

Inventory & Check In

AVINTO
PROPERTY SERVICES

+44 02071013975

Bookings@avinto.co.uk

Property inspected by James Wilson

Address

Example
Inventory
Report



Carried Out

May
1st 2026

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Disclaimers

1. WILSON INVENTORIES SERVICES covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.
2. This document is considered to be an accurate assessment of the contents and condition of the property. You have 14 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to james@wilsoninventories.co.uk. If no amendments are received within this time you are deemed to have agreed with the contents of this report. Amendments will only be made to the report with all parties' agreement. It is the responsibility of the Landlord and Tenant to agree to amendments prior to sending any request to WI.
3. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
4. If a garden needs inspecting WI will endeavour to mention plants and shrubs however WI considers plants to be perishable.
5. Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
6. Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
7. Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
8. All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
9. It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
10. Every effort has been made to carefully check the property and its contents, however, WI representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
11. The WI representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
12. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
13. Properties containing large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually but will be listed as "assorted items".
14. The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings & fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
15. Any Inventories compiled with the tenants in situ may contain inaccuracies for which we cannot be held responsible.
16. Smoke alarms will be listed on the inventory but will only be tested for sound in accordance with the legislation of October 2015 and only where practically possible to do so. Liability for ensuring the property complies with the legislation remains with the Landlord.
17. Meter readings can only be taken if meters are accessible and clearly marked. Otherwise the reading must be taken by the relevant boards.
18. It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
19. All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
20. Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.
21. Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 13120:2009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Decorative Order	Good-fair decorative order.
1.2	Ceilings	Bedroom - discolouration/staining to opposite side appears due to water damage
1.3	Lights	Good condition.
1.4	Walls	Bathroom - significant chip to 1x tile to RHS high level.
1.5	Windows & Sills	Bedroom - unable to close sash window fitch lock appears due to misalignment of windows
1.6	Curtains/Blinds	Bedroom, Blinds - torn fabric to Door to Balcony blind to reverse w/ visible rods.
1.7	Woodwork	Good-fair condition.
1.8	Flooring	Entrance Area - crack to 1x tile forward of entry. Further crack to 1x tile to near RHS/ corner. Kitchen Area - significant chips/indentations to 2x tiles to centre. Bathroom - crack to 1x tile to centre. Significant chip to 1x tile to same area.
1.9	Kitchen & Appliances	Appliances, incl. Quooker tap to sink, appear brand new/newly installed. Extractor Hood - indentation to 1x filter.
1.10	Bathroom & Sanitaryware	Toilet - toilet flush weak. Requires force for full flush. Minor chip to cistern to centre high level. Basin - tap base loose from basin. Bath - multiple chips to bathtub interior to RHS. Further chip to bathtub to RHS.
1.11	Contents	Good, used condition. Note re: television, sound bar and remote controls: brand new.

2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Generally clean to a low professional level
2.2	Windows & Sills	Clean to interior. Not clean to exterior.
2.3	Carpets & Flooring	Clean to a domestic level/not professionally cleaned w/ multiple, varied marks/stains to carpet flooring and debris in places.
2.4	Kitchen & Appliances	Clean throughout Appliances appear brand new/newly installed.
2.5	Bathroom & Sanitaryware	Clean to a low professional level.
2.6	Contents	Clean to a domestic level/not professionally cleaned w/ multiple varied marks/stains to soft furnishings.

3. KEY SETS

Ref	Name	Description
3.1	1x Set of Keys	<p>1x set of keys incl.:</p> <p>1x silver cylinder/security key (brand: Banham, serial code: 02 31736) for property front door top lock</p> <p>1x silver cylinder/security key (brand: Banham, serial code: 08 136702) for building entrance</p> <p>All keys tested, working.</p> <p>Keys collected from lockbox on-site.</p> <p>Keys returned to agent</p>



Ref #3.1

4. METER READINGS

Ref	Name	Description	Reading
4.1	Electricity Meter	Location: property exterior, lower ground floor Access via: unlocked/tenant accessible Serial number: S72A 14909	04001/2.17 kWh
4.2	Gas Meter	Location: property exterior, lower ground floor Access via: unlocked/tenant accessible Serial number: G4 A0018983 14 01 2014	07009.590 m3



Ref #4.1

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Ref #4.2

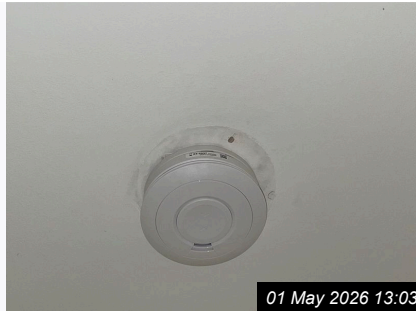
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5. SMOKE AND CO ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Detector/Fire Alarm	Location: Entrance Area Floor: 1st Floor	Tested, power seen and heard. Replacement date March 2037.
5.2	Smoke Detector/Fire Alarm	Location: Entrance Area Floor: 1st Floor	Tested, power seen and heard. Replacement date not seen.
5.3	Carbon Monoxide Detector/Alarm	Location: not located Floor: n/a	Not located Note: CO detector/alarm required due to gas supply but not seen nor found. Review - Investigate



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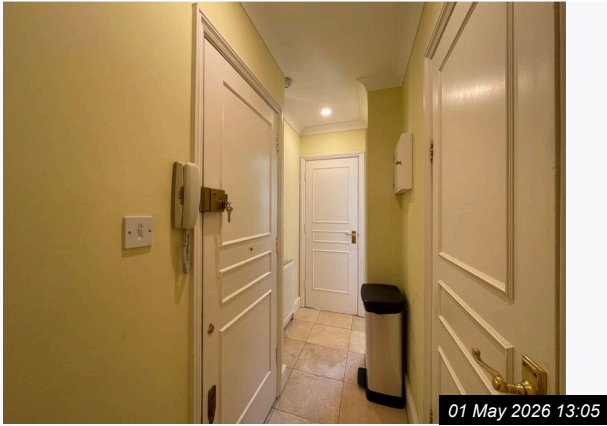
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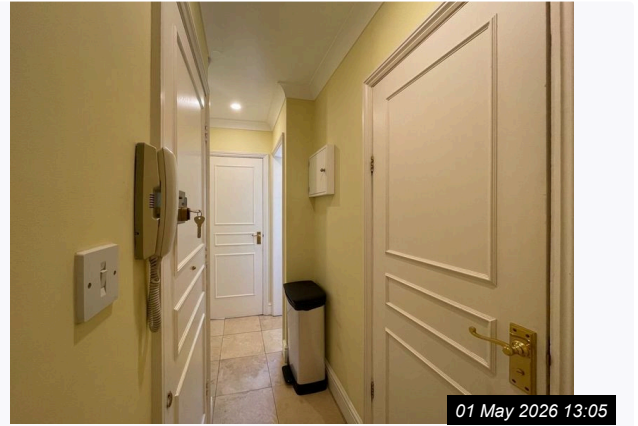
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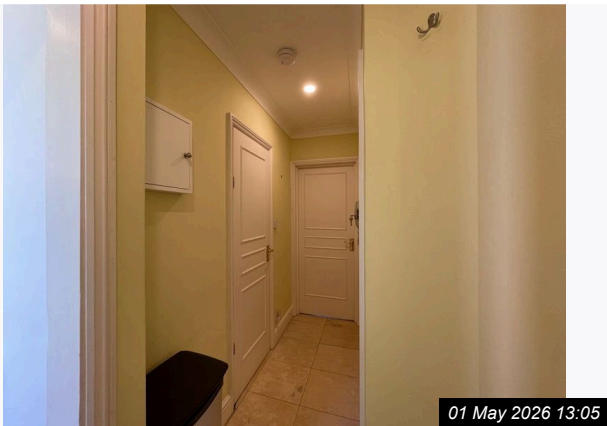
6. ENTRANCE AREA



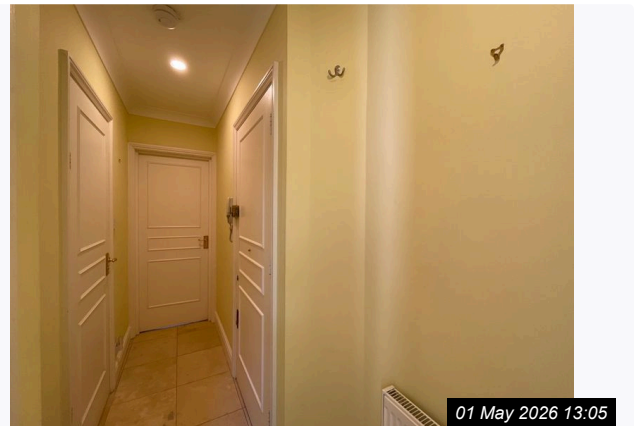
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Ref #6

Ref	Name	Description	Condition
6.1	Door & Frame	White painted wooden door and frame with raised panel detailing	Door and frame display minor scuff marks, light scratches, small paint chips, and some general wear around edges
6.2	Door Fixtures	Brass Banham locks brass door knobs small brass door viewers and escutcheons brass door number	Visible surface wear and tarnishing on all brass fixtures scratches and some scuff marks present no signs of major damage.
6.3	Ceiling	Smooth painted plaster ceiling in white	Ceiling has minor scuff marks some visible wear around the smoke detector and light fittings.
6.4	Lighting	Ceiling-mounted recessed round lights with white trim and frosted glass covers.	In good, working order
6.5	Walls	Plastered walls painted in pale yellow	Walls show multiple scuff marks and some light stains few light minor cracks near trim some areas where hooks are installed.
6.6	Skirting	White painted timber skirting	Multiple scuff marks, small visible paint chips, and screw holes present; minor dirt marks near radiator area.

6. ENTRANCE AREA (CONT.)			
6.7	Switches/Sockets	White plastic light switches single white plastic switched power socket with standard UK configuration	All units show minor marks around the edges and light surface scuffs
6.8	Heating	White metal panel radiator featuring two visible valves and a vented top grille.	Some surface dirt and dust build-up on the top grille and external surfaces minor marks visible but no significant damage or rust observed.
6.9	Flooring	Beige stone-effect ceramic tiles	Multiple tiles show discolouration, scratches, cracks and surface staining, with worn and incomplete grouting at several edges.
6.10	Built-In-Storage	Wall-mounted white painted wooden cabinet Housing fuse box	Cabinet door and frame show no visible damage internal unit appears undamaged and clean Some paint chips to interior

Contents

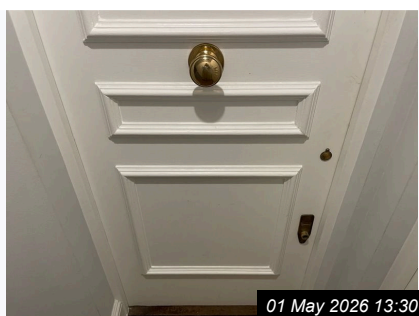
6.11	Bin	Silver metal rectangular bin with black plastic lid and foot pedal	Bin appears clean and undamaged
6.12	Air Freshener	Wall-mounted white plastic air freshener unit	Air freshener casing appears intact
6.13	Intercom System/Entry Phone	Wall-mounted white plastic intercom handset with integrated speaker and microphone	Minor surface marks and light discolouration present no visible cracks or significant damage.

Cleanliness

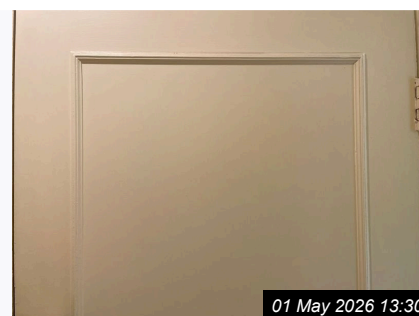
6.14	Cleanliness		Professional clean
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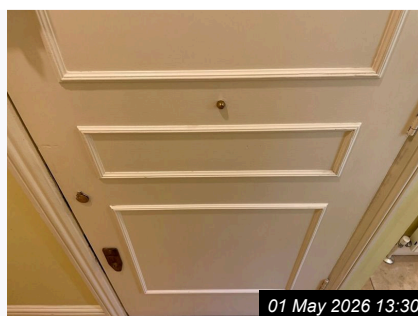
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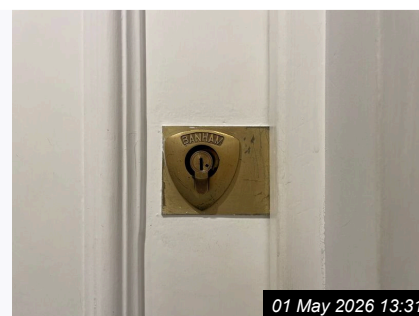
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6. ENTRANCE AREA (CONT.)



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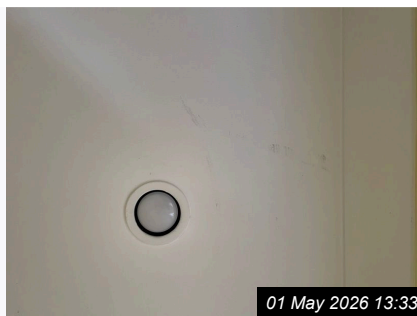
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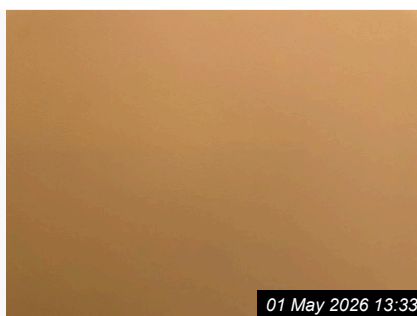
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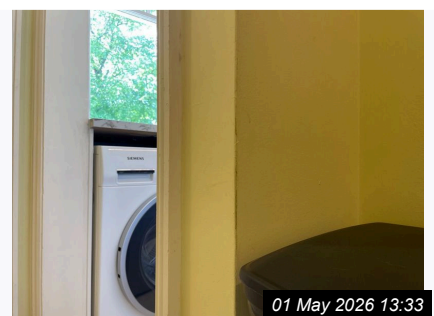
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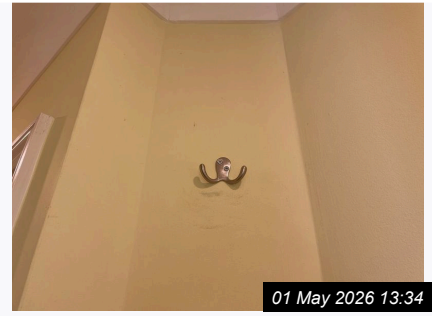
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6. ENTRANCE AREA (CONT.)



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6. ENTRANCE AREA (CONT.)



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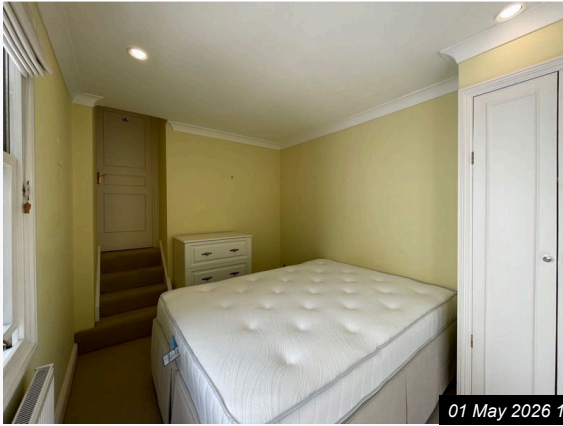


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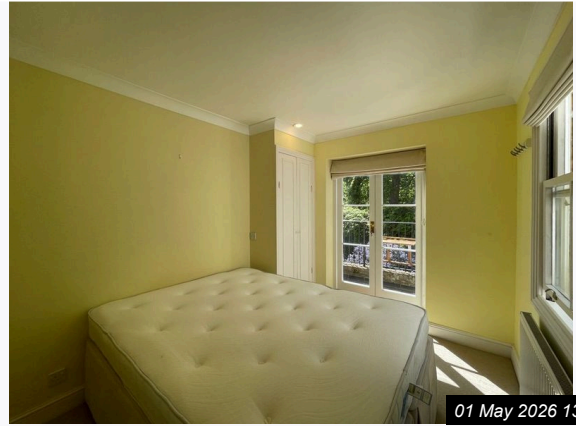
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7. BEDROOM



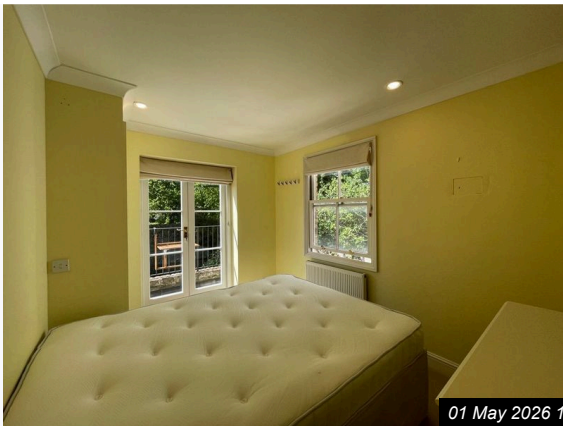
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Ref #7

Ref	Name	Description	Condition
7.1	Door & Frame	White painted wooden door with three recessed panels and decorative trim Door frame is also white with decorative moulding.	Door and frame show scuff marks Few minor chips and cracks some paint wear, surface scratches, and light damage near the lock area.
7.2	Door Fixtures	Polished brass lever handles on rectangular backplates brushed metal double coat hook fitted to a white painted door.	Handles and hook show no visible signs of damage
7.3	Ceiling	Painted plaster ceiling in a light cream shade with visible angled features and flat finish.	Multiple hairline cracks, minor marks, and some discolouration are present. Discolouration/staining to opposite side appears due to water damage Review - Investigate
7.4	Lighting	Recessed ceiling downlights with frosted glass diffusers and white trim.	No visible damage or wear to fittings or glass minor marking around one light trim.
7.5	Walls	Painted plaster walls in light cream and pale yellow shades	Multiple scuff marks, patches of minor soiling, areas of paint touch-up small cracks and visible holes from previous fixings throughout.

7. BEDROOM (CONT.)			
7.6	Skirting	White painted wooden	Visible paint scuffs, minor chips, cracks and some gaps at joints localised signs of wear and some areas showing paint loss
7.7	Window & Sill	White painted wooden sash window with brass catches and a matching painted sill	Window paint shows minor chips and wear visible cracks on sill and frame brass catches are tarnished some dirt and residue on glass and sill. Unable to close sash window fitch lock appears due to misalignment of windows Review - Investigate
7.8	Door to Balcony	White painted timber French doors with: clear glass panels brass handle and lock brass top and bottom bolts leading to the balcony.	No visible cracks or major damage some minor surface marks and slight tarnishing on some brass fittings generally well preserved.
7.9	Blinds	Cream-coloured fabric Roman blinds with white pull cords and wooden pulls	Blinds show multiple marks and some staining Mild creasing, loose lower stitching, and partially detached lower edge.
7.10	Switches/sockets	White plastic rotary dimmer switch white plastic standard rocker light switch white single switched socket white double switched socket white TV aerial socket.	Light tarnish, generally good condition
7.11	Heating	Wall-mounted white metal panel radiator	Radiator has visible dust and debris inside the top grille minor marks on the exterior but no obvious signs of damage or rust.
7.12	Flooring	Fitted short-pile carpet in a light beige	Carpet shows minor discolouration and light soiling in some areas with no visible tears or major damage.
7.13	Built-In Storage	Wardrobe with double panelled white doors chrome hanging rail and internal shelf finished in painted wood.	Doors show chipped paint and minor surface marks interior has visible scuffs and screw holes on base overall signs of general wear.
Contents			
7.14	Chest of Drawers	White painted wooden chest of drawers with three drawers and metal handles.	Some scratches and scuffs on the top surface and minor wear on edges Left knob handle to 1st/top drawer loose Review - Investigate
7.15	Bed and Mattress	Divan bed with an upholstered beige base and Dreams brand double mattress featuring a white quilted surface and side stitched panels.	Mattress has visible stains and minor marks on the top and side panels no apparent structural damage or tears.

7. BEDROOM (CONT.)			
7.16	Doormat	Brown coir doormat with a rectangular shape	Some fading and uneven colouration present with minor surface wear.
7.17	Wall Hooks	Wall-mounted row of five plastic wall hooks in white with grey details.	Wall hooks are intact with no visible damage or wear.
Miscellaneous Items			
7.18	Rail and hangars	Chrome-finished metal wardrobe rail with two hangers, one black plastic and one white wire.	All in good condition
Cleanliness			
7.19	Cleanliness		Professional clean



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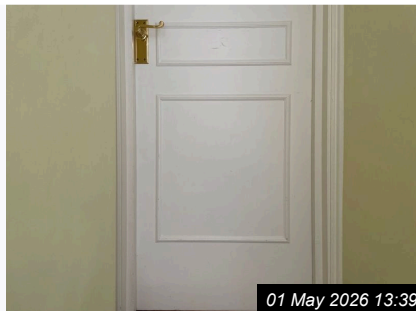
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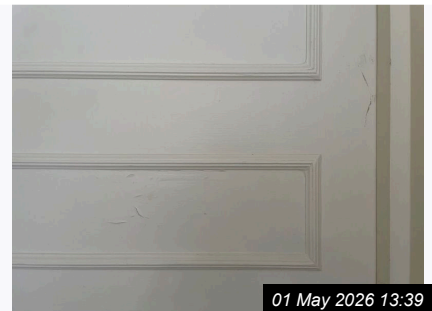
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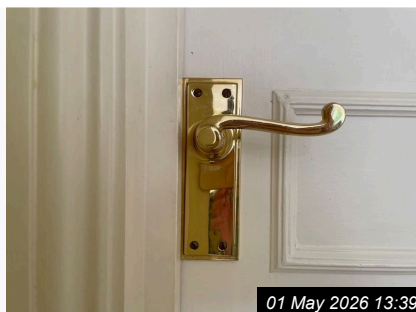
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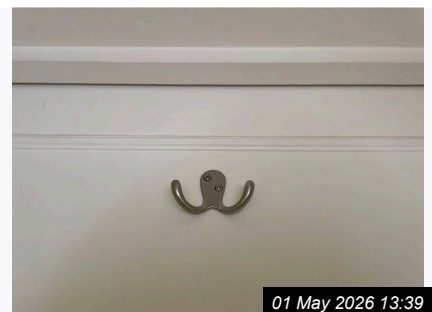
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7. BEDROOM (CONT.)



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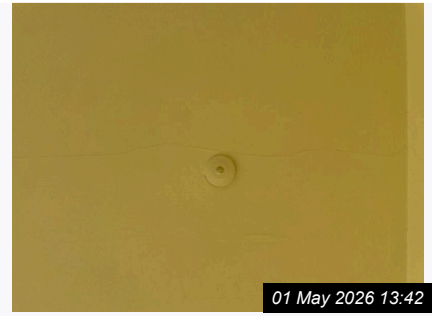
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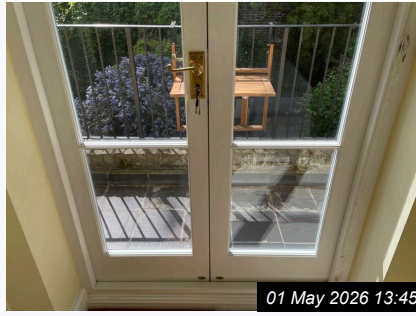
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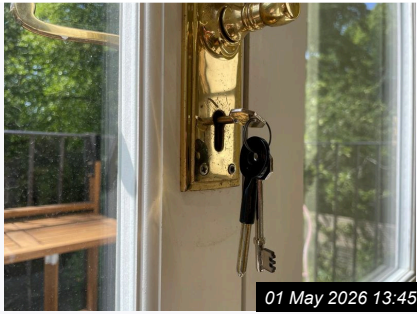
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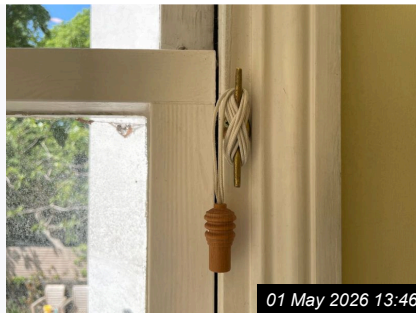
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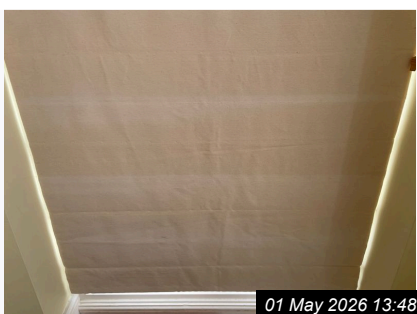
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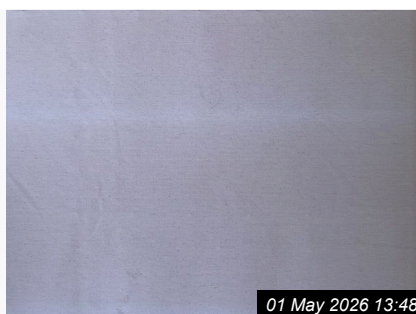
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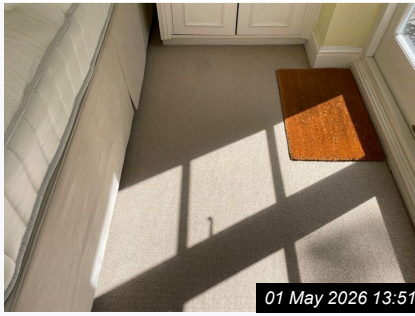
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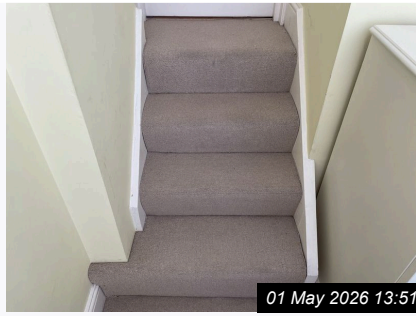
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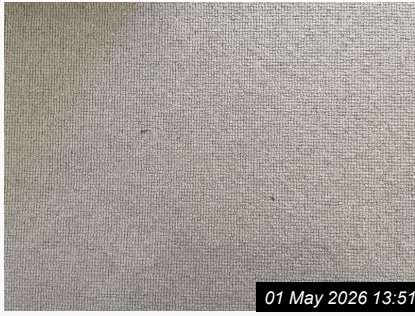
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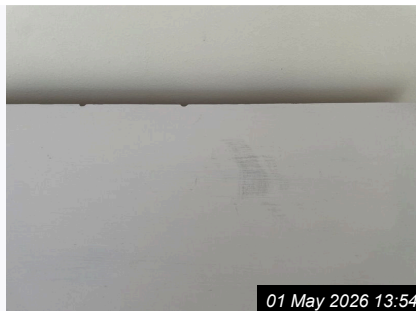
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7. BEDROOM (CONT.)



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8. KITCHEN AREA



Ref #8



Ref #8



Ref #8















Ref #8

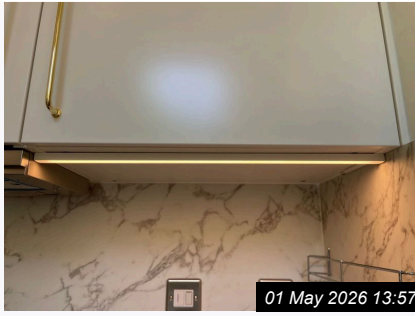
Ref	Name	Description	Condition
8.1	Door Frame	Timber door frame finished in white paint with panel detailing and standard architrave.	Frame has visible paint chips and scratches some areas of paint cracking and minor scuffs.
8.2	Ceiling	Smooth white painted plaster	Ceiling appears clean and intact with no visible marks, stains, or damage.
8.3	Lighting	Two ceiling pendant lights with cylindrical yellow mesh metal shades two under-cabinet strip lights one square white wall sconce with exposed bulb	All lighting appears intact and functional no visible damage or signs of wear
8.4	Walls	Painted plaster walls in light beige sections with grey marble effect tile glossy white metro tile splashback.	Painted walls show some chips, screw holes, and areas of minor damage especially near edges; tiled sections appear in good condition.
8.5	Skirting	White painted wooden	Minor scuff marks, small areas of paint wear, visible gap and discolouration along the edge.
8.6	Window & Sill	White-painted timber sash window with a white painted wooden sill marble-effect laminate surface in front of the sill.	Window frame has minor scuffs and paint chips sill shows signs of paint wear and some surface damage hardware appears intact.

8. KITCHEN AREA (CONT.)			
8.7	Switches/Sockets	Brushed stainless steel and white plastic switches and sockets	All switches and sockets are securely installed and in good condition
8.8	Flooring	Beige stone tiles with a matte finish	Tiles show scattered marks and scratches some ingrained dirt and minor surface wear throughout.
8.9	Wall Units	White gloss wall units with gold handles and multiple internal shelves including a vertical bottle rack and cupboards housing a boiler appliance.	Generally well-preserved with minor visible chip damage to the lower cabinet door edge some light wear inside the units.
8.10	Base Units	White laminate base units with gold handles featuring multiple shelves, pull-out sections and under-sink storage.	Generally good condition with minor scuffs and a small chip visible on one cabinet door no significant damage or water staining observed inside units.
8.11	Worktop	Laminate worktop with a marble effect finish in white and grey tones	Several chips and minor damage visible along edges and corners surface otherwise appears intact with no major wear.
8.12	Sink	Single bowl stainless steel sink with integrated drainer and brass finish mixer tap	The sink shows light surface scratches and general use tap and drain fittings appear intact with light tarnishing on the brass components.
8.13	Built-In Storage	White laminated shelf with metallic edges, positioned below overhead cupboards and above an appliance housing, integrated into the tiled wall finish.	No visible signs of wear, damage or stains, shelf surfaces and edges appear intact.
Appliances			
8.14	Washing Machine	White Siemens front-loading washing machine with digital display control knob for multiple wash settings pull-out detergent drawer with blue inserts large circular glass door.	No visible signs of damage or heavy wear detergent drawer and drum interior appear clean and well maintained In good condition - tested
8.15	Dishwasher	Compact stainless steel Russell Hobbs tabletop dishwasher with digital controls and internal wire racks.	Dishwasher exterior and interior appear clean free of visible damage or wear.
8.16	Hob	Black glass electric hob with four cooking zones and four metallic control knobs, touch controls, and integrated indicator lights	Surface and control knobs show minor signs of use with slight marks
8.17	Extractor Hood	Stainless steel extractor hood with mesh filters and integrated lighting featuring blue protective film on the trim.	Extractor hood appears unused with protective film still in place no visible signs of wear or damage.
8.18	Oven	Stainless steel built-in electric oven with digital display and two control knobs featuring glass door and interior racks.	No obvious signs of wear or damage oven interior and exterior appear clean and well maintained racks and seals intact.

8. KITCHEN AREA (CONT.)			
8.19	Fridge w/ Freezer Compartment	Under-counter silver-coloured Fridgemaster fridge with integrated freezer compartment two fridge shelves, door storage racks, and internal thermostat control.	Very clean throughout with no visible signs of wear, damage, or staining.
8.20	Boiler	Wall-mounted white Vaillant boiler	Boiler casing appears clean and intact
Contents			
8.21	Wall Shelves w/ Hooks	Two white wooden wall shelves each with four black metal hooks upper shelf holding white ceramic mugs lower shelf with miscellaneous items hanging	Shelves and hooks are in good condition minor paint wear on shelf edges.
8.22	Mugs	Four white ceramic mugs	The mugs appear clean
8.23	Thermometer	Metal wall-mounted thermometer in grey with clear Celsius and Fahrenheit scales and 'Living Nostalgia' branding.	No visible signs of damage or wear appears well-maintained and clean.
8.24	Quooker Tap Label	White laminated Quooker Tap information label with printed operating instructions	Label is clean and intact
8.25	Microwave	White Cookworks microwave with manual dials, glass turntable, and viewing window.	Microwave appears clean and well-maintained
8.26	Toaster	Black Russell Hobbs toaster	Toaster appears clean
8.27	Knife Bar w/ Knives	Stainless steel magnetic knife bar mounted on marble-style wall holding seven assorted knives	No visible damage or rust minor signs of use on some knife blades.
8.28	Wire Shelf/Caddy	Chrome-finish wire shelf mounted	No visible signs of damage or wear shelf appears clean and securely fixed.
8.29	Fire Extinguisher	White Kidde fire extinguisher with red instructions label and ABC class symbols designed for kitchen use.	No visible signs of wear or damage
Miscellaneous Items			
8.30	Manuals	Selection of printed manuals and documents in protective plastic sleeves	Manuals are slightly bent with some loose sheets but remain intact and legible.
8.31	Glassware, Dinnerware and Cafetière	Clear glass tumblers, wine glasses, and mugs on top shelf, white ceramic bowls and plates with a silver and black metal cafetière on bottom shelf.	All items appear clean and free from visible damage or chips; no signs of wear observed.
8.32	Cookware	Selection of black and silver non-stick frying pans and saucepan with metal and plastic handles and fitted glass and metal lids.	Visible signs of use with minor surface marks and discolouration on the pans

8. KITCHEN AREA (CONT.)			
8.33	Miscellaneous Contents	Black plastic trays containing flexible hoses white plastic fittings cleaning lint and assorted bagged items located inside white kitchen cupboards	Trays and contents are in used condition some visible dust and lint with no significant damage detected
Cleanliness			
8.34	Cleanliness		Professional clean
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 <p>01 May 2026 13:57 Ref #8.2</p>			
 <p>01 May 2026 13:57 Ref #8.2</p>			
 <p>01 May 2026 13:57 Ref #8.3</p>			
 <p>01 May 2026 13:57 Ref #8.3</p>			
 <p>01 May 2026 13:57 Ref #8.3</p>			

8. KITCHEN AREA (CONT.)



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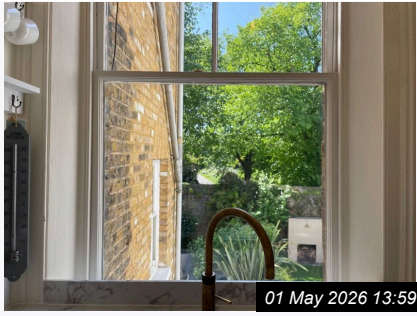


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8. KITCHEN AREA (CONT.)



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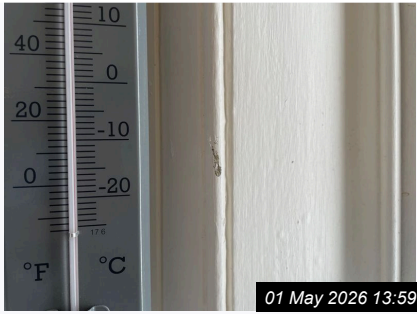
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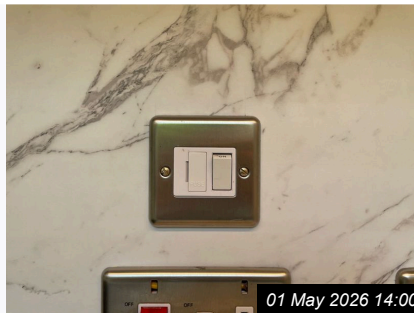
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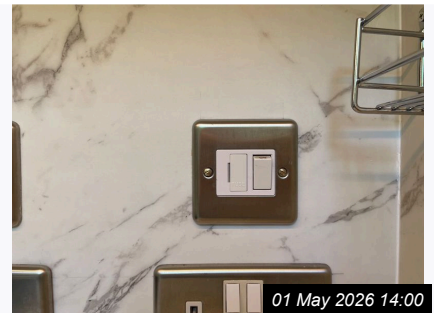
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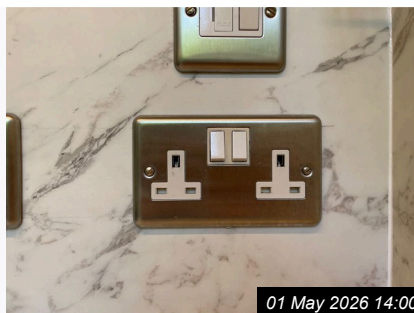
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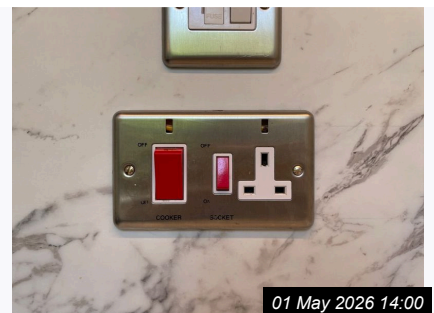
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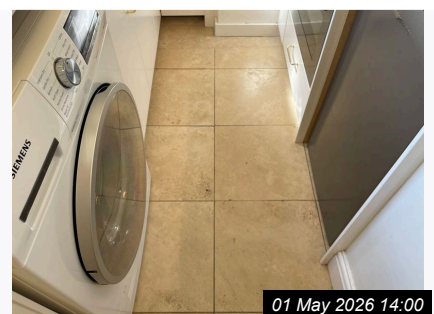
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Ref #8.8

8. KITCHEN AREA (CONT.)



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Ref #8.9

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Ref #8.9

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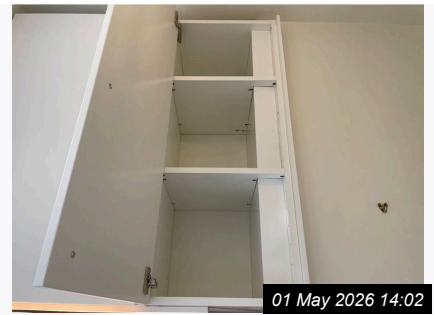
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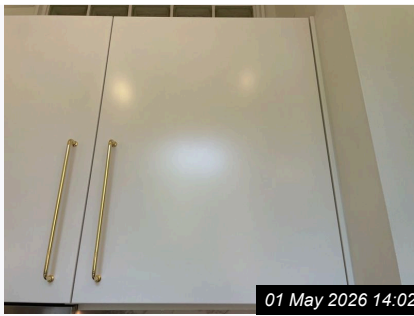
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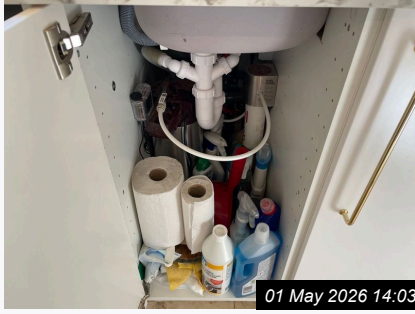
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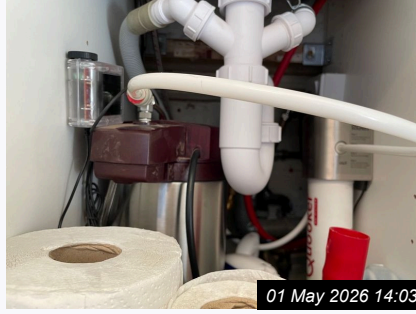
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8. KITCHEN AREA (CONT.)



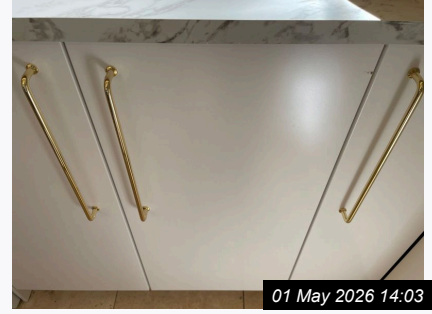
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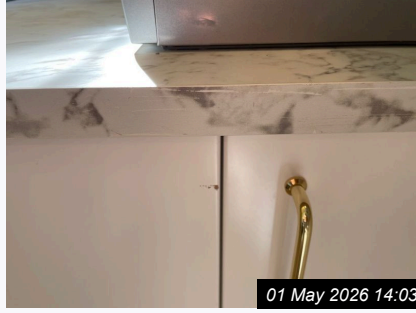
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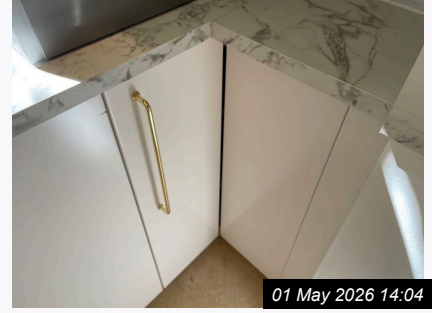
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Ref #8.11



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8. KITCHEN AREA (CONT.)



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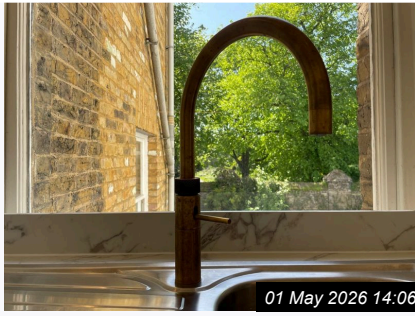
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Ref #8.15

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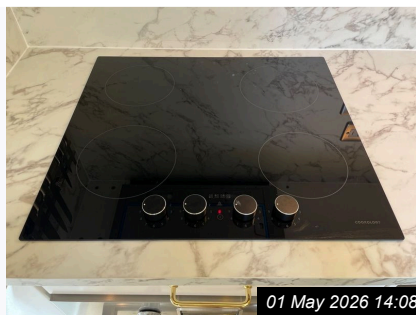
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8. KITCHEN AREA (CONT.)



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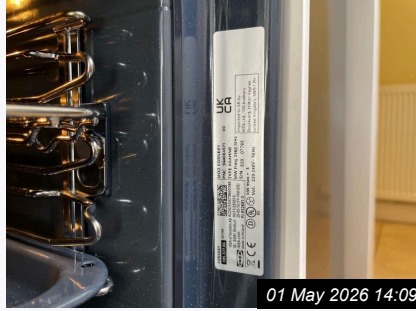
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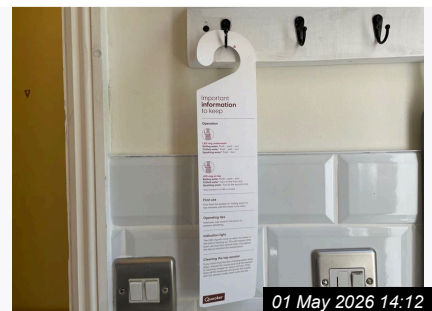
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8. KITCHEN AREA (CONT.)



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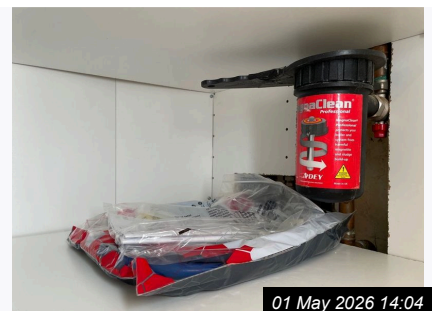
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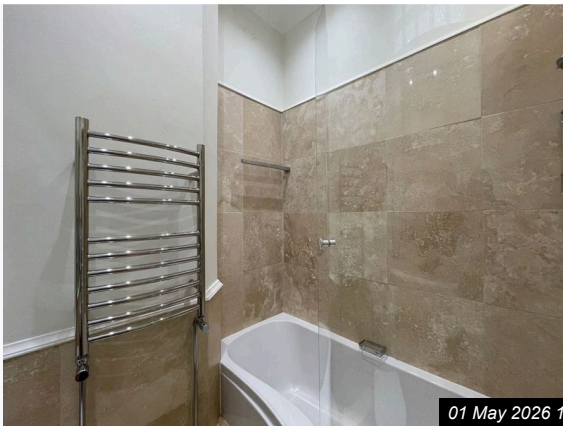
9. BATHROOM



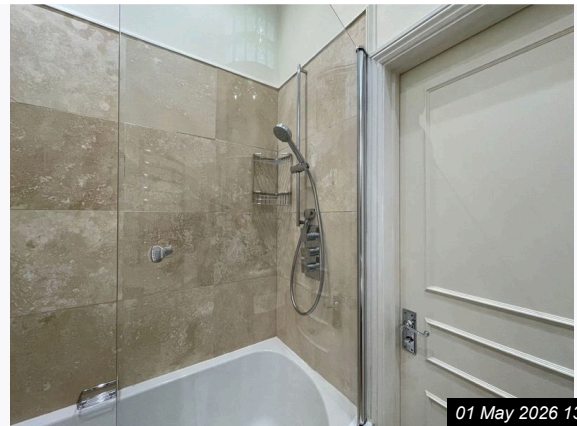
Ref #9



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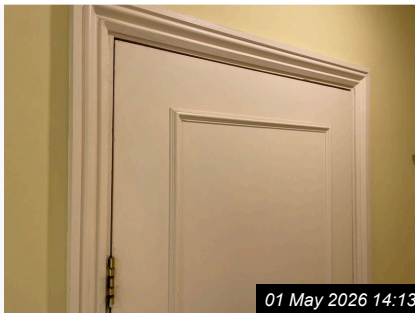


Ref #9

Ref	Name	Description	Condition
9.1	Door & Frame	White painted wooden panel door with matching frame featuring decorative mouldings.	Minor scuffs and paint imperfections on the frame and some edges otherwise intact with no major damage.
9.2	Door Fixtures	One door handle is polished brass with a rectangular backplate and lever design other is polished chrome with a similar rectangular backplate and lever design.	Both door handles and backplates appear clean with minor surface marks
9.3	Ceiling	Painted plaster ceiling in white	Some surface unevenness Generally good condition
9.4	Extractor Fan	White plastic extractor fan	Appears in good condition
9.5	Lighting	Four round flush-mounted ceiling spotlights with metallic trim.	Spotlights appear intact
9.6	Walls	Mixture of off-white painted plaster walls and beige stone tiles	Painted walls show cracks, surface peeling, small dents, stains, and scratches; tiled surfaces show a chipped tile and discolouration in some areas.
9.7	Heating	Chrome heated towel rail	No visible damage or signs of wear chrome finish appears clean and intact.

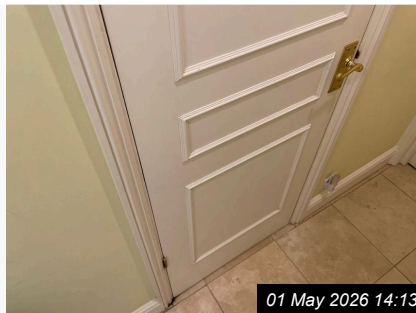
9. BATHROOM (CONT.)			
9.8	Flooring	Beige marble effect ceramic tiles	Multiple tiles with visible cracks and some chipped edges minor staining and light surface marks present along grout lines.
9.9	Built-In Storage	Wall-mounted mirrored cabinet with chrome frame featuring three internal shelves	Mirror edges show signs of corrosion and some rusting internal shelves and structure appear intact.
Sanitaryware			
9.10	Toilet	White ceramic corner toilet with dual-flush chrome button and plastic seat and lid.	No visible cracks or chips minor discolouration on seat cover, flush button intact overall appears well maintained. Toilet flush weak. Requires force for full flush Review - Investigate
9.11	Basin	White ceramic rectangular basin with integrated chrome mixer tap and metal towel rail beneath.	Some limescale and staining visible at base of tap minor scratching to waste surround basin and fittings otherwise intact with no obvious chips or cracks. Tap base loose from basin Review - Investigate
9.12	Bath & Taps	White acrylic bath with curved shape glass shower screen, chrome taps and fittings, and a detachable shower head.	Bath has multiple chips, scuffs and scratches internally visible rust on the drain and limescale on the shower head sealant appears worn in places.
Contents			
9.13	Toothbrush Caddy	Wall-mounted toothbrush caddy with two frosted glass holders and chrome brackets.	No visible signs of wear or damage, both holders and brackets appear intact and clean.
9.14	Mirrored Panel w/ Attachment	Rectangular mirrored panel with metallic edge trim and a wall-mounted white sensor attachment above the sink area.	Mirror shows signs of blackening and wear along the edges minor surface marks visible.
9.15	Toilet Roll Holder	Chrome wall-mounted toilet roll holder	No visible damage, scratches or rust; Slightly loose Review - Investigate
9.16	Bin	Round grey plastic pedal bin	No visible signs of damage or wear on the bin
9.17	Towel Rail	Rectangular metallic towel rail finished in brushed stainless steel mounted	No visible signs of damage or wear appears secure and in good condition.
9.18	Wire Soap Tray/Caddy	Rectangular chrome wire soap tray	No visible damage or rust minor discolouration on fixing points otherwise clean and intact.

9. BATHROOM (CONT.)			
9.19	Wire Shelf/Caddy	Chrome-finish wire corner caddy	No visible signs of wear or damage appears well maintained.
Miscellaneous Items			
9.20	Toilet Rolls	Three white toilet rolls with embossed floral pattern	Toilet rolls are unused
9.21	Wax/Oil Burner	Black ceramic wax or oil burner with cylindrical design.	Surface shows residue and some signs of wear
9.22	Hand Towel	Dark grey cotton hand towel	Hand towel appears clean
Cleanliness			
9.23	Cleanliness		Professional clean



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Ref #9.1



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Ref #9.1



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Ref #9.2



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Ref #9.3

9. BATHROOM (CONT.)



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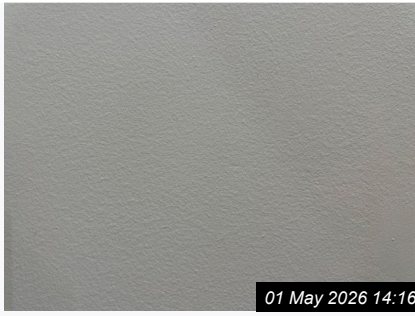
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9. BATHROOM (CONT.)



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Ref #9.6



Ref #9.7



Ref #9.8



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Ref #9.10



Ref #9.10

9. BATHROOM (CONT.)



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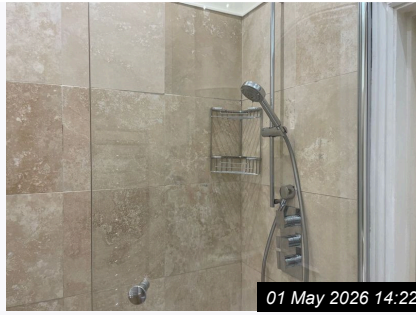
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9. BATHROOM (CONT.)



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Ref #9.12



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Ref #9.15



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Ref #9.19



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Ref #9.20



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Ref #9.21

9. BATHROOM (CONT.)



Ref #9.22

10. LIVING ROOM			
Ref	Name	Description	Condition
10.1	Door & Frame	White painted wooden door and matching painted wooden frame	Door and frame have visible scuffs, chipped paint, and minor dents in several areas.
10.2	Door Fixtures	Polished brass lever handles with rectangular backplates	Handles display minor surface marks and light tarnish
10.3	Ceiling	Smooth white painted plaster ceiling with central decorative plaster ceiling rose.	Minor visible hairline crack near decorative rose
10.4	Lighting	Wall-mounted up-lighters with a round white fitting brass floor lamps with off-white shades faux bamboo style bases are present	All lighting appears intact and operational
10.5	Walls	Plastered walls painted in a pale cream or off-white colour	Walls show scattered minor marks, a few small holes from wall hooks, visible cracks, and some signs of wear near edges.
10.6	Skirting	White painted wooden	Multiple scuff marks, minor chips, paint wear, and some dirt visible along various sections.
10.7	Windows & Sills	White painted timber sash windows with brass fixtures and deep sills fitted with a window-mounted air vent.	Timber sills and frames show surface cracks and minor paint wear glass panels and metalwork have visible dust and smudges all hardware is intact.
10.8	Curtains/Blinds	Full-length cream fabric curtains with pleated top mounted on black metal curtain rods secured by black metal tiebacks.	Curtains show some minor marks and a visible tear on the fabric Left tieback to 1st/left window slightly loose Review - Investigate
10.9	Switches/sockets	White plastic three-gang rotary dimmer switch panel multiple double and single white plastic switched sockets white surface-mounted telecoms	Mostly all in good condition
10.10	Heating	White painted wooden radiator	Both covers show minor scuff marks and light dirt near the base no visible major damage or deterioration.
10.11	Flooring	Beige loop-pile carpet	Carpet shows signs of use including: visible indentation marks several light and dark stains areas of discolouration.
10.12	Built-In Storage	Painted white built-in shelving and cupboard unit with adjustable shelves and panelled doors	Visible scratches and scuff marks on shelves and cupboards minor paint chips on doors general signs of wear throughout.
Contents			

10. LIVING ROOM (CONT.)			
10.13	Fireplace	Marble surround with detailed corbels ornate black cast iron insert, and black hearth slab.	Some scuffing and scratches on the hearth minor soot deposits light surface rust inside the firebox no visible cracks or structural damage.
10.14	Television, Sound Bar and Remote Controls	Large flat-screen television wall-mounted above a white marble fireplace black LG sound bar and two LG remote controls placed on the mantelpiece.	Television, sound bar and remotes appear in good visual condition
10.15	Table and Chairs	Wooden rectangular table with rounded edges and two matching wood-framed chairs with cream upholstered seats and backs.	Table has noticeable surface scratches and ring marks chairs have visible stains and some minor fabric wear on seats.
10.16	Side Table	Round wooden side table with a dark finish and a single thick pedestal base.	Tabletop and base show minor surface scratches and marks
10.17	Sofa and Footstool	Three-seat sofa and matching footstool upholstered in white fabric with two green velvet cushions included.	Minor surface stains visible on both the sofa seat cushions and the footstool
10.18	Mirror	Large rectangular wall mirror with wide light wood frame and bevelled edges.	Good condition with no visible scratches
10.19	Coffee Table	Rectangular wooden coffee table with a light natural finish and turned legs.	Tabletop shows multiple stains, ring marks, scratches, and signs of wear throughout.
Miscellaneous Items			
10.20	Plants	Variegated artificial trailing plant in a clear ribbed glass vase small live leafy plant with broad green leaves in a pink ceramic pot.	Artificial plant is in good condition with no visible damage live plant has healthy leaves with some bare branches present.
10.21	Card for Karma w/ Gift	Yellow card labeled Karma with a bottle of sparkling beverage	Card and bottle both appear unused with no visible wear or damage
10.22	Shoebox	White Russell and Bromley branded cardboard shoebox with product labels attached	Good condition
10.23	Extension Lead	White plastic extension lead	Extension lead shows no visible damage
10.24	Reed Diffuser	Glass reed diffuser with multiple natural wood sticks	No visible damage or wear to the sticks or container overall clean appearance.
10.25	Thermostat	Digital programmable Hive thermostat with a black glass front and silver control dial	Display and dial appear intact with no visible damage minor surface marks on the white casing
10.26	Broadband Hub	Rectangular broadband hub with a fabric front panel and black casing	No visible signs of damage or wear appears clean and intact.

10. LIVING ROOM (CONT.)			
10.27	Wires, Cables and Plugs	Assorted white and black electrical wires, cables, and plugs	Cables and plugs appear untidy but show no visible damage or exposed wires
Cleanliness			
10.28	Cleanliness		Professional clean

10. LIVING ROOM (CONT.)



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10. LIVING ROOM (CONT.)



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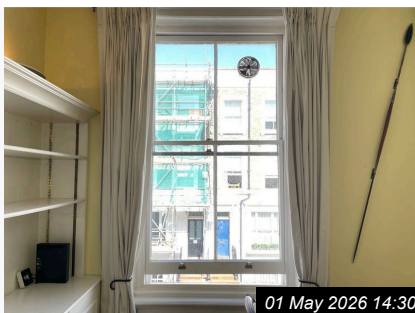
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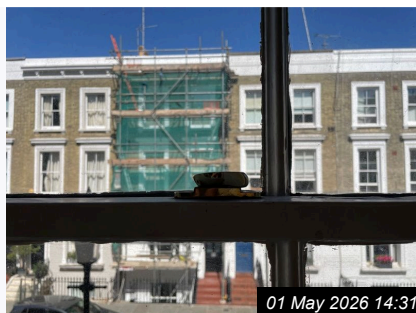
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10. LIVING ROOM (CONT.)



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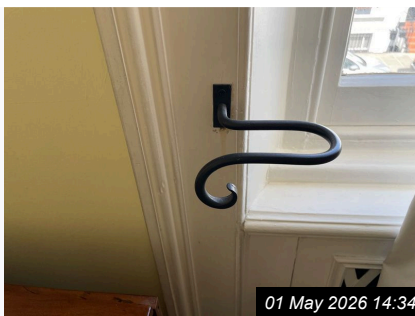
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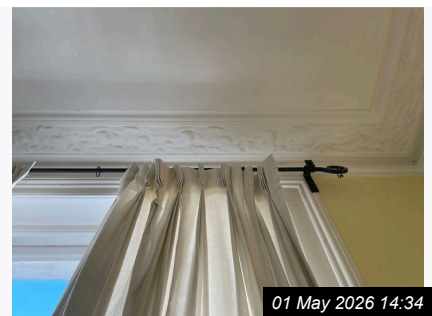
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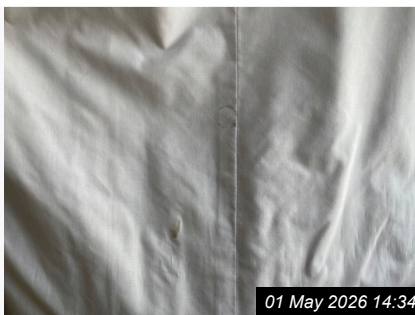
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10. LIVING ROOM (CONT.)



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10. LIVING ROOM (CONT.)



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Ref #10.15



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10. LIVING ROOM (CONT.)



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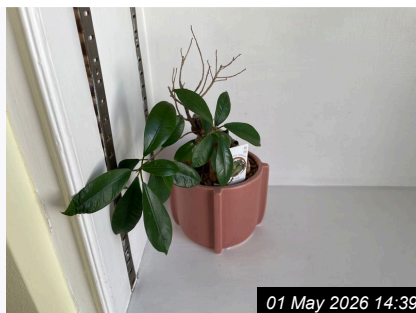
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10. LIVING ROOM (CONT.)



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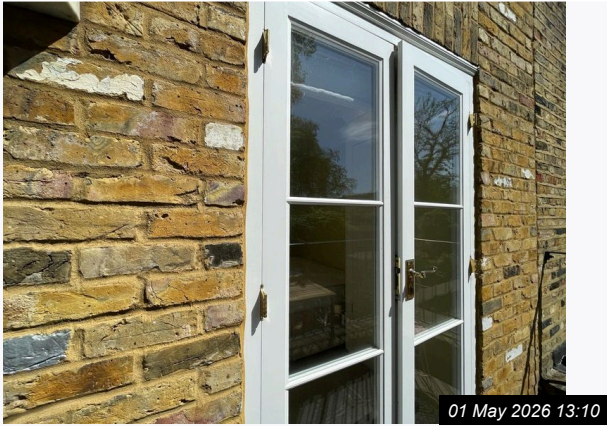
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11. BALCONY



Ref #11



Ref #11



Ref #11



Ref #11

Ref	Name	Description	Condition
11.1	Door and Frame	White-painted wooden framed double doors with glazed panels and brass lever handle.	Some minor scuffs and wear to the paint finish and slight tarnishing to the brass handle door and frame otherwise intact and functional.
11.2	General Description	The balcony features black metal railings with twisted detailing dark stone floor tiles, a yellow brick wall, and a pink metal folding chair with a decorative back and perforated seat.	The stone floor tiles show signs of wear with cracking and surface damage some moss growth along brick edges the pink metal chair displays areas of rust and paint loss.



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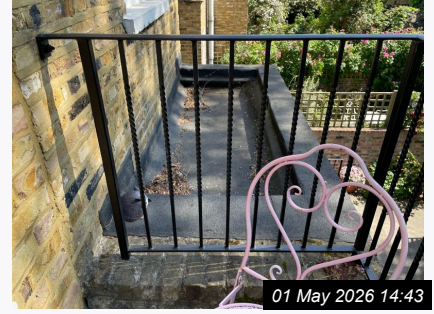
11. BALCONY (CONT.)



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Ref #11.2



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12. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
12.1	Is the Property Compliant?	No	<p>Compliance, as per property inspection, incl.:</p> <ul style="list-style-type: none"> - Alarms (smoke detectors/fire alarms, heat detectors/alarms and carbon monoxide detectors/alarms) <p>Note: property not compliant due to no carbon monoxide detector/alarm.</p>

Actions Required			
Ref	Action Required	Responsibility	Comments
5.3 SMOKE AND CO ALARMS » Carbon Monoxide Detector/ Alarm	Review	Investigate	Note: CO detector/alarm required due to gas supply but not seen nor found.
7.3 BEDROOM » Ceiling	Review	Investigate	Discolouration/staining to opposite side appears due to water damage
7.7 BEDROOM » Window & Sill	Review	Investigate	Unable to close sash window fitch lock appears due to misalignment of windows
7.14 BEDROOM » Chest of Drawers	Review	Investigate	Left knob handle to 1st/top drawer loose
9.10 BATHROOM » Toilet	Review	Investigate	Toilet flush weak. Requires force for full flush
9.11 BATHROOM » Basin	Review	Investigate	Tap base loose from basin
9.15 BATHROOM » Toilet Roll Holder	Review	Investigate	Slightly loose
10.8 LIVING ROOM » Curtains/ Blinds	Review	Investigate	Left tieback to 1st/left window slightly loose

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.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /