

Inventory & Check In



Address	123 Sample Street, Sample City, Sampleshire, AB1 2CD
Date	May 9th 2026
Clerk	A. Clerk
Client	Example Lettings Ltd

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Notes

Please note: If you wish to raise any comments or proposed amendments to this report (whether a **Check-In** or **Check-Out**), please notify us in writing within **7 days of receipt**. After this period, we may be unable to accept further amendments; any later comments may be recorded separately by addendum where appropriate. Where no comments are received within this timeframe, the report will normally be treated as agreed for the purposes of record-keeping and comparison, even if it is not signed. Please keep a copy of any comments and supporting photographs you submit.

DISCLAIMER / LIMITATIONS

This report is a written and photographic record of the property's condition and contents **as observed at the date and time of inspection**.

The inspection is limited to areas that were **safe and reasonably accessible** at the time of attendance. We do not move heavy furniture, lift floor coverings, dismantle fixtures, inspect behind fixed panels, or unpack boxed/stored items. Items within locked rooms/cupboards/containers, or otherwise inaccessible areas, are recorded only where access **was provided at the time**.

References to utilities, appliances, heating and fittings relate to **visible condition only** and do not constitute testing, servicing, certification, or confirmation of compliance.

Cleanliness observations are recorded as seen at the time of inspection and may change with occupation or further cleaning.

Photographs form part of the evidence record and should be read together with the written descriptions.

This report is not a building survey, valuation, or guarantee of the absence of defects.

Tenant comments window: Please review this report and notify us of any discrepancies within **7 days** of receipt. Any agreed amendments will be recorded as an addendum or in an updated version, as appropriate.

1. METER READINGS

Ref	Name	Serial No.	Reading	Location	Supplier	Additional Comments
1.1	Electric Meter	16K5038578	11091.6 kWh	Service Cupboard outside the flat		



Ref #1.1 - 11091.6 kWh

1.2	Water Meter	S/N 310488363	401,745 m3	Service Cupboard outside the flat		
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Ref #1.2 - 401,745 m3 S/N 310488363







2. PROPERTY KEYS

Ref	Name	Description	Additional Comments
2.1	Front/Back Door Keys	1x fob, 1x development key, 1x flat key, 1x postbox key.	



Ref #2.1 - 1x fob 1x development key 1x flat key 1x postbox key

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
3.1	Smoke Alarm(s)	Entrance hallway	Tested and operational. Additional Comments: New hallway smoke alarm installed; previous alarm noted in photos as not operational / taped over and replaced.	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>09 May 2026 15:41</p> <p>Ref #3.1 - Hallway not operational and taped over</p> </div> <div style="text-align: center;">  <p>09 May 2026 16:35</p> <p>Ref #3.1</p> </div> <div style="text-align: center;">  <p>09 May 2026 16:37</p> <p>Ref #3.1 - Hallway newly installed</p> </div> </div>				
3.2	Smoke Alarm(s)	Lounge	Tested and operational.	
<div style="text-align: center;">  <p>09 May 2026 15:45</p> <p>Ref #3.2 - Lounge - operational</p> </div>				
3.3	Smoke Alarm(s)	Bedroom 1 and Bedroom 2	Tested and operational.	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>09 May 2026 15:46</p> <p>Ref #3.3 - Bedroom 2 operational</p> </div> <div style="text-align: center;">  <p>09 May 2026 15:47</p> <p>Ref #3.3 - Bedroom 1 operational</p> </div> </div>				
3.4	Heat Sensor Alarm(s)	Kitchen	Tested and operational.	

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS (CONT.)



09 May 2026 15:43

Ref #3.4 - Kitchen operational

4. ENTRANCE HALLWAY

Ref	Name	Description	Condition	Additional Comments
4.1	Door & Door Frame	Dark wood veneer entrance door with white painted frame, chrome lever handle, spyhole, door closer, security latch and apartment number plaque.	Good used condition; visible scratch mark / scuff to lower door panel.	



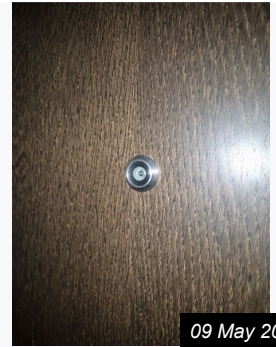
09 May 2026 14:50

Ref #4.1



09 May 2026 14:50

Ref #4.1



09 May 2026 14:50

Ref #4.1



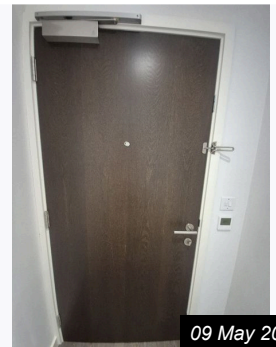
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Ref #4.1



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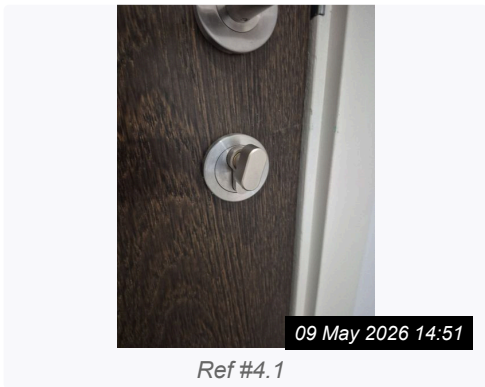
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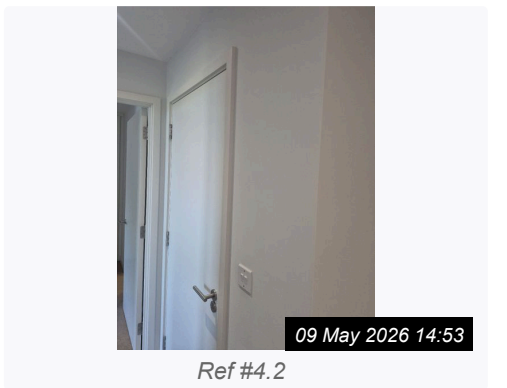
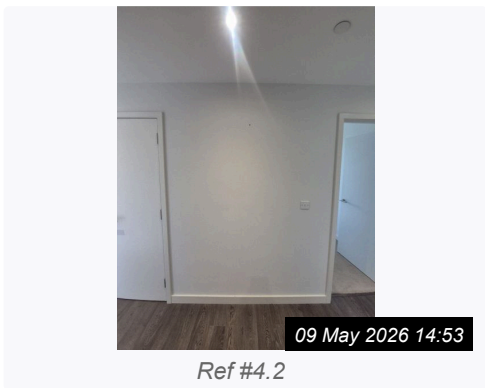
09 May 2026 14:51

Ref #4.1

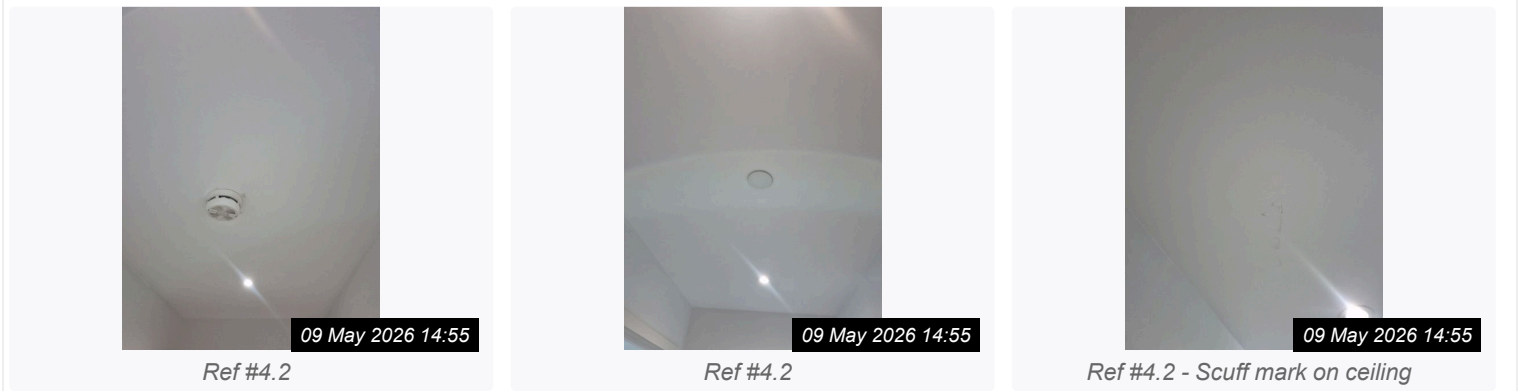
4. ENTRANCE HALLWAY (CONT.)



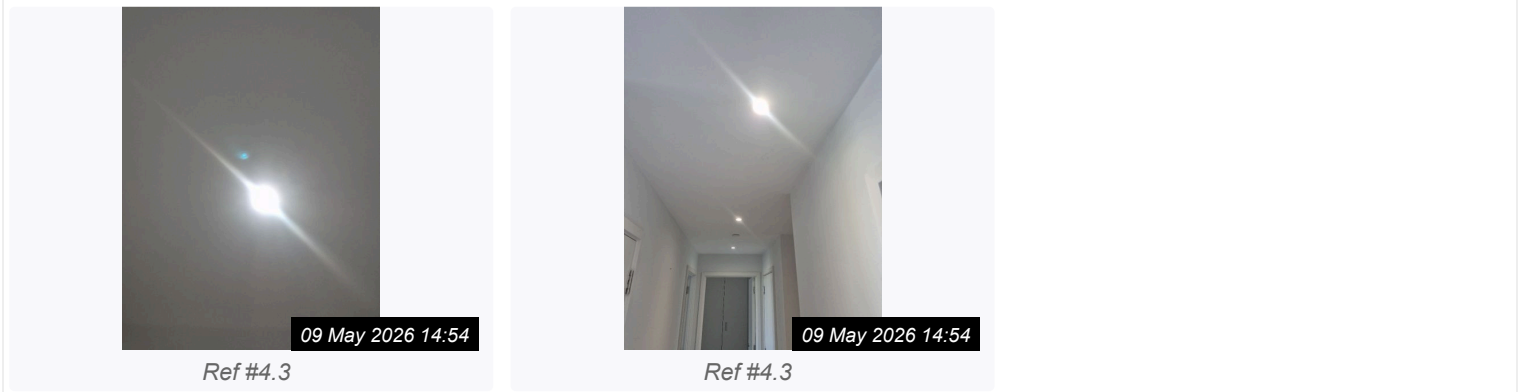
4.2	Walls & Ceiling	Painted walls and ceiling.	Fair to good used condition; paint marks, patch mark, wall screw and minor scuff mark visible to ceiling / wall areas.	
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4. ENTRANCE HALLWAY (CONT.)

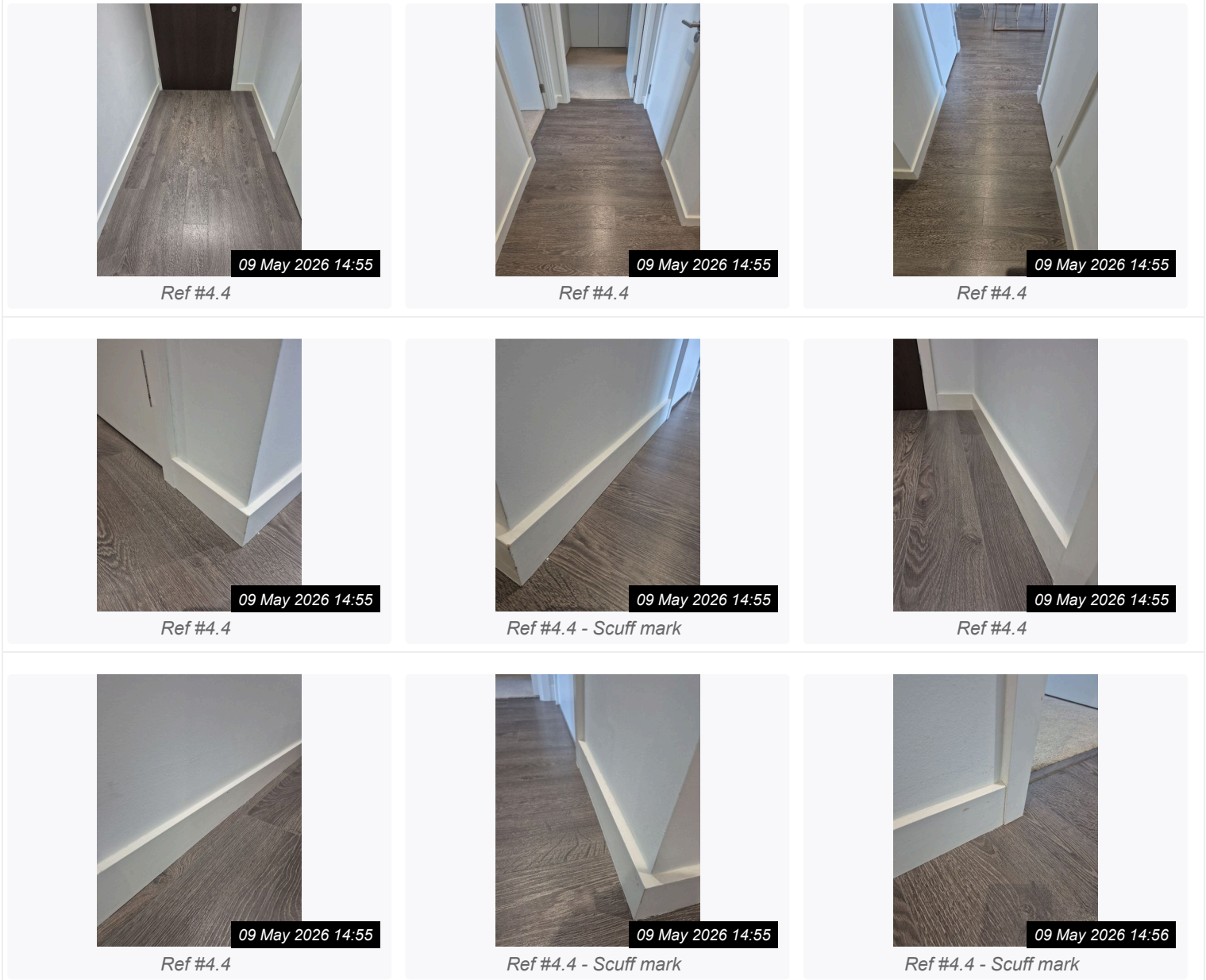


4.3	Lighting	Recessed ceiling spotlights	Good used condition; tested and operational.	
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4.4	Flooring & Skirting	Wood-effect flooring with painted skirting boards.	Fair to good used condition; local scuff marks visible to skirting.	
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4. ENTRANCE HALLWAY (CONT.)



4.5	Switch & Sockets	White switches and socket outlets.	Good used condition.	
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4. ENTRANCE HALLWAY (CONT.)



09 May 2026 14:56

Ref #4.5

4.6	Heating	Wall-mounted thermostat / heating control.	Good used condition.	
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09 May 2026 14:57

Ref #4.6

4.7	Built-In Cupboard 1	Built-in service / utility cupboard containing plant, pipework, controls and Bosch washing machine.	Good used condition; cupboard contents photographed, including paint tin left in situ	
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09 May 2026 14:57

Ref #4.7



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Ref #4.7



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Ref #4.7

4. ENTRANCE HALLWAY (CONT.)



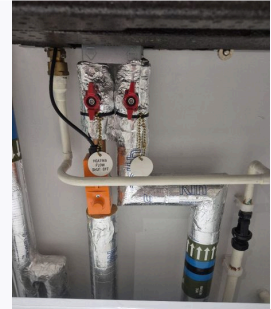
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Ref #4.7



09 May 2026 14:58

Ref #4.7



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Ref #4.7



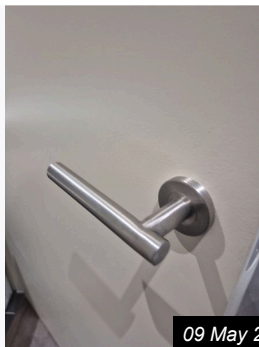
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Ref #4.7



09 May 2026 14:59

Ref #4.7



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Ref #4.7

4.8	Built-In Cupboard 2	Built-in storage cupboard with shelving	Good used condition; Vileda mop bucket and cleaning items left in situ.	
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4. ENTRANCE HALLWAY (CONT.)



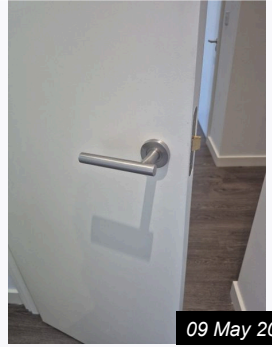
09 May 2026 14:59

Ref #4.8



09 May 2026 14:59

Ref #4.8



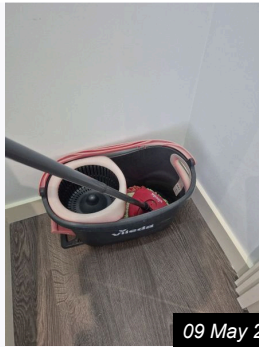
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Ref #4.8



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Ref #4.8



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Ref #4.8



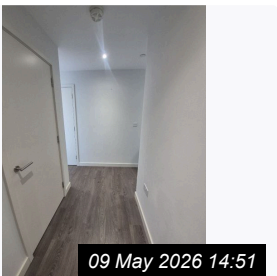
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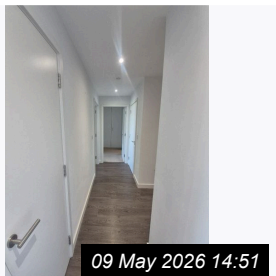
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Ref #4.8



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Ref #4



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Ref #4

5. KITCHEN

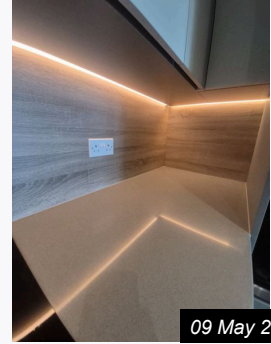
Ref	Name	Description	Condition	Additional Comments
5.1	Walls & Ceiling	Painted walls and ceiling with tiled / splashback areas and concealed lighting.	Good used condition.	



Ref #5.1



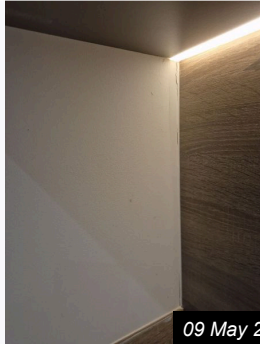
Ref #5.1



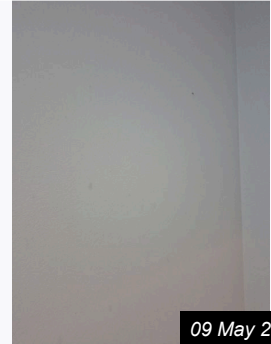
Ref #5.1



Ref #5.1



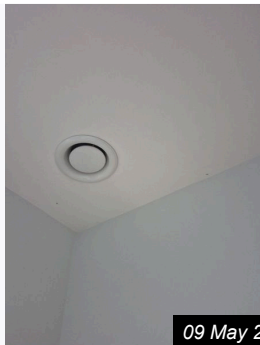
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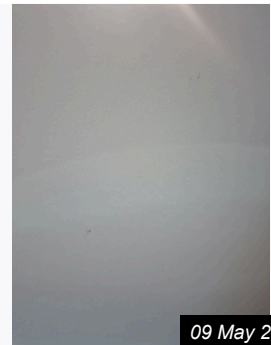
Ref #5.1



Ref #5.1



Ref #5.1



Ref #5.1

5.2	Switch & Sockets	White socket outlets and controls.	Good used condition.	
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5. KITCHEN (CONT.)



09 May 2026 15:24

Ref #5.2



09 May 2026 15:24

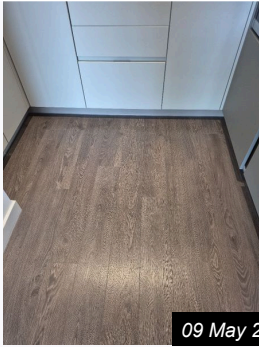
Ref #5.2



09 May 2026 15:25

Ref #5.2

5.3	Flooring & Skirting	Wood-effect flooring with painted skirting boards.	Fair to good used condition; skirting slightly dusty / lightly grubby in places.	
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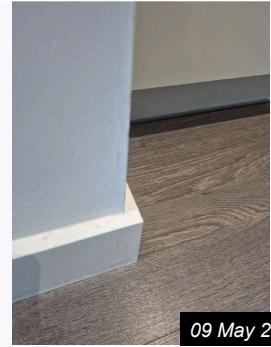
09 May 2026 15:25

Ref #5.3



09 May 2026 15:26

Ref #5.3



09 May 2026 15:25

Ref #5.3



09 May 2026 15:26

Ref #5.3



09 May 2026 15:26

Ref #5.3 - Slightly dusty and grubby

5.4	Kitchen Units	Fitted wall and base kitchen units, shelves, cupboards and drawers.	Good used condition; some internal areas lightly dusty / grubby and cleaning products left in situ.	
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5. KITCHEN (CONT.)



09 May 2026 15:26

Ref #5.4



09 May 2026 15:26

Ref #5.4



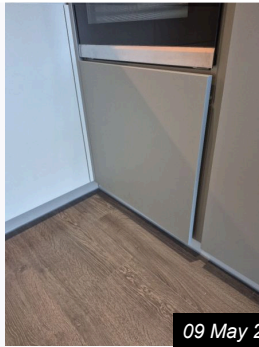
09 May 2026 15:26

Ref #5.4



09 May 2026 15:27

Ref #5.4



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Ref #5.4



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Ref #5.4



09 May 2026 15:27

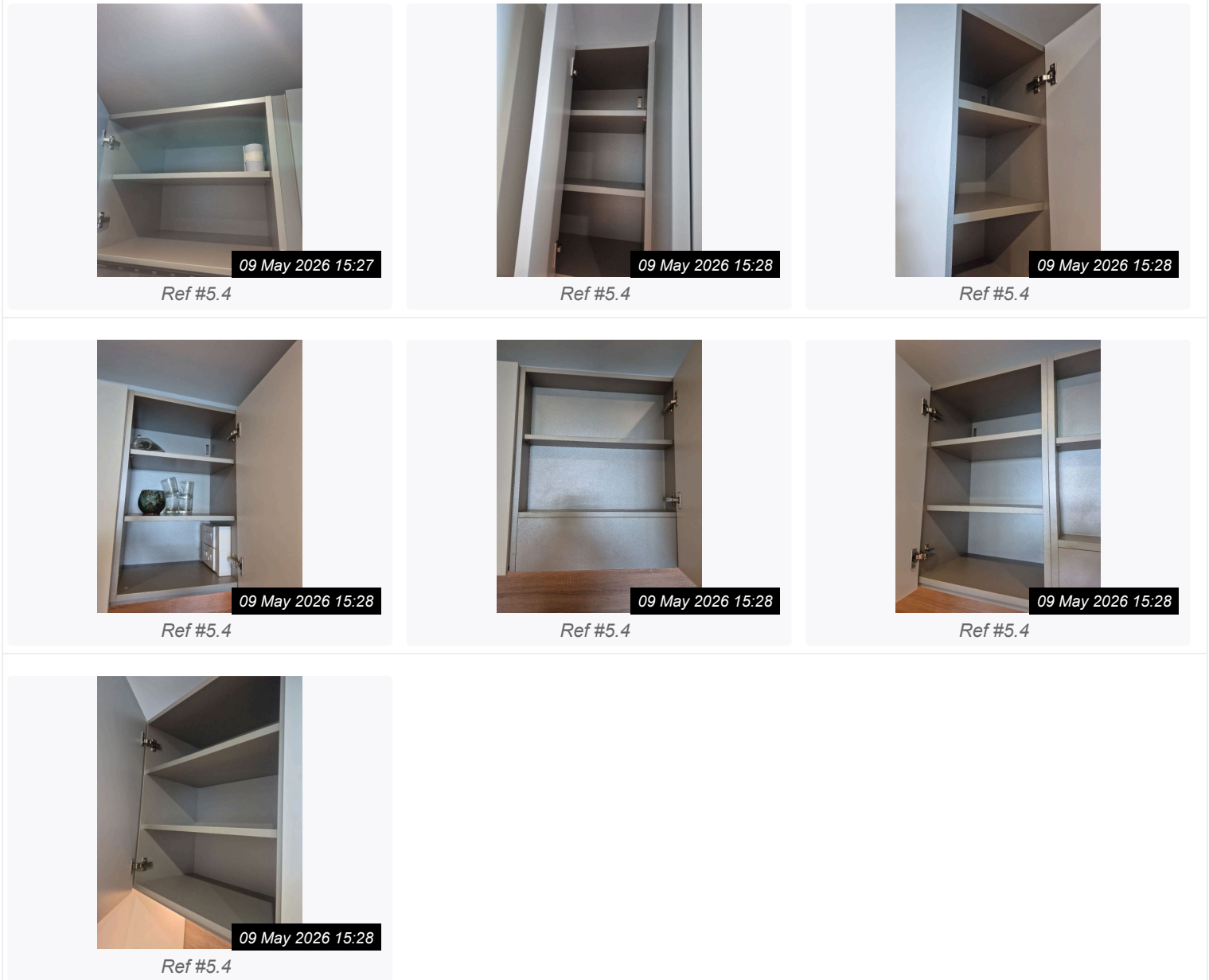
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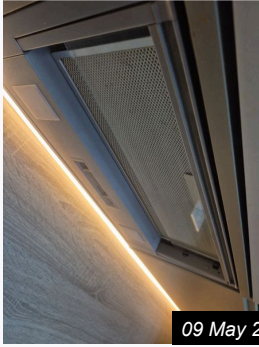
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5. KITCHEN (CONT.)

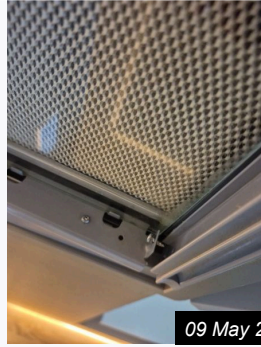


5.5	Extractor Hood	Elica integrated extractor hood.	Needs maintenance / investigate; extractor maintenance required as noted in photos. Needs Maintenance - Investigate	
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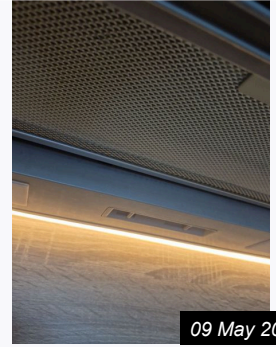
5. KITCHEN (CONT.)



Ref #5.5



Ref #5.5 - Elica extractor maintenance required

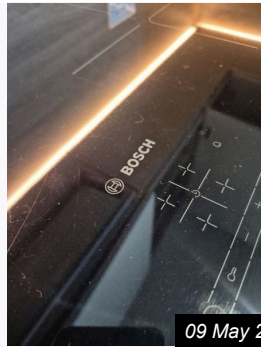


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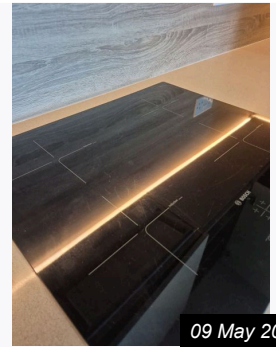
5.6	Hob	Bosch Black glass electric hob.	Good used condition.	
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Ref #5.6



Ref #5.6



Ref #5.6



Ref #5.6

5.7	Oven	Bosch integrated oven.; SN HBG634BS1B/40	Good used condition.	
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5. KITCHEN (CONT.)



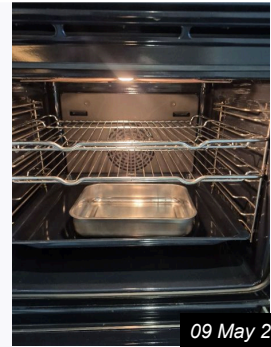
09 May 2026 15:31

Ref #5.7



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Ref #5.7



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Ref #5.7



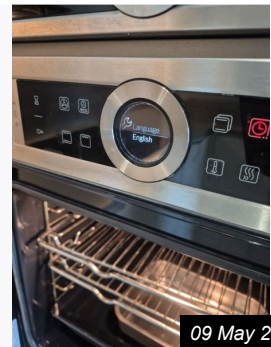
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Ref #5.7



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Ref #5.7 - SN HBG634BS1B/40



09 May 2026 15:31

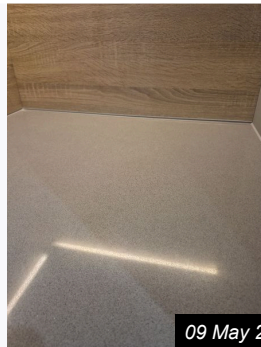
Ref #5.7

5.8	Worktop(s)	Worktops / upstands / splashback junctions.	Fair to good used condition; sealant discoloured in places.	
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09 May 2026 15:33

Ref #5.8



09 May 2026 15:33

Ref #5.8



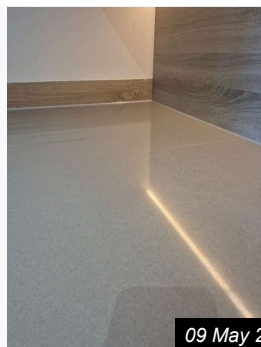
09 May 2026 15:33

Ref #5.8 - Sealant deteriorated



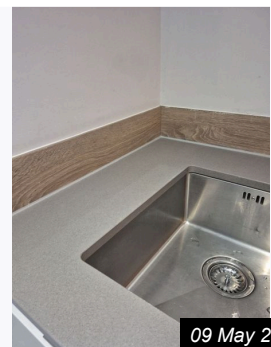
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Ref #5.8



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Ref #5.8



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Ref #5.8

5. KITCHEN (CONT.)



09 May 2026 15:33

Ref #5.8 - Grey worktop stone

5.9	Sink	Stainless steel sink with chrome mixer tap.	Good used condition; light watermarks visible.	
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Ref #5.9



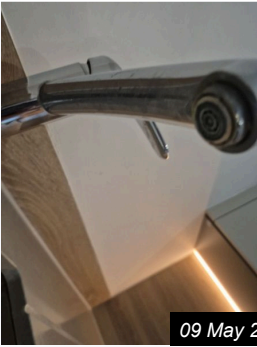
09 May 2026 15:34

Ref #5.9



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Ref #5.9



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Ref #5.9



09 May 2026 15:34

Ref #5.9

5. KITCHEN (CONT.)

5.10	Fridge / Freezer	Integrated Smeg fridge / freezer.; S/N 7112700571	Good used condition.	
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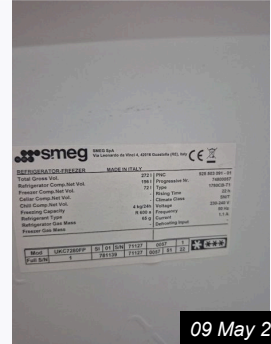
09 May 2026 15:34

Ref #5.10



09 May 2026 15:34

Ref #5.10



09 May 2026 15:35

Ref #5.10 - Smeg S/N 7112700571



09 May 2026 15:36

Ref #5.10

5.11	Washing Machine	Bosch Freestanding front Loading Washing Machine	Good used condition. (located in built in cupboard 1)	
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09 May 2026 15:36

Ref #5.11 - Utility cupboard

5.12	Dishwasher	Smeg Integrated dishwasher. S/N 1160318011700290304	Good used condition.	
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5. KITCHEN (CONT.)



09 May 2026 15:38

Ref #5.12



09 May 2026 15:38

Ref #5.12



09 May 2026 15:38

Ref #5.12 - S/N 1160318011700290304



09 May 2026 15:38

Ref #5.12



09 May 2026 15:38

Ref #5.12



09 May 2026 15:38

Ref #5.12

5.13	Microwave	Bosch integrated microwave. SN BFL634GS1B/03	Good used condition.	
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09 May 2026 15:32

Ref #5.13



09 May 2026 15:32

Ref #5.13



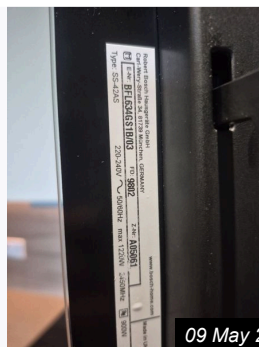
09 May 2026 15:32

Ref #5.13



09 May 2026 15:32

Ref #5.13



09 May 2026 15:32

Ref #5.13 - SN BFL634GS1B/03

5. KITCHEN (CONT.)

5.14	Miscellaneous Items	Internal bins, cutlery tray, drinking glasses, tray and cleaning products left in situ.	Used condition.
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09 May 2026 15:39

Ref #5.14



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Ref #5.14



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Ref #5.14



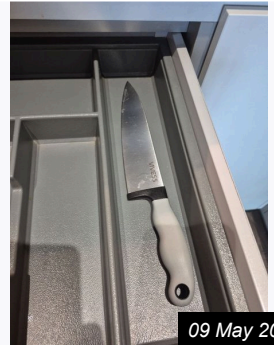
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Ref #5.14



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Ref #5.14



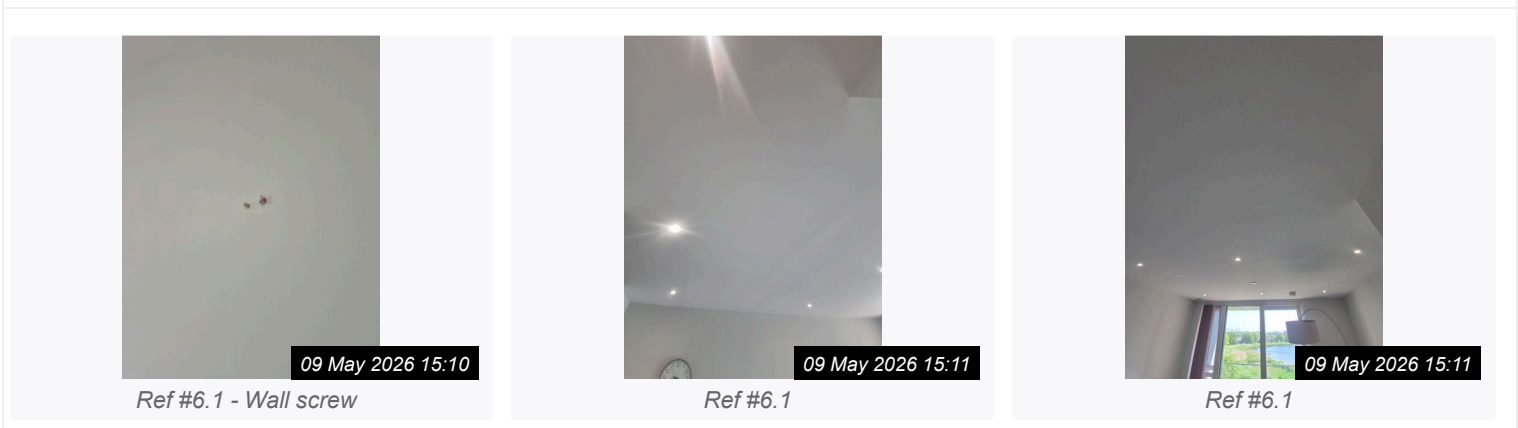
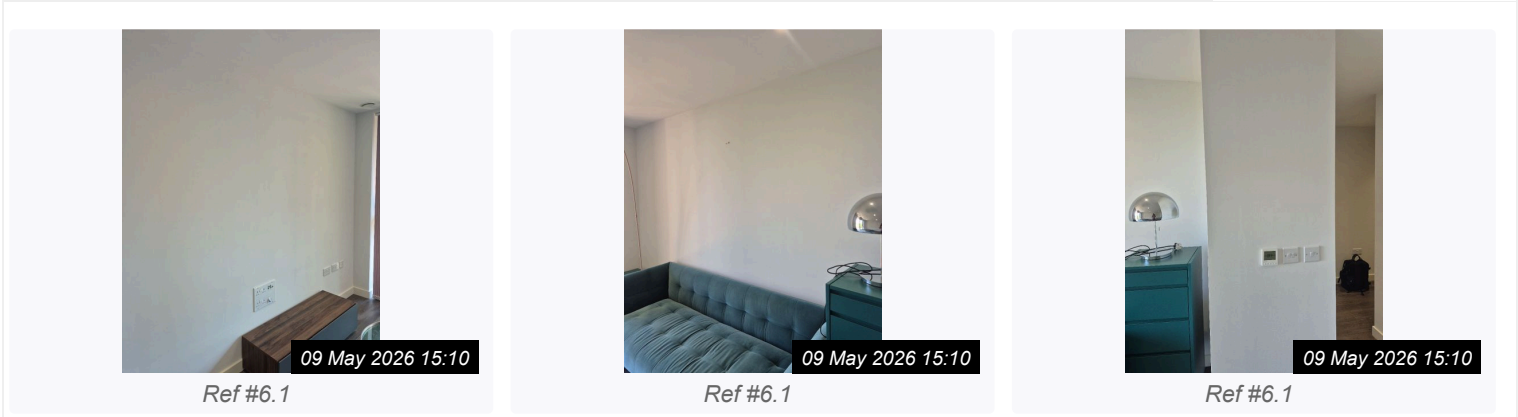
09 May 2026 15:23

Ref #5

6. LOUNGE

Ref	Name	Description	Condition	Additional Comments
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6.1	Walls & Ceiling	Painted walls and ceiling.	Fair to good used condition; wall screw / small fixing point visible.	
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6.2	Curtains & Blinds	Full-height curtains / blind arrangement to glazed doors.	Good used condition.	
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6.3	Window(s) / Sill	Full-height glazed door / window units with handles and balcony aspect.	Good used condition	
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6. LOUNGE (CONT.)



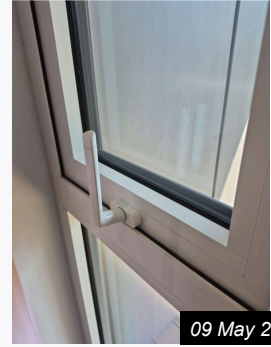
09 May 2026 15:12

Ref #6.3



09 May 2026 15:12

Ref #6.3



09 May 2026 15:12

Ref #6.3



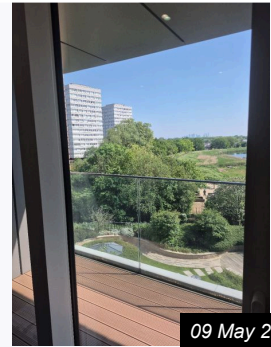
09 May 2026 15:12

Ref #6.3



09 May 2026 15:12

Ref #6.3



09 May 2026 15:12

Ref #6.3

6.4	Flooring & Skirting	Wood-effect flooring with painted skirting boards.	Fair to good used condition; minor local marks / wear visible.	
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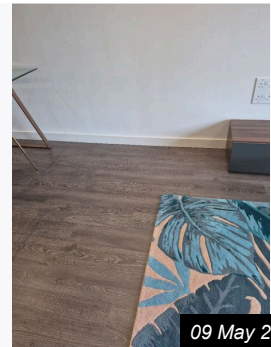
09 May 2026 15:12

Ref #6.4



09 May 2026 15:13

Ref #6.4



09 May 2026 15:13

Ref #6.4



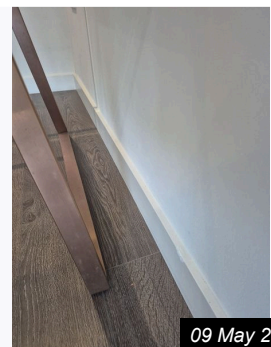
09 May 2026 15:13

Ref #6.4 - Rug



09 May 2026 15:13

Ref #6.4



09 May 2026 15:13

Ref #6.4

6. LOUNGE (CONT.)



09 May 2026 15:13

Ref #6.4



09 May 2026 15:13

Ref #6.4

6.5	Lighting	Recessed ceiling spotlights	Good used condition; tested and operational.	
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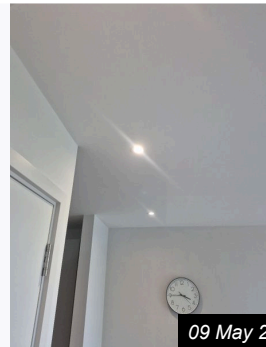
09 May 2026 15:13

Ref #6.5



09 May 2026 15:13

Ref #6.5



09 May 2026 15:13

Ref #6.5

6.6	Switch & Sockets	White switches and socket outlets.	Good used condition.	
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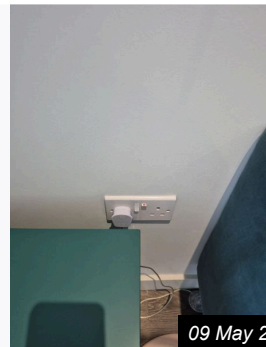
09 May 2026 15:13

Ref #6.6



09 May 2026 15:14

Ref #6.6



09 May 2026 15:14

Ref #6.6

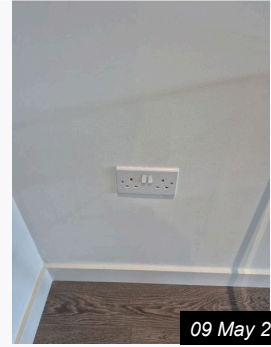
6. LOUNGE (CONT.)



Ref #6.6



Ref #6.6



Ref #6.6

6.7	Heating	Wall-mounted thermostat / heating control.	Good used condition.	
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Ref #6.7

6.8	Furnishings	Glass dining table with metal frame, 2x green dining chairs with metal gold legs, TV stand / media unit, glass coffee table, green 3-seater sofa, floor lamp, side table, tall cabinet and table lamp.	Fair to good used condition; items generally present well, with slight wear and tear visible to some furnishings including chairs, coffee table, sofa, side table, tall cabinet and table lamp	
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Ref #6.8 - Glass with metal frame dining table



Ref #6.8 - 2x green wooden chair with metal gold legs (slight wear and tear)



Ref #6.8

6. LOUNGE (CONT.)



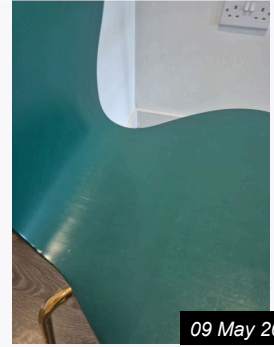
09 May 2026 15:15

Ref #6.8



09 May 2026 15:15

Ref #6.8



09 May 2026 15:15

Ref #6.8



09 May 2026 15:15

Ref #6.8



09 May 2026 15:15

Ref #6.8



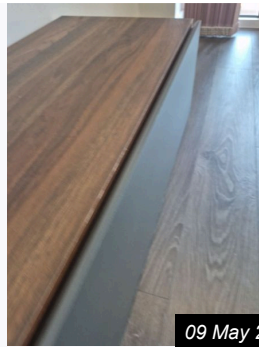
09 May 2026 15:16

Ref #6.8 - Wall clock



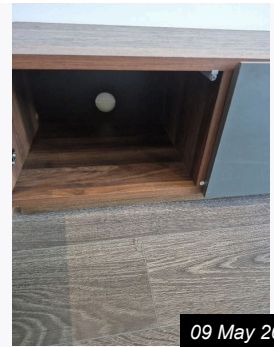
09 May 2026 15:17

Ref #6.8



09 May 2026 15:17

Ref #6.8



09 May 2026 15:17

Ref #6.8



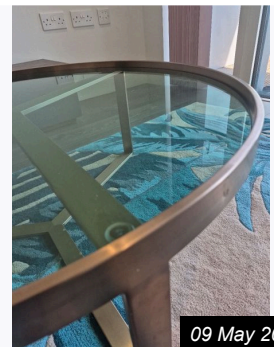
09 May 2026 15:17

Ref #6.8 - Tv stand



09 May 2026 15:17

Ref #6.8



09 May 2026 15:17

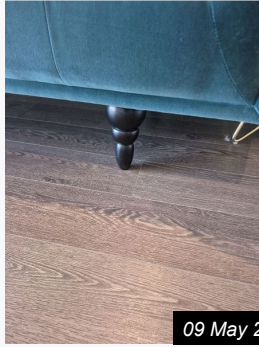
Ref #6.8 - Glass with metal frame coffee table (used condition)

6. LOUNGE (CONT.)



09 May 2026 15:18

Ref #6.8



09 May 2026 15:18

Ref #6.8



09 May 2026 15:18

Ref #6.8



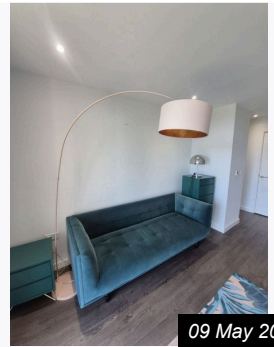
09 May 2026 15:18

Ref #6.8



09 May 2026 15:18

Ref #6.8 - 3 seater sofa green (used condition)



09 May 2026 15:19

Ref #6.8



09 May 2026 15:19

Ref #6.8



09 May 2026 15:19

Ref #6.8 - Floor lamp



09 May 2026 15:19

Ref #6.8



09 May 2026 15:19

Ref #6.8



09 May 2026 15:19

Ref #6.8



09 May 2026 15:19

Ref #6.8

6. LOUNGE (CONT.)



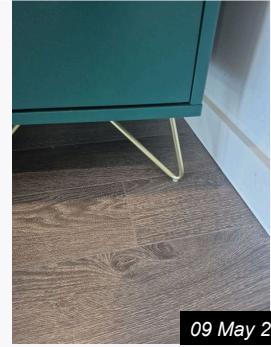
09 May 2026 15:19

Ref #6.8 - Side table used conditon



09 May 2026 15:20

Ref #6.8



09 May 2026 15:20

Ref #6.8



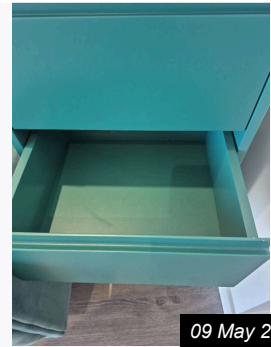
09 May 2026 15:20

Ref #6.8



09 May 2026 15:20

Ref #6.8



09 May 2026 15:20

Ref #6.8



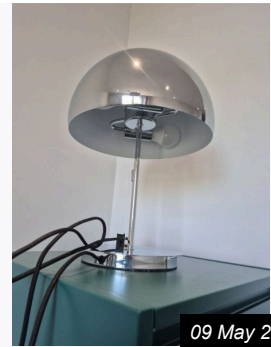
09 May 2026 15:20

Ref #6.8



09 May 2026 15:20

Ref #6.8 - Tall cabinet used condition



09 May 2026 15:20

Ref #6.8 - Table lamp



09 May 2026 15:21

Ref #6.8 - Table lamp used condition

6.9	Built-In Cupboard	Built-in storage / utility cupboard with door, shelving, electrical / ventilation controls and household items stored in situ, including vacuum cleaner and folder.	Good used condition; contents photographed and household items left in situ.	
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6. LOUNGE (CONT.)



09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9



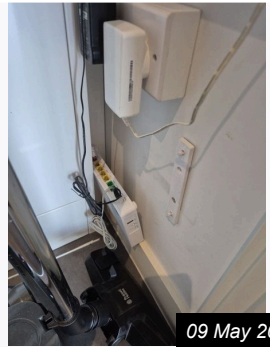
09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9



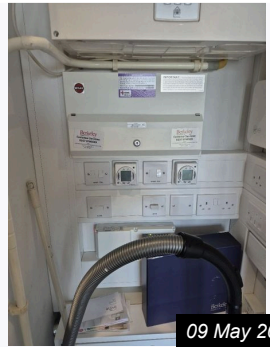
09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9



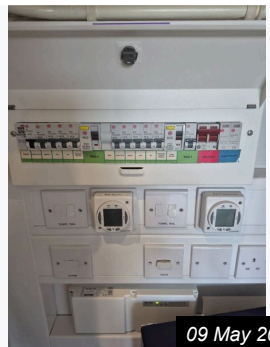
09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9



09 May 2026 15:22

Ref #6.9

6. LOUNGE (CONT.)



09 May 2026 15:23

Ref #6.9



09 May 2026 15:10

Ref #6

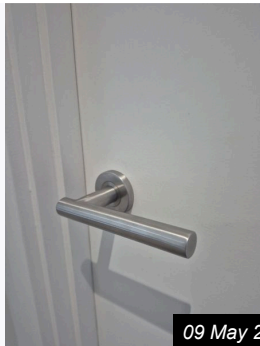
7. BEDROOM 1

Ref	Name	Description	Condition	Additional Comments
7.1	Door & Door Frame	White internal door and frame with chrome lever handle and door stop.	Good used condition.	



09 May 2026 16:05

Ref #7.1



09 May 2026 16:05

Ref #7.1



09 May 2026 16:06

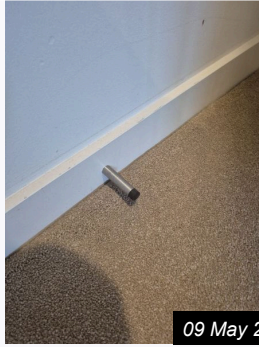
Ref #7.1

7. BEDROOM 1 (CONT.)



09 May 2026 16:07

Ref #7.1



09 May 2026 16:10

Ref #7.1



09 May 2026 16:10

Ref #7.1



09 May 2026 16:10

Ref #7.1

7.2	Walls & Ceiling	Painted walls and ceiling.	Good used condition.	
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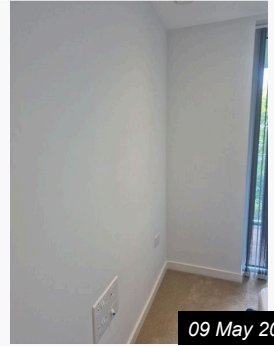
09 May 2026 16:07

Ref #7.2



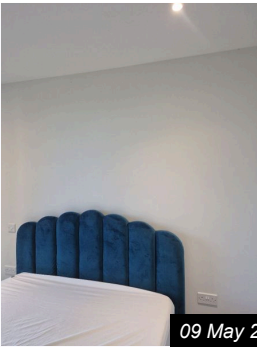
09 May 2026 16:07

Ref #7.2



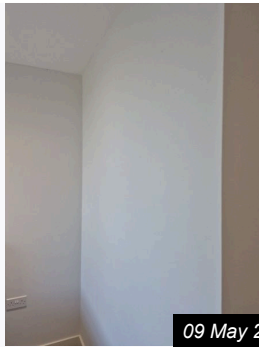
09 May 2026 16:08

Ref #7.2



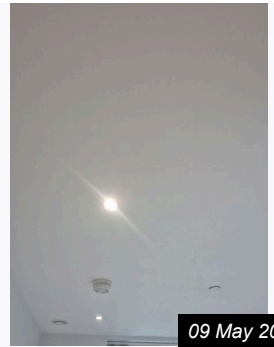
09 May 2026 16:08

Ref #7.2



09 May 2026 16:08

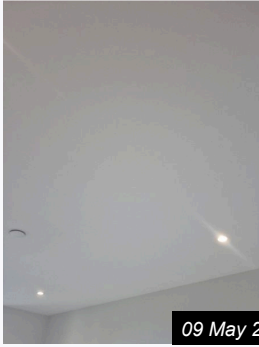
Ref #7.2



09 May 2026 16:08

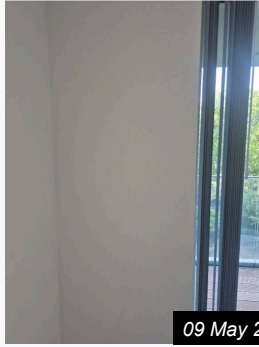
Ref #7.2

7. BEDROOM 1 (CONT.)



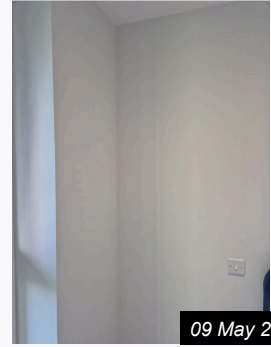
09 May 2026 16:08

Ref #7.2



09 May 2026 16:08

Ref #7.2



09 May 2026 16:08

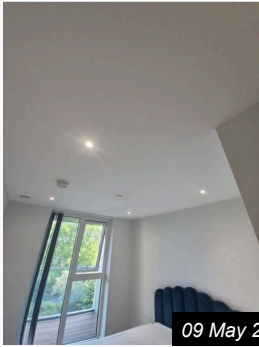
Ref #7.2



09 May 2026 16:08

Ref #7.2

7.3	Lighting	Recessed ceiling spotlights	Good used condition; tested and operational.	
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09 May 2026 16:08

Ref #7.3



09 May 2026 16:09

Ref #7.3

7.4	Window(s) / Sill	Full-height glazed door / window units with black frames and balcony aspect.	Good used condition.	
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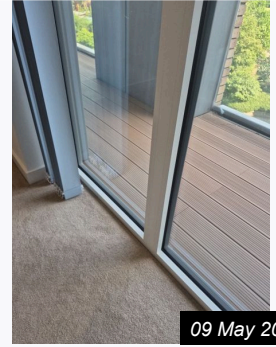
7. BEDROOM 1 (CONT.)



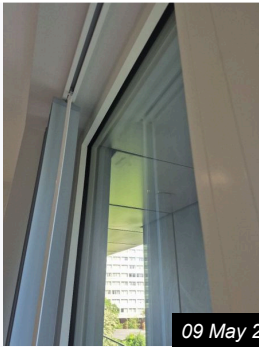
Ref #7.4



Ref #7.4

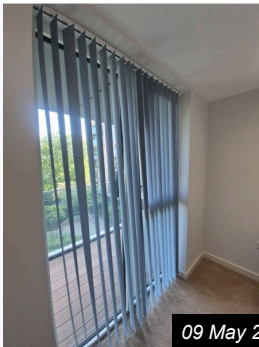


Ref #7.4



Ref #7.4

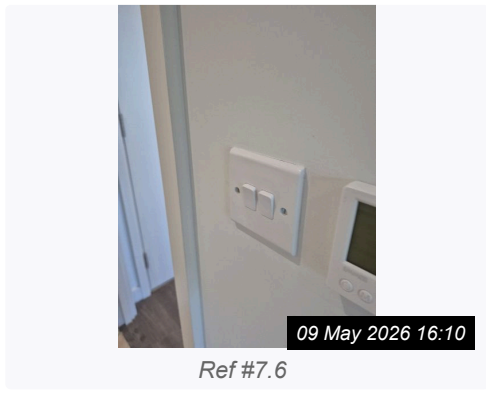
7.5	Curtains & Blinds	Vertical blinds.	Good used condition.	
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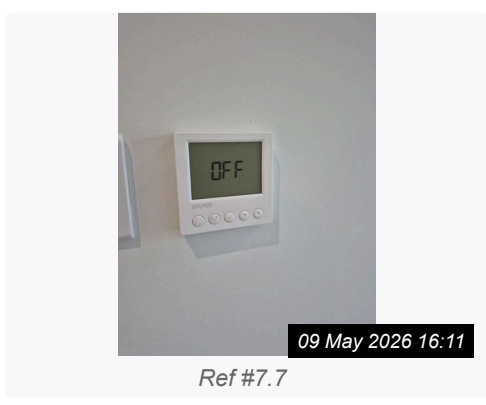
Ref #7.5

7.6	Switch & Sockets	White switches and socket outlets.	Good used condition.	
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7. BEDROOM 1 (CONT.)



7.7	Heating	Wall-mounted thermostat / heating control.	Good used condition.	
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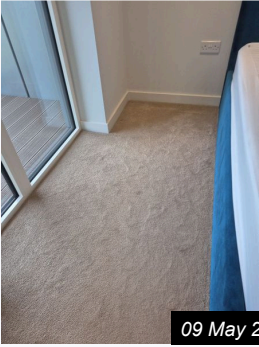


7. BEDROOM 1 (CONT.)

7.8	Flooring & Skirting	Carpet flooring with painted skirting boards.	Good used condition.	
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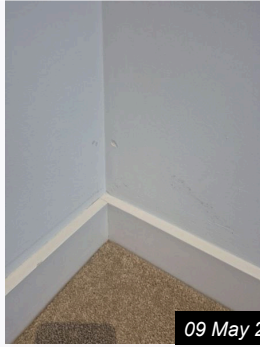
The image grid consists of 12 individual photographs arranged in a 4x3 grid. Each photograph shows a different view of the bedroom's carpeted floor and white-painted skirting boards. The carpet is a light beige color. The skirting boards are white and appear to be in good condition. Each photograph has a black timestamp in the bottom right corner that reads '09 May 2026 16:11' and a reference label 'Ref #7.8' centered below the image.

7. BEDROOM 1 (CONT.)



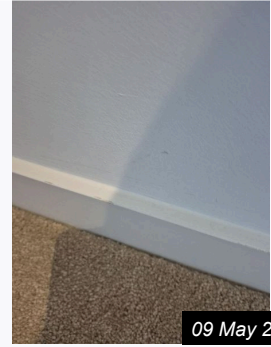
09 May 2026 16:11

Ref #7.8



09 May 2026 16:11

Ref #7.8



09 May 2026 16:11

Ref #7.8



09 May 2026 16:11

Ref #7.8



09 May 2026 16:15

Ref #7.8

7.9	Built-in Wardrobe	Built-in wardrobe with sliding doors, hanging rails and shelving.	Fair to good used condition; scuff marks visible internally to back wall / shelf area.	
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09 May 2026 16:12

Ref #7.9



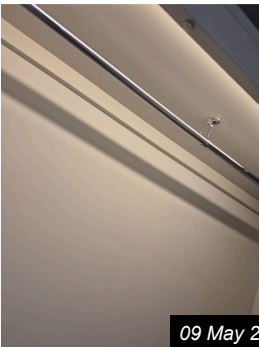
09 May 2026 16:12

Ref #7.9



09 May 2026 16:12

Ref #7.9



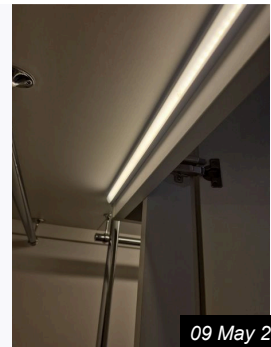
09 May 2026 16:13

Ref #7.9



09 May 2026 16:13

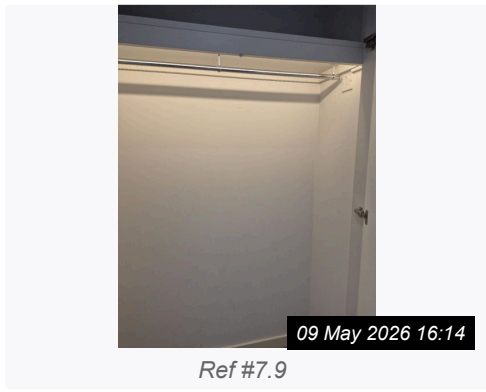
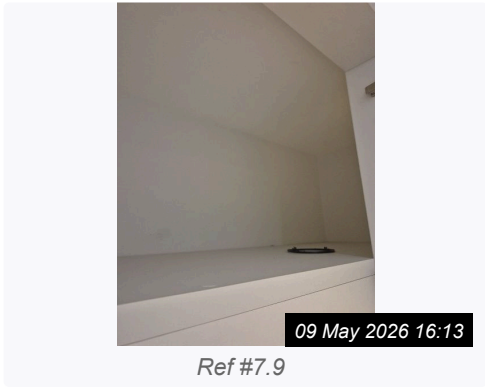
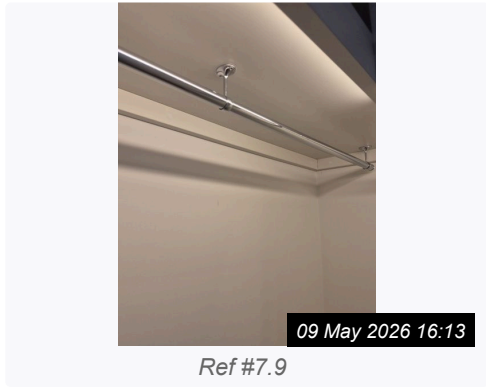
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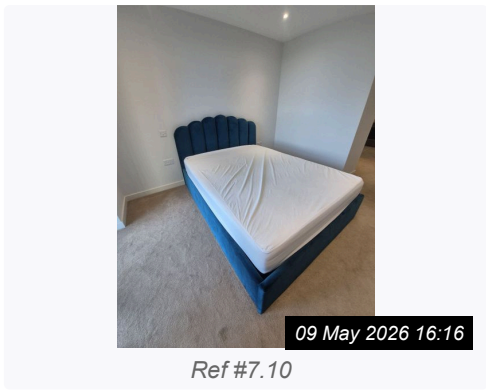
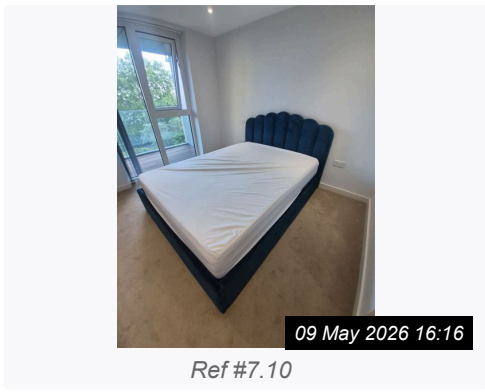
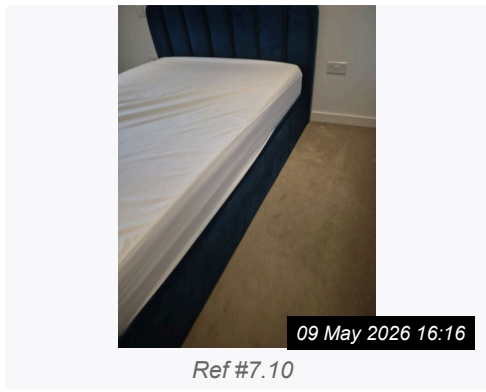
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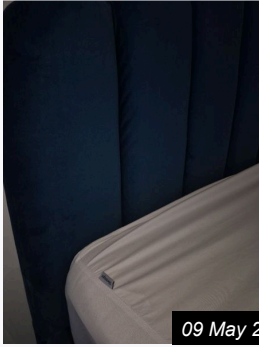
7. BEDROOM 1 (CONT.)



7.10	Furnishings	Blue upholstered cloth bed frame and memory foam mattress.	Fair to good used condition.	
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7. BEDROOM 1 (CONT.)



09 May 2026 16:16

Ref #7.10



09 May 2026 16:16

Ref #7.10 - Cloth bed frame



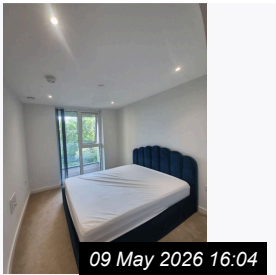
09 May 2026 16:16

Ref #7.10



09 May 2026 16:17

Ref #7.10 - Memory foam mattress



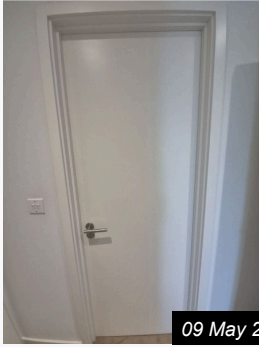
09 May 2026 16:04

Ref #7

8. EN SUITE

Ref	Name	Description	Condition	Additional Comments
8.1	Door & Door Frame	White internal door and frame with chrome lever handle.	Fair to good used condition; no threshold present and door panel lightly grubby in places.	

8. EN SUITE (CONT.)



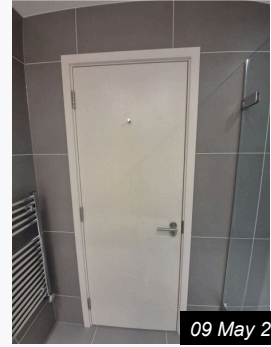
09 May 2026 16:18

Ref #8.1



09 May 2026 16:18

Ref #8.1



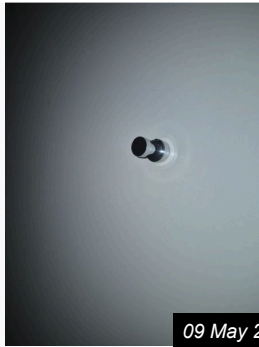
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Ref #8.1



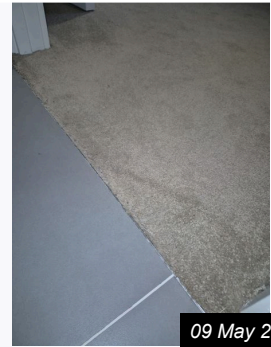
09 May 2026 16:18

Ref #8.1



09 May 2026 16:18

Ref #8.1



09 May 2026 16:19

Ref #8.1 - No threshold



09 May 2026 16:21

Ref #8.1 - Grubby

8.2	Walls & Ceiling	Tiled walls and painted ceiling.	Fair to good used condition; local sealant gaps visible at tiled / ceiling junctions.	
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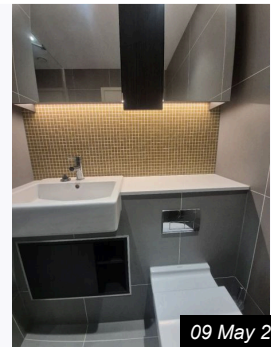
09 May 2026 16:19

Ref #8.2



09 May 2026 16:19

Ref #8.2

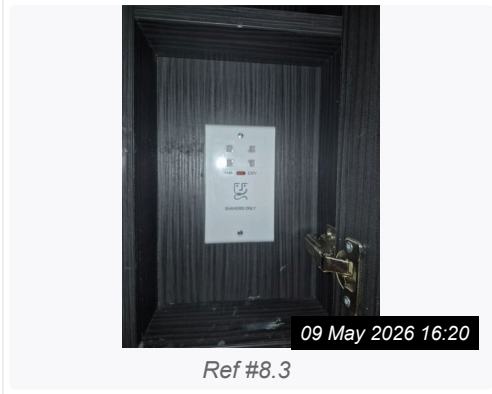


09 May 2026 16:19

Ref #8.2

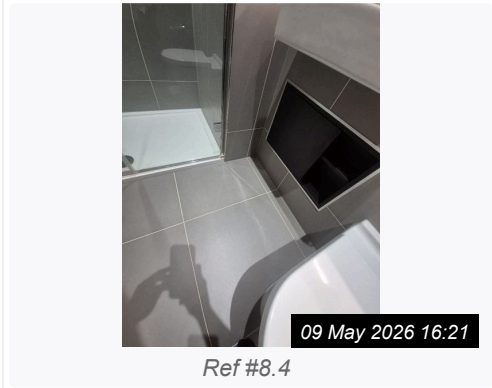
8. EN SUITE (CONT.)

8.3	Switch & Sockets	Shaver socket / electrical fitting.	Good used condition	
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8. EN SUITE (CONT.)

8.4	Flooring & Skirting	Tiled floor and tiled perimeter edges.	Good used condition.	
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8.5	Extractor Fan	Ceiling-mounted extractor vent.	Good used condition.	
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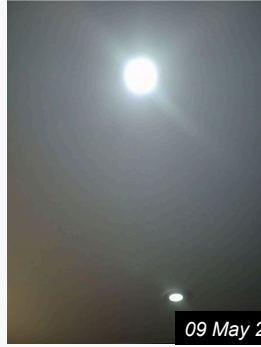
8.6	Lighting	Recessed ceiling spotlights.	Good used condition; tested and operational.	
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8. EN SUITE (CONT.)



09 May 2026 16:22

Ref #8.6



09 May 2026 16:23

Ref #8.6

8.7	Toilet	White toilet with concealed cistern and flush plate.	Good used condition.	
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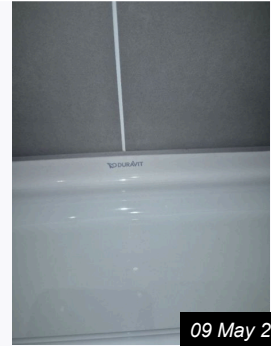
09 May 2026 16:23

Ref #8.7



09 May 2026 16:23

Ref #8.7



09 May 2026 16:23

Ref #8.7

8.8	Basin	White basin with chrome mixer tap.	Good used condition.; Sink plug removed	
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09 May 2026 16:23

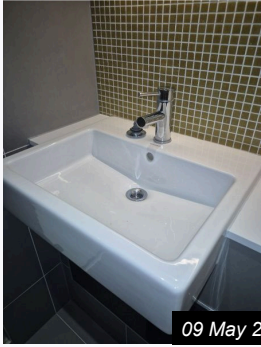
Ref #8.7



09 May 2026 16:23

Ref #8.7

8. EN SUITE (CONT.)



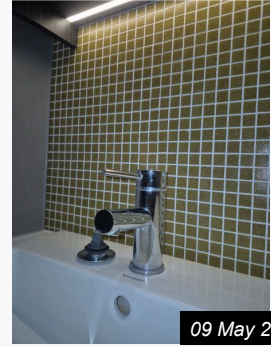
09 May 2026 16:23

Ref #8.8



09 May 2026 16:23

Ref #8.8



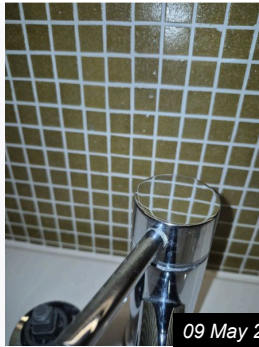
09 May 2026 16:24

Ref #8.8



09 May 2026 16:24

Ref #8.8



09 May 2026 16:24

Ref #8.8



09 May 2026 16:24

Ref #8.8



09 May 2026 16:24

Ref #8.8

8.9	Shower Unit / Cubicle	Glazed shower enclosure with chrome fittings and shower tray.	Good used condition.	
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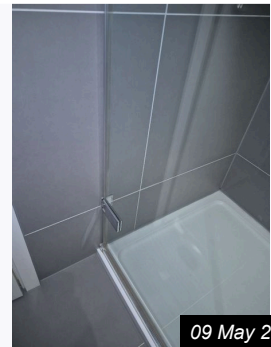
09 May 2026 16:26

Ref #8.9



09 May 2026 16:26

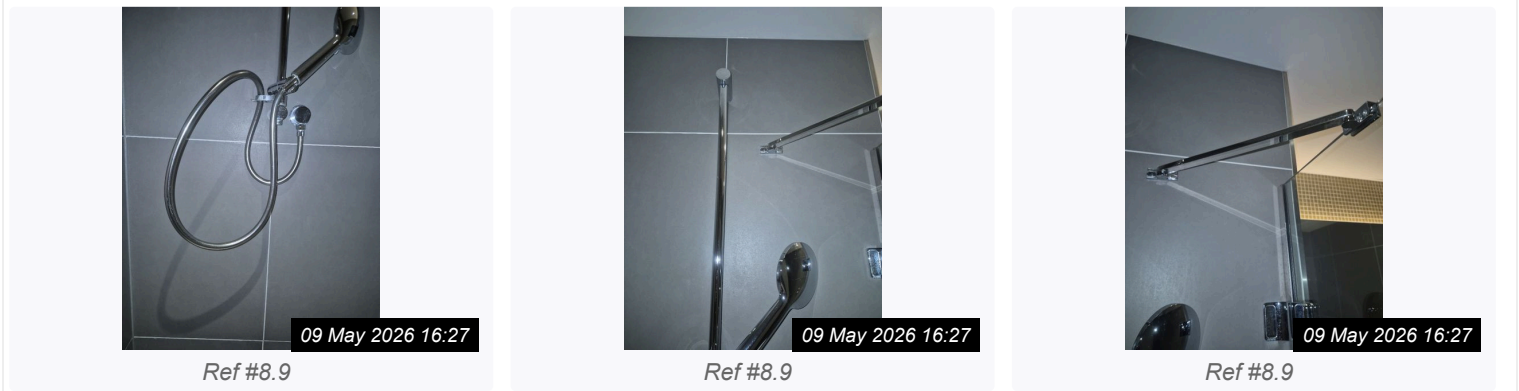
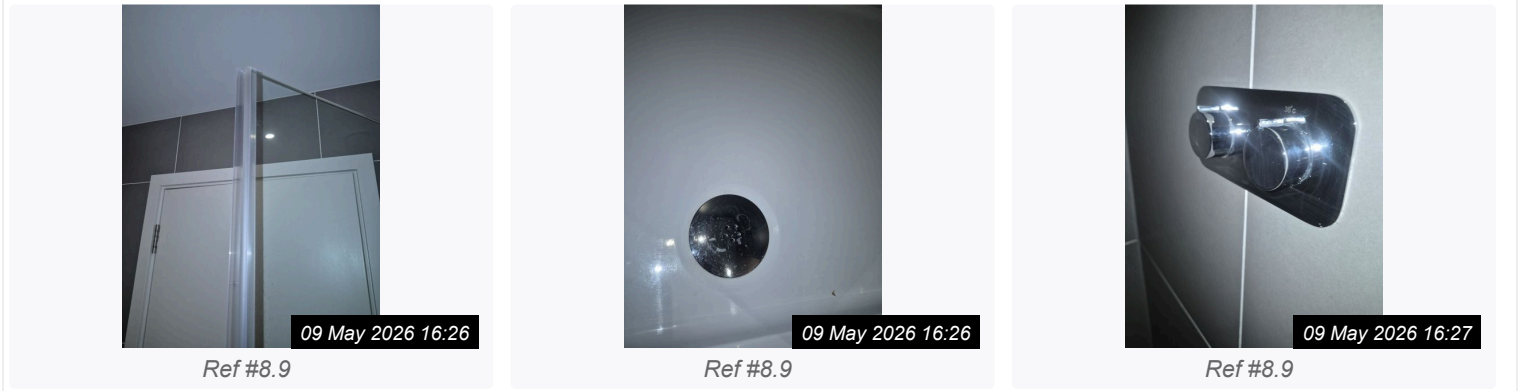
Ref #8.9



09 May 2026 16:26

Ref #8.9

8. EN SUITE (CONT.)



8.10	Heating	Chrome heated towel rail with wall-mounted thermostat.	Good used condition.	
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8.11	Accessories	Towel ring, toilet brush holder, mirrored cabinet / storage and bathroom shelf / vanity areas.	Fair to good used condition; some internal / lower areas lightly grubby.	
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8. EN SUITE (CONT.)



Ref #8.11



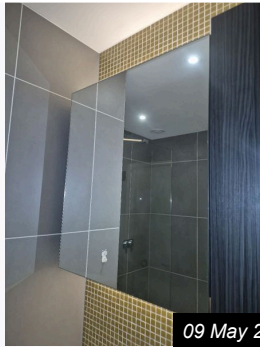
Ref #8.11



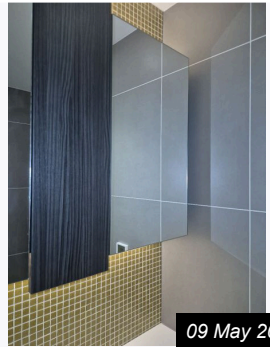
Ref #8.11



Ref #8.11



Ref #8.11



Ref #8.11



Ref #8.11



Ref #8.11 - Grubby

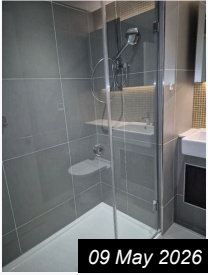


Ref #8.11 - Grubby



Ref #8.11

8. EN SUITE (CONT.)



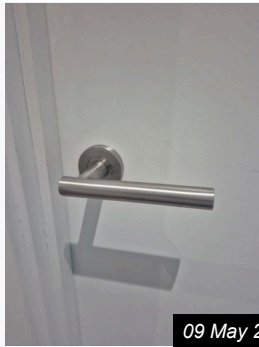
Ref #8

9. BEDROOM 2

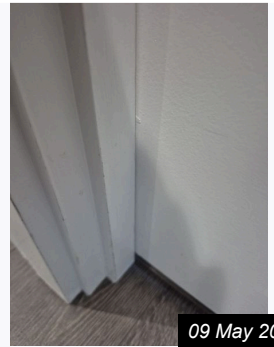
Ref	Name	Description	Condition	Additional Comments
9.1	Door & Door Frame	White internal door and frame with chrome lever handle; hooks fitted to rear of door.	Fair to good used condition; scuff marks visible to base of door frame.	



Ref #9.1



Ref #9.1



Ref #9.1 - Scuff marks on base of door frame



Ref #9.1



Ref #9.1



Ref #9.1

9. BEDROOM 2 (CONT.)



09 May 2026 15:50

Ref #9.1



09 May 2026 15:50

Ref #9.1

9.2	Walls & Ceiling	Painted walls and ceiling.	Fair used condition; sellotape residue, ceiling staining, scuff marks and small fixing marks visible in places.	
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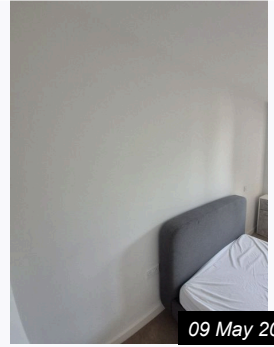
09 May 2026 15:50

Ref #9.2



09 May 2026 15:50

Ref #9.2



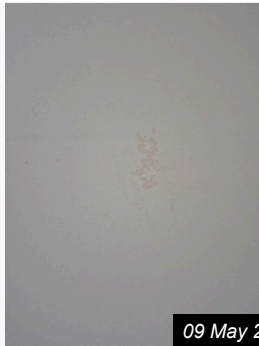
09 May 2026 15:50

Ref #9.2



09 May 2026 15:50

Ref #9.2



09 May 2026 15:50

Ref #9.2



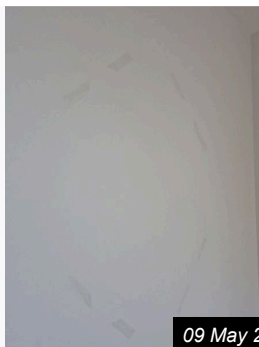
09 May 2026 15:50

Ref #9.2



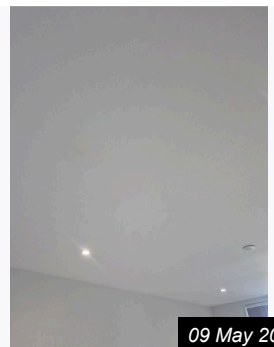
09 May 2026 15:50

Ref #9.2



09 May 2026 15:51

Ref #9.2 - Sellotape residue



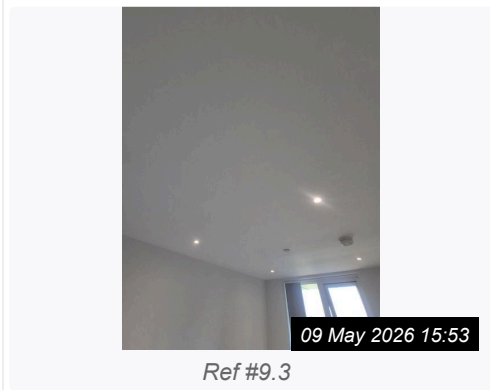
09 May 2026 15:51

Ref #9.2

9. BEDROOM 2 (CONT.)

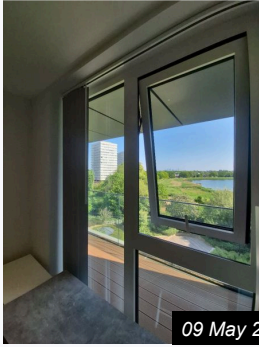


9.3	Lighting	Recessed ceiling spotlights	Good used condition; tested and operational.	
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9.4	Window(s) / Sill	Full-height glazed door / window units with black frames and balcony aspect.	Good used condition.	
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9. BEDROOM 2 (CONT.)



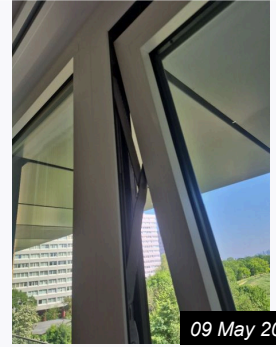
09 May 2026 15:53

Ref #9.4



09 May 2026 15:53

Ref #9.4



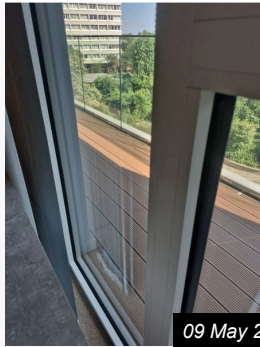
09 May 2026 15:53

Ref #9.4



09 May 2026 15:53

Ref #9.4



09 May 2026 15:53

Ref #9.4

9.5	Curtains & Blinds	Vertical blinds.	Good used condition.	
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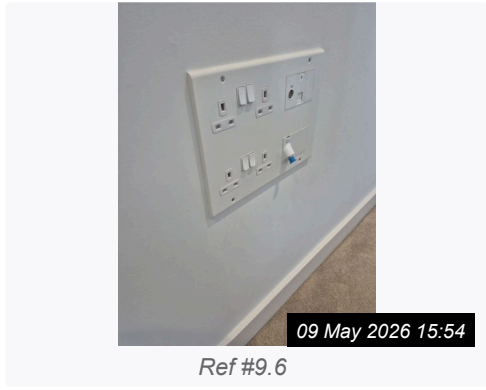


09 May 2026 15:54

Ref #9.5

9.6	Switch & Sockets	White switches and socket outlets.	Good used condition.	
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9. BEDROOM 2 (CONT.)

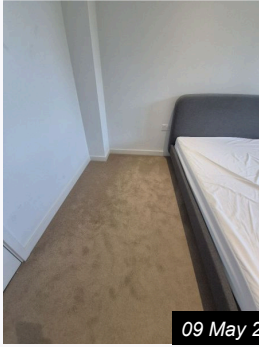


9.7	Heating	Wall-mounted thermostat / heating control.	Good used condition.	
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9.8	Flooring & Skirting	Carpet flooring with painted skirting boards.	Good used condition.	
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9. BEDROOM 2 (CONT.)



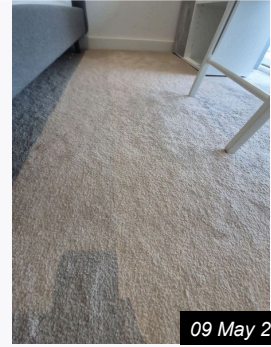
09 May 2026 15:55

Ref #9.8



09 May 2026 15:55

Ref #9.8



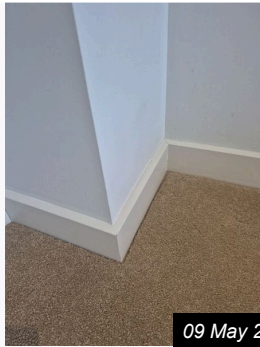
09 May 2026 15:55

Ref #9.8



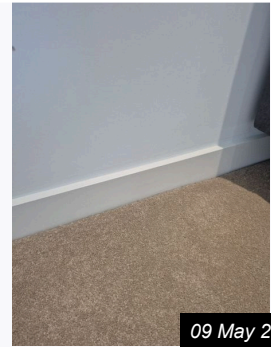
09 May 2026 15:55

Ref #9.8



09 May 2026 15:55

Ref #9.8



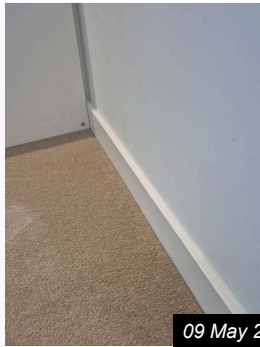
09 May 2026 15:55

Ref #9.8



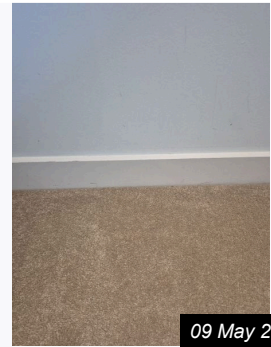
09 May 2026 15:55

Ref #9.8



09 May 2026 15:55

Ref #9.8



09 May 2026 15:55

Ref #9.8

9.9	Furnishings	Grey cloth bed frame, memory foam double mattress, grey and white desk, and white folding chair with cushion.	Fair to good used condition.	
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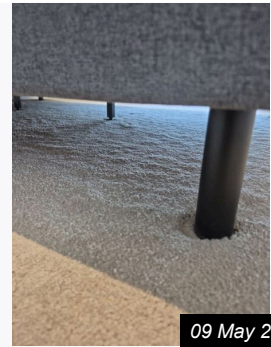
09 May 2026 15:56

Ref #9.9



09 May 2026 15:56

Ref #9.9 - Grey cloth bedframe



09 May 2026 15:57

Ref #9.9

9. BEDROOM 2 (CONT.)



09 May 2026 15:57

Ref #9.9 - Memory foam double mattress



09 May 2026 15:57

Ref #9.9



09 May 2026 15:57

Ref #9.9 - Grey and white desk



09 May 2026 15:57

Ref #9.9



09 May 2026 15:57

Ref #9.9



09 May 2026 15:57

Ref #9.9



09 May 2026 15:58

Ref #9.9



09 May 2026 15:58

Ref #9.9



09 May 2026 15:58

Ref #9.9



09 May 2026 15:58

Ref #9.9



09 May 2026 15:58

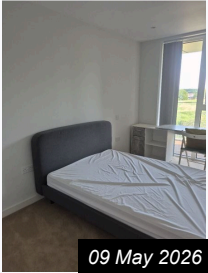
Ref #9.9



09 May 2026 15:58

Ref #9.9

9. BEDROOM 2 (CONT.)



09 May 2026 15:48

Ref #9

10. BATHROOM

Ref	Name	Description	Condition	Additional Comments
10.1	Door & Door Frame	White internal door and frame with chrome lever handle.	Fair to good used condition; scuff marks visible and slight water damage visible to base of door frame near bath.	



09 May 2026 15:00

Ref #10.1



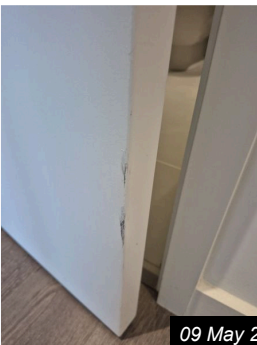
09 May 2026 15:00

Ref #10.1



09 May 2026 15:00

Ref #10.1 - Scuff mark



09 May 2026 15:01

Ref #10.1 - Scuff mark



09 May 2026 15:01

Ref #10.1



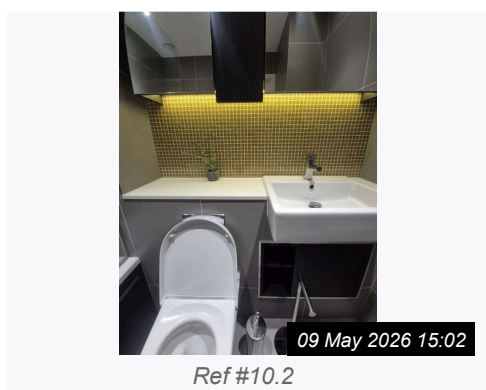
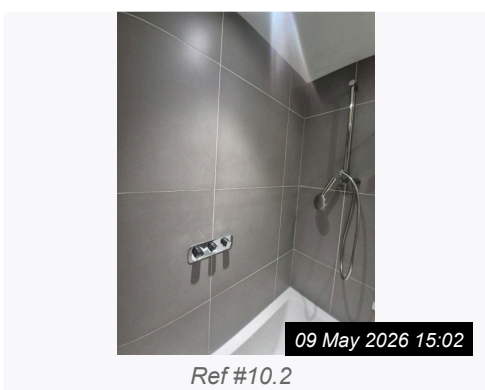
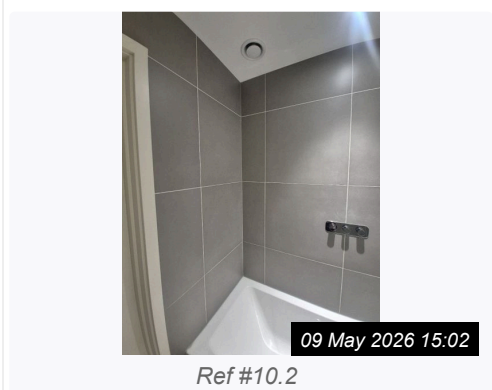
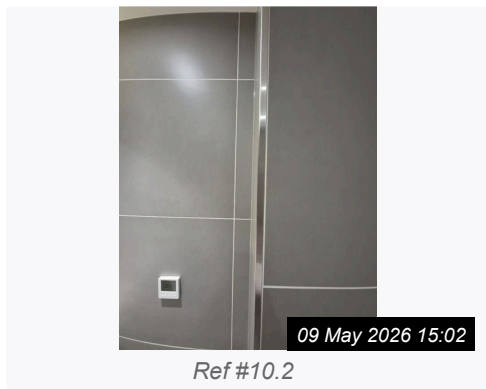
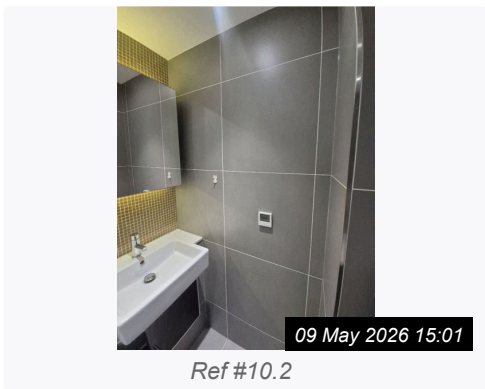
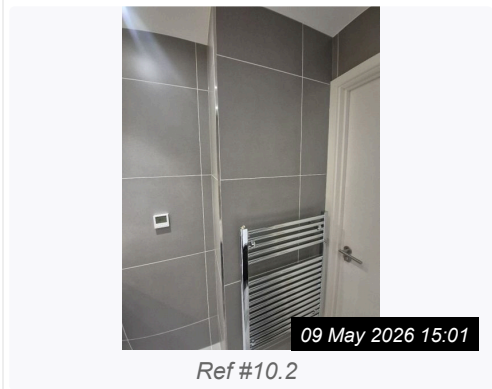
09 May 2026 15:01

Ref #10.1

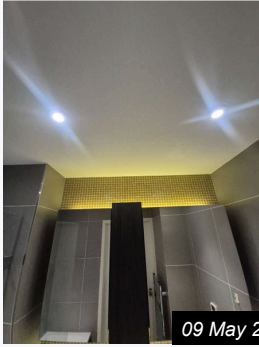
10. BATHROOM (CONT.)



10.2	Walls & Ceiling	Tiled walls and painted ceiling.	Good used condition.	
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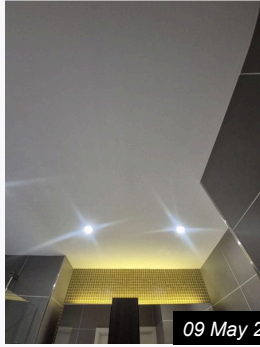


10. BATHROOM (CONT.)



09 May 2026 15:02

Ref #10.2



09 May 2026 15:02

Ref #10.2



09 May 2026 15:02

Ref #10.2

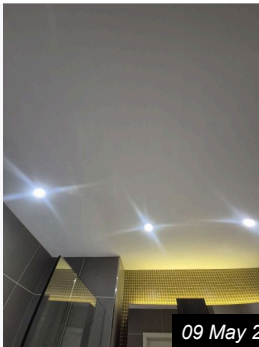
10.3	Extractor Fan	Ceiling-mounted extractor vent.	Good used condition.	
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09 May 2026 15:03

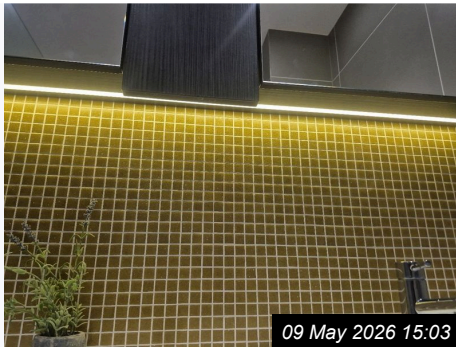
Ref #10.3

10.4	Lighting	Recessed ceiling spotlights and mirror / vanity lighting.	Good used condition; tested and operational.	
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09 May 2026 15:03

Ref #10.4



09 May 2026 15:03

Ref #10.4

10.5	Toilet	White toilet with concealed cistern and flush plate.	Good used condition.	
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10. BATHROOM (CONT.)



09 May 2026 15:03

Ref #10.5



09 May 2026 15:03

Ref #10.5



09 May 2026 15:03

Ref #10.5



09 May 2026 15:03

Ref #10.5



09 May 2026 15:03

Ref #10.5

10.6	Basin	White basin with chrome mixer tap.	Good used condition.	
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09 May 2026 15:04

Ref #10.6



09 May 2026 15:04

Ref #10.6



09 May 2026 15:04

Ref #10.6



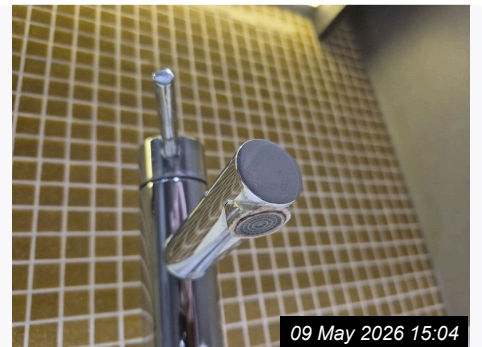
09 May 2026 15:04

Ref #10.6



09 May 2026 15:04

Ref #10.6



09 May 2026 15:04

Ref #10.6

10. BATHROOM (CONT.)



09 May 2026 15:04

Ref #10.6

10.7	Bath / Bath Panels	White bath with shower screen, chrome shower fittings and dark bath panel.	Fair to good used condition; slight water damage visible to base of bath panel.	
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09 May 2026 15:04

Ref #10.7



09 May 2026 15:04

Ref #10.7



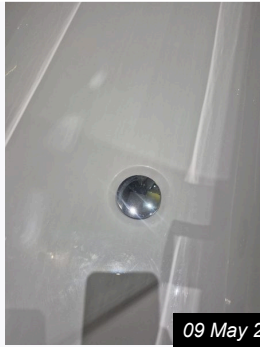
09 May 2026 15:04

Ref #10.7



09 May 2026 15:05

Ref #10.7



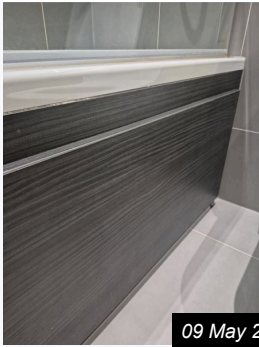
09 May 2026 15:05

Ref #10.7



09 May 2026 15:05

Ref #10.7



09 May 2026 15:05

Ref #10.7



09 May 2026 15:05

Ref #10.7

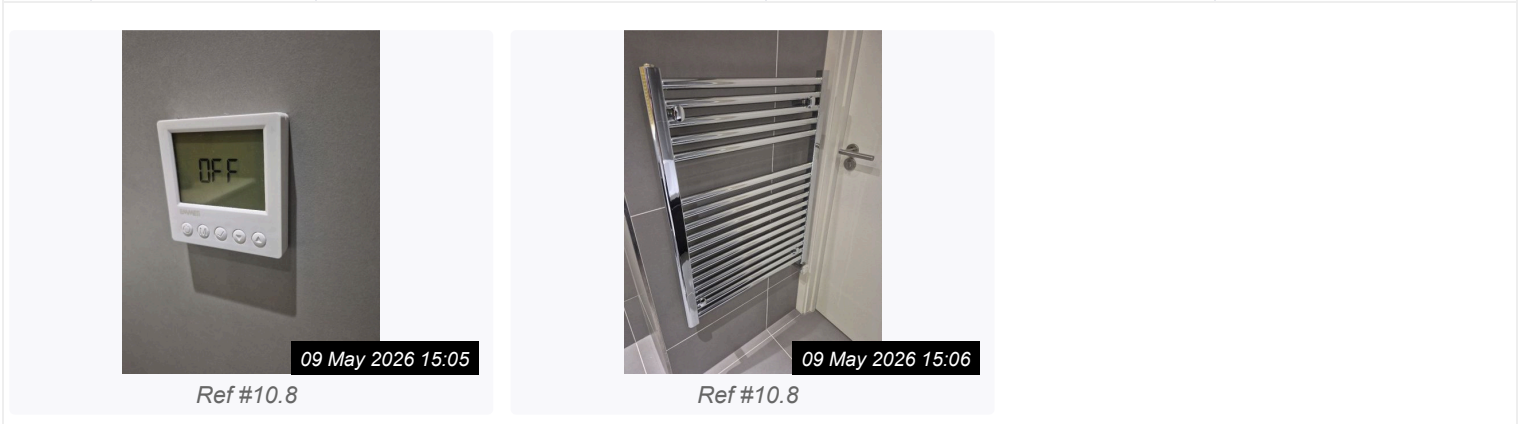


09 May 2026 15:05

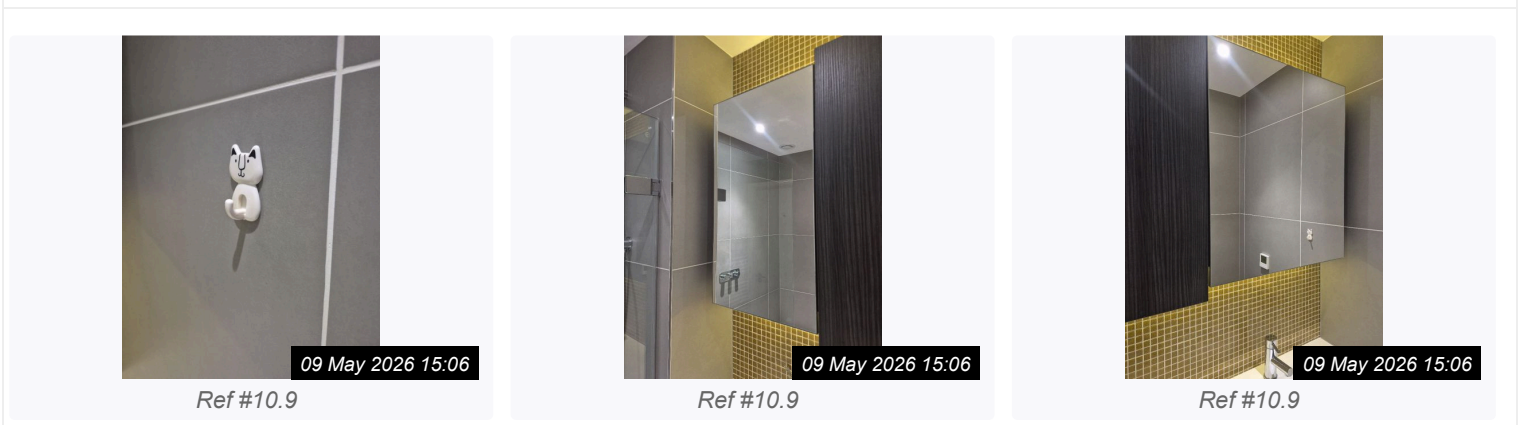
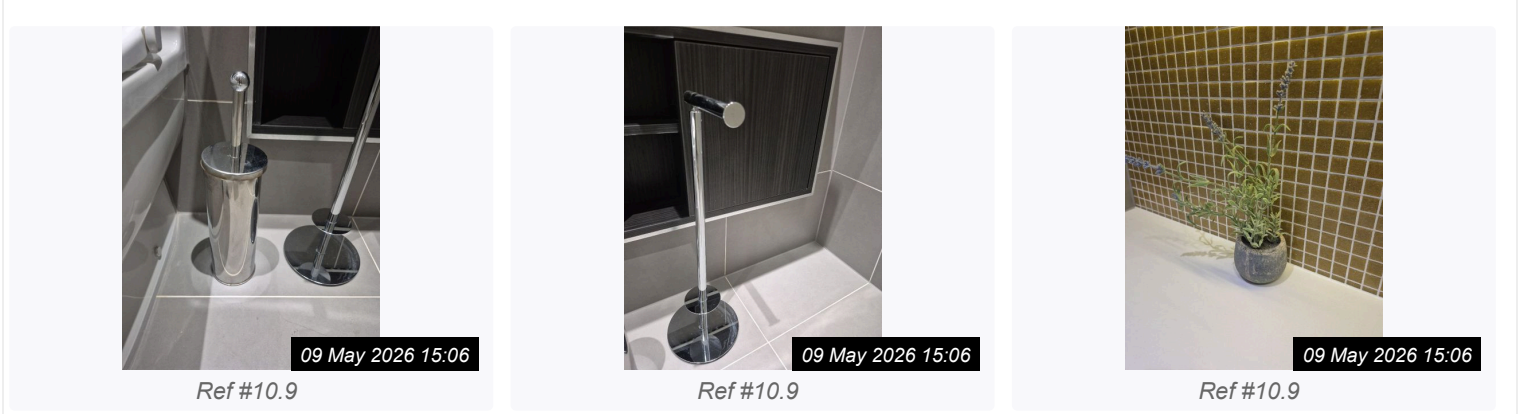
Ref #10.7 - Slight water damage base of bath panel

10. BATHROOM (CONT.)

10.8	Heating	Chrome heated towel rail with thermostat control.	Good used condition.	
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10.9	Accessories	Toilet roll holder, toilet brush holder, mirrored cabinet / storage and bathroom accessories.	Fair to good used condition; some areas lightly grubby.	
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10. BATHROOM (CONT.)



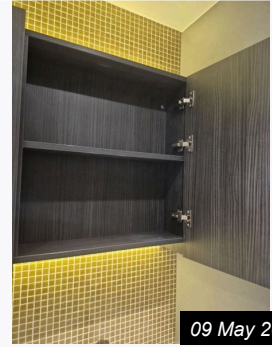
09 May 2026 15:06

Ref #10.9



09 May 2026 15:06

Ref #10.9



09 May 2026 15:06

Ref #10.9



09 May 2026 15:06

Ref #10.9



09 May 2026 15:07

Ref #10.9 - Built in

10.10	Flooring & Skirting	Tiled floor and perimeter edges	Fair to good used condition; slightly grubby in places.	
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09 May 2026 15:08

Ref #10.10



09 May 2026 15:08

Ref #10.10



09 May 2026 15:09

Ref #10.10 - Slightly grubby

10.11	Switches / Sockets	Shaver socket / electrical fitting.	Good used condition.	
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10. BATHROOM (CONT.)



09 May 2026 15:07

Ref #10.11

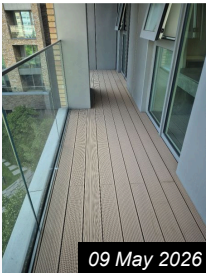


09 May 2026 15:00

Ref #10

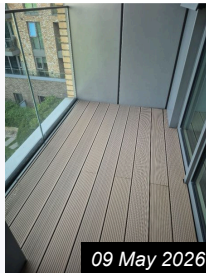
11. BALCONY

Ref	Name	Description	Condition	Additional Comments
11.1	Balcony	Private balcony with composite decked flooring, glazed / metal balustrade and painted walls / soffit.	Good used condition.	



09 May 2026 16:28

Ref #11



09 May 2026 16:28

Ref #11



09 May 2026 16:28

Ref #11



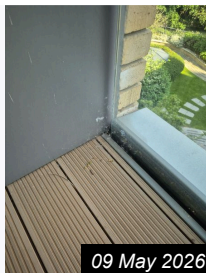
09 May 2026 16:28

Ref #11



09 May 2026 16:28

Ref #11



09 May 2026 16:28

Ref #11

12. SCHEDULE OF CONDITION

Ref	Name	Answer	Comments	Additional Comments
12.1	Overall Condition	Good	Previously occupied apartment presented in generally good used condition overall. Notable pre-existing points at check-in include: hallway smoke alarm previously not operational / taped over and newly installed at check-in; scratch / scuff to entrance door; paint marks, patch mark, wall screw and minor ceiling scuff to entrance hallway walls / ceiling; local scuff marks to entrance skirting; utility / storage cupboards containing household items and cleaning equipment; kitchen skirting slightly dusty / lightly grubby, some internal kitchen unit areas lightly dusty / grubby, extractor hood requiring maintenance / investigation, and discoloured sealant to worktop junctions; light watermarks to sink; lounge wall fixing point visible and lounge furnishings in fair to good used condition with slight wear and tear; Bedroom 1 socket plate gap and internal wardrobe scuff marks; Bedroom 2 with sellotape residue, ceiling staining, scuff marks and fixing marks to walls / ceiling; en suite with no threshold and local sealant gaps; and bathroom with slight water damage to base of door frame and bath panel plus slightly grubby floor areas. All tested alarms were operational as recorded.	
12.2	Cleanliness/Odours	Good	Light dust / slight grubby areas in places as noted.	
12.3	Flooring	Good		
12.4	Glazing	Good		
12.5	Curtains / Blinds	Good		
12.6	Furniture/Upholstery	Good	General used condition with slight wear and tear to some lounge furnishings.	
12.7	Mattresses	Good		

Actions Required

Ref	Action Required	Responsibility	Comments
5.5 Kitchen » Extractor Hood	Needs Maintenance	Investigate	Screw loose

Declaration

I/We confirm that this report has been made available to us and that we have had the opportunity to review it. To the best of our knowledge, it is an accurate record of the property's condition and contents at the time of inspection, subject to the limitations stated in the report disclaimers. If you wish to raise any comments or discrepancies, we will do so within **7 days** of receiving the report.

Appendix

Comment Summary

Ref	Comments
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