

Check Out

AVINTO
PROPERTY SERVICES

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Property inspected by James Wilson

Address

Example
Check-out
Report



Carried Out

**March
30th 2026**

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Disclaimers

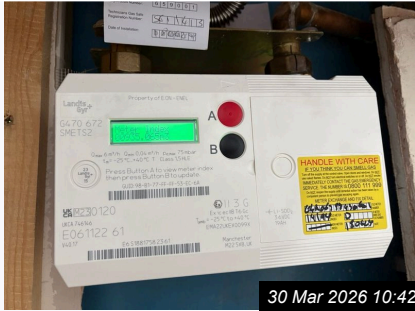
1. WILSON INVENTORIES SERVICES covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, 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 condition with minor defects
1.2	Ceilings	Few marks and cracks Light damp mark to bedroom one
1.3	Lights	As per inventory All tested for power
1.4	Walls	Few scuffs, marks and cracking
1.5	Windows & Sills	Functional, some slight marks, cracks and peeling off
1.6	Curtains / Blinds	General good condition Bedroom one: The pull chain is broken
1.7	Woodwork	As per inventory Kitchen & Reception: The door won't close completely
1.8	Flooring	As per inventory
1.9	Kitchen & Appliances	All tested for power Dishwasher and washing machine: A bit dirty Mould to dishwasher
1.10	Bathroom & Appliances	As per inventory
1.11	Contents	As per inventory

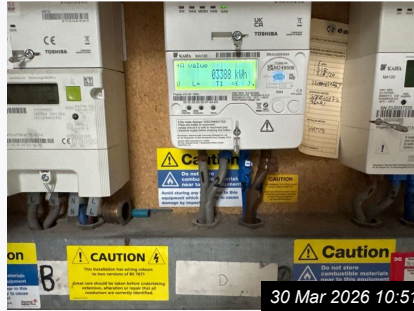
2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Domestic clean
2.2	Carpets & Flooring	Domestic clean
2.3	Windows & Sills	Domestic clean
2.4	Kitchen & Appliances	Some areas not clean
2.5	Bathroom & Appliances	Domestic clean
2.6	Contents	Domestic clean

3. METRE READINGS

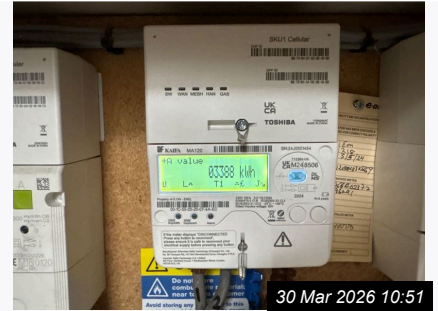
Ref	Name	Description	Reading
3.1	Gas Meter	Location: Flat D(Bedroom one) Serial Number: E6S18817582361	00935 m3
3.2	Electric Meter	Location: Basement Serial Number: 24J0001454	03388 kWh



Ref #3.1



Ref #3.2



Ref #3.2

4. KEY SETS

Ref	Name	Description
4.1	Key sets	1 key set: 3 Yale keys, 1 broken key and 1 Chubb key Collected from agent and returned to agent



Ref #4.1

5. SMOKE AND CO2 ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: One level Location: Kitchen & Reception	Sound heard
5.2	Heat Sensor Alarms	Floor: One level Location: Kitchen & Reception	Sound heard
5.3	Carbon Monoxide Alarms	Floor: One level Location: Kitchen and bedroom one	Sound heard



30 Mar 2026 12:11

Ref #5.1



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Ref #5.3

6. ENTRANCE & HALLWAY



30 Mar 2026 10:53

Ref #6



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Ref #6

Ref	Name	Description	Condition
6.1	Door & Frame	Panelled timber door and frame painted white	As per inventory + draught excluder strip is detached.
6.2	Door Fixtures	Brass door letter; Plaque brass letterbox; chrome and brass door viewers; brass and chrome lock covers; brass and chrome strike plates; external Yale lock and internal Yale lock; chromed door stop	As per inventory
6.3	Ceiling	Smooth white plaster ceiling	As per inventory + Visible crack and minor staining present near the edge.
6.4	Lighting	Ceiling-mounted recessed light fixtures	As per inventory
6.5	Walls	Painted plaster walls in a light beige colour	As per inventory + Faint drip marks and dents
6.6	Skirting	Painted wooden skirting board in light beige	As per inventory + Dusty to top edge
6.7	Switch / Sockets	Stainless steel single toggle switch; stainless steel single socket with integrated switch and attached Wi-Fi extender	As per inventory
6.8	Heating	White metal column radiator with painted finish and thermostatic valve	As per inventory
6.9	Flooring	Wood plank flooring in a light natural finish	As per inventory
6.10	Telecom	Wall-mounted white plastic telecom handset	As per inventory
6.11	Hook	Wooden wall-mounted hook with eight silver metal pegs	As per inventory

6. ENTRANCE & HALLWAY (CONT.)			
6.12	Built-In-Storage	Tall built-in storage cupboard with cream gloss finish and metal handles; Featuring internal wooden shelving and upper storage compartment.	As per inventory
Contents			
6.13	Drawer	White wooden side table with single drawer and a lower open shelf	As per inventory
6.14	Miscellaneous	Assorted miscellaneous items including;; brown spray bottle; artificial plant in a glass pot; boxed confectionery; black pen; brass fitting; woven basket with two umbrellas and a rolled mat; large cupboard with household item; cardboard storage boxes; standing dark-framed mirror; oriental-style hallway runner rug.	As per inventory
Cleanliness			
6.15	Cleanliness	Domestic clean	

6. ENTRANCE & HALLWAY (CONT.)



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6. ENTRANCE & HALLWAY (CONT.)



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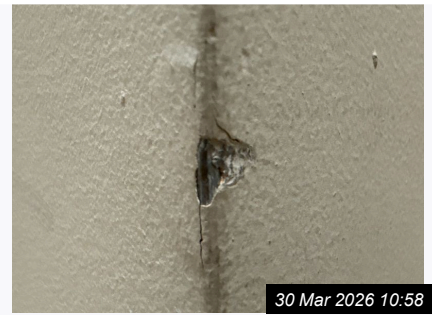
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6. ENTRANCE & HALLWAY (CONT.)



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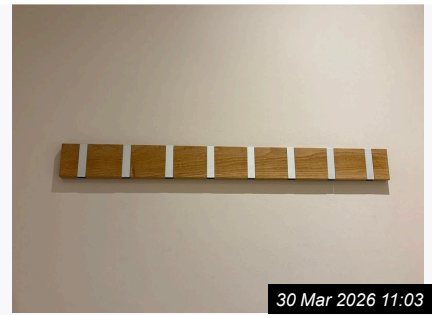
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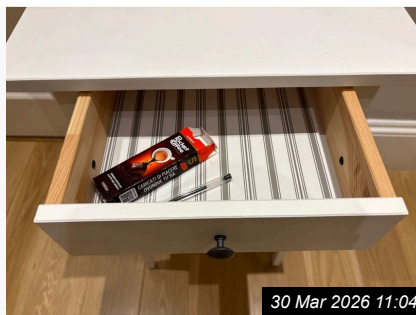
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6. ENTRANCE & HALLWAY (CONT.)



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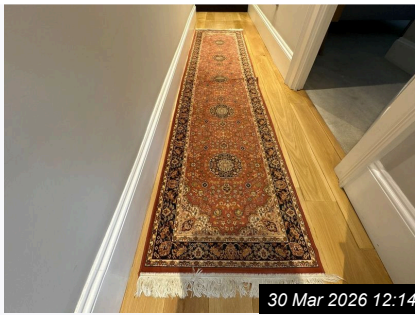
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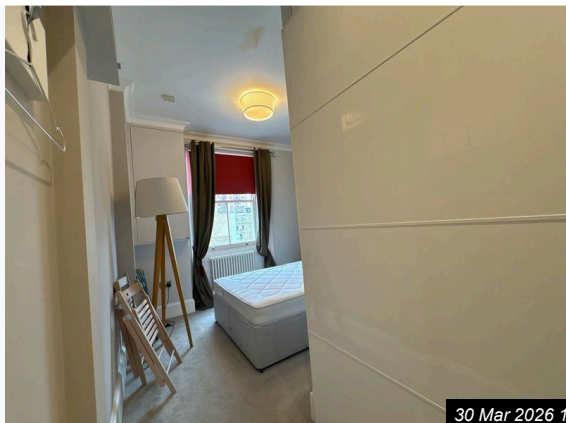
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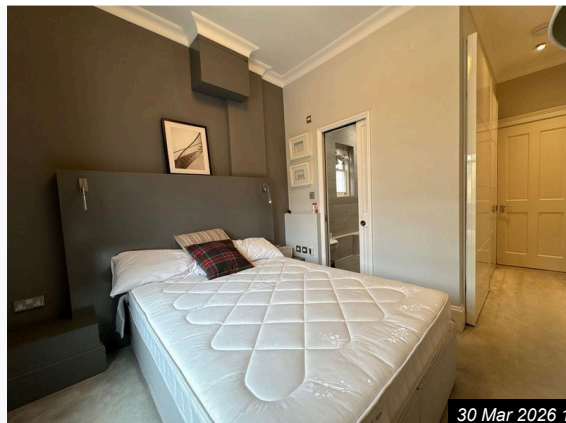
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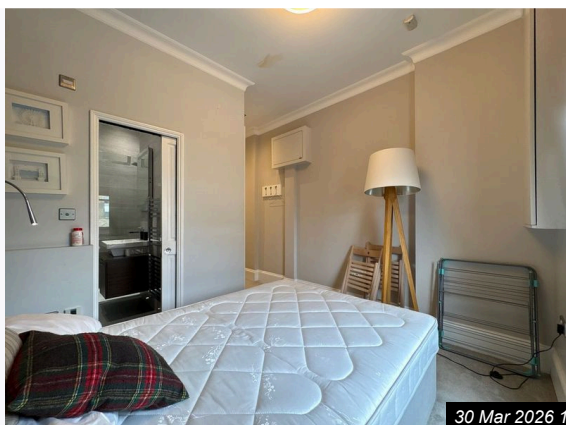
7. BEDROOM ONE



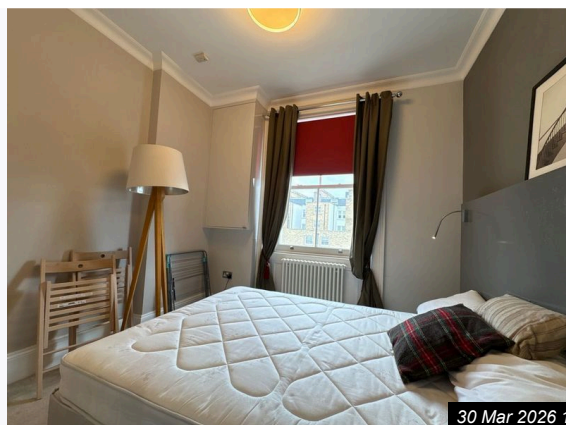
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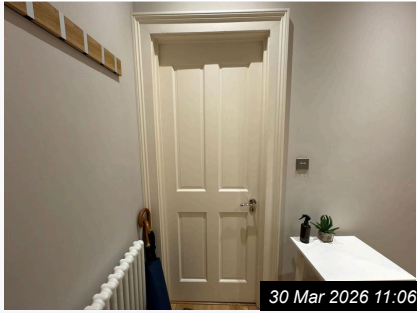
Ref	Name	Description	Condition
7.1	Door & Frame	Solid wooden door and frame painted cream	As per inventory + Black dust or debris to door surface Few dents and knocks
7.2	Door Fixtures	Chrome lever handles; integrated escutcheon plates; polished chrome mortice lock; matching strike plate; brushed metal cylindrical door stop; black rubber tip.	As per inventory
7.3	Ceiling	Ceiling is smooth painted white plaster with detailed coving	As per inventory + Ceiling has a noticeable brown stain, likely from water ingress Review - Landlord
7.4	Lighting	Ceiling light with frosted glass and metal trim; recessed square downlight with white surround; pair of chrome wall-mounted flexible reading lights above bed.	As per inventory
7.5	Walls	Painted plaster walls in light neutral colour	As per inventory + Wall edge appears some water damage

7. BEDROOM ONE (CONT.)			
7.6	Skirting	White painted wooden	As per inventory + Light scuff and stain marks
7.7	Windows & Sills	White-painted timber window with a white sill	As per inventory + Visible water staining and discolouration to sill and frame Review - Landlord
7.8	Blinds / Curtains	Olive green fabric curtains with chrome eyelets and pole; paired with a red fabric roller blind operated by a metal bead pull chain.	As per inventory + Broken pull chain Review - Tenant
7.9	Switch / Sockets	Brushed metal double dimmer switch; brushed metal double socket	As per inventory
7.10	Heating	White painted metal column radiator with standard valves	As per inventory
7.11	Flooring	Light beige textured carpet	As per inventory
7.12	Boiler	Wall-mounted white boiler unit with two control dials and an attached pressure vessel above	As per inventory
7.13	Hook	Set of three black metal hooks mounted on a white rectangular wooden board	As per inventory
7.14	Built-In-Storage	High-gloss white sliding doors; multiple adjustable shelves; hanging rails; pull-out drawers integrated along the full length of one wall.	As per inventory
Contents			
7.15	Bed and mattress	Double divan bed with a white quilted mattress and two pillows featuring a plaid cushion.	As per inventory
7.16	Miscellaneous	Wooden folding chairs; wooden tripod floor lamp with white fabric shade; metal folding drying rack; bottle of powdered bleach; plug adapter; bolt with plastic fitting; white plastic storage bin with power extension lead; black fabric briefcase; framed print of staircase with black frame; two white-framed architectural artwork prints; aluminium step ladder; spare fabric lampshades in cream and black; TP-Link Wi-Fi range extender in original box; assorted black and silver coat hangers; frosted plastic storage box with combination padlock.	As per inventory

7. BEDROOM ONE (CONT.)

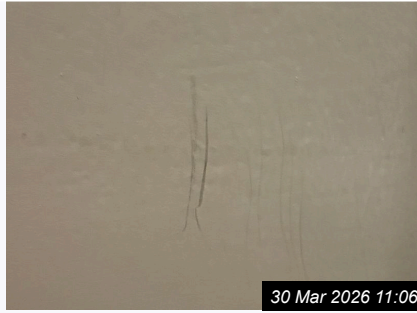
Cleanliness

7.17	Cleanliness	Domestic clean
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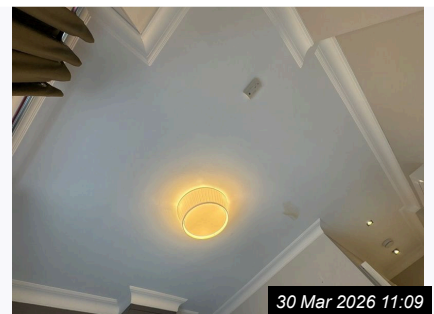
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7. BEDROOM ONE (CONT.)



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7. BEDROOM ONE (CONT.)



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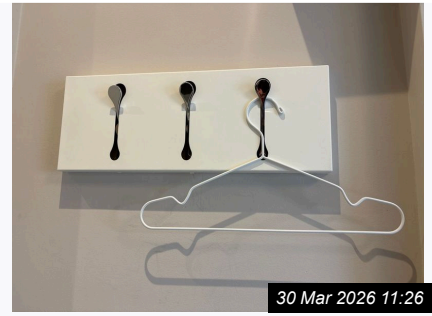
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7. BEDROOM ONE (CONT.)



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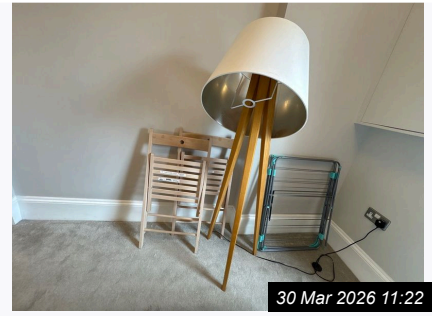
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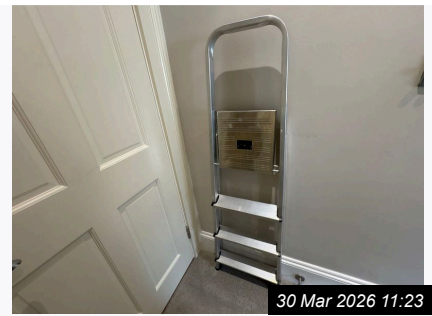
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7. BEDROOM ONE (CONT.)



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Ref #7.16

8. BATHROOM ONE



Ref #8



Ref #8



Ref #8

Ref	Name	Description	Condition
8.1	Door & Frame	White painted timber door with four panels and matching frame	As per inventory + Visible residue stains to door surface Review - Tenant
8.2	Door Fixtures	Stainless steel round thumbturn and release	As per inventory
8.3	Ceiling	Smooth white painted	As per inventory
8.4	Extractor Fan	White plastic extractor fan	As per inventory
8.5	Lighting	Ceiling-mounted LED recessed downlights	As per inventory
8.6	Walls	Large grey ceramic tiles with a smooth matte finish	As per inventory
8.7	Windows & Sills	Single glazed window with painted wooden frame and sill	As per inventory
8.8	Blinds / Curtains	Light beige sheer fabric Roman blind; including a woven securing strap with magnetic ends.	As per inventory + some fraying and stained areas on the fastening strap.

8. BATHROOM ONE (CONT.)			
8.9	Switch / Sockets	Brushed stainless steel single toggle switch	As per inventory
8.10	Heating	Wall-mounted chrome heated towel rail	As per inventory
8.11	Flooring	Dark grey ceramic tiles with a matte finish and visible grout lines.	As per inventory + Tiles show signs of staining and minor surface marks
8.12	Built-In-Storage	Wall-mounted dark wood effect cabinet and under-basin shelving.	As per inventory
8.13	Toilet	White ceramic wall-mounted toilet with a matching lid and dual chrome flush plate.	As per inventory
8.14	Basin	White ceramic rectangular basin; modern chrome mixer tap;; integrated overflow, and metal pop-up waste.	As per inventory + Small hair follicle seen
8.15	Bath & Taps	Contemporary shower set comprising a square chrome rainfall showerhead; separate handheld shower wand; chrome-plated wall controls installed above a white rectangular shower tray.	As per inventory
8.16	Hook	Brushed stainless steel double peg hook	As per inventory
8.17	Toilet paper holder	Chrome metal toilet paper holder	As per inventory
8.18	Mirror	Rectangular frameless glass mirror with frosted borders	As per inventory
Contents			
8.19	Miscellaneous	Purple hairdryer with black cord; translucent burgundy plastic storage basket; cream ceramic soap dispenser with chrome pump; black ceramic tumbler; white five-hook over-door hanger; black metal pedal bin with silver lid; black plastic toilet brush holder; green toilet cleaner bottle; toilet roll on chrome holder	As per inventory
Cleanliness			
8.20	Cleanliness	Domestic clean	

8. BATHROOM ONE (CONT.)



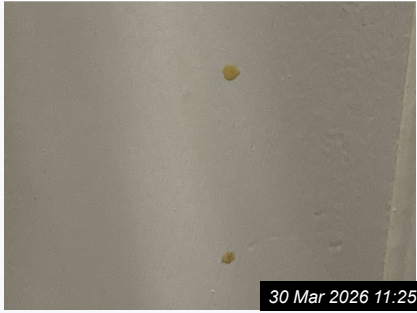
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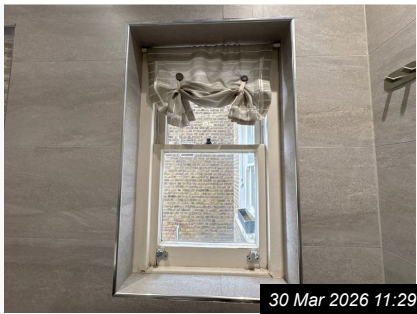
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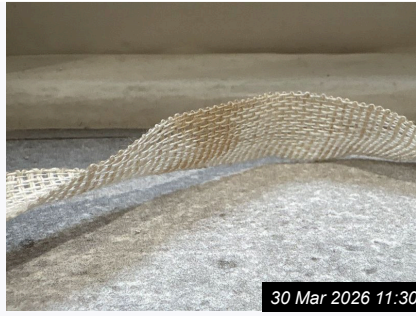
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8. BATHROOM ONE (CONT.)



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8. BATHROOM ONE (CONT.)



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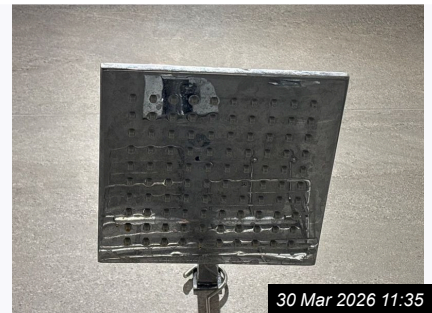
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8. BATHROOM ONE (CONT.)



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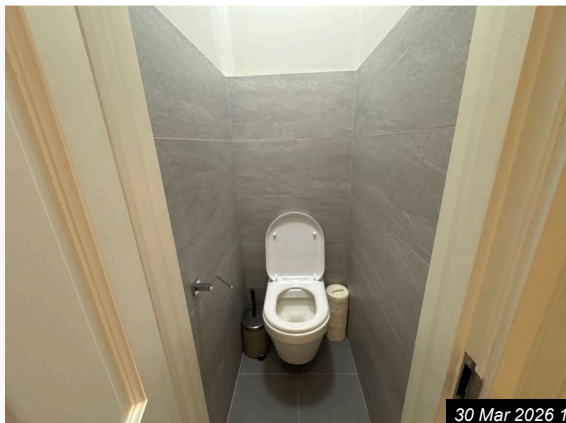


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9. W.C



Ref #9

Ref	Name	Description	Condition
9.1	Door & Frame	Panelled wooden door with cream paint fitted in painted timber frame	As per inventory
9.2	Door Fixtures	Polished chrome lever handles with integrated privacy turn lock chrome latch plate and strike plate brushed metal cylindrical door stop.	As per inventory
9.3	Ceiling	White painted ceiling	As per inventory
9.4	Extractor Fan	White plastic extractor fan with horizontal grill and square fascia	As per inventory + Visible buildup of dust or debris
9.5	Lighting	Circular ceiling-mounted fitting with frosted glass diffuser and white surround.	As per inventory
9.6	Walls	Painted plaster walls in a light neutral colour	As per inventory + Few patch repairs
9.7	Switch / Sockets	Brushed metal twin toggle switch	Appears in good condition
9.8	Flooring	Large format grey ceramic tiles with fine speckled finish and light grout lines.	As per inventory
9.9	Toilet paper holder	Chrome-finished metal toilet paper holder	As per inventory
9.10	Toilet	White ceramic wall-hung toilet with matching seat and lid dual-flush chrome button	As per inventory
Contents			
9.11	Miscellaneous	Metallic pedal-operated bin with a black handle woven cream cylindrical toilet roll holder blue air freshener aerosol with gold cap.	As per inventory

Cleanliness

9. W.C (CONT.)

9.12	Cleanliness	Domestic clean
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30 Mar 2026 11:42

Ref #9.1



30 Mar 2026 11:42

Ref #9.1



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Ref #9.1



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Ref #9.1



30 Mar 2026 11:42

Ref #9.1



30 Mar 2026 11:41

Ref #9.2



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Ref #9.2



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Ref #9.2



30 Mar 2026 11:42

Ref #9.2



30 Mar 2026 11:42

Ref #9.2



30 Mar 2026 11:38

Ref #9.3



30 Mar 2026 11:38

Ref #9.4

9. W.C (CONT.)



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Ref #9.5



30 Mar 2026 11:39

Ref #9.6



30 Mar 2026 11:39

Ref #9.7



30 Mar 2026 11:39

Ref #9.8



30 Mar 2026 11:40

Ref #9.9



30 Mar 2026 11:40

Ref #9.10



30 Mar 2026 11:40

Ref #9.10



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Ref #9.10



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Ref #9.10



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Ref #9.10



30 Mar 2026 11:41

Ref #9.11



30 Mar 2026 11:41

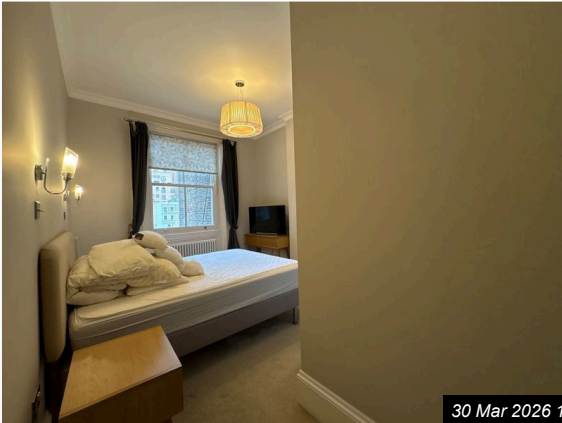
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Ref #9.11

10. BEDROOM TWO



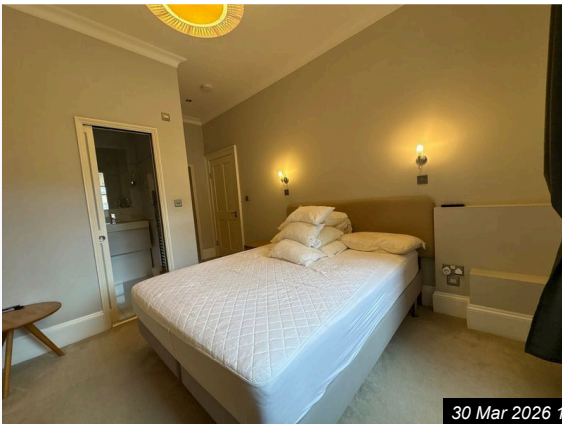
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Ref #10



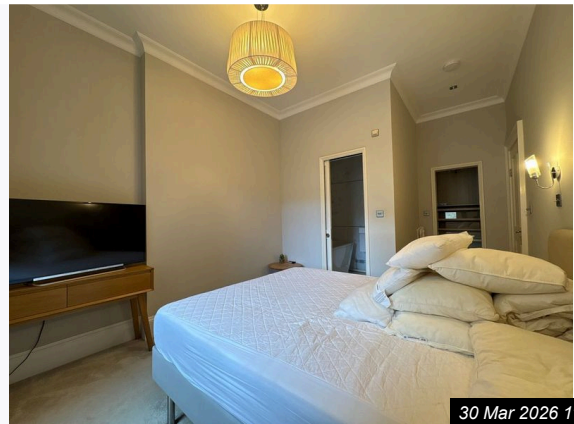
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Ref #10



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Ref #10

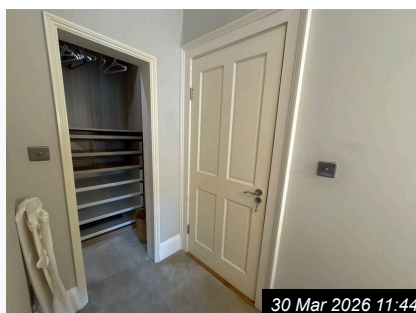


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Ref #10

Ref	Name	Description	Condition
10.1	Door & Frame	White painted wooden door with matching frame	As per inventory + visible stains present on door and frame.
10.2	Door Fixtures	Polished chrome door handle lever and escutcheon matching mortice lock and key	As per inventory
10.3	Ceiling	Flat white plaster ceiling with coved cornice	As per inventory
10.4	Lighting	Ceiling light fitting with a pleated translucent shade and central opaque diffuser complemented by two wall-mounted chrome and glass sconces with cylindrical frosted diffusers.	As per inventory
10.5	Walls	Painted plaster walls in light grey	As per inventory
10.6	Skirting	Painted white wooden	As per inventory
10.7	Windows & Sills	White-painted timber sash window	As per inventory
10.8	Blinds / Curtains	Dark grey fabric curtains with a plain finish and a white roller blind with a leaf pattern.	As per inventory

10. BEDROOM TWO (CONT.)			
10.9	Switch / Sockets	Brushed metal dimmer switch double socket outlet with white switches and sockets.	As per inventory
10.10	Heating	White metal column radiator with thermostatic valve.	As per inventory
10.11	Flooring	Light beige carpet with a short pile	As per inventory + Light shaded marks
10.12	Built-In-Storage	Light wood built-in storage with multiple shelves and drawers, glass-fronted sections, hanging rails, and integrated organisers.	As per inventory
10.13	Hook	Wall-mounted metal hook rack with six curved chrome hooks	As per inventory
Contents			
10.14	Bed and mattress	Upholstered double bed with a beige fabric headboard and a white quilted mattress topper.	As per inventory
10.15	Bedside drawer, coffee table and TV drawer	Bedside drawer is a light wood single-drawer unit with angled legs; coffee table is round with a matching wood finish and three legs; TV drawer is a long wooden unit with two drawers and tapered legs	As per inventory
10.16	TV	Sony Bravia flat screen TV unit.	As per inventory
10.17	Miscellaneous	Assorted plastic and wooden coat hangers in wardrobes small wicker waste basket grey felt storage basket assorted chargers and remote small glass pot plant and stationery items spare bedding stored on wardrobe tops.	As per inventory
Cleanliness			
10.18	Cleanliness	Domestic clean	



Ref #10.1



Ref #10.1



Ref #10.1

10. BEDROOM TWO (CONT.)



30 Mar 2026 11:44

Ref #10.1



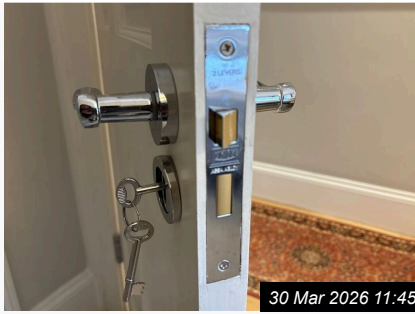
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Ref #10.1



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Ref #10.2



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Ref #10.2



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Ref #10.2



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Ref #10.2



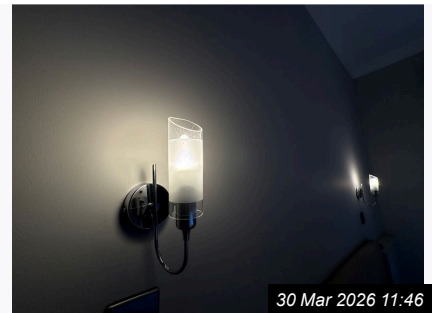
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Ref #10.4



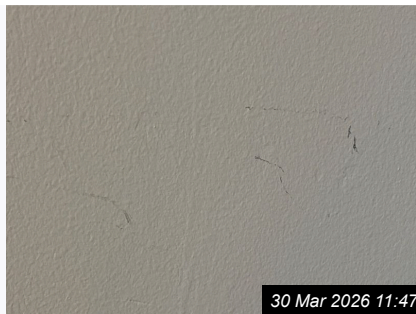
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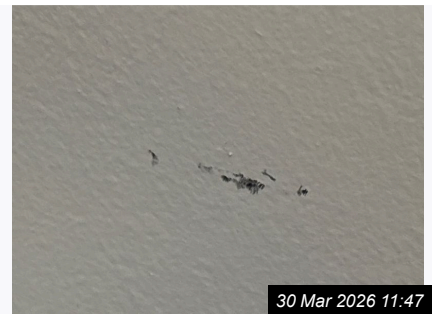
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Ref #10.5



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Ref #10.5



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Ref #10.5



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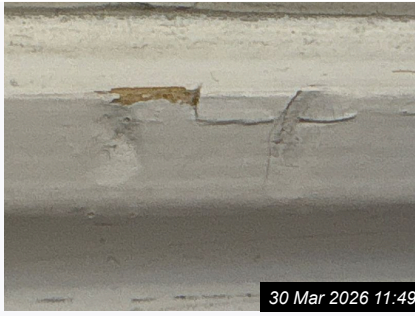
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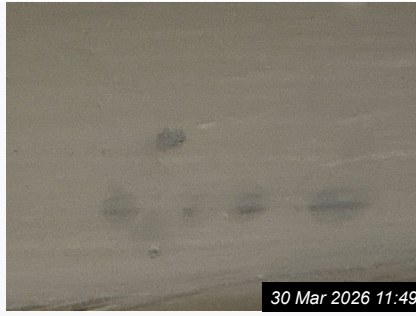
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10. BEDROOM TWO (CONT.)



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Ref #10.6



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Ref #10.6



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Ref #10.7



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Ref #10.8



30 Mar 2026 11:51

Ref #10.8



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Ref #10.8



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Ref #10.9



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Ref #10.9



30 Mar 2026 11:51

Ref #10.10



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Ref #10.10



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Ref #10.10



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Ref #10.11



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Ref #10.11



30 Mar 2026 11:53

Ref #10.12

10. BEDROOM TWO (CONT.)



Ref #10.12



Ref #10.12



Ref #10.12



Ref #10.12



Ref #10.12



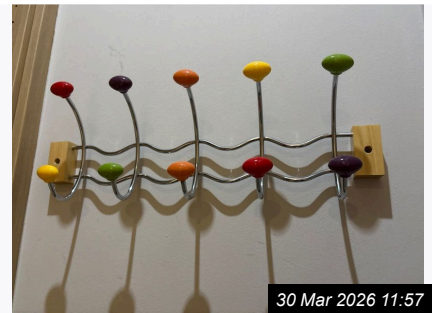
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Ref #10.12



Ref #10.13



Ref #10.14



Ref #10.15



Ref #10.15



Ref #10.15



Ref #10.15



Ref #10.15

10. BEDROOM TWO (CONT.)



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Ref #10.15



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Ref #10.16



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Ref #10.17



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Ref #10.17



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Ref #10.17



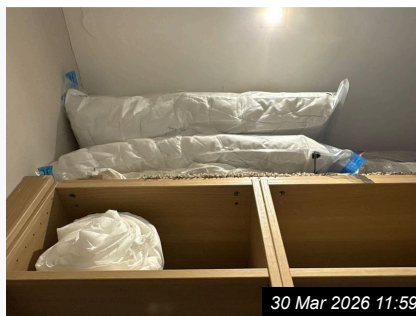
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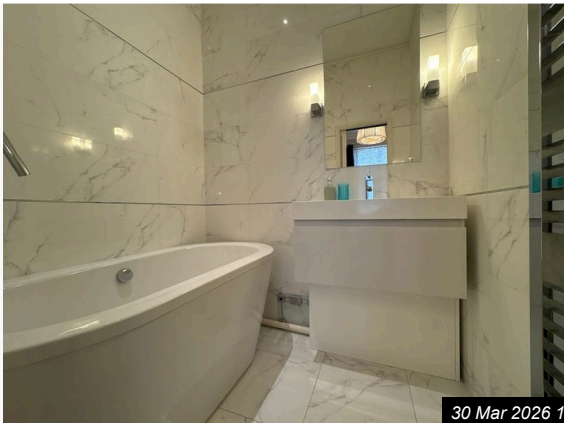
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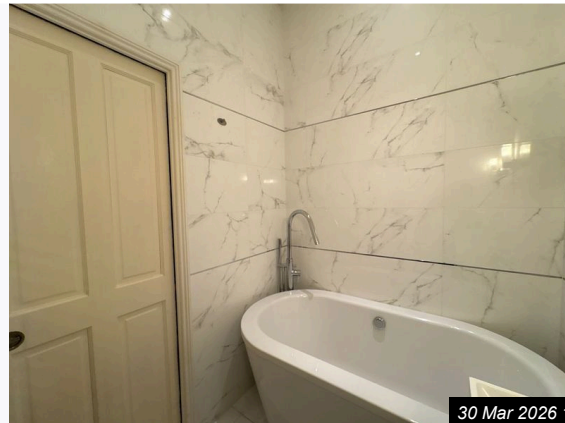
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Ref #10.17

11. BATHROOM TWO



Ref #11



Ref #11

Ref	Name	Description	Condition
11.1	Door & Frame	Timber door and frame with cream paint finish	As per inventory
11.2	Door Fixtures	Polished chrome round flush door handles lock set with turn button matching strike plate	As per inventory
11.3	Ceiling	Smooth off-white painted	As per inventory
11.4	Extractor Fan	White plastic	As per inventory
11.5	Lighting	Square recessed ceiling LED light with chrome trim two frosted glass wall lights with chrome bases.	As per inventory
11.6	Walls	Painted plaster wall in a light cream colour	As per inventory + Appears some damage, possible removal of fixture Review - Tenant
11.7	Switch / Sockets	Brushed metal double toggle switch	As per inventory
11.8	Heating	Chrome-finished ladder-style heated towel rail	As per inventory
11.9	Flooring	Large beige ceramic floor tiles with visible grout lines.	As per inventory
11.10	Built-In-Storage	White gloss built-in storage unit with integrated under-sink drawer and internal compartments	As per inventory
11.11	Basin	Rectangular white ceramic basin with integrated overflow and chrome mixer tap complemented by a silver pop-up waste.	As per inventory
11.12	Bath & Taps	White acrylic freestanding oval bath with chrome mixer taps and overflow	As per inventory

11. BATHROOM TWO (CONT.)			
11.13	Hook	Stainless steel wall-mounted hook	As per inventory
11.14	Mirror	Rectangular frameless glass mirror mounted Two wall lights on either side.	As per inventory
Contents			
11.15	Miscellaneous	Soap dispenser with chrome pump grey body blue plastic tumbler grey plastic laundry basket white plastic waste bin	As per inventory
Cleanliness			
11.16	Cleanliness	Domestic clean	



Ref #11.1

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Ref #11.1

30 Mar 2026 12:01



Ref #11.1

30 Mar 2026 12:01



Ref #11.1

30 Mar 2026 12:02



Ref #11.2

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Ref #11.2

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Ref #11.2

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Ref #11.2

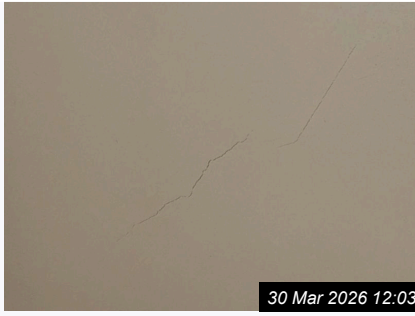
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Ref #11.3

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11. BATHROOM TWO (CONT.)



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Ref #11.3



30 Mar 2026 12:03

Ref #11.4



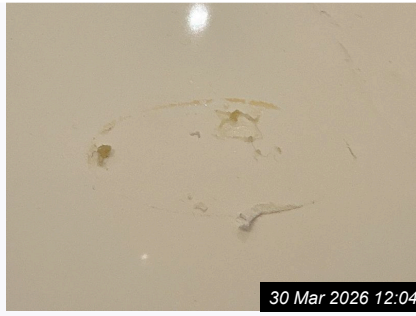
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Ref #11.6



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Ref #11.7



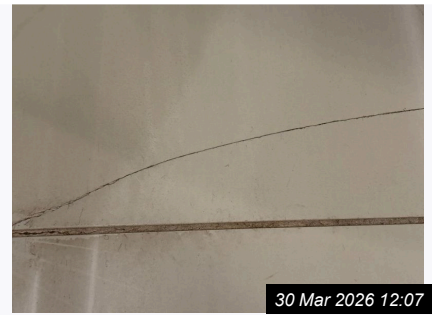
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Ref #11.8



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Ref #11.8



30 Mar 2026 12:07

Ref #11.9



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Ref #11.10



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Ref #11.10



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Ref #11.11



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Ref #11.11



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Ref #11.11



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Ref #11.11

11. BATHROOM TWO (CONT.)



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Ref #11.12



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Ref #11.12



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Ref #11.12



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Ref #11.12



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Ref #11.12



30 Mar 2026 12:08

Ref #11.13



30 Mar 2026 12:09

Ref #11.14



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Ref #11.15



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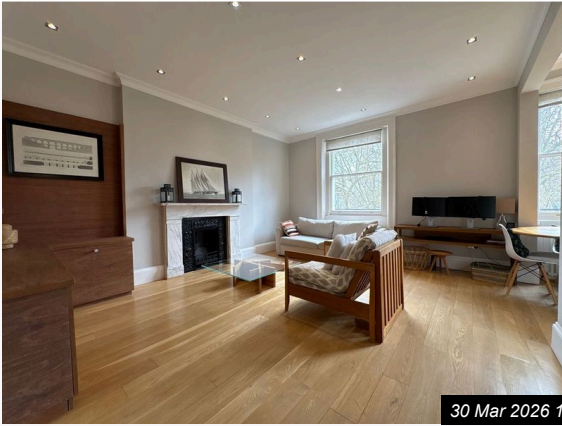
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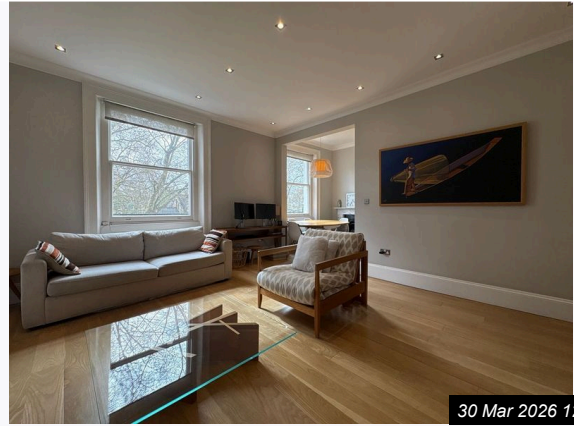
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12. KITCHEN & RECEPTION



30 Mar 2026 12:12

Ref #12



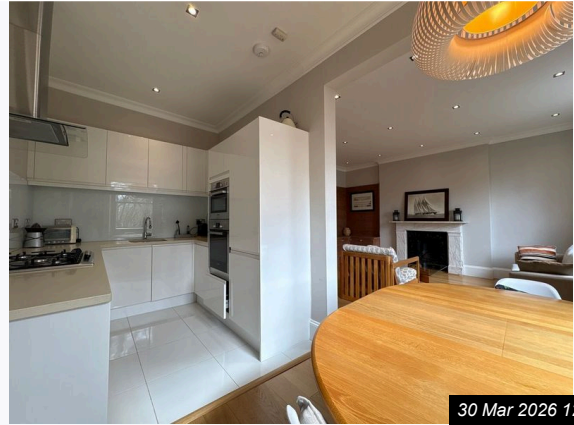
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Ref #12



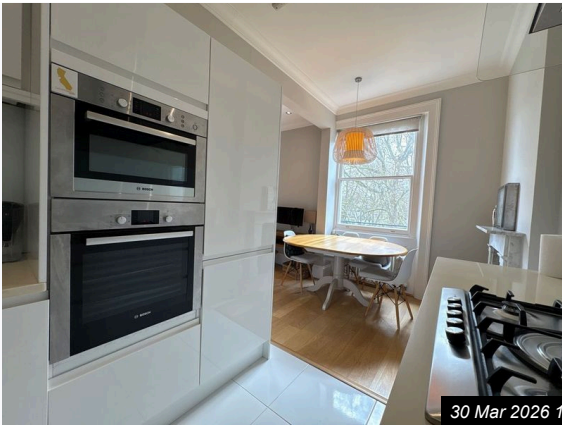
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Ref #12



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Ref #12



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Ref #12

Ref	Name	Description	Condition
12.1	Door & Frame	White painted wooden door with matching white frame	As per inventory
12.2	Door Fixtures	Satin chrome lever handles with round rose fixtures stainless steel tubular door stopper with rubber tip chrome latch and strike plates	As per inventory
12.3	Ceiling	Smooth white painted plaster ceiling with coving	As per inventory

12. KITCHEN & RECEPTION (CONT.)			
12.4	Lighting	Kitchen lighting comprises a modern square recessed LED downlights in a white finish. Reception lighting features a pendant light with a circular design of wooden panels	As per inventory
12.5	Walls	Painted plaster walls in light neutral colour	As per inventory + Potentially further stain marks and spots
12.6	Skirting	White painted wooden skirting board	As per inventory + Potentially some further stain marks
12.7	Windows & Sills	White-painted timber sash window with a matching timber sill	As per inventory
12.8	Blinds / Curtains	Floral-patterned roller blind in light beige fabric.	As per inventory
12.9	Switch / Sockets	Brushed metal double dimmer light switch brushed metal double socket outlets	As per inventory
12.10	Heating	White cast iron column radiator with a glossy finish	As per inventory
12.11	Flooring	Wood-effect laminate flooring in a light oak shade glossy light grey ceramic tiles in the kitchen.	As per inventory
12.12	Kitchen Units	Gloss white handleless kitchen units with integrated drawers and shelves, wall and base cabinets, soft-closing mechanisms and modern finish.	As per inventory
12.13	Worktops	Beige solid surface worktop	As per inventory
12.14	Sink	Single bowl stainless steel sink with integrated draining board and chrome mixer tap featuring a removable strainer and overflow cover.	As per inventory
12.15	Built-In-Storage	Built-in storage comprises wood effect cabinetry in an L-shaped configuration with open shelves above and multiple lower cupboards fitted with round metal handles.	As per inventory
Appliances			
12.16	Extractor Hood	Curved glass and stainless steel extractor hood with built-in lighting and mesh filter.	As per inventory
12.17	Hob	Stainless steel Bosch gas hob with five burners and metal control knobs.	As per inventory
12.18	Oven	Built-in Bosch oven in stainless steel with digital display and dual control knobs featuring a black glass door	As per inventory

12. KITCHEN & RECEPTION (CONT.)			
12.19	Fridge / Freezer	Integrated white fridge freezer with multiple internal compartments and clear plastic drawers	As per inventory
12.20	Washing Machine	White Bosch front-loading washing machine with integrated design and digital control panel.	As per inventory + Visible mould and residue buildup Review - Tenant
12.21	Dishwasher	Integrated white dishwasher with stainless steel interior and adjustable wire racks.	As per inventory + Visible mould and grime around door seals and inner frame Review - Tenant
Contents			
12.22	Sofa and chairs	Light beige fabric sofa with two striped cushions light-patterned armchair with wooden arms and a white cushion set of four white dining chairs with light padded seats and patterned cushions.	As per inventory
12.23	Table, coffee tables and desk	Oval wooden dining table with light wood finish square glass coffee table with intersecting wooden base small round wooden side table rectangular wooden desk with shelf.	As per inventory
12.24	Miscellaneous	Decorative black and white wine tube two clear glass candle holders with white candles circular black woven placemats assorted tools and extension lead in a black box two stacked brown Virgin Media cardboard boxes woven rattan lantern framed architectural drawing framed painting of fisherman framed yacht photograph two black metal lantern candle holders wooden step stool glass vase with artificial lavender rectangular blue-trimmed woven basket with cables wooden doorstop cream rectangular pedal bin.	As per inventory
12.25	Contents in units	Various kitchen utensils in a grey organiser tray, including; cutlery, scissors, and a rolling pin, with metal pots, pans, glass lids, and colanders in lower drawers, and cleaning products and cloths stored under the sink. Crockery includes stacked ceramic bowls and plates in cupboards, with glassware and mugs on shelves, plastic containers, metal trays, baking dishes, and small appliances such as a toaster, juicer, coffee machine, and water filter jug on the worktop or in cabinets.	As per inventory

12. KITCHEN & RECEPTION (CONT.)

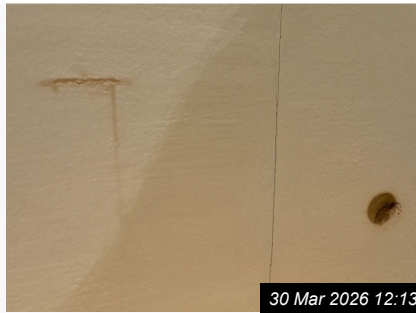
Cleanliness

12.26	Cleanliness	Domestic clean
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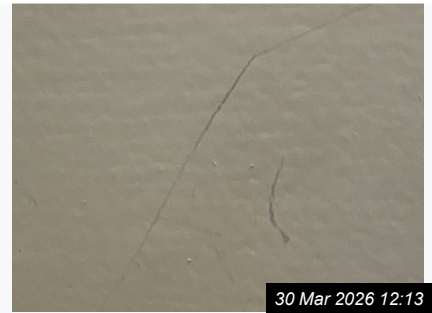
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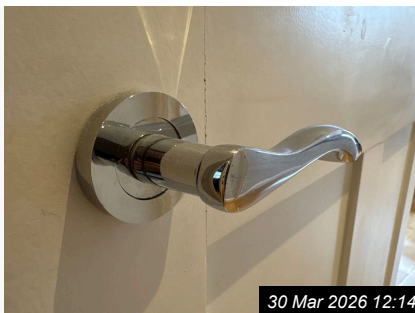
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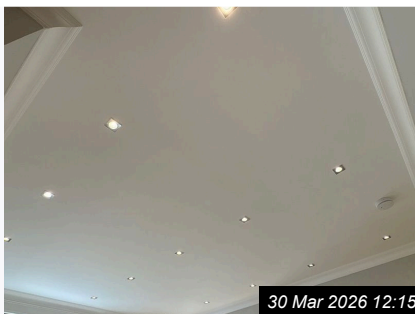
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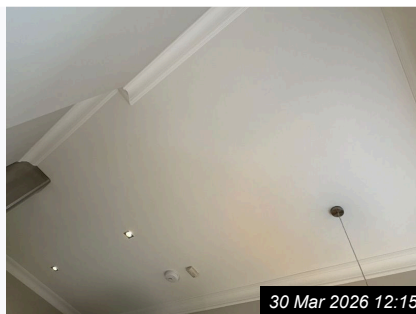
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Ref #12.3

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Ref #12.3

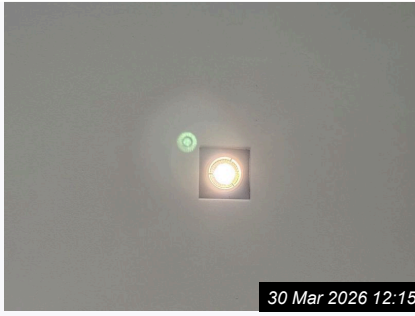
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Ref #12.4

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12. KITCHEN & RECEPTION (CONT.)



Ref #12.4

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Ref #12.5

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Ref #12.5

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Ref #12.5

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Ref #12.5

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Ref #12.5

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Ref #12.5

30 Mar 2026 12:16



Ref #12.6

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Ref #12.6

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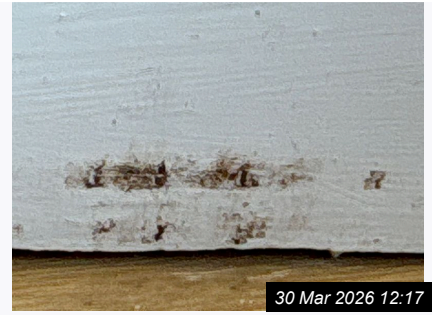
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Ref #12.6

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Ref #12.7

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Ref #12.7

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Ref #12.7

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12. KITCHEN & RECEPTION (CONT.)



Ref #12.8



Ref #12.9



Ref #12.9



Ref #12.10



Ref #12.10



Ref #12.10



Ref #12.10



Ref #12.11



Ref #12.11



Ref #12.11



Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12

12. KITCHEN & RECEPTION (CONT.)



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Ref #12.12



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Ref #12.12



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Ref #12.12



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Ref #12.12



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Ref #12.13



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Ref #12.14



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Ref #12.14



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Ref #12.14



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Ref #12.14



30 Mar 2026 13:08

Ref #12.15



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Ref #12.15



30 Mar 2026 13:08

Ref #12.15



30 Mar 2026 13:08

Ref #12.15



30 Mar 2026 13:09

Ref #12.15



30 Mar 2026 12:30

Ref #12.16

12. KITCHEN & RECEPTION (CONT.)



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Ref #12.16



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Ref #12.16



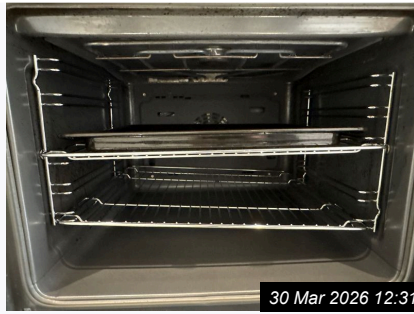
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Ref #12.17



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Ref #12.18



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Ref #12.18



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Ref #12.18



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Ref #12.18



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Ref #12.19



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Ref #12.19



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Ref #12.19



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Ref #12.19



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Ref #12.19



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Ref #12.19



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Ref #12.20

12. KITCHEN & RECEPTION (CONT.)



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Ref #12.20



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Ref #12.20



30 Mar 2026 12:34

Ref #12.20



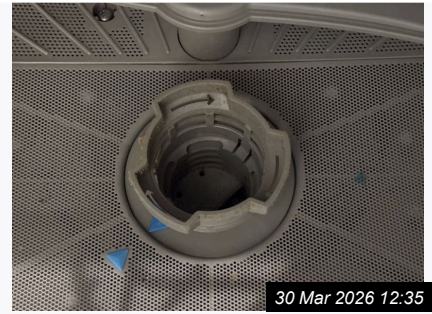
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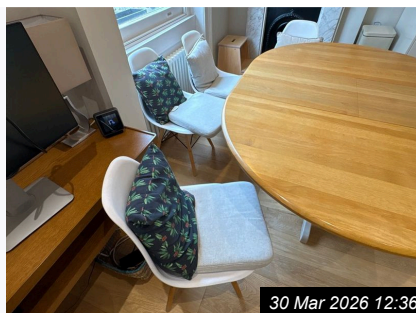
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Ref #12.23



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Ref #12.23



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Ref #12.23



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Ref #12.23

12. KITCHEN & RECEPTION (CONT.)



Ref #12.24



Ref #12.24



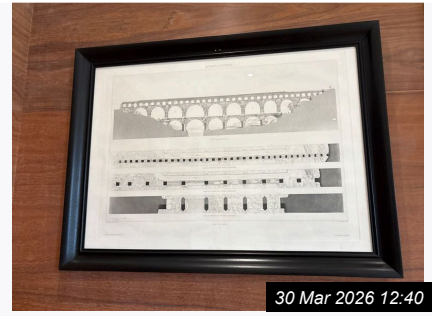
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Ref #12.24

12. KITCHEN & RECEPTION (CONT.)



30 Mar 2026 12:42

Ref #12.25



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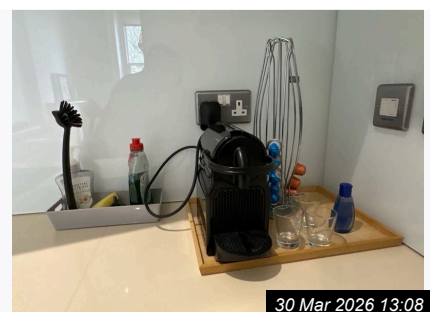
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30 Mar 2026 12:45

Ref #12.25



30 Mar 2026 13:08

Ref #12.25

12. KITCHEN & RECEPTION (CONT.)



30 Mar 2026 13:08

Ref #12.25



30 Mar 2026 13:08

Ref #12.25



30 Mar 2026 13:08

Ref #12.25

13. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
13.1	Is the Property Compliant?	Yes	

Actions Required			
Ref	Action Required	Responsibility	Comments
7.3 BEDROOM ONE » Ceiling	Review	Landlord	As per inventory + Ceiling has a noticeable brown stain, likely from water ingress
7.7 BEDROOM ONE » Windows & Sills	Review	Landlord	Visible water staining and discolouration to sill and frame
7.8 BEDROOM ONE » Blinds / Curtains	Review	Tenant	Broken pull chain
8.1 BATHROOM ONE » Door & Frame	Review	Tenant	Visible residue stains to door surface
11.6 BATHROOM TWO » Walls	Review	Tenant	Appears some damage, possible removal of fixture
12.20 KITCHEN & RECEPTION » Washing Machine	Review	Tenant	Visible mould and residue buildup
12.21 KITCHEN & RECEPTION » Dishwasher	Review	Tenant	Visible mould and grime around door seals and inner frame

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 / /