



INVENTORY LISTED

Check Out



Address	123 Sample Street, Sample City, Sampleshire, AB1 2CD
Date	December 17th 2025
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.

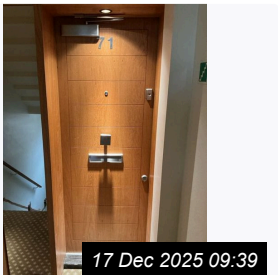
PREPARING THE PROPERTY FOR CHECK-OUT

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.

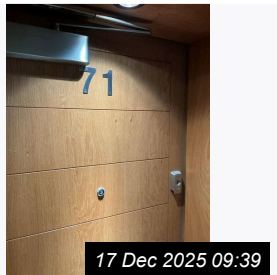
1. ENTRANCE					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
1.1 	Entrance door	<p>Exterior Light oak finish Upper ERA lock Lower ERA lock Peephole Brushed metal letter flap Brushed metal door pull Numeral '71'</p> <p>Interior Light oak finish The reverse of the upper ERA lock The reverse of the lower ERA lock Brushed metal letter flap to interior The reverse of the peep hole Metal hinges Draught excluder around door</p>		<p>Door is dusty externally due to ongoing works in corridors/stairs; Minor marks to external side of door;</p> <p>Interior is cleaned to a good standard</p>	
1.2 	Architrave	White	Newly painted	<p>Slight cracking/gap to LHS by top hinge</p> <p>Monitor - Agent</p>	<p>f*@plazaestates.co.uk: Already present house conditions 08 Jan 2026 15:51</p>
1.3 	Walls	White	Newly painted	<p>Minor scuff mark below coat hook; Small mark to LHS of shoe store rack; Scuff marks below telephone entry system</p>	
1.4 	Ceiling	White	Newly painted	<p>Good clean decorative order</p>	
1.5 	Woodwork	White	Newly painted	<p>Minor scuff mark behind door; Minor scuff mark on LHS of door below entry phone</p>	<p>f*@plazaestates.co.uk: Minor and standard wear and tear for a tenancy of this length 08 Jan 2026 15:52</p>

1. ENTRANCE (CONT.)

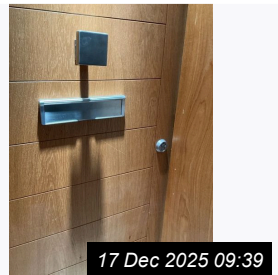
1.6 📷	Flooring	Grey limed wood finish flooring as laid	2 circular brass caps left in where radiator has been removed	<i>As Inventory & Schedule of Condition + ;</i> 2 x scratch/scuff marks upon entry	
1.7 📷	Lighting	Recessed LED light to ceiling Double brushed metal dimmer switch as fitted	Slightly paint marked	<i>As Inventory & Schedule of Condition</i>	
1.8 📷	Entryphone	Off-white entry phone wall mounted		Lightly discoloured	f*@plazaestates.co.uk: Normal condition of the material 08 Jan 2026 15:55
1.9 📷	Storage unit	Built-in storage unit with 2 fall flaps, white laminate finish		Cleaned to a good standard	
1.10 📷	Cupboard (high level)	Single door painted white Containing: Boards gas meter	Cupboard aged within	<i>As Inventory & Schedule of Condition + ;</i> Light marks to bottom of door	f*@plazaestates.co.uk: Minor and standard wear and tear for a tenancy of this lenght 08 Jan 2026 15:55
1.11 📷	Cupboard (high level)	2-door painted white Containing: Fuse box Boards electric meter Access to pipework and cabling	Fitting removal marks, aged to interior	<i>As Inventory & Schedule of Condition</i>	
1.12 📷	Mirror	Circular mirror with black trim		Cleaned to a good standard	
1.13 📷	Batten/ Coat hooks	White painted batten wall mounted with 7 small hooks		Cleaned to a good standard	



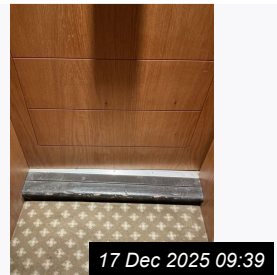
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Ref #1.1

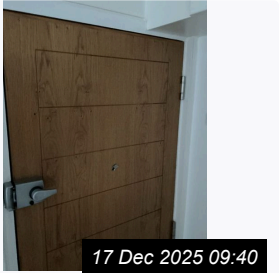


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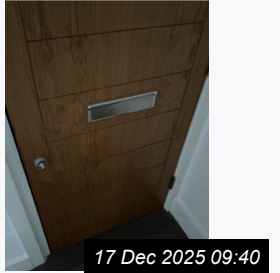
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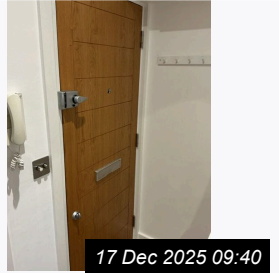
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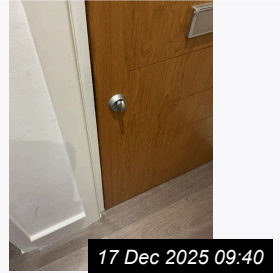
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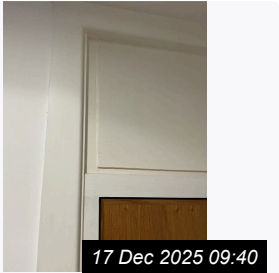
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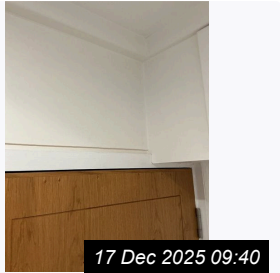
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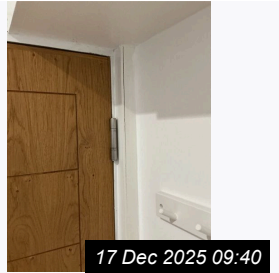
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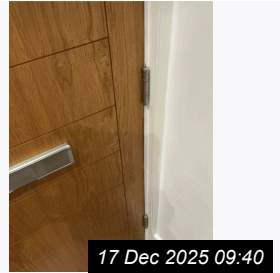
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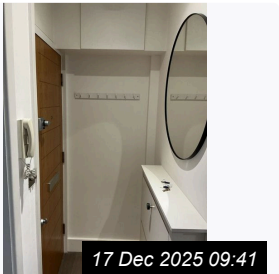
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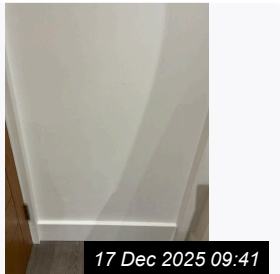
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Ref #1.3



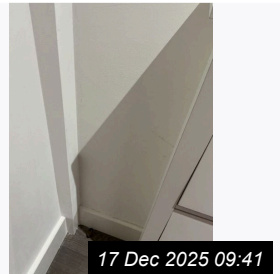
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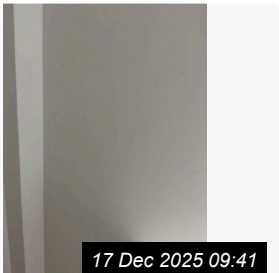
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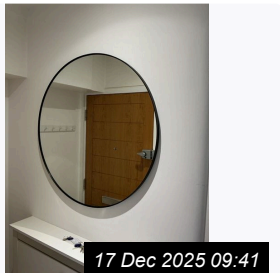
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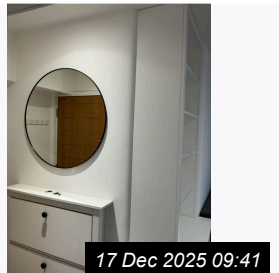
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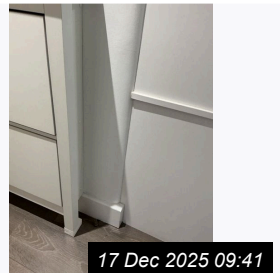
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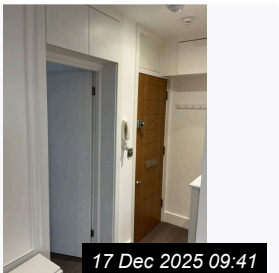
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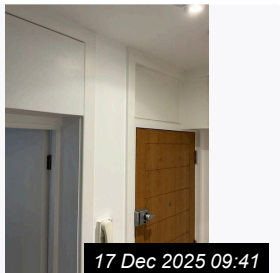
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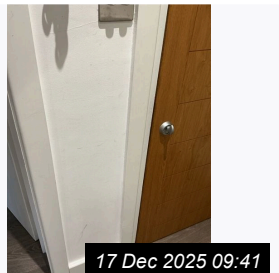
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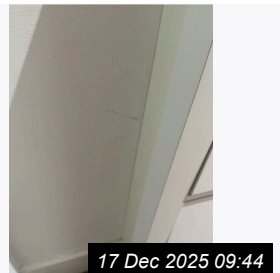
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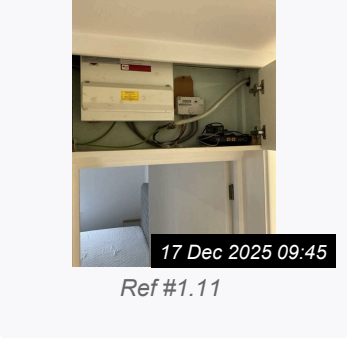
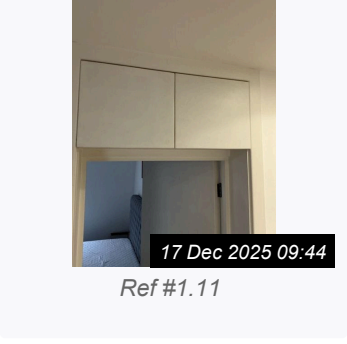
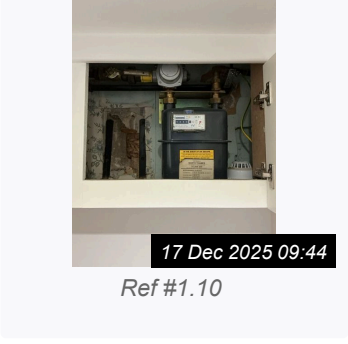
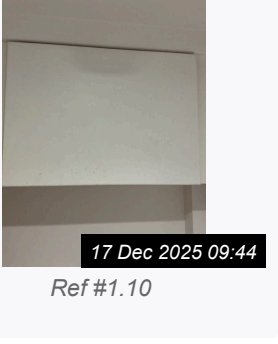
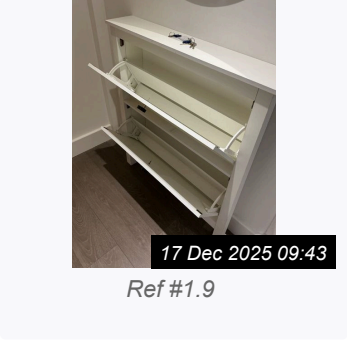
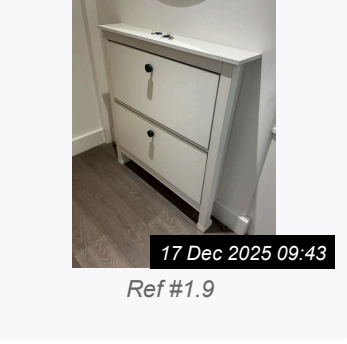
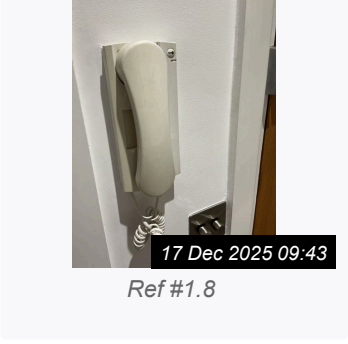
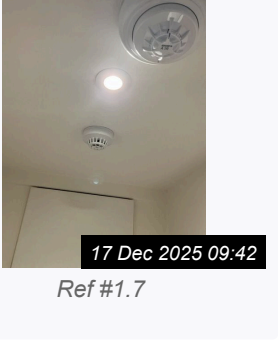
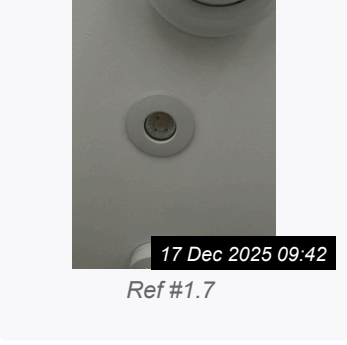
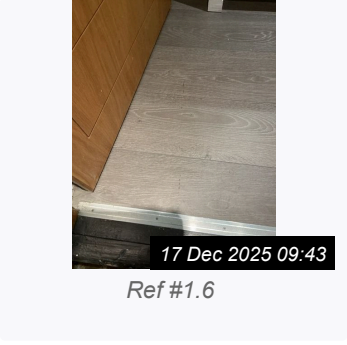
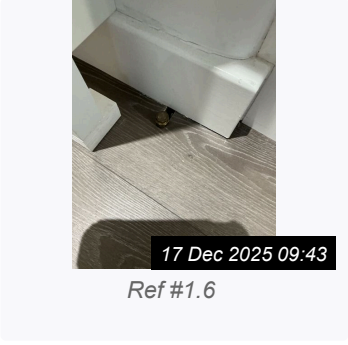
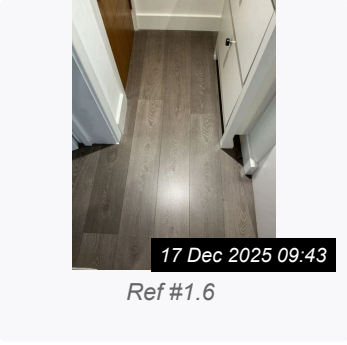
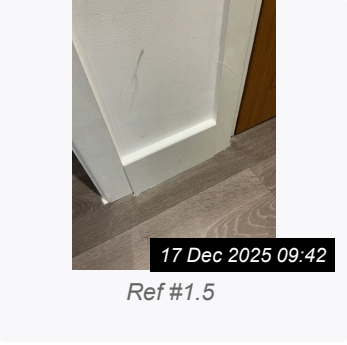
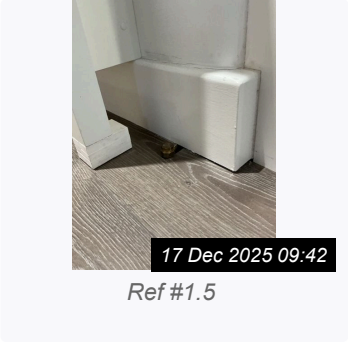
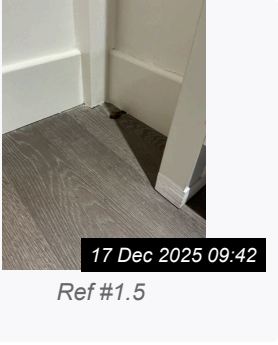
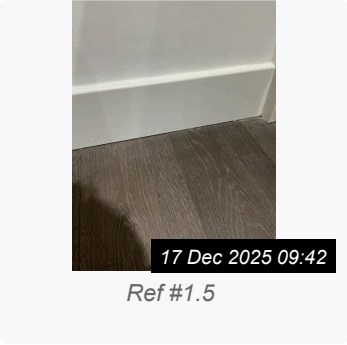
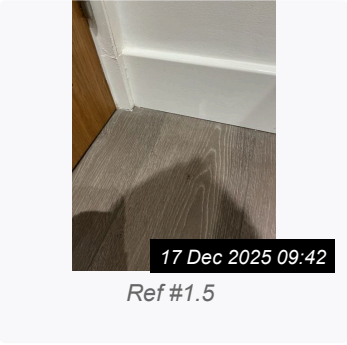
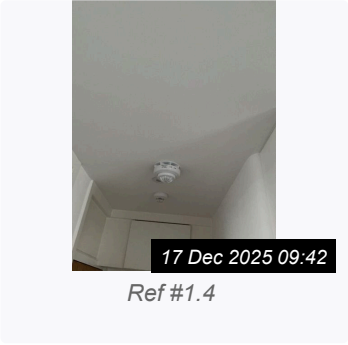
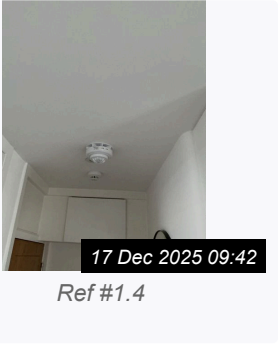
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17 Dec 2025 09:44

Ref #1.3

1. ENTRANCE (CONT.)










1. ENTRANCE (CONT.)



2. RECEPTION ROOM (OPEN PLAN)

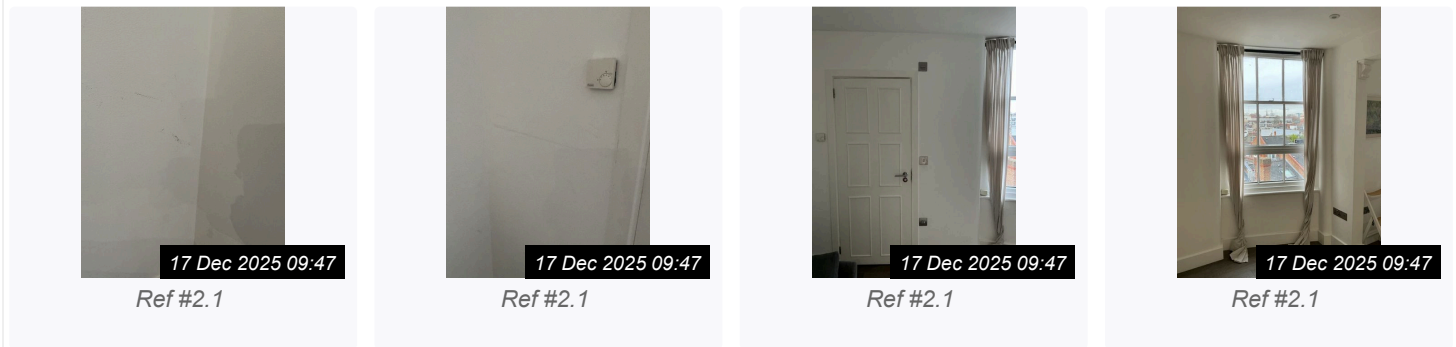
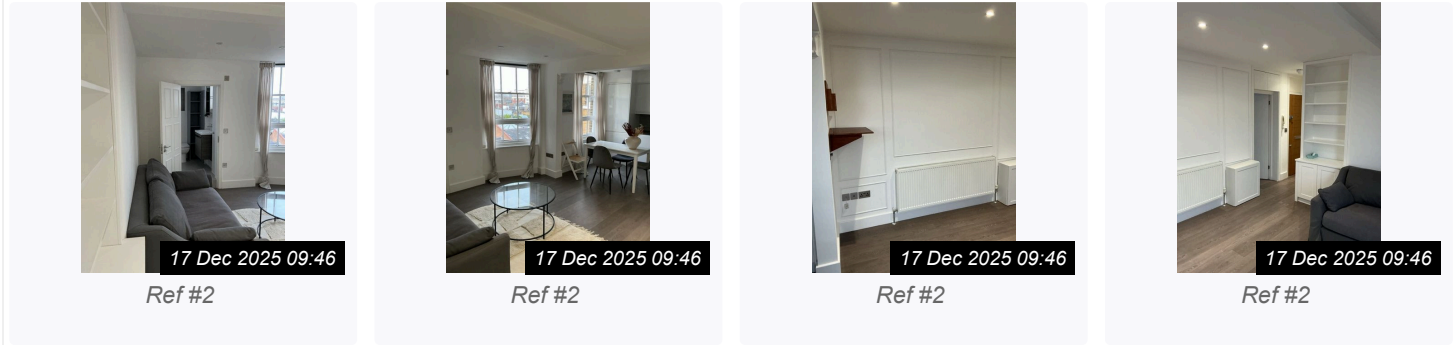
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
2.1 	Walls	Painted white	Newly painted, stained/blistered under window	Scuffs and marks visible in corner by thermostat; Slight scuff marks to LHS of window by skirting; Stained/blistered under window; Hairline crack to RHS of window; Scuff mark below folding desk; Minor mark to LHS and central to radiator Monitor - Agent	
2.2 	Ceiling	White	Newly painted	Good clean decorative order	
2.3 	Woodwork	White	Newly painted	Appears in good condition	
2.4 	Radiator	White, fittings complete	Newly painted	Slight scuff mark to LHS	f*@plazaestates.co.uk: Minor and standadr wear and tear for a tenancy of this lenght 08 Jan 2026 16:16
2.5 	Flooring	The continuation of the grey limed wood flooring Large off-white woven/shaggy fringed textured rug		Cleaned to a good standard	

2. RECEPTION ROOM (OPEN PLAN) (CONT.)

2.6 	Windows	Clear glass to window Fittings complete Frames painted white	Scratched, aged and heavy paint marks around edges to exterior Slightly weathered, slight shrinkage cracking	<i>As Inventory & Schedule of Condition</i>	
2.7 	Curtains	2 extra long off-white cotton curtains unlined on black pole as fitted		2 x marks on LH curtain at window cill height Investigate - Agent	f*@plazaestates.co.uk: Curtains were already like this at entry. 08 Jan 2026 16:19
2.8 	Lighting	6 recess LED lights to ceiling Brushed metal dimmer switch and power points as fitted 2 brushed metal TV aerial points White Fionasta central heating thermostat wall mounted		Lights turned on and off at inspection	
2.9 	2-Seater sofa bed	1 large loose base cushion, 2 back cushions, 2 bolster cushions, grey weave upholstery and mattress	New	Appears in good condition	
2.10 	Occasional table	Circular metal occasional table with plate glass surface	New	Cleaned to a good standard	
2.11 	Built-in unit	2-door, shelf within, 3 shelves above painted white		Slight scuff mark to bottom of LH door	
2.12 	Storage unit	Freestanding white laminate storage unit, shelf within Containing: 4-gang electrical extension lead 3-gang electrical extension lead Sky hub; Wall mounted shelf, walnut finish Ditto storage rack above; Sky hub;	Interior back panel incomplete on right hand side	<i>As Inventory & Schedule of Condition + ;</i> 3-gang electrical extension lead NOT SEEN; Sky hub in storage cupboard Investigate - Agent	f*@plazaestates.co.uk: 3-gang electrical extension lead NOT SEEN: it is in the cabinet and captured in picture 2.12. Otherwise not sure I follow. 08 Jan 2026 16:22

2. RECEPTION ROOM (OPEN PLAN) (CONT.)

<p>2.13 📷</p>	<p>Storage & Folding Desk</p>	<p>Wall mounted shelf, walnut finish Folding desk in walnut finish</p>	<p><i>Item added after Check In</i></p>	<p>Dusty to shelf; Slight markings to desk top Needs Cleaning - Tenant</p>	<p>f*@plazaestates.co.uk: Marks were already there before moving 08 Jan 2026 16:23</p>
<p>2.14 📷</p>	<p>Rug</p>	<p>Cream coloured rug with smooth and textured finish c/w end tassels</p>	<p><i>Item added after Check In</i></p>	<p>Appears in good condition</p>	

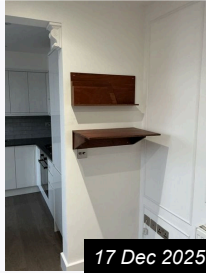


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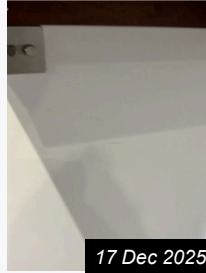
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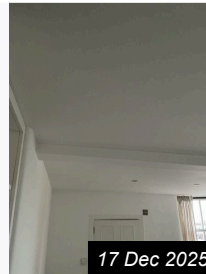
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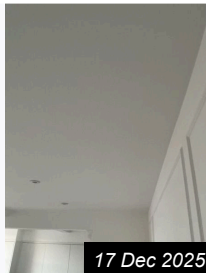
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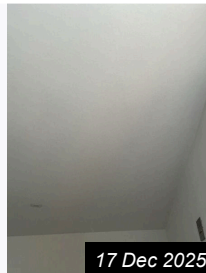
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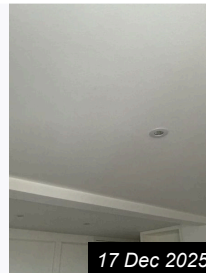
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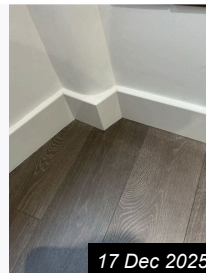
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2. RECEPTION ROOM (OPEN PLAN) (CONT.)



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2. RECEPTION ROOM (OPEN PLAN) (CONT.)



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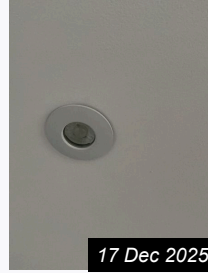
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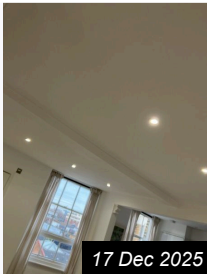
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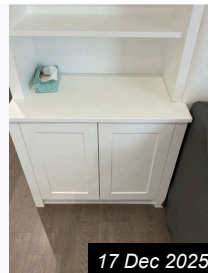
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2. RECEPTION ROOM (OPEN PLAN) (CONT.)



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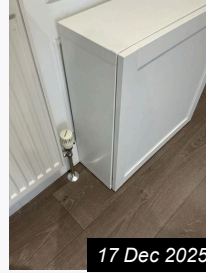
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Ref #2.14



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Ref #2.14

3. KITCHEN

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
3.1 	Walls	White Part grey glazed tiles with grey grout	Newly painted	Slight chip marks to corners; Blistering of paint behind radiator Monitor - Agent	f*@plazaestates.co.uk: Minor and normal wear and tear due to hetaing use. 08 Jan 2026 16:34
3.2 	Ceiling	White	Newly painted	Good clean decorative order	
3.3 	Woodwork	White	Newly painted	Appears in good condition	
3.4 	Radiator	White, fittings complete	Newly painted	Pipe cover on RHS slightly raised from woodwork	
3.5 	Windows	Clear glass to window Fittings complete Frames painted white	Scratched and old heavy paint marks around edges to exterior Slight shrinkage cracking, slightly weathered	<i>As Inventory & Schedule of Condition</i>	
3.6 	Curtains	2 extra long off-white cotton curtains on black pole (as reception room)		Appears in good condition	
3.7 	Lighting	4 recess LED lights to ceiling Brushed metal power points as fitted Under unit LED strip lighting as fitted Smoke detector to ceiling Carbon monoxide detector to ceiling Freestanding carbon monoxide detector	. Green light showing at time of check-in	Lights turned on and off at inspection	

3. KITCHEN (CONT.)

3.8 	Flooring	The continuation of the grey limed wood flooring		Cleaned to a good standard	
3.9 	Kitchen units	A range of wall and floor mounted units, white gloss laminated finish with laminate interiors complete (soft close) White laminate kickboards Grey plastic cutlery tray	Edging to door of corner unit right hand side of sink slightly rickety, small drilled hole to cupboard under sink, small drilled hole to interior of corner unit left hand side of oven (for access)	Needs Maintenance - Landlord	f*@plazaestates.co.uk: This was done when washing machine got replaced in order to make appliances fit and work 08 Jan 2026 16:35
3.10 	Work surfaces	Grey Corian work surfaces as fitted Ditto dish drainer	Minor residual limescale	Cleaned to a good standard	
3.11 	Sink unit	Stainless steel sink with plug and chrome mixer tap		Cleaned to a good standard	
3.12 	Boiler cupboard	Built-in unit containing a Vaillant Eco Fit Pure central heating boiler Access to magna clean professional unit Access to pipework and fuse switches		Appears in good condition	
3.13 	Washer/dryer	Built-in Zanussi washer/dryer		Slight residue left in drawer	
3.14 	Dishwasher	Integrated Zanussi dishwasher with 2 interior wire racks and cutlery basket complete		Water marks to interior	f*@plazaestates.co.uk: Due to use/cleaning dishes at exit 08 Jan 2026 16:36
3.15 	Oven	Built-in Zanussi oven with oven pan and 2 shelves complete		Cleaned to a good standard	
3.16 	Hob	Zanussi 4-burner stainless steel hob		Cleaned to a good standard	
3.17 	Extractor hood	Zanussi stainless steel tempered glass cooker extractor hood		Cleaning streaky marks to RHS and centre at top Needs Cleaning - Tenant	f*@plazaestates.co.uk: Cannot be cleaned/ removed. was already like this at entry. 08 Jan 2026 16:37

3. KITCHEN (CONT.)

<p>3.18 📷</p>	<p>Refrigerator/ freezer</p>	<p>Integrated Zanussi A+ class refrigerator/ freezer, upright 2-door complete containing: 3 compartments to freezer section 1 ice pack 1 ice cube tray 4 fridge door racks (one with cover) Bottle guard Egg tray 2 plastic salad boxes 5 glass shelves with plastic edging Interior light and fan complete</p>		<p>Cleaned to a good standard</p>	
<p>3.19 📷</p>	<p>Dining table & chairs</p>	<p>Rectangular dining table, white laminate finish on straight legs A set of 4 folding white dining chairs with cane seats and back</p>	<p>New condition New condition</p>	<p>Table top has multiple black marks on surface; Dining chairs have been replaced with grey upholstered chairs Needs Cleaning - Tenant Investigate - Agent</p>	<p>f*@plazaestates.co.uk: At entry the table was PAINTED with wall paint... It was impossible to use as all plates would scratch and make unpleasant sounds due to contact with this uneven and rough/not smooth surface; also every time i would use a cloth to clean the table, the paint would stain the cloth (as it was clearly not something meant for kitchen tables and surfaces that need to be cleaned regularly and used as a base for objects). When fully removing this paint from the table, it was clear the surface of the actual table itself was scratched and with multiple marks. Chairs were replaced in due course by LL as requested by the tenant the prior ones were garden chairs. 08 Jan 2026 16:44</p>

3. KITCHEN (CONT.)

<p>3.20 📷</p>	<p>Tableware/ Cookware</p>	<p>A small quantity of tableware comprising: 2 grey bowls 2 grey dinner plates 3 side plates Black and white coffee mug Double handled pan Ditte without lid Ditte-saucepan Saucepan without lid</p>	<p>. Well in use Well in use Well in use</p>	<p>1 x dinner plate missing Needs Replacing - Tenant</p>	
<p>3.21 📷</p>	<p>Vase</p>	<p>Large beige pottery vase containing imitation grasses</p>		<p>Appears in good condition</p>	
<p>3.22 📷</p>	<p>Artwork</p>	<p>A small floral print framed and glazed wall mounted</p>		<p>Dusty to top of frame Needs Cleaning - Tenant</p>	
<p>3.23 📷</p>	<p>Additional Items</p>	<p>White wooden frame with natural wood coloured rattan base and back support folding chair</p>	<p><i>Item added after Check In</i></p>	<p>Back support is loose Needs Maintenance - Investigate</p>	<p>f*@plazaestates.co.uk: This is part of the older chairs set that got replaced with the grey ones. 08 Jan 2026 16:46</p>



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Ref #3



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Ref #3



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Ref #3



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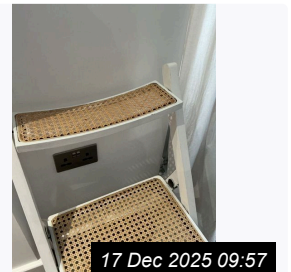
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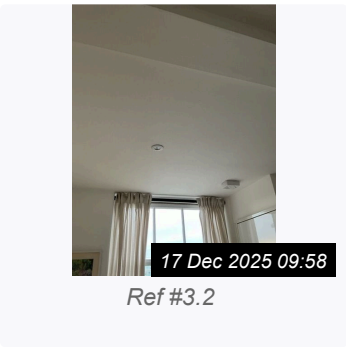
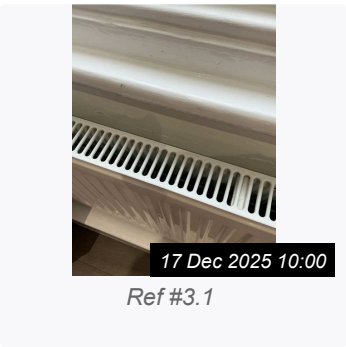
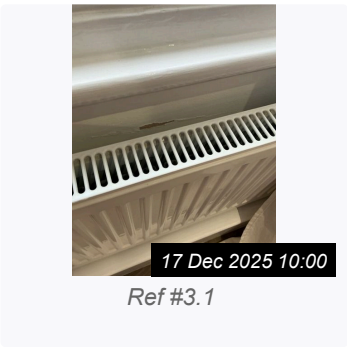
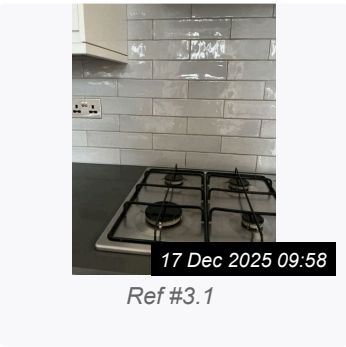
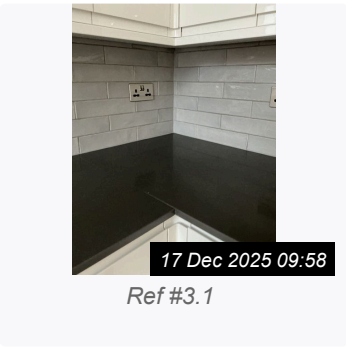
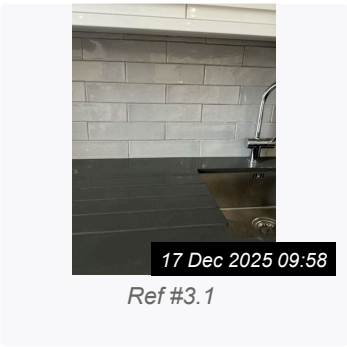
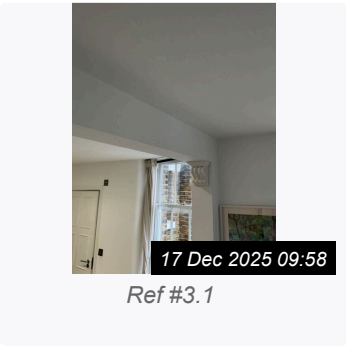
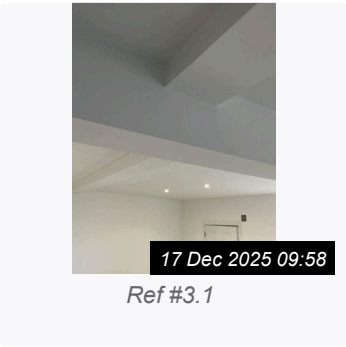
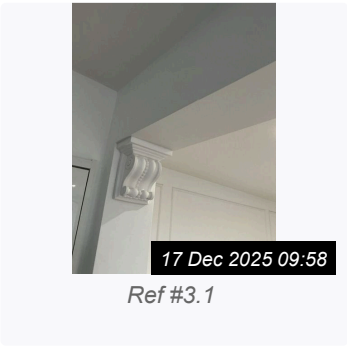
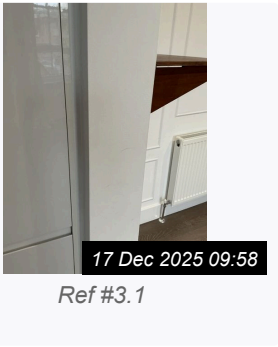
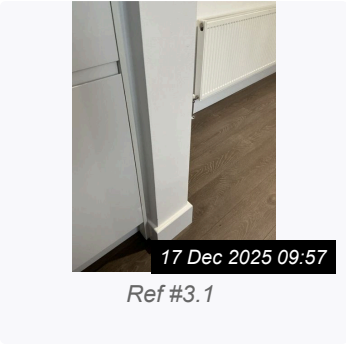
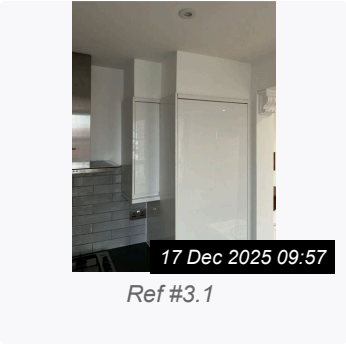
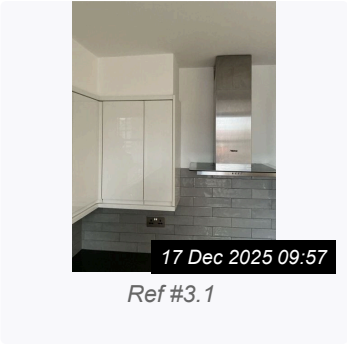
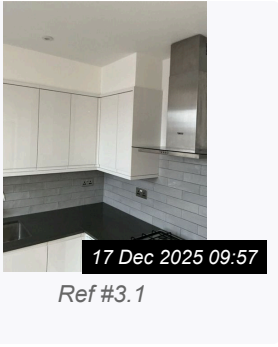
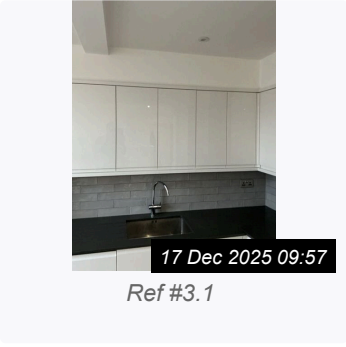
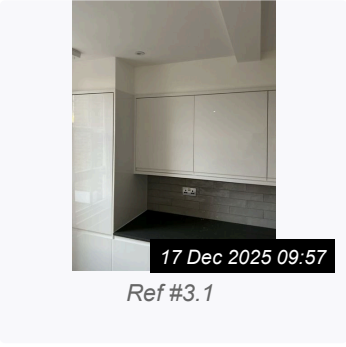
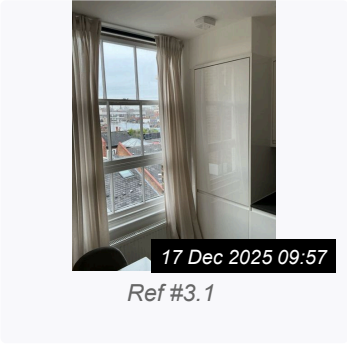
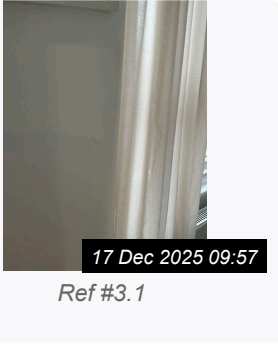
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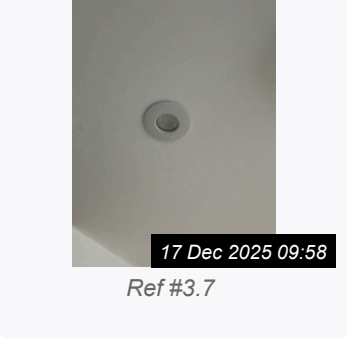
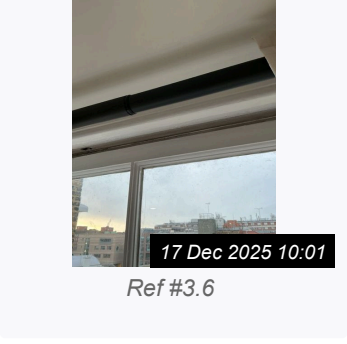
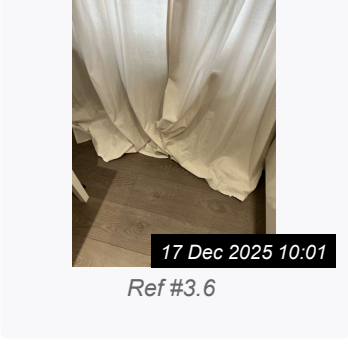
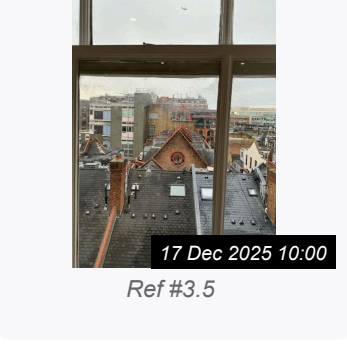
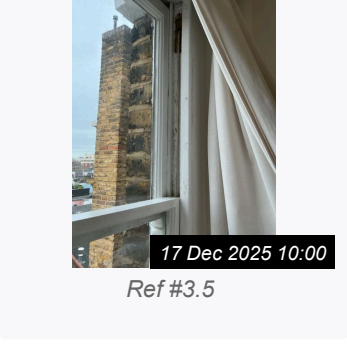
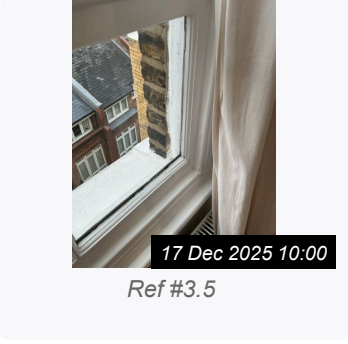
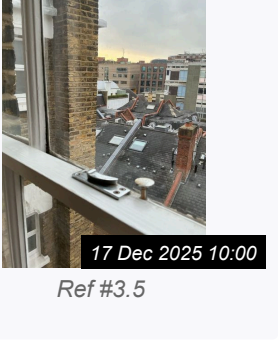
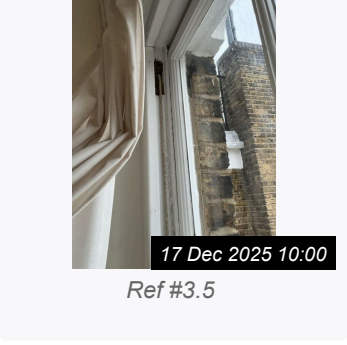
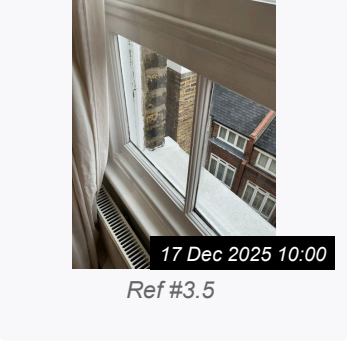
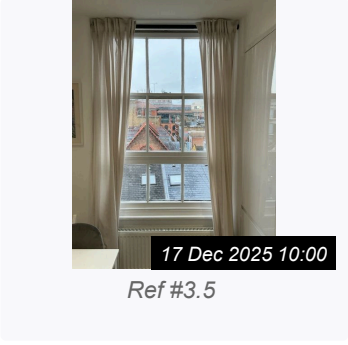
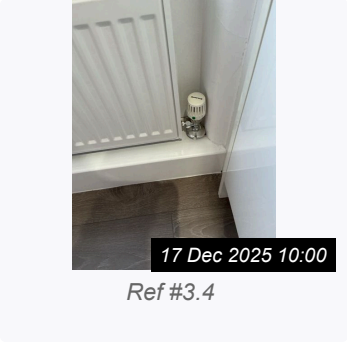
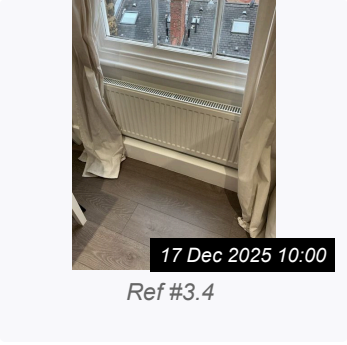
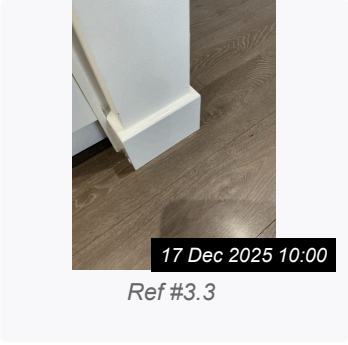
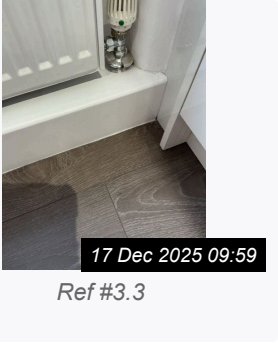
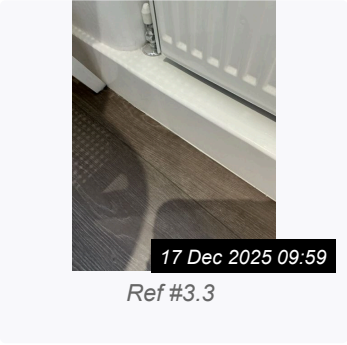
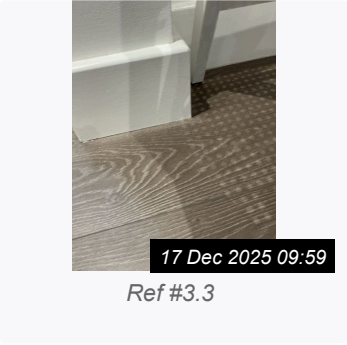
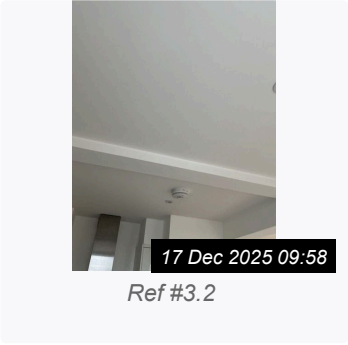
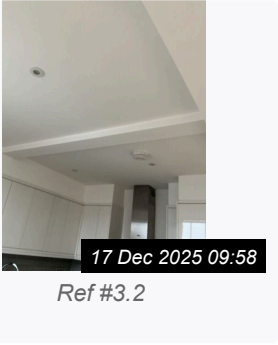
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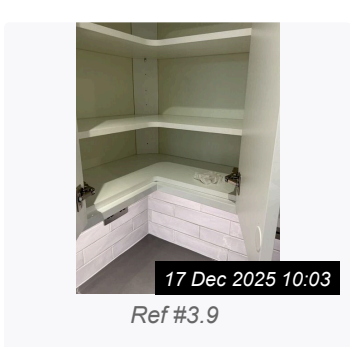
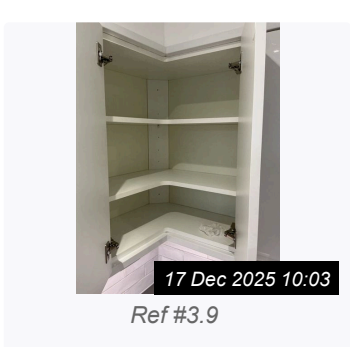
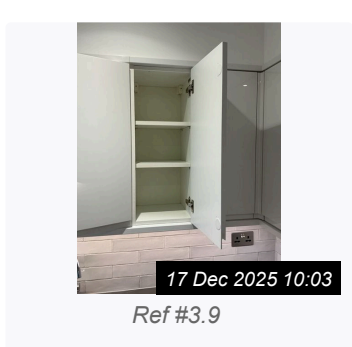
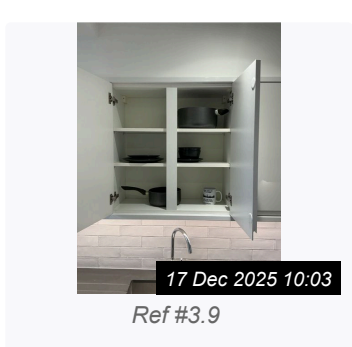
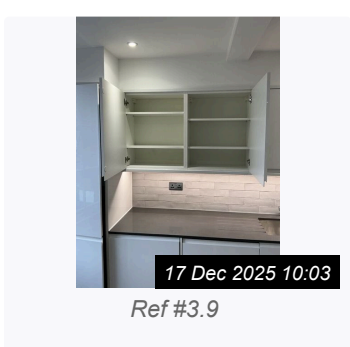
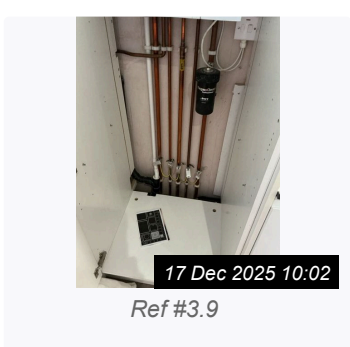
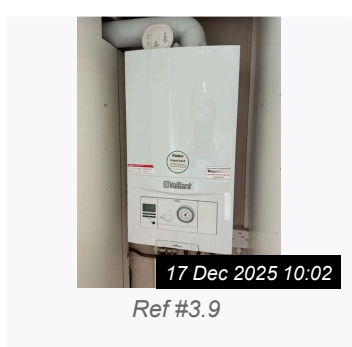
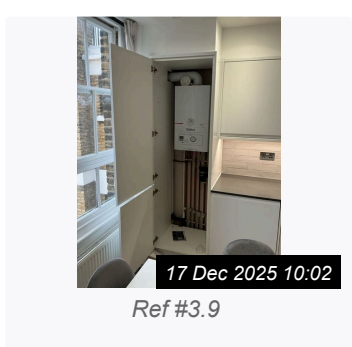
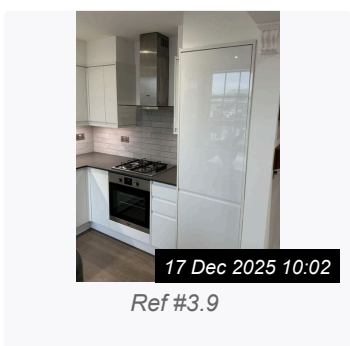
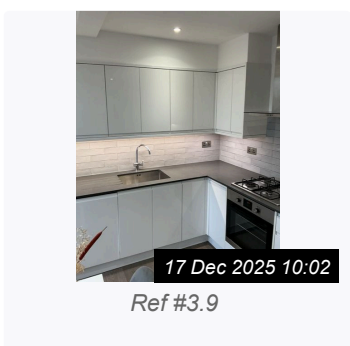
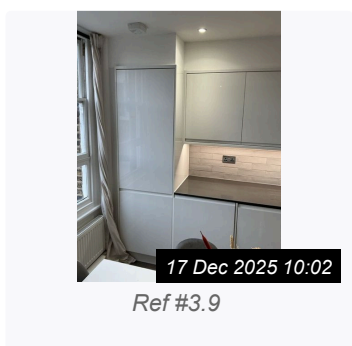
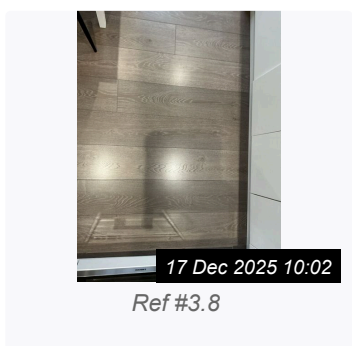
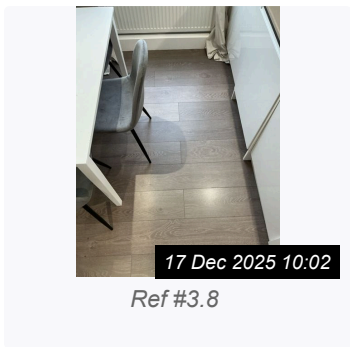
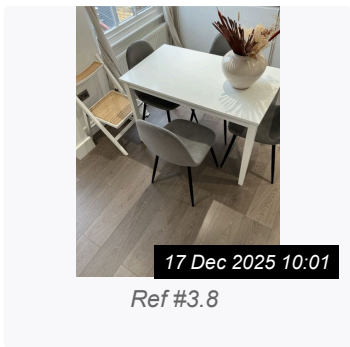
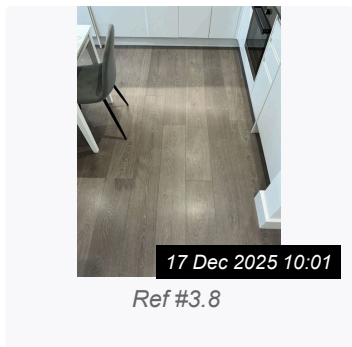
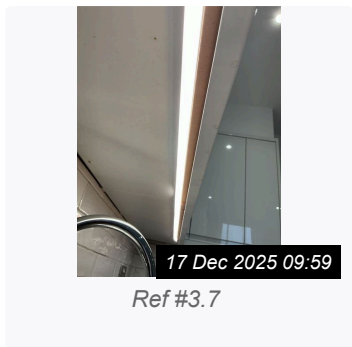
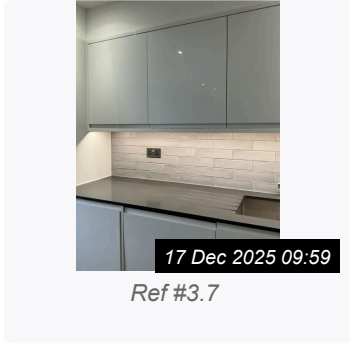
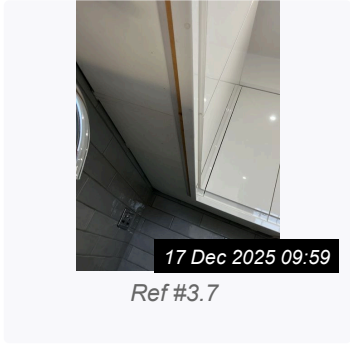
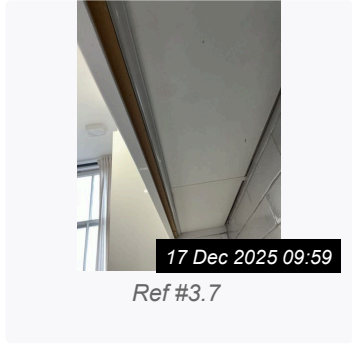
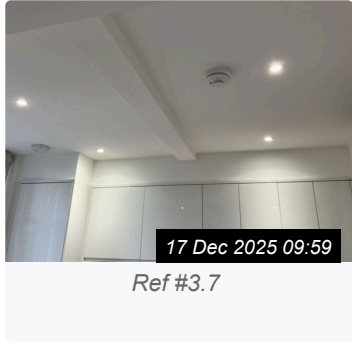
3. KITCHEN (CONT.)



3. KITCHEN (CONT.)



3. KITCHEN (CONT.)

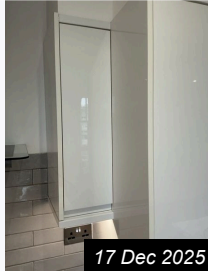


3. KITCHEN (CONT.)



17 Dec 2025 10:03

Ref #3.9



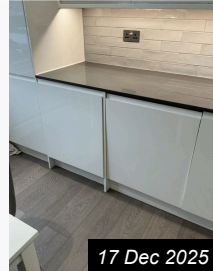
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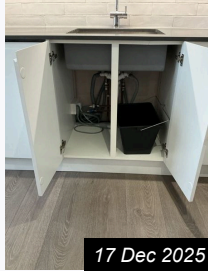
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Ref #3.9



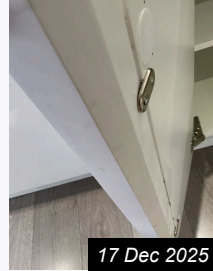
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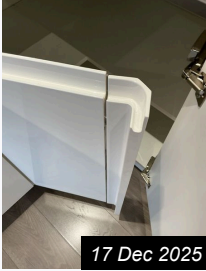
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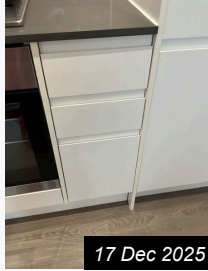
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Ref #3.9



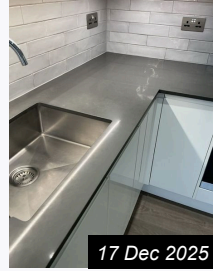
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17 Dec 2025 10:05

Ref #3.10



17 Dec 2025 10:05

Ref #3.10



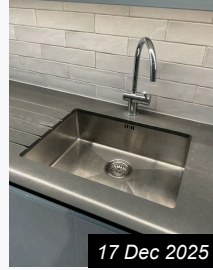
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17 Dec 2025 10:05

Ref #3.10



17 Dec 2025 10:05

Ref #3.11

3. KITCHEN (CONT.)



17 Dec 2025 10:05

Ref #3.11



17 Dec 2025 10:05

Ref #3.11



17 Dec 2025 10:05

Ref #3.11



17 Dec 2025 10:05

Ref #3.11



17 Dec 2025 10:05

Ref #3.11



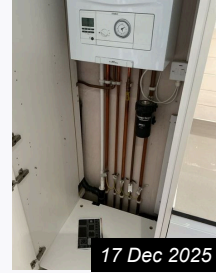
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17 Dec 2025 10:05

Ref #3.12



17 Dec 2025 10:05

Ref #3.12



17 Dec 2025 10:06

Ref #3.13



17 Dec 2025 10:06

Ref #3.13



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Ref #3.13



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17 Dec 2025 10:06

Ref #3.13



17 Dec 2025 10:06

Ref #3.14



17 Dec 2025 10:06

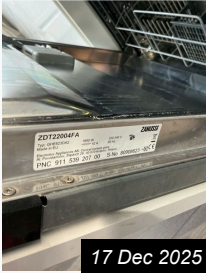
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3. KITCHEN (CONT.)



17 Dec 2025 10:06

Ref #3.14



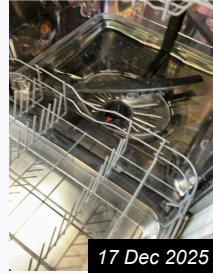
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17 Dec 2025 10:07

Ref #3.14



17 Dec 2025 10:07

Ref #3.14



17 Dec 2025 10:07

Ref #3.15



17 Dec 2025 10:07

Ref #3.15



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Ref #3.15



17 Dec 2025 10:07

Ref #3.15



17 Dec 2025 10:07

Ref #3.16



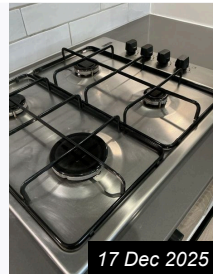
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17 Dec 2025 10:07

Ref #3.16



17 Dec 2025 10:07

Ref #3.16



17 Dec 2025 10:08

Ref #3.16



17 Dec 2025 10:08

Ref #3.17



17 Dec 2025 10:08

Ref #3.17



17 Dec 2025 10:08

Ref #3.17



17 Dec 2025 10:08

Ref #3.17



17 Dec 2025 10:08

Ref #3.17



17 Dec 2025 10:08

Ref #3.18



17 Dec 2025 10:08

Ref #3.18

3. KITCHEN (CONT.)



17 Dec 2025 10:08

Ref #3.18



17 Dec 2025 10:08

Ref #3.18



17 Dec 2025 10:08

Ref #3.18



17 Dec 2025 10:08

Ref #3.18



17 Dec 2025 10:09

Ref #3.18



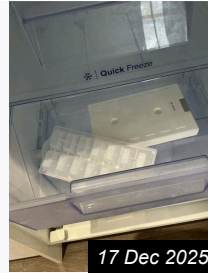
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Ref #3.18



17 Dec 2025 10:09

Ref #3.18



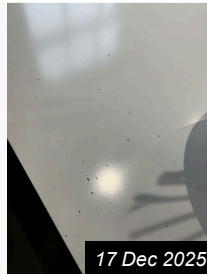
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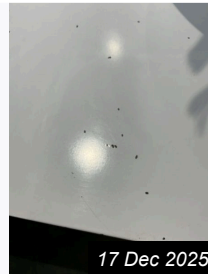
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17 Dec 2025 10:09

Ref #3.19



17 Dec 2025 10:09

Ref #3.19



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Ref #3.19



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Ref #3.19



17 Dec 2025 10:10

Ref #3.19



17 Dec 2025 10:10

Ref #3.19



17 Dec 2025 10:10

Ref #3.20



17 Dec 2025 10:10

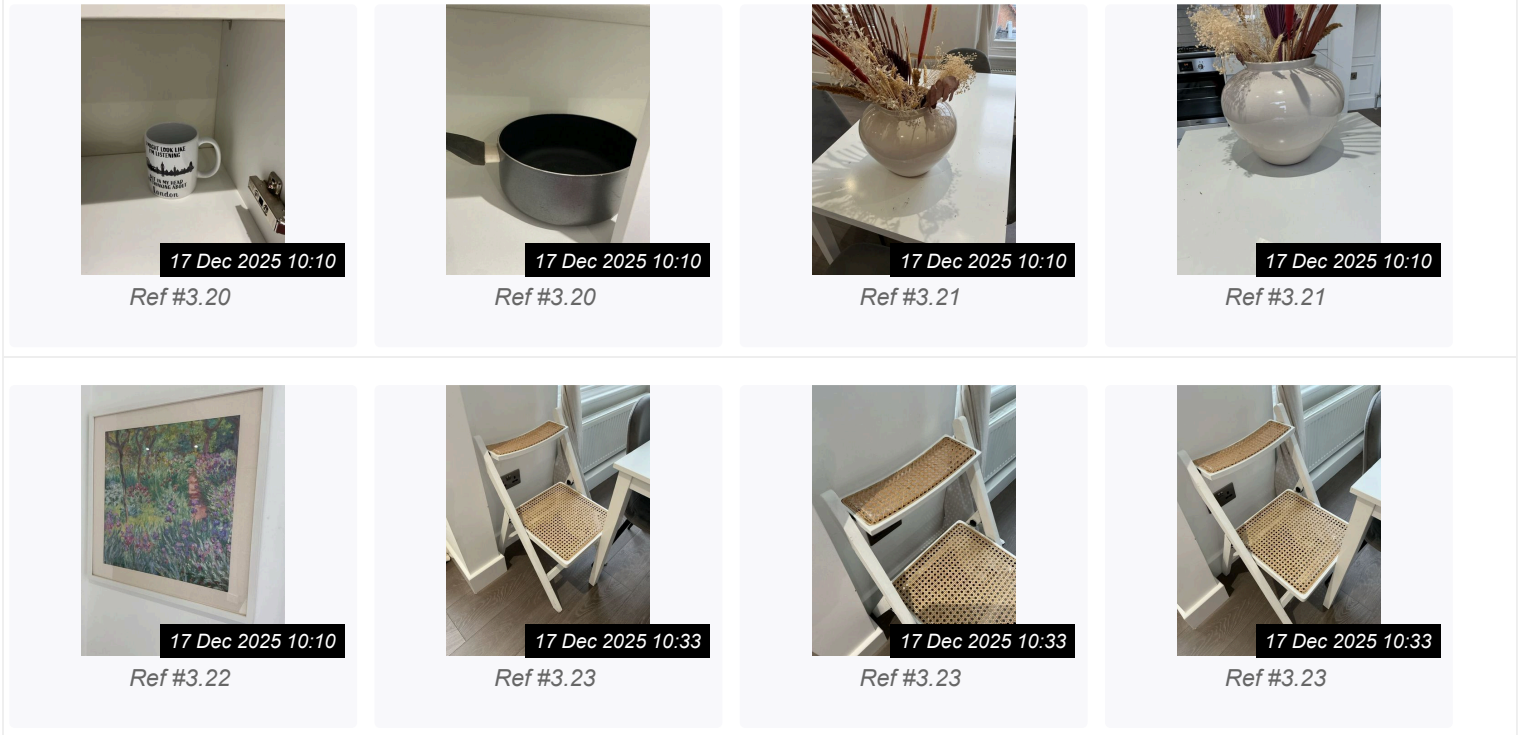
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Ref #3.20






3. KITCHEN (CONT.)



4. BEDROOM

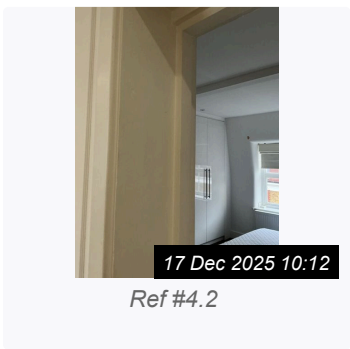
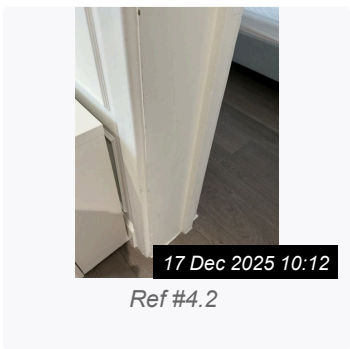
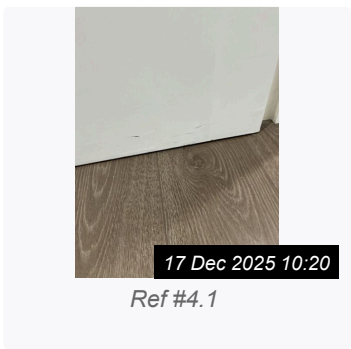
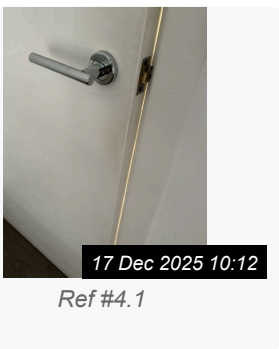
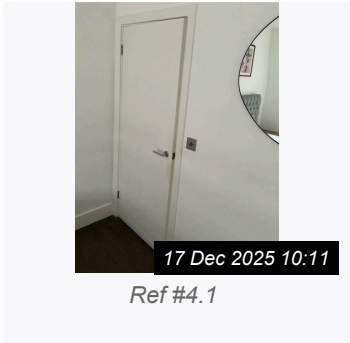
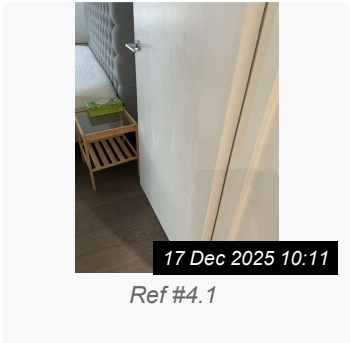
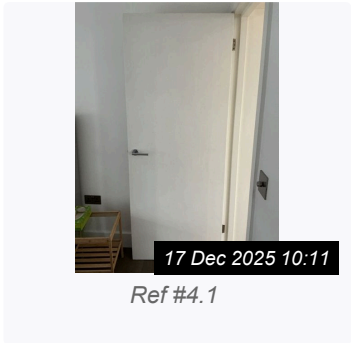
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
4.1 	Entrance door	Painted white Chrome fittings complete	Newly painted	Touch up paint marks visible to front of door; Small scuff to bottom of front side of door; Paintwork discoloured below handle on inside	f*@plazaestates.co.uk: Was like this from day-1: no touch-up paint was used by the tenant 08 Jan 2026 16:48
4.2 	Architrave	White	Newly painted, slight chip low level left hand side	Minor chip marks to LHS and at top of frame; slight chip low level left hand side	

4. BEDROOM (CONT.)

4.3 	Walls	White	Newly painted, slight shrinkage cracking, stained directly around window on left hand side, slight cracking right hand side of window	Minor scuff marks to 1st wall; Plaster has come away to LHS of window; Hairline crack to LHS of window at top and bottom; Small holes either side of blind; Paint blistering and plaster coming away to RHS of window Needs Maintenance - Agent	f*@plazaestates.co.uk: Cracking due to inherent flat/building conditions 08 Jan 2026 16:50
4.4 	Ceiling	White	Newly painted	Good clean decorative order	
4.5 	Woodwork	White	Newly painted	Appears in good condition	
4.6 	Flooring	Brushed metal and rubber doorstep as fitted The continuation of the grey limed wood flooring	. Slightly paint marked at entrance	<i>As Inventory & Schedule of Condition</i>	
4.7 	Radiator	White, fittings complete	Newly painted	Small scuff mark to top of radiator	f*@plazaestates.co.uk: Due to heating usage (standard wear and tear) 08 Jan 2026 16:51
4.8 	Windows	Plain glass to windows White painted fittings Frame painted white Sill painted white	Scatched around edges Slight shrinkage cracking, old gaps to frame at high level Newly painted but slightly chipped	Scatched around edges Slight shrinkage cracking, old gaps to frame at high level Bottom of frame is rotten with wood wet and coming away Needs Maintenance - Landlord	

4. BEDROOM (CONT.)

<p>4.12 📷</p>	<p>Bedside table</p>	<p>Light wood with plate glass surface and slatted wood under tier Ditto as above</p>	<p>New New</p>	<p>Appears in good condition</p>	
<p>4.13 📷</p>	<p>Bed</p>	<p>Super king size bed frame with headboard and base and slatted base, grey weave upholstery King size memory foam mattress, white with yellow edging King size white quilted mattress protector</p>	<p>. Clean Washed but generally in use</p>	<p>Appears in good condition</p>	
<p>4.14 📷</p>	<p>Mirror</p>	<p>Oval shaped contemporary mirror wall mounted</p>		<p>Cleaned to a good standard</p>	
<p>4.15 📷</p>	<p>Additional Items</p>	<p>2 x black framed art prints depicting flowers</p>	<p><i>Item added after Check In</i></p>	<p>Appears in good condition</p>	



4. BEDROOM (CONT.)



17 Dec 2025 10:12

Ref #4.2



17 Dec 2025 10:12

Ref #4.2



17 Dec 2025 10:12

Ref #4.2



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Ref #4.2



17 Dec 2025 10:12

Ref #4.2



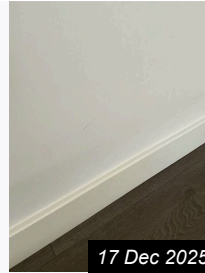
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Ref #4.3



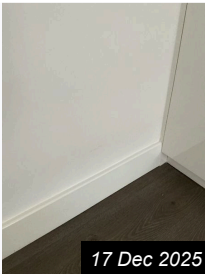
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Ref #4.3



17 Dec 2025 10:13

Ref #4.3



17 Dec 2025 10:13

Ref #4.3



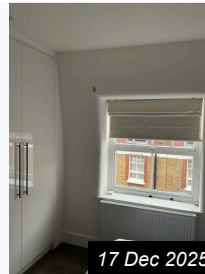
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Ref #4.3



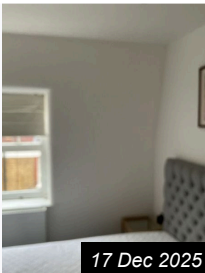
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Ref #4.3



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Ref #4.3



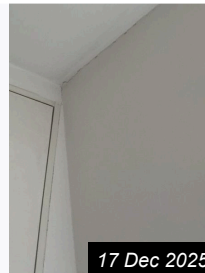
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Ref #4.3



17 Dec 2025 10:13

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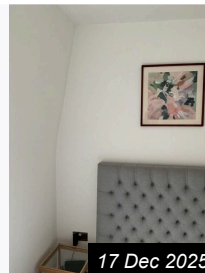
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Ref #4.3



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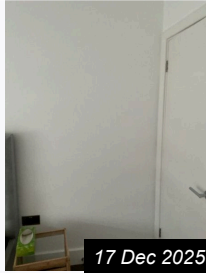
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4. BEDROOM (CONT.)



17 Dec 2025 10:13

Ref #4.3



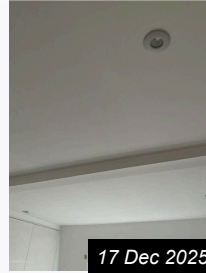
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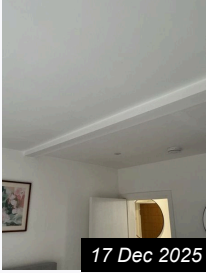
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Ref #4.4



17 Dec 2025 10:14

Ref #4.4



17 Dec 2025 10:14

Ref #4.5



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Ref #4.5



17 Dec 2025 10:14

Ref #4.5



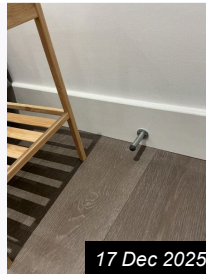
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17 Dec 2025 10:15

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17 Dec 2025 10:15

Ref #4.5



17 Dec 2025 10:15

Ref #4.6



17 Dec 2025 10:15

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17 Dec 2025 10:15

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17 Dec 2025 10:15

Ref #4.6



17 Dec 2025 10:15

Ref #4.7



17 Dec 2025 10:15

Ref #4.7



17 Dec 2025 10:15

Ref #4.7



17 Dec 2025 10:15

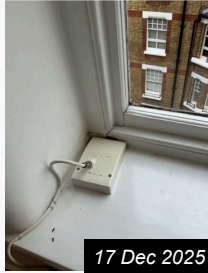
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4. BEDROOM (CONT.)



17 Dec 2025 10:16

Ref #4.8



17 Dec 2025 10:16

Ref #4.8



17 Dec 2025 10:16

Ref #4.8



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Ref #4.8



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17 Dec 2025 10:16

Ref #4.8



17 Dec 2025 10:16

Ref #4.8



17 Dec 2025 10:16

Ref #4.9



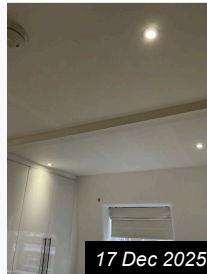
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Ref #4.9



17 Dec 2025 10:14

Ref #4.10



17 Dec 2025 10:14

Ref #4.10



17 Dec 2025 10:17

Ref #4.11



17 Dec 2025 10:17

Ref #4.11



17 Dec 2025 10:17

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17 Dec 2025 10:17

Ref #4.11



17 Dec 2025 10:17

Ref #4.11



17 Dec 2025 10:18

Ref #4.11



17 Dec 2025 10:18

Ref #4.11



17 Dec 2025 10:18

Ref #4.11



17 Dec 2025 10:18

Ref #4.11

4. BEDROOM (CONT.)



17 Dec 2025 10:18

Ref #4.11



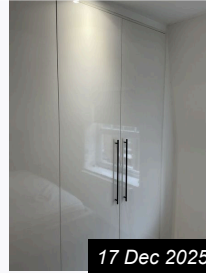
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Ref #4.11



17 Dec 2025 10:19

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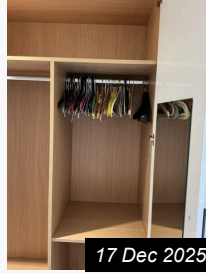
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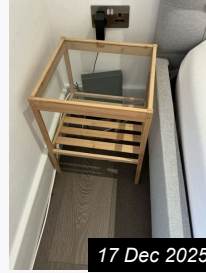
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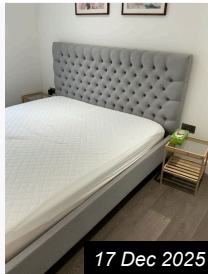
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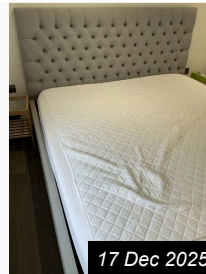
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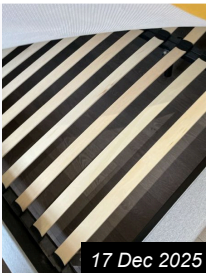
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Ref #4.13



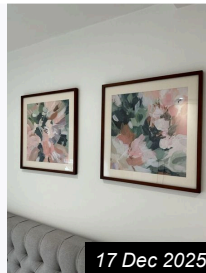
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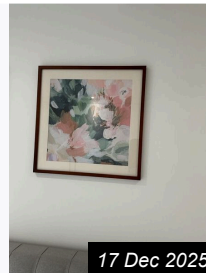
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Ref #4.14



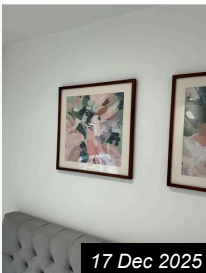
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Ref #4.15










17 Dec 2025 10:20

Ref #4.15










17 Dec 2025 10:20

Ref #4.15

5. BATHROOM					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
5.1 	Entrance door	Panelled door to entrance painted white Chrome fittings with bolt complete	Newly painted	Slight mark to lower LHS; Slight mark above door handle on inside; Markings to top RHS on inside	f*@plazaestates.co.uk: Very minor and normal wear and tear for s tenancy of this lenght 08 Jan 2026 16:54
5.2 	Architrave	White	Newly painted	Cleaned to a good standard	
5.3 	Walls	Off-white ceramic tiles		Mould spores seen to LHS of window; Slight staining marks to tiles around shower; Repair mark seen by toilet flush; Cracked tile by top mirror fixing; Scratch marks behind mirror on turning mirror Needs Cleaning - Investigate Monitor - Agent	f*@plazaestates.co.uk: Repair mark already present at tenancy start and documented in check-in inventory (see picture on p.22/26 check-in inventory. Mould due to flat/ building conditions 08 Jan 2026 16:58
5.4 	Ceiling	White	Newly painted	Good clean decorative order	
5.5 	Flooring	Grey ceramic floor tiles as laid		Cleaned to a good standard	
5.6 	Side window	Obscured glass to side window Chrome fittings complete Frame painted white	Newly painted	Paintwork fading on RHS	f*@plazaestates.co.uk: Minor and normal wear and tear from a tenancy of this lenght 08 Jan 2026 17:00
5.7 	Small window	Obscured glass to small window (right hand side of bath) Frame painted white	Newly painted	Paintwork cracked and discoloured on cill LHS Monitor - Agent	f*@plazaestates.co.uk: Minor and normal wear and tear from a tenancy of this lenght 08 Jan 2026 17:09

5. BATHROOM (CONT.)

5.8 	Lighting	4 recess LED lights to ceiling Extractor fan to ceiling		Lights turned on and off at inspection	
5.9 	Vanity basin	Rectangular white vanity basin, chrome mixer tap with pop-up plug set into a unit with 2 doors, wood grain finish, access to pipework and shavers only point within		Cleaned to a good standard	
5.10 	WC	White WC with white seat and lid Concealed cistern under tiled casement with chrome dual action flush	. Chipped around tile behind WC	Monitor - Agent	
5.11 	Niche (above WC)	Grey tiled with glass shelf on brushed metal brackets and recess LED light Small access panel to right hand side of WC		Cleaned to a good standard	
5.12 	Bath	White bath, chrome mixer tap with hand shower fitment and plug Chrome shower holder with adjoining soap tray as fitted Glass and metal shower screen with plastic edging		Cleaned to a good standard; Light residue marks on tiles around shower	
5.13 	Towel rail	Chrome heated towel rail wall mounted, fittings complete		Cleaned to a good standard	
5.14 	Mirror	Rectangular mirror in brass antiqued style adjustable frame and shelving behind, wall mounted Brushed metal hook right hand side of entrance door Brushed metal hook right hand side of hand basin Brushed metal hook right hand side of window; <i>Rectangular mirror in brass antiqued style adjustable frame and shelving behind, wall mounted;</i>		Bottom screw fixing slightly loose Needs Maintenance - Landlord	f*@plazaestates.co.uk: Was already like this at entry/check-in 08 Jan 2026 17:12

5. BATHROOM (CONT.)

<p>5.15 📷</p>	<p>Cupboard</p>	<p>Large freestanding cupboard, 4 shelves within, matt grey finish</p>		<p>Cleaned to a good standard</p>	
<p>5.16 📷</p>	<p>Additional Items</p>	<p>Brushed metal hook right hand side of entrance door Brushed metal hook right hand side of hand basin Brushed metal hook right hand side of window</p>	<p><i>Item added after Check In</i></p>	<p>All in good, working order</p>	

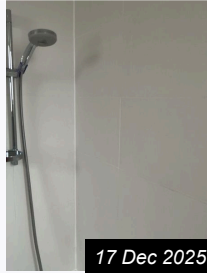
The image grid consists of 16 individual photographs arranged in three rows of four. Each photograph shows a different detail of the bathroom's interior, primarily focusing on the entrance door and its surrounding frame. The photos are timestamped '17 Dec 2025 10:21' or '17 Dec 2025 10:22' and labeled with reference numbers 'Ref #5.1' or 'Ref #5.2'. The images show the door's panels, the handle, the door frame, and the wall and floor details around the door.

5. BATHROOM (CONT.)



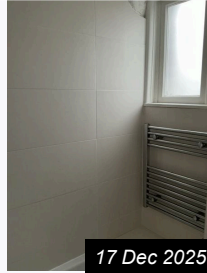
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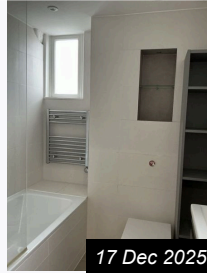
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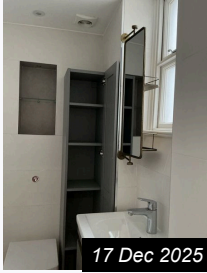
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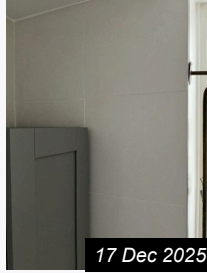
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Ref #5.3



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Ref #5.3



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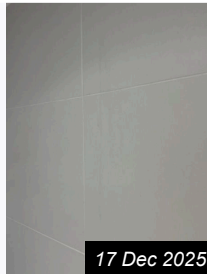
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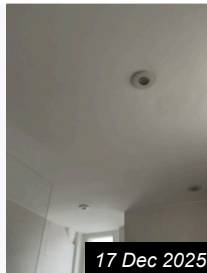
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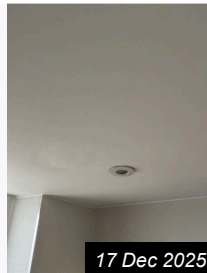
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Ref #5.4



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Ref #5.4



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Ref #5.5



17 Dec 2025 10:23

Ref #5.5



17 Dec 2025 10:23

Ref #5.5



17 Dec 2025 10:24

Ref #5.6



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Ref #5.6

5. BATHROOM (CONT.)



17 Dec 2025 10:24

Ref #5.6



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Ref #5.6



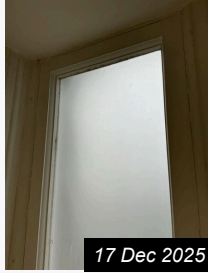
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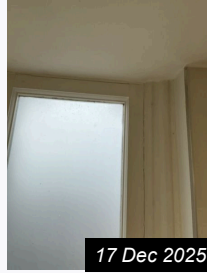
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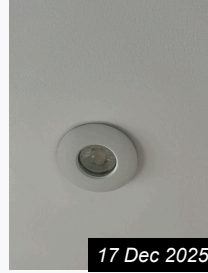
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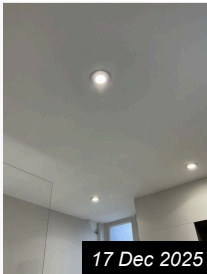
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Ref #5.8



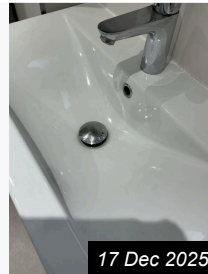
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Ref #5.10

5. BATHROOM (CONT.)



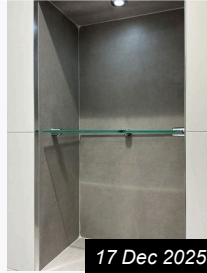
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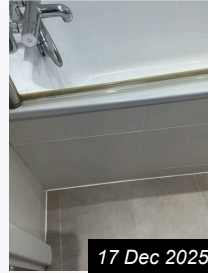
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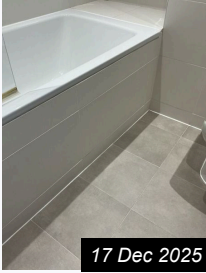
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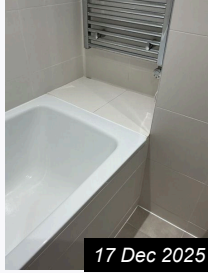
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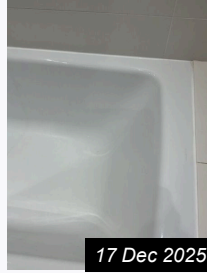
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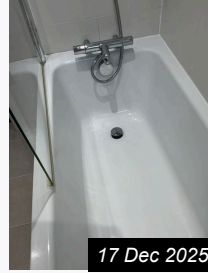
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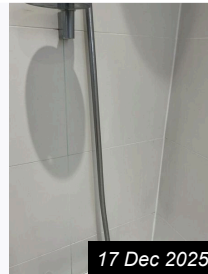
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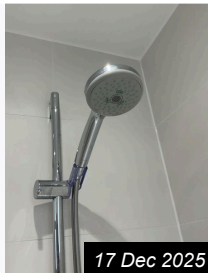
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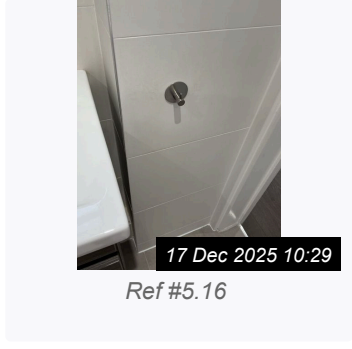
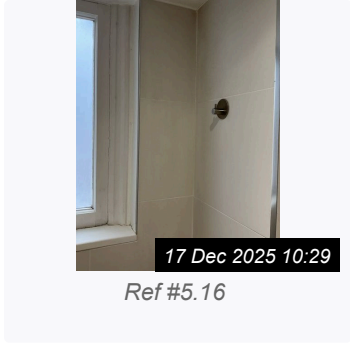
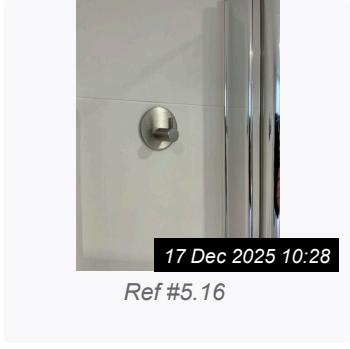
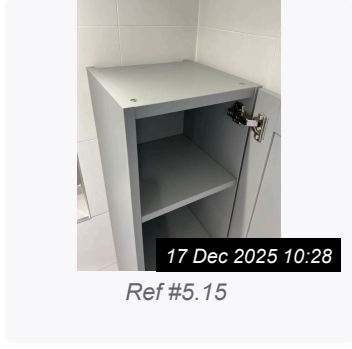
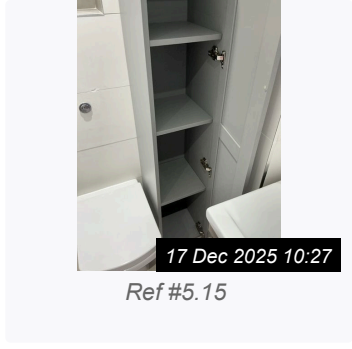
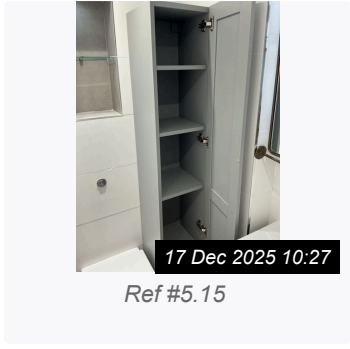
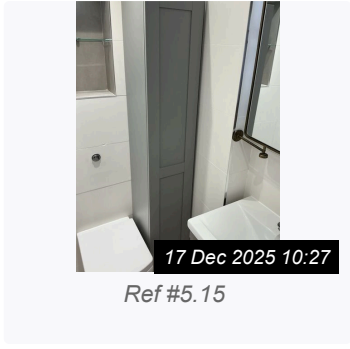
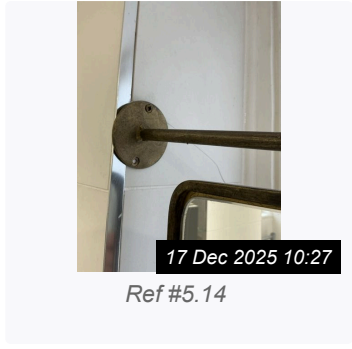
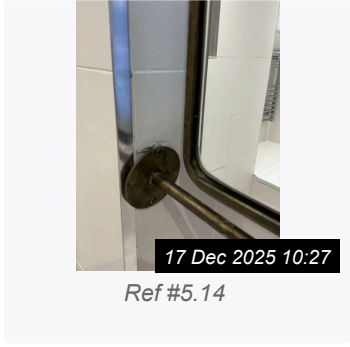
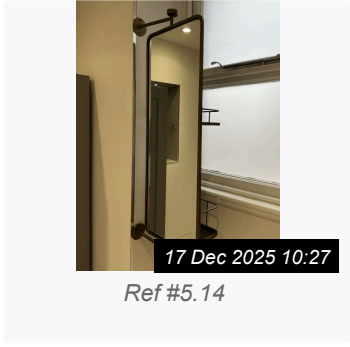
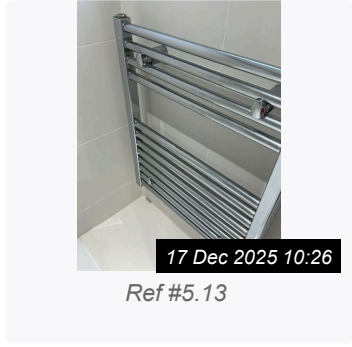
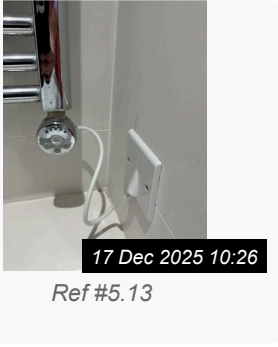
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5. BATHROOM (CONT.)




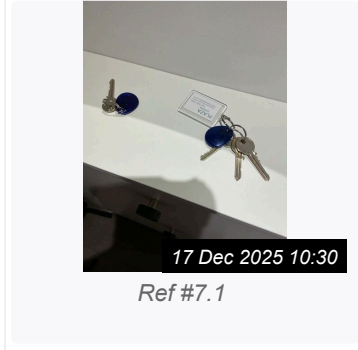
6. METER READINGS

Ref	Name	Serial No.	Reading at Inventory & Schedule of Condition	Reading at Check Out	Location	Supplier	Additional Comments
6.1 	Electric:	Ref: DO5A 18996	16990	19665	Cupboard above entrance to bedroom		
6.2 	Gas:	Ref: 269323 S	9502	9833	Cupboard behind front door		



7. KEYS

Ref	Name	Description	Additional Comments
7.1 	Keys:	2 sets given to tenant; 2 x key entry fobs 4 x Yale keys <i>Keys left in property by tenant, returned to agent;</i>	



8. SCHEDULE OF CONDITION

Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
8.1	General	Property has been cleaned to a professional standard for commencement of tenancy.	Cleaned to a good standard; Couple of areas missed from dusting Needs Cleaning - Tenant	f*@plazaestates.co.uk: It's literally the top of paintings and shelved (which were already dusty at check-in) 08 Jan 2026 17:14
8.2	Windows	Have been cleaned to interior, very weathered to exterior.	<i>As Inventory & Schedule of Condition +</i> ; Bedroom window frame at bottom needs attention due to rot Needs Maintenance - Landlord	
8.3	Decorative order	Fresh, newly painted. Any defects noted in inventory.	Good clean decorative order; see notes where minor scuffs and chips	
8.4	Floorings	All floorings in good condition unless otherwise stated.	<i>As Inventory & Schedule of Condition</i>	
8.5	Kitchen units	In good condition unless otherwise stated.	Base unit corner door needs attention Needs Maintenance - Landlord	
8.6	Electrical items/major appliances	Very good condition unless otherwise stated.	Appears in good condition	
8.7	Furniture	In good condition unless otherwise stated.	<i>As Inventory & Schedule of Condition</i>	
8.8	Sanitary ware	Sound and in good condition unless otherwise stated.	<i>As Inventory & Schedule of Condition</i>	

8. SCHEDULE OF CONDITION (CONT.)

8.9	Comment	Unless otherwise stated all other items on inventory present and correct. Property generally very well presented for commencement of tenancy.	Property is cleaned to a good acceptable standard with minor marks and scuffs on walls to be expected from tenancy.; Areas that require attention have been noted but are as follows;; Bathroom window/wall - mould spores; Bedroom - plaster around window; Bedroom - window frame base; Alarms were tested for sound only
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Actions Required			
Ref	Action Required	Responsibility	Comments
1.2 ENTRANCE » Architrave	Monitor	Agent	Slight cracking/gap to LHS by top hinge
2.1 RECEPTION ROOM (open plan) » Walls	Monitor	Agent	Stained/blistered under window
2.7 RECEPTION ROOM (open plan) » Curtains	Investigate	Agent	2 x marks on LH curtain at window cill height
2.12 RECEPTION ROOM (open plan) » Storage unit	Investigate	Agent	3-gang electrical extension lead NOT SEEN
2.13 RECEPTION ROOM (open plan) » Storage & Folding Desk	Needs Cleaning	Tenant	Dusty to shelf
3.1 KITCHEN » Walls	Monitor	Agent	Blistering of paint behind radiator
3.9 KITCHEN » Kitchen units	Needs Maintenance	Landlord	Edging to door of corner unit right hand side of sink slightly rickety, small drilled hole to cupboard under sink, small drilled hole to interior of corner unit left hand side of oven (for access)
3.17 KITCHEN » Extractor hood	Needs Cleaning	Tenant	Cleaning streaky marks to RHS and centre at top

Actions Required			
3.19 KITCHEN » Dining table & chairs	Needs Cleaning	Tenant	Table top has multiple black marks on surface
3.19 KITCHEN » Dining table & chairs	Investigate	Agent	Dining chairs have been replaced with grey upholstered chairs
3.20 KITCHEN » Tableware/ Cookware	Needs Replacing	Tenant	1 x dinner plate missing
3.22 KITCHEN » Artwork	Needs Cleaning	Tenant	Dusty to top of frame
3.23 KITCHEN » Additional Items	Needs Maintenance	Investigate	Back support is loose
4.1 BEDROOM » Entrance door	Investigate	Agent	Touch up paint marks visible to front of door; Small scuff to bottom of front side of door; Paintwork discoloured below handle on inside
4.3 BEDROOM » Walls	Needs Maintenance	Agent	Plaster has come away to LHS of window
4.3 BEDROOM » Walls	Needs Maintenance	Agent	Small holes either side of blind
4.3 BEDROOM » Walls	Needs Maintenance	Agent	Paint blistering and plaster coming away to RHS of window
4.8 BEDROOM » Windows	Needs Maintenance	Landlord	Bottom of frame is rotten with wood wet and coming away
4.11 BEDROOM » Built-In Wardrobe	Needs Maintenance	Agent	Bottom LHS hinge not attached to bracket and bracket loose
4.11 BEDROOM » Built-In Wardrobe	Needs Maintenance	Agent	Bottom RHS hinge loose
5.3 BATHROOM » Walls	Needs Cleaning	Investigate	Mould spores seen to LHS of window
5.3 BATHROOM » Walls	Monitor	Agent	Cracked tile by top mirror fixing

Actions Required			
5.3 BATHROOM » Walls	Monitor	Agent	Scratch marks behind mirror on turning mirror
5.7 BATHROOM » Small window	Monitor	Agent	Paintwork cracked and discoloured on cill LHS
5.10 BATHROOM » WC	Monitor	Agent	Chipped around tile behind WC
5.14 BATHROOM » Mirror	Needs Maintenance	Landlord	Bottom screw fixing slightly loose
8.1 Schedule of Condition » General	Needs Cleaning	Tenant	Cleaned to a good standard; Couple of areas missed from dusting
8.2 Schedule of Condition » Windows	Needs Maintenance	Landlord	Bedroom window frame at bottom needs attention due to rot
8.5 Schedule of Condition » Kitchen units	Needs Maintenance	Landlord	Base unit corner door needs attention

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.