

# Inventory & Check In

**AVINTO**  
PROPERTY SERVICES

+44 02071013975

Bookings@avinto.co.uk

Property inspected by James Wilson

## Address

Example  
Inventory  
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	Good condition.
1.3	Lights	Kitchen - 1x spotlight lightbulb not working. Bedroom - black burn-type mark to ceiling surrounding 1x lighting fixture. 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	Good condition.
1.7	Woodwork	Good condition.
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	Good condition except for multiple cracked tiles to flooring. See Flooring Sub-Section.
1.11	Contents	Bedroom, Bedside Units - feet to 1st/left bedside unit appear detached, found to unit underside.

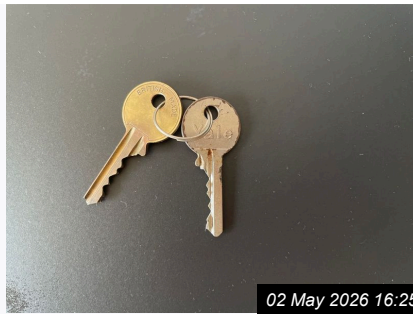
2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	<p>Generally clean to a professional level with any omissions and/or defects noted within the report.</p> <p>Note: soft furnishings/upholstery appear professionally cleaned.</p>
2.2	Windows & Sills	<p>Windows: Clean to a professional level to interior. Not clean to exterior.</p> <p>Balcony door: Clean to a professional level to interior. Clean to a professional level to exterior.</p>
2.3	Carpets & Flooring	Clean to a professional level.
2.4	Kitchen & Appliances	Clean to a professional level.
2.5	Bathroom & Sanitaryware	Clean to a professional level.
2.6	Contents	<p>Clean to a professional level.</p> <p>Note: soft furnishings/upholstery appear professionally cleaned.</p>

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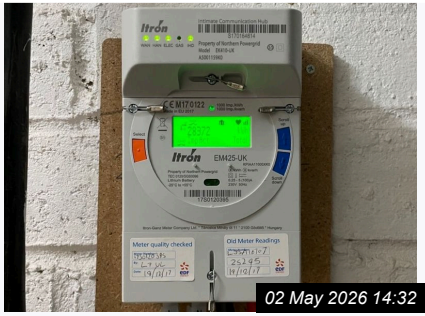
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4. METER READINGS			
Ref	Name	Description	Reading
4.1	Electricity Meter	Location: communal hallway meter cupboard Access via: FB2 key Serial number: 17S0120395	28372 kWh
4.2	Gas Meter	Location: car park Access via: fob and T-bar key Serial number: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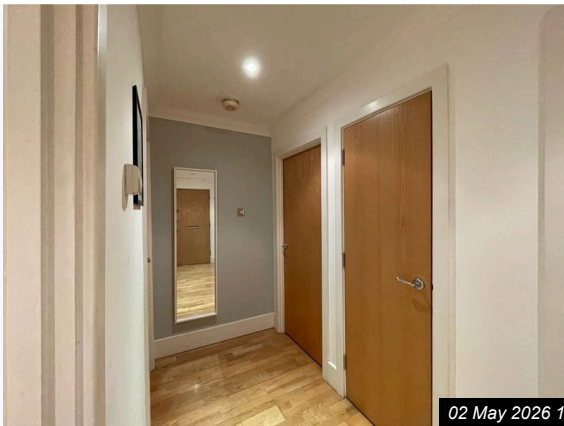
6. ENTRANCE & HALLWAY



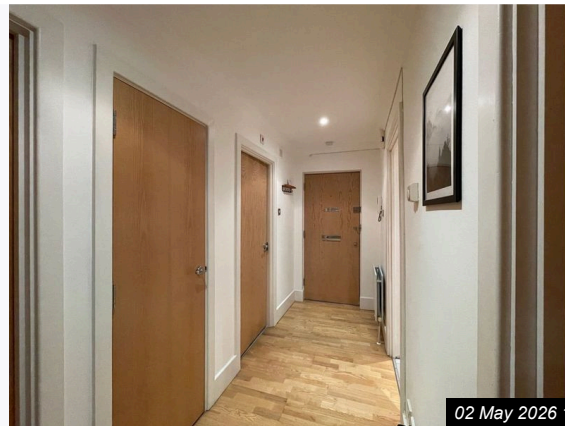
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Ref #6

Ref	Name	Description	Condition
6.1	Door & Frame	Light brown wood veneered entrance door set in a white painted frame.	Door surface shows minor scuffs and marks with no major damage visible frame displays exposed wood and paint chips there is slight rust and wear observed on the inner side of the frame and near security fittings.
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	All door fixtures show light surface wear and minor scratches All secured and in general good condition
6.3	Ceiling	Smooth white painted	Ceiling appears clean with no visible signs of damage or staining.
6.4	Lighting	Recessed ceiling downlights with a circular metallic trim	Lights are operational
6.5	Walls	Painted plaster walls in a light beige or off-white colour	Minor scuff marks, light stains and some slight surface blemishes are visible in several areas.

6. ENTRANCE & HALLWAY (CONT.)			
6.6	Skirting	Painted timber skirting in white	Minor scuffs and small dents present with some visible marks near the corners otherwise intact.
6.7	Switches/sockets	Stainless steel single light switches double white power socket with switches	Switches and sockets appear in good order
6.8	Heating	White metal panel radiator with dual valve fittings	Minor paint chips and scuff marks on top edge with no visible dents
6.9	Flooring	Light oak engineered wood	Multiple scratches and scuff marks present throughout some visible dark markings and minor surface wear.
6.10	Built-In Storage	Storage cupboard with wood veneer door, chrome handle, internal shelf and housing for hot water cylinder.	Wood veneer door has scratching and paint loss at low level internal floor area is dusty with visible debris shelf and structure otherwise intact.
Contents			
6.11	Intercom System/Entry Phone	White wall-mounted intercom system with handset, digital display screen, and function buttons.	No visible signs of damage or wear unit and buttons appear intact and clean.
6.12	Doorbell Receiver	Plastic wall-mounted doorbell receiver in beige	Shows minor marks and light discolouration otherwise intact with no visible cracks or damage.
6.13	Broadband Hub	White plastic broadband hub with hyperoptic branding	No visible damage or wear all indicator lights illuminated casing and cables appear intact.
6.14	Thermostat	Honeywell wall-mounted analogue thermostat	Thermostat casing shows minor surface marks consistent with light use and is fully intact
6.15	Wall Art	Black-and-white photographic print of a misty forest landscape in a black frame.	Frame and glass are intact with no visible chips or cracks
6.16	Mirror	Rectangular wall-mounted mirror with a white frame	No visible cracks chips or scratches on the mirror or frame observed.
6.17	Wall Hooks	Wall hooks with four black metal hooks	No visible signs of damage or wear, appears well-maintained.
Miscellaneous Items			
6.18	Bedding	Single white quilted duvet and dark green sleeping bag with yellow stripe	Bedding is clean with no visible tears, stains, or significant wear.
6.19	Shoehorn	Light wood shoehorn with a smooth finish and a single hanging hole at one end	Appears in good condition

6. ENTRANCE & HALLWAY (CONT.)

6.20	Post/Letter	White paper envelope with printed address label and bar code	Good condition
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Cleanliness

6.21	Cleanliness		Generally clean to a professional level with any omissions and/or defects noted within the report.
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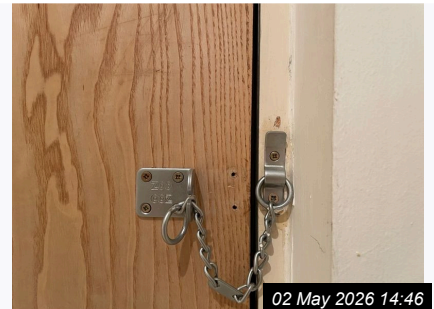
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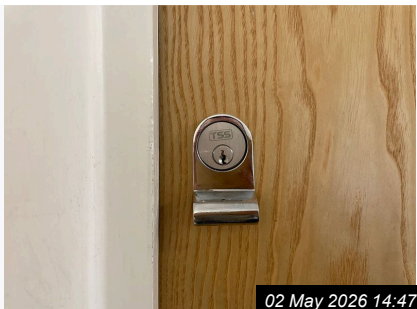
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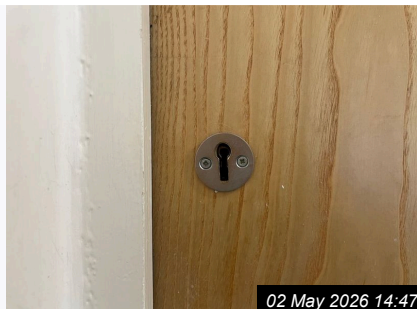
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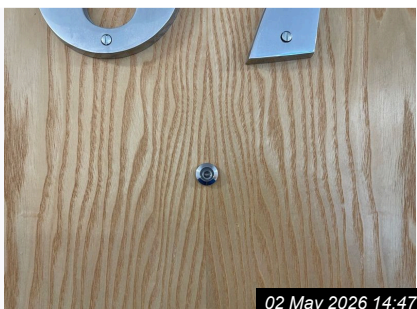
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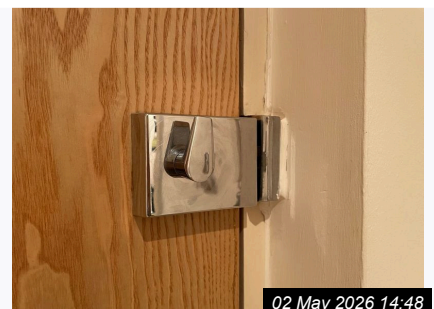
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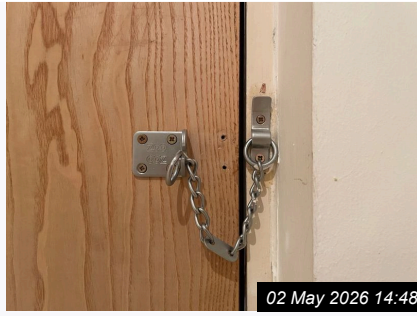
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6. ENTRANCE & HALLWAY (CONT.)



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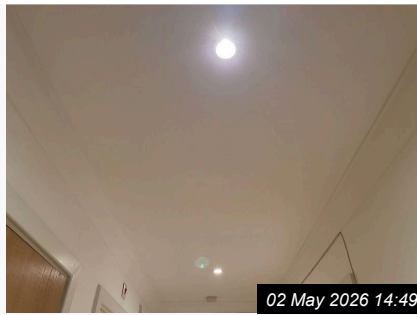
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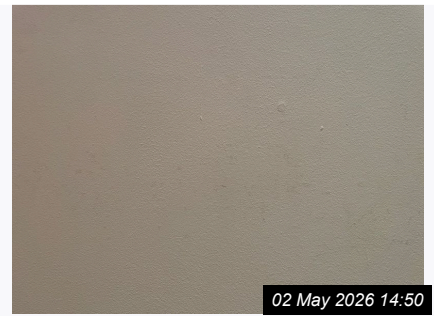
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6. ENTRANCE & HALLWAY (CONT.)



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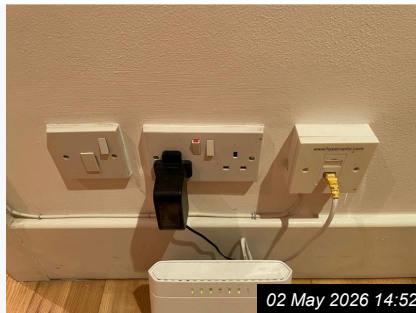
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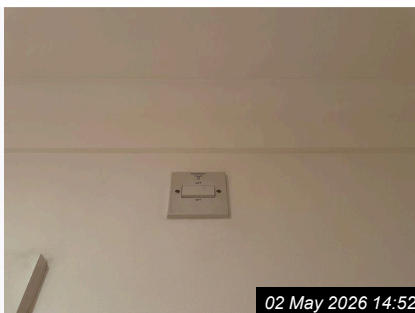
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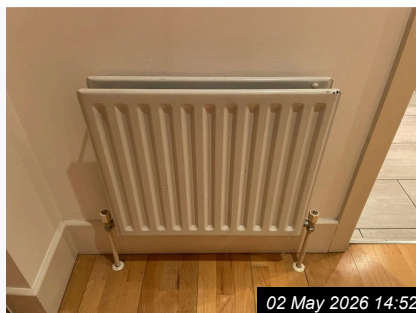
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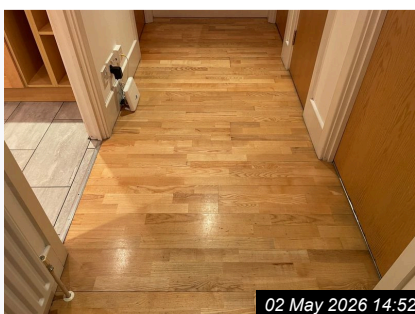
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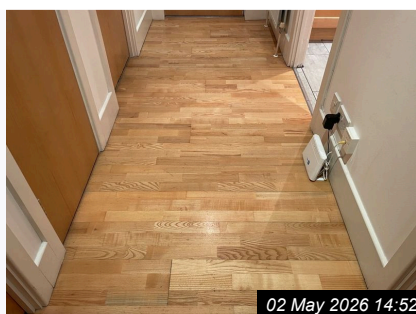
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6. ENTRANCE & HALLWAY (CONT.)



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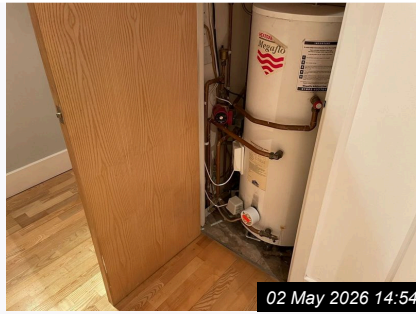
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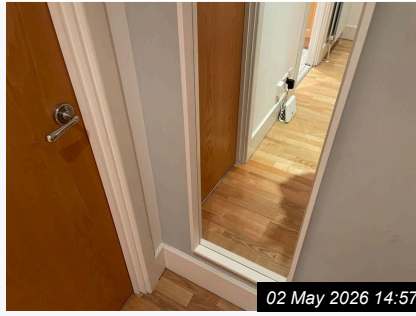
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6. ENTRANCE & HALLWAY (CONT.)



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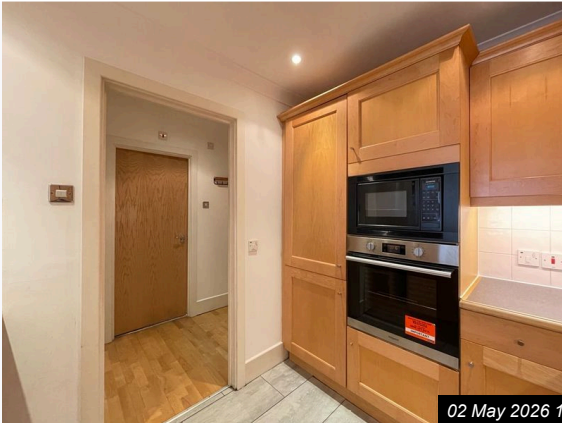
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7. KITCHEN



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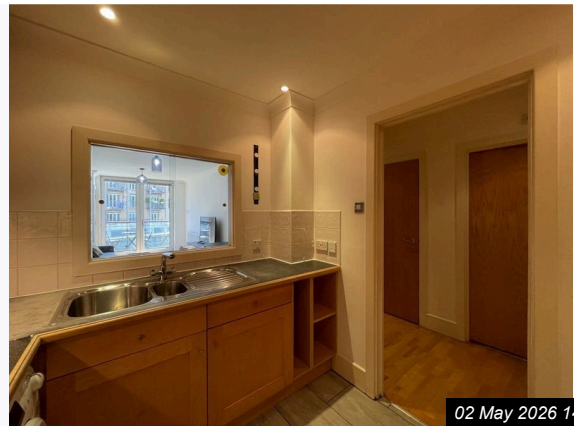
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Ref	Name	Description	Condition
7.1	Door Frame	Timber door frame finished in white paint No door fitted	Minor chips and scuffs, shading or wear to low level
7.2	Ceiling	Smooth painted plasterboard ceiling in white	Several small stains and marks are present around some downlights otherwise ceiling appears intact.
7.3	Extractor Fan	Beige plastic extractor fan	Appears some light marks or stains Functional
7.4	Lighting	Ceiling recessed lights with metallic trim and three under-cabinet LED strip lights	1x spotlight lightbulb not working <a href="#">Review - Investigate</a>
7.5	Walls	Mixture of painted plaster walls in off-white and cream fitted white ceramic wall tiles above worktops.	Painted walls have light marks ceramic tiles show minor grout discolouration and isolated areas of chipped paint near edges.
7.6	Skirting	White painted wooden	Minor scuffs and marks visible with some gaps at the base

7. KITCHEN (CONT.)			
7.7	Window & Sills	Large internal window with clear glass cream-painted wooden frame decorative sunflower sticker on the pane.	Glass is clear with no visible cracks frame shows some small marks and minor paint chips overall intact.
7.8	Switches/Socket	Assorted white plastic and metal switches and sockets	Slight discolouration, generally good condition
7.9	Flooring	Large rectangular ceramic tiles in a grey stone-effect finish with subtle veining and light speckling.	Flooring is overall intact with one visible hair
7.10	Kitchen Units	Light wood kitchen units with panelled doors	Plinths show multiple chips and scuffs, visible gaps and damage at joints brown kickspace heater has dirt and cobwebs overall units show wear at lower edges Kickboard not properly fitted to opposite LHS <a href="#">Review - Investigate</a>
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.	Tall units show notable wear with visible paint and veneer damage at the bottom area minor chips and scuff marks present overall structurally intact.
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.	Several units have visible scratches, scuff marks, chipped edges some panels show small surface blemishes and general wear.
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.	There are visible signs of wear including scratches, chips on shelf edges, scuffs on door panels, surface markings inside drawers, and corrosion on some cabinet hinges.
7.14	Worktop	Laminate worktop with a dark grey speckled finish and light wood trim.	Visible edge damage, chipped corners, surface warping, cut mark, and heavy surface wear present.
7.15	Sink	Stainless steel double sink with drainer and mixer tap chrome finish plug and chain included	Minor surface scratches visible consistent with regular use no obvious dents or major damage taps and plugs appear intact
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.	Fridge-freezer shows discolouration and wear on the seals minor marks on internal surfaces visible dirt and residue in one freezer drawer.
7.17	Microwave	Built-in black Siemens microwave with digital touch control panel and a glass turntable inside.	No visible damage or significant wear interior and exterior appear clean and well maintained.

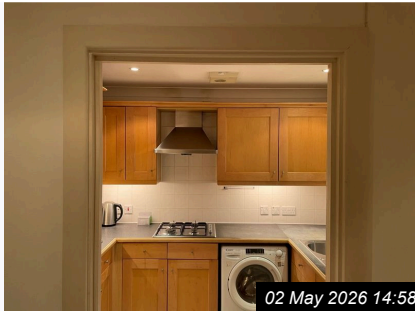
7. KITCHEN (CONT.)			
7.18	Oven	Stainless steel fronted electric oven with digital display, rotary controls, glass door, internal wire rack and baking tray.	No visible signs of damage or significant wear interior and exterior surfaces appear clean and well maintained.
7.19	Extractor Hood	Stainless steel extractor hood with integrated control panel, mesh filters and double built-in lights	Extractor hood surface and filters show minor grease build-up and light discolouration no visible dents or structural damage lights are operational.
7.20	Hob	Stainless steel four-burner gas hob with black cast iron pan supports and four silver control knobs.	Hob surface and knobs show minor marks and light signs of use with no visible damage.
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.	No visible signs of wear or external damage all components present and drum and detergent drawer clean.
7.22	Dishwasher	Integrated Hotpoint LTB 4B019 stainless steel dishwasher with two wire racks removable cutlery basket and digital control panel.	Light scuffing on the stainless steel interior small dent at the front edge of the base minor chip in the door fascia.
Contents			
7.23	Toaster and Kettle	Stainless steel toaster and matching electric kettle with black accents	Both items appear to be in good condition
7.24	Carbon Monoxide Detectors/Alarms	White FireAngel carbon monoxide alarm with replaceable battery housed in its original packaging placed on a kitchen countertop.	Alarm appears unused and in original packaging with no visible damage or wear.
7.25	Bar w/ Hooks	Stainless steel bar with multiple metal hooks	Bar and hooks show no visible signs of wear or damage, securely fixed to wall.
7.26	Bar w/ Pegs	Vertical black metal bar with three white hexagonal pegs	Bar and pegs show no visible damage or wear decorative tile is intact.
Miscellaneous Items			
7.27	Folder w/ Manuals	Plastic folder containing appliance manuals stored on a wooden kitchen shelf.	Folder appears intact with no visible damage and manuals look neatly organised.
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.	Minor signs of use to pans Otherwise contents all seen to a good condition

7. KITCHEN (CONT.)

Cleanliness

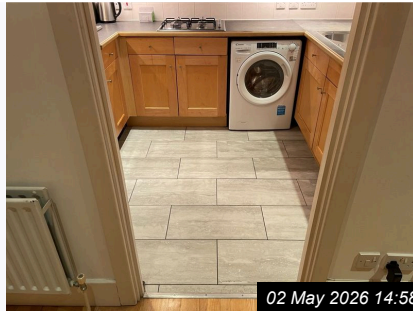
7.29 Cleanliness

Generally clean to a professional level with any omissions and/or defects noted within the report.



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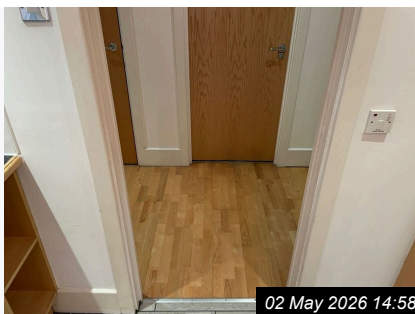
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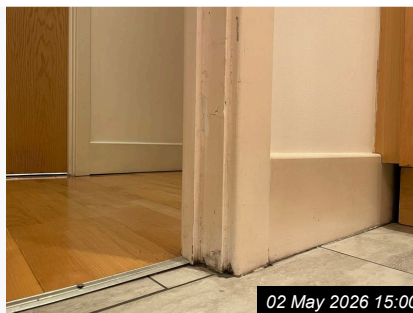
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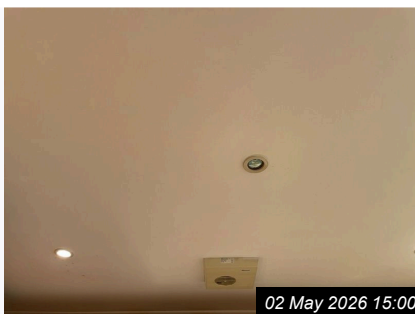
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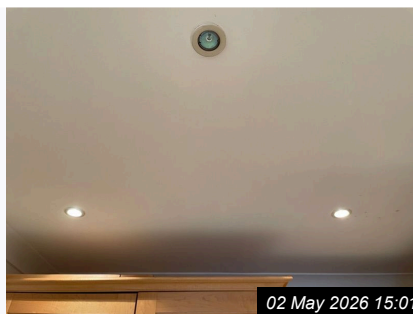
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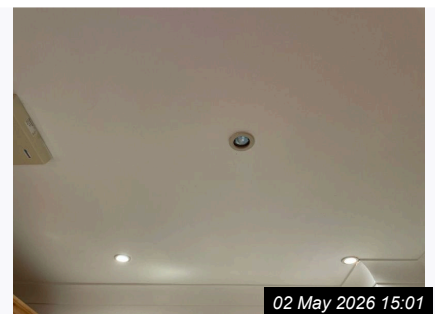
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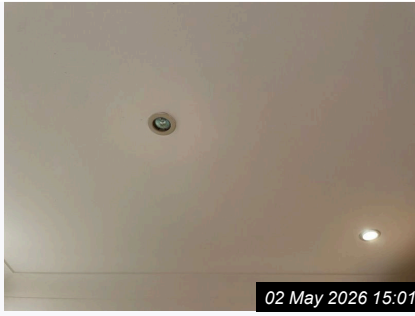
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7. KITCHEN (CONT.)



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Ref #7.4



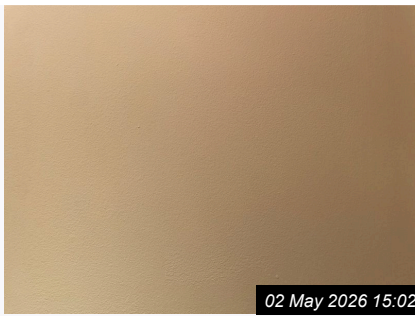
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7. KITCHEN (CONT.)



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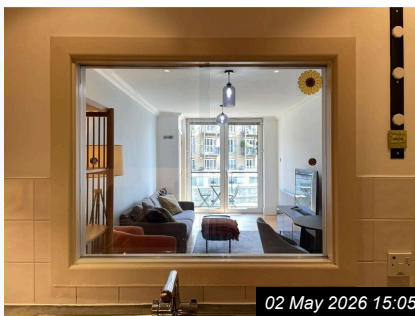
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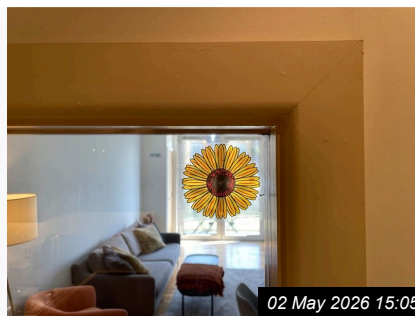
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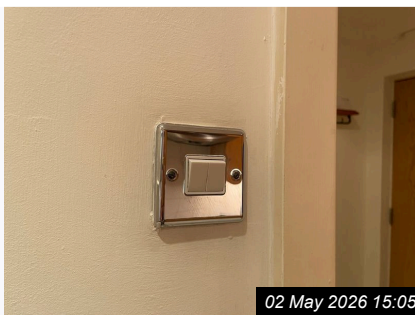
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Ref #7.8



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7. KITCHEN (CONT.)



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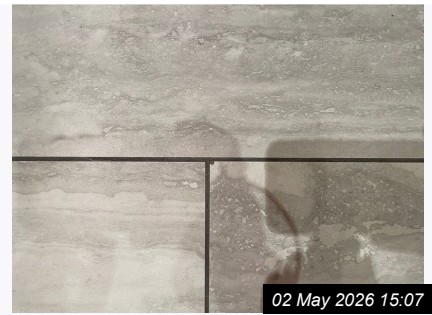
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Ref #7.10



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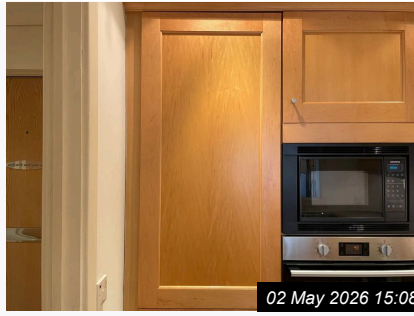
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7. KITCHEN (CONT.)



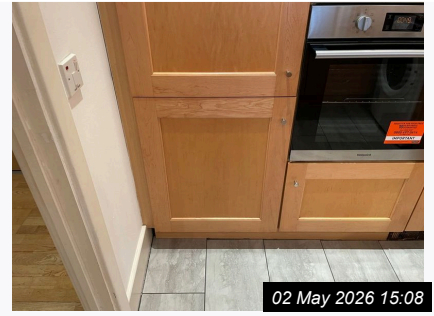
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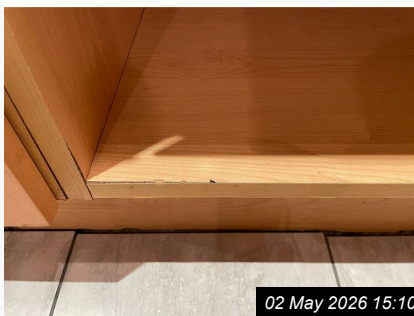
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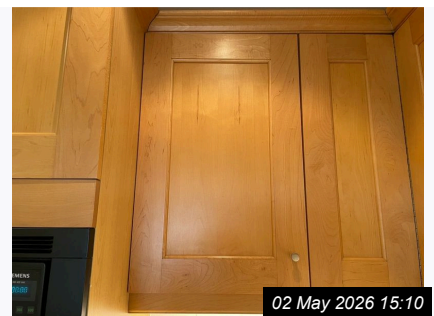
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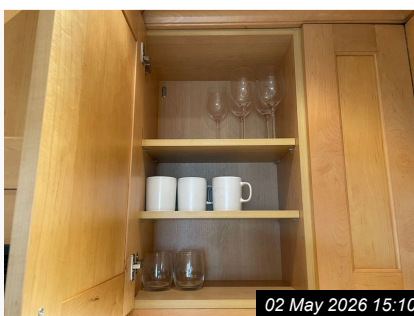
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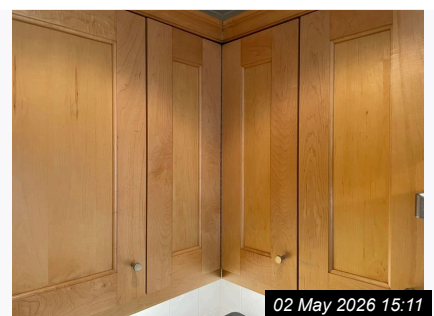
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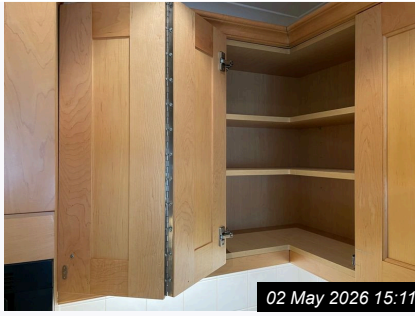
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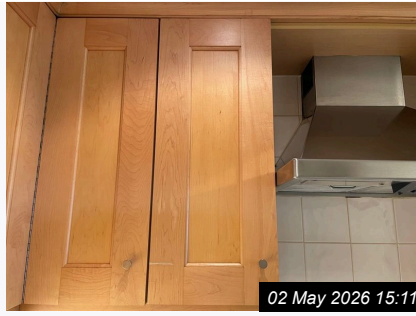
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7. KITCHEN (CONT.)



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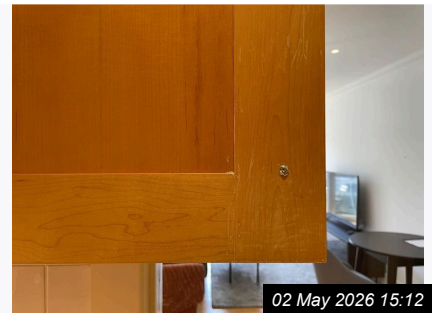
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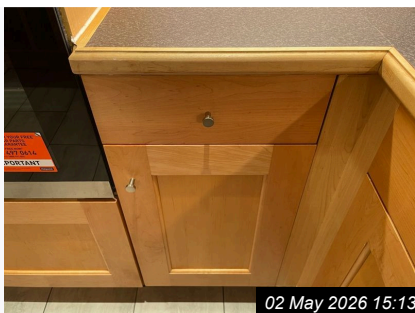
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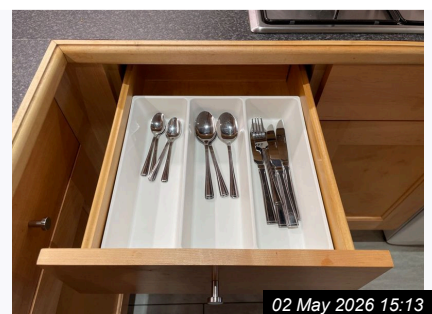
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7. KITCHEN (CONT.)



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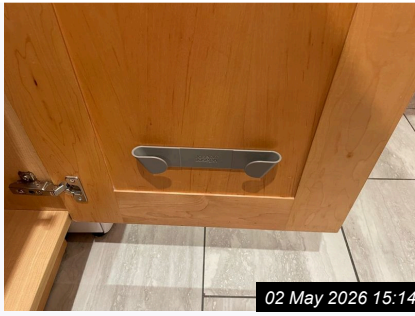
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7. KITCHEN (CONT.)



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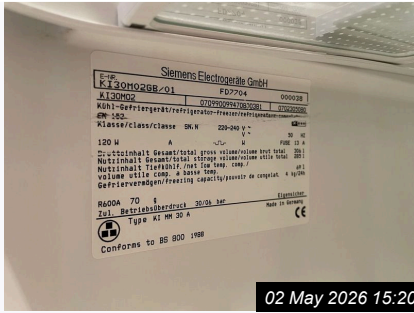
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7. KITCHEN (CONT.)



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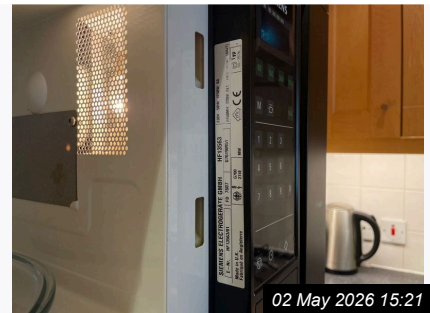
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Ref #7.18



Ref #7.18



Ref #7.19

7. KITCHEN (CONT.)



Ref #7.19



Ref #7.19



Ref #7.20



Ref #7.20



Ref #7.21



Ref #7.21



Ref #7.21



Ref #7.21



Ref #7.21



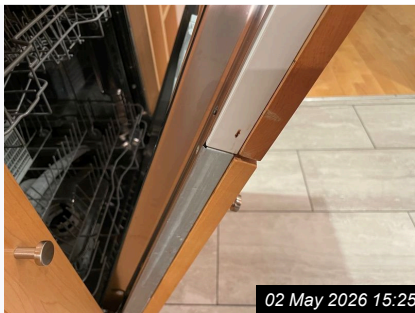
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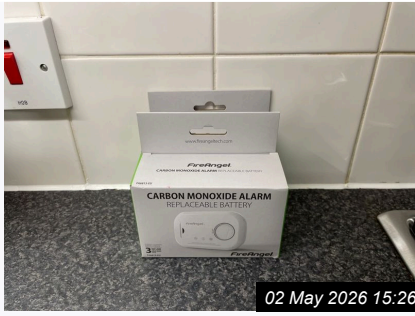


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7. KITCHEN (CONT.)



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Ref #7.27



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Ref #7.28



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Ref #7.28

7. KITCHEN (CONT.)



Ref #7.28

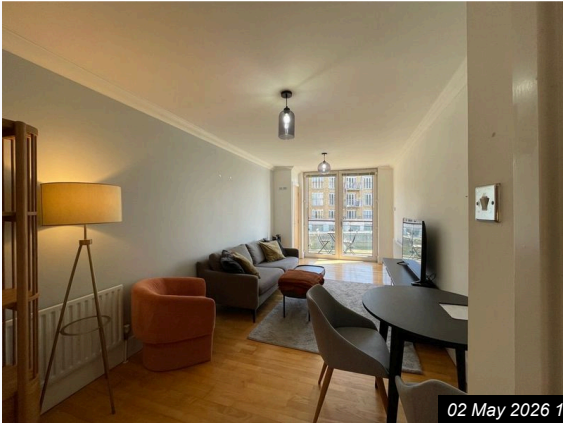
8. RECEPTION ROOM



Ref #8



Ref #8



Ref #8



Ref #8

Ref	Name	Description	Condition
8.1	Door & Frame	Flush brown wood veneer door set in a white painted timber frame.	Bottom edge of door shows visible chip and wear frame has minor paint scuffs and marks hinges and handles intact and operational.
8.2	Door Fixtures	Silver metallic lever handles with circular backplates	Handles and fixtures are clean with no visible signs of wear or damage.
8.3	Ceiling	Smooth white painted plaster ceiling with coving	Ceiling is generally well maintained with some minor marks and small imperfections visible in places.
8.4	Lighting	Ceiling-mounted lights with black fittings and translucent glass shades one cylindrical and one spherical, both featuring exposed bulbs.	No visible damage or wear, glass shades are clean and operational
8.5	Walls	Painted plaster walls in light grey and white	Multiple scuff marks, nail holes, small patch repairs, and minor surface imperfections visible throughout.
8.6	Skirting	White painted wooden	Skirting shows minor scuff marks, small chips, slight paint wear, and some visible joint gaps at corners.

8. RECEPTION ROOM (CONT.)			
8.7	Window & Sills	Single glazed clear glass window with beige painted wooden frame	Glass and frame appear intact with minor scuffs on the frame
8.8	Door to Balcony	White uPVC framed double-glazed French doors with key locking mechanism	Venetian blinds tangled and partially damaged paint marked and flaking at top joint dirt to side frame and scuff marks with worn areas on lower threshold. Requires force to lead edge LHS high level to properly close Black mould-type marks to sealant <a href="#">Review - Investigate</a>
8.9	Blinds	White horizontal aluminium Venetian blinds controlled by cream-coloured cord systems with clear plastic toggles.	Blinds on the right side show bending and misalignment at the bottom minor surface marks visible cords and toggles intact and operational.
8.10	Switches/Sockets	Polished chrome single light switches white double power sockets with switches are installed throughout the reception room.	Switches and sockets have minor surface marks and light signs of use generally intact and in working order.
8.11	Heating	White metal panel radiator with thermostatic valve fitted to wall.	Radiator shows scattered surface marks and minor residue
8.12	Flooring	Light-coloured wooden	Flooring displays numerous scratches, surface marks, areas of significant wear and fading heavily worn and discoloured in places near the entrance.
8.13	Built-In Storage	Storage with a light wood veneer door, chrome handle, white painted frame, and interior housing mechanical and electrical components	Visible scuff marks and scratches on the interior walls lower part of the door & frame; minor rust on internal pipework; generally functional but with cosmetic wear. Handle to door exterior loose <a href="#">Review - Investigate</a>
8.14	Boiler	Wall-mounted white metal Glow-worm Ultimate boiler	Minor surface marks and discolouration present
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.	Light scuff marks and scratches visible on drawer fronts otherwise no significant damage observed.
8.16	Lamp	Tall floor lamp with a beige fabric drum shade and slim brass tripod base.	Lamp appears to be in good condition
8.17	Armchair	Upholstered armchair with curved backrest and seat in soft pink fabric.	Minor marks on seat fabric and slight signs of use on upholstery.

8. RECEPTION ROOM (CONT.)			
8.18	Sofa	Grey fabric three-seater sofa with slim arms dark wooden legs four large throw cushions in mustard and dark grey.	No visible stains or tears minor signs of use fabric remains in good condition.
8.19	Bench	Grey upholstered bench with black metal legs, featuring an orange textured throw and a detachable black tray on top.	No visible signs of wear, damage, or stains overall well-maintained appearance.
8.20	Tower Fans	Pair of freestanding black and silver tower fans	Both tower fans show no visible damage Light dust
8.21	Wall Vents	Silver metal wall vents with horizontal slats, set at a high level	Both wall vents appear clean
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.	Minor chipping on the front edge, light surface marks, hinges and internal shelves in good condition no significant structural damage.
8.23	Television w/ Remote Control	Black flat-screen LG television with matching LG remote control	Television screen and remote control appear free from visible damage minor dust present on the surface of the stand.
8.24	Dining Table and Chairs	Round black wooden dining table with two light grey upholstered chairs featuring angled wooden legs.	Dining table surface shows smudges and light marks chairs appear free from visible damage or wear.
8.25	Development Handbook	Stapled A4 white paper handbook	Handbook is in good condition with clean pages and no visible damage or significant wear.
8.26	Rug	Light grey rectangular area rug	No visible stains or damage with minimal signs of wear to the pile.
Miscellaneous Items			
8.27	Electric Fan	White plastic pedestal electric fan	No visible signs of damage or wear clean and intact throughout.
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.	Books and bookends are in excellent condition with no visible wear or damage.
8.29	Throw Blanket	Textured burnt orange throw blanket	No visible damage or stains minor creasing from folding edges appear intact.
8.30	Bench Tray	Rectangular black metal tray	Tray surface appears clean with no visible scratches dents or signs of wear.
Cleanliness			
8.31	Cleanliness		Generally clean to a professional level with any omissions and/or defects noted within the report.

8. RECEPTION ROOM (CONT.)



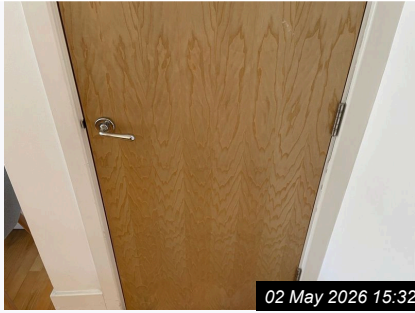
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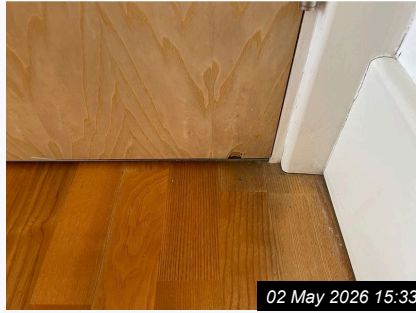
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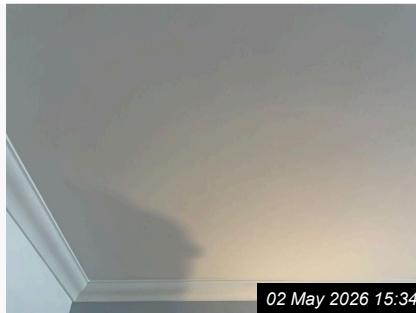
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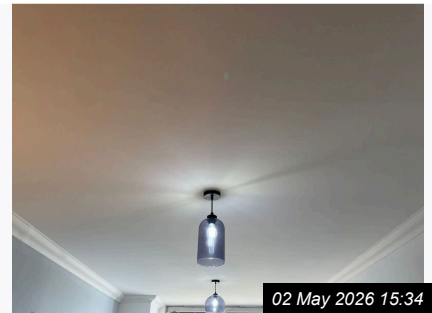
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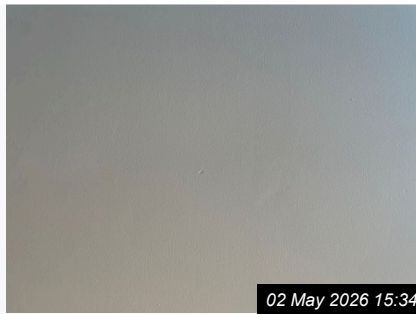
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Ref #8.3

8. RECEPTION ROOM (CONT.)



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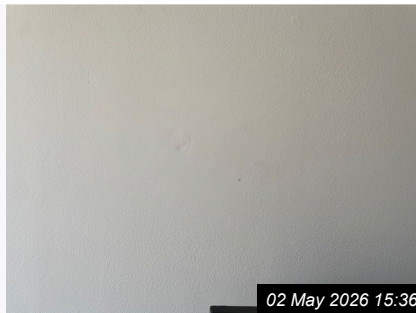
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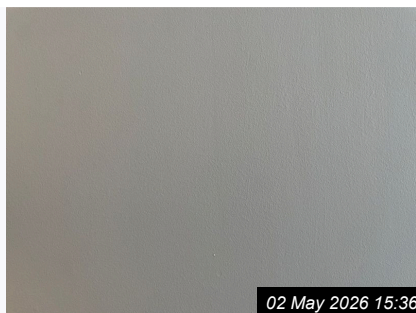
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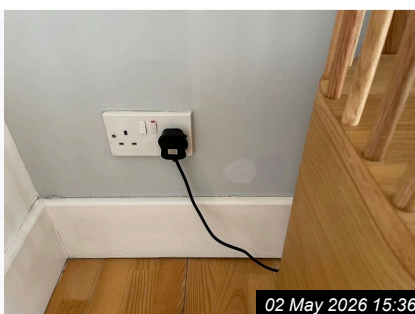
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8. RECEPTION ROOM (CONT.)



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Ref #8.6



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Ref #8.6



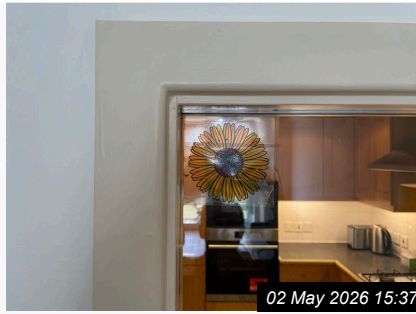
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Ref #8.7



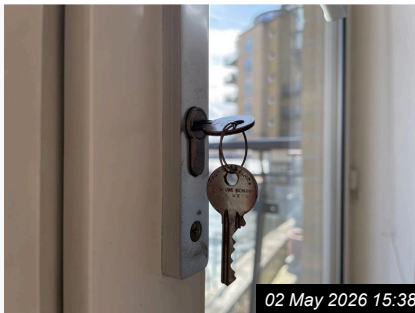
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Ref #8.8



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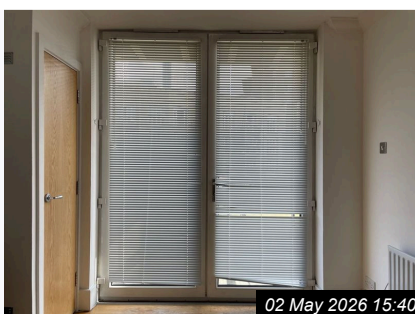
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Ref #8.9



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Ref #8.9



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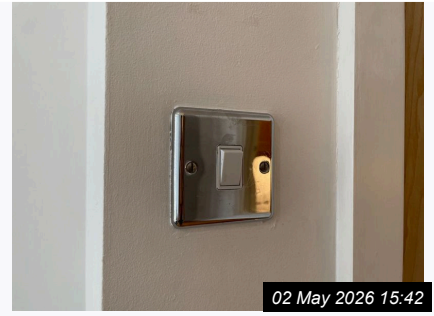
8. RECEPTION ROOM (CONT.)



Ref #8.9



Ref #8.9



Ref #8.10



Ref #8.10



Ref #8.10



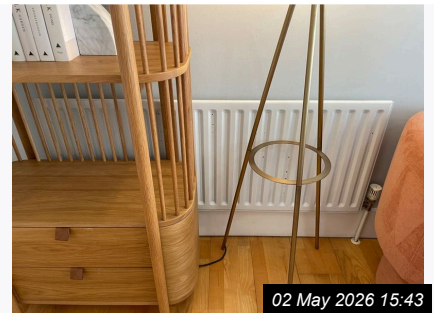
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Ref #8.11



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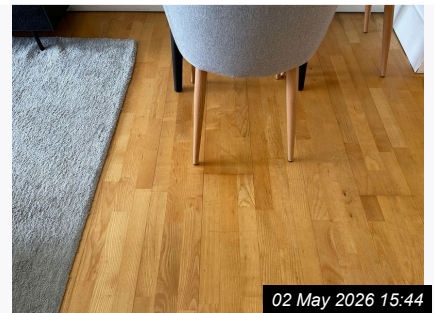
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Ref #8.12



Ref #8.12

8. RECEPTION ROOM (CONT.)



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8. RECEPTION ROOM (CONT.)



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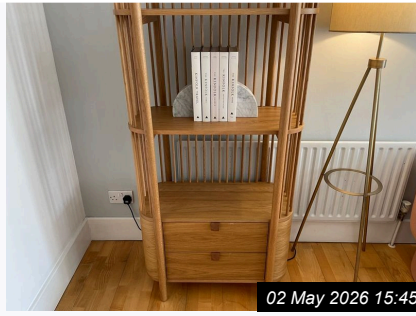
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Ref #8.18



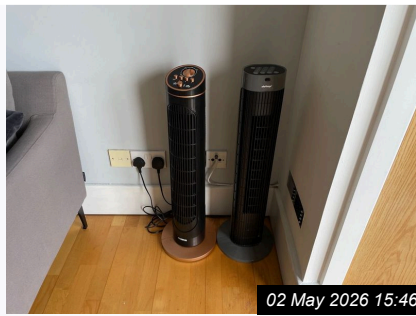
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8. RECEPTION ROOM (CONT.)



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Ref #8.23

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Ref #8.24

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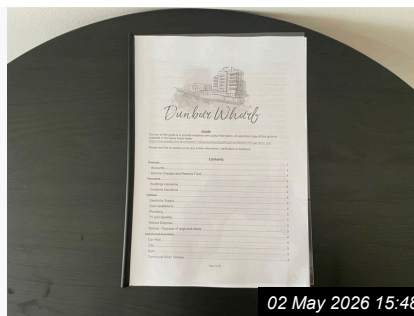
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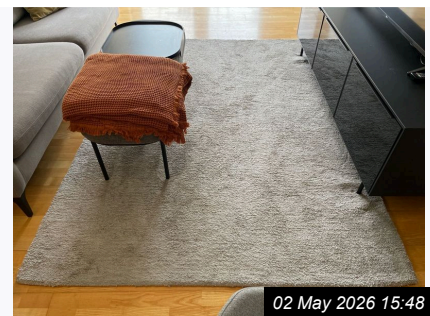
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Ref #8.27

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Ref #8.28

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Ref #8.29

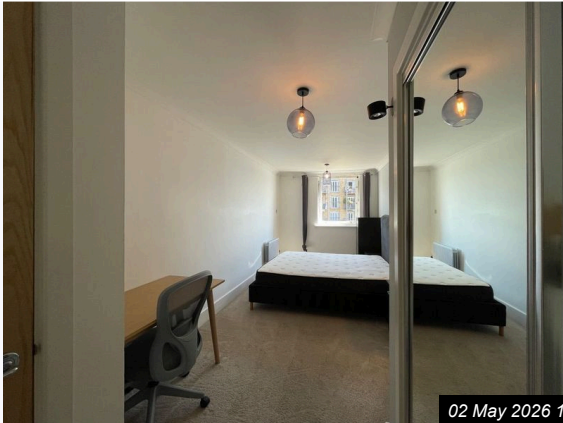
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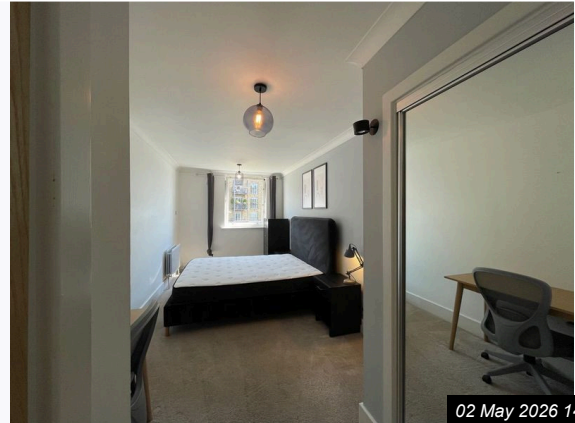


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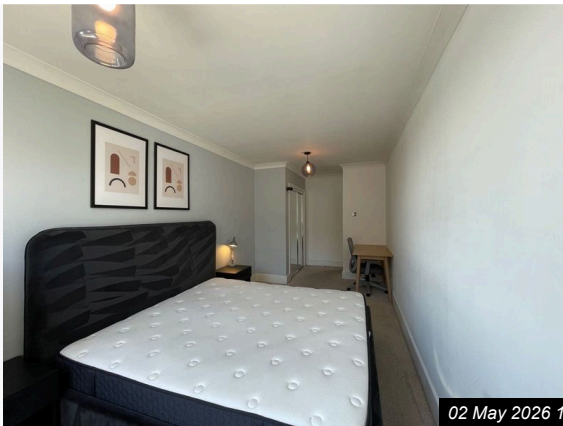
9. BEDROOM



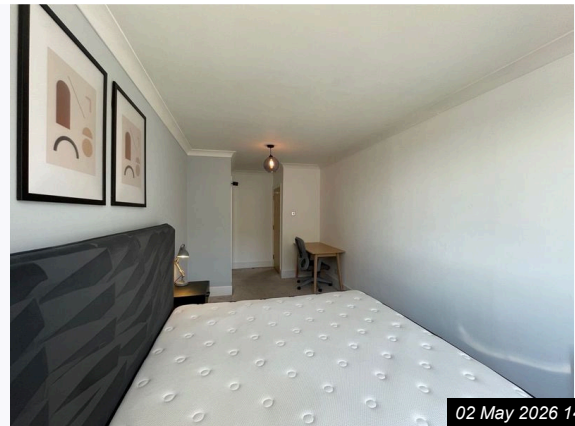
Ref #9



Ref #9



Ref #9



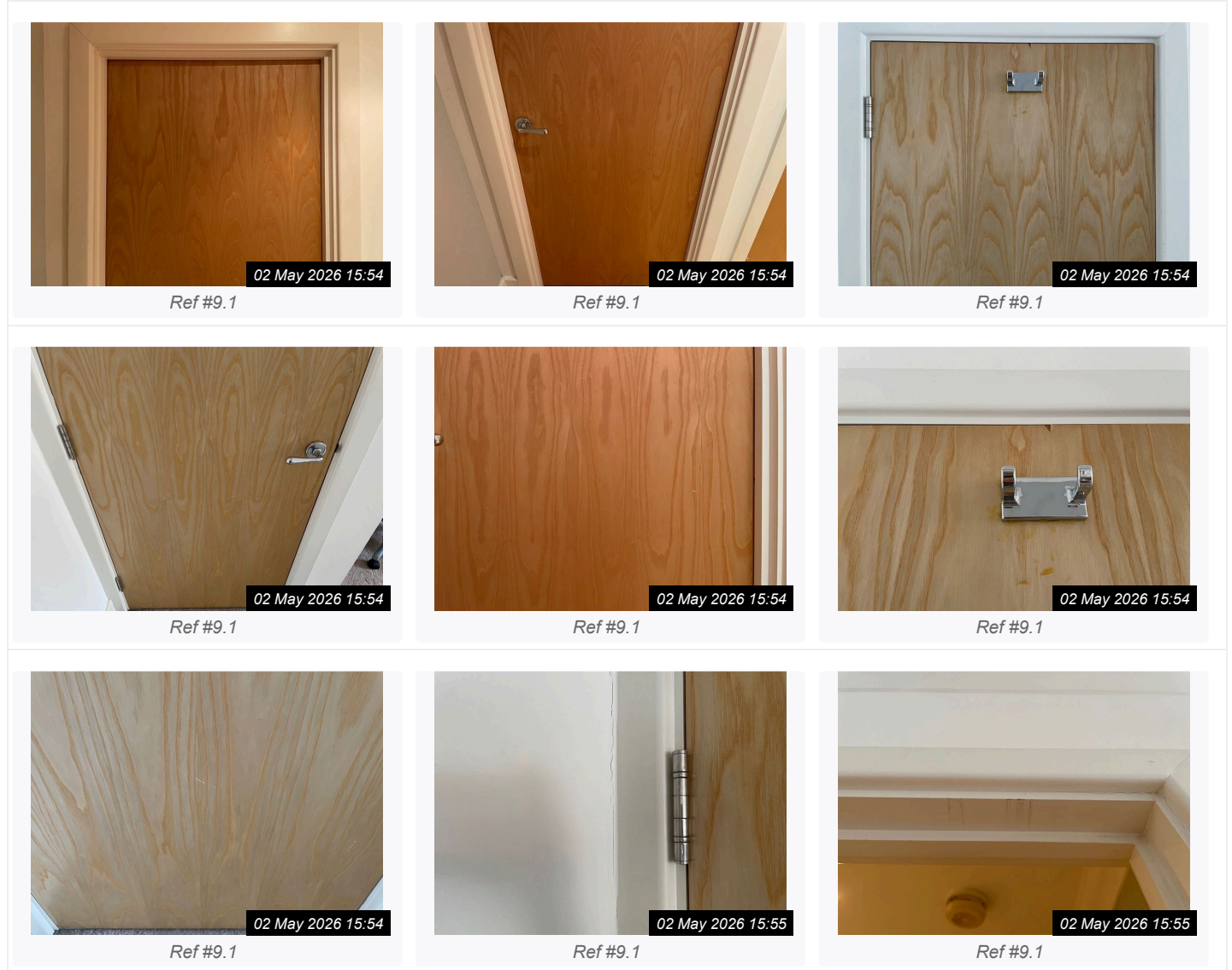
Ref #9

Ref	Name	Description	Condition
9.1	Door & Frame	Brown timber veneered door set within a white painted timber frame.	Door has minor scratches and light marks upper edge has a chip and there are adhesive stains around the hook frame has minor scuffs and light cracking to paint at joints and architrave.
9.2	Door Fixtures	Silver chrome door handles with round rosettes double chrome coat hook	The door handles appear clean and free from noticeable damage, while the coat hook shows residue or staining beneath its base.
9.3	Ceiling	Smooth white painted plaster ceiling with coving	Ceiling is in good structural condition with minor surface marks some light scuffing visible in some areas.
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.	Lights are operational Black burn-type mark to ceiling surrounding 1x lighting fixture <span style="background-color: orange; color: white; padding: 2px;">Review - Investigate</span>
9.5	Walls	Painted plasterboard walls in light grey and white	Multiple scuff marks, minor stains, small holes, and light indents visible in several areas.

9. BEDROOM (CONT.)			
9.6	Skirting	White painted wooden	Multiple scuff marks, minor paint, discolouration and patches of touch-up paint visible generally showing signs of wear.
9.7	Window & Sill	White-painted window with PVC frame and brass fixtures double-glazed panes and a painted white timber sill.	Visible paint chips, scuffs and minor marks on frame and sill slight discolouration in some areas window handles intact and functional.
9.8	Curtains	Plain grey eyelet curtains made from a medium-weight fabric, fitted to a metal curtain pole.	Curtains show minor marks and a few loose threads small imperfections visible on the fabric; otherwise intact.
9.9	Switches/Sockets	Switches with chrome finish and white button double white plug sockets	Discolouration and some signs of use
9.10	Heating	White metal panel radiator with thermostatic valve	No visible damage or rust minor scuff marks present on surface.
9.11	Flooring	Light beige carpet with a short pile	Carpet shows moderate wear including possibly ingrained stains, flattened areas, and marks
9.12	Built-In Storage	Storage with mirrored sliding doors chrome hanging rails internal shelving in a neutral finish.	Multiple scuff marks and scratches inside some chipped paint on the shelving general signs of use throughout visible wear to the interior walls the mirror doors and tracks appear functional.
Contents			
9.13	Desk and Desk Chair	Light wood desk with two drawers grey ergonomic mesh-backed desk chair with cushioned seat on castors.	Desk in very good condition with no visible marks chair has small marks and a minor snag on the seat fabric.
9.14	Chest of Drawers	Dark grey chest of drawers with five drawers metal handles vertical line detailing on the top drawer.	No visible scratches, dents, or marks with all drawers functional and aligned.
9.15	Bedside Units	Black wood effect bedside units	Minor surface marks and light wear visible on drawer fronts and shelves Feet to 1st/left bedside unit appear detached, found to unit underside <a href="#">Review - Investigate</a>
9.16	Bed and Mattress	Double bed with a black fabric-upholstered headboard, wooden slatted base, and a white tufted mattress.	Bed frame and slats show no visible damage or wear; mattress surface appears clean and free from stains or obvious indentations.
Miscellaneous Items			
9.17	Bedding	White quilted mattress with a wavy stitched pattern	In good condition

9. BEDROOM (CONT.)			
9.18	Clothing Aier	White metal folding clothing aier	No visible rust or damage minor marks on the frame.
9.19	Electrical Devices	Two black electronic devices	In good condition
9.20	Wall Arts	Two framed abstract prints with black frames and neutral geometric patterns	No visible signs of wear or damage both frames and prints appear well preserved.
9.21	Lamp	Metal adjustable desk lamp	Lamp is in good working order no visible damage or wear

Cleanliness			
9.22	Cleanliness		Generally clean to a professional level with any omissions and/or defects noted within the report.



9. BEDROOM (CONT.)



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Ref #9.1



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Ref #9.1



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Ref #9.2



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Ref #9.2



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Ref #9.3



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Ref #9.3



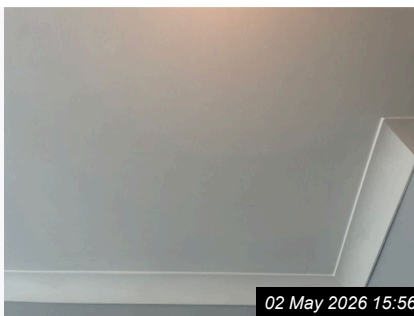
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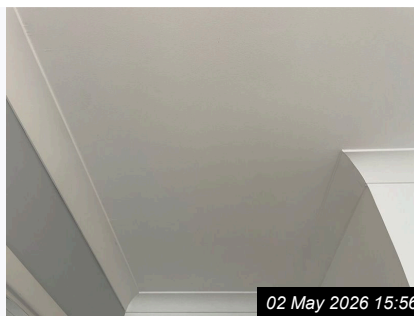
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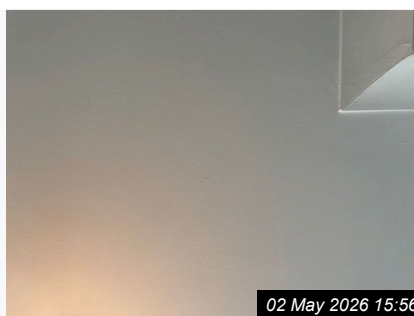
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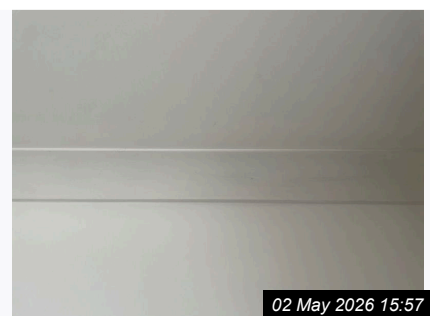
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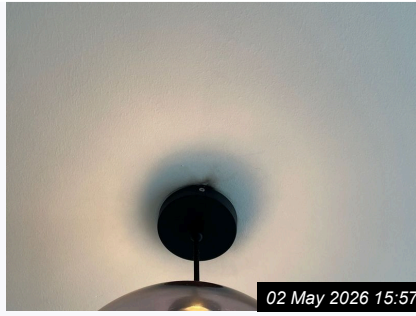
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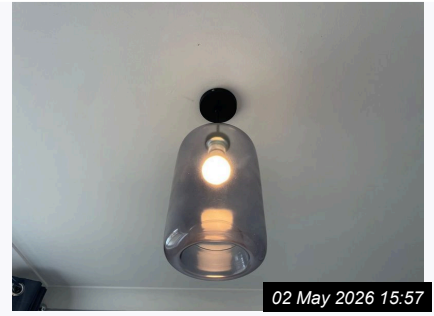
9. BEDROOM (CONT.)



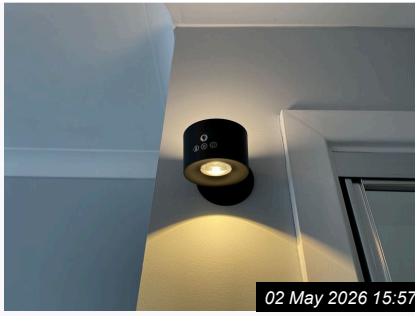
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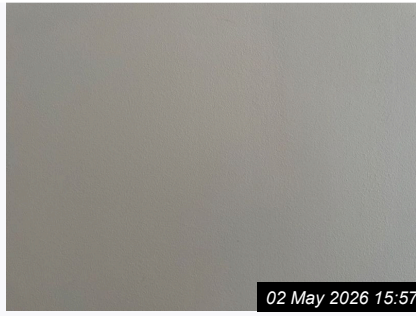
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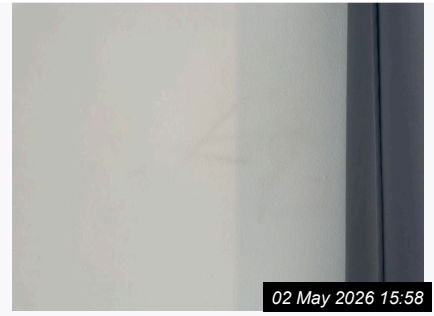
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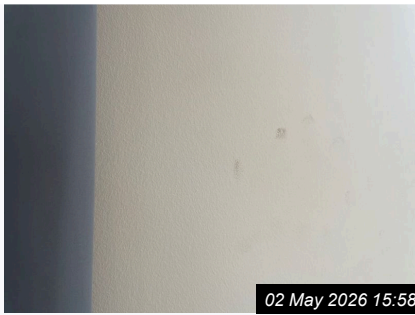
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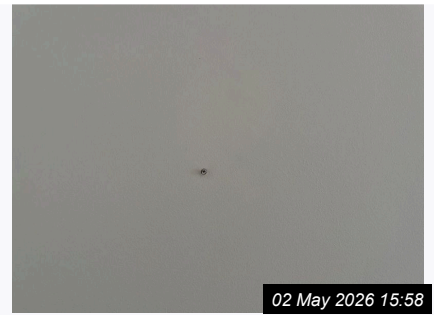
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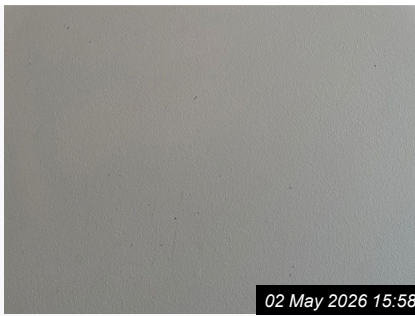
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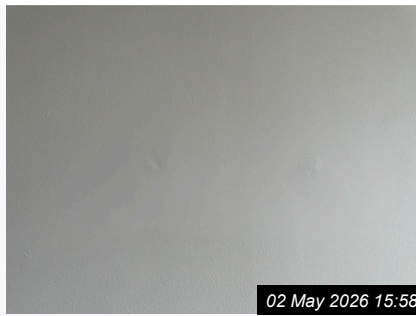
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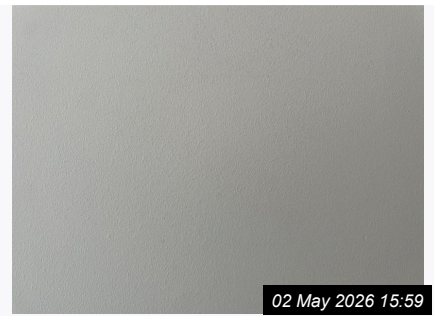
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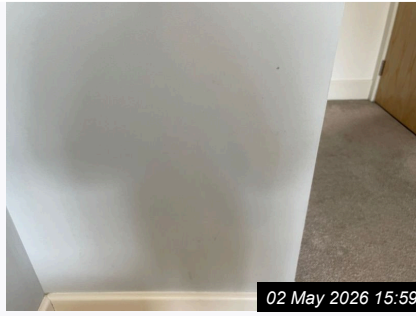
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9. BEDROOM (CONT.)



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9. BEDROOM (CONT.)



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Ref #9.8



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Ref #9.11



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Ref #9.11

9. BEDROOM (CONT.)



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Ref #9.11



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Ref #9.11



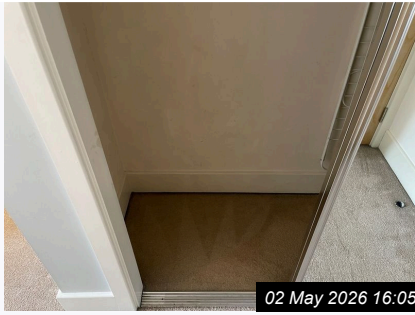
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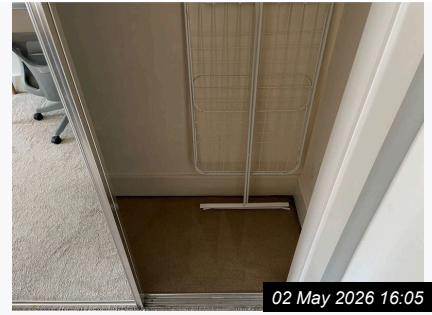
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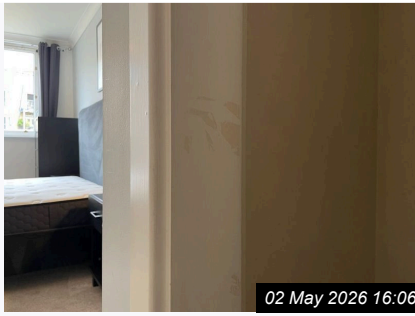
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9. BEDROOM (CONT.)



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9. BEDROOM (CONT.)



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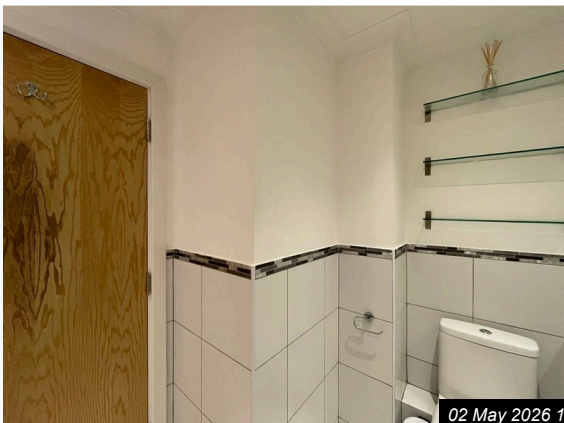
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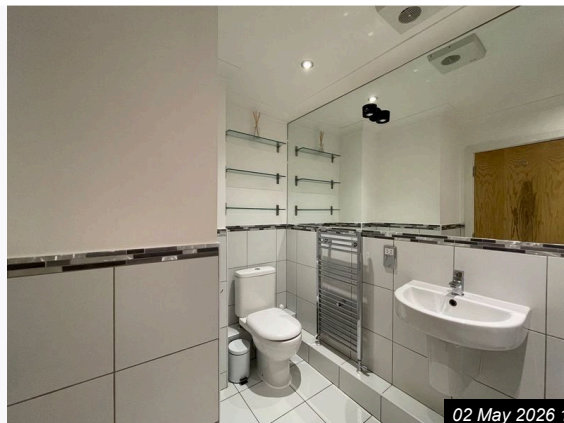
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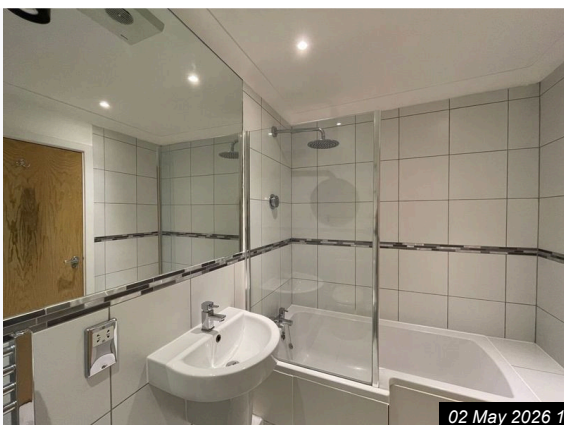
10. BATHROOM



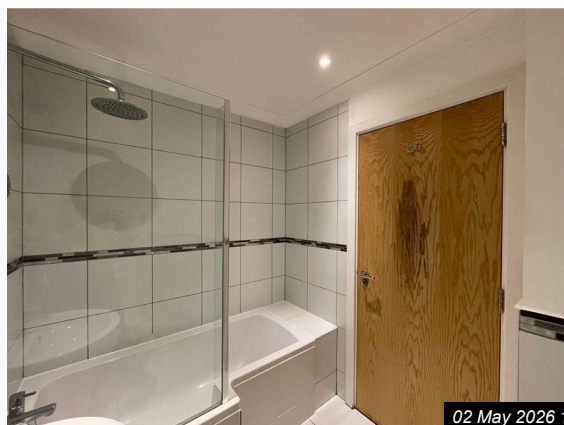
Ref #10



Ref #10



Ref #10



Ref #10

Ref	Name	Description	Condition
10.1	Door & Frame	Brown veneered timber door with a white painted wooden frame	Lower edge of door shows swelling and chipping frame has paint scuffs and damage near the base minor wear in places Door has surface staining and water damage to veneer <a href="#">Review - Investigate</a>
10.2	Door Fixtures	Chrome lever handle and round turn-lock fittings	Handle to exterior loose/partially detached from door Lock escutcheon to interior not seen <a href="#">Review - Investigate</a>
10.3	Ceiling	Smooth white painted	Ceiling is clean with no visible stains cracks or signs of water damage.
10.4	Extractor Fan	White plastic wall-mounted extractor fan branded Silavent.	Extractor fan cover appears intact with no visible cracks or damage
10.5	Lighting	Ceiling recessed downlights with a white trim one black cylindrical spotlight fixture above the mirror.	Mirror-mounted light not working <a href="#">Review - Investigate</a>

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	Some minor stains and marks visible on painted sections minor wear and discolouration on grout and tile edges otherwise appears intact.
10.7	Switches/Socket	Dual voltage socket outlet with chrome plate	Socket outlet appears clean and in good condition
10.8	Heating	Wall-mounted chrome towel radiator	Some signs of surface rust and minor tarnishing around joints otherwise appears intact.
10.9	Flooring	White ceramic square floor tiles with light grey grout lines.	Some tiles exhibit visible cracks and minor grout discolouration otherwise generally intact.
10.10	Built-In Storage	Three wall-mounted glass shelves with metal brackets	Shelves and brackets show no visible signs of wear or damage appear well maintained.
Sanitaryware			
10.11	Toilet	White ceramic close-coupled toilet with dual flush button and soft-close plastic seat and lid.	No visible damage or staining toilet appears clean and in good working order.
10.12	Basin	White ceramic wall-mounted basin with integrated overflow chrome single lever tap and chrome waste fitting.	Surface scratches and marks present visible rust around overflow tap and waste show wear.
10.13	Bath, Taps & Shower	White acrylic bath with chrome mixer taps and plug glass shower screen rainfall showerhead mounted above.	Bath, taps, and showerhead all appear intact with no major damage visible discolouration and wear to sealant and grout especially around the lower bath edge and shower screen area.
Contents			
10.14	Toilet Roll Holder	Chrome-finished metal toilet roll holder	No visible signs of wear or damage.
10.15	Bin	White metal pedal-operated bathroom bin	No visible signs of damage or wear bin appears clean and well-maintained.
10.16	Toilet Brush and Holder	Plastic white toilet brush	No visible signs of damage or wear holder and brush appear clean and intact.
Miscellaneous Items			
10.17	Reed Diffuser	Clear glass bottle reed diffuser with natural wooden sticks and labelled text	Very good condition with no visible damage or signs
Cleanliness			

10. BATHROOM (CONT.)

10.18 Cleanliness

Generally clean to a professional level with any omissions and/or defects noted within the report.



Ref #10.1



Ref #10.1



Ref #10.1



Ref #10.1



Ref #10.1



Ref #10.1



Ref #10.1



Ref #10.1



Ref #10.1



Ref #10.2

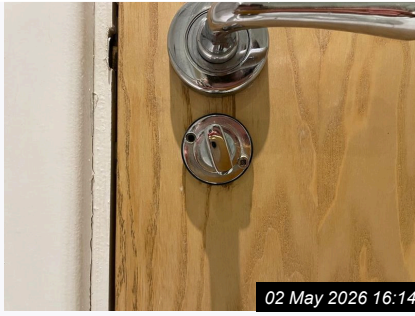


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10. BATHROOM (CONT.)



Ref #10.2

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Ref #10.3

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Ref #10.4

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Ref #10.5

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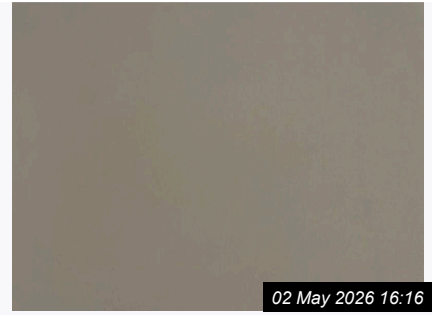
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10. BATHROOM (CONT.)



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Ref #10.7

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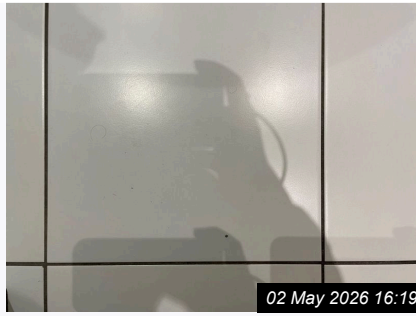
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10. BATHROOM (CONT.)



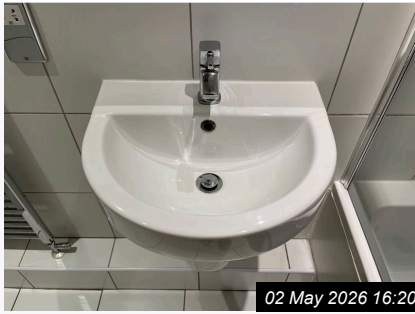
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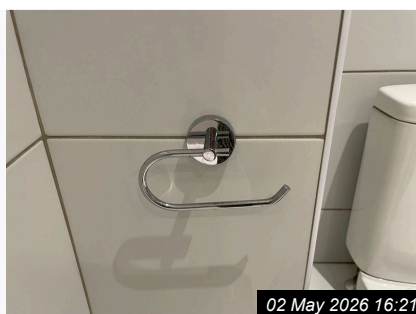
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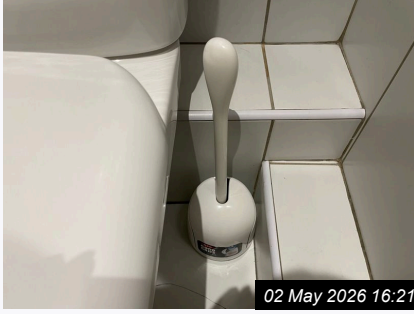


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10. BATHROOM (CONT.)

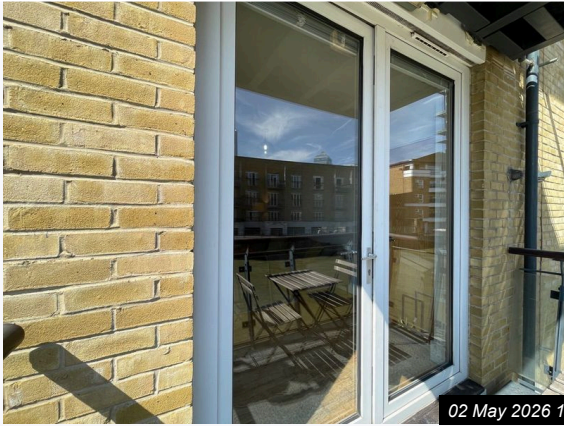


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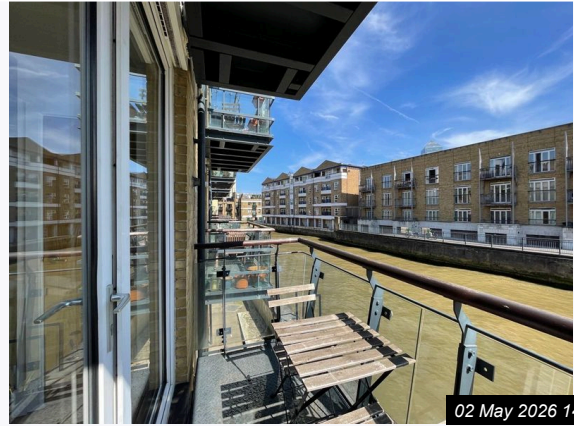
Ref #10.17

11. BALCONY



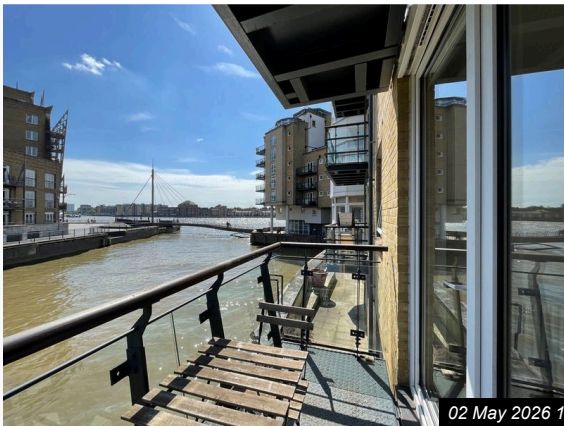
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02 May 2026 14:40



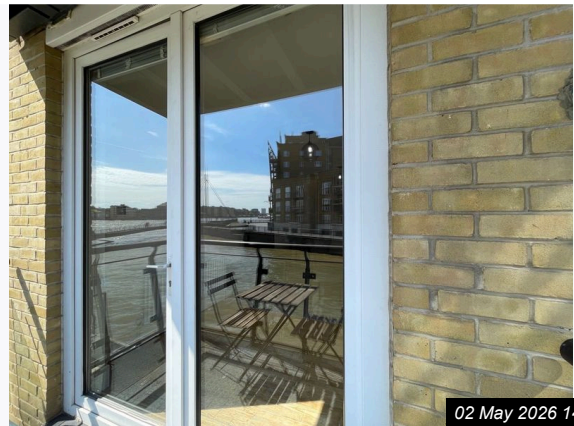
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Ref #11

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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.	Minor scuffing on the lower sections of the frame some visible paint wear near the top; glazing intact and hardware in good order.
11.2	General Description	Balcony constructed with metal chequer plate flooring metal and glass balustrade wooden handrail attached outdoor lighting	Floor has patches of surface rust and some wear balustrade and handrail appear structurally sound outdoor light fitting intact
11.3	Furniture	Wooden slatted table and two matching wooden slatted chairs with black metal frames.	Visible weathering and fading on wood surfaces with some minor surface marks present no major structural damage observed.
11.4	Rail	Metal and glass balcony with black metal frame, clear glass panels, and brown handrail.	Metal frame shows minor rust and wear, glass panels appear intact, metal floor has visible scrapes and surface rust, loose wires and a battery box are present on the floor.

11. BALCONY (CONT.)



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Ref #11.1



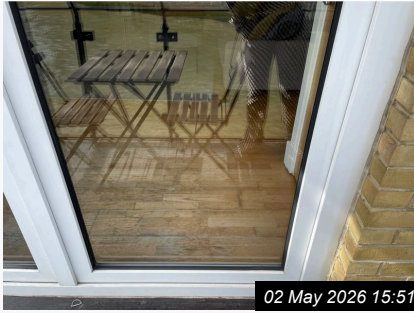
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Ref #11.1



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Ref #11.1



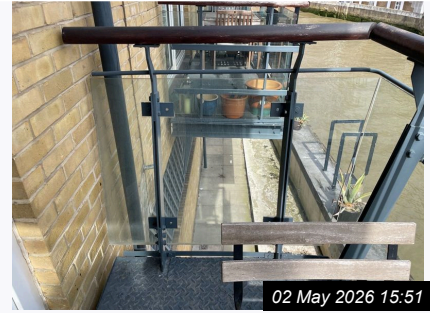
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Ref #11.1



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Ref #11.1



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Ref #11.2



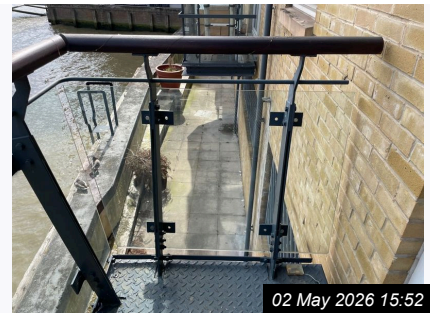
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Ref #11.2



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Ref #11.2



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Ref #11.2



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Ref #11.2



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Ref #11.2



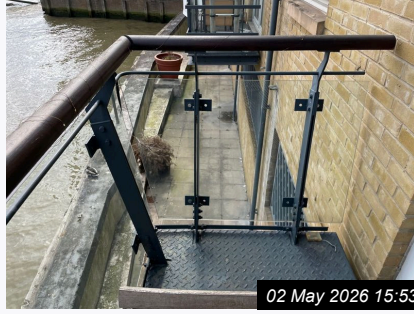
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Ref #11.3

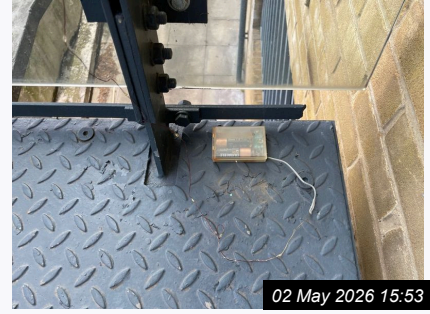
11. BALCONY (CONT.)



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
<a href="#">7.4</a> KITCHEN » Lighting	Review	Investigate	1x spotlight lightbulb not working
<a href="#">7.10</a> KITCHEN » Kitchen Units	Review	Investigate	Kickboard not properly fitted to opposite LHS
<a href="#">8.8</a> RECEPTION ROOM » Door to Balcony	Review	Investigate	Requires force to lead edge LHS high level to properly close Black mould-type marks to sealant
<a href="#">8.13</a> RECEPTION ROOM » Built-In Storage	Review	Investigate	Handle to door exterior loose
<a href="#">9.4</a> BEDROOM » Lighting	Review	Investigate	Black burn-type mark to ceiling surrounding 1x lighting fixture
<a href="#">9.15</a> BEDROOM » Bedside Units	Review	Investigate	Feet to 1st/left bedside unit appear detached, found to unit underside
<a href="#">10.1</a> BATHROOM » Door & Frame	Review	Investigate	Door has surface staining and water damage to veneer
<a href="#">10.2</a> BATHROOM » Door Fixtures	Review	Investigate	Handle to exterior loose/partially detached from door Lock escutcheon to interior not seen
<a href="#">10.5</a> BATHROOM » Lighting	Review	Investigate	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     /     /