep 2024 14:26 Ref # 8.3				
 26 Sep 2024 14:26 Ref # 8.3				
 26 Sep 2024 14:26 Ref # 8.3				

8. LIVING ROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4				
 26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4				
 26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4				
 26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4				

8. LIVING ROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4  26 Sep 2024 14:26 Ref # 8.4				
 26 Sep 2024 14:27 Ref # 8.5  26 Sep 2024 14:27 Ref # 8.5  26 Sep 2024 14:27 Ref # 8.5				
 26 Sep 2024 14:28 Ref # 8.7  26 Sep 2024 14:28 Ref # 8.7  26 Sep 2024 14:28 Ref # 8.7				
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8. LIVING ROOM (CONT.)					
Ref	Name	Description	Condition	Additional Comments	
 26 Sep 2024 14:28 Ref # 8.7  26 Sep 2024 14:28 Ref # 8.7  26 Sep 2024 14:28 Ref # 8.7					
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 26 Sep 2024 14:29 Ref # 8.7  26 Sep 2024 14:27 Ref # 8.8  26 Sep 2024 14:27 Ref # 8.8					
 26 Sep 2024 14:27 Ref # 8.8  26 Sep 2024 14:27 Ref # 8.8  26 Sep 2024 14:27 Ref # 8.9					

8. LIVING ROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:27 Ref # 8.10				
 26 Sep 2024 14:27 Ref # 8.10				
 26 Sep 2024 14:27 Ref # 8.10				
 26 Sep 2024 14:27 Ref # 8.10				
 26 Sep 2024 14:27 Ref # 8.10				
 26 Sep 2024 14:27 Ref # 8.11				
 26 Sep 2024 14:27 Ref # 8.11				

9. REAR HALLWAY / UTILITY				
Ref	Name	Description	Condition	Additional Comments
9.1	Door	White painted wooden door with black push handles White painted wooden door frame	Door Exterior: Good condition, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition	
9.2	Flooring	Wooden laminated floorboards	Floorboards are intact and in good condition, newly fitted, minor white paint residue marks below radiator	
9.3	Skirting	White painted skirting boards	Skirting is in good condition and intact, freshly painted, light dust settlement near side door	
9.4	Walls	White painted walls	Walls are in good condition, freshly painted	
9.5	Ceiling	White painted ceiling	Ceiling is in good condition	
9.6	Lighting	Individual spotlights	Lights in good condition all intact and tested working;	
9.7	Window(s) / Side Door(s)	Grey UPVC window with push button twist handle; White painted windowsill; ; Window Keys: 1; Grey UPVC side doors with push handles and cylinder lock; Grey UPVC door frames;; Grey UPVC thresholds	Windows are in good condition, minor cobwebs; Handles are intact and secure; Windowsill is in good condition; Doors are in good condition, all fixtures are intact;; Door frames are in good condition; Thresholds are in good condition	
9.8	Curtains / blinds	Grey fabric blinds with black fabric pull cord	Blind tested and working; Cord tieback fixture fitted: Yes	
9.9	Heating	White metal radiator with thermostatic valve and end cap	Radiator is in good condition;	
9.10	Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition	

9. REAR HALLWAY / UTILITY (CONT.)				
Ref	Name	Description	Condition	Additional Comments
9.11	Units and Worktop	Kitchen Units Wooden laminated units; Fascia Panels Grey laminated fascia panels with black handles; Worktop Wooden laminated chipboard worktop; Kickboards Grey laminated kickboards	Kitchen Units Good condition, newly fitted Fascia Panels Doors and all handles are intact, newly fitted Worktop Good condition, newly fitted Kickboards Intact and in good condition, newly fitted	
9.12	Additional Cupboard	White painted wooden door with black push handles; White painted wooden door frame; Wooden laminated floorboards; White painted walls; White painted ceiling; White plastic light fitting with bulb; ; Additional cupboard contains MAIN (Eco Compact) GAS boiler;; Manual: https://mediacd.n.mainheating.co.uk/-/media/websites/mainheating/files/main-eco-compact-combi/main-eco-compact-combi-user-guide.pdf?v=1&d=20181128T134018Z	Door is in good condition, all fixtures are intact; Door frame is in good condition; Threshold is in good condition and intact; Flooring is in good condition; Walls are in good condition, slightly marked and small chip pipework Ceiling is in good condition, unpainted section around carbon monoxide alarm Light is in good condition, all intact and tested working; Boiler; Good condition; CO Alarm Location: Ceiling mounted	



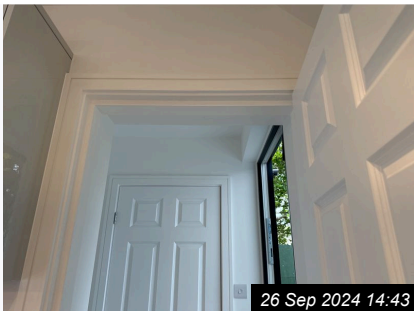
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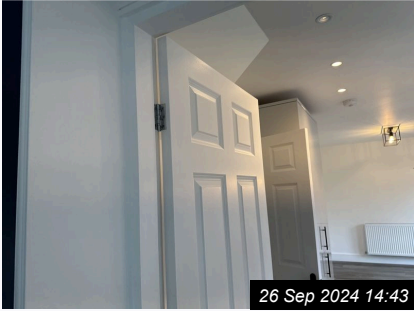
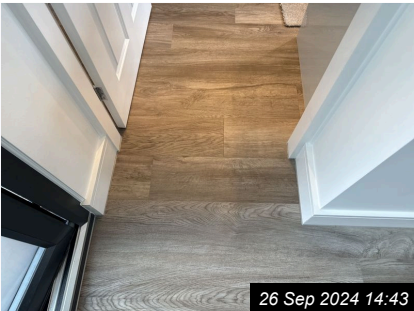
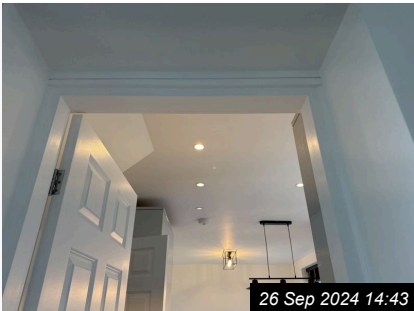
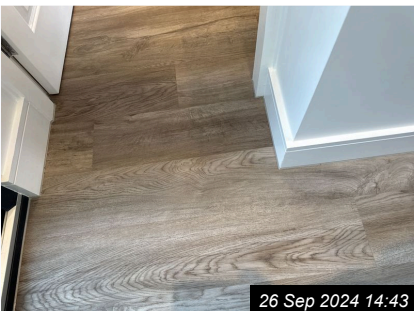
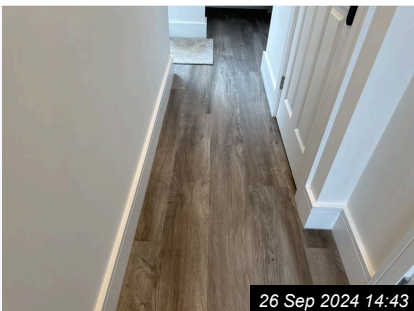
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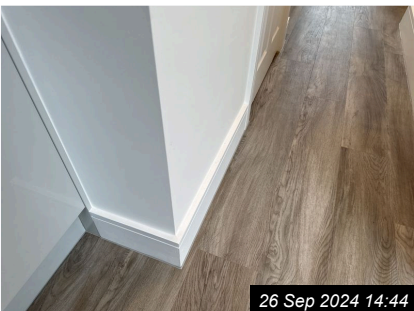
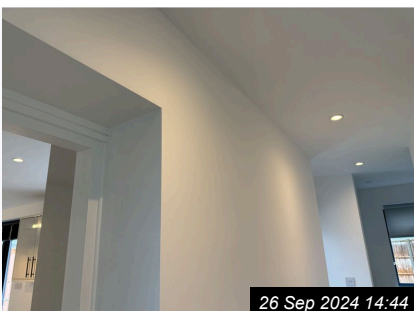
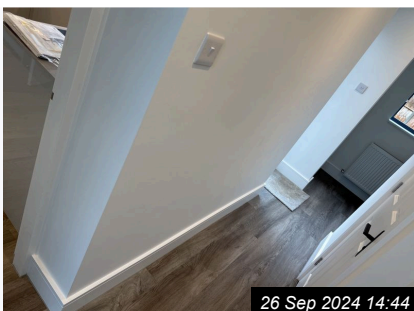


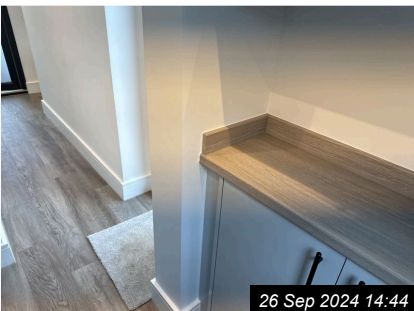
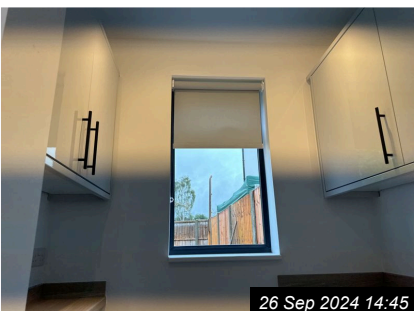
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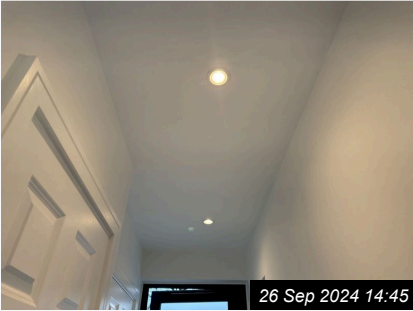
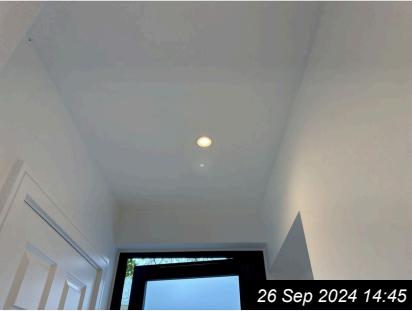


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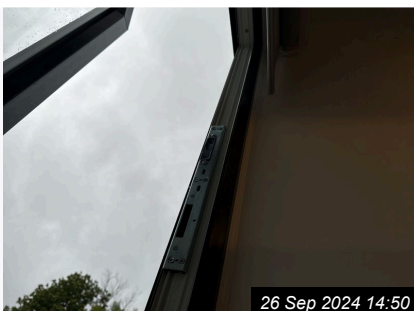
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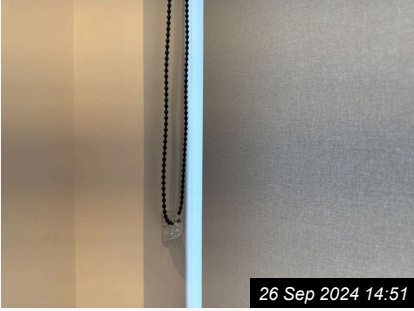
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 26 Sep 2024 14:44 Ref # 9.4				
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9. REAR HALLWAY / UTILITY (CONT.)				
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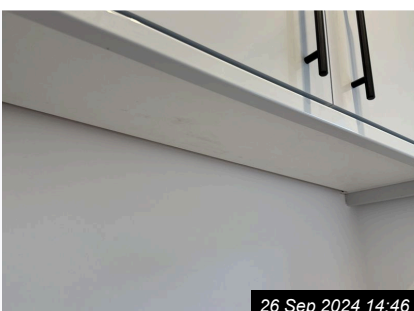
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 26 Sep 2024 14:45 Ref # 9.5  26 Sep 2024 14:45 Ref # 9.5  26 Sep 2024 14:46 Ref # 9.5				
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9. REAR HALLWAY / UTILITY (CONT.)

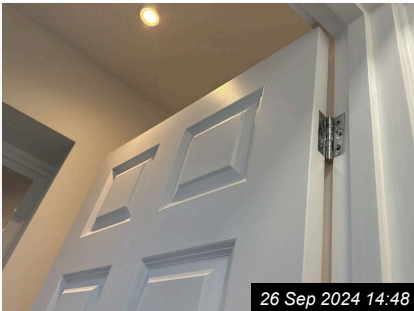
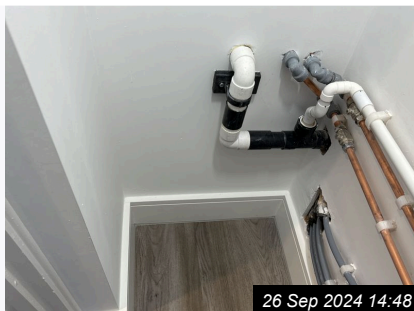
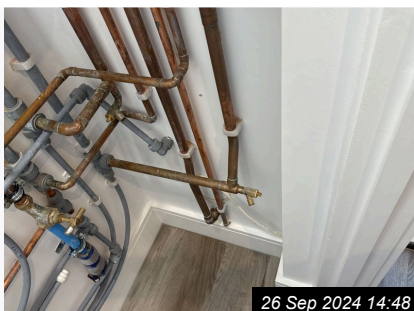
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9. REAR HALLWAY / UTILITY (CONT.)				
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 Ref # 9.7  Ref # 9.8  Ref # 9.8				
 Ref # 9.8  Ref # 9.8  Ref # 9.9				
 Ref # 9.10  Ref # 9.10  Ref # 9.10				

9. REAR HALLWAY / UTILITY (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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9. REAR HALLWAY / UTILITY (CONT.)					
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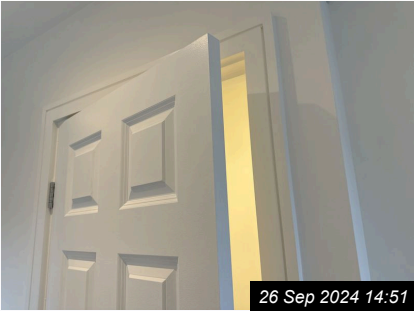
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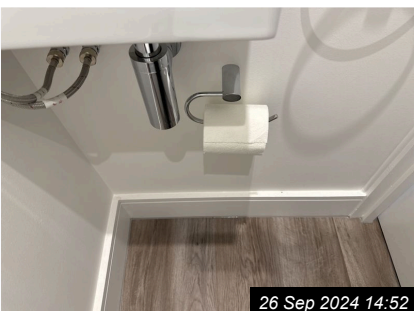
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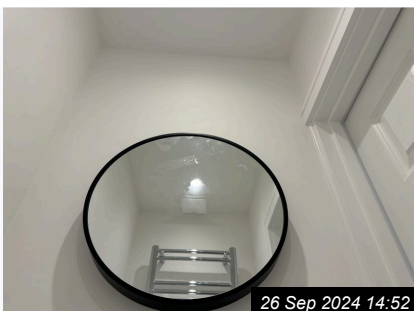
9. REAR HALLWAY / UTILITY (CONT.)

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		26 Sep 2024 14:48 Ref # 9.12	26 Sep 2024 14:48 Ref # 9.12	26 Sep 2024 14:48 Ref # 9.12

10. WC				
Ref	Name	Description	Condition	Additional Comments
10.1	Door	White painted wooden door with black push handles and keyless lock return White painted wooden door frame	Door Exterior: Good condition, very minor spot marks along open edge near handle, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition	
10.2	Flooring	Wooden laminated floorboards	Floorboards are in good condition, very minor debris to left-hand side of toilet	
10.3	Skirting	White painted skirting boards	Skirting is in good condition and intact, very light dust residue along top right hand side on entry, freshly painted	
10.4	Walls	White painted walls; Tiled walls with white grouting	Walls are in good condition, freshly painted, very minor mark behind toilet Tiles are in good condition; Grouting is intact	
10.5	Ceiling	White painted ceiling	Ceiling is in good condition	
10.6	Lighting	Individual spotlights	Lights in good condition all intact and tested working;	
10.7	Heating	Chrome towel radiator with thermostatic valve and end cap	Radiator is in good condition;	
10.8	Toilet/ Sink	Toilet White toilet with plastic seat and lid, wall mounted chrome push button flush; Sink White sink with chrome mixer tap and drain	Toilet Toilet is in good condition; Seat and lid are intact; Sink Good condition, tap is intact	
10.9	Additional Items	Wall mounted mirror; Chrome toilet roll holder; Chrome towel ring; White plastic extractor fan	Mirror is in good condition; Toilet roll holder is in good condition; Ring is in good condition; Extractor fan is in good condition	

10. WC (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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10. WC (CONT.)				
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 Ref # 10.4  Ref # 10.5  Ref # 10.5				

10. WC (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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10. WC (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 14:53 Ref # 10.9				

11. BATHROOM				
Ref	Name	Description	Condition	Additional Comments
11.1	Door	White painted wooden door with black push handles and keyless lock return White painted wooden door frame; ; Chrome threshold	Door Exterior: Good condition, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition; Threshold: Good condition and intact	
11.2	Flooring	Grey tiled flooring with grey grouting	Tiles are in good condition; Grouting is intact	
11.3	Walls	Grey tiled walls with grey grouting	Tiles are in good condition, very minor white spot residue marks to right-hand side upon entry Grouting is intact	
11.4	Ceiling	White painted ceiling	Ceiling is in good condition	
11.5	Lighting	Individual spotlights	Lights in good condition all intact and tested working;	
11.6	Window(s)	Grey UPVC window with push button twist handle; Grey marbled windowsill; Window Keys: 1	Window is in good condition; Handle is intact and secure; Windowsill is in good condition	
11.7	Curtains / blinds	Grey slatted blind with fabric pull cord	Blind tested and working; Cord tieback fixture fitted: Yes	
11.8	Heating	Chrome towel radiator with thermostatic valve and end cap	Radiator is in good condition;	

11. BATHROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
11.9	Toilet/ Sink/ Bath / Shower	Toilet White toilet with plastic seat and lid, cistern mounted chrome push button flush; Sink White sink with chrome mixer tap and drain; Bath White bath with laminated side panel, chrome outlet and drain; ; Chrome wall mounted bath/shower control unit Shower Chrome wall mounted hose, head and holder; Chrome additional overhead shower fixture; Chrome shower door fixture with glass panel	Toilet Toilet is in good condition, newly fitted Seat and lid are intact; Sink Good condition, tap is intact, newly fitted Bath Good condition, very light debris, tap and drain are intact, newly fitted Black scuff mark to right-hand side of bath panel Shower Good condition, newly fitted Fixtures are intact and secure Shower doors are intact and in good condition	
11.10	Additional Items	Grey laminated wooden under sink unit with 2X drawers Grey wall mounted unit with mirrored door and light fixture; Chrome toilet roll holder; Chrome towel ring; White plastic extractor fan; Loft hatch pole	Unit is in good condition and intact; Wall mounted unit is in good condition; Mirror and light are in good condition; Toilet roll holder is in good condition; ; Ring is in good condition; Extractor fan is in good condition; ; Loft hatch pole is in good condition	



Ref #11



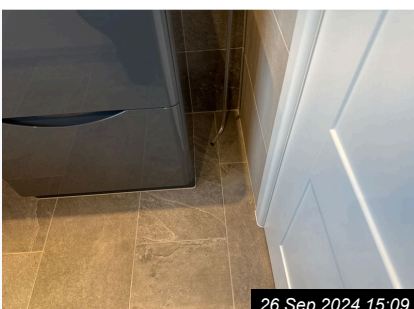
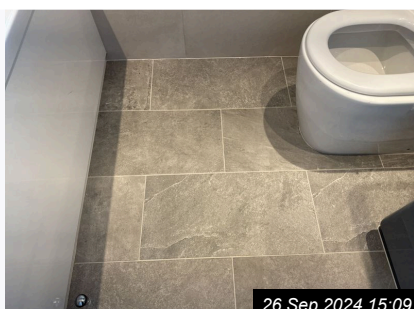
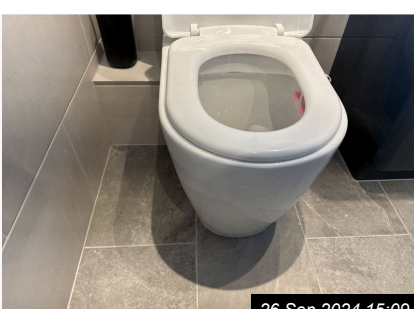
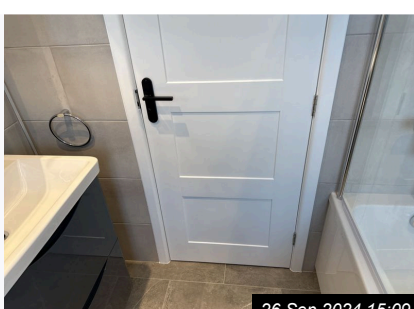
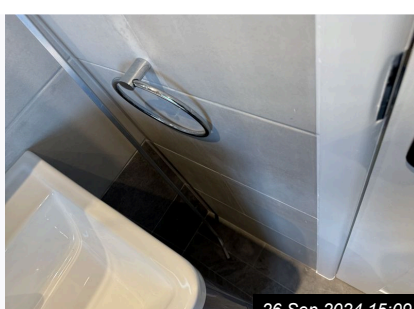
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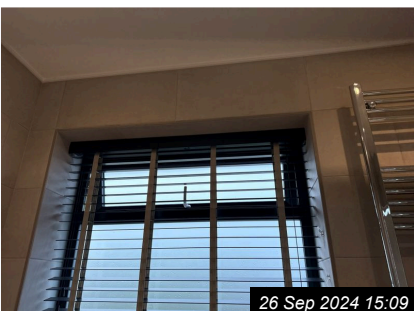


Ref # 11.1



Ref # 11.1

11. BATHROOM (CONT.)				
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		Ref # 11.2	Ref # 11.3	Ref # 11.3

11. BATHROOM (CONT.)				
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11. BATHROOM (CONT.)				
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11. BATHROOM (CONT.)				
Ref	Name	Description	Condition	Additional Comments
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11. BATHROOM (CONT.)				
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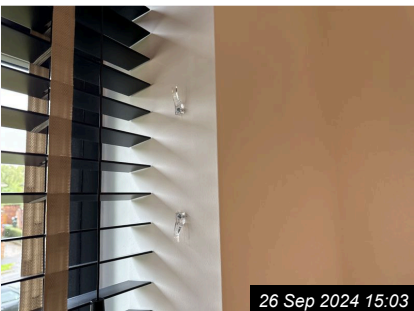
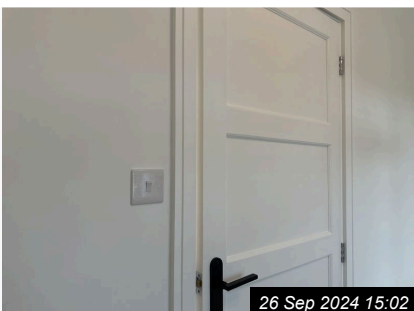
11. BATHROOM (CONT.)				
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12. BEDROOM 1				
Ref	Name	Description	Condition	Additional Comments
12.1	Door	White painted wooden door with black push handles; White painted wooden door frame; Chrome threshold	Door Exterior: Good condition, very minor chipping along lower edge, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition; Threshold: Good condition and intact	
12.2	Flooring	Grey fitted carpet	Carpet is in good condition, newly fitted	
12.3	Skirting	White painted skirting boards; Doorstop with rubber finial	Skirting is in good condition and intact, freshly painted Doorstop is in good condition	
12.4	Walls	White painted walls	Walls are in good condition, freshly painted	
12.5	Ceiling	White painted ceiling	Ceiling is in good condition	
12.6	Lighting	Brushed chrome light fitting with 3X bulbs and glass shades	Lights in good condition all intact and tested working;	
12.7	Window(s)	Grey UPVC windows with push button twist handles White painted windowsill; Window Keys: 2	Windows are in good condition; Handles are intact and secure; Windowsill is in good condition; Window Safety Latch Fitted: No	
12.8	Curtains / blinds	Grey slatted blind with fabric pull cord	Blind tested and working; Cord tieback fixture fitted: Yes	
12.9	Heating	White metal radiator with thermostatic valve and end cap	Radiator is in good condition;	
12.10	Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition;	

12. BEDROOM 1 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:01 Ref #12				
 26 Sep 2024 15:01 Ref # 12.1  26 Sep 2024 15:01 Ref # 12.1  26 Sep 2024 15:01 Ref # 12.1				
 26 Sep 2024 15:02 Ref # 12.1  26 Sep 2024 15:02 Ref # 12.1  26 Sep 2024 15:02 Ref # 12.1				
 26 Sep 2024 15:02 Ref # 12.1  26 Sep 2024 15:02 Ref # 12.1  26 Sep 2024 15:02 Ref # 12.2				

12. BEDROOM 1 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:02 Ref # 12.2  26 Sep 2024 15:02 Ref # 12.2  26 Sep 2024 15:02 Ref # 12.2				
 26 Sep 2024 15:02 Ref # 12.3  26 Sep 2024 15:02 Ref # 12.3  26 Sep 2024 15:02 Ref # 12.3				
 26 Sep 2024 15:02 Ref # 12.3  26 Sep 2024 15:02 Ref # 12.4  26 Sep 2024 15:02 Ref # 12.4				
 26 Sep 2024 15:02 Ref # 12.4  26 Sep 2024 15:02 Ref # 12.4  26 Sep 2024 15:02 Ref # 12.4				

12. BEDROOM 1 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:02 Ref # 12.4  26 Sep 2024 15:02 Ref # 12.4  26 Sep 2024 15:02 Ref # 12.4				
 26 Sep 2024 15:02 Ref # 12.4  26 Sep 2024 15:02 Ref # 12.4  26 Sep 2024 15:02 Ref # 12.4				
 26 Sep 2024 15:02 Ref # 12.5  26 Sep 2024 15:02 Ref # 12.5  26 Sep 2024 15:02 Ref # 12.5				
 26 Sep 2024 15:02 Ref # 12.5  26 Sep 2024 15:02 Ref # 12.5  26 Sep 2024 15:03 Ref # 12.7				

12. BEDROOM 1 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:03 Ref # 12.7  26 Sep 2024 15:03 Ref # 12.7  26 Sep 2024 15:03 Ref # 12.7				
 26 Sep 2024 15:03 Ref # 12.7  26 Sep 2024 15:03 Ref # 12.7  26 Sep 2024 15:03 Ref # 12.8				
 26 Sep 2024 15:03 Ref # 12.8  26 Sep 2024 15:03 Ref # 12.8  26 Sep 2024 15:02 Ref # 12.9				
 26 Sep 2024 15:03 Ref # 12.9  26 Sep 2024 15:02 Ref # 12.10  26 Sep 2024 15:02 Ref # 12.10				

12. BEDROOM 1 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:03 Ref # 12.10  26 Sep 2024 15:03 Ref # 12.10				

13. BEDROOM 2				
Ref	Name	Description	Condition	Additional Comments
13.1	Door	White painted wooden door with black push handles; White painted wooden door frame; Chrome threshold	Door Exterior: Good condition, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition; Threshold: Good condition and intact	
13.2	Flooring	Grey fitted carpet	Carpet is in good condition, newly fitted	
13.3	Skirting	White painted skirting boards; Doorstop with rubber finial	Skirting is in good condition and intact, freshly painted Doorstop is in good condition	
13.4	Walls	White painted walls	Walls are in good condition, freshly painted	
13.5	Ceiling	White painted ceiling	Ceiling is in good condition	
13.6	Lighting	Brushed chrome light fitting with 3X bulbs and glass shades	Lights in good condition all intact and tested working;	
13.7	Window(s)	Grey UPVC windows with push button twist handles White painted windowsill; Window Keys: 2	Windows are in good condition; Handles are intact and secure; Windowsill is in good condition; Window Safety Latch Fitted: No	
13.8	Curtains / blinds	Grey slatted blind with fabric pull cord; Window fitted slatted blinds to side panels	Blind tested and working; Cord tieback fixture fitted: Yes	
13.9	Heating	White metal radiator with thermostatic valve and end cap	Radiator is in good condition;	
13.10	Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition;	

13. BEDROOM 2 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:01 Ref #13				
 26 Sep 2024 15:03 Ref # 13.1  26 Sep 2024 15:03 Ref # 13.1  26 Sep 2024 15:03 Ref # 13.1				
 26 Sep 2024 15:03 Ref # 13.1  26 Sep 2024 15:04 Ref # 13.1  26 Sep 2024 15:04 Ref # 13.1				
 26 Sep 2024 15:04 Ref # 13.1  26 Sep 2024 15:04 Ref # 13.1  26 Sep 2024 15:04 Ref # 13.2				

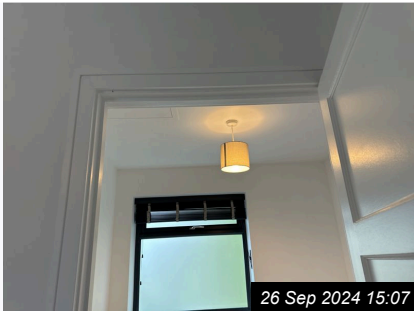
13. BEDROOM 2 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:04 Ref # 13.2  26 Sep 2024 15:04 Ref # 13.2  26 Sep 2024 15:04 Ref # 13.2				
 26 Sep 2024 15:04 Ref # 13.2  26 Sep 2024 15:04 Ref # 13.2  26 Sep 2024 15:04 Ref # 13.3				
 26 Sep 2024 15:04 Ref # 13.3  26 Sep 2024 15:04 Ref # 13.3  26 Sep 2024 15:04 Ref # 13.3				
 26 Sep 2024 15:04 Ref # 13.3  26 Sep 2024 15:04 Ref # 13.3  26 Sep 2024 15:04 Ref # 13.3				

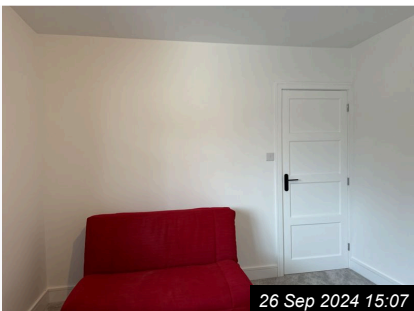
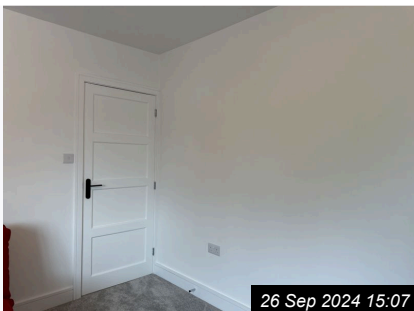
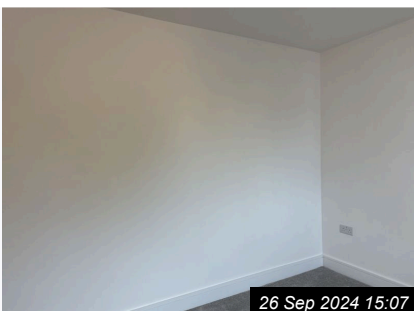
13. BEDROOM 2 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.4				
 26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.4				
 26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.4				
 26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.4  26 Sep 2024 15:04 Ref # 13.5				

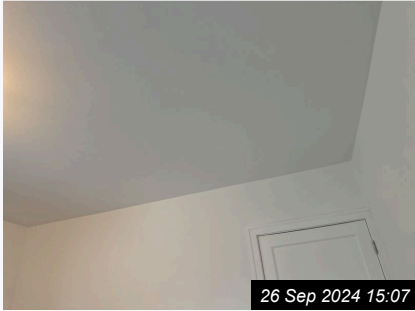
13. BEDROOM 2 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:04 Ref # 13.5  26 Sep 2024 15:04 Ref # 13.5  26 Sep 2024 15:04 Ref # 13.5				
 26 Sep 2024 15:05 Ref # 13.5  26 Sep 2024 15:06 Ref # 13.7  26 Sep 2024 15:06 Ref # 13.7				
 26 Sep 2024 15:06 Ref # 13.7  26 Sep 2024 15:06 Ref # 13.7  26 Sep 2024 15:06 Ref # 13.7				
 26 Sep 2024 15:06 Ref # 13.7  26 Sep 2024 15:06 Ref # 13.7  26 Sep 2024 15:06 Ref # 13.7				

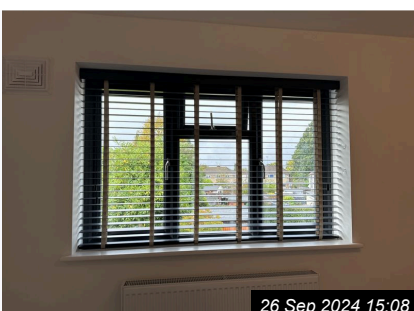
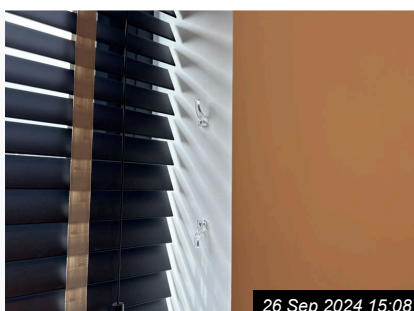
13. BEDROOM 2 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:06 Ref # 13.7  26 Sep 2024 15:06 Ref # 13.7  26 Sep 2024 15:05 Ref # 13.8				
 26 Sep 2024 15:05 Ref # 13.8  26 Sep 2024 15:05 Ref # 13.8  26 Sep 2024 15:04 Ref # 13.9				
 26 Sep 2024 15:05 Ref # 13.10  26 Sep 2024 15:05 Ref # 13.10  26 Sep 2024 15:05 Ref # 13.10				
 26 Sep 2024 15:05 Ref # 13.10  26 Sep 2024 15:05 Ref # 13.10				

14. BEDROOM 3				
Ref	Name	Description	Condition	Additional Comments
14.1	Door	White painted wooden door with black push handles; White painted wooden door frame; Chrome threshold	Door Exterior: Good condition, all fixtures are intact; Interior: Good condition, all fixtures are intact; Door frame: Good condition; Threshold: Good condition and intact	
14.2	Flooring	Grey fitted carpet	Carpet is in good condition, newly fitted	
14.3	Skirting	White painted skirting boards; Doorstop with rubber finial	Skirting is in good condition and intact, freshly painted Doorstop is in good condition	
14.4	Walls	White painted walls	Walls are in good condition, freshly painted	
14.5	Ceiling	White painted ceiling	Ceiling is in good condition	
14.6	Lighting	Brushed chrome light fitting with 3X bulbs and glass shades	Lights in good condition all intact and tested working;	
14.7	Window(s)	Grey UPVC windows with push button twist handles White painted windowsill; Window Keys: 3	Windows are in good condition; Handles are intact and secure; Windowsill is in good condition, very light debris Window Safety Latch Fitted: No	
14.8	Curtains / blinds	Grey slatted blind with fabric pull cord	Blind tested and working; Cord tieback fixture fitted: Yes	
14.9	Heating	White metal radiator with thermostatic valve and end cap	Radiator is in good condition;	
14.10	Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition;	

14. BEDROOM 3 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:06 Ref # 14.1  26 Sep 2024 15:06 Ref # 14.1  26 Sep 2024 15:07 Ref # 14.1				
 26 Sep 2024 15:07 Ref # 14.1  26 Sep 2024 15:07 Ref # 14.1  26 Sep 2024 15:07 Ref # 14.1				
 26 Sep 2024 15:07 Ref # 14.1  26 Sep 2024 15:07 Ref # 14.1  26 Sep 2024 15:07 Ref # 14.2				
 26 Sep 2024 15:07 Ref # 14.2  26 Sep 2024 15:07 Ref # 14.2  26 Sep 2024 15:07 Ref # 14.2				

14. BEDROOM 3 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:07 Ref # 14.2  26 Sep 2024 15:07 Ref # 14.2  26 Sep 2024 15:07 Ref # 14.3				
 26 Sep 2024 15:07 Ref # 14.3  26 Sep 2024 15:07 Ref # 14.3  26 Sep 2024 15:07 Ref # 14.3				
 26 Sep 2024 15:07 Ref # 14.3  26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.4				
 26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.4				

14. BEDROOM 3 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.4				
 26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.4				
 26 Sep 2024 15:07 Ref # 14.4  26 Sep 2024 15:07 Ref # 14.5  26 Sep 2024 15:07 Ref # 14.5				
 26 Sep 2024 15:07 Ref # 14.5  26 Sep 2024 15:08 Ref # 14.5  26 Sep 2024 15:08 Ref # 14.7				

14. BEDROOM 3 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:08 Ref # 14.7  26 Sep 2024 15:08 Ref # 14.7  26 Sep 2024 15:08 Ref # 14.7				
 26 Sep 2024 15:08 Ref # 14.7  26 Sep 2024 15:08 Ref # 14.7  26 Sep 2024 15:08 Ref # 14.7				
 26 Sep 2024 15:08 Ref # 14.7  26 Sep 2024 15:08 Ref # 14.7  26 Sep 2024 15:08 Ref # 14.7				
 26 Sep 2024 15:08 Ref # 14.8  26 Sep 2024 15:08 Ref # 14.8  26 Sep 2024 15:08 Ref # 14.8				

14. BEDROOM 3 (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:08 Ref # 14.9				
 26 Sep 2024 15:07 Ref # 14.10				
 26 Sep 2024 15:08 Ref # 14.10				
 26 Sep 2024 15:08 Ref # 14.10				
 26 Sep 2024 15:08 Ref # 14.10				
 26 Sep 2024 15:08 Ref # 14.10				

15. LOFT				
Ref	Name	Description	Condition	Additional Comments
15.1	Loft	Extending ladder, part panelled loft area with ariels; Light fixture and switch	Ladder is in good condition and secure, tape residue mark to step; Panel loft area has section of carpet and light debris throughout; Light fixture tested and working	
 26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1				
 26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1				
 26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1				
 26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1  26 Sep 2024 15:13 Ref # 15.1				

15. LOFT (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 26 Sep 2024 15:13 Ref # 15.1				

16. REAR GARDEN				
Ref	Name	Description	Condition	Additional Comments
16.1	Garden	Paved patio area to rear aspect of property; Lawn area to far end of garden;; Wooden perimeter fencing; 2X plant pots;; Wall mounted hose	Patio area is in good condition, clean;; Lawn area is in good condition, recently cut; Fence panels are all intact and in good condition; Planted area along right hand side aspect is in good condition; Plant parts are in good condition; Hose is all intact	
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1				
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1				
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1				
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1				

16. REAR GARDEN (CONT.)					
Ref	Name	Description	Condition	Additional Comments	
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1					
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1					
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1					
 26 Sep 2024 15:20 Ref # 16.1  26 Sep 2024 15:20 Ref # 16.1					

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within 14 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.

Safety Alarms

Safety Alarms

WHAT YOU NEED TO DO - INSTALL

- From 1 October 2022, landlords must continue to ensure that a working smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation.
- From 1 October 2022, landlords must install a carbon monoxide alarm in all rooms that are used as living accommodation which contain a fixed combustion appliance such as gas boilers but excluding any room where there is only a gas cooker.

WHAT YOU NEED TO DO - TEST

- Landlords must also be able to demonstrate that alarms were working at the start of a tenancy. For example, by pressing the test button until the alarm sounds.
- It is advisable to ask the tenant to sign a receipt confirming the smoke and carbon monoxide alarms are working or ensure they are in the inventory at check-in which is signed by the tenant.
- A new tenancy is a tenancy agreement that begins on or after 1 October 2022 and is not a renewal of a previous tenancy agreement.

The inventory clerk will show you the alarms and how to operate them, at check-in.

Where alarms are not present at the time of key handover, alarms will be supplied and recorded within this document. Alarms supplied in line with BS safety standards. Smoke Alarms require replacement every 10 years and Carbon Monoxide Alarms require replacement every 7 years.

It is the responsibility of the tenant to ensure alarms are maintained throughout the tenancy. Including, changing batteries as required and regular testing. Any maintenance issues need to be reported to the property manager.