



INVENTORY LISTED

Inventory & Check In



Address	123 Sample Street, Sample City, Sampleshire, AB1 2CD
Date	January 16th 2026
Clerk	A. Clerk
Client	Example Lettings Ltd

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Disclaimers

This Inventory Report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the Inventory Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this Inventory Report.

Inventory Listed and its staff are not trained or qualified Property Surveyors. Under no circumstances should this Inventory Report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Inventory Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This Inventory Report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this Inventory Report. Items listed within the Inventory Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

Inventory Listed and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. Where sockets are shown as tested or checked, they are only done so using a socket tester. The sockets are not removed and no electrical inspection is carried out as Inventory Listed are not qualified electricians and cannot be held responsible. The socket tester is a useful tool for quickly identifying basic wiring issues, but they are not a substitute for a full verification of wiring installations or a replacement for RCD testing as per BS 7671 regulations. If a fault is indicated, it will be noted on the report and it is recommended to consult a qualified electrician for investigation and repair.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within an Inventory & Check-In Report compiled by Inventory Listed stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire Safety) Regulations 1988 (Amendments) 1989, 1993 and 2010). The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Inventory Report was compiled. Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

CHECK OUT INFORMATION FOR TENANTS

Please use the following notes as a general guide when preparing to move out of a property at the end of your Tenancy.

Please remember Inventory Listed is an independent company. We are not employed by either the Landlord, Agent or Tenant. We bear no bias to any particular party involved in your Tenancy. Our Inventory Report is compiled as an impartial record of the contents, fixtures and fittings of the property and their condition. The Check-Out Report will be a fair comparison of the property on the date of Check-Out to that on the date of the original Inventory Report compilation. You should bear in mind that if the Inventory Clerk is required to add excessive detail at the time of Check-In, then we reserve the right apply similar detail at the time of Check-Out.

On the Check-Out day, the Inventory Clerk will compare the property against the Inventory Report used at the start of your Tenancy. The Check-Out report will detail any differences with the condition and cleanliness of the property and its fixtures and fittings. An allowance will be made for Fair Wear and Tear and any deterioration or damage to the property and its fixtures and fittings will be noted along with recommendations of liability where appropriate.

Please note you will not be allowed to re-enter the property after the Check-Out has taken place.

If you have not vacated the property fully at the time of the Check-Out appointment, it may not be possible to complete the Check-

Out inspection. Therefore, a return appointment will be necessary – for which an additional charge will be made.

PREPARING THE PROPERTY FOR CHECK-OUT

1. All of your personal belongings must be removed from the property prior to the Check-Out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
2. All items, including furniture and kitchen items, must be returned to their original Inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
3. Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
4. The property must be thoroughly cleaned throughout before the Check-Out. You will not be allowed to return to the property to finish off the cleaning after the Check-Out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning. You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable), kitchen units and appliances, sanitaryware – especially limescale staining.
5. If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
6. If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
7. If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
8. All rubbish must be removed from inside and outside of the property, including the dustbins. If rubbish is left, then a removal charge may be charged.
9. It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
10. Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the flooring for example, with an iron burn or cigarette burn.
11. Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds, mattresses and similar items will be checked against the Inventory Report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the item of furniture for example, with a heavy stain or cigarette type burn or if scratches or ringmarks have been left on polished furniture.
12. Curtains and linen must be laundered or dry cleaned before Check-Out, or once again, charges may apply.
13. Kitchen appliances, equipment and utensils will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
14. Appliance manuals must be left in the property at the Check-Out or you may be charged a replacement cost.
15. Sanitaryware will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.
16. If your Tenancy agreement states you must maintain the garden then the garden must be kept in a tidy condition – including mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the Inventory Report and seasonal variations will be taken into account at Check-Out. If the garden is found to be untidy, professional gardening charges may apply.

1. KEYS

Ref	Name	Description	Additional Comments
1.1 📷	2x sets	1 x Yale key (Communal front door) 1 x ERA Front door key 1 x Chubb front door key	



Ref #1.1

2. KEYS HANDED OVER AT CHECK-IN

Ref	Name	Answer	Comments	Additional Comments
2.1	Front Door Key(s) Passed To Tenant	No	Handed back to agent as requested, tenant collecting Saturday 17th January	

3. METER READINGS

Ref	Name	Serial No.	Reading	Location	Supplier	Additional Comments
3.1 📷	Gas Meter	G4 A0046346 16 01 2016	Unable to access due to locked access gate	On Hazlebourne Road, through black gates on RHS, right round the corner on RHS, first box on right	Check - Agent	
3.2 📷	Electric Meter	S69A08044	73246	Communal overhead cupboard past internal door top RHS		

3. METER READINGS (CONT.)



4. HEALTH & SAFETY / SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
4.1	Smoke Alarm	Bedroom ceiling Kitchen ceiling	Tested for sound only	
4.2	Carbon Monoxide Alarm	Kitchen	Tested for sound only	







5. SCHEDULE OF CONDITION

Ref	Name	Condition	Additional Comments
5.1	General Cleanliness	Requires further cleaning Needs Cleaning - Landlord	
5.2	Decoration	Scuffs and usage seen Heavy cracking to ceilings/walls as detailed Monitor - Agent	
5.3	Carpets & Flooring	As stated	

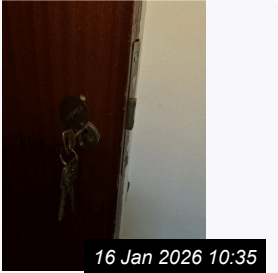
5. SCHEDULE OF CONDITION (CONT.)

5.4	Window(s)	Windows misting Monitor - Agent	
5.5	Curtain / Blinds	As stated	
5.6	Kitchen Area	Requires further cleaning Needs Cleaning - Landlord	
5.7	Kitchen White Goods	Fridge freezer being replaced	
5.8	Oven / Hob / Cooker / Extractor Hood	Requires further cleaning Needs Cleaning - Landlord	
5.9	Bath Area	Requires further cleaning, multiple hairs seen on floor Needs Cleaning - Landlord	
5.10	Bathroom Sanitaryware	Cleaned to a good standard	

6. EXTERIOR FRONT

Ref	Name	Description	Condition	Additional Comments
6.1 	Door	Brown wooden door with brass fixtures including 2 x Chubb locks, eye viewer, ERA key lock, chrome finish D-Handle, 1 x screw above gold backed sticker with black number "1"	Scuffed and marked in places; Fixtures are tarnished and used Bottom Chubb lock does not close fully Needs Maintenance - Landlord	
6.2 	Door Frame	Brown wooden door frame	Signs of cracking around frame; Minor scratches on internal face; Small hole in frame internal face	
6.3 	Door Handle	Chrome finish D-Handle	All in good, working order	
6.4 	Additional Items / Information	Brown coir door mat with black print "HELLO"	Curled up on LHS	

6. EXTERIOR FRONT (CONT.)



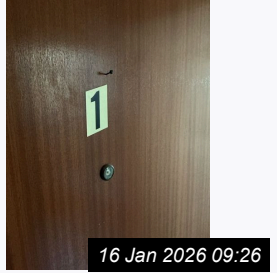
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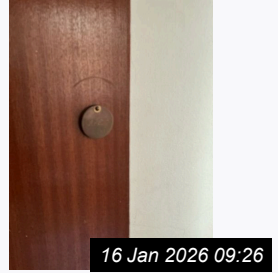
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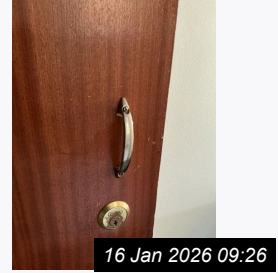
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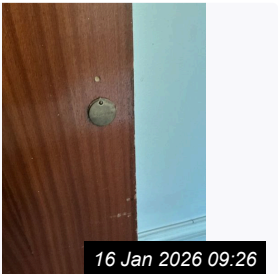
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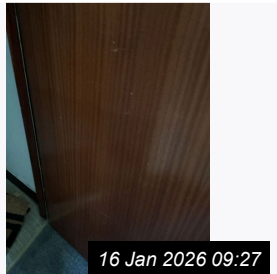
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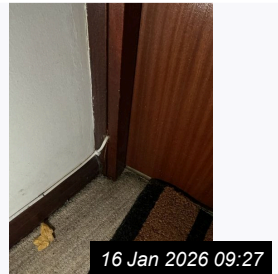
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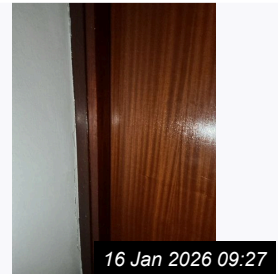
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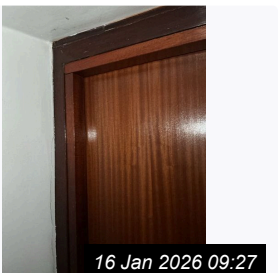
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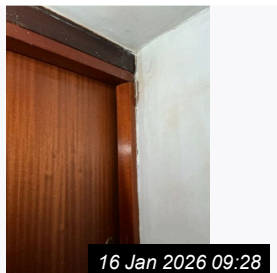
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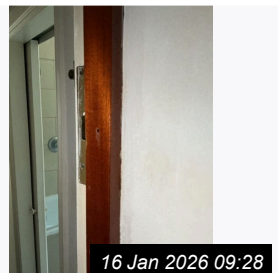
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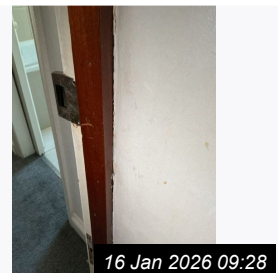
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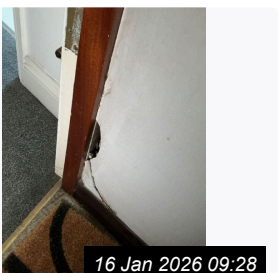
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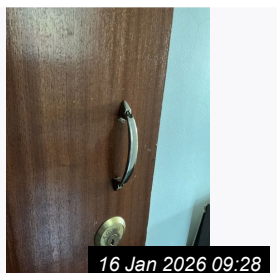
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Ref #6.3



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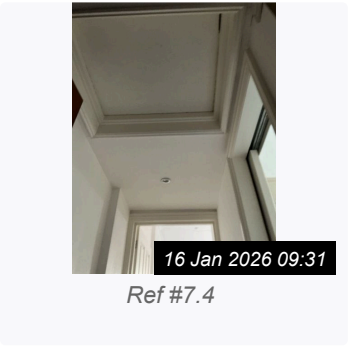
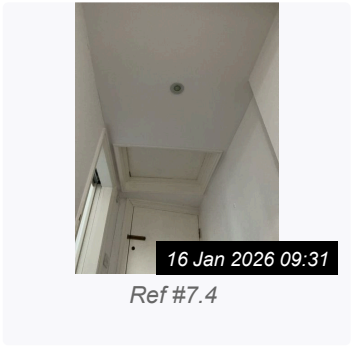
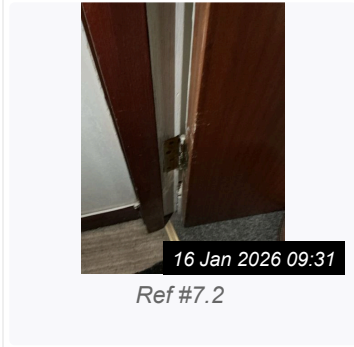
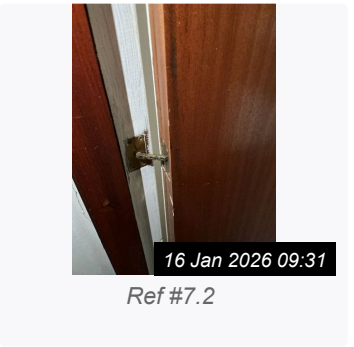
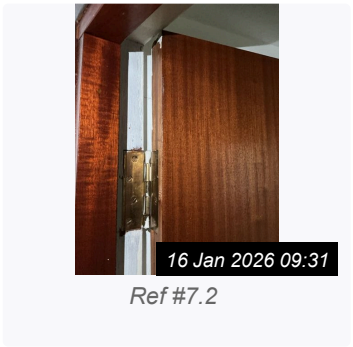
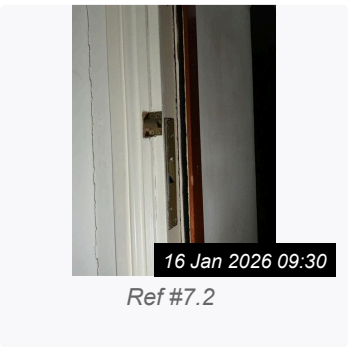
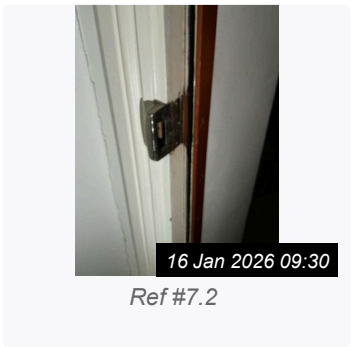
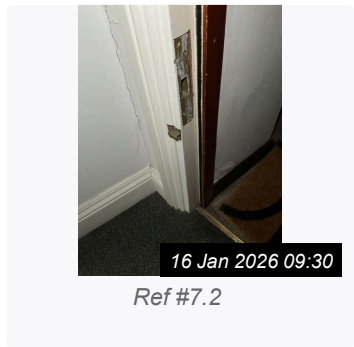
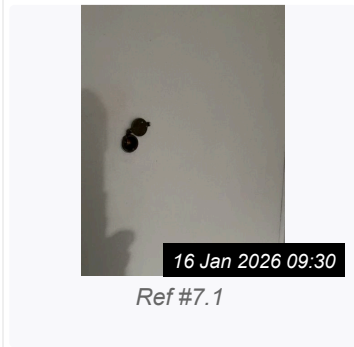
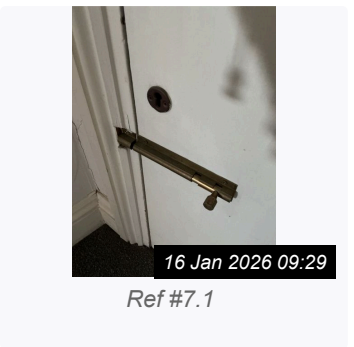
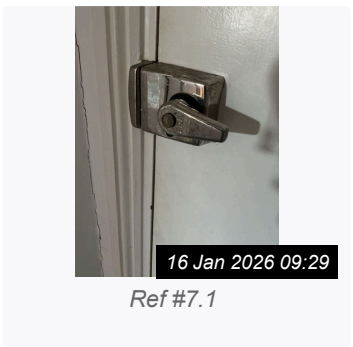
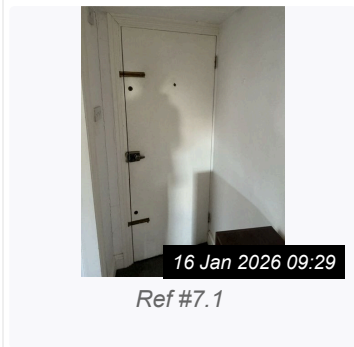
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7. ENTRANCE / HALLWAY

Ref	Name	Description	Condition	Additional Comments
7.1 	Door	White painted wooden door with 2 x brass Chubb escutcheons, 2 x brass bolt locks, brass eye viewer and chrome finish ERA night latch	Slightly patchy Light usage Tarnishing to fixtures; Bottom Chubb lock does not close fully Needs Maintenance - Landlord	
7.2 	Door Frame	White painted door frame with stuck on felt draught strips and brass finish lock receivers, and chrome finish night latch receiver	Cracked in places; Small chip top LHS	
7.3 	Door Handle	Chrome finish ERA night latch	All in good, working order	
7.4 	Ceiling	White painted ceiling	Shrinkage gaps around edges/join to walls	
7.5 	Lighting	1 x white finish downlight	Turned on and off at inspection	
7.6 	Walls	White painted walls	Cracked along hook position Wall on entry cracked (corner) Painted over defects Small impact mark low level LHS of bathroom; Grubby marks by light switch; 2 x white plastic hooks	
7.7 	Light Switches	1 x white plastic single gang light switch; 1 x white plastic 4 gang light switch; 1 x white plastic fan isolation switch	Turned on and off at inspection	
7.8 	Skirting	White painted wooden skirting boards	Slightly marked in places	
7.9 	Flooring	Grey coloured carpet with brass finish threshold strip at front door and chrome finish threshold strips to bedroom and bathroom	Cleaned to a good standard	

7. ENTRANCE / HALLWAY (CONT.)

7.10 📷	Furniture	Brown wooden shelving unit with 2 x shelves	Chipped on the top Minor marks Back panel loose; ; Top shelf not fitted, missing bracket Needs Maintenance - Landlord	
7.11 📷	Additional Items	Ceiling mounted white wooden loft hatch	Not inspected	



7. ENTRANCE / HALLWAY (CONT.)



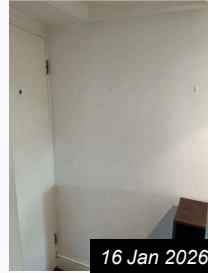
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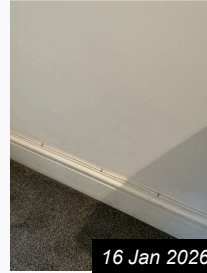
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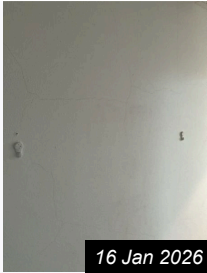
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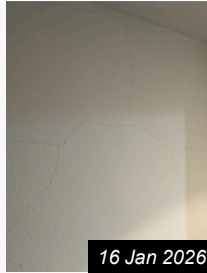
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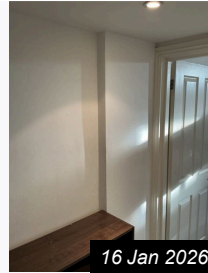
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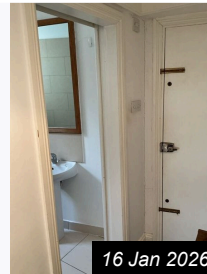
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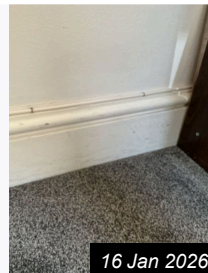
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Ref #7.7



16 Jan 2026 09:34

Ref #7.8



16 Jan 2026 09:34

Ref #7.8



16 Jan 2026 09:34

Ref #7.8

7. ENTRANCE / HALLWAY (CONT.)










The image grid contains 11 photographs documenting the entrance and hallway. The photos are arranged in three rows:

- Row 1: Four photos showing carpeted areas and door frames. References: Ref #7.8 (two photos), Ref #7.9 (two photos). Timestamps: 16 Jan 2026 09:34 and 16 Jan 2026 09:35.
- Row 2: Four photos showing wooden furniture, including a bench and shelving. Reference: Ref #7.10 (all four photos). Timestamps: 16 Jan 2026 09:35.
- Row 3: Three photos showing wooden furniture and a door frame. Reference: Ref #7.10 (two photos), Ref #7.11 (one photo). Timestamps: 16 Jan 2026 09:35 and 16 Jan 2026 09:36.

8. BEDROOM

Ref	Name	Description	Condition	Additional Comments
8.1 📷	Door	White painted wooden 4 panel door	Chipping to top of door Light scuffs	
8.2 📷	Door Frame	White painted wooden door frame with architraves	Cracking lines seen around frame	
8.3 📷	Door Handle	Silver finish lever latch door handle	Handle is loose to hallway side Needs Maintenance - Landlord	
8.4 📷	Ceiling	White painted ceiling with decorative coving	Cracked throughout; Stain marks visible Monitor - Agent	

8. BEDROOM (CONT.)

8.5 	Lighting	4 x chrome finish downlights	1 x bulb not working Needs Replacing - Landlord	
8.6 	Walls	White painted walls	Scuffs and marks seen mid to low level RHS of bed 3 x white hooks Scuffs around phone unit; Marks to LHS of wall by thermostat; 2 x repair patches to LHS of bed; Cracking to LHS of window low level; Cracking to RHS of window from ceiling; Holes above blind from previous fittings	
8.7 	Light Switches	1 x white plastic single gang light switch	Turned on and off at inspection	
8.8 	Window(s)	White UPVC double glazed windows with 2 x opening sections c/w chrome finish handles	Window cill dusty, requires cleaning; Lower window in misting Needs Cleaning - Landlord Monitor - Agent	
8.9 	Curtains/Blinds	Light wooden curtain pole with 3 x fixing points and end finials; Light grey coloured roller blind with white plastic beading control	Does not open all the way due to position of stop bead; Slight staining marks to blind	
8.10 	Sockets	4 x white plastic double sockets	Plug sockets tested	
8.11 	Skirting	White painted wooden skirting boards	Minor scuffs and marks visible by door	
8.12 	Flooring	Grey coloured carpet	Furniture pressure indents seen Brown mark to RHS of bed below socket	
8.13 	Built-In Wardrobe	Built-in wardrobe with 2 x white sliding doors at top level with chrome finish D-Handles opening to shelf, 2 x mirrored sliding doors with light brown wooden frame opening to: LHS; 5 x white wooden shelves; RHS; 2 x chrome finish hanging rails	Light angle wear and chipping to interior front edges of shelving Lights scuffs seen; Lower hanging rail on RHS not fitted tight against wall Needs Maintenance - Landlord	

8. BEDROOM (CONT.)

<p>8.14 📷</p>	<p>Shelving</p>	<p>Large wooden shelving unit in light brown finish consisting of 4 x shelves with: 2 x long rectangular wicker baskets; 4 x small square wicker baskets 3 x wooden folder holders 1 x wooden unit with 3 x small top drawers, 2 x full width lower drawers</p>	<p>Top of unit is dusty and requires further cleaning Needs Cleaning - Landlord</p>	
<p>8.15 📷</p>	<p>Bed</p>	<p>Light finish wooden double bed with slatted base, wooden headboard featuring under bed storage, consisting of; 4 x end drawers; 2 x deep side drawers; 2 x open side drawers</p>	<p>Drawers require further cleaning, hairs visible Needs Cleaning - Landlord</p>	
<p>8.16 📷</p>	<p>Mattress</p>	<p>Double mattress with grey coloured stripes along side edges</p>	<p>Fire label present</p>	
<p>8.17 📷</p>	<p>Additional items</p>	<p>White plastic phone intercom White plastic Honeywell thermostat</p>	<p>In use Not tested</p>	



16 Jan 2026 09:36

Ref #8.1



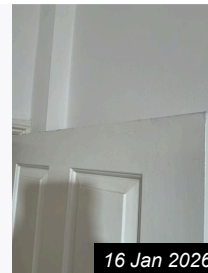
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Ref #8.1



16 Jan 2026 09:36

Ref #8.1



16 Jan 2026 09:37

Ref #8.1



16 Jan 2026 09:37

Ref #8.2



16 Jan 2026 09:37

Ref #8.2



16 Jan 2026 09:37

Ref #8.2



16 Jan 2026 09:37

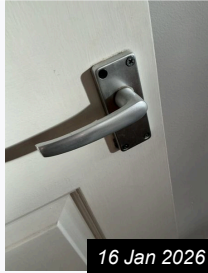
Ref #8.2

8. BEDROOM (CONT.)



16 Jan 2026 09:37

Ref #8.2



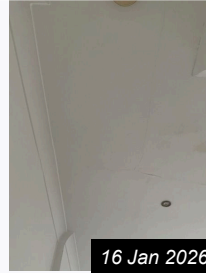
16 Jan 2026 09:37

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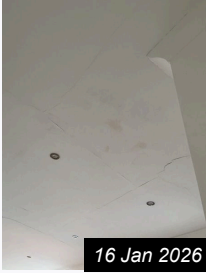
16 Jan 2026 09:37

Ref #8.3



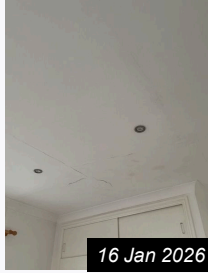
16 Jan 2026 09:38

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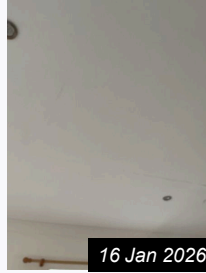
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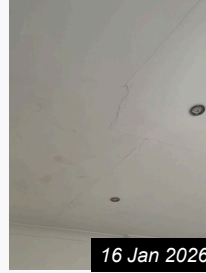
16 Jan 2026 09:38

Ref #8.4



16 Jan 2026 09:38

Ref #8.4



16 Jan 2026 09:38

Ref #8.4



16 Jan 2026 09:38

Ref #8.4



16 Jan 2026 09:38

Ref #8.5



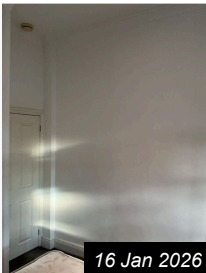
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16 Jan 2026 09:39

Ref #8.6



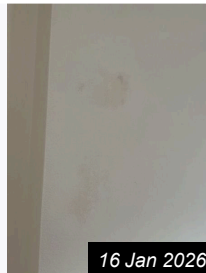
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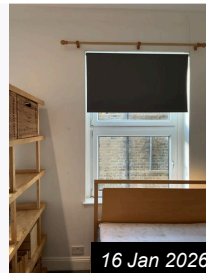
16 Jan 2026 09:40

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16 Jan 2026 09:40

Ref #8.6



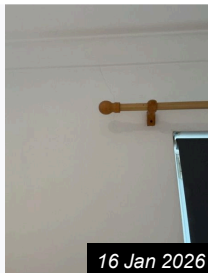
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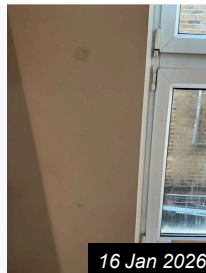
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16 Jan 2026 09:40

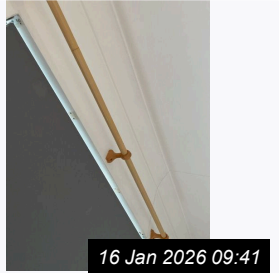
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8. BEDROOM (CONT.)



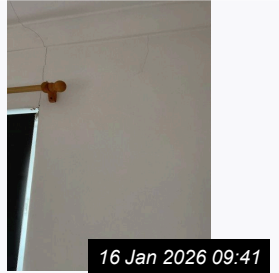
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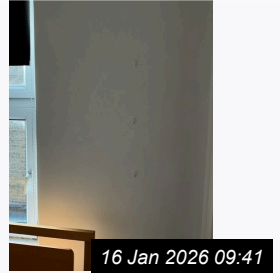
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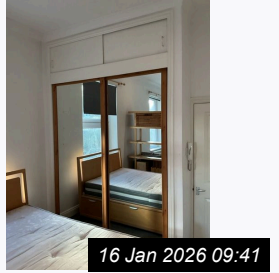
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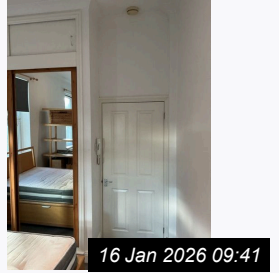
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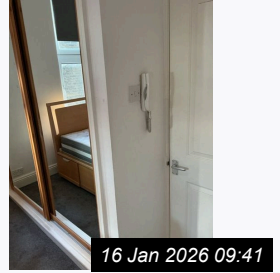
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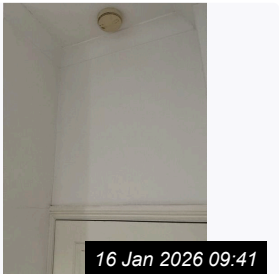
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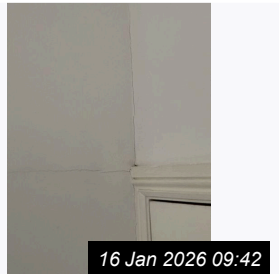
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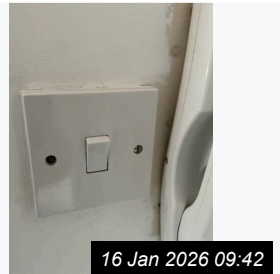
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Ref #8.6



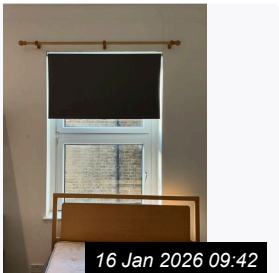
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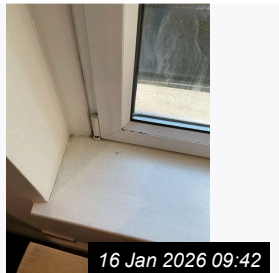
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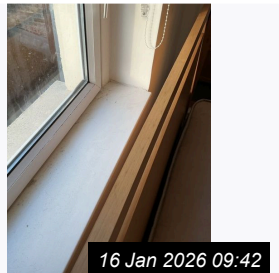
16 Jan 2026 09:42

Ref #8.8



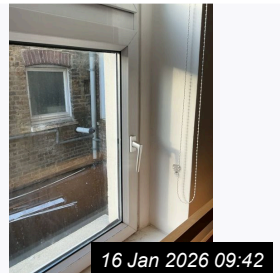
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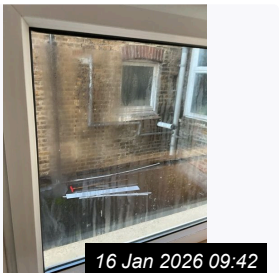
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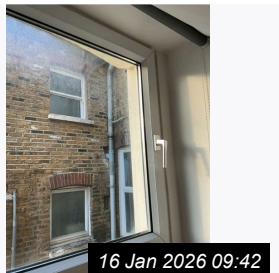
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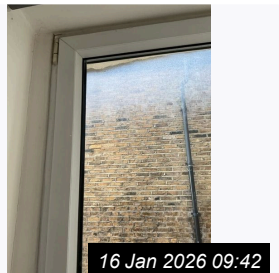
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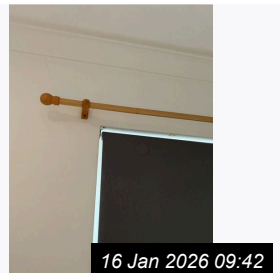
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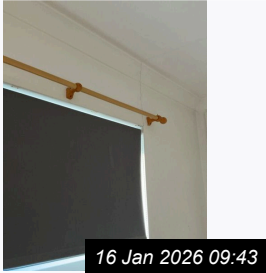
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16 Jan 2026 09:42

Ref #8.9

8. BEDROOM (CONT.)



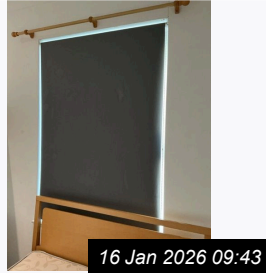
16 Jan 2026 09:43

Ref #8.9



16 Jan 2026 09:43

Ref #8.9



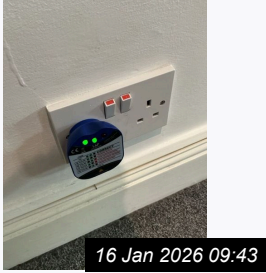
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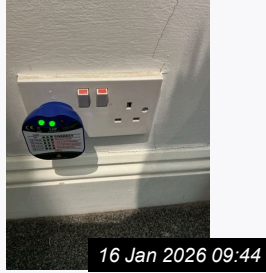
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Ref #8.9



16 Jan 2026 09:43

Ref #8.10



16 Jan 2026 09:44

Ref #8.10



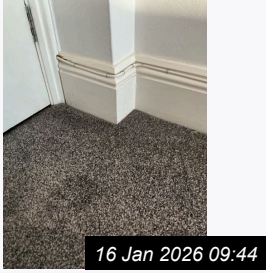
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Ref #8.10



16 Jan 2026 09:44

Ref #8.10



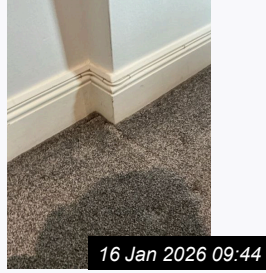
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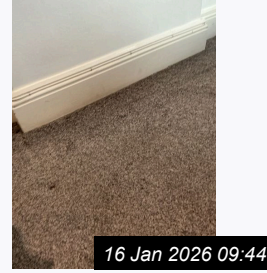
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Ref #8.11



16 Jan 2026 09:44

Ref #8.11



16 Jan 2026 09:44

Ref #8.11



16 Jan 2026 09:44

Ref #8.11



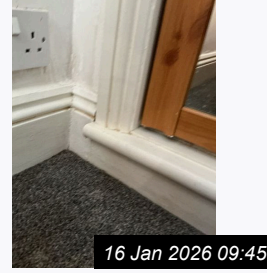
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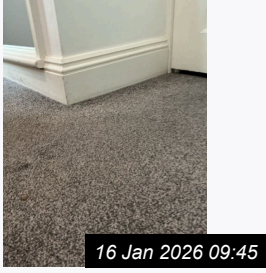
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Ref #8.11



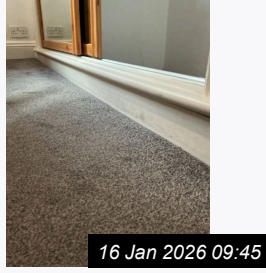
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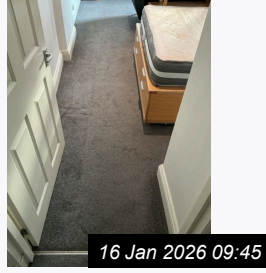
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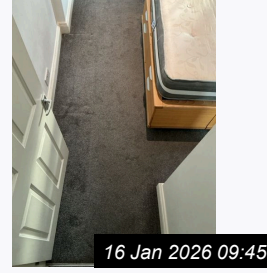
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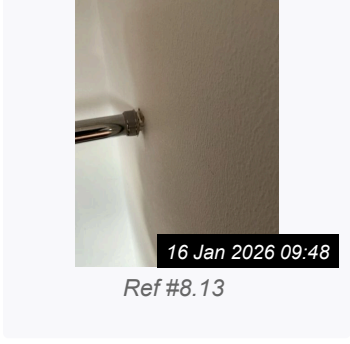
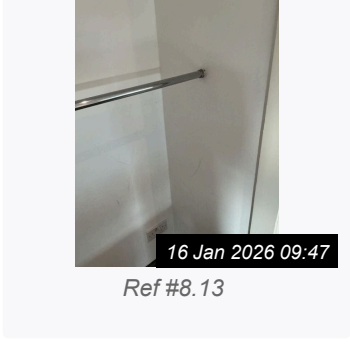
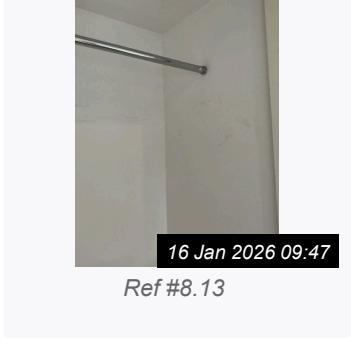
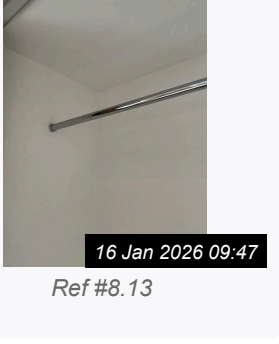
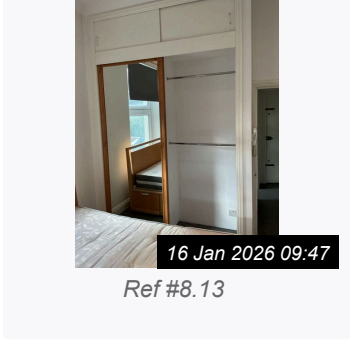
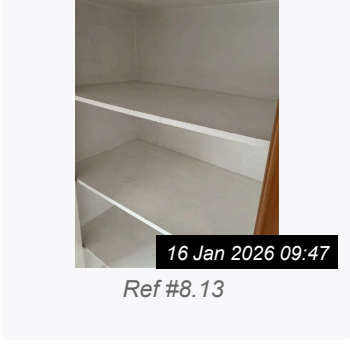
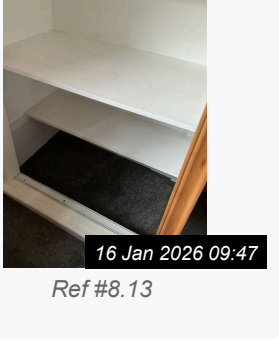
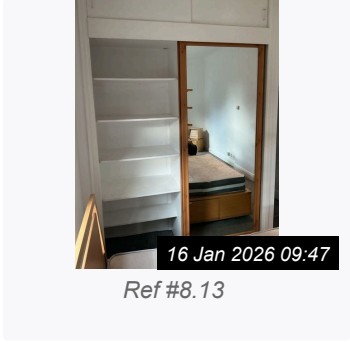
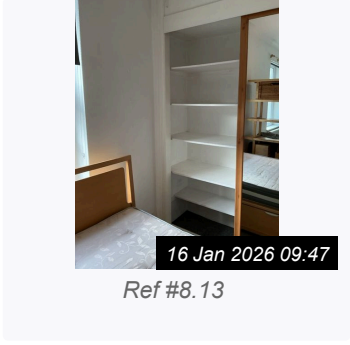
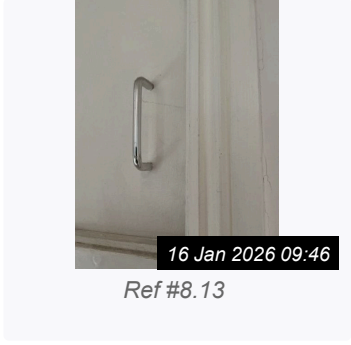
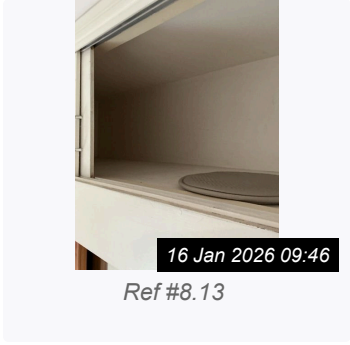
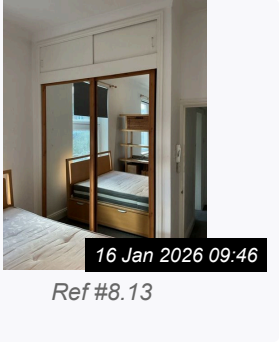
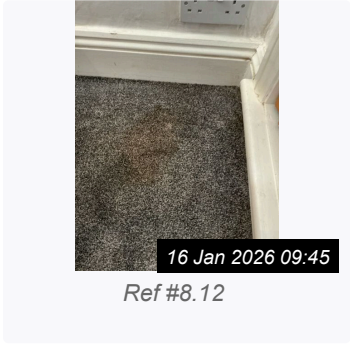
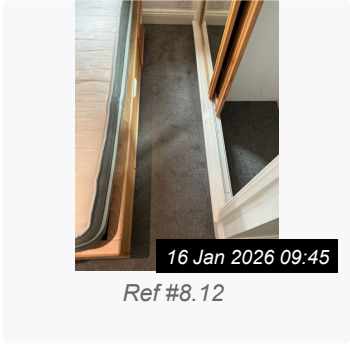
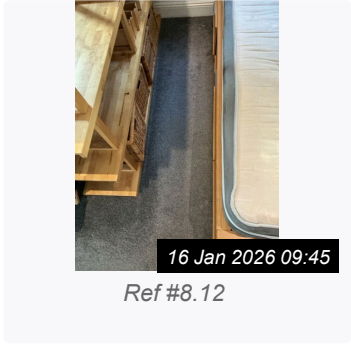
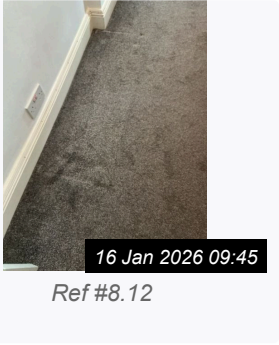
Ref #8.12



16 Jan 2026 09:45

Ref #8.12

8. BEDROOM (CONT.)

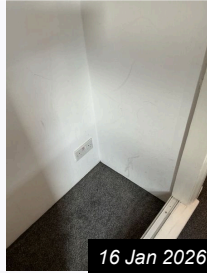


8. BEDROOM (CONT.)



16 Jan 2026 09:48

Ref #8.13



16 Jan 2026 09:48

Ref #8.13



16 Jan 2026 09:48

Ref #8.14



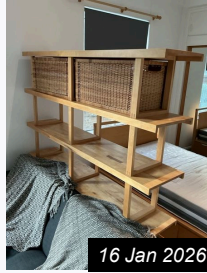
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16 Jan 2026 09:48

Ref #8.14



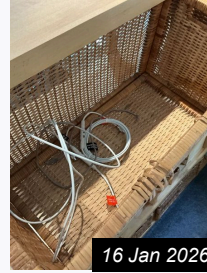
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Ref #8.14



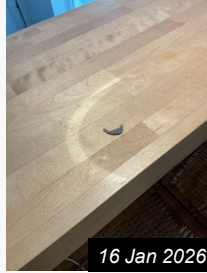
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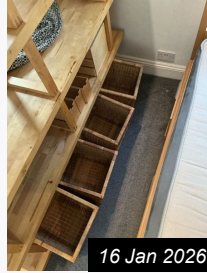
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16 Jan 2026 09:49

Ref #8.14



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Ref #8.14



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Ref #8.14



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Ref #8.14



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Ref #8.15



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Ref #8.15



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Ref #8.15



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Ref #8.15



16 Jan 2026 09:50

Ref #8.15



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Ref #8.15



16 Jan 2026 09:51

Ref #8.15












8. BEDROOM (CONT.)

The image grid contains 12 photographs of a bedroom. The first row shows close-ups of wooden drawers and a view of a wooden desk and drawers. The second row shows a wooden bed frame, a mattress on a bed, a close-up of a mattress, and another view of a mattress. The third row shows close-ups of a mattress, a mattress on a bed, a wall-mounted thermostat, and a wall-mounted telephone.

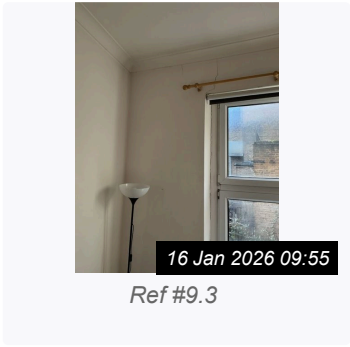
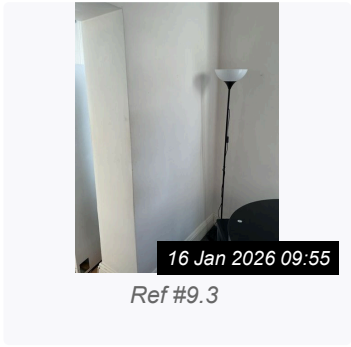
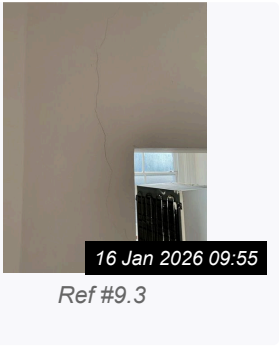
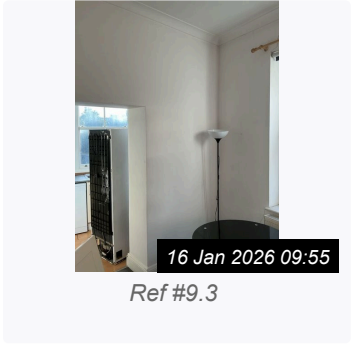
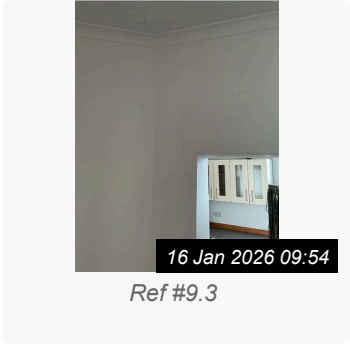
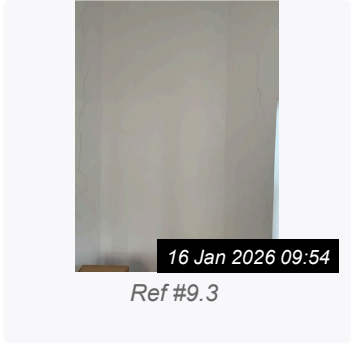
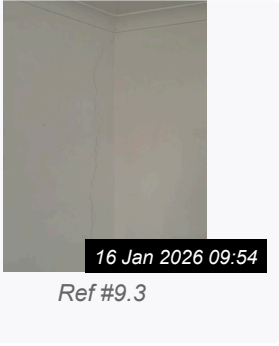
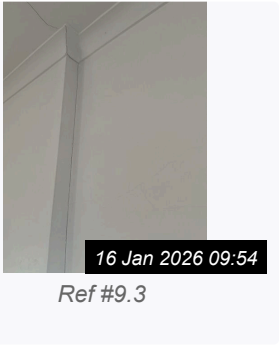
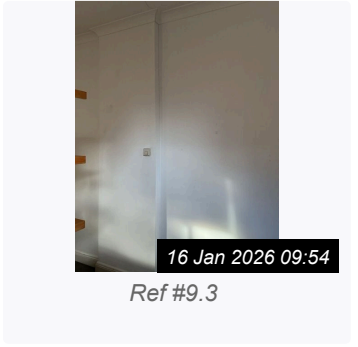
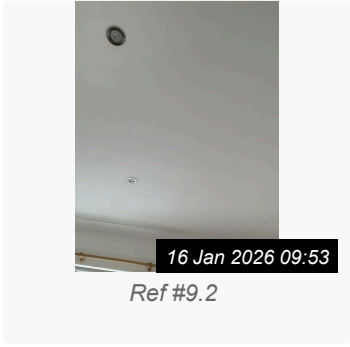
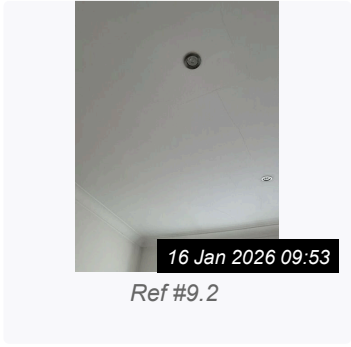
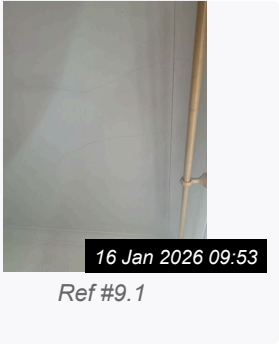
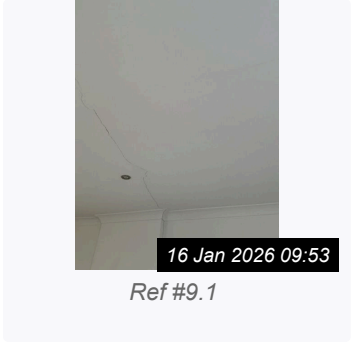
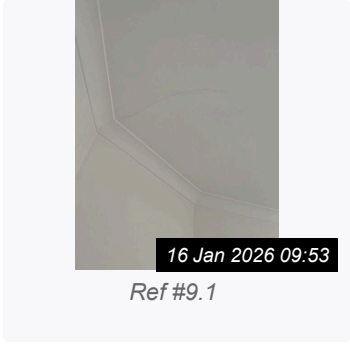
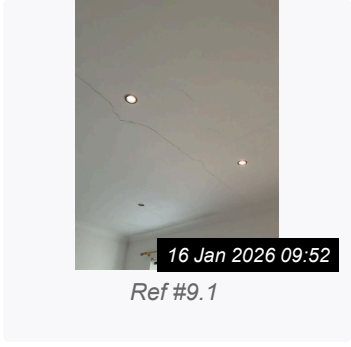
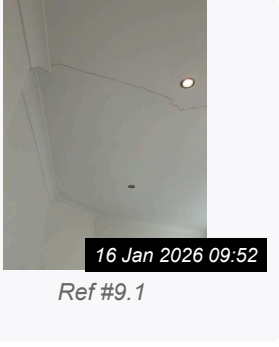
9. LIVING ROOM

Ref	Name	Description	Condition	Additional Comments
9.1 📷	Ceiling	White painted ceiling with decorative coving	Cracked throughout	
9.2 📷	Lighting	2 x chrome finish downlights	Lights not working Needs Replacing - Landlord	
9.3 📷	Walls	White painted walls	Cracked in multiple places LHS two white hooks fitted 1 screw fitted LHS of window Light scuffs at low level	

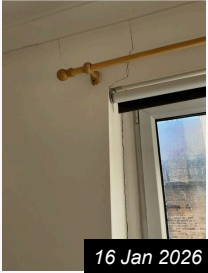
9. LIVING ROOM (CONT.)

9.4 	Window(s)	White UPVC double glazed windows with 2 x opening sections c/w chrome finish handles	Cill paintwork is cracked and coming away; Lower window is starting to mist Monitor - Agent	
9.5 	Curtains/Blinds	Light wooden curtain pole with 3 x fixing points and end finials; Light grey coloured roller blind with white plastic beading control	Appears in good condition; Roller blind has plaster stuck on beading control	
9.6 	Radiator	White finish double panel radiator	Discoloured in areas on top Dusty, requires cleaning Needs Cleaning - Landlord	
9.7 	Sockets	2 x White plastic double sockets; 1 x white plastic aerial socket; 1 x white plastic Openreach phone socket	Plug sockets tested	
9.8 	Skirting	White painted wooden skirting boards	Minor marks visible	
9.9 	Flooring	Grey coloured carpet	Some indents from furniture	
9.10 	Sofa	Grey upholstered double seater sofa with light brown wooden legs	Sunken to middle Small white marks on sofa seats; Wooden legs appear loose Needs Maintenance - Landlord	
9.11 	Table & Stools	Black glass circular table on silver finish frame with 4 x stools with black leather seats mounted on silver finish frames	Light scratches to surface Light usage to stools	
9.12 	Storage/TV stand	Light wooden finish TV and storage unit consisting of 1 x pull out lower drawer and 2 x matching units either side with pull up door fronts opening to 1 x shelf in each	Wood defects seen; RHS unit door is loose and comes away when opened Needs Maintenance - Landlord	
9.13 	Lamp	Black freestanding lamp with frosted glass colour shade	Turned on and off at inspection	
9.14 	Additional Items	2 x grey and white throws	Appears in good condition	

9. LIVING ROOM (CONT.)



9. LIVING ROOM (CONT.)



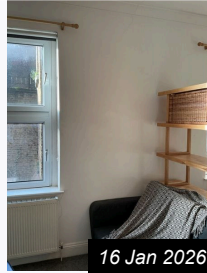
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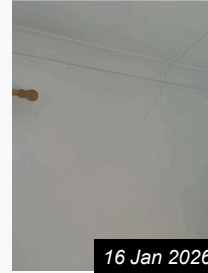
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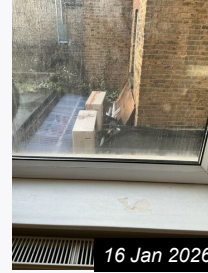
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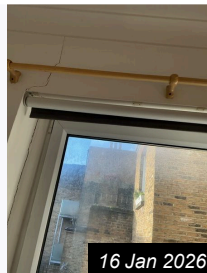
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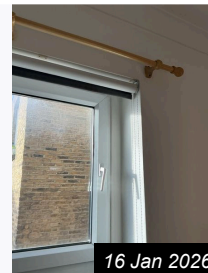
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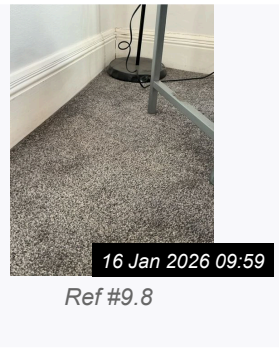
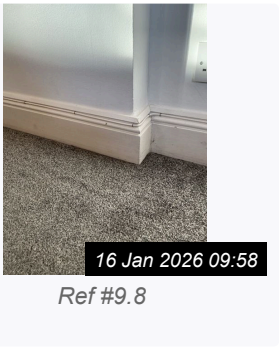
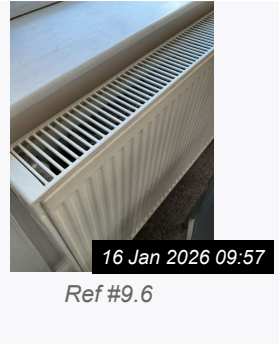
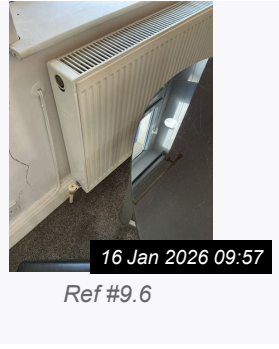
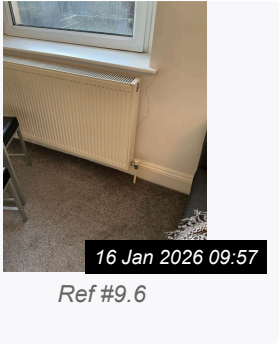
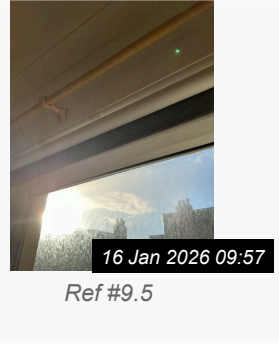
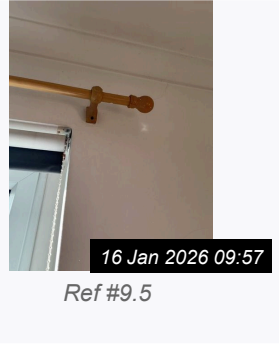
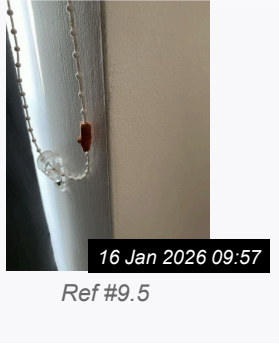
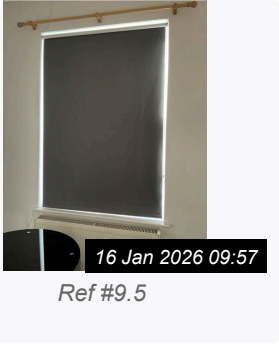
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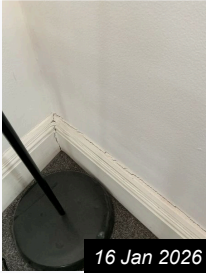
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9. LIVING ROOM (CONT.)



9. LIVING ROOM (CONT.)



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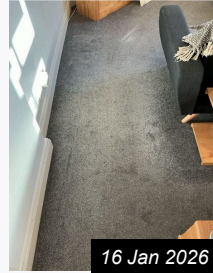
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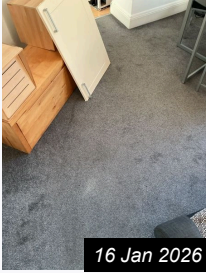
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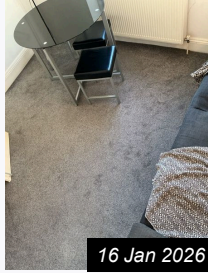
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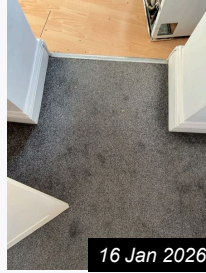
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9. LIVING ROOM (CONT.)



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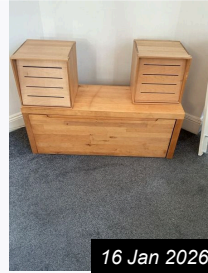
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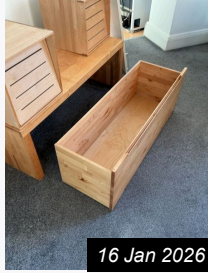
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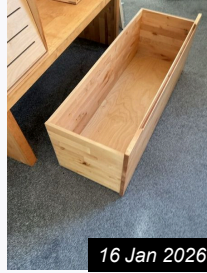
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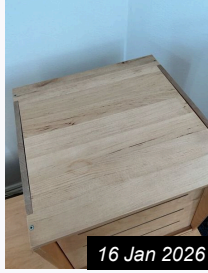
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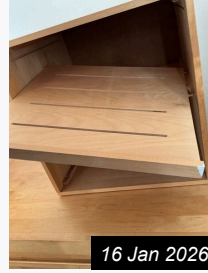
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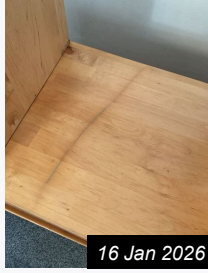
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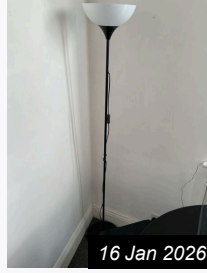
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Ref #9.14

9. LIVING ROOM (CONT.)



Ref #9.14











Ref #9.14









10. KITCHEN

Ref	Name	Description	Condition	Additional Comments
10.1 	Ceiling	White painted ceiling with decorative coving	Cracks seen around coving and joins Discoloured in corners	
10.2 	Lighting	3 x white finish downlight 4 x white plastic cabinet lights	1 x downlight not working 1 x cabinet light casing incomplete Needs Replacing - Landlord Needs Maintenance - Landlord	
10.3 	Walls	White painted walls	Cracked at high level Shaded and patchy Chipped and marked in places 2 x screws/hooks	
10.4 	Light Switches	1 x white plastic double gang light switch	Turned on and off at inspection	
10.5 	Window(s)	White painted wooden sash window with single panes, chrome finish fasteners and chrome finish pull up handles	Sash ropes are broken Needs Maintenance - Landlord	
10.6 	Curtains/Blinds	Light grey coloured roller blind with white plastic beading control	All in good, working order	
10.7 	Sockets	1 x white plastic blanking plate; 4 x white plastic double sockets	Plug sockets tested	

10. KITCHEN (CONT.)

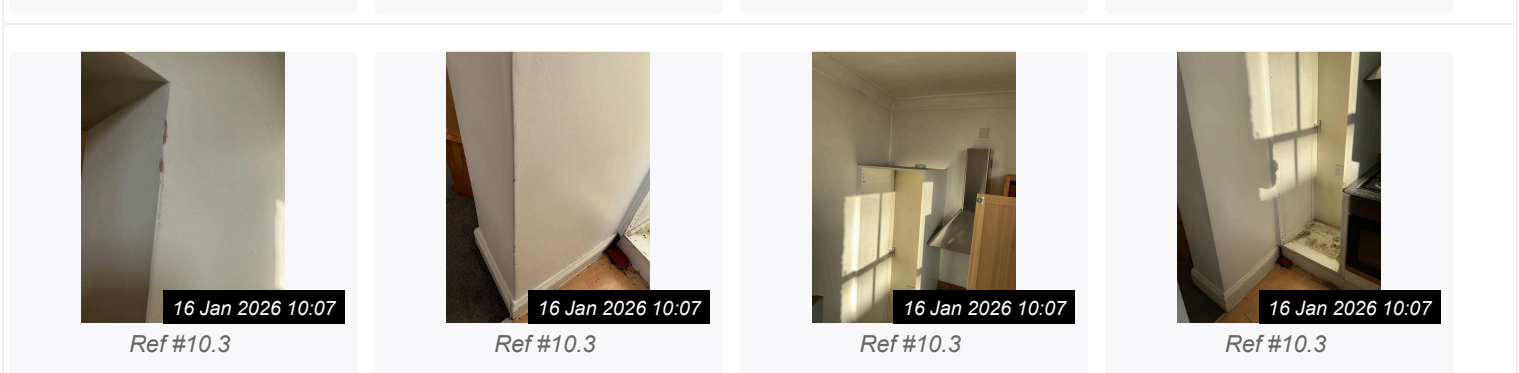
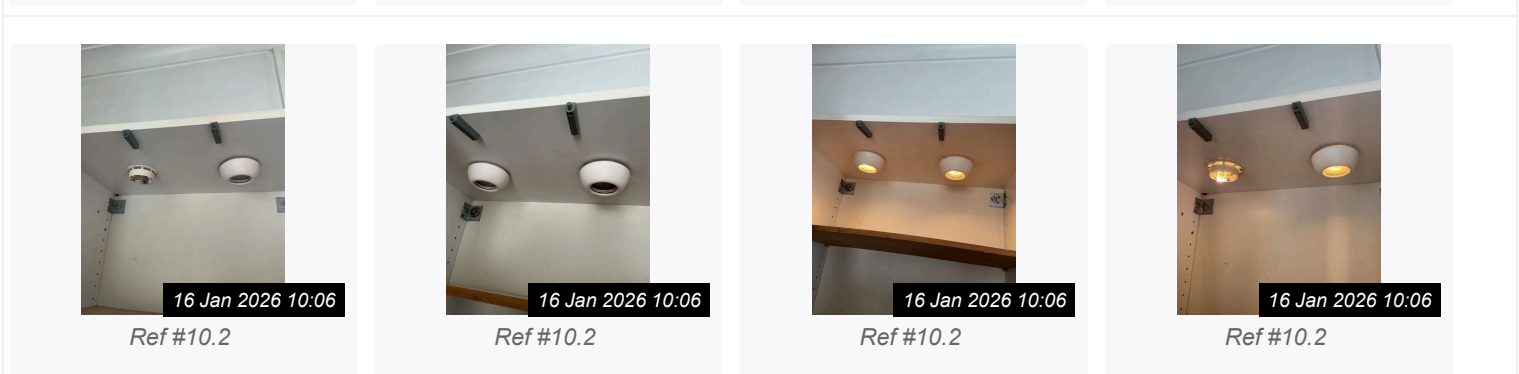
10.8 	Wall units	2 x wooden finish offset stacked shelving units; Wall units with cream finish coloured doors with frosted panels, silver finish T-Handles opening to;; LHS; 2 x MDF shelves; RHS; 1 x MDF shelf; Boiler cupboard with silver finish T-Handle opening to Potterton boiler	Laminate faces of cupboard doors coming away; MDF shelves are warped Monitor - Agent	
10.9 	Base Units	1 x wooden finish corner shelving unit; 1 x cream finish with silver coloured T-Handles under sink base unit; 1 x wooden finish base unit	Wooden unit are discoloured and lightly stained; Laminate starting to come away,; Small mark next to t-handle Monitor - Agent	
10.10 	Base Units (Drawers)	Cream finish drawers with grey coloured interiors and silver finish T-Handles consisting of;; 2 x deep drawesr; 1 x drawer with white plastic cutlery organiser	Laminate is peeling away from drawer fronts Monitor - Agent	
10.11 	Plinths	White finish plinths	Scuffed, marked and chipped with wire wool packed to fill gaps	
10.12 	Worktop	Grey and white speckled laminate worktop	Appears in good condition	
10.13 	Hob	Beko branded 4 ring burner gas hob with 4 control dials, black finish pan support stands	Requires cleaning Needs Cleaning - Landlord	
10.14 	Oven	Newworld branded oven unit with chrome finish control panel, digital display and 2 x control dials, black and glass door opening to;; 2 x stainless steel rack shelves; 1 x stainless steel pan rack; 1 x black finish pan with stainless steel rack	Requires cleaning Needs Cleaning - Landlord	
10.15 	Extractor Hood	Stainless steel extractor hood	Both lights working	

10. KITCHEN (CONT.)

10.16 	Sink & Fittings	Stainless steel single bowl sink with RHS drainer, stainless steel finish mono mixer tap, stainless steel finish waste plug	Water marks seen to draining board on RHS Scratches to interior	
10.17 	Fridge / freezer	Ikea whirlpool fridge freezer	BEING REPLACED; Old fridge freezer unit had been pulled out and removed at time of inspection Needs Replacing - Landlord	
10.18 	Washing Machine	Indesit branded washing machine in white finish with 3 x control dials and 6 x operation buttons	Detergent residue in drawer; Seal is dirty, build up of dirt and material Needs Cleaning - Landlord	
10.19 	Dishwasher	Beko branded slimline dishwasher in white finish, with digital display and white control dial with 2 x grey finish pull out racking shelves and grey coloured cutlery basket	Chemical staining to interior	
10.20 	Microwave	Kenwood branded microwave with black glass door and white control panel with digital display	Light working Rusting to interior	
10.21 	Boiler	Potterton branded boiler	Power seen	
10.22 	Skirting	White painted wooden skirting boards	Chipped on entry	
10.23 	Flooring	Light wood laminate flooring	Large gaps seen between boards; Floor board section missing to RHS; Edges are worn in places Needs Maintenance - Landlord Needs Replacing - Landlord	

10. KITCHEN (CONT.)

<p>10.24 📷</p>	<p>Additional Items</p>	<p>Beige plastic bin with lid 1 x wooden stool Wooden chopping board Wine bottle holder Assorted chrome wired drainers/ stands 4 x red plastic baskets Assorted bin liners; 1 x new door for new fridge freezer; 1 x old door from old freezer</p>	<p>Appears in good condition</p> <p>Needs Removing - Landlord</p> <p>Needs Fitting - Landlord</p>	
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10. KITCHEN (CONT.)



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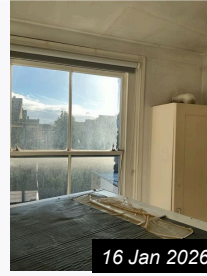
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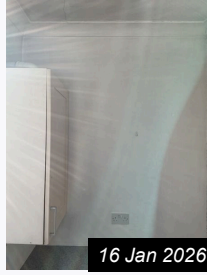
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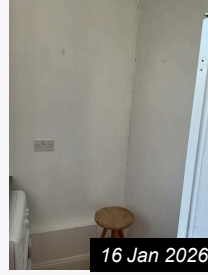
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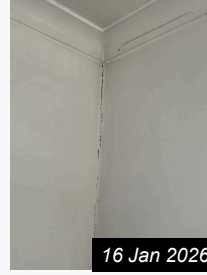
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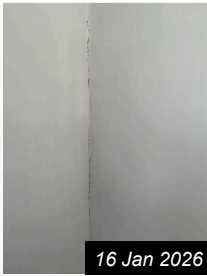
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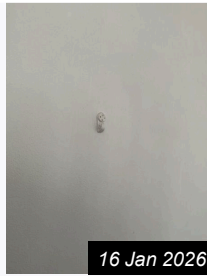
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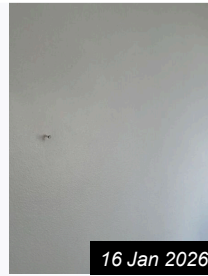
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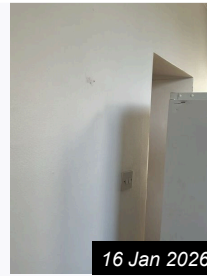
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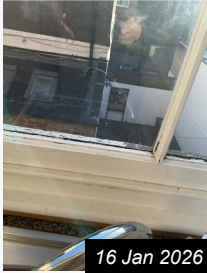
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10. KITCHEN (CONT.)



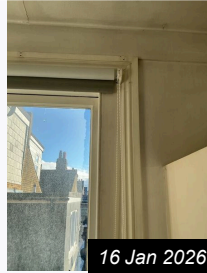
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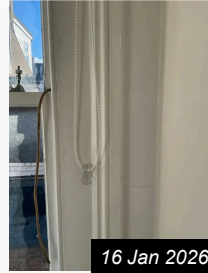
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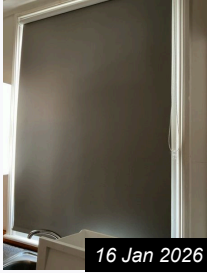
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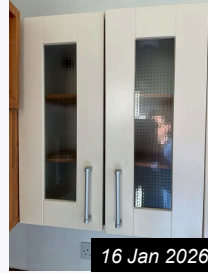
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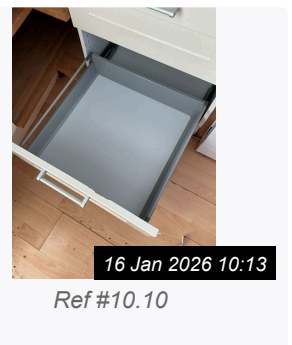
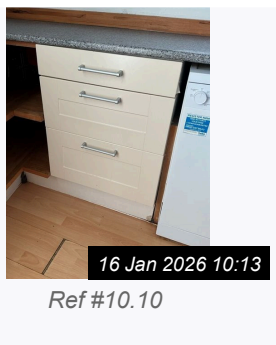
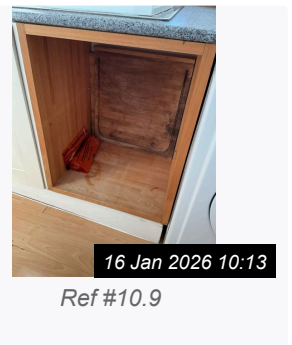
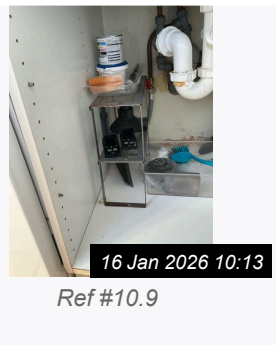
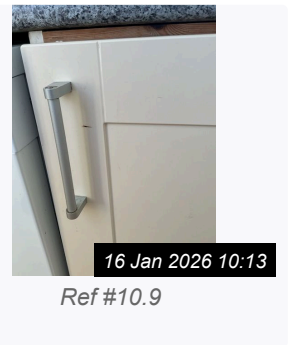
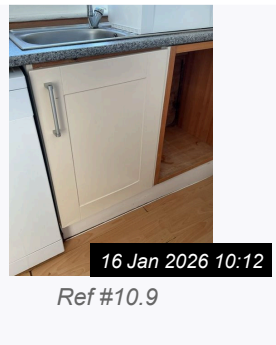
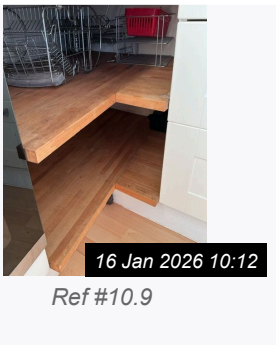
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10. KITCHEN (CONT.)



10. KITCHEN (CONT.)



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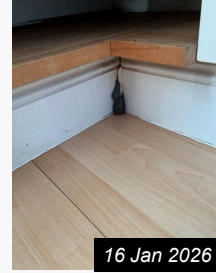
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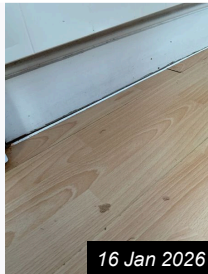
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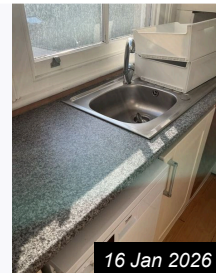
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Ref #10.13



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Ref #10.13

10. KITCHEN (CONT.)



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Ref #10.13



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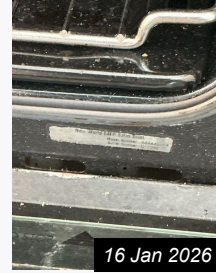
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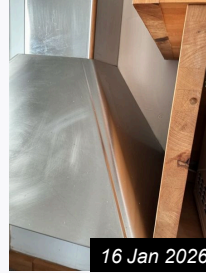
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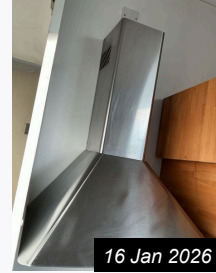
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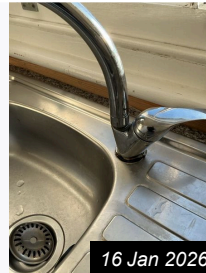
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10. KITCHEN (CONT.)



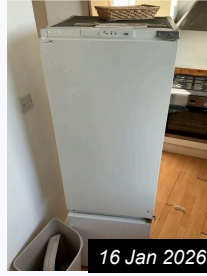
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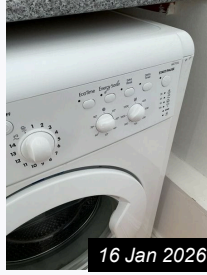
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Ref #10.18



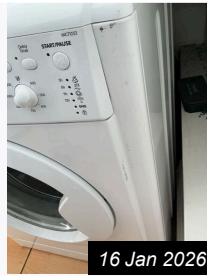
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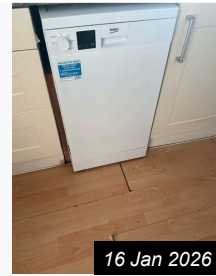
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Ref #10.19



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Ref #10.20



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Ref #10.20

10. KITCHEN (CONT.)



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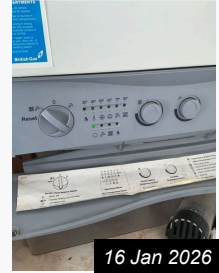
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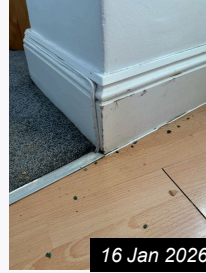
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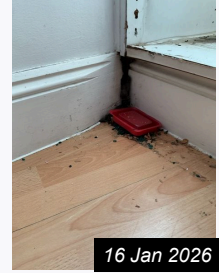
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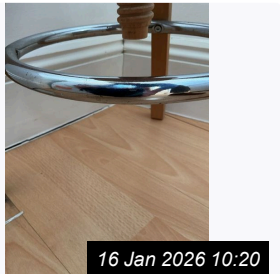
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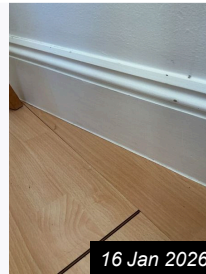
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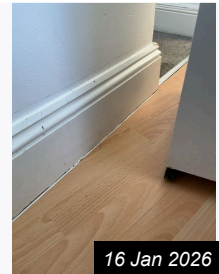
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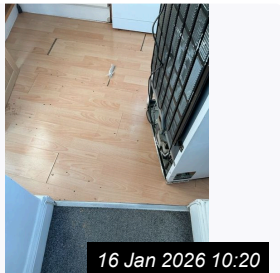
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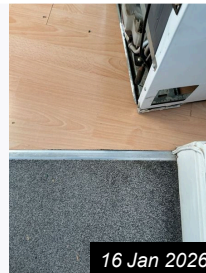
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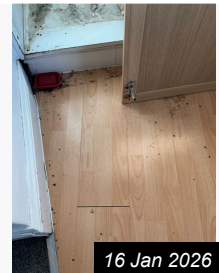
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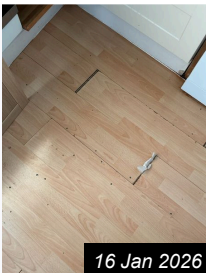
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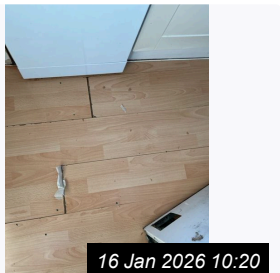
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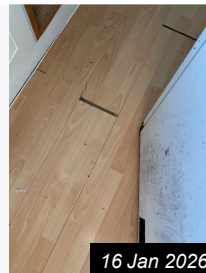
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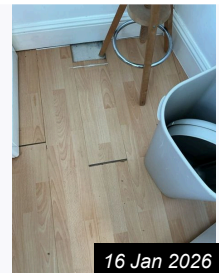
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Ref #10.23

10. KITCHEN (CONT.)

11. BATHROOM

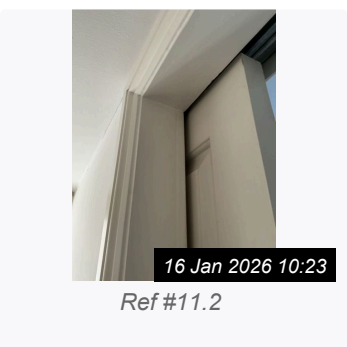
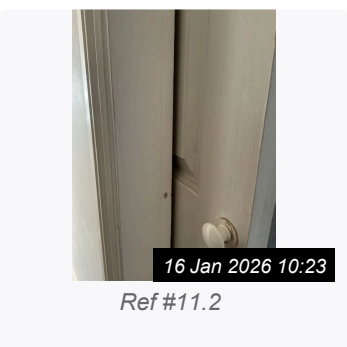
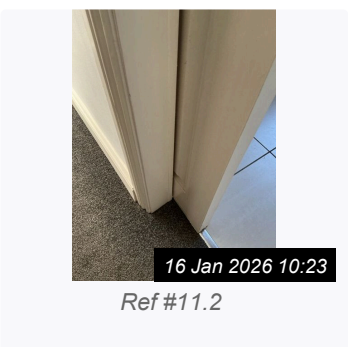
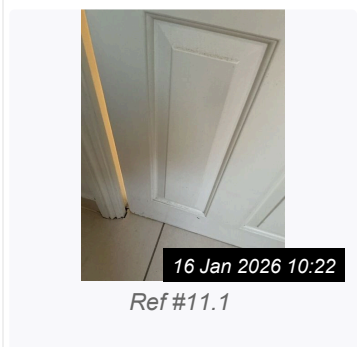
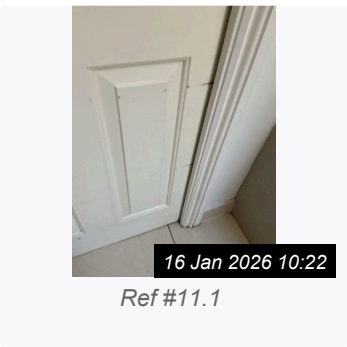
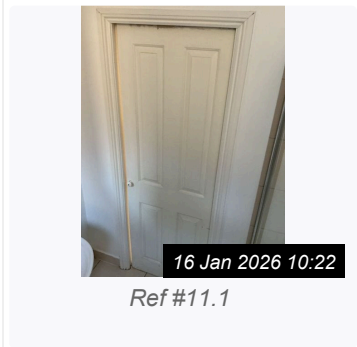
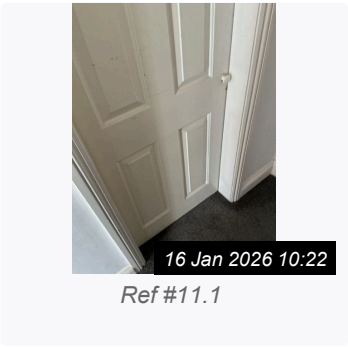
Ref	Name	Description	Condition	Additional Comments
11.1 📷	Door	White painted wooded 4 panel sliding door	Door is very stiff Heavy chips to top interior; Scuffs marks to front and rear faces Needs Maintenance - Landlord	
11.2 📷	Door Frame	White painted wooden door frame with architraves	Minor chips in places	
11.3 📷	Door Handle	White finish door knobs	Loose Needs Maintenance - Landlord	
11.4 📷	Ceiling	White painted ceiling with decorative coving	Light hairline crack to centre	

11. BATHROOM (CONT.)

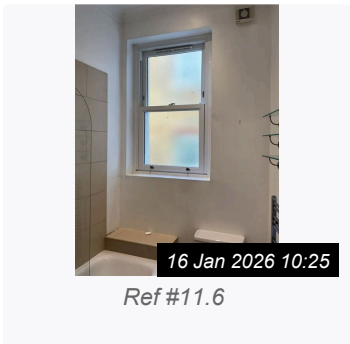
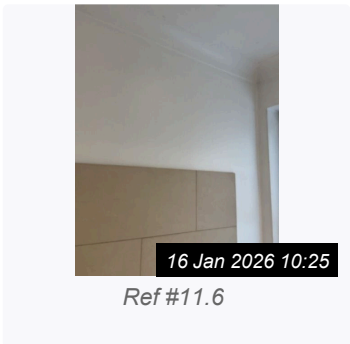
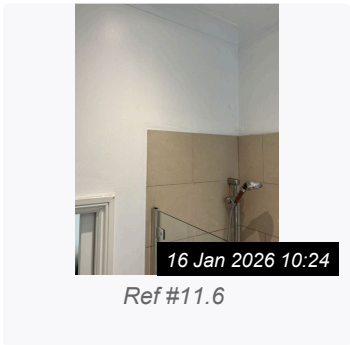
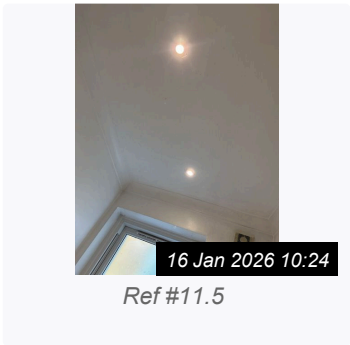
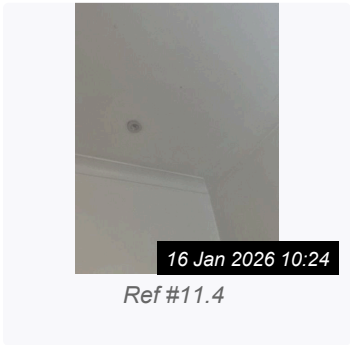
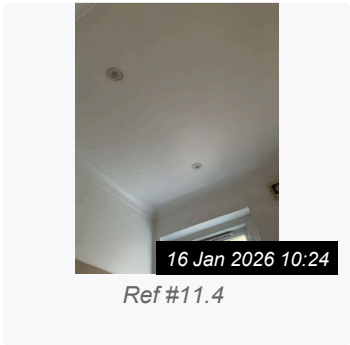
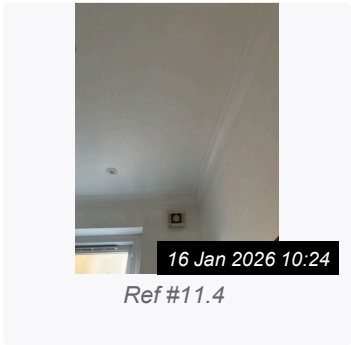
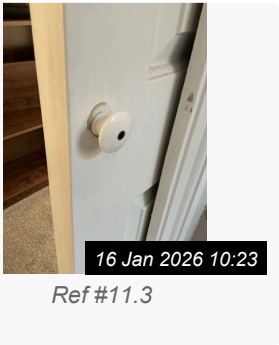
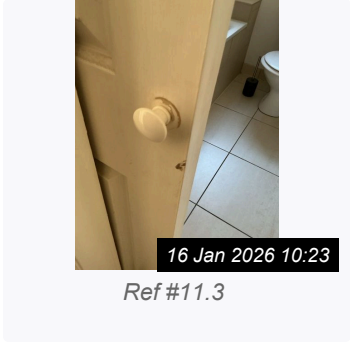
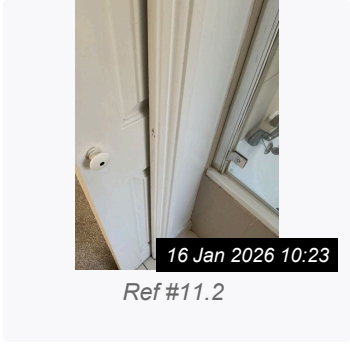
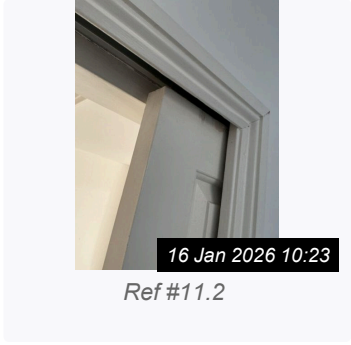
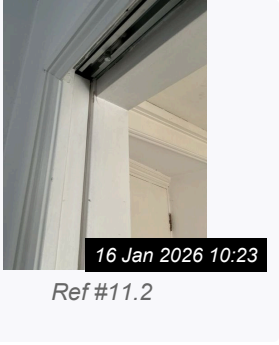
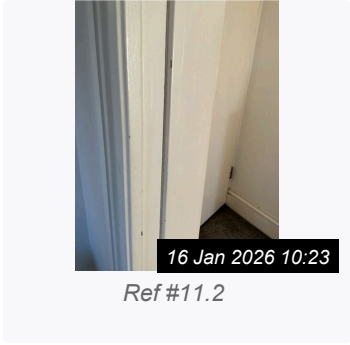
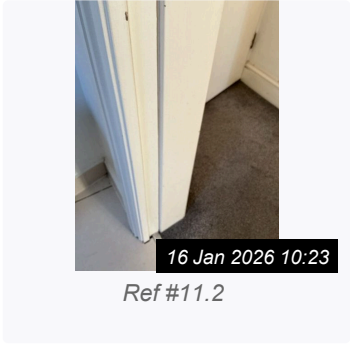
11.5 	Lighting	2 x white finish downlights	Turned on and off at inspection	
11.6 	Walls	White painted walls	Flaking and chipping RHS of mirror 1 white plastic hook fitted RHS of mirror 1 small hook fitted above toilet Light scuffs in places	
11.7 	Tiled Walls	Rectangular beige coloured tiles with matching coloured grout	Grout discoloured	
11.8 	Window(s)	White finish UPVC double glazed sash window with chrome finish fastener and pull up handles	Sill discoloured in areas Chipping and usage to sill	
11.9 	Toilet	White ceramic toilet and cistern with handle flush, plastic seat and lid	Bowl is stained and surface cracked	
11.10 	Basin	White finish pedestal ceramic basin with chrome finish mono mixer tap and pop up waste	Appears in good condition	
11.11 	Bath / Bath Panel	Rectangular beige coloured tiles with matching coloured grout bath panel, white enamel finish bath with chrome finish mixer tap, waste and plug	Black chip to interior; Tap is stained Needs Cleaning - Landlord	
11.12 	Shower	Chrome finish thermostatic shower control, hose, riser rail and handheld shower head	Limsecale build up seen on hose and around fittings Needs Cleaning - Landlord	
11.13 	Shower Screen	Glass shower screen with chrome finish rail and clear plastic seal	Water marks seen on shower screen; Seal is warped Needs Cleaning - Landlord	
11.14 	Radiator	Chrome finish towel radiator with white finish valves	Rusting on top RHS valve	
11.15 	Skirting	Beige coloured tiled skirting	In overall good condition	

11. BATHROOM (CONT.)

<p>11.16 📷</p>	<p>Flooring</p>	<p>Square beige coloured tiles with dark coloured grout</p>	<p>Discoloured in areas; Requires cleaning, hair debris seen; 1 x cracked tile to LHS of basin Needs Cleaning - Landlord</p>	
<p>11.17 📷</p>	<p>Accessories</p>	<p>3 x glass shelves with chrome finish brackets 1 x large brown wooden framed mirror 1 x white plastic extractor fan</p>	<p>Wood slightly worn to mirror at low level; Extractor fan dusty to front</p>	
<p>11.18 📷</p>	<p>Additional Items / Information</p>	<p>Green and chrome peddle pin Grey and chrome toilet brush and holder</p>	<p>Not inspected</p>	



11. BATHROOM (CONT.)

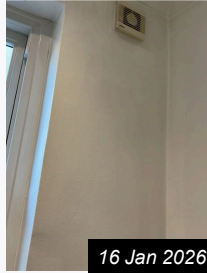


11. BATHROOM (CONT.)



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Ref #11.6



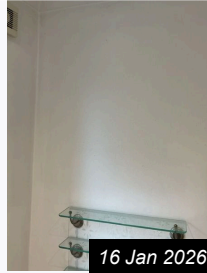
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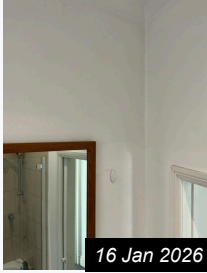
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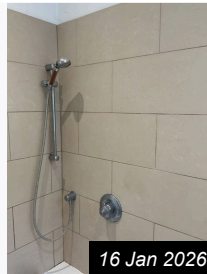
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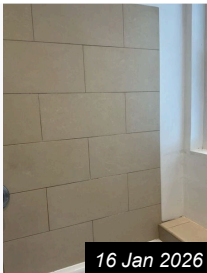
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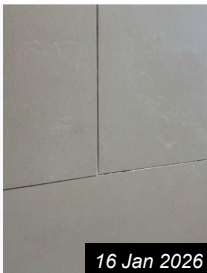
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Ref #11.8



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Ref #11.8

11. BATHROOM (CONT.)



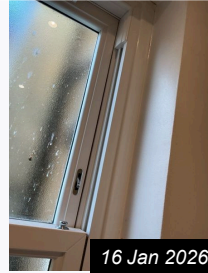
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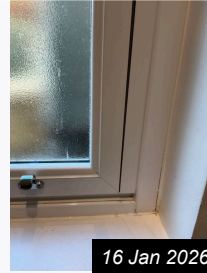
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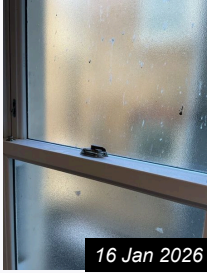
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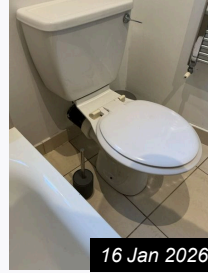
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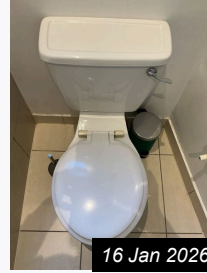
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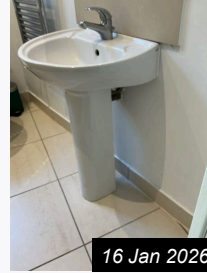
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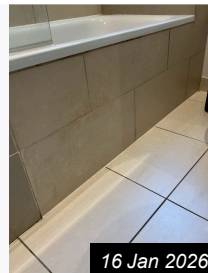
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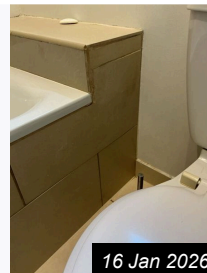
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Ref #11.11



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Ref #11.11

11. BATHROOM (CONT.)



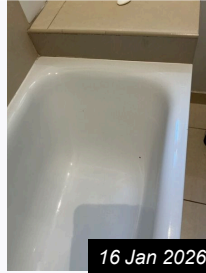
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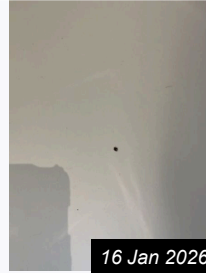
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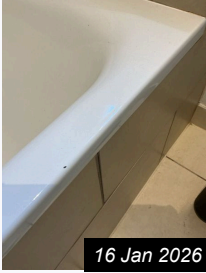
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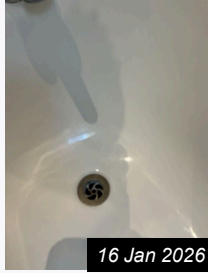
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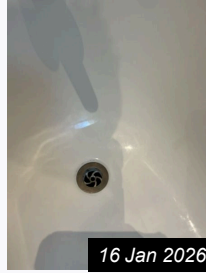
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Ref #11.11



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Ref #11.11



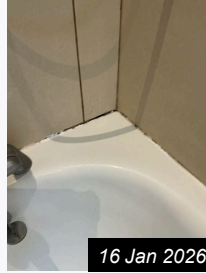
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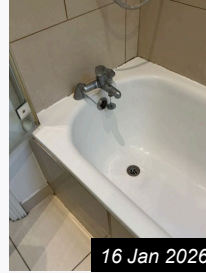
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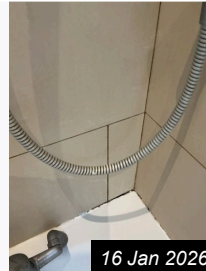
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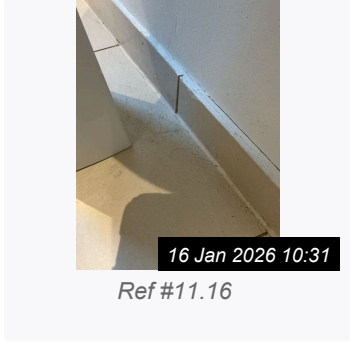
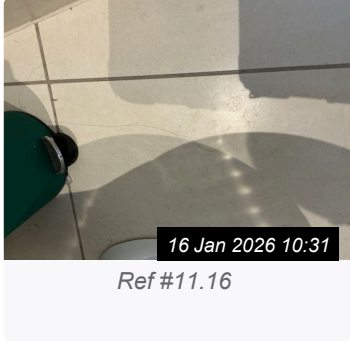
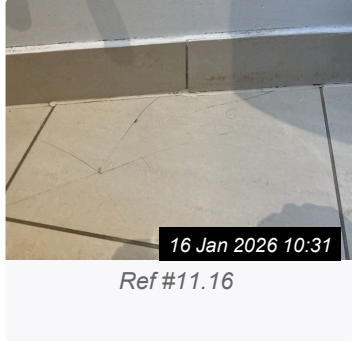
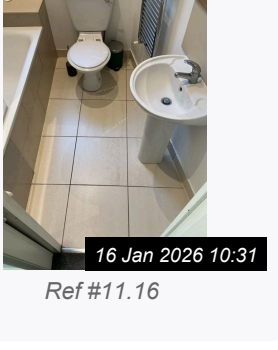
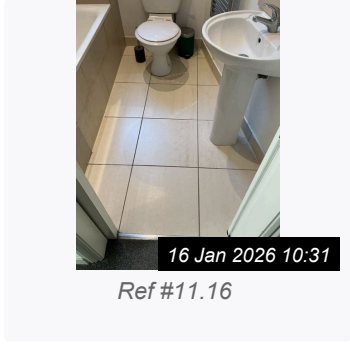
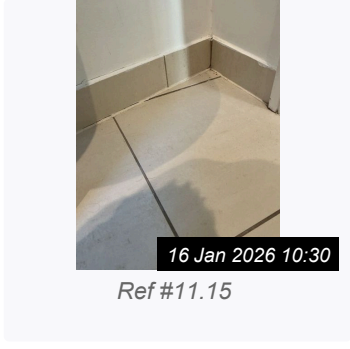
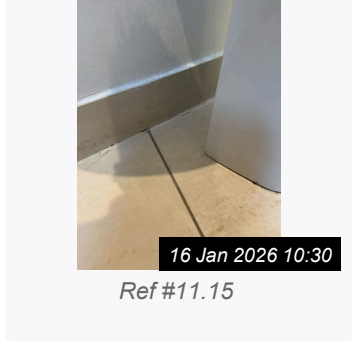
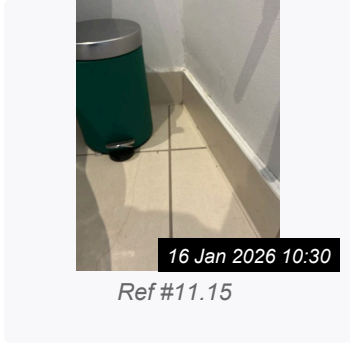
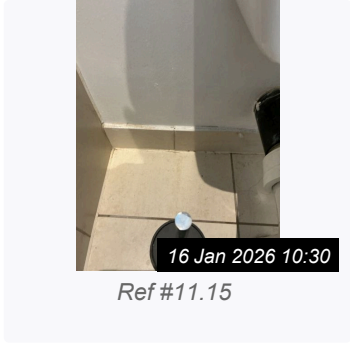
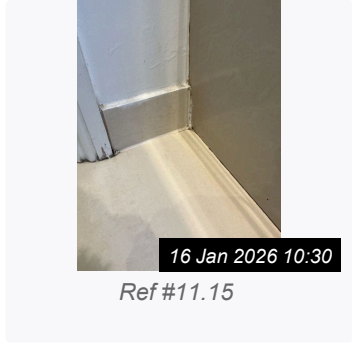
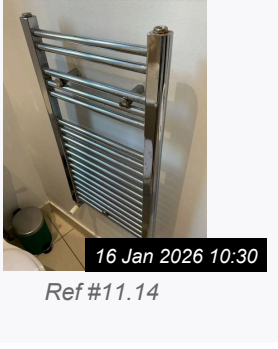
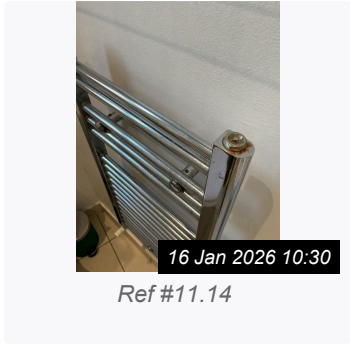
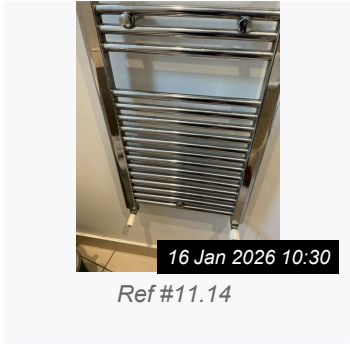
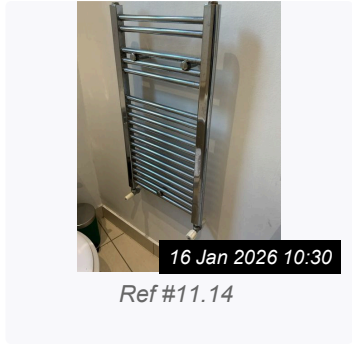
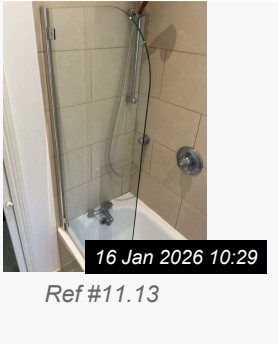
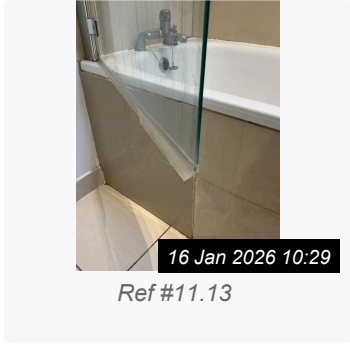
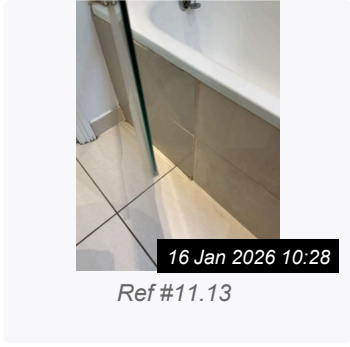
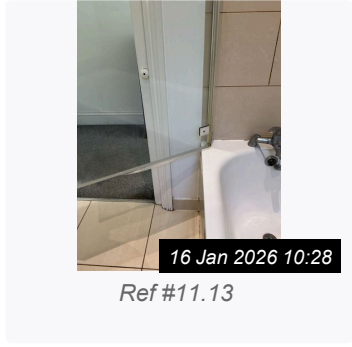
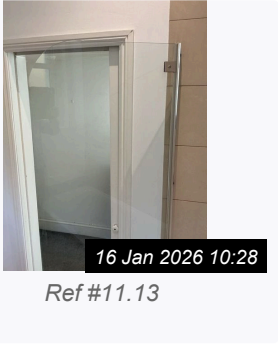
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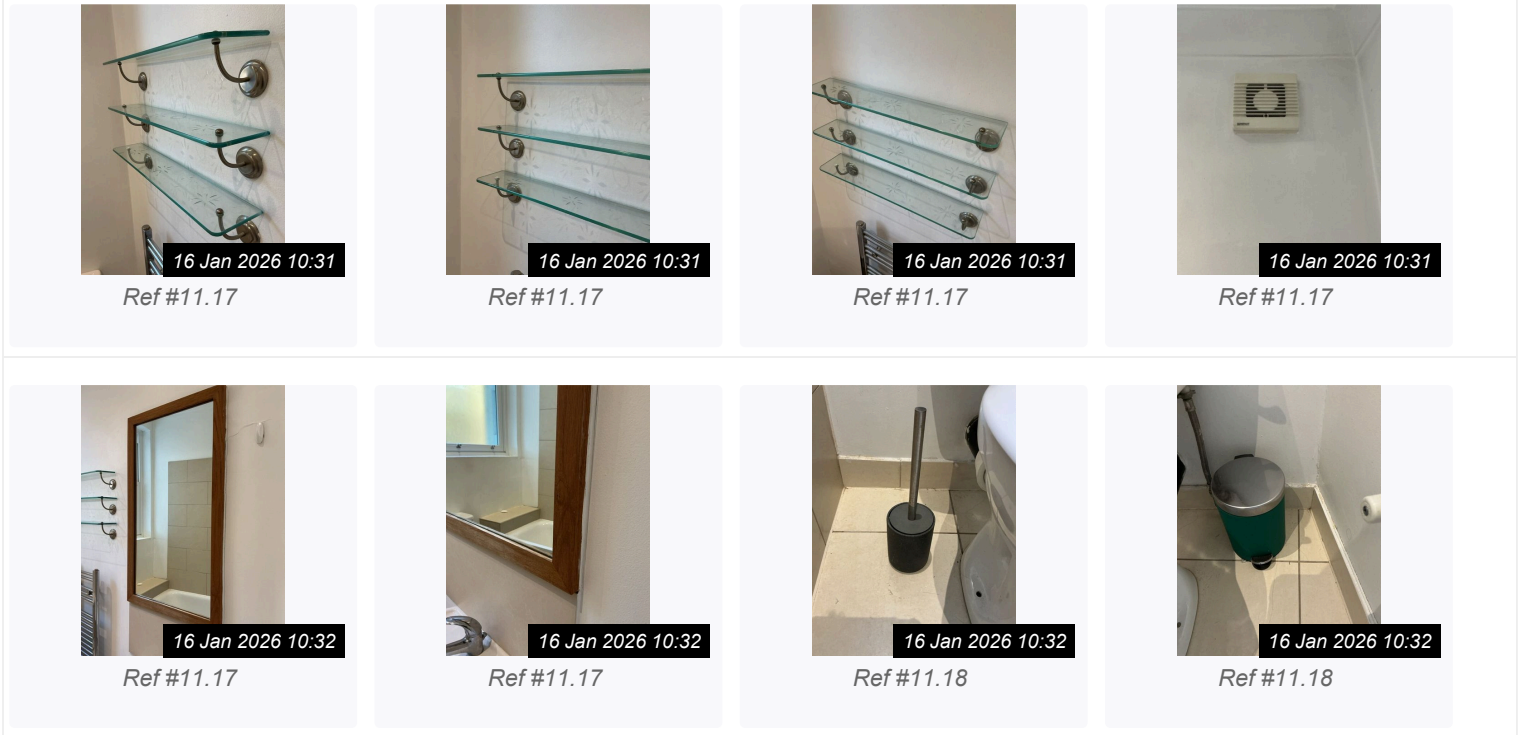
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11. BATHROOM (CONT.)



11. BATHROOM (CONT.)



Actions Required			
Ref	Action Required	Responsibility	Comments
3.1 Meter Readings » Gas Meter	Check	Agent	Unable to access due to locked access gate. Use check-out reading from 12th Jan or update when access
5.1 Schedule of Condition » General Cleanliness	Needs Cleaning	Landlord	Requires further cleaning
5.2 Schedule of Condition » Decoration	Monitor	Agent	Scuffs and usage seen Heavy cracking to ceilings/walls as detailed
5.4 Schedule of Condition » Window(s)	Monitor	Agent	Windows misting
5.6 Schedule of Condition » Kitchen Area	Needs Cleaning	Landlord	Requires further cleaning
5.8 Schedule of Condition » Oven / Hob / Cooker / Extractor Hood	Needs Cleaning	Landlord	Requires further cleaning
5.9 Schedule of Condition » Bath Area	Needs Cleaning	Landlord	Requires further cleaning, multiple hairs seen on floor

Actions Required			
6.1 Exterior Front » Door	Needs Maintenance	Landlord	Bottom Chubb lock does not close fully
7.1 Entrance / Hallway » Door	Needs Maintenance	Landlord	Bottom Chubb lock does not close fully
7.10 Entrance / Hallway » Furniture	Needs Maintenance	Landlord	Top shelf not fitted, missing bracket
8.3 Bedroom » Door Handle	Needs Maintenance	Landlord	Handle is loose to hallway side
8.4 Bedroom » Ceiling	Monitor	Agent	Cracked throughout; Stain marks visible
8.5 Bedroom » Lighting	Needs Replacing	Landlord	1 x bulb not working
8.8 Bedroom » Window(s)	Needs Cleaning	Landlord	Window cill dusty, requires cleaning
8.8 Bedroom » Window(s)	Monitor	Agent	Lower window in misting
8.13 Bedroom » Built-In Wardrobe	Needs Maintenance	Landlord	Lower hanging rail on RHS not fitted tight against wall
8.14 Bedroom » Shelving	Needs Cleaning	Landlord	Top of unit is dusty and requires further cleaning
8.15 Bedroom » Bed	Needs Cleaning	Landlord	Drawers require further cleaning, hairs visible
9.2 Living Room » Lighting	Needs Replacing	Landlord	Lights not working
9.4 Living Room » Window(s)	Monitor	Agent	Lower window is starting to mist
9.6 Living Room » Radiator	Needs Cleaning	Landlord	Dusty, requires cleaning

Actions Required			
9.10 Living Room » Sofa	Needs Maintenance	Landlord	Wooden legs appear loose
9.12 Living Room » Storage/ TV stand	Needs Maintenance	Landlord	RHS unit door is loose and comes away when opened
10.2 Kitchen » Lighting	Needs Replacing	Landlord	1 x cabinet light casing incomplete
10.2 Kitchen » Lighting	Needs Maintenance	Landlord	1 x downlight not working
10.5 Kitchen » Window(s)	Needs Maintenance	Landlord	Sash ropes are broken
10.8 Kitchen » Wall units	Monitor	Agent	Laminate faces of cupboard doors coming away
10.9 Kitchen » Base Units	Monitor	Agent	Laminate starting to come away,
10.10 Kitchen » Base Units (Drawers)	Monitor	Agent	Laminate is peeling away from drawer fronts
10.13 Kitchen » Hob	Needs Cleaning	Landlord	Requires cleaning
10.14 Kitchen » Oven	Needs Cleaning	Landlord	Requires cleaning
10.17 Kitchen » Fridge / freezer	Needs Replacing	Landlord	BEING REPLACED; Old fridge freezer unit had been pulled out and removed at time of inspection
10.18 Kitchen » Washing Machine	Needs Cleaning	Landlord	Seal is dirty, build up of dirt and material
10.23 Kitchen » Flooring	Needs Maintenance	Landlord	Large gaps seen between boards
10.23 Kitchen » Flooring	Needs Replacing	Landlord	Floor board section missing to RHS

Actions Required			
10.24 Kitchen » Additional Items	Needs Removing	Landlord	Old freeze door to be removed
10.24 Kitchen » Additional Items	Needs Fitting	Landlord	New fridge freezer door
11.1 Bathroom » Door	Needs Maintenance	Landlord	Door is very stiff
11.3 Bathroom » Door Handle	Needs Maintenance	Landlord	Loose
11.11 Bathroom » Bath / Bath Panel	Needs Cleaning	Landlord	Tap is stained
11.12 Bathroom » Shower	Needs Cleaning	Landlord	Limsecale build up seen on hose and around fittings
11.13 Bathroom » Shower Screen	Needs Cleaning	Landlord	Water marks seen on shower screen
11.16 Bathroom » Flooring	Needs Cleaning	Landlord	Requires cleaning, hair debris seen

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.