

Check out



Property inspected by James Wilson

Address

Example
Check-out
Report



Carried Out

**May
2nd 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 decorative order.
1.2	Ceilings	As per inventory Bedroom - black burn-type mark to ceiling surrounding 1x lighting fixture.
1.3	Lights	Kitchen - 1x spotlight lightbulb not working. Bathroom - mirror-mounted light not working.
1.4	Walls	Kitchen - minor chip to 1x tile to LHS low level. Crack to 1x tile to RHS low level.
1.5	Windows & Sills	Reception Room, Door to Balcony - requires force to lead edge LHS high level to properly close. Black mould-type marks to sealant.
1.6	Blinds/Curtains	As per inventory
1.7	Woodwork	As per inventory
1.8	Flooring	Kitchen - chip to 1x tile to opposite side. Reception Room - discolouration/staining, chips and swelling to gaps w/ visible under-flooring to RHS appears due to water damage. Bedroom - brown mark/stain to opposite RHS/corner. Bathroom - crack to 1x tile left of entry. Further cracks to 3x tiles to centre/opposite side, 1x tile to LHS and 1x tile to opposite LHS/corner.
1.9	Kitchen & Appliances	Kitchen Units - significant crack to kickboard to LHS around heater area. Worktop - multiple, varied defects incl. swollen/lifting laminate, square-shape cut-out section/area of repair and visible MDF to opposite side. Sink - cracks/parts partially not seen to tap base. Fridge-Freezer - significant cracks to 1x fridge door shelf. Tear to freezer door seal/gasket to RHS/corner low level. Extractor Hood - indentation to left filter. Dishwasher - crack to trim/surround to LHS around power button area.
1.10	Bathroom & Sanitaryware	As per inventory
1.11	Contents	As per inventory

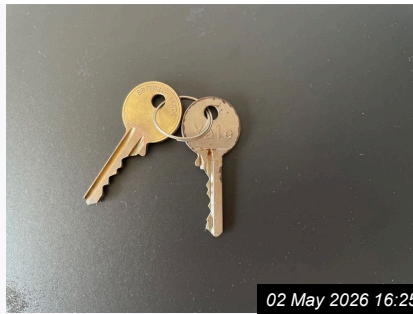
2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Cleaned to professional standard
2.2	Windows & Sills	Cleaned to professional standard
2.3	Carpets & Flooring	Cleaned to professional standard
2.4	Kitchen & Appliances	Cleaned to professional standard
2.5	Bathroom & Sanitaryware	Cleaned to professional standard
2.6	Contents	Cleaned to professional standard

3. KEY SETS		
Ref	Name	Description
3.1	1x Set of Keys	<p>1x set of keys incl.:</p> <p>2x silver cylinder keys for property front door top lock 2x silver mortise keys for property front door bottom lock 1x silver mortise key for bin store 1x silver cylinder key for purpose unknown 1x silver cylinder key for purpose unknown 2x black plastic fobs for building entrance and car park</p> <p>All keys and fobs tested, working except for keys/purpose unknown not tested.</p> <p>Keys collected from TT on-site. Keys to be returned to agent (The Chant Group, Cannon Street, EC4N).</p>
3.2	Balcony Keys	<p>1x silver cylinder key for Balcony 1x gold cylinder key for Balcony</p> <p>Both keys tested, working.</p> <p>Keys found in-situ in property. Keys to remain in-situ in property.</p>



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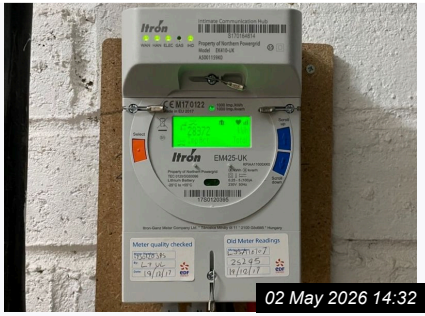
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Ref #3.2

4. METER READINGS			
Ref	Name	Description	Reading
4.1	Electricity Meter	Location: communal hallway meter cupboard Access via: FB2 key Serial number: 17S0120395	28372 kWh
4.2	Gas Meter	Location: car park Access via: fob and T-bar key Serial number: G4 A6056509 17 02	004482.762 m3



Ref #4.1



Ref #4.2

5. SMOKE AND CO ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Detector/Fire Alarm	Location: Entrance & Hallway Floor: 1st Floor	Tested, power seen and heard. Replacement date not seen.
5.2	Smoke Detector/Fire Alarm	Location: Entrance & Hallway Floor: 1st Floor	Tested, power not seen nor heard. Replacement date not seen. Note: alarm loose/partially detached from ceiling fixture/fitting.
5.3	Carbon Monoxide Detector/Alarm	Location: Reception Room Floor: 1st Floor	Tested, power seen and heard. Replacement date April 2035.
5.4	Carbon Monoxide Detector/Alarm	Location: Kitchen Floor: 1st Floor	Brand new w/ original packaging (batteries included). Not tested. Replacement date April 2035.



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Ref #5.1



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Ref #5.2



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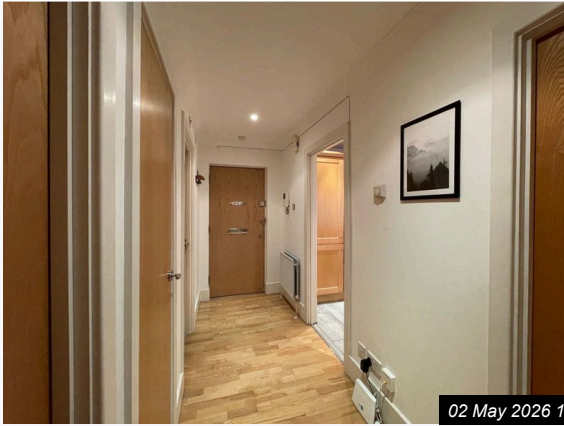
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6. ENTRANCE & HALLWAY



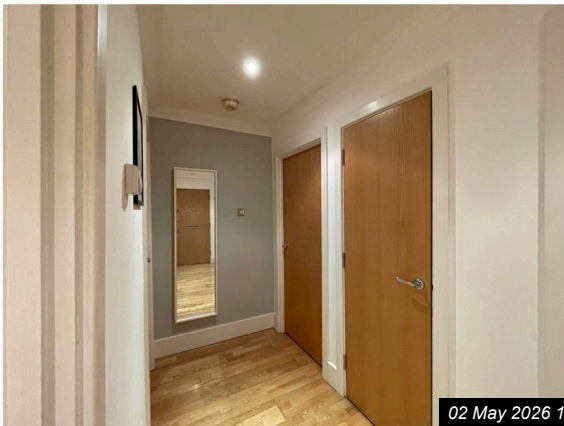
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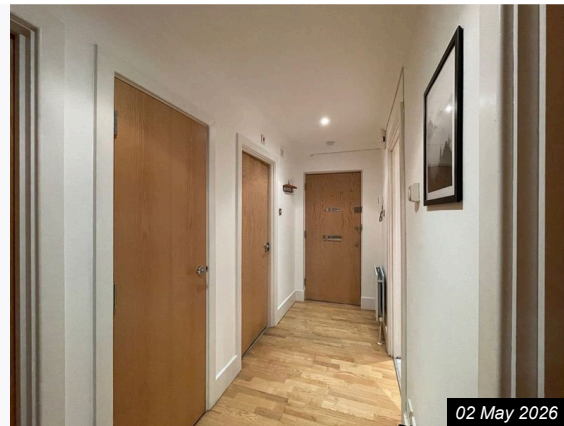
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Ref #6

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Ref	Name	Description	Condition
6.1	Door & Frame	Light brown wood veneered entrance door set in a white painted frame.	As per inventory
6.2	Door Fixtures	Brushed stainless steel fixtures to include: lever deadlock cylinder key lock door chain numerals spyhole letterplate inner letterplate cover metal coat hook rack	As per inventory
6.3	Ceiling	Smooth white painted	As per inventory
6.4	Lighting	Recessed ceiling downlights with a circular metallic trim	As per inventory
6.5	Walls	Painted plaster walls in a light beige or off-white colour	As per inventory + Few grubby hand marks
6.6	Skirting	Painted timber skirting in white	As per inventory

6. ENTRANCE & HALLWAY (CONT.)			
6.7	Switches/Sockets	Stainless steel single light switches double white power socket with switches	As per inventory
6.8	Heating	White metal panel radiator with dual valve fittings	As per inventory
6.9	Flooring	Light oak engineered wood	As per inventory
6.10	Built-In Storage	Storage cupboard with wood veneer door, chrome handle, internal shelf and housing for hot water cylinder.	As per inventory
Contents			
6.11	Intercom System/Entry Phone	White wall-mounted intercom system with handset, digital display screen, and function buttons.	As per inventory
6.12	Doorbell Receiver	Plastic wall-mounted doorbell receiver in beige	As per inventory
6.13	Broadband Hub	White plastic broadband hub with hyperoptic branding	As per inventory
6.14	Thermostat	Honeywell wall-mounted analogue thermostat	As per inventory
6.15	Wall Art	Black-and-white photographic print of a misty forest landscape in a black frame.	As per inventory
6.16	Mirror	Rectangular wall-mounted mirror with a white frame	As per inventory
6.17	Wall Hooks	Wall hooks with four black metal hooks	As per inventory
Miscellaneous Items			
6.18	Bedding	Single white quilted duvet and dark green sleeping bag with yellow stripe	As per inventory
6.19	Shoehorn	Light wood shoehorn with a smooth finish and a single hanging hole at one end	As per inventory
6.20	Post/Letter	White paper envelope with printed address label and bar code	As per inventory
Cleanliness			
6.21	Cleanliness		Professional clean

6. ENTRANCE & HALLWAY (CONT.)



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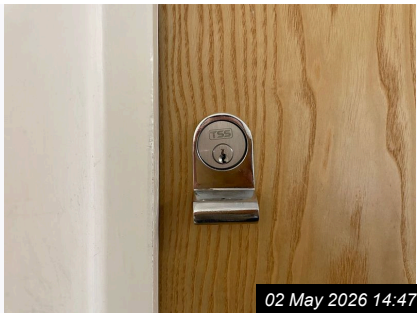
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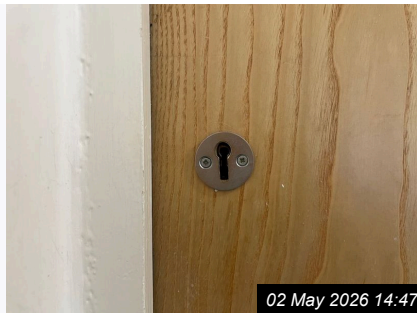
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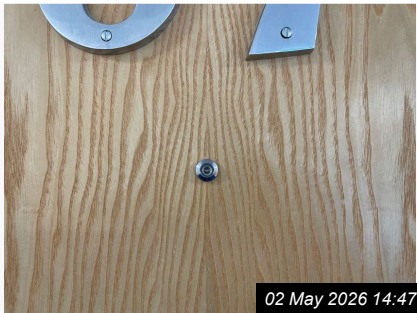
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6. ENTRANCE & HALLWAY (CONT.)



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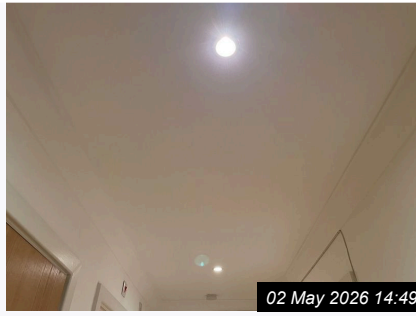
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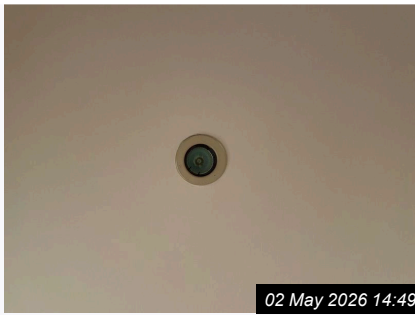
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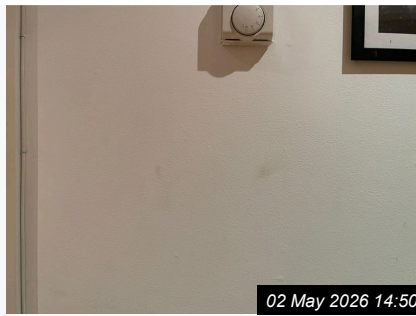
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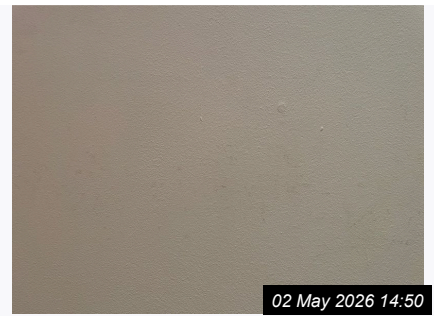
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6. ENTRANCE & HALLWAY (CONT.)



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Ref #6.7

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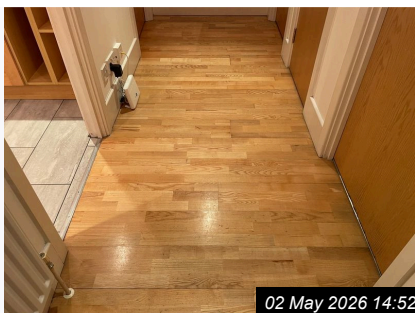
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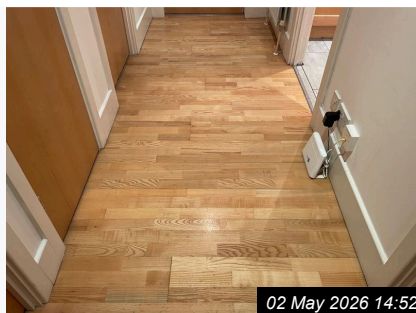
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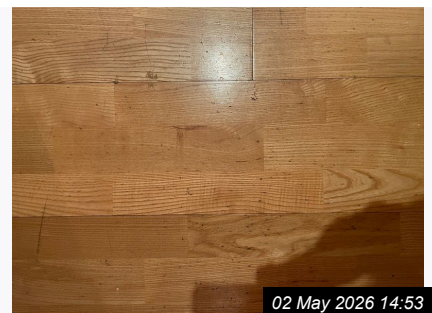
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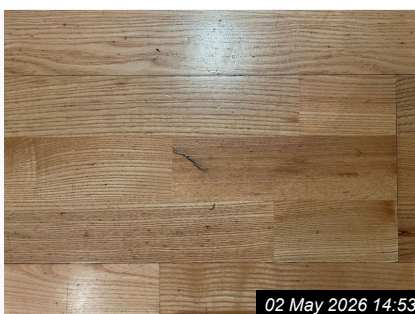
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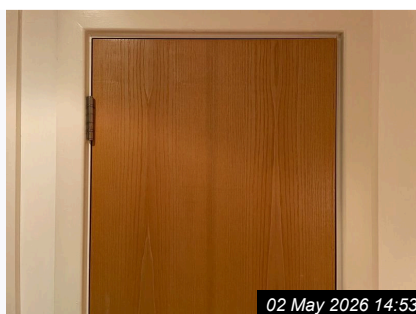
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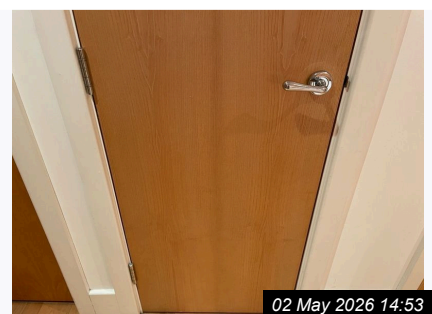
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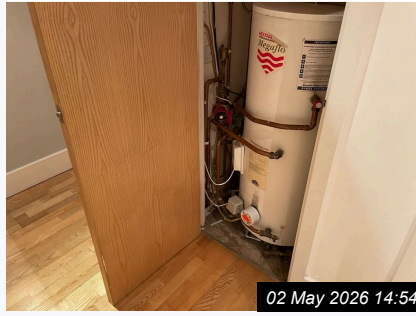
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6. ENTRANCE & HALLWAY (CONT.)



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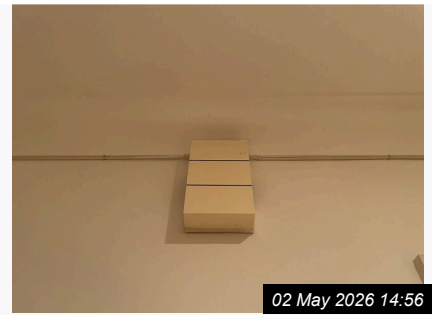
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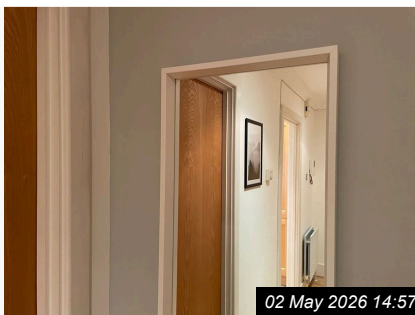
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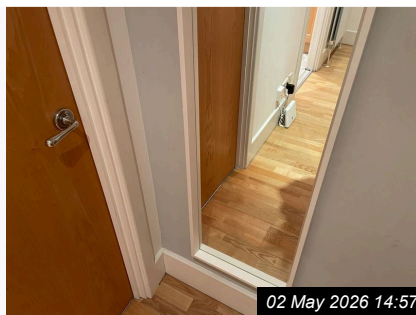
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6. ENTRANCE & HALLWAY (CONT.)



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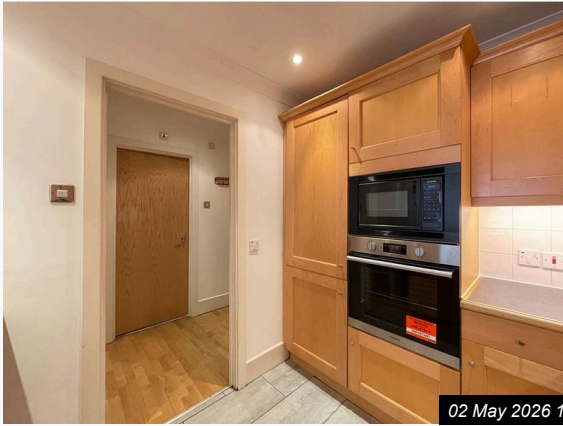
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7. KITCHEN



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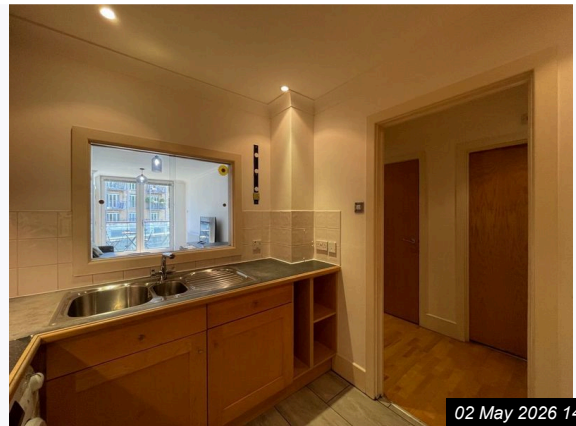
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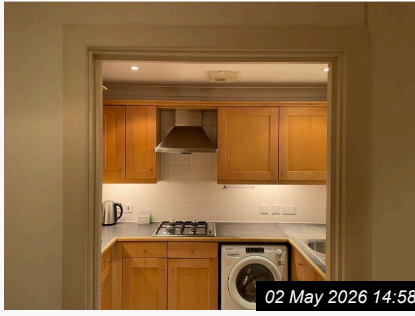
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Ref	Name	Description	Condition
7.1	Door Frame	Timber door frame finished in white paint No door fitted	As per inventory
7.2	Ceiling	Smooth painted plasterboard ceiling in white	As per inventory + Several small stains and marks are present around some downlights
7.3	Extractor Fan	Beige plastic extractor fan	As per inventory
7.4	Lighting	Ceiling recessed lights with metallic trim and three under-cabinet LED strip lights	As per inventory + 1x spotlight lightbulb not working Review - Tenant
7.5	Walls	Mixture of painted plaster walls in off-white and cream fitted white ceramic wall tiles above worktops.	As per inventory
7.6	Skirting	White painted wooden	As per inventory
7.7	Window & Sills	Large internal window with clear glass cream-painted wooden frame decorative sunflower sticker on the pane.	As per inventory

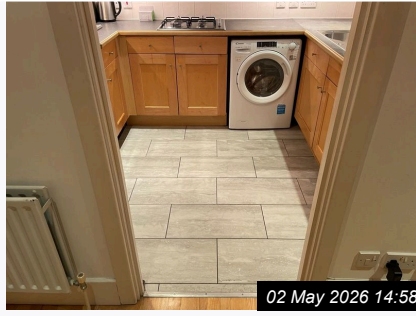
7. KITCHEN (CONT.)			
7.8	Switches/Sockets	Assorted white plastic and metal switches and sockets	As per inventory
7.9	Flooring	Large rectangular ceramic tiles in a grey stone-effect finish with subtle veining and light speckling.	As per inventory + One visible hair
7.10	Kitchen Units	Light wood kitchen units with panelled doors	As per inventory + Brown kickspace heater has dirt and stains Partially detached kickboard to LHS
7.11	Tall Units	Tall units in the kitchen with light wood effect finish, featuring shaker style doors, integrated shelving, and built-in appliance housing.	As per inventory
7.12	Wall Units	Wall units are constructed from light wood with a natural finish, feature panelled doors with metal knobs, and contain adjustable internal shelving.	As per inventory
7.13	Base Units	Base units are constructed from light wood with a matte finish featuring metal knob handles and include multiple drawers and cupboard sections with shelves.	As per inventory
7.14	Worktop	Laminate worktop with a dark grey speckled finish and light wood trim.	As per inventory + heavy surface wear present and chip
7.15	Sink	Stainless steel double sink with drainer and mixer tap chrome finish plug and chain included	As per inventory
Appliances			
7.16	Fridge-Freezer	Integrated Siemens fridge-freezer with white internal finish clear plastic shelving and drawers digital controls separate upper fridge and lower freezer compartments.	As per inventory + Discolouration and wear on the seals Visible dirt and items in one freezer drawer.
7.17	Microwave	Built-in black Siemens microwave with digital touch control panel and a glass turntable inside.	As per inventory
7.18	Oven	Stainless steel fronted electric oven with digital display, rotary controls, glass door, internal wire rack and baking tray.	As per inventory
7.19	Extractor Hood	Stainless steel extractor hood with integrated control panel, mesh filters and double built-in lights	As per inventory
7.20	Hob	Stainless steel four-burner gas hob with black cast iron pan supports and four silver control knobs.	As per inventory

7. KITCHEN (CONT.)			
7.21	Washing Machine	White front-loading Candy SmartPro washing machine with digital display, rotary control, integrated detergent drawer and stainless steel drum capacity 8.5 kg and 1400 rpm spin speed.	As per inventory
7.22	Dishwasher	Integrated Hotpoint LTB 4B019 stainless steel dishwasher with two wire racks removable cutlery basket and digital control panel.	As per inventory
Contents			
7.23	Toaster and Kettle	Stainless steel toaster and matching electric kettle with black accents	As per inventory
7.24	Carbon Monoxide Detectors/Alarms	White FireAngel carbon monoxide alarm with replaceable battery housed in its original packaging placed on a kitchen countertop.	As per inventory
7.25	Bar w/ Hooks	Stainless steel bar with multiple metal hooks	As per inventory
7.26	Bar w/ Pegs	Vertical black metal bar with three white hexagonal pegs	As per inventory
Miscellaneous Items			
7.27	Folder w/ Manuals	Plastic folder containing appliance manuals stored on a wooden kitchen shelf.	As per inventory
7.28	Kitchenware	White ceramic cups clear wine glasses white ceramic mugs clear tumblers white ceramic bowls white ceramic plates white large serving bowls black Nespresso coffee machine white plastic salad spinner stainless steel cutlery black non-stick frying pans white plastic dish drainer with black squeegee.	As per inventory + Minor signs of use to pans
Cleanliness			
7.29	Cleanliness		Professional clean

7. KITCHEN (CONT.)



Ref #7.1



Ref #7.1



Ref #7.1



Ref #7.1



Ref #7.1



Ref #7.1



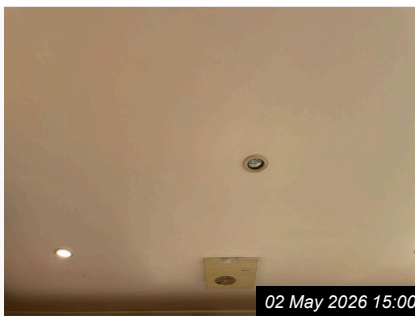
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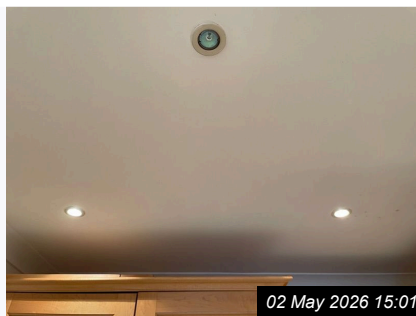
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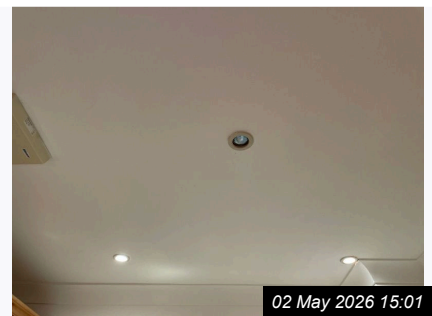
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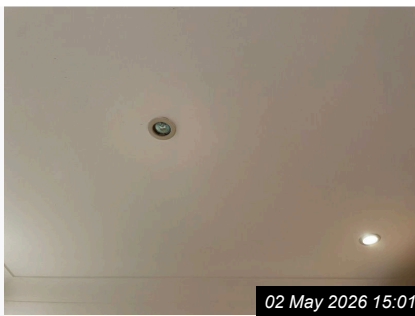
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Ref #7.2



Ref #7.2



Ref #7.2

7. KITCHEN (CONT.)



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Ref #7.3



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Ref #7.3



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Ref #7.4



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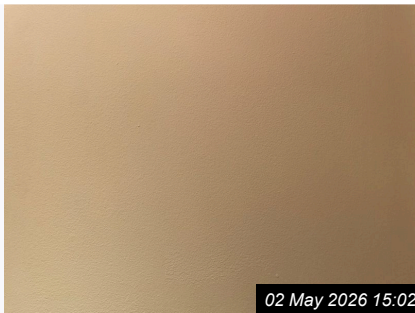
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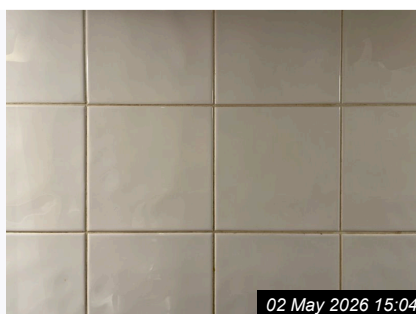
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7. KITCHEN (CONT.)



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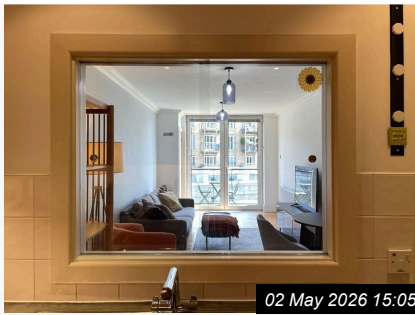
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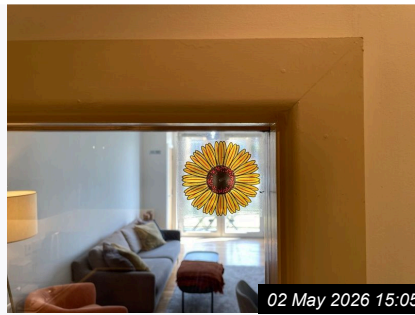
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7. KITCHEN (CONT.)



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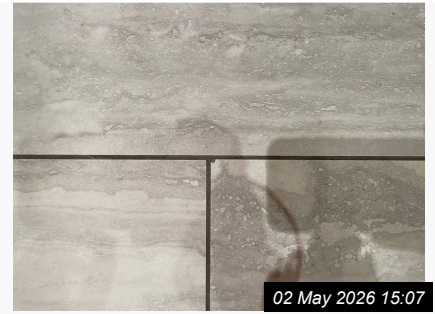
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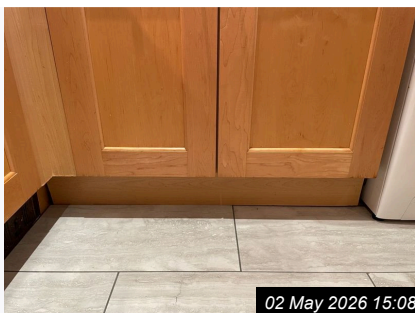
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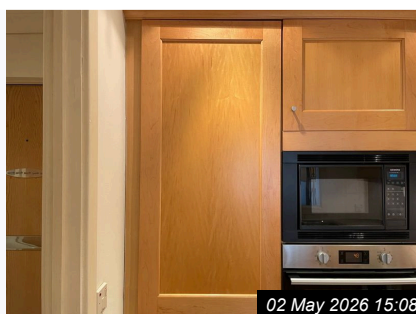
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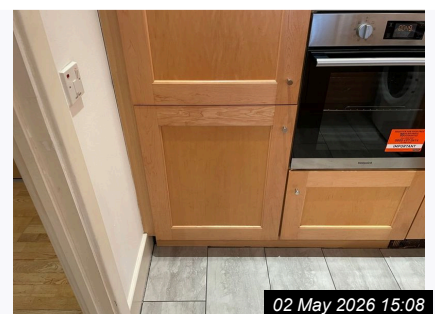
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7. KITCHEN (CONT.)



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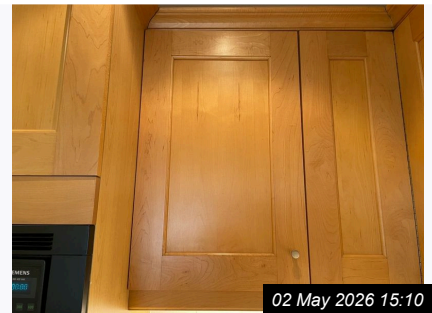
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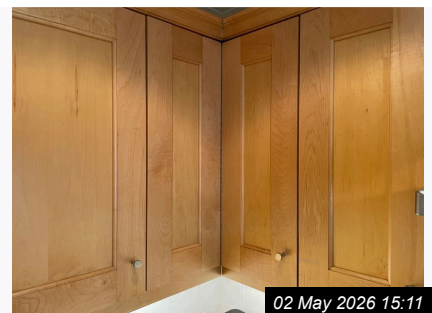
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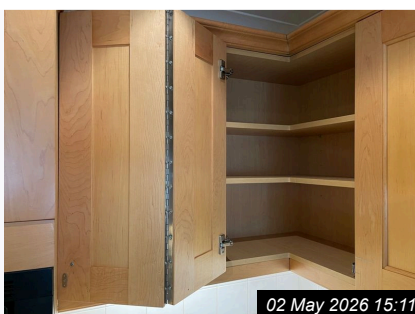
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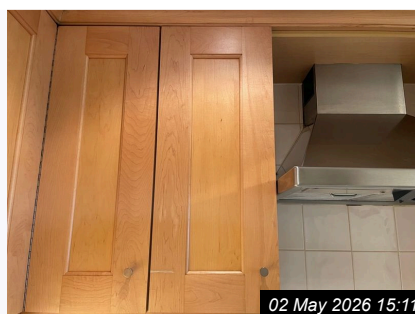
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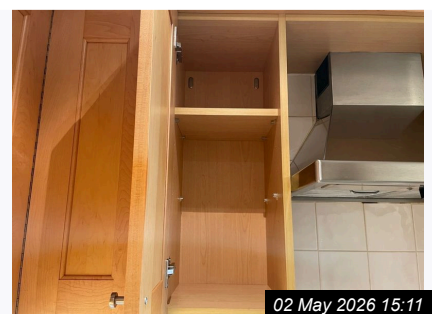
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7. KITCHEN (CONT.)



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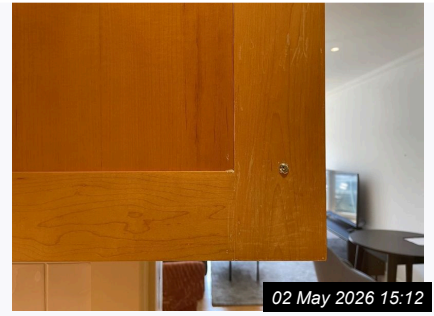
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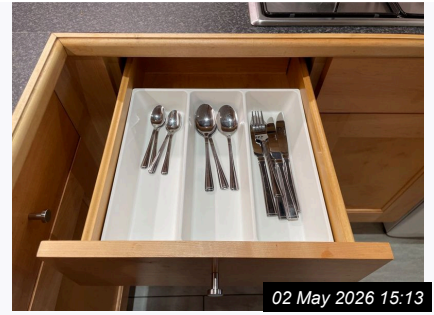
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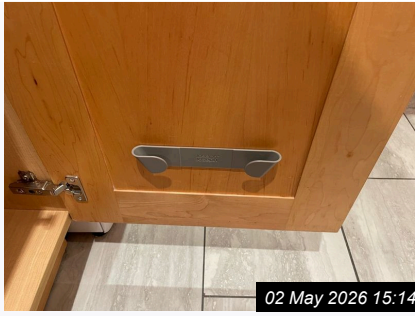
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7. KITCHEN (CONT.)



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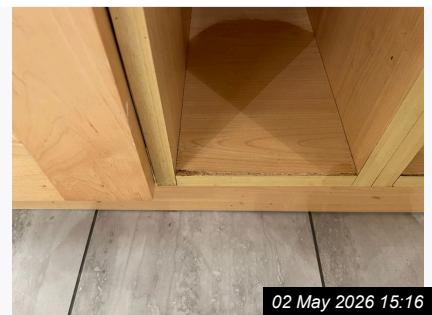
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7. KITCHEN (CONT.)



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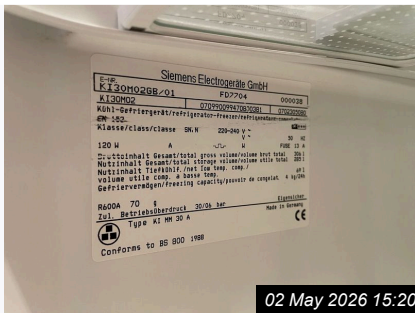
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Ref #7.16

7. KITCHEN (CONT.)



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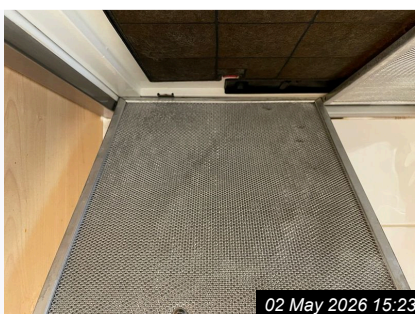
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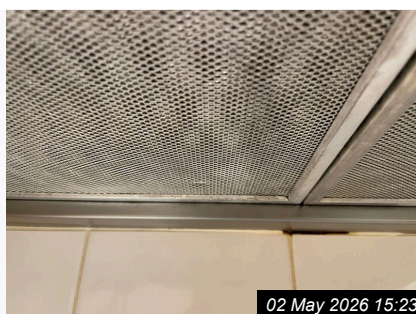
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7. KITCHEN (CONT.)



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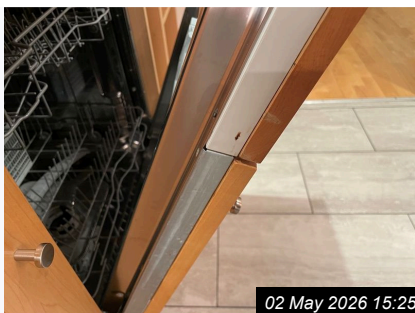
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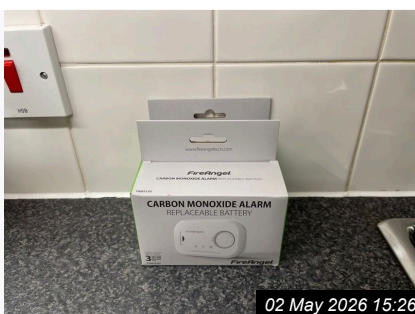
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7. KITCHEN (CONT.)



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8. RECEPTION ROOM



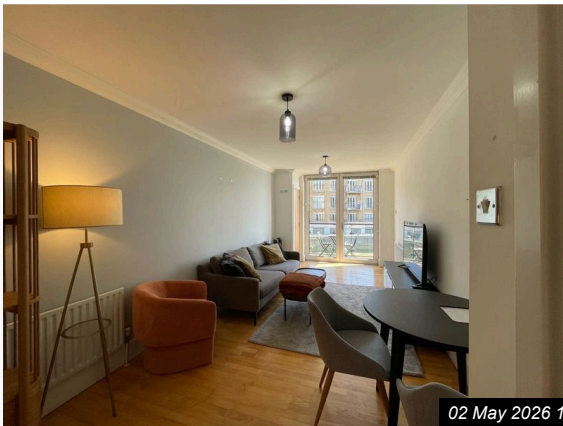
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Ref #8



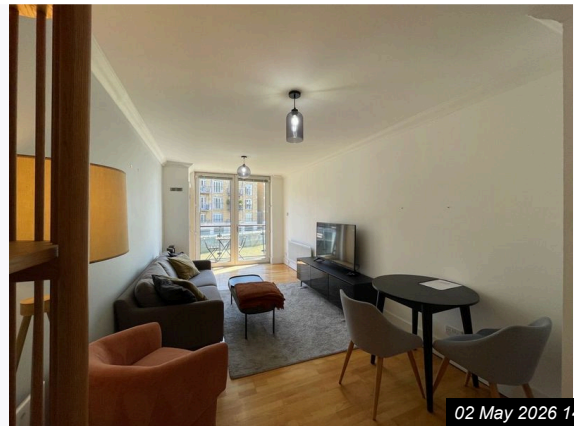
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Ref #8



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Ref #8



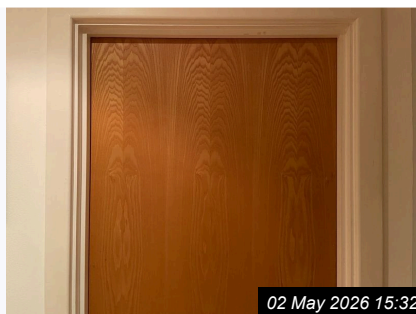
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Ref #8

Ref	Name	Description	Condition
8.1	Door & Frame	Flush brown wood veneer door set in a white painted timber frame.	As per inventory
8.2	Door Fixtures	Silver metallic lever handles with circular backplates	As per inventory
8.3	Ceiling	Smooth white painted plaster ceiling with coving	As per inventory
8.4	Lighting	Ceiling-mounted lights with black fittings and translucent glass shades one cylindrical and one spherical, both featuring exposed bulbs.	As per inventory
8.5	Walls	Painted plaster walls in light grey and white	As per inventory + Multiple scuff marks, nail holes, small patch repairs, and minor surface imperfections visible throughout.
8.6	Skirting	White painted wooden	As per inventory
8.7	Window & Sills	Single glazed clear glass window with beige painted wooden frame	As per inventory

8. RECEPTION ROOM (CONT.)			
8.8	Door to Balcony	White uPVC framed double-glazed French doors with key locking mechanism	As per inventory + Requires force to lead edge LHS high level to properly close Black mould-type marks to sealant Review - Tenant
8.9	Blinds	White horizontal aluminium Venetian blinds controlled by cream-coloured cord systems with clear plastic toggles.	As per inventory
8.10	Switches/Sockets	Polished chrome single light switches white double power sockets with switches are installed throughout the reception room.	As per inventory
8.11	Heating	White metal panel radiator with thermostatic valve fitted to wall.	As per inventory
8.12	Flooring	Light-coloured wooden	As per inventory + Some potentially heavier wear near entry
8.13	Built-In Storage	Storage with a light wood veneer door, chrome handle, white painted frame, and interior housing mechanical and electrical components	As per inventory + Handle to door exterior loose Review - Tenant
8.14	Boiler	Wall-mounted white metal Glow-worm Ultimate boiler	As per inventory
Contents			
8.15	Shelving Unit	Tall wooden shelving unit with slatted sides open shelves and two lower drawers with leather pull handles in a light oak finish.	As per inventory
8.16	Lamp	Tall floor lamp with a beige fabric drum shade and slim brass tripod base.	As per inventory
8.17	Armchair	Upholstered armchair with curved backrest and seat in soft pink fabric.	As per inventory
8.18	Sofa	Grey fabric three-seater sofa with slim arms dark wooden legs four large throw cushions in mustard and dark grey.	As per inventory
8.19	Bench	Grey upholstered bench with black metal legs, featuring an orange textured throw and a detachable black tray on top.	As per inventory
8.20	Tower Fans	Pair of freestanding black and silver tower fans	As per inventory
8.21	Wall Vents	Silver metal wall vents with horizontal slats, set at a high level	As per inventory

8. RECEPTION ROOM (CONT.)			
8.22	TV/Media Unit	Black TV/media unit with three compartments, gloss-finished front doors, metal legs, glass internal shelves and a flat top surface.	As per inventory .
8.23	Television w/ Remote Control	Black flat-screen LG television with matching LG remote control	As per inventory
8.24	Dining Table and Chairs	Round black wooden dining table with two light grey upholstered chairs featuring angled wooden legs.	As per inventory
8.25	Development Handbook	Stapled A4 white paper handbook	As per inventory
8.26	Rug	Light grey rectangular area rug	As per inventory
Miscellaneous Items			
8.27	Electric Fan	White plastic pedestal electric fan	As per inventory
8.28	Books and Bookends	Set of five white hardcover books with 'Kinfolk' titles held upright by semi-circular white marble bookends on a wooden shelf.	As per inventory
8.29	Throw Blanket	Textured burnt orange throw blanket	As per inventory
8.30	Bench Tray	Rectangular black metal tray	As per inventory
Cleanliness			
8.31	Cleanliness		Professional clean



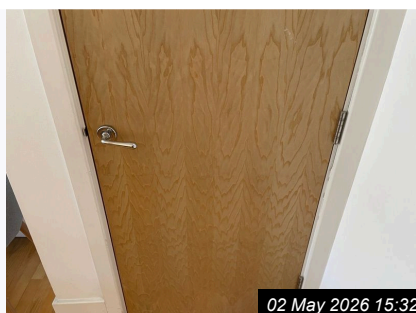
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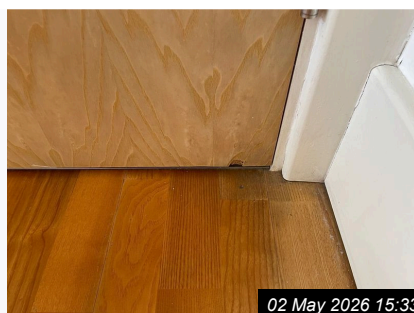
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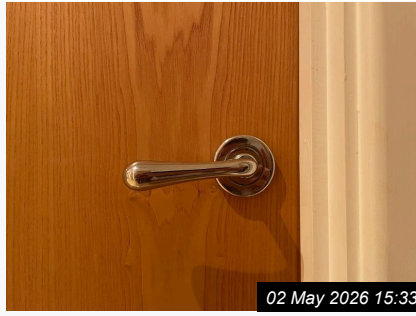
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8. RECEPTION ROOM (CONT.)



Ref #8.1

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Ref #8.2

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Ref #8.3

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Ref #8.3

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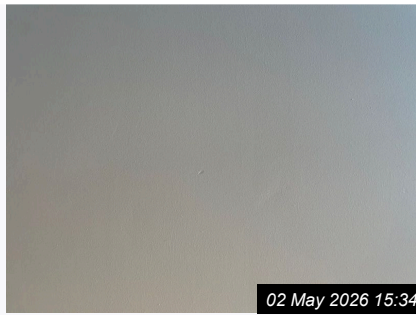
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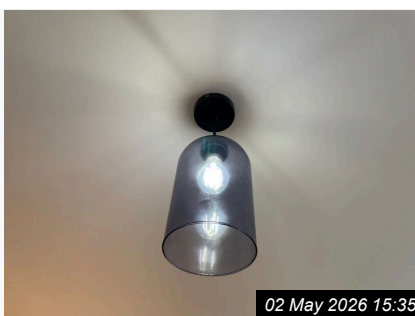
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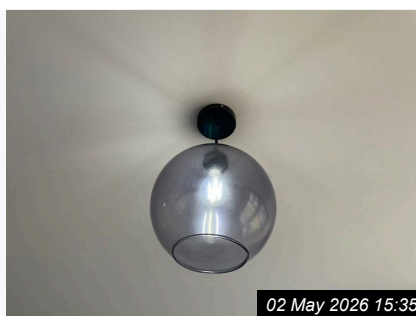
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8. RECEPTION ROOM (CONT.)



Ref #8.5



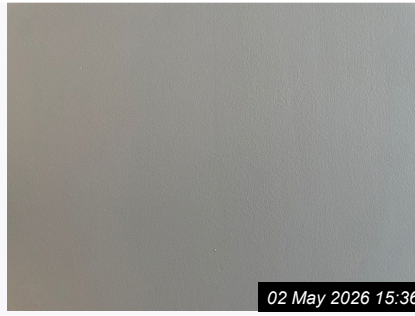
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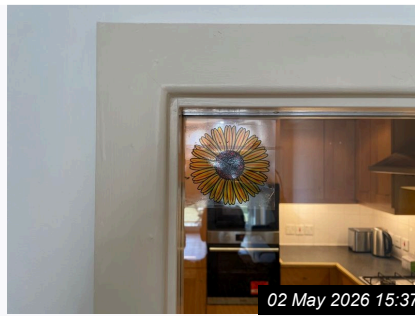
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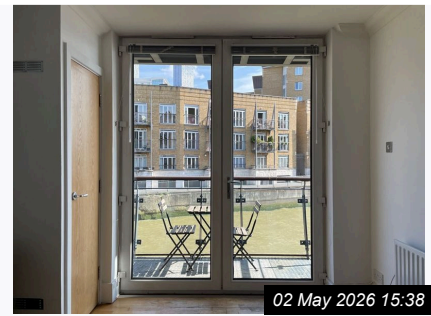
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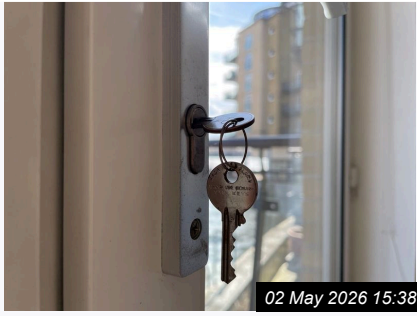


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8. RECEPTION ROOM (CONT.)



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Ref #8.9

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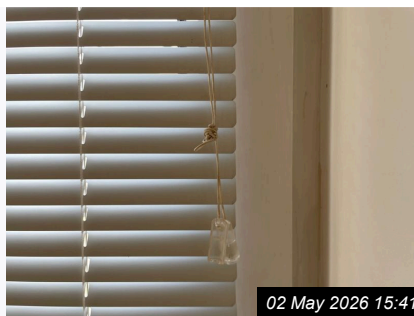
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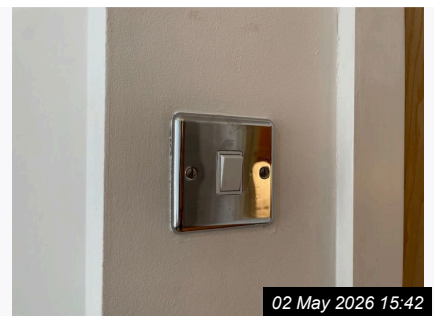
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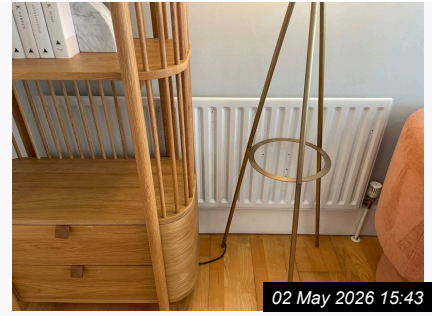
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Ref #8.11



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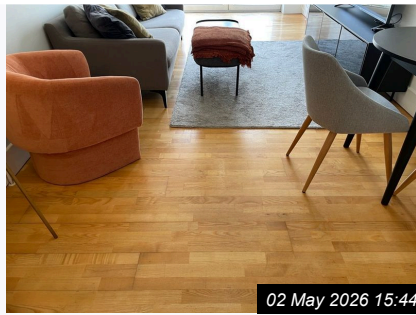
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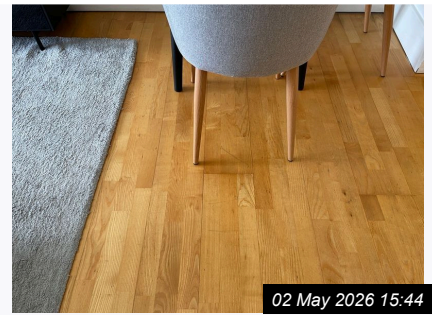
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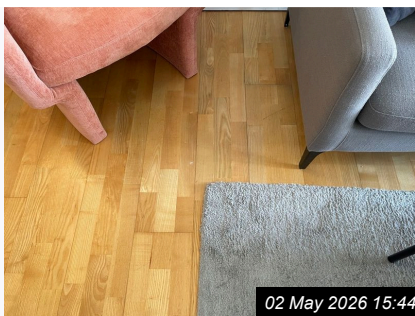
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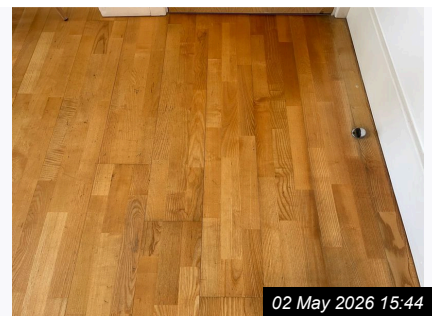
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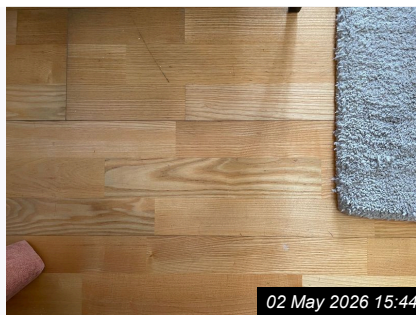
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8. RECEPTION ROOM (CONT.)



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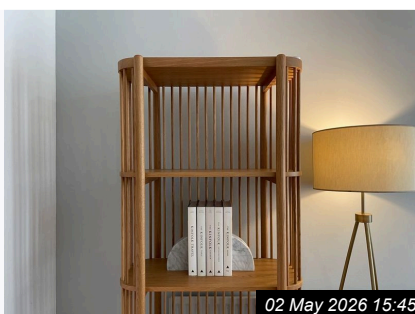
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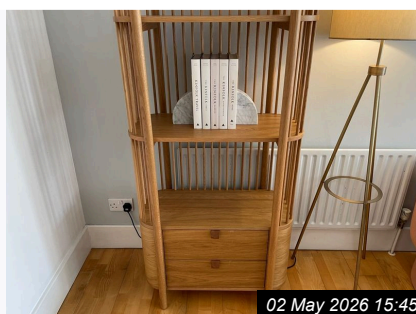
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8. RECEPTION ROOM (CONT.)



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Ref #8.17



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Ref #8.18



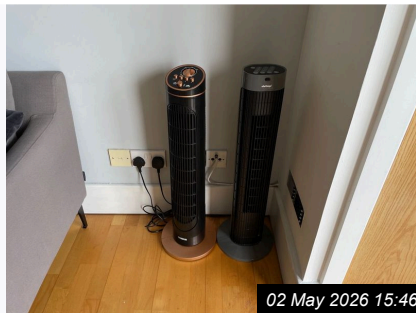
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Ref #8.18



02 May 2026 15:46

Ref #8.19



02 May 2026 15:46

Ref #8.20



02 May 2026 15:47

Ref #8.21



02 May 2026 15:47

Ref #8.21



02 May 2026 15:47

Ref #8.22



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Ref #8.22



02 May 2026 15:47

Ref #8.22



02 May 2026 15:47

Ref #8.22



02 May 2026 15:48

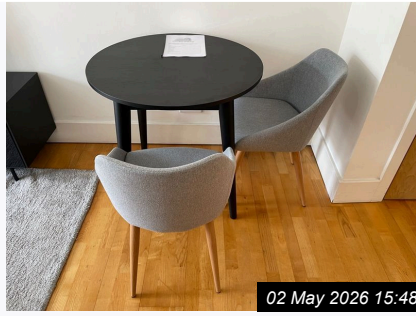
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8. RECEPTION ROOM (CONT.)



02 May 2026 15:48

Ref #8.23



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Ref #8.24



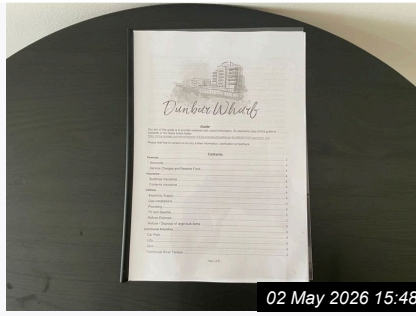
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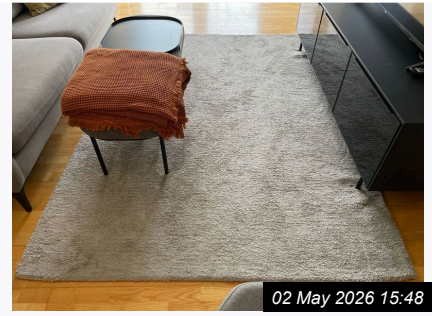
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02 May 2026 15:48

Ref #8.25



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Ref #8.26



02 May 2026 15:49

Ref #8.27



02 May 2026 15:45

Ref #8.28



02 May 2026 15:46

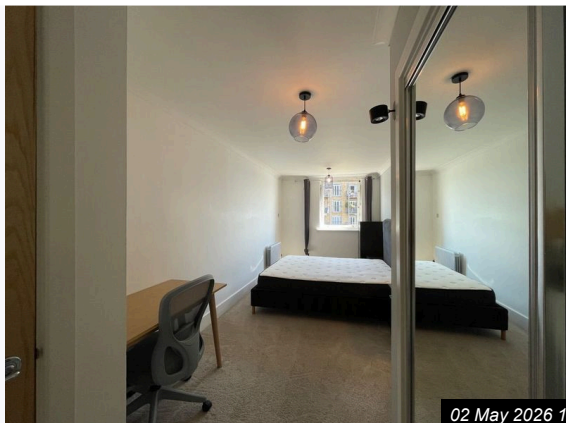
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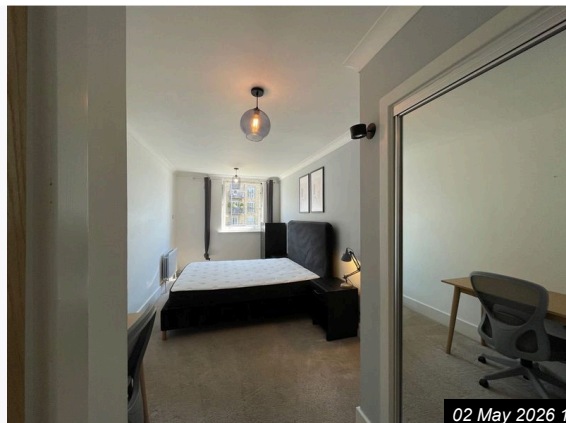
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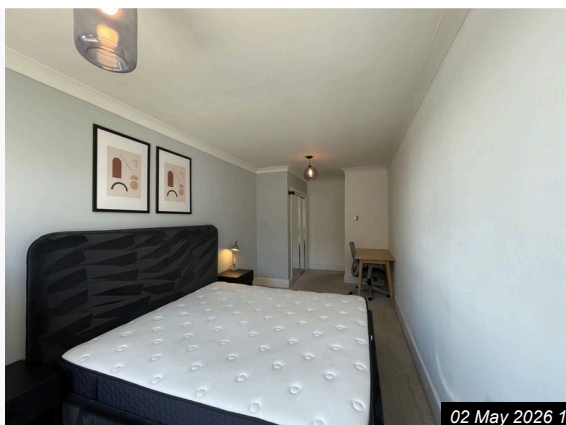
9. BEDROOM



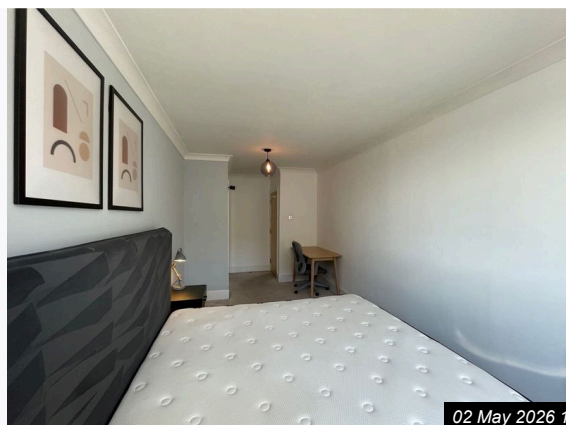
Ref #9



Ref #9



Ref #9



Ref #9

Ref	Name	Description	Condition
9.1	Door & Frame	Brown timber veneered door set within a white painted timber frame.	As per inventory
9.2	Door Fixtures	Silver chrome door handles with round rosettes double chrome coat hook	As per inventory
9.3	Ceiling	Smooth white painted plaster ceiling with coving	As per inventory + Light marks and scuffing
9.4	Lighting	Ceiling lights with black fittings and smoked glass shades one spherical and one cylindrical plus a black wall-mounted uplighter with touch controls.	As per inventory + Black burn-type mark to ceiling surrounding 1x lighting fixture
9.5	Walls	Painted plasterboard walls in light grey and white	As per inventory + Multiple scuff marks, minor stains, small holes, and light indents visible in several areas.
9.6	Skirting	White painted wooden	As per inventory

9. BEDROOM (CONT.)			
9.7	Window & Sill	White-painted window with PVC frame and brass fixtures double-glazed panes and a painted white timber sill.	As per inventory
9.8	Curtains	Plain grey eyelet curtains made from a medium-weight fabric, fitted to a metal curtain pole.	As per inventory
9.9	Switches/Sockets	Switches with chrome finish and white button double white plug sockets	As per inventory
9.10	Heating	White metal panel radiator with thermostatic valve	As per inventory
9.11	Flooring	Light beige carpet with a short pile	As per inventory + Possibly stains and flattened area
9.12	Built-In Storage	Storage with mirrored sliding doors chrome hanging rails internal shelving in a neutral finish.	As per inventory
Contents			
9.13	Desk and Desk Chair	Light wood desk with two drawers grey ergonomic mesh-backed desk chair with cushioned seat on castors.	As per inventory
9.14	Chest of Drawers	Dark grey chest of drawers with five drawers metal handles vertical line detailing on the top drawer.	As per inventory
9.15	Bedside Units	Black wood effect bedside units	As per inventory + Feet to bedside table are loose and/or partially detached Review - Tenant
9.16	Bed and Mattress	Double bed with a black fabric-upholstered headboard, wooden slatted base, and a white tufted mattress.	As per inventory
Miscellaneous Items			
9.17	Bedding	White quilted mattress with a wavy stitched pattern	As per inventory
9.18	Clothing Airer	White metal folding clothing airer	As per inventory
9.19	Electrical Devices	Two black electronic devices	As per inventory
9.20	Wall Arts	Two framed abstract prints with black frames and neutral geometric patterns	As per inventory
9.21	Lamp	Metal adjustable desk lamp	As per inventory

9. BEDROOM (CONT.)

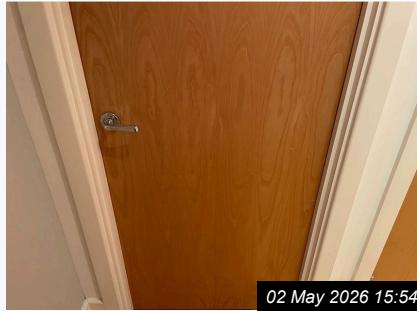
Cleanliness

9.22	Cleanliness	Professional clean
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02 May 2026 15:54

Ref #9.1



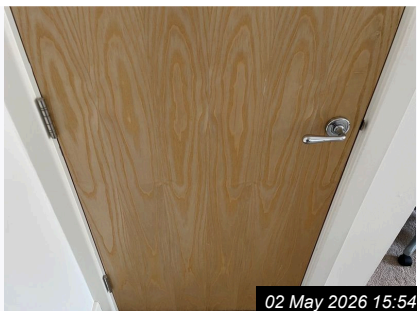
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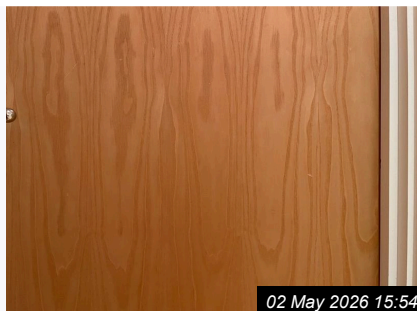
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Ref #9.1



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Ref #9.1



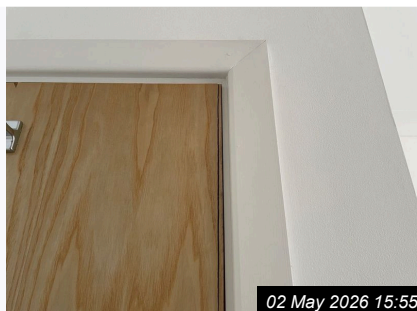
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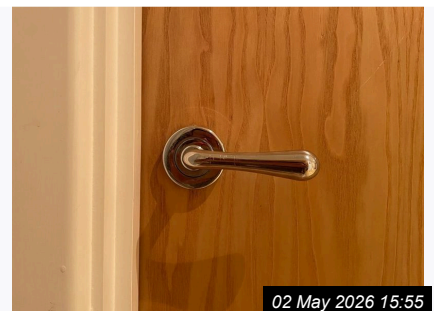
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Ref #9.1



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Ref #9.2

9. BEDROOM (CONT.)



02 May 2026 15:55

Ref #9.2



02 May 2026 15:55

Ref #9.2



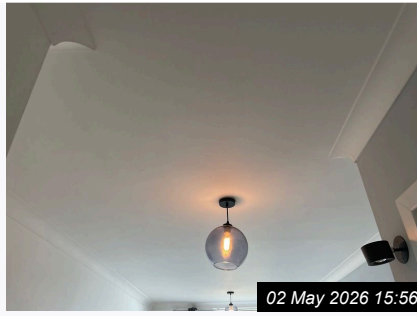
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Ref #9.3



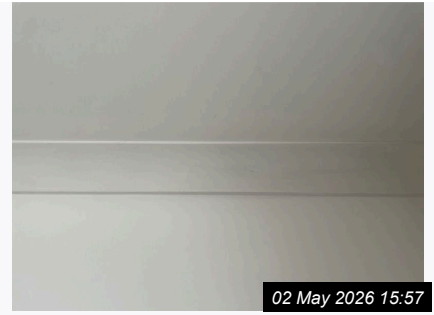
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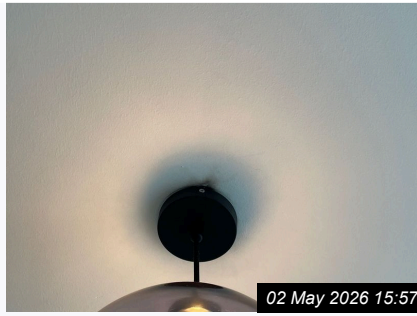
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02 May 2026 15:57

Ref #9.4



02 May 2026 15:57

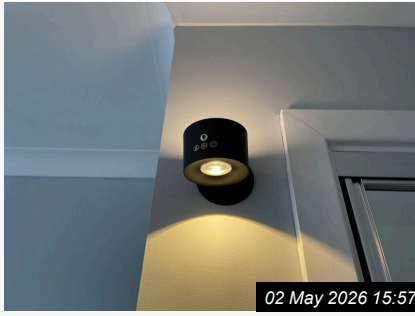
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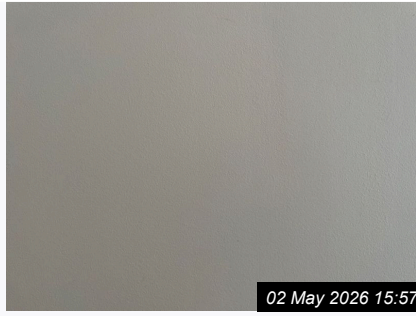
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9. BEDROOM (CONT.)



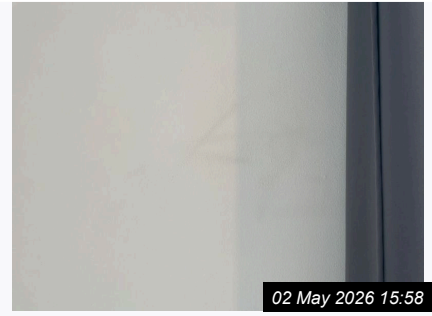
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Ref #9.5

02 May 2026 15:57



Ref #9.5

02 May 2026 15:58



Ref #9.5

02 May 2026 15:58



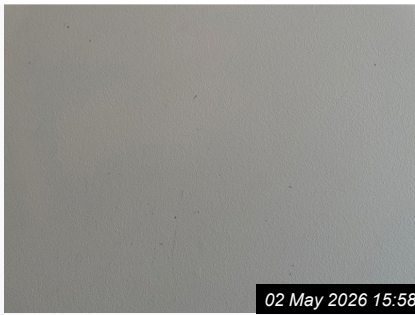
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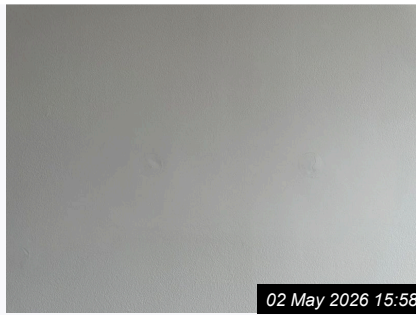
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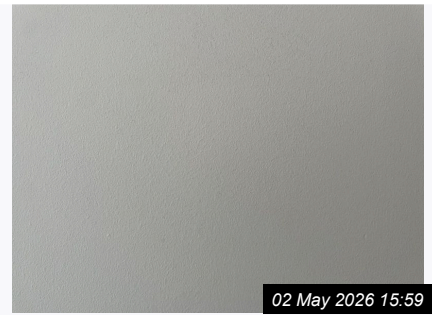
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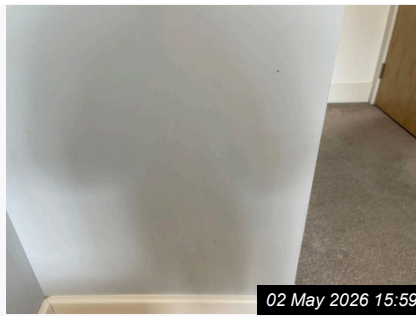
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Ref #9.5

02 May 2026 15:59



Ref #9.5

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Ref #9.6

02 May 2026 16:00

9. BEDROOM (CONT.)



Ref #9.6

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Ref #9.6

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Ref #9.6

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Ref #9.6

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Ref #9.6

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Ref #9.7

02 May 2026 16:00



Ref #9.7

02 May 2026 16:01



Ref #9.7

02 May 2026 16:01



Ref #9.7

02 May 2026 16:01



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Ref #9.7

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Ref #9.7

02 May 2026 16:01



Ref #9.8

02 May 2026 16:02

9. BEDROOM (CONT.)



Ref #9.8

02 May 2026 16:02



Ref #9.8

02 May 2026 16:03



Ref #9.8

02 May 2026 16:03



Ref #9.9

02 May 2026 16:03



Ref #9.9

02 May 2026 16:03



Ref #9.9

02 May 2026 16:03



Ref #9.9

02 May 2026 16:03



Ref #9.9

02 May 2026 16:04



Ref #9.10

02 May 2026 16:04



Ref #9.10

02 May 2026 16:04



Ref #9.11

02 May 2026 16:04



Ref #9.11

02 May 2026 16:04



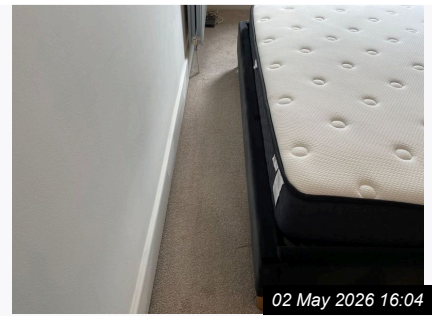
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Ref #9.11

02 May 2026 16:04



Ref #9.11

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9. BEDROOM (CONT.)



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Ref #9.11



02 May 2026 16:04

Ref #9.11



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Ref #9.11



02 May 2026 16:08

Ref #9.11



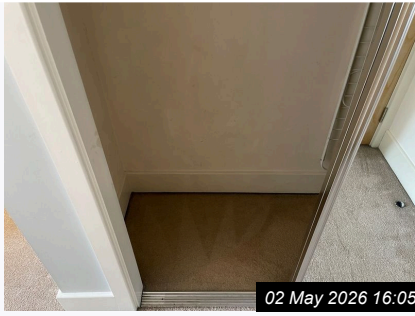
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02 May 2026 16:05

Ref #9.12



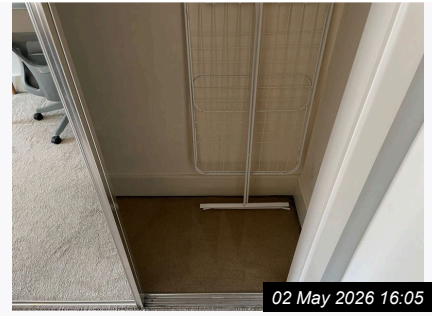
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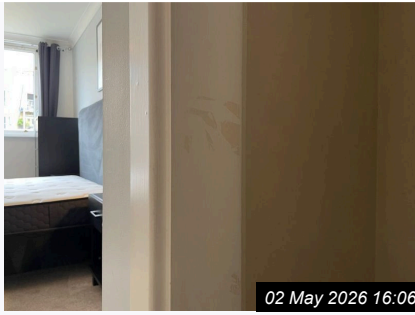
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Ref #9.12



02 May 2026 16:06

Ref #9.12



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Ref #9.12



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Ref #9.12



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Ref #9.13



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Ref #9.13

9. BEDROOM (CONT.)



Ref #9.13

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Ref #9.13

02 May 2026 16:07



Ref #9.14

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Ref #9.14

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Ref #9.15

02 May 2026 16:07



Ref #9.15

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Ref #9.15

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Ref #9.15

02 May 2026 16:08



Ref #9.15

02 May 2026 16:08



Ref #9.16

02 May 2026 16:08



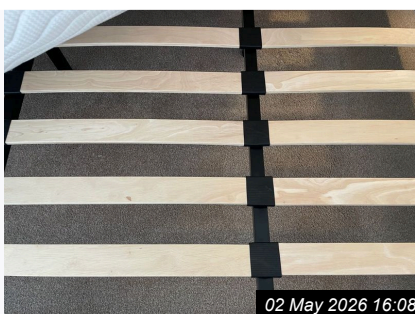
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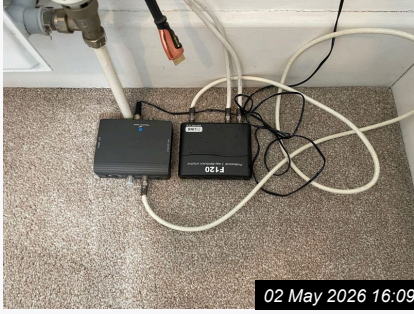
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Ref #9.18

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9. BEDROOM (CONT.)



02 May 2026 16:09

Ref #9.19



02 May 2026 16:09

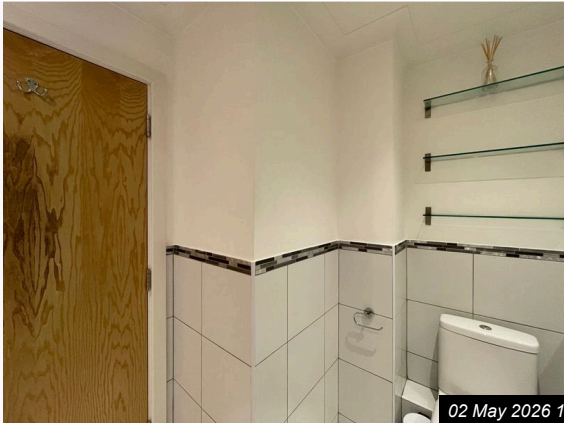
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02 May 2026 16:09

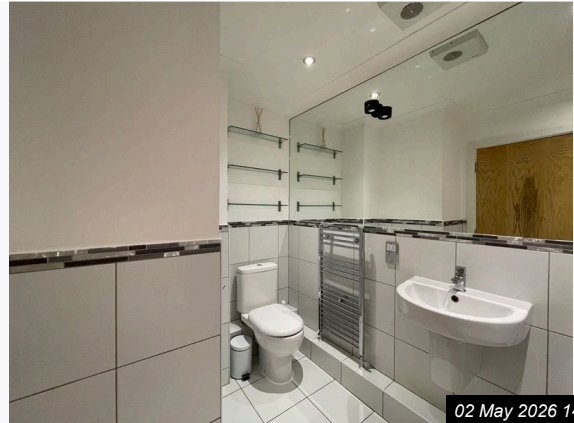
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10. BATHROOM



Ref #10

02 May 2026 14:39



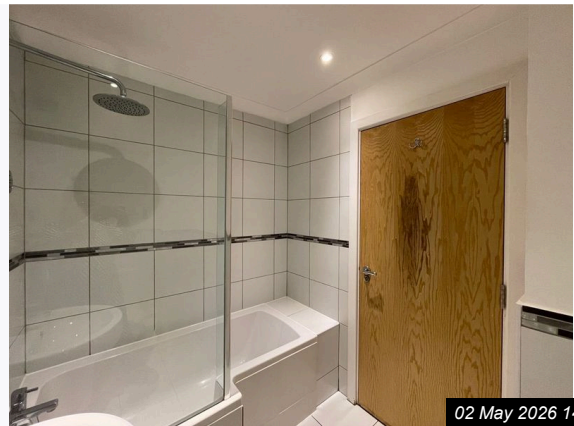
Ref #10

02 May 2026 14:39



Ref #10

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Ref #10

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Ref	Name	Description	Condition
10.1	Door & Frame	Brown veneered timber door with a white painted wooden frame	As per inventory + Lower edge of door shows swelling and chipping Door has surface staining and water damage to veneer
10.2	Door Fixtures	Chrome lever handle and round turn-lock fittings	As per inventory + Handle to exterior loose/partially detached from door Lock escutcheon to interior not seen Review - Tenant
10.3	Ceiling	Smooth white painted	As per inventory
10.4	Extractor Fan	White plastic wall-mounted extractor fan branded Silavent.	As per inventory
10.5	Lighting	Ceiling recessed downlights with a white trim one black cylindrical spotlight fixture above the mirror.	As per inventory + Mirror-mounted light not working Review - Tenant

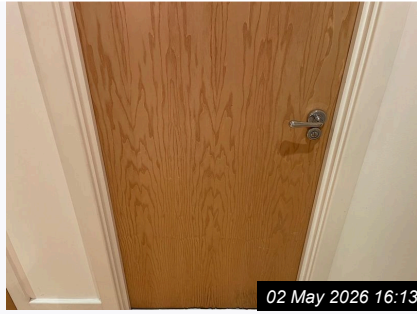
10. BATHROOM (CONT.)			
10.6	Walls	Walls feature a combination of large white ceramic tiles with grey grout accent mosaic tile strip sections of smooth painted plaster in white	As per inventory + Some minor stains and marks visible on painted sections
10.7	Switches/Socket	Dual voltage socket outlet with chrome plate	As per inventory
10.8	Heating	Wall-mounted chrome towel radiator	As per inventory
10.9	Flooring	White ceramic square floor tiles with light grey grout lines.	As per inventory + Some tiles exhibit visible cracks and minor grout discolouration
10.10	Built-In Storage	Three wall-mounted glass shelves with metal brackets	As per inventory
Sanitaryware			
10.11	Toilet	White ceramic close-coupled toilet with dual flush button and soft-close plastic seat and lid.	As per inventory
10.12	Basin	White ceramic wall-mounted basin with integrated overflow chrome single lever tap and chrome waste fitting.	As per inventory
10.13	Bath, Taps & Shower	White acrylic bath with chrome mixer taps and plug glass shower screen rainfall showerhead mounted above.	As per inventory
Contents			
10.14	Toilet Roll Holder	Chrome-finished metal toilet roll holder	As per inventory
10.15	Bin	White metal pedal-operated bathroom bin	As per inventory
10.16	Toilet Brush and Holder	Plastic white toilet brush	As per inventory
Miscellaneous Items			
10.17	Reed Diffuser	Clear glass bottle reed diffuser with natural wooden sticks and labelled text	As per inventory
Cleanliness			
10.18	Cleanliness		Professional clean

10. BATHROOM (CONT.)



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Ref #10.1



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Ref #10.1



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Ref #10.1



02 May 2026 16:13

Ref #10.1



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Ref #10.1



02 May 2026 16:13

Ref #10.1



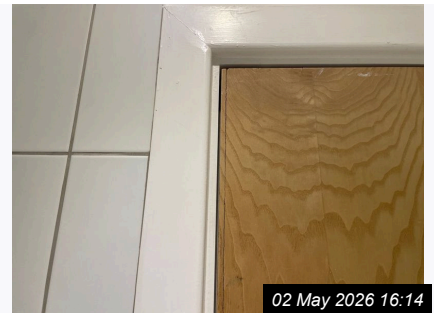
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Ref #10.1



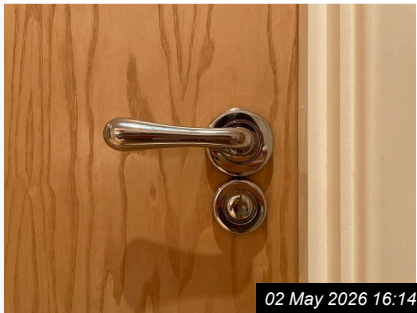
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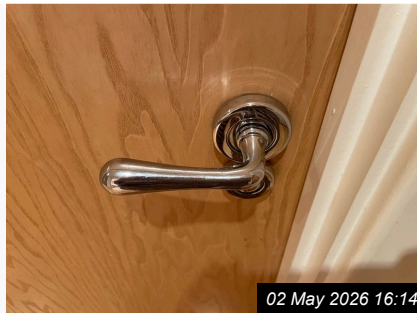
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Ref #10.1



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Ref #10.2



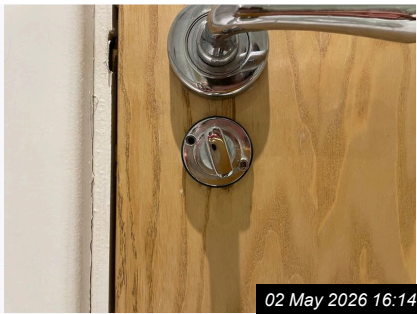
02 May 2026 16:14

Ref #10.2



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Ref #10.2



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Ref #10.2



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Ref #10.3



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Ref #10.3

10. BATHROOM (CONT.)



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Ref #10.3



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Ref #10.3



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Ref #10.3



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Ref #10.4



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Ref #10.5



02 May 2026 16:16

Ref #10.5



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Ref #10.5



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Ref #10.5



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Ref #10.6



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Ref #10.6



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Ref #10.6



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Ref #10.6



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Ref #10.6



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Ref #10.6



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Ref #10.6

10. BATHROOM (CONT.)



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Ref #10.7



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Ref #10.8



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Ref #10.8



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Ref #10.9



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Ref #10.9



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Ref #10.9



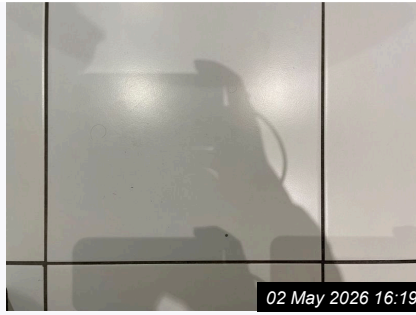
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02 May 2026 16:19

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Ref #10.9



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Ref #10.10



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Ref #10.11



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Ref #10.11



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Ref #10.11

10. BATHROOM (CONT.)



Ref #10.12

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Ref #10.12

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Ref #10.12

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Ref #10.12

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Ref #10.13

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Ref #10.13

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Ref #10.13

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Ref #10.13

02 May 2026 16:21



Ref #10.13

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Ref #10.13

02 May 2026 16:21



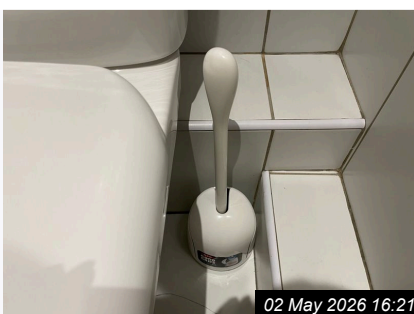
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Ref #10.15

02 May 2026 16:21



Ref #10.16

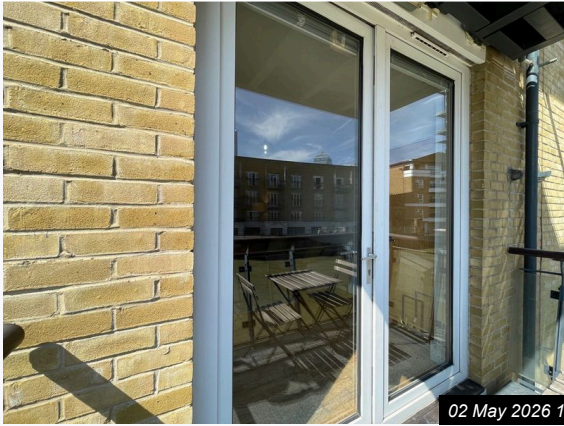
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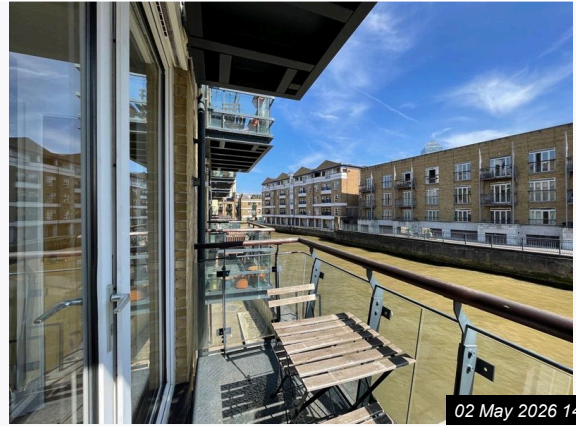
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11. BALCONY



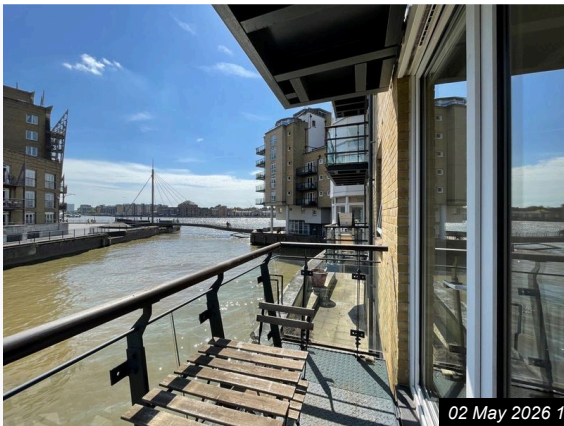
Ref #11

02 May 2026 14:40



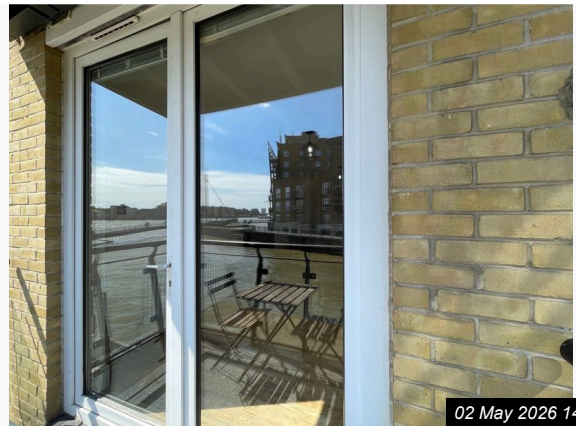
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Ref #11

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Ref	Name	Description	Condition
11.1	Door & Frame	White uPVC framed double glazed door with large glass panels and a metal handle.	As per inventory
11.2	General Description	Balcony constructed with metal chequer plate flooring metal and glass balustrade wooden handrail attached outdoor lighting	As per inventory
11.3	Furniture	Wooden slatted table and two matching wooden slatted chairs with black metal frames.	As per inventory
11.4	Rail	Metal and glass balcony with black metal frame, clear glass panels, and brown handrail.	As per inventory



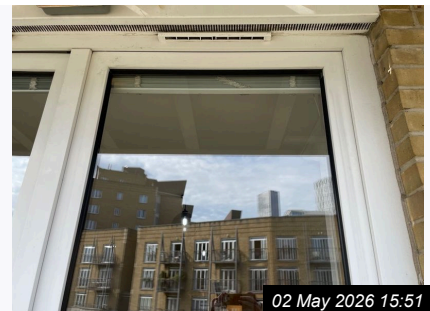
Ref #11.1

02 May 2026 15:51



Ref #11.1

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Ref #11.1

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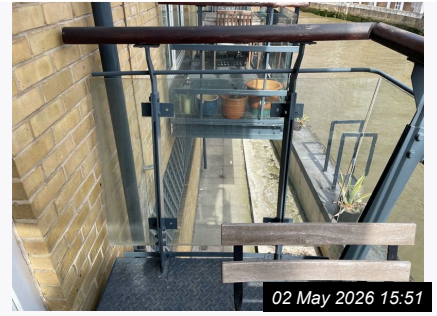
11. BALCONY (CONT.)



Ref #11.1



Ref #11.1



Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.2



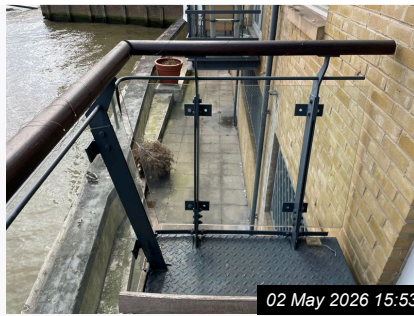
Ref #11.2



Ref #11.3



Ref #11.3



Ref #11.4



Ref #11.4

12. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
12.1	Is the Property Compliant?	Yes	Compliance, as per property inspection, incl.: - Alarms (smoke detectors/fire alarms, heat detectors/alarms and carbon monoxide detectors/alarms)

Actions Required			
Ref	Action Required	Responsibility	Comments
7.4 KITCHEN » Lighting	Review	Tenant	1x spotlight lightbulb not working
8.8 RECEPTION ROOM » Door to Balcony	Review	Tenant	Requires force to lead edge LHS high level to properly close Black mould-type marks to sealant
8.13 RECEPTION ROOM » Built-In Storage	Review	Tenant	Handle to door exterior loose
9.15 BEDROOM » Bedside Units	Review	Tenant	Feet to bedside table are loose and/or partially detached
10.2 BATHROOM » Door Fixtures	Review	Tenant	Handle to exterior loose/partially detached from door Lock escutcheon to interior not seen
10.5 BATHROOM » Lighting	Review	Tenant	Mirror-mounted light not working

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 / /