



INVENTORY

And

CHECK IN

Of the contents and conditions for

SAMPLE REPORT



Date of inspection:

SAMPLE

PREPARED BY: Ft² Inventories

28 Catalpa Court, Hither Green Lane, Hither Green, London, SE13 6TG

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On behalf of:

Name

SAMPLE

Important Information

The Tenant /Tenant’s representative and landlord should sign this document to signify that they have read and understood each page and accept that this Inventory and Check in is a true and accurate representation at the date so specified of the Property at the address stated above.

Amendments to this document may be made within 5 days from the date the report is sent out. If no amendments are made within this time the parties will be deemed to accept the document as an accurate representation at the date so specified of the property at the address so stated above.

This document should be returned, signed and dated no later than 5 days from the date the report is sent out.



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**INVENTORY DISCLAIMERS**

1.	Structural	This Inventory does not constitute a structural survey of the Property.
2.	General	This Inventory has been prepared on the accepted principle that all items are free from any obvious damage, fault or soiling except where stated. The term 'good' is noted as a guideline for this. NOTE: Should there be any cleaning, health and safety or other issues that need urgent attention, please call the office immediately.
3.	Description	Where the words 'gold', 'brass', 'oak', 'walnut' etc are used, it is understood that this is a description of the colour and type of the item and not the actual fabric, unless documentary evidence is available. The descriptions of the listed items are for identification purposes only and we do not attempt to determine or pass an opinion on whether an item is genuine or a reproduction. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt.
4.	Attendees	Wherever possible please ensure the tenant or a representative of the tenant attends the check-in and the check-out and they must sign the report. If the landlord is in attendance and makes comments or reaches any agreements this must be noted in the report.
5.	Fire Safety Equipment	If smoke detectors/carbon monoxide monitors are present and replacement batteries are required between maintenance visits or periodic tenancy checks, it is the Tenant's responsibility to replace and frequently check the working order of the same. Any faults should be reported immediately to the managing Agent/Landlord.
6.	Furnishings	Where the Inventory states 'Fire Regs labels seen', it is taken that labels are present on furniture and this indicates these items comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1993). It is not the Inventory clerk's responsibility to state that these items comply with these regulations. Curtains are described with an approximation of length i.e. sill/skirting/floor length. Responsibility is not taken for noticing minor shrinkage due to cleaning/ washing. Any shrinkage during or at the end of a tenancy will be the tenant's responsibility.
7.	Working order and condition	This Inventory relates only to the furniture, furnishings, fixtures and fittings and to all the Landlord's equipment and contents in the property. It is no guarantee of, nor does it report on the adequacy, or safety of any such equipment or contents. It is just a record that such items exist at the property on the date of the Inventory and a superficial condition of the same. Other than light bulbs and batteries, working condition is not noted. Where an Inventory is compiled at an old property, it is understood that the condition of the fabric are normally age worn and age marked unless otherwise noted.
8.	Appliances	Appliances will not be tested.
9.	Windows & Doors	All door locks, latches and fittings will be checked but windows are not all opened to test if they are operational. If they are not operational, this should be reported as a maintenance fault. Doors are checked where keys are provided.
10.	Alarms	Smoke, Fire and Burglar Alarms will be tested where possible
11.	Smoke alarm	There must be a Smoke alarms on each floor with a habitable room. Locations must be noted and testing MUST be confirmed on check-in report



12.	Carbon Monoxide (CO) Alarm	Carbon Monoxide alarms must be in any room with a solid fuel appliance – these must also be listed on check in report
13.	Heavy items	Heavy items of furniture such as kitchen appliances, wardrobes and beds will not be moved and the Inventory clerk will not be responsible for the condition of any flooring underneath or areas surrounding such items that cannot be seen.
14.	Loft & Cellars	Lofts and cellars are not included on this Inventory unless they are converted and safely accessible. Contents will therefore not be noted or checked at check in or check out.
15.	Locked rooms	Belongings left by the Landlord in a locked room or outbuildings will not be inventoried and are the sole responsibility of the Landlord. Any soft furnishing stored must comply with Fire & Furnishings Regulations.
16.	Gardens	Plants and shrubs will not be itemised.
17.	Odour	Unless noted the property is odour free.
18.	Maintenance	Any maintenance problems found either at the commencement of the tenancy or during the tenancy, should be reported promptly to the Managing Agent or Landlord. Report any maintenance or cleaning issues at the property to the agent immediately.
19.	Agents' instructions	Where the Agent advises that work is to be done at a property after the Inventory clerk has attended, it will be noted on the Inventory as follows: <i>* Agent advises.....</i> Confirmation should always be available in the form of work receipts and the tenant is advised to put any concerns in writing to the Agent.
20.	Tenancy agreement	The terms of the tenancy agreement may override the opinion of the Inventory clerk.
21.	Assurances	The usability, safety or serviceability of any item left in the premises, or any access or usability of any room or outdoor space is not guaranteed and if you have any concerns you should check with the Agent/Landlord.
22.	Professional Membership	Association of Professional Inventory Providers (APIP)
23.	Reports	All reports are to be sent in a PDF format.
24.	Garages	Appliances, garden equipment and tools will be inventoried, however tins of paint will not be itemised
25.	Sheds	Garden equipment and tools will be inventoried, however logs and tins of paint will not be itemised.
26.	Electrical sockets/wires/ fittings	Condition of Electrical Sockets/Wires/Fittings (visual check) We are not qualified electricians and will only confirm the visual condition of the electrical socket, wiring and or fitting as seen. Any fault seen will be noted and reported immediately to the managing Agent/Landlord.
25.	Blinds	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.



Please be advised be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord.

The movement of any items or heavy furniture or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view.

Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the Landlord or Tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible.

It is recommended that as the eventual accuracy of this inventory lies with the Landlord and Tenant that any queries or discrepancies relating to the description or content be addressed to Ft² Inventories

Notes for Check Out

For this inspection it is essential that all items be returned to their respective locations as shown on the Inventory before the final check out inspection takes place. Failure to do this may incur further costs from either the Clerk or from the Landlord/Agent who may need to return items to their original position ahead of any new Tenancy.

At the check out, a Clerk will attend to complete the check out inspection. Tenants are welcome to attend but attendance is not compulsory. The report will be sent directly to the Agent/Landlord, which will then be forwarded to the Tenant. It will be expected that the property will be in a clean condition. No further cleaning will be permitted on commencement of the dilapidation check out report. All personal items must be removed and the tenants must be ready to vacate the property on completion of the dilapidation check out report and surrender all property keys. The meters will be read and a forwarding address will be required.

Defects generally fall into the following categories, these are the most common areas and it would be in the tenants' best interest to pay particular attention to following:

1. Carpet soiling - spotting, staining, heavy shading, burn marks.
2. Furniture damage - soiling, staining, breakage, ring marks, scratch marks, liquid marks, dents, chips.
3. Curtains - smoke discolouration, torn, stained, spotted and unlaundered.
4. Mattresses - staining and ripping.
5. Linen - soiling, staining, unlaundered, burn marks, tears.



6. Fireplaces - unauthorised use, unswept, mantle or hearth damage.
7. Wooden Flooring - extreme wear, scrape marks, scratch marks, staining, burn marks.
8. Vinyl flooring - rips, scrapes, staining, pit marks and dent marks.
9. Walls – Excessive, and or numerous marks/scuffs. Permanent fixtures such as nails/ screws/ brackets in walls.
10. Gardens - unswept patios/paths/driveways, unmaintained borders, bushes and lawns.

Cleaning

The property will need to have a full, professional, end of tenancy clean, including a deep clean of all upholstery/carpets.

If the standard of cleaning is not satisfactory, most managing agents or landlords will employ a contract cleaner, the cost of which will be deducted from your deposit.

Apart from general cleaning of the obvious, listed below are the most common areas, which are missed and noted on the check out/ schedule of conditions.

The following list is intended as a helpful and informative guide only and is not an exhaustive list.

All skirting boards, architraves, picture rails, doorframes, ceramic tiles, perimeters to floor, carpet edges, windows, sills, secondary glazing, blinds, drawer interiors, kitchen units, shelving, hob, grill, oven, oven door, dishwasher, tumble dryer, appliance filters, rubber seals, defrost freezer, defrost fridge, soap dispenser, light fittings, shades, test all bulbs.

***Do not clean paintwork unless you are sure that it is waterproof paint and that cleaning it will not leave marks or make the paintwork patchy.**

Keys

All keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost you may be charged replacement costs for the locks. If you have extra keys cut these should also be returned. All keys must be available and labelled clearly.

**GENERAL DESCRIPTION AND SUMMARY OF CONDITION**

Decorative order	New/freshly painted with some minor defects.
Floors	New with some minor defects. Some small stains to the carpets.
Woodwork	Freshly painted
Fixtures and fittings	New.
Walls	New/Freshly painted with some minor defects as noted.
Lights	Tested and working.
Contents/Furnishings	New.
Bathroom	New.
Outside space	Light weathering/greening to the floors.
Windows	New. Tested and working.
Appliances	New.

CLEANING SUMMARY

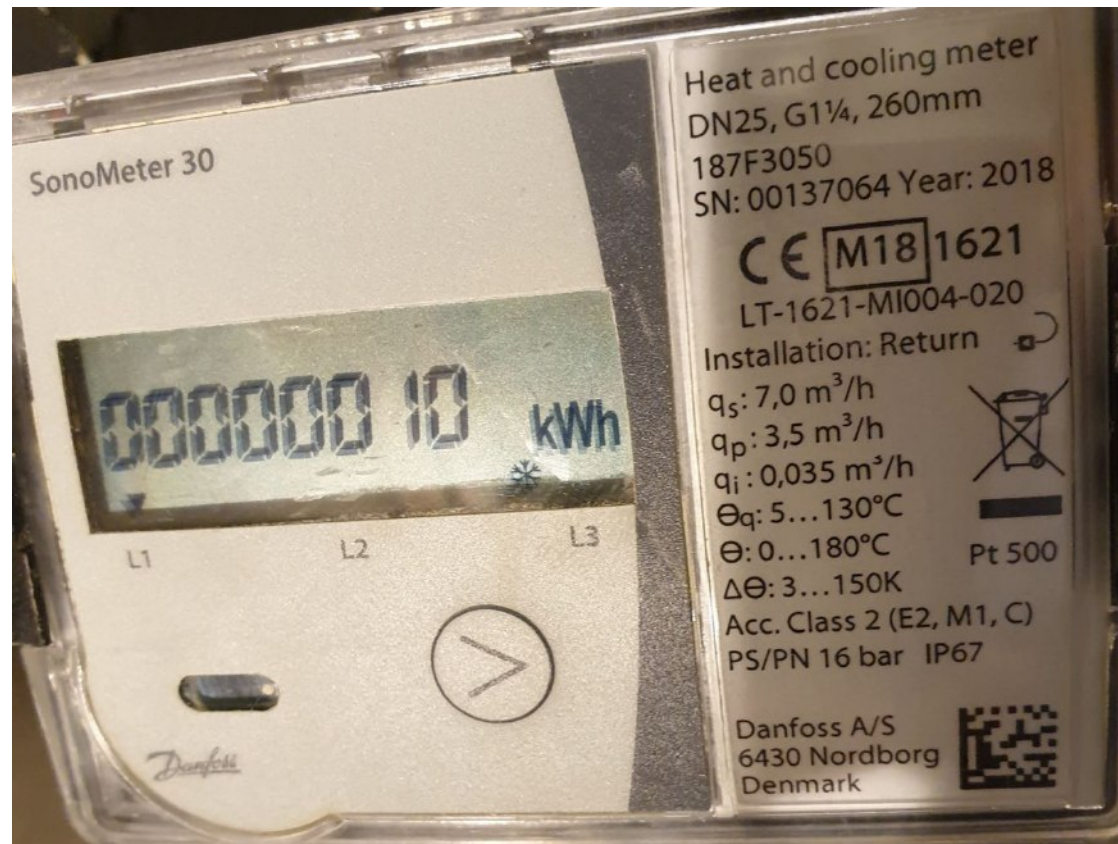
Floors	Professional level clean.
Woodwork	Professional level clean.
Fixtures and fittings	Professional level clean.
Windows	Professional level clean.
Curtains/blinds	Professional level clean.
Bathroom	Professional level clean.
Appliances	Professional level clean.
Furnishings	Professional level clean.
General	Professional level clean with some minor oversights/light superficial surface dust.

UTILITY READINGS

Service	Location	Reading
Electricity	Built-in storage 3 off hallway 2	Serial no: 19L2035366 Readings: Total input: 01730 kWh
Heat	Provided by concierge	Serial no: 6455 3176 Reading: 1497 kWh
Heat & Cooling	Provided by concierge	Serial no: 00137064 Reading: 00000010 kWh



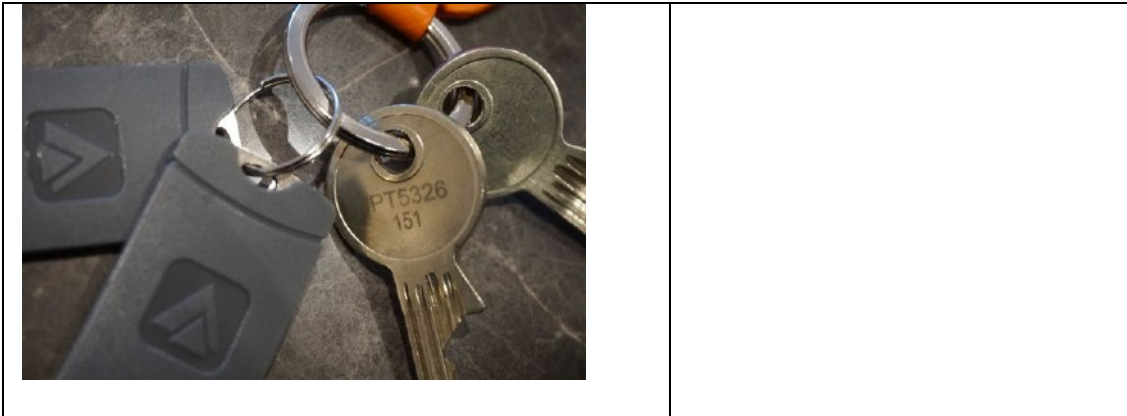
Utility reading photographs





KEYS ISSUED

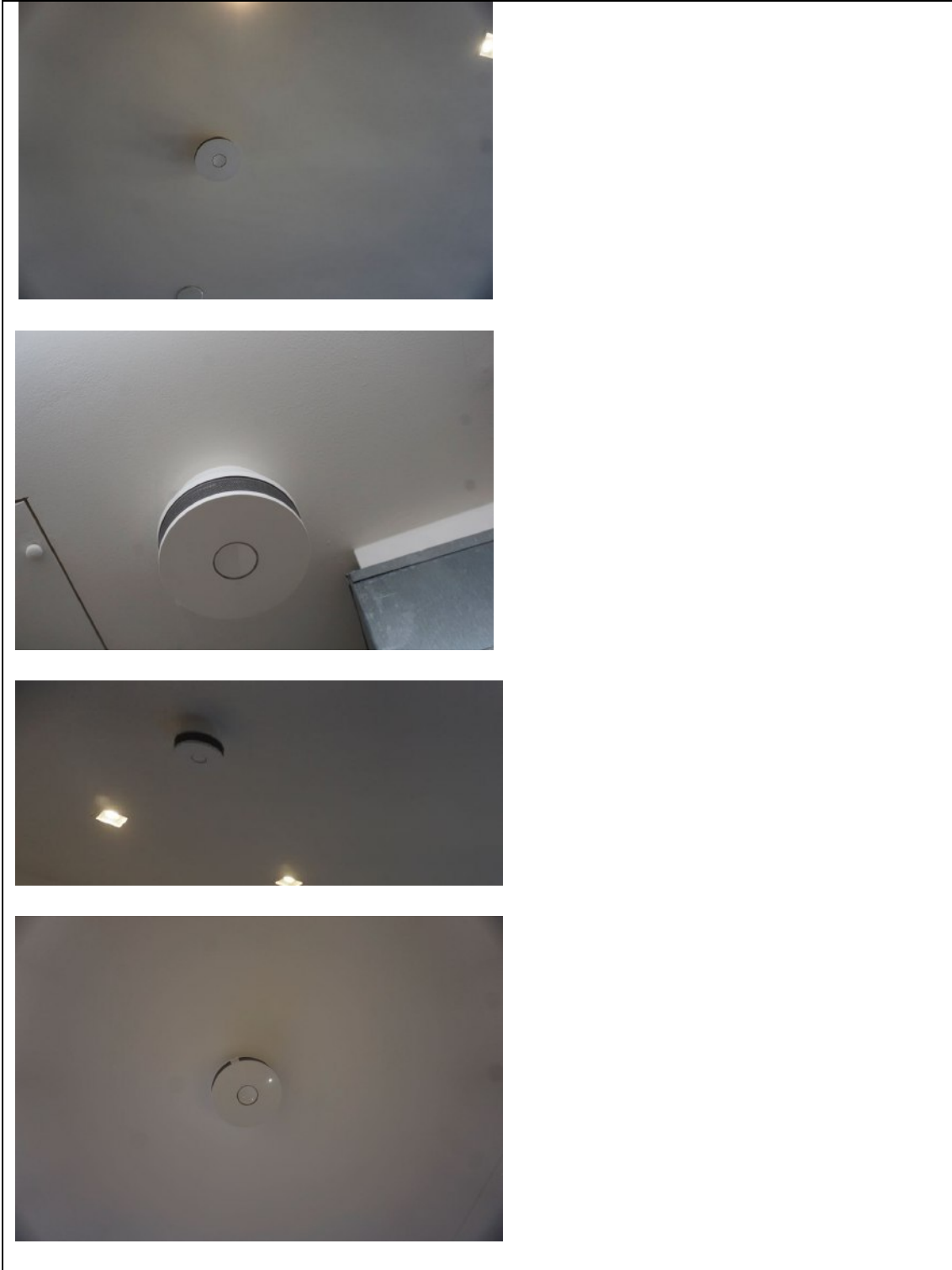
Photographs	At check in
	<p>Keys issued to tenant? No</p> <p>Tenant not present for inspection, keys not released by Clerk.</p> <p>Keys returned to concierge following the inspection.</p> <p>Description of keys:</p> <ul style="list-style-type: none"> - 2x sets of keys seen <p>Each set including:</p> <ul style="list-style-type: none"> - 1x front door key, serial TPT5326 - 1x electronic fob - 1x post box key, serial QHDK126



Location of	
Fuse Board	Built-in storage 3 off hallway 2
Stopcock	Built-in storage 3 off hallway 2
Boiler	N/A
Water tank	N/A
Gas appliances	N/A

Item	Location	Tested and working
Smoke detectors	Front door and entrance area	Tested and working
	Bedroom 1	Tested and working
	Built-in storage 3 off hallway 2	Tested and working
	Reception room	Tested and working
Carbon monoxide	N/A	
Fire alarm	N/A	
Security alarm	N/A	
Water outlets	Bathroom/Kitchen	Tested and working







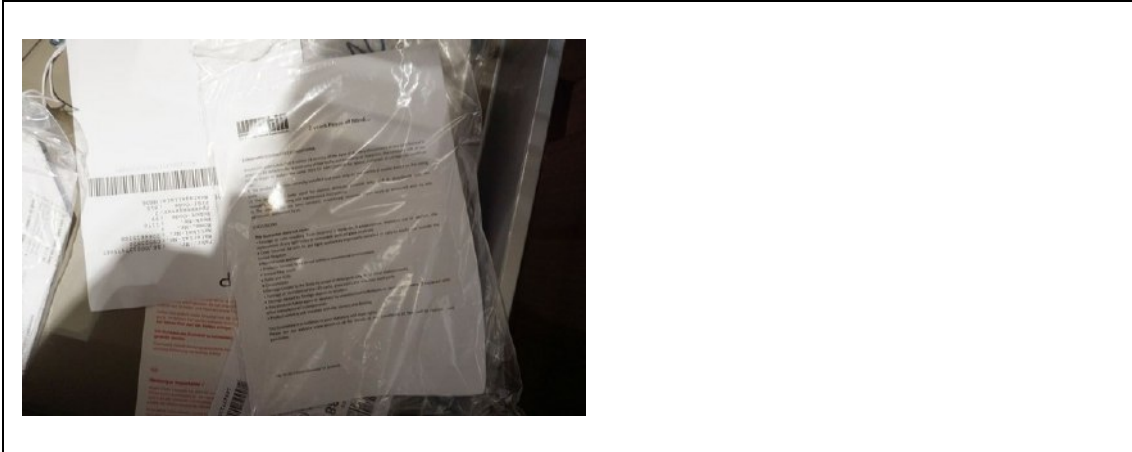
Appliance manuals

Manuals found for:

- Fridge freezer
- Oven
- Microwave
- Miele dishwasher tablets
- Dishwasher combination microwave oven
- Washer dryer
- Ceramic hob
- Dishwasher tablets
- 2x spanners
- 1x piece of pipework/insulation tape
- Westin kitchen



Date of inspection: SAMPLE



Basis of reporting

This report has been prepared on the basis that all items inspected have been found in good condition and free from defects and damage unless specifically mentioned. This report contains photographic evidence to support the written content.

Please do note that the photographs embedded in the report have been compressed to enable us to email the reports out. We do hold all photographs in full resolution on file and these can be provided on request.



1. Front Door and Entrance Area

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>1.1 Door</p> <p>External door: Dark wood</p> <ul style="list-style-type: none"> - 1x antique brass decorative handle - Antique brass edged spyhole - 1x antique brass pull handle to centre of the door - 1x antique brass lower lock <p>External door frame: Dark wood</p> <ul style="list-style-type: none"> - 1x antique brass edged light - 1x antique brass numeric with antique brushed brass panel <p>Internal door: As consistent with external door</p> <ul style="list-style-type: none"> - Antique brass spyhole has 1x guard - 1x antique brass bolt through the centre - Antique brass thumb screw lock - Antique brass handle - Antique brass hinges 	<ul style="list-style-type: none"> - Cut-out at high level to allow for the self closing mechanism - 1x 15cm scratch beneath the handle - 2x 1cm to 4cm white marks to the bottom LH corner <ul style="list-style-type: none"> - Light tested and working - 2x visible screws to the base <ul style="list-style-type: none"> - Thumb screw lock tested and working - Hinges secure and intact - 1x faint 15cm white mark to the RH side





<p>Internal door frame: As consistent with external</p> <ul style="list-style-type: none"> - 2x integrated spotlights - 1x brushed brass panel to the LH side 	<ul style="list-style-type: none"> - Spotlights tested and working - 2x tiny ½cm marks and 1x 4cm scratch at mid level - 1x faint white scratch to the base of the brass panel and what 'appear' to be white faded marks to the base, possibly these are cleaning related
<p>1.2 Floor</p> <p>Threshold:</p> <ul style="list-style-type: none"> - Antique brass <p>Floors:</p> <ul style="list-style-type: none"> - Grey marble tiled with white grout 	<ul style="list-style-type: none"> - 2x faint 10cm to 15cm scratches forward of the WC - Some minor cleaning wipe marks - 1x non-continuous 10cm scratch forward of bedroom 1 with further 10cm scratch to LH side on approach to second hallway - Slight defect to the finish, 'appears' to be 3x small 1cm squares, difficult to photograph - 3x faint 10cm scratches to the central tile
<p>1.3 Skirting boards</p> <p>Wood painted white</p>	<ul style="list-style-type: none"> - Minor defects beneath the paintwork - Some paint dust to the surface - 1x tiny, 1cm grey mark to the LH side of the door - Slight defect to the finish on the paintwork along the base of the skirting board to RH side of WC
<p>1.4 Walls</p> <p>Painted white</p>	<ul style="list-style-type: none"> - 1x 10cm scratch to the LH side of the WC at mid level - 1x faint grey 15cm mark at mid level to RH side of the WC to the centre of the wall



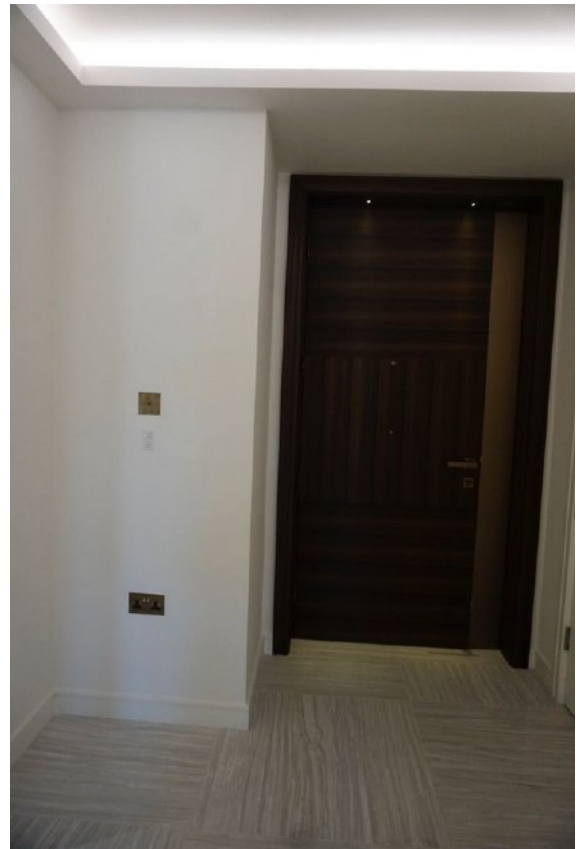
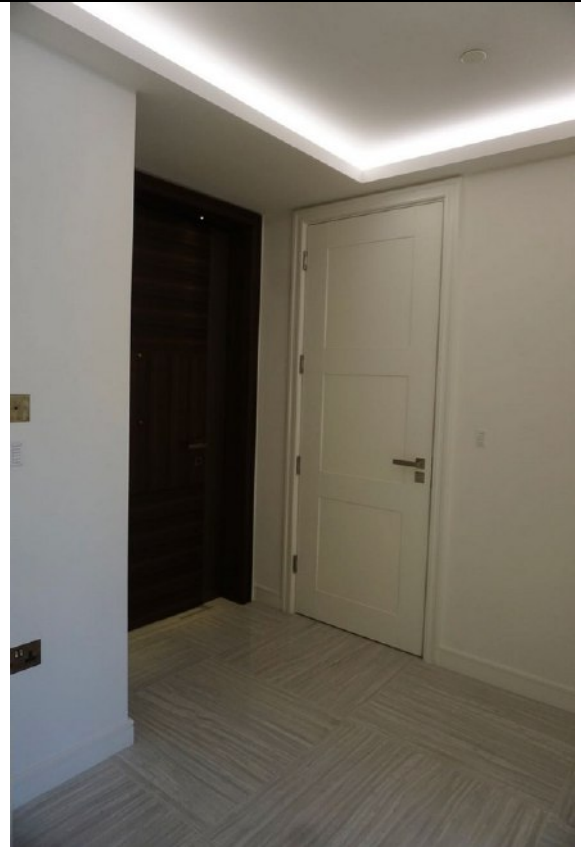
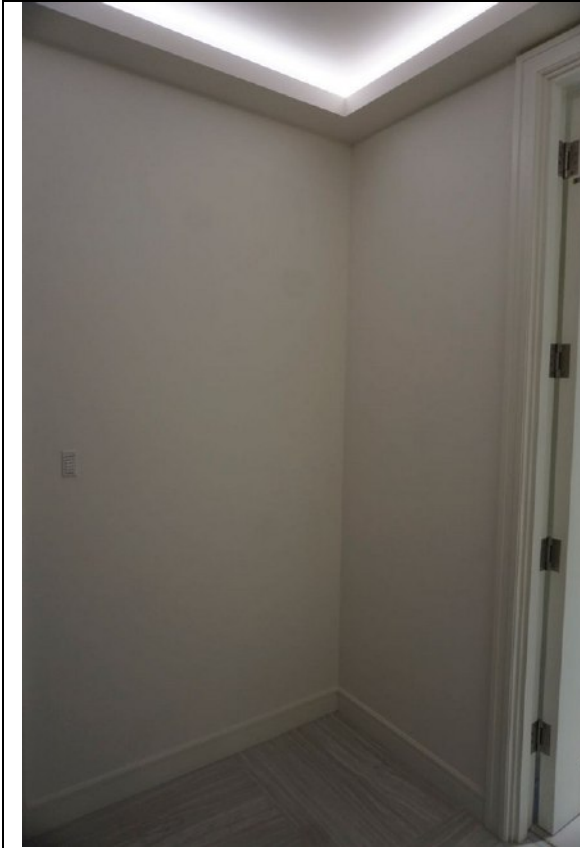
	<ul style="list-style-type: none"> - 2x tiny grey marks on the angle join to the RH side of the second entrance to the second hallway with 2x faint grey marks, each between 1cm to 4cm to the RH side - 1x faint 3cm grey rub mark to the centre of the same wall - Slight paint disparity around the joins with the ceiling - 2x 30cm grey rub marks at mid level to the RH side of the door, horizontal with 1x diagonal 10cm grey mark in the same area - What 'appears' to be 1x faint 'print' to RH side at mid level
<p>1.5 Cornicing</p> <p>N/A</p>	
<p>1.6 Ceilings</p> <p>Ceiling with drop down section painted white</p> <p>Integrated ceiling lights</p>	<ul style="list-style-type: none"> - 2x indents painted over to the LH side above the WC in the corner - Tested and working
<p>1.7 Fixtures/Fittings</p> <p>1x ceiling mounted smoke detector GIRA</p> <p>1x ceiling mounted white plastic sprinkler</p> <p>1x antique brass plate with black plastic fitting</p> <p>Switches:</p> <ul style="list-style-type: none"> - White plastic push buttons as fitted <p>Sockets:</p> <ul style="list-style-type: none"> - Antique brass and black plastic as fitted 	<ul style="list-style-type: none"> - Tested and working - Untested - Approximately 6x scratches to the base - Tested and working





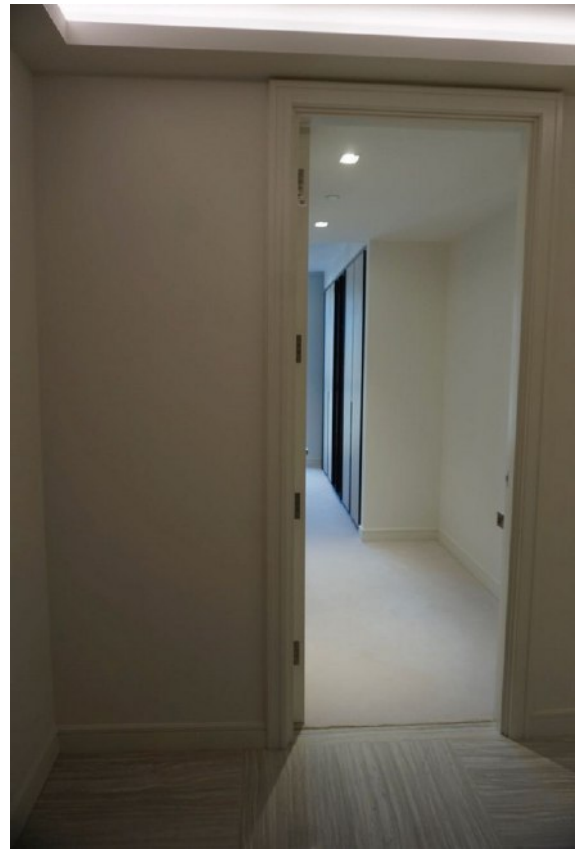
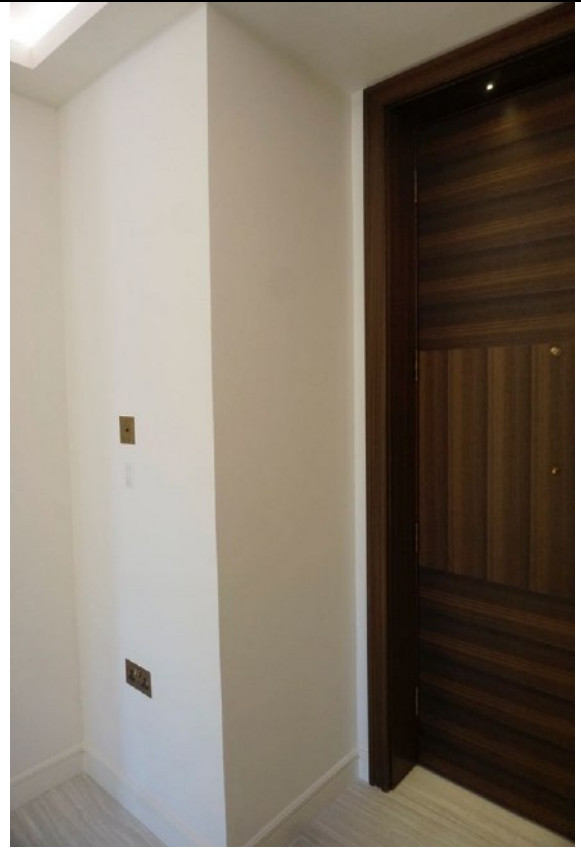
<p>1.8 Furniture/Furnishings</p> <p>N/A</p>	
<p>1.9 Window</p> <p>N/A</p>	
<p>1.10 Photographs</p> 	





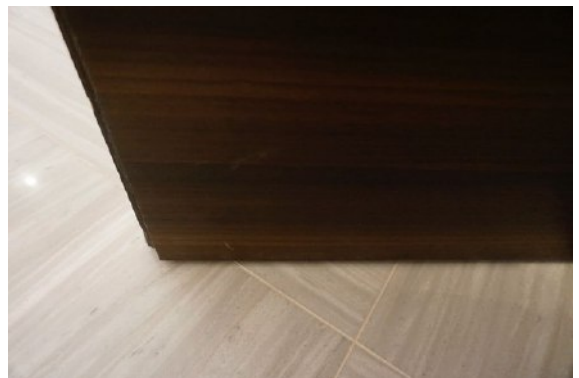
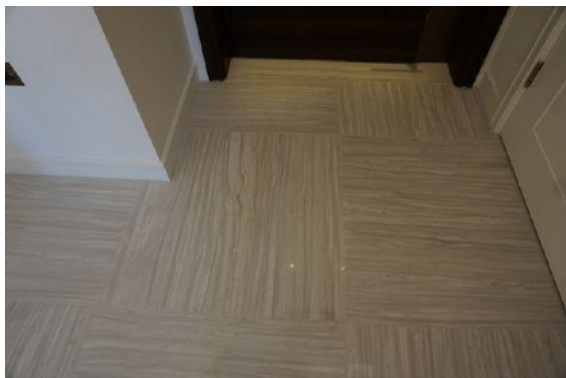
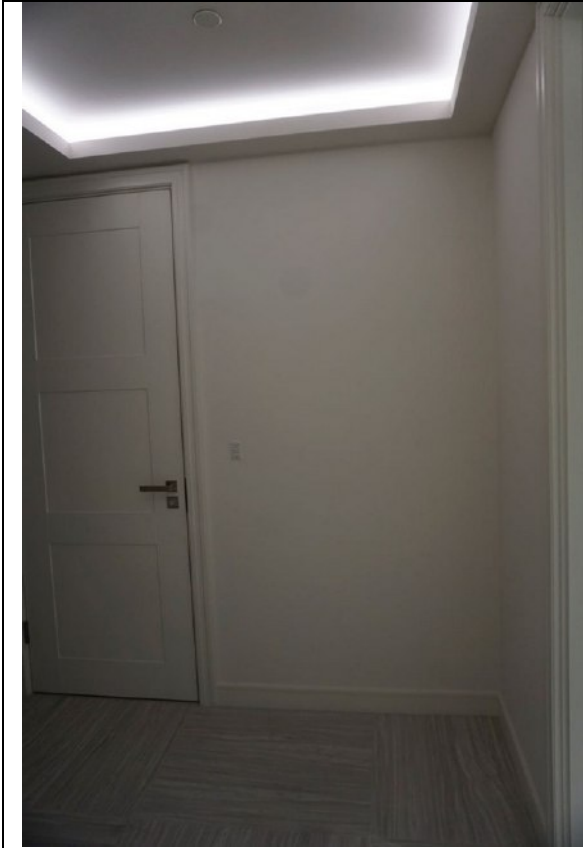
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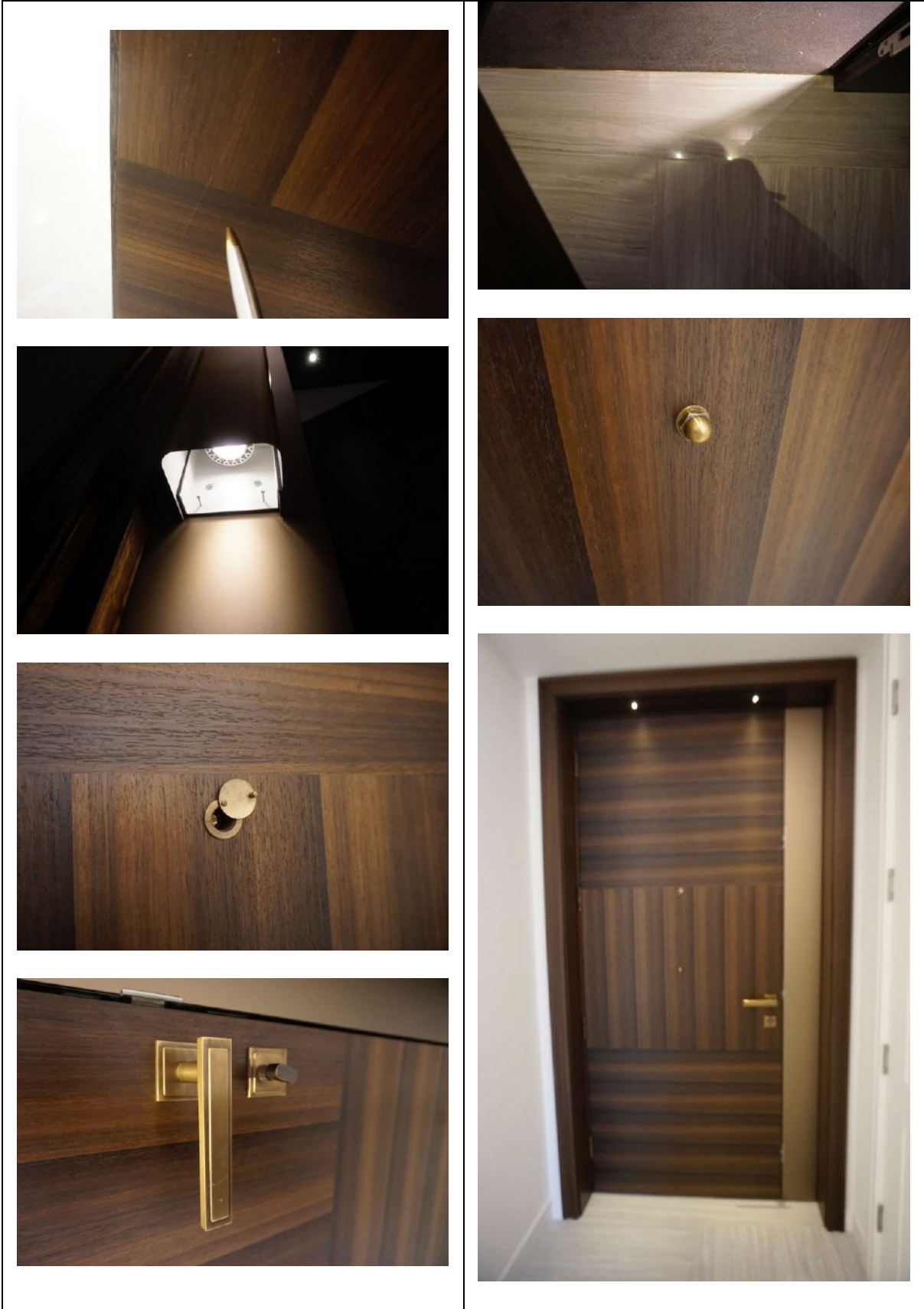


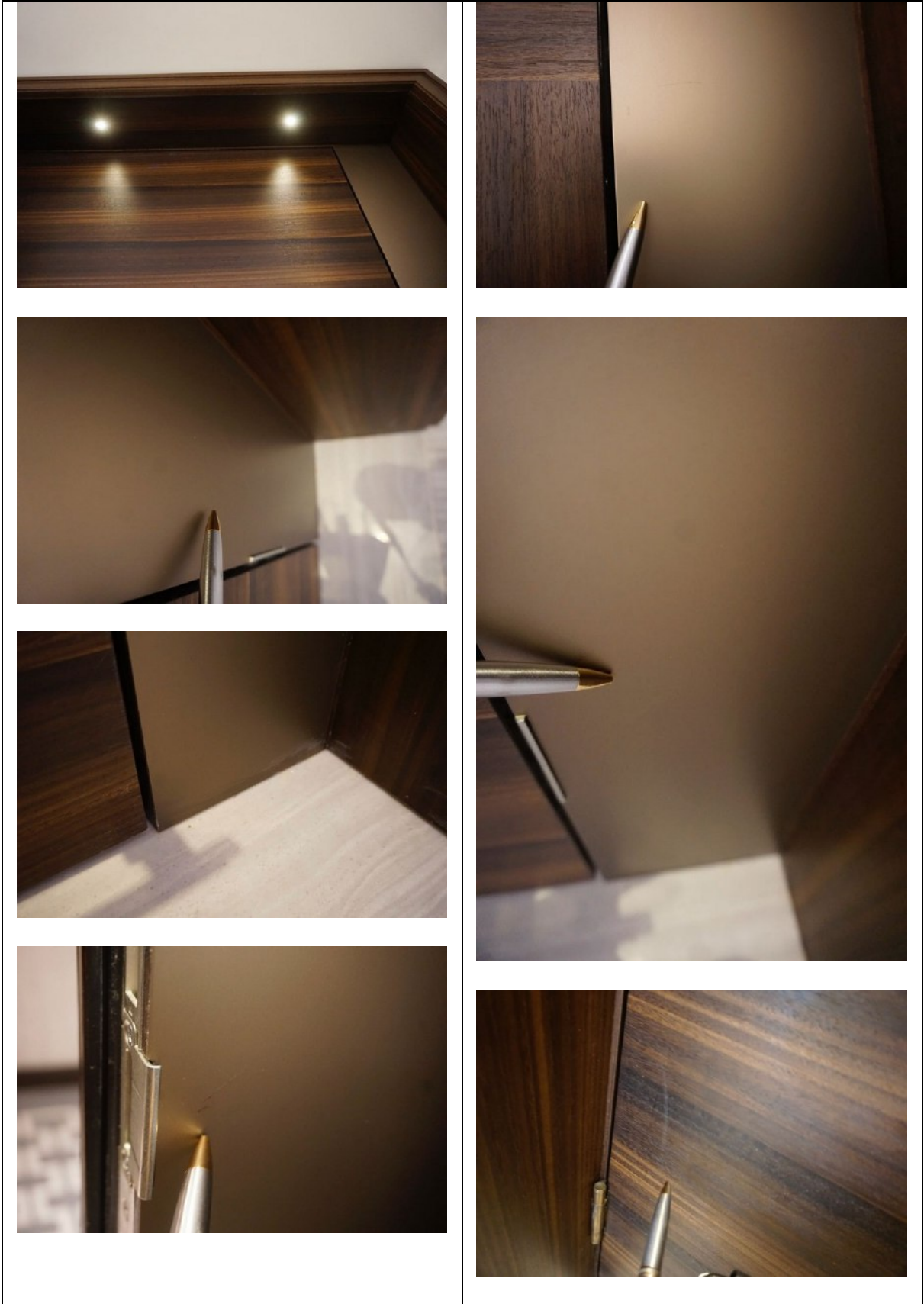


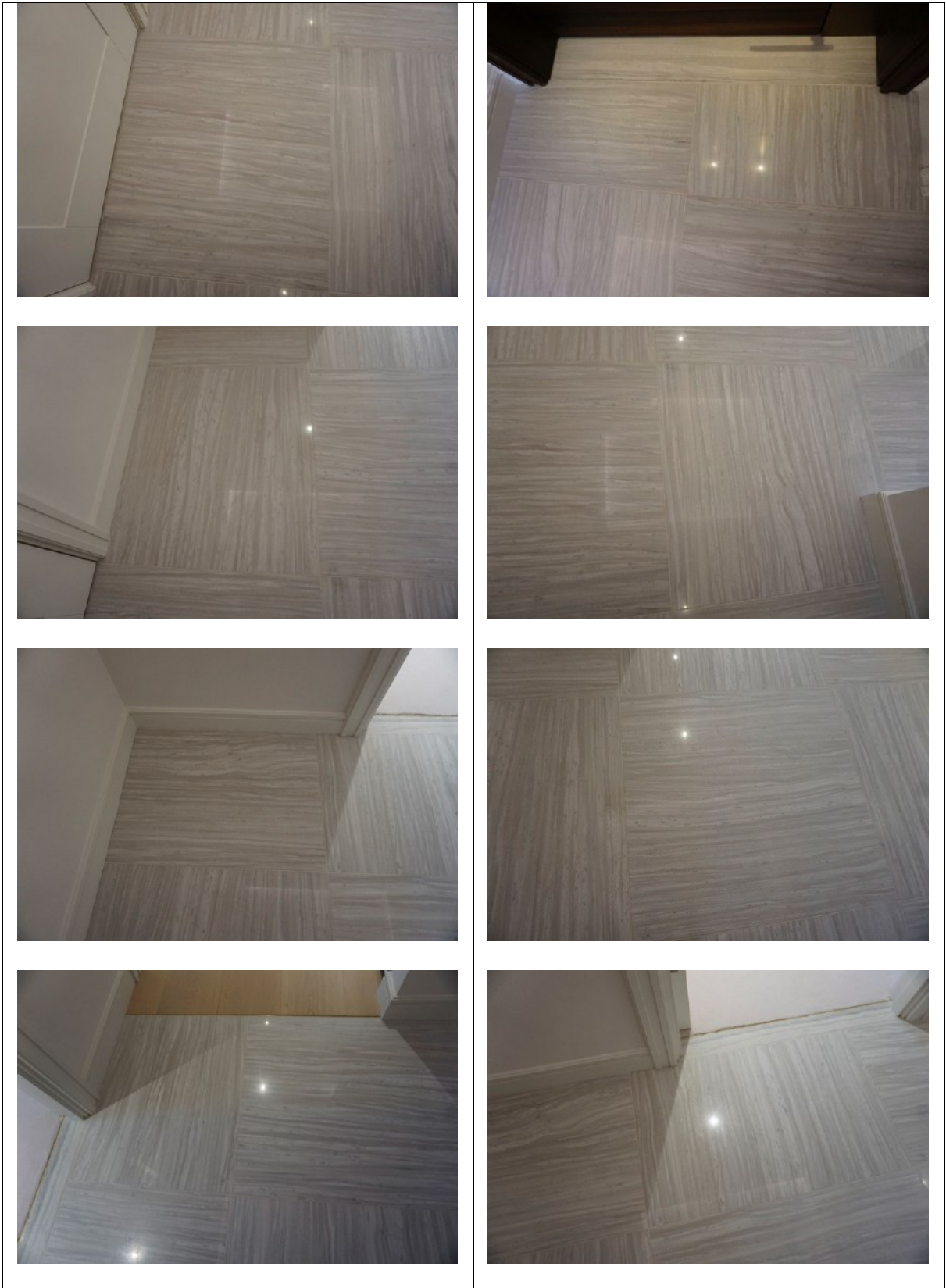
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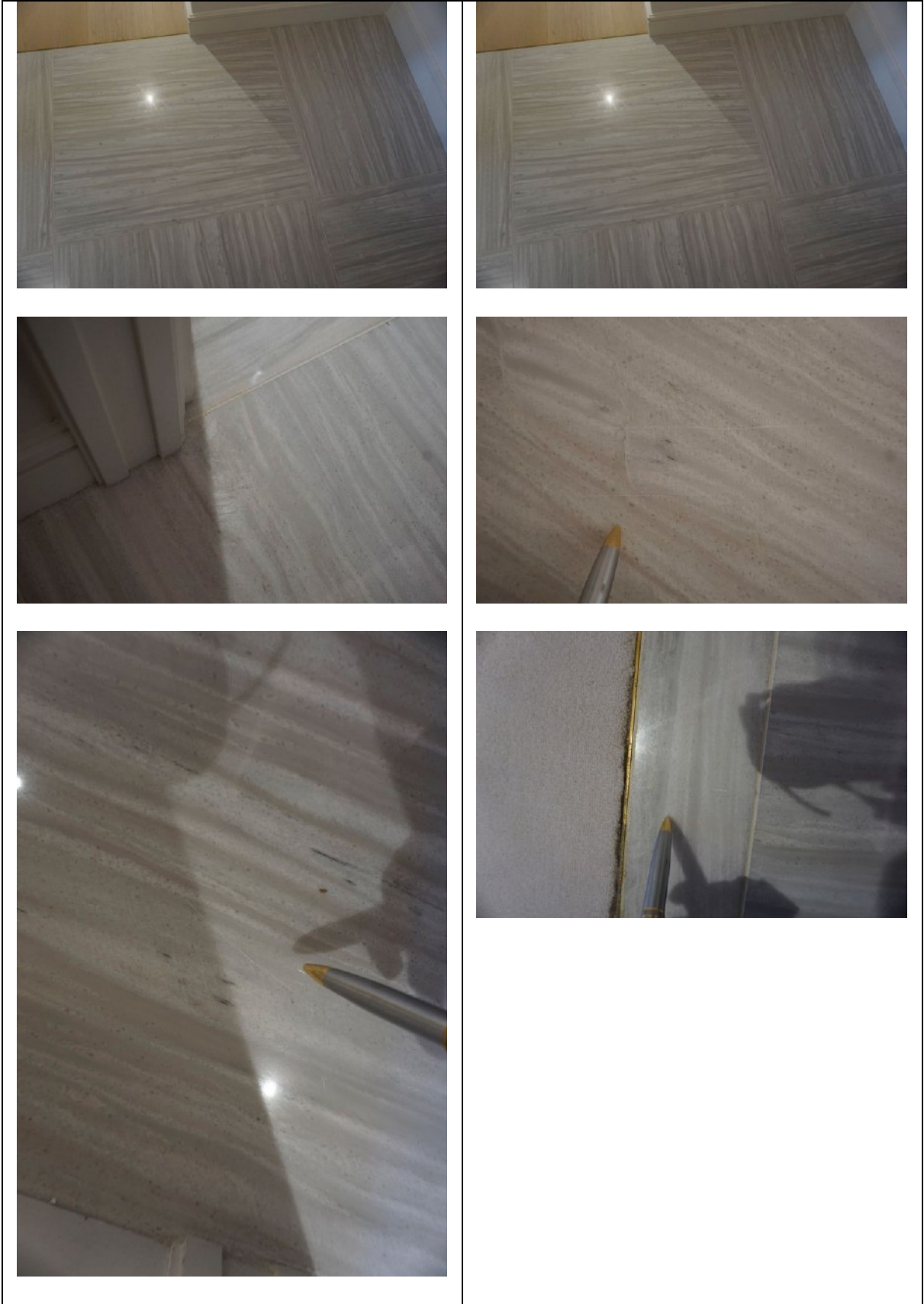






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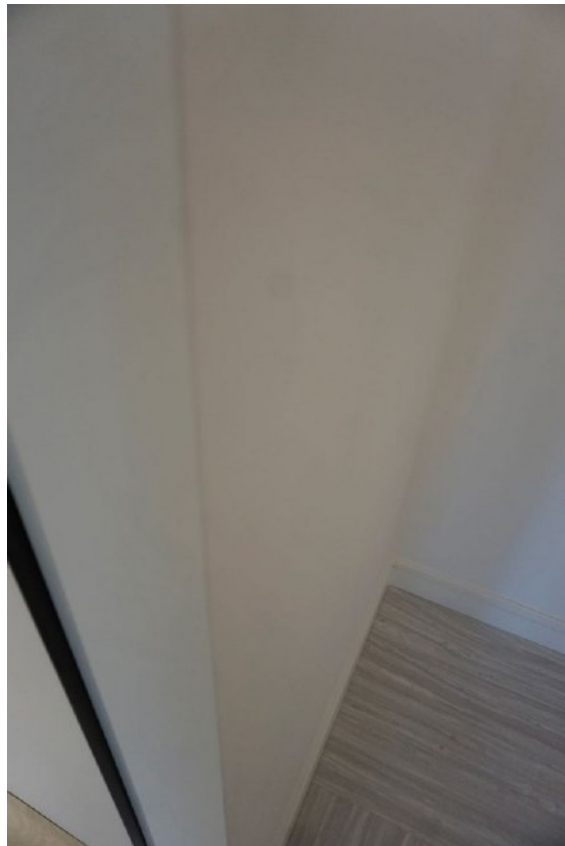
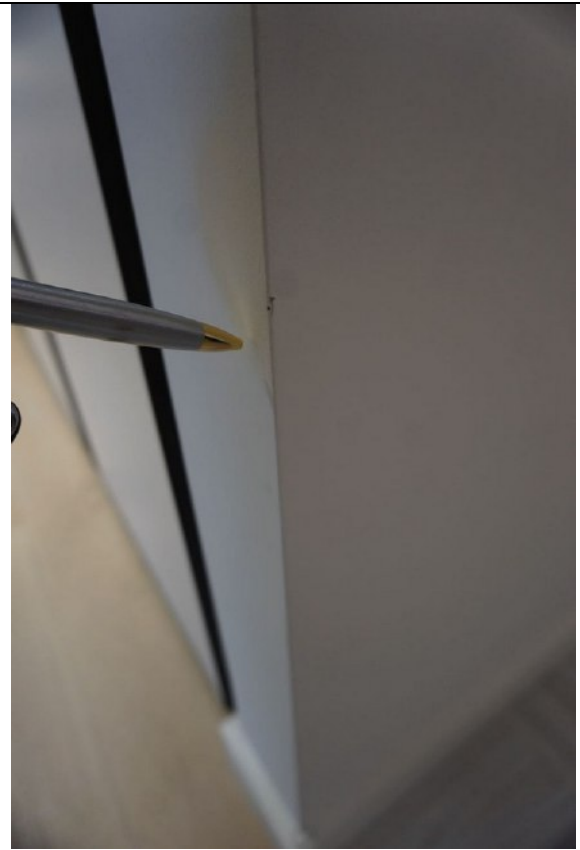




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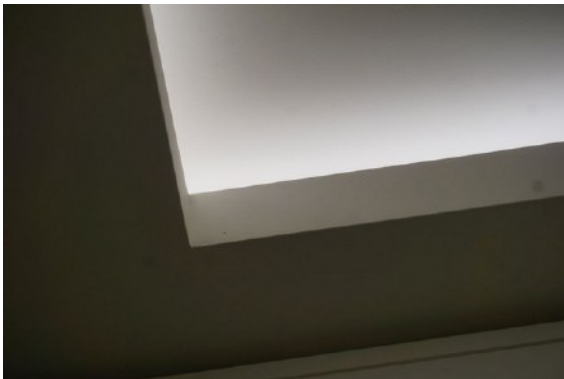
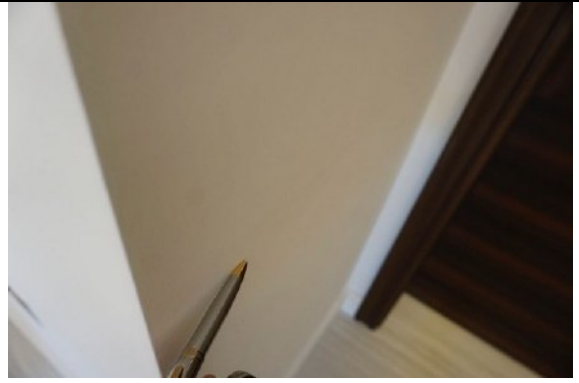






Date of inspection: SAMPLE







2. WC

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>2.1 Door</p> <p>External door: Wooden door painted white</p> <ul style="list-style-type: none"> - Brushed chrome handle and turn - Brushed chrome hinges <p>External doorframe: Wood painted white</p> <p>Internal door: As consistent with external door</p> <ul style="list-style-type: none"> - Thumb screw lock - Brushed chrome hinges <p>Internal doorframe: As consistent with external</p>	<ul style="list-style-type: none"> - Hinges secure and intact - A couple of very faint finger marks above the handle to the RH side <ul style="list-style-type: none"> - Thumb screw lock tested and working - Cleaning wipe marks to the central panel at high level - 2x very faint finger marks to the leading edge of door to LH side - Hinges secure and intact - Sticker beneath the second hinge to the LH side





<p>2.2 Floors</p> <p>Grey marble as consistent with the hallway, white grout</p>	<ul style="list-style-type: none"> - Threshold has some white paint spots around the edges - An area of approximately 6x chips and 1x scratch to the LH side near the door frame - 1x faint 20cm scratch to the centre of the floor on approach to the WC with 6x 2cm scratches to the same panel, directly beneath the WC and 1x deeper 4cm scratch to the panel to the LH side of that - 1x further 1cm scratch beneath the sink
<p>2.3 Skirting boards</p> <p>Wood painted white</p>	<ul style="list-style-type: none"> - 2x small areas of patchy paint, approximately 1cm to the RH side of the WC - Minor defects beneath the paintwork - Paint dust to the surface - 1x area with a shallow chip approximately 5cm long - 2x areas of patchy paint and non-continuous grey mark along the top of the skirting board to the LH side of the entrance
<p>2.4 Walls</p> <p>Partially painted white</p> <p>Partially wood panels white grout to the edges, clear silicone to the top beneath the mirror</p>	<ul style="list-style-type: none"> - Visible paint brush stroke marks to the LH side of the sink, notably at mid level - Minor paint disparity to the joins with the ceiling and behind WC - 4x grey rub marks and what appears to be 3x finger marks above the toilet roll holder, each approximately 4cm - Approximately 15x tiny white paint marks beneath the sink to the LH corner

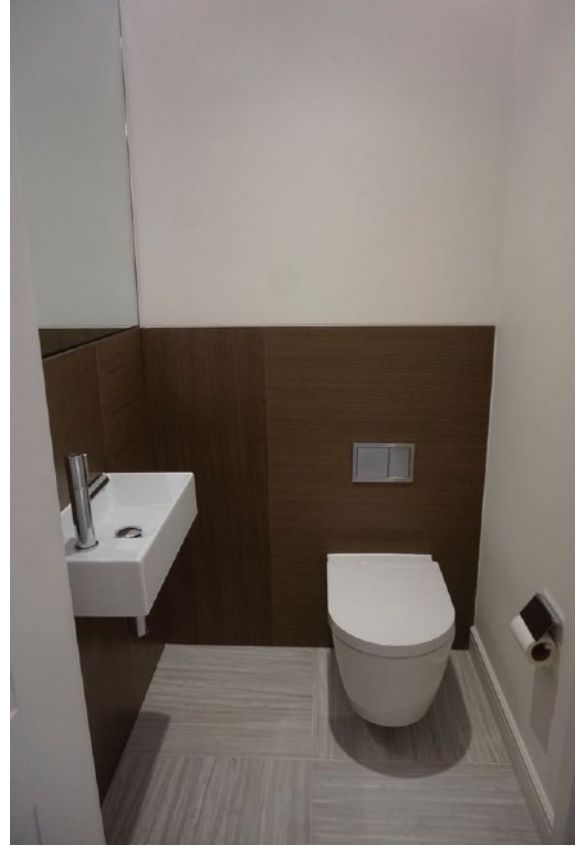
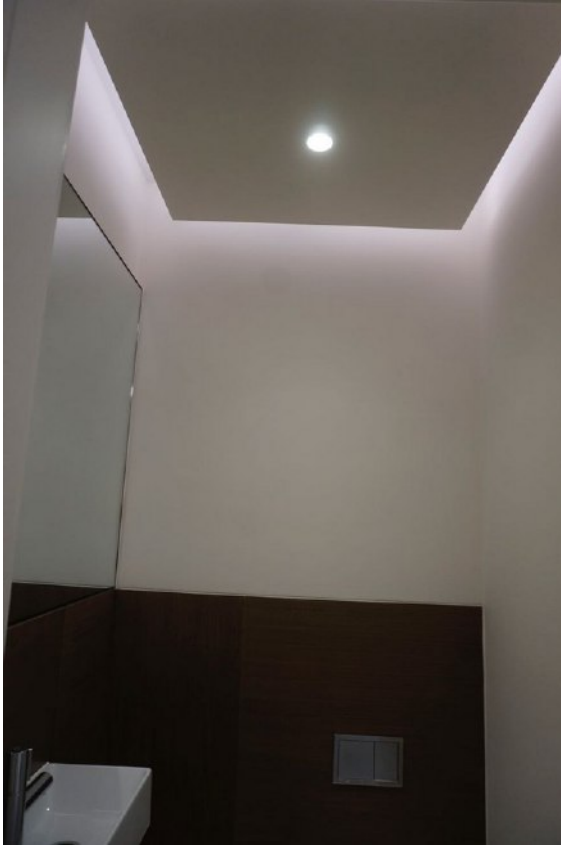




	<ul style="list-style-type: none"> - 2x tiny chips to the panel to the LH side of the WC between the sink and the WC on the back wall
<p>2.5 Cornicing</p> <p>N/A</p>	
<p>2.6 Ceiling</p> <p>Painted white including 1x drop down section painted white with integrated lights above</p>	<ul style="list-style-type: none"> - Lights tested and working
<p>2.7 Fixtures/Fittings</p> <p>1x ceiling spotlight with frosted glass panel</p> <p>1x wall mounted mirrored panel</p> <p>Sink:</p> <ul style="list-style-type: none"> - White ceramic by Catalano - 1x brushed chrome tap - 1x brushed chrome pop-up plug <p>WC:</p> <ul style="list-style-type: none"> - Low level white ceramic by Duravit - White plastic seat and lid - Brushed chrome hinges <p>1x chrome AXOR wall mounted toilet roll holder</p>	<ul style="list-style-type: none"> - Tested and working - White paint splashes along the edges of the panel, notably to the LH side bottom LH corner - Pop-up plug tested and working - Water tested and working - Hinges secure and intact - Tested and working - 4x tiny paint spot marks to the top of the lid and what 'appears' to be a faint defect to the finish, which 'appears' like a print - Secure and intact
<p>2.8 Furniture/Furnishings</p> <p>N/A</p>	
<p>2.9 Window</p> <p>N/A</p>	



2.10 Photographs



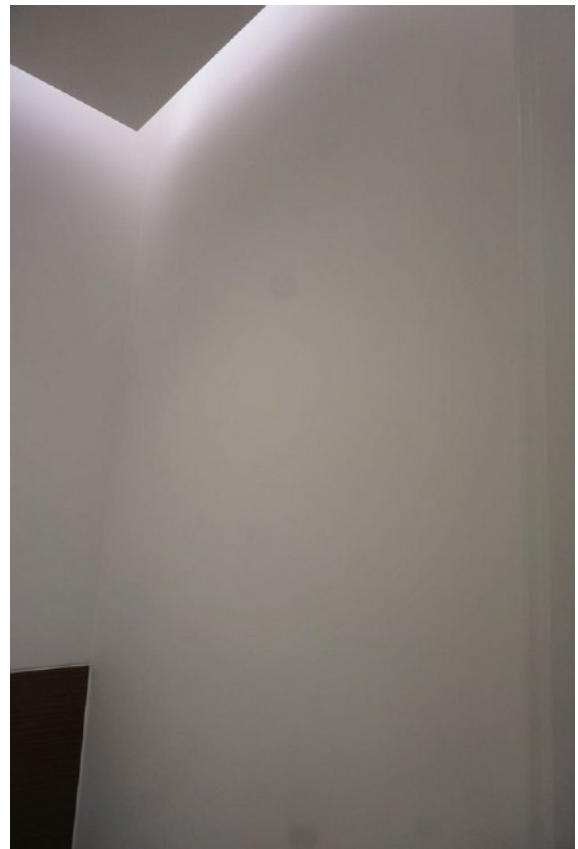
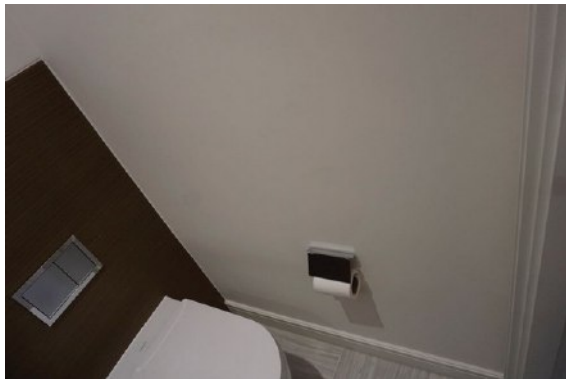
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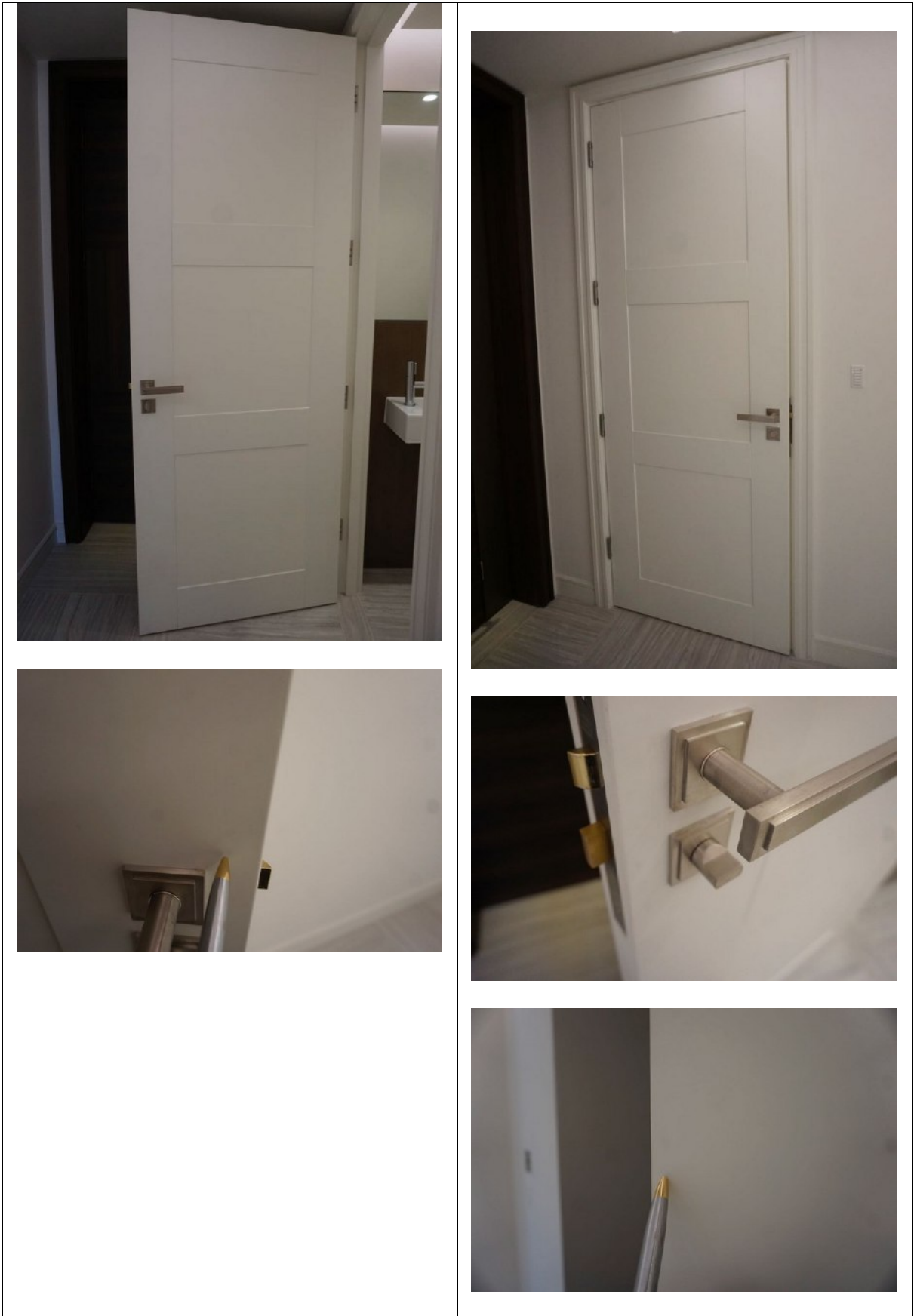
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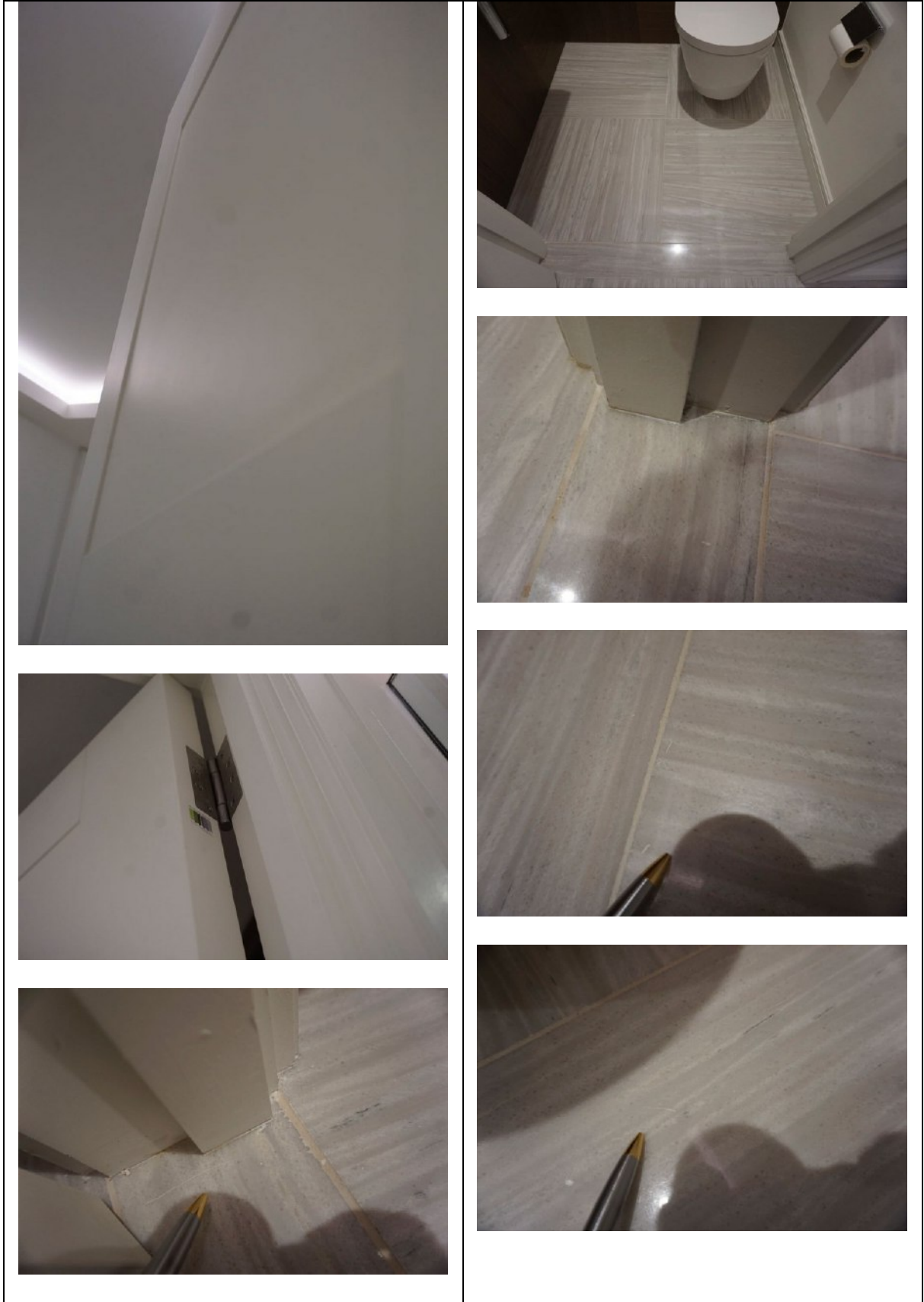
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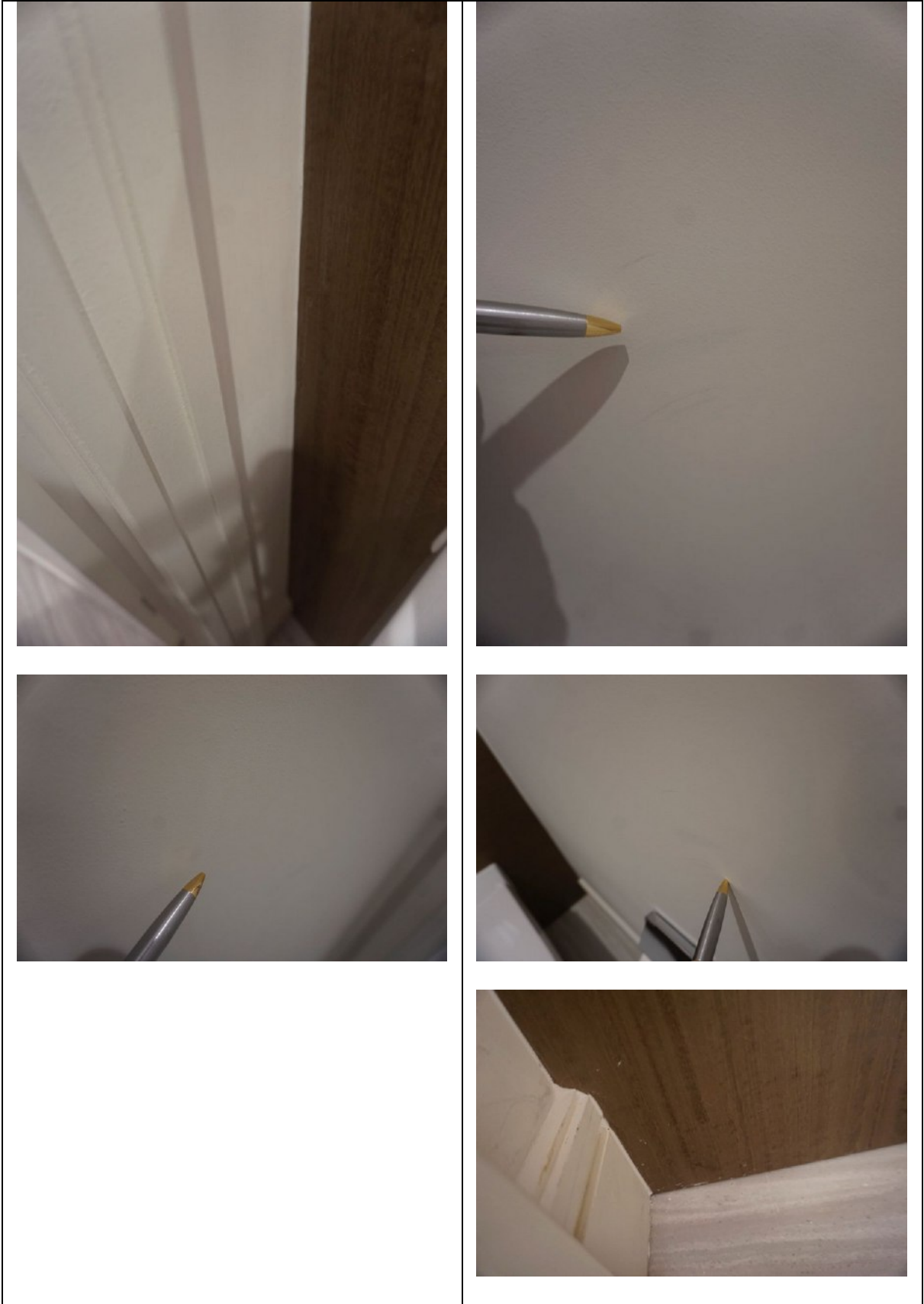




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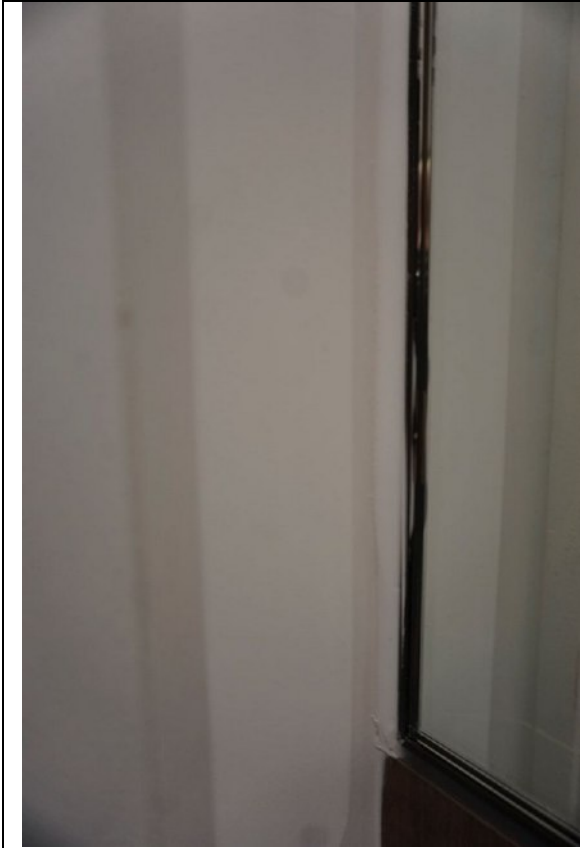






Date of inspection: SAMPLE









3. Bedroom 1

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>3.1 Door</p> <p>External door: Wooden door painted white</p> <ul style="list-style-type: none"> - Brushed chrome lever handle - Brushed chrome hinges <p>External door frame: Wood painted white</p>	<ul style="list-style-type: none"> - 1x abrasive cleaning mark at low level to the RH side lower RH panel, approximately 5cm - 1x faint scratch to the finish to the upper panel on the LH side, approximately 7cm with 1x non-continuous 5cm deep scratch to the upper panel in the centre - Hinge secure and intact - Some minor white paint spots to the edges of the metalwork on the handle - 2x tiny chips to the RH side of the handle <ul style="list-style-type: none"> - Minor defects beneath the paintwork - 2x chips to the bottom RH side corner, which have been painted over





<p>Internal door: As consistent with external door</p> <ul style="list-style-type: none"> - Brushed chrome hinges <p>Internal door frame: As consistent with external</p>	<ul style="list-style-type: none"> - A couple of light finger marks above the handle and what 'appears' to be tiny pink, ½cm mark above the handle - A few minor white paint spot marks to the handle - Hinge secure and intact - Tiny grey ½cm mark to the RH side at mid level with very faint rub mark, approximately 10cm at low level along the leading edge
<p>3.2 Floor</p> <p>Threshold: Brushed brass</p> <p>Floors:</p> <ul style="list-style-type: none"> - Cream carpet 	<ul style="list-style-type: none"> - Approximately 15x faint grey spot stains forward of the entrance between the entrance and the en-suite - 1x pink stain to the same area - A few minor bits of debris - Light furniture pressure indents in areas - A gap between the carpet in the storage cupboard to the RH side of the window
<p>3.3 Skirting boards</p> <p>Wood painted white</p>	<ul style="list-style-type: none"> - 2x faint grey parallel horizontal marks to the LH side of the en-suite, each approximately 7cm - An area of patchy white paint approximately 5cm to the corner join to RH side of the en-suite - Faint grey mark running along the base of the skirting to the back wall to LH side of the bed running length of skirting board - 1x tiny grey mark to leading edge to RH side of the storage area





<p>3.4 Walls</p> <p>Painted white</p>	<ul style="list-style-type: none"> - 3x areas of patchy paint at low level to LH side of the bathroom, each approximately 4cm - Faint grey 20cm mark to the LH side of the headboard for the bed at the same height of the artwork - A couple of minor defects to the paintwork to the RH side of the bed at mid level appears as though 3x small bits of debris have been painted over - Faint grey rub mark at low level above the skirting board to RH side of the window - 1x 4cm grey diagonal mark to the angle join to RH side of the en-suite - 2x 1cm grey marks to the RH side of the storage cupboard
<p>3.5 Cornicing</p> <p>N/A</p>	
<p>3.6 Ceilings</p> <p>Painted white</p>	<ul style="list-style-type: none"> - Some paint disparity around the edges of the fittings
<p>3.7 Fixtures/Fittings</p> <p>1x ceiling mounted smoke detector</p> <p>2x white plastic sprinklers</p> <p>5x recessed spotlights in glass casing with square metal surround white</p> <p>Switches:</p> <ul style="list-style-type: none"> - White plastic push buttons as fitted <p>Sockets:</p> <ul style="list-style-type: none"> - Antique brass and black plastic as fitted - 2x 3-pin sockets 	<ul style="list-style-type: none"> - Tested and working - Untested - Tested and working



<ul style="list-style-type: none"> - 1x low level shelf with 4x integrated drawers - Dark wood with black metal handles <p>1x integrated vent at high level</p>	
<p>3.8 Furniture/Furnishings</p> <p>2x wall mounted pieces of artwork in black wooden frames</p> <ul style="list-style-type: none"> - White internal mount - Pictures of leaves in glass vases <p>2x matching lamps:</p> <ul style="list-style-type: none"> - Black metal base with chrome circular finish in the centre - Black metal and chrome framework - Grey shade <p>2x matching bedside units:</p> <ul style="list-style-type: none"> - Dark wood - Each with 1x integrated drawer - Dark wood legs <p>Bed:</p> <ul style="list-style-type: none"> - Light grey marl - Double base - Matching headboard - Cream mattress David Phillips Eton <ul style="list-style-type: none"> - 1x white quilted mattress protector - 1x white fitted sheet - 1x duvet and white cover - 4x pillows in white covers - 2x crushed velvet navy blue scatter cushions 	<ul style="list-style-type: none"> - Both tested and working - LH lamp has approximately 10x small brown stains internally to the shade – see photo <ul style="list-style-type: none"> - Drawers tested and working - LH unit has 2x defects to the finish which ‘appear’ like a circular ring mark and a water mark - RH unit 1x 15cm scratch <ul style="list-style-type: none"> - Small bits of packing debris - 1x faint grey mark to the surface, approximately 3cm on the RH side and 1x 2cm grey mark on the LH side - Headboard for the bed has 1x grey 5cm mark to the centre



3.9 Window

Window:

- 1x large window unit with 2x operational panes
- 3x fixed panes
- All set within a black metal framework
- Double glazed
- Each operational pane has 1x brushed chrome handle

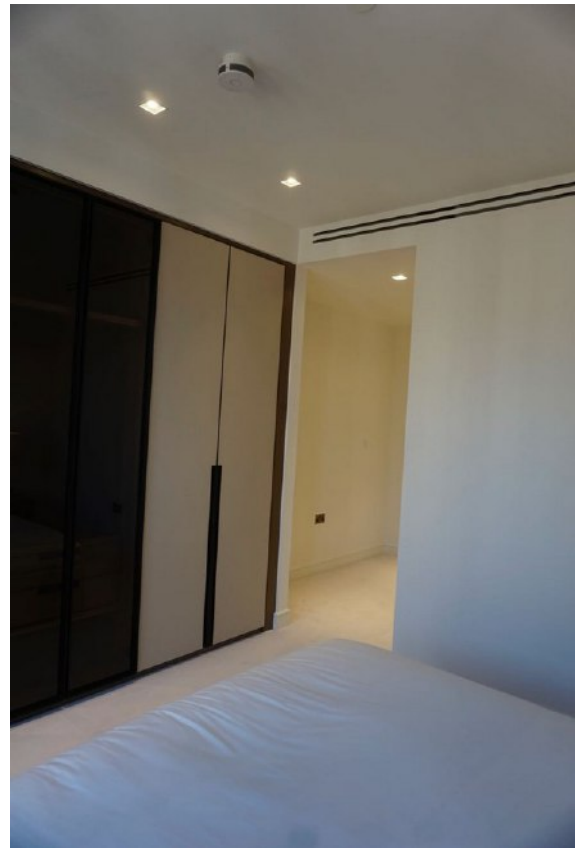
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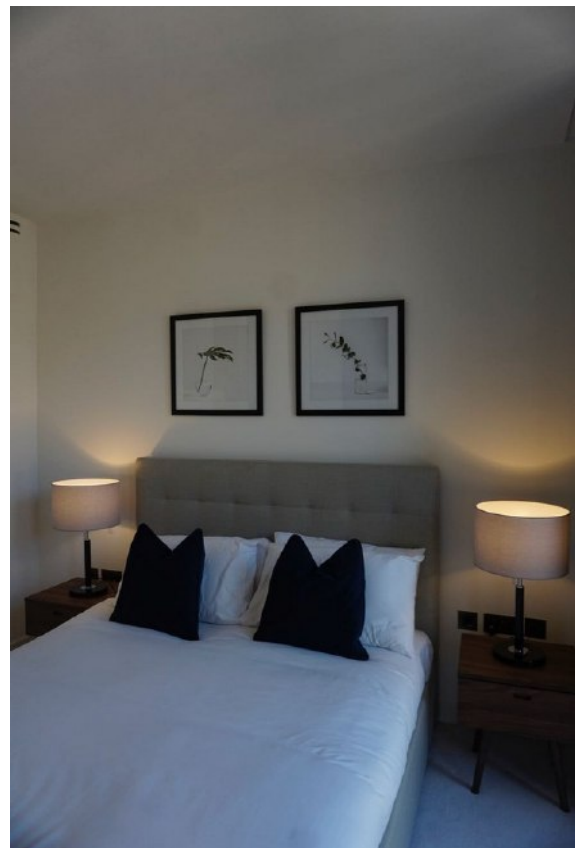
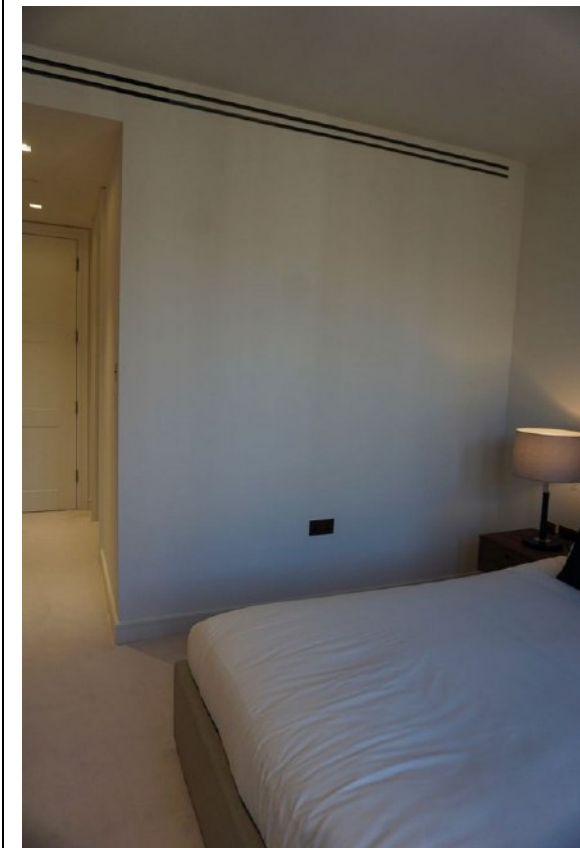
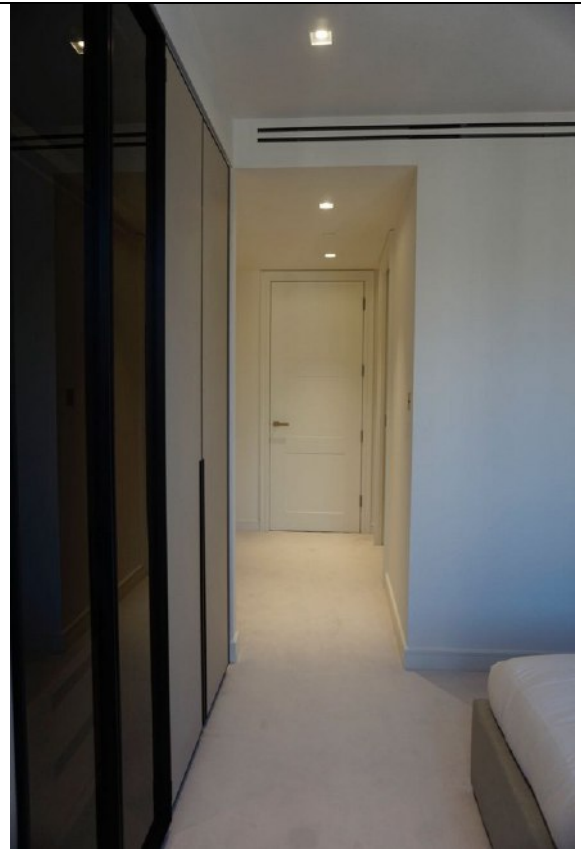
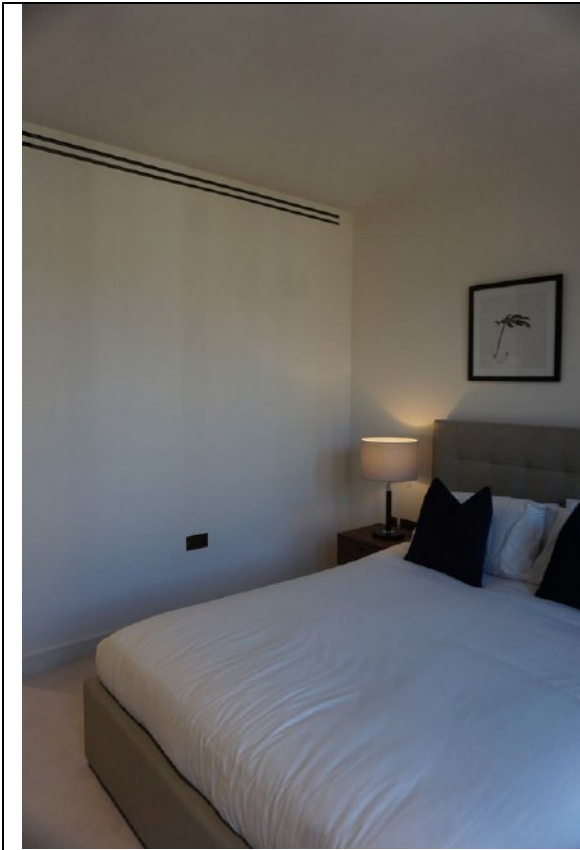
- 1x grey satin, lined, full length floor to ceiling curtain with brushed chrome pull
- Set on a white metal runner

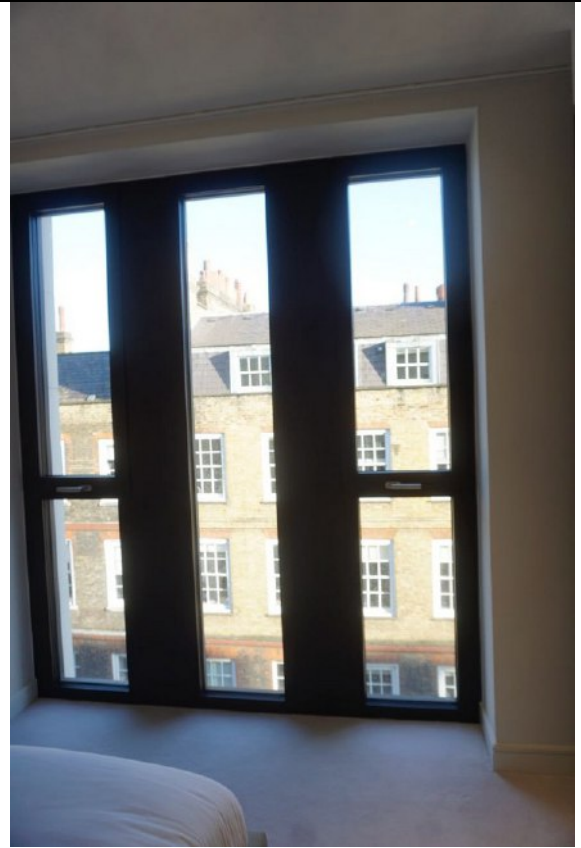
- Cleaning oversights externally to the windows
- A few minor wipe marks to the internal windows
- Minor cleaning oversights

- Tested and working

3.10 Photographs

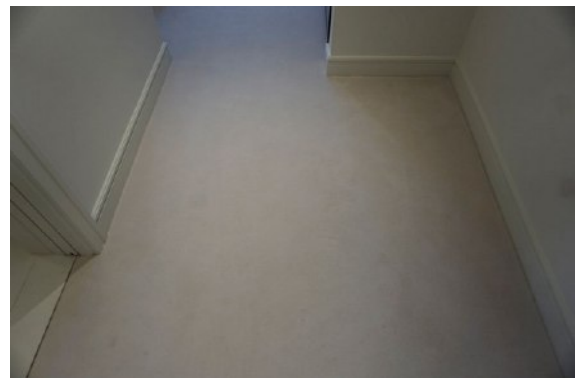
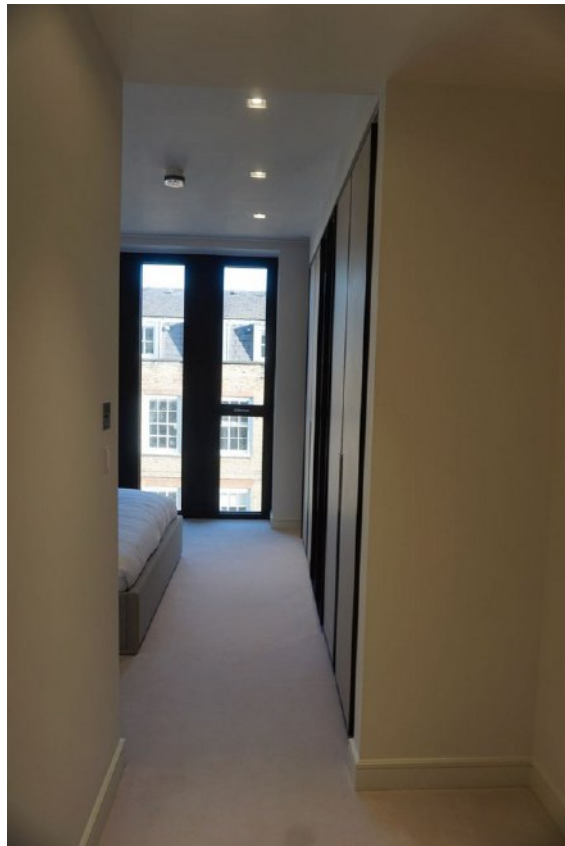
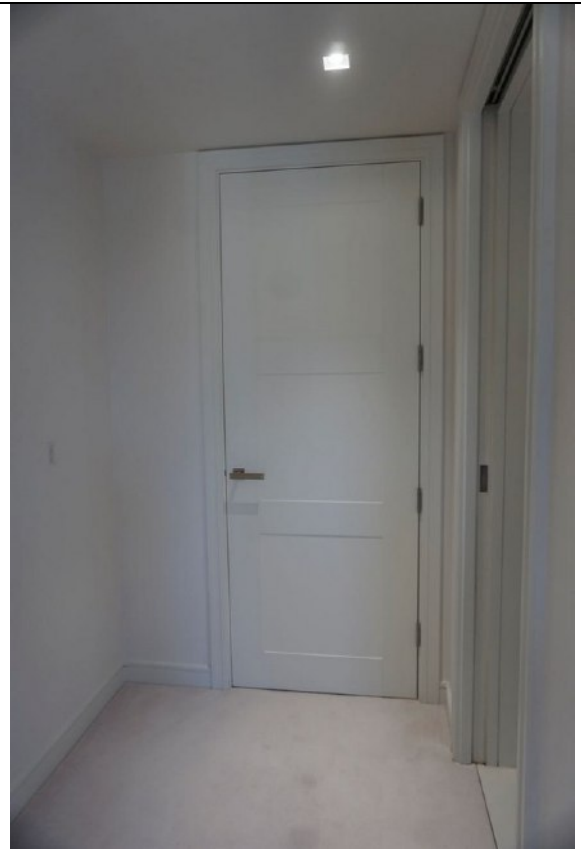
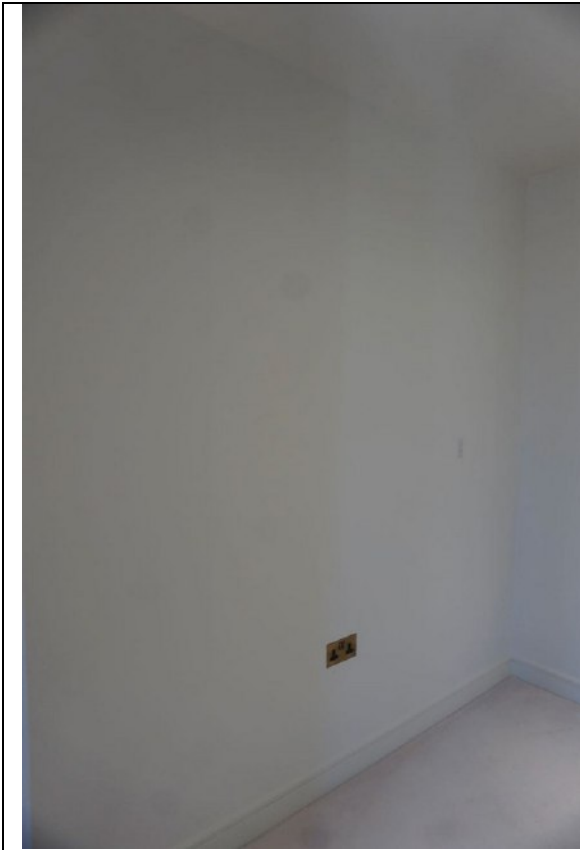


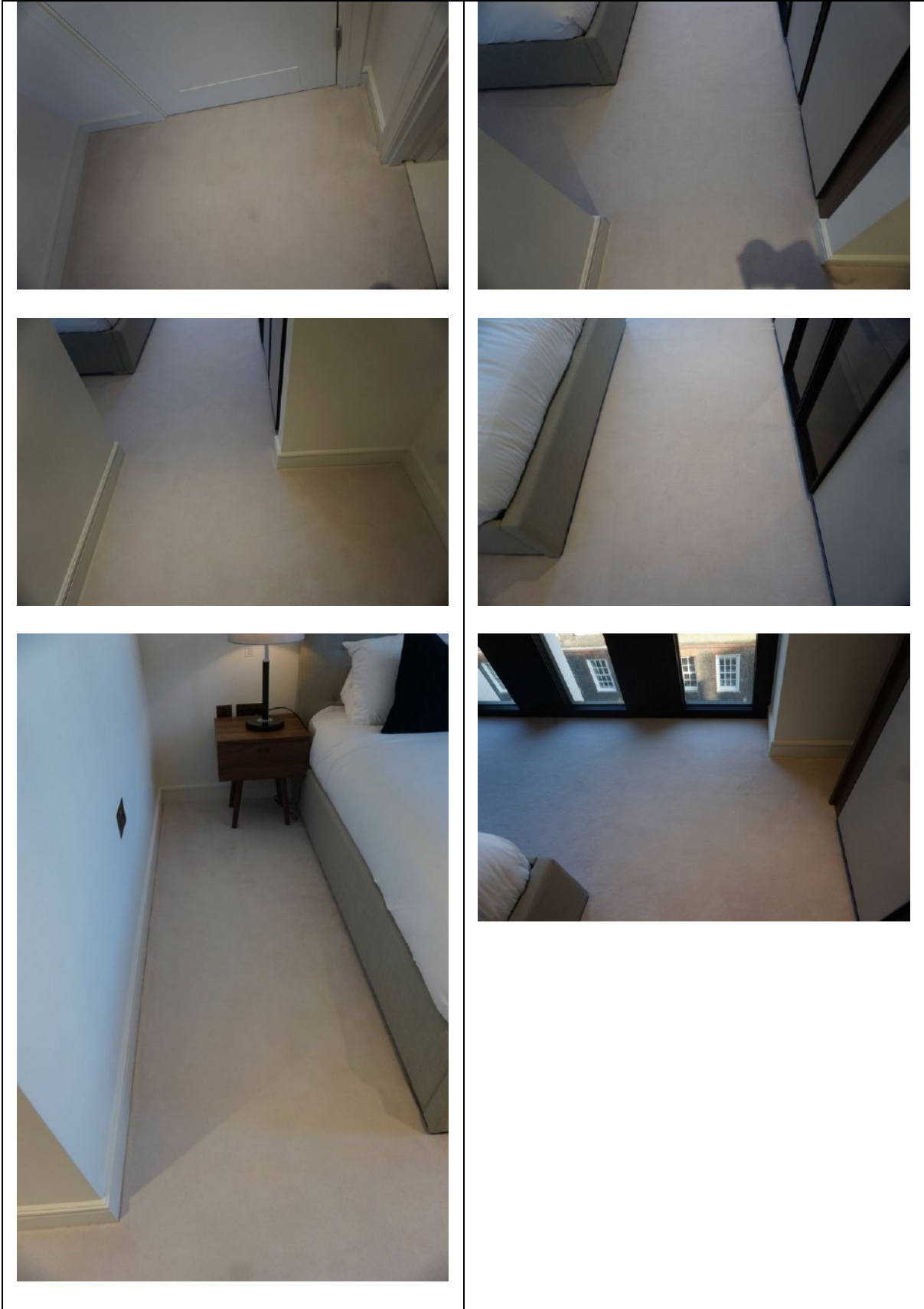


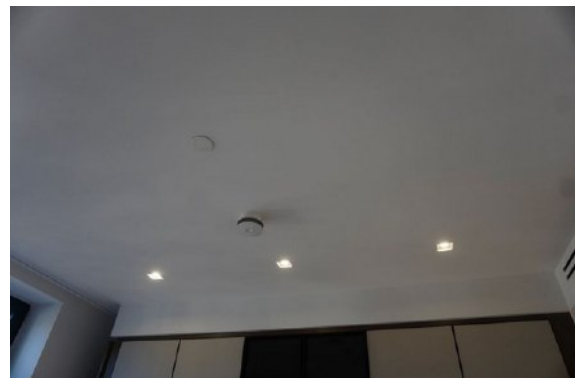
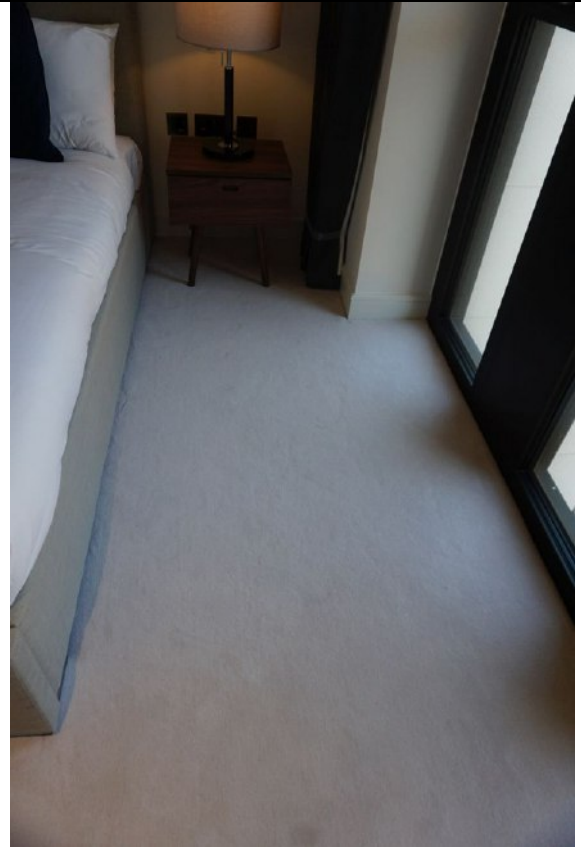
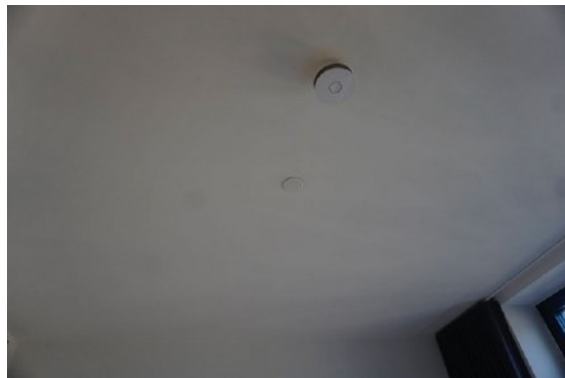
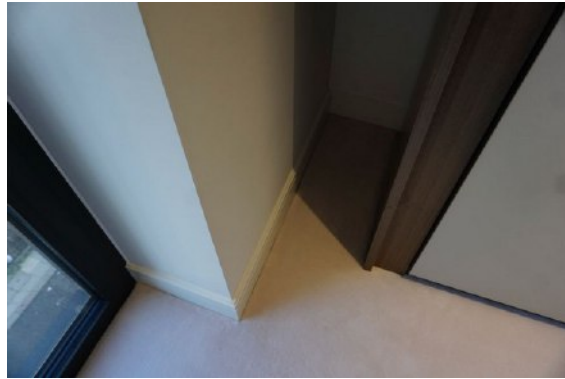
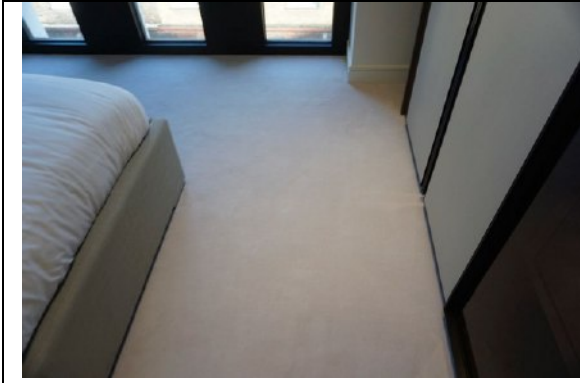


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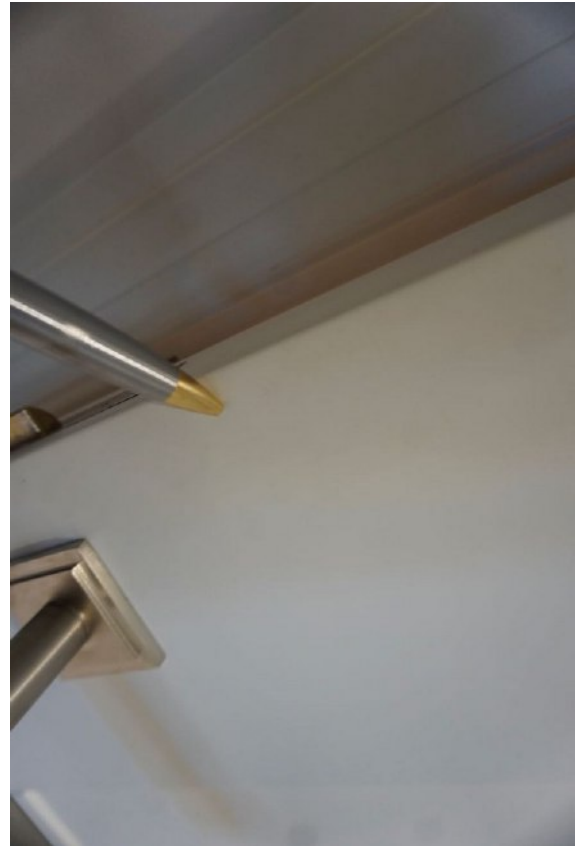






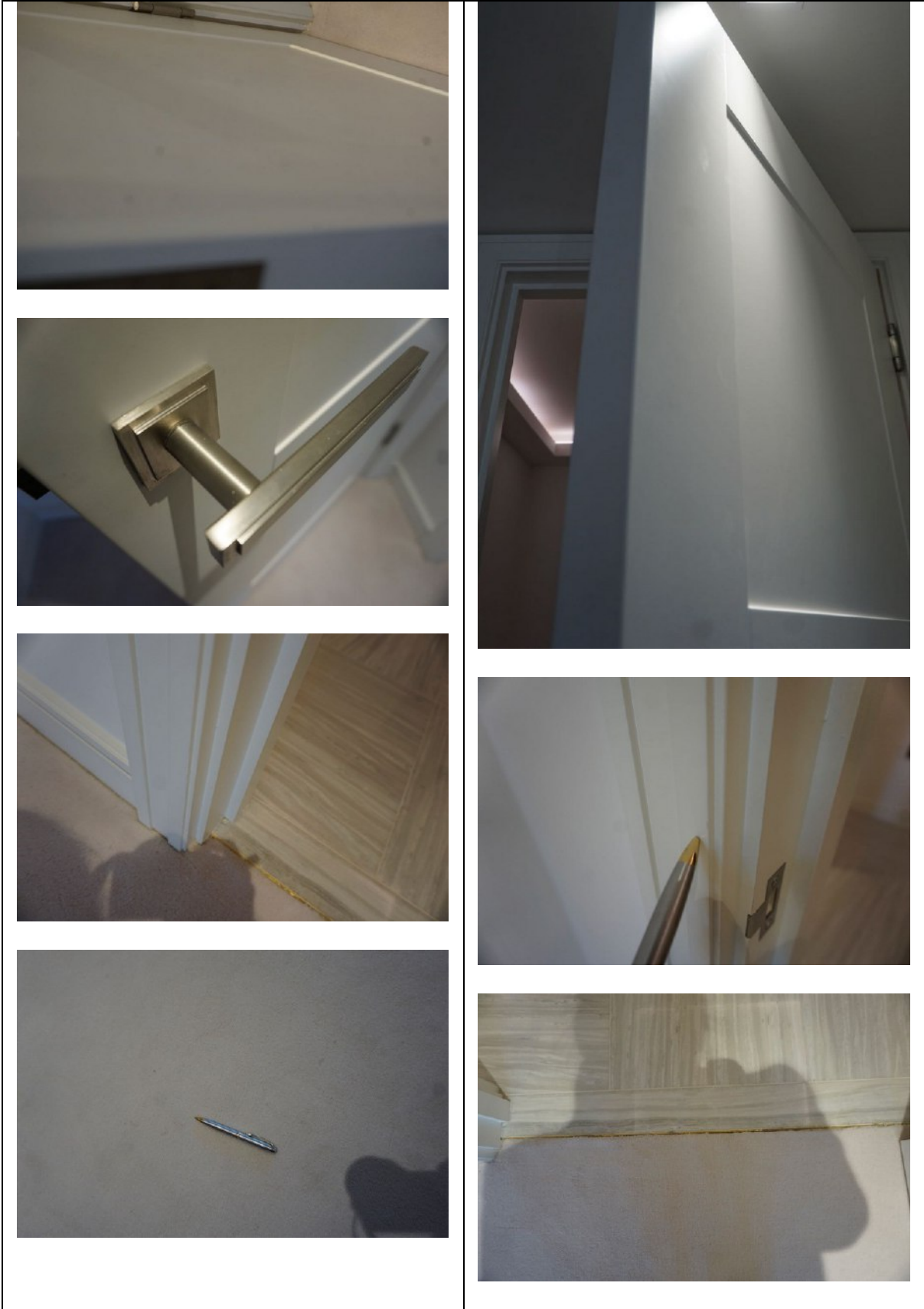


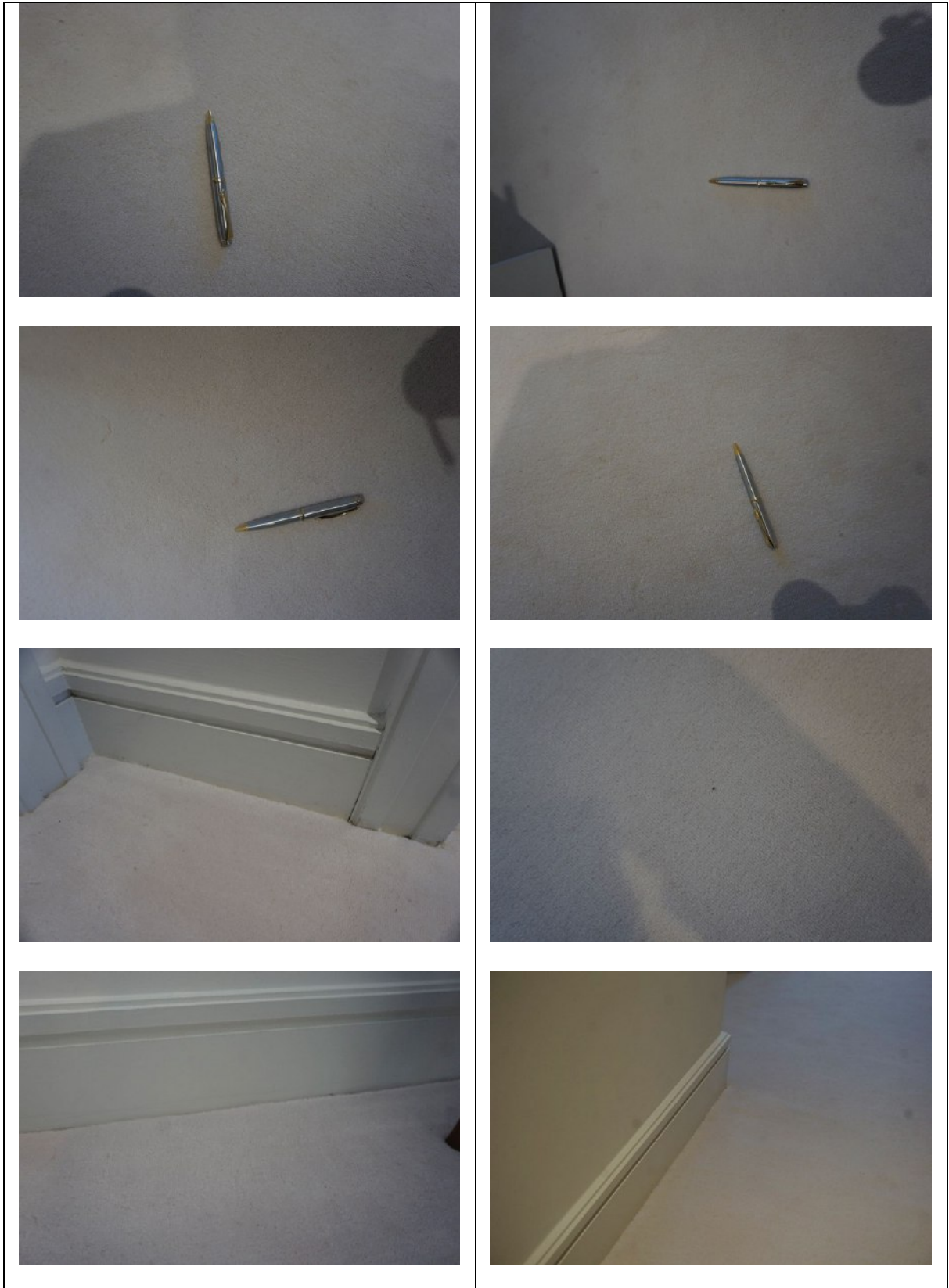


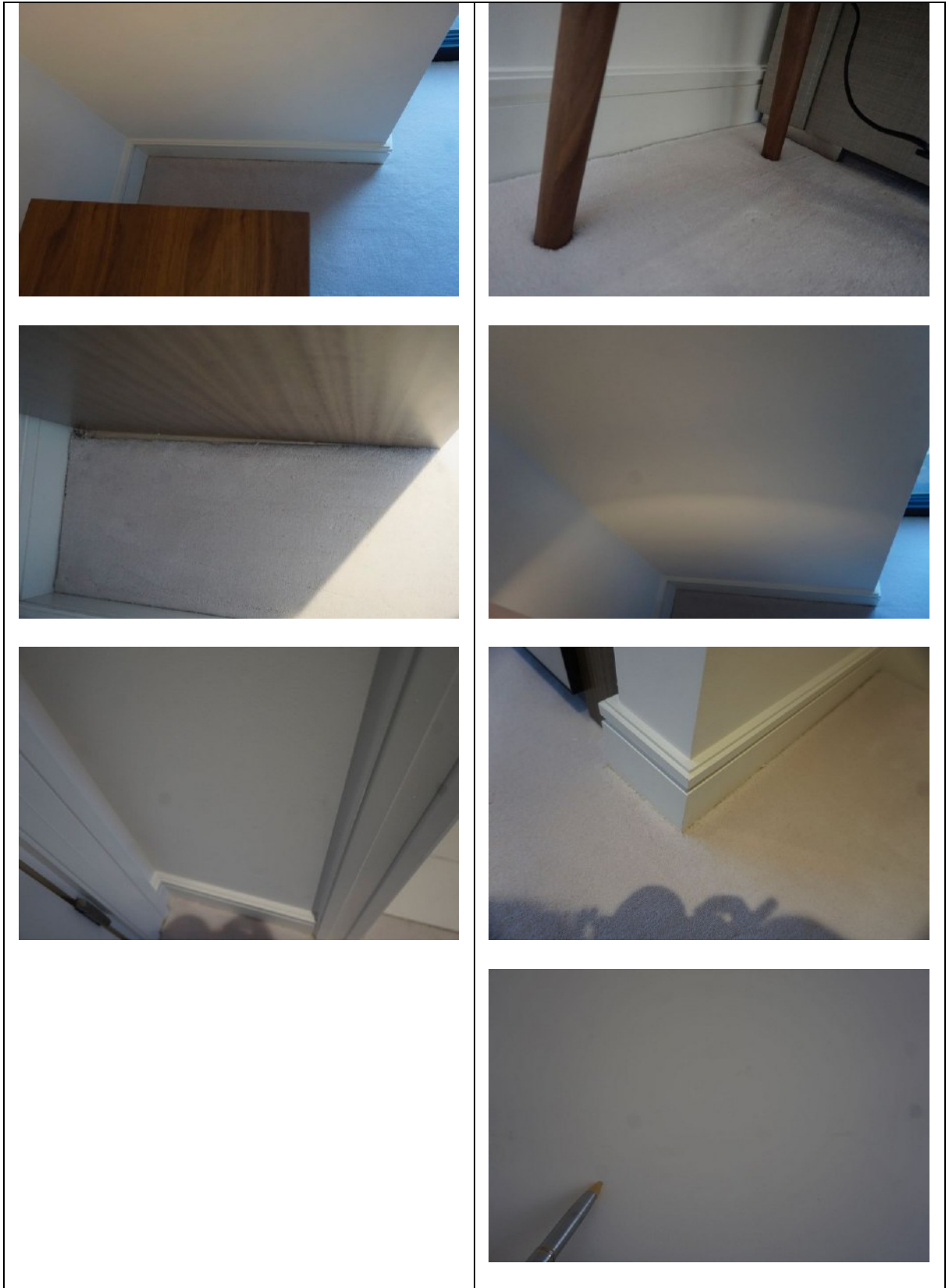


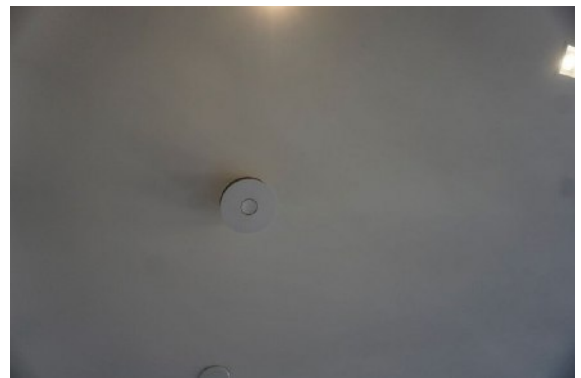
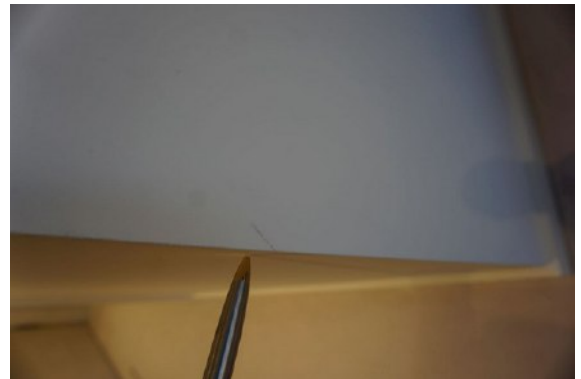
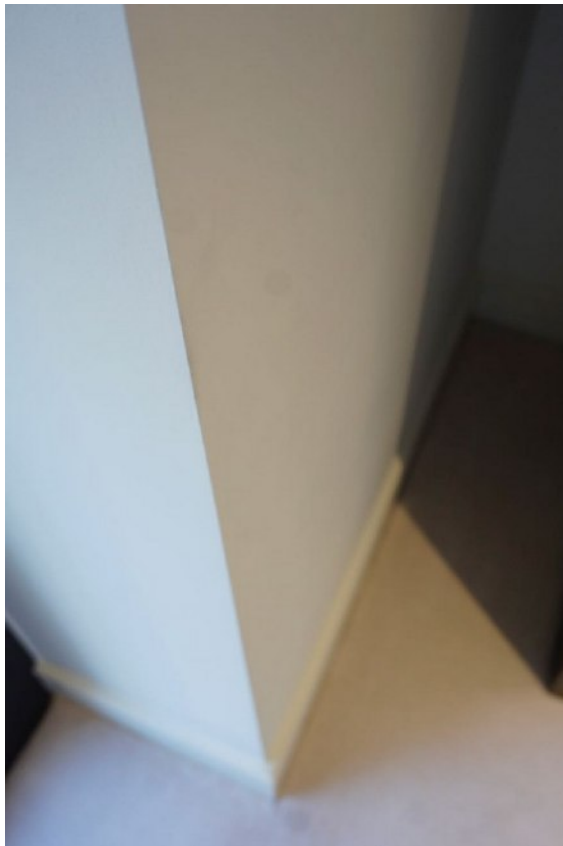
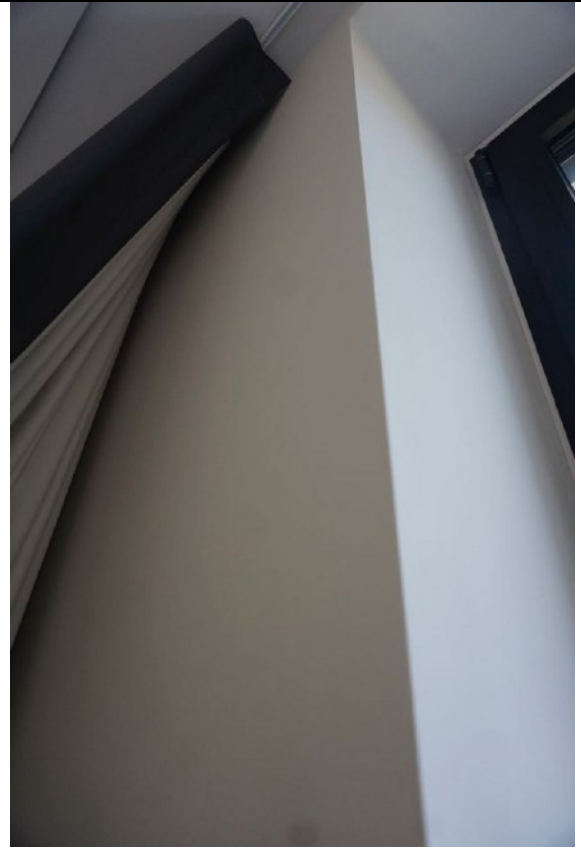
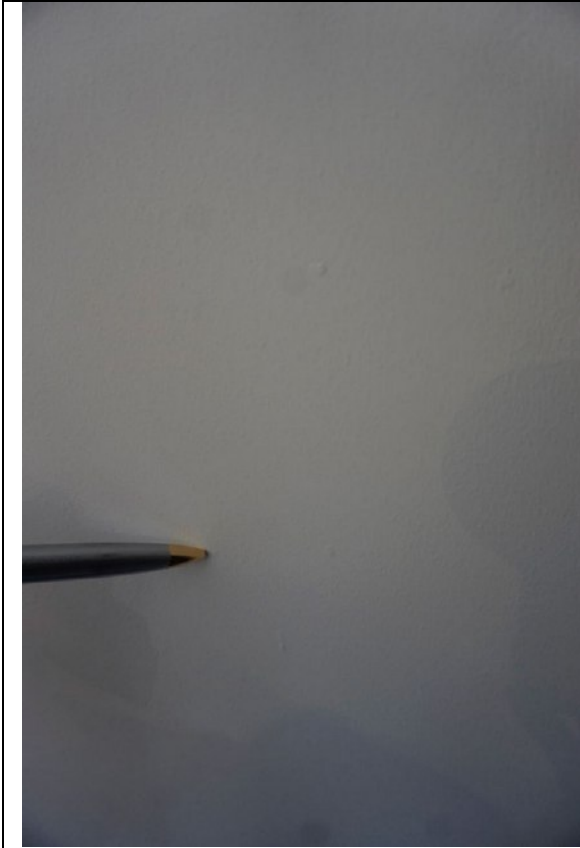
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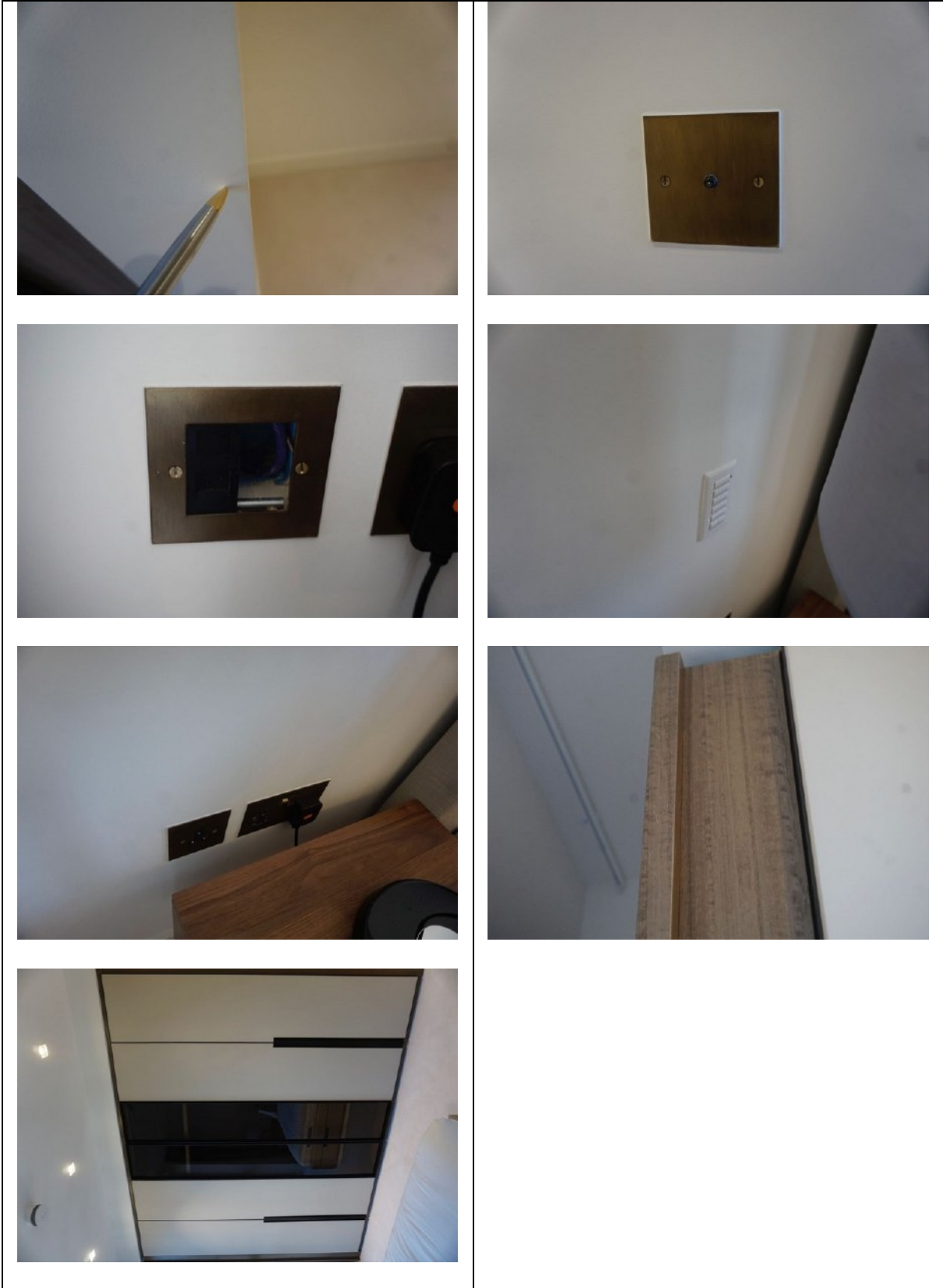






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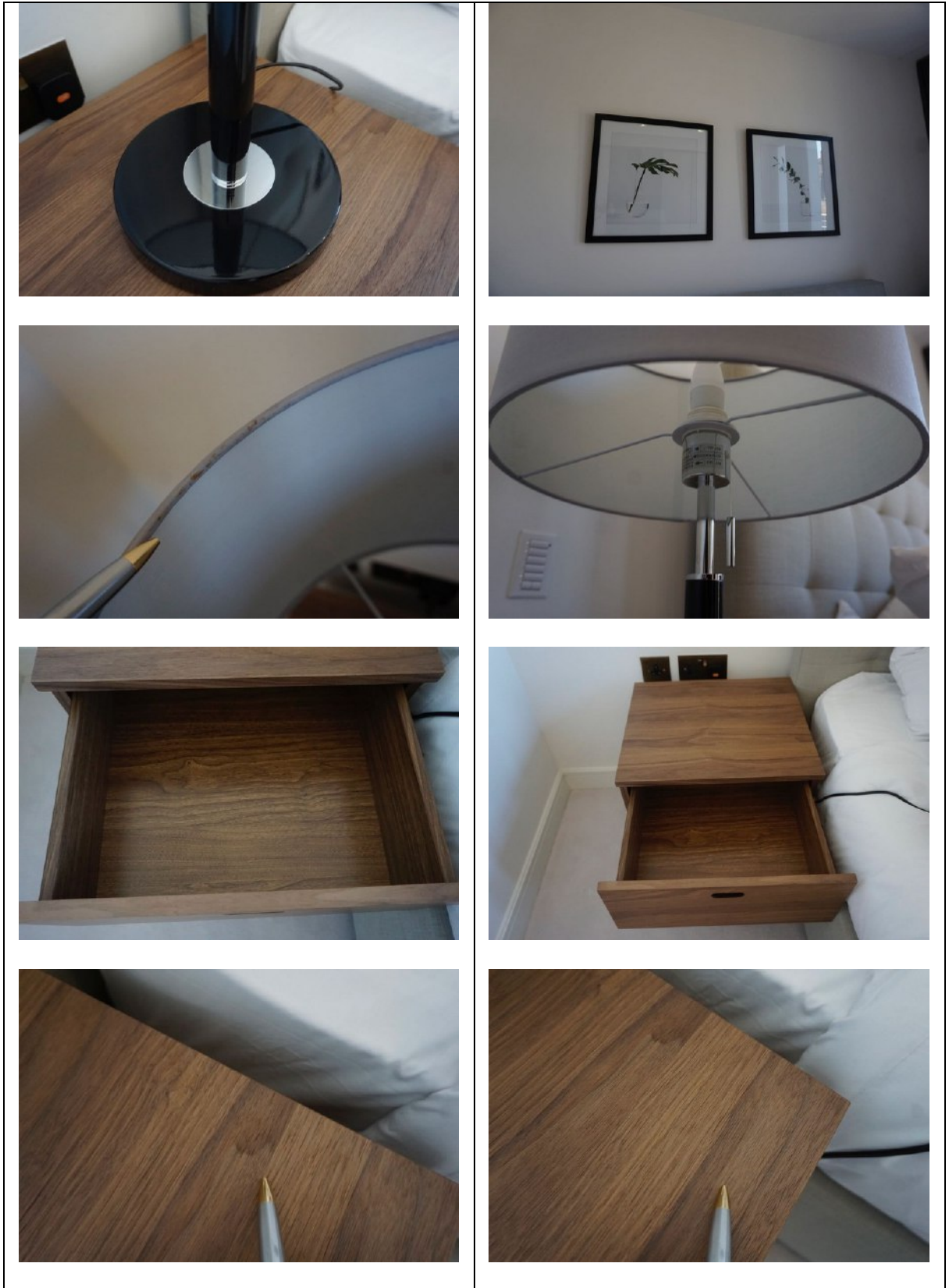


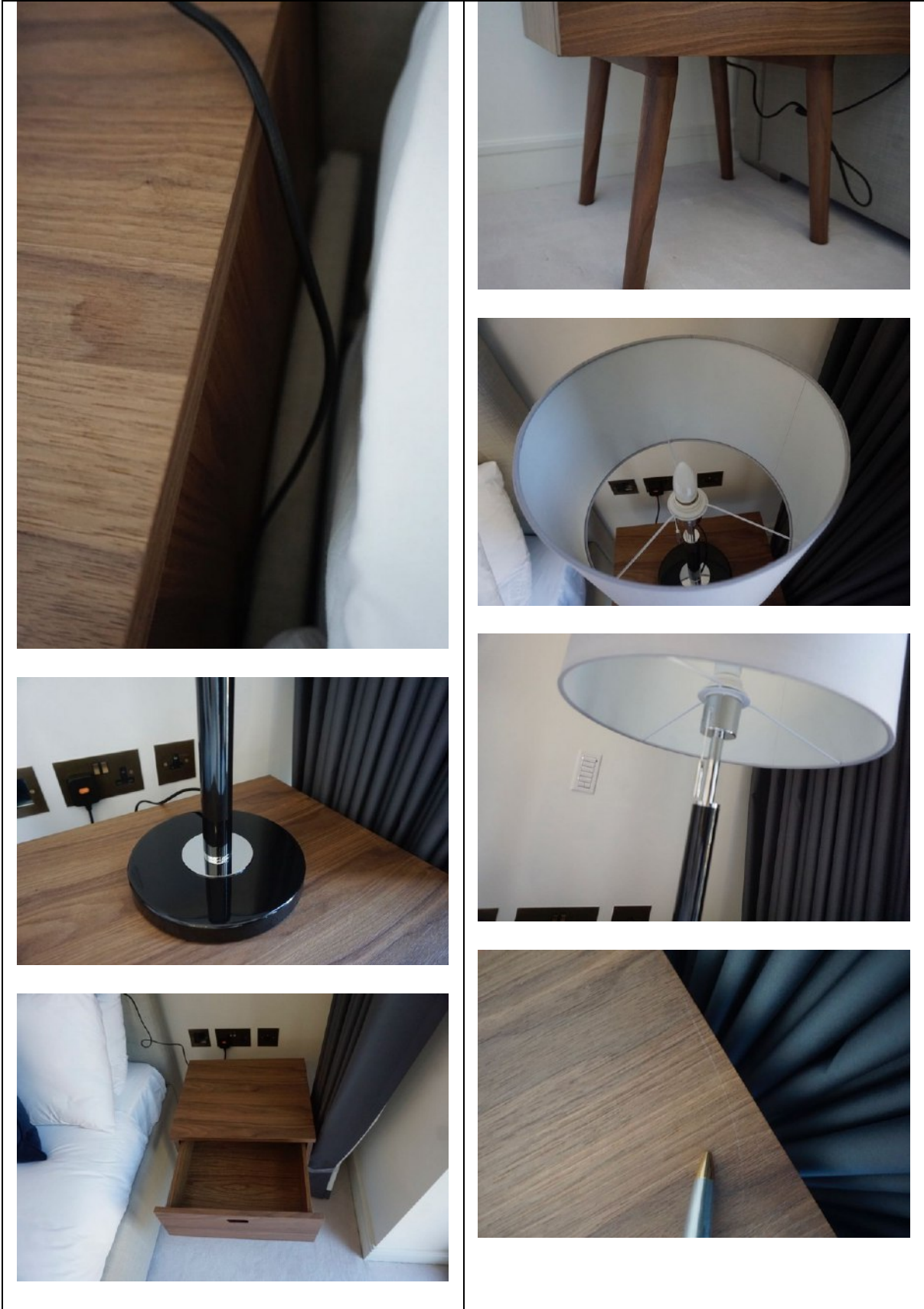




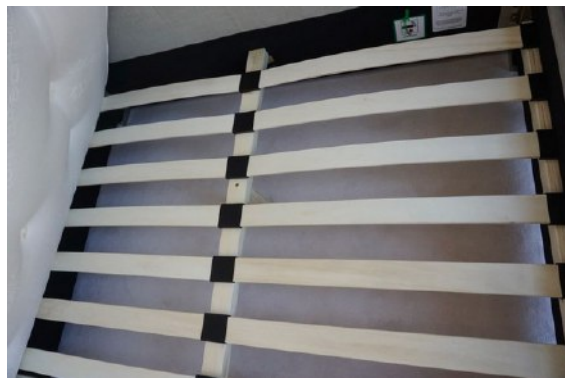
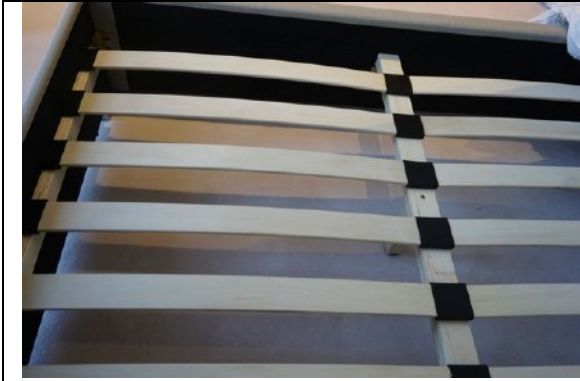


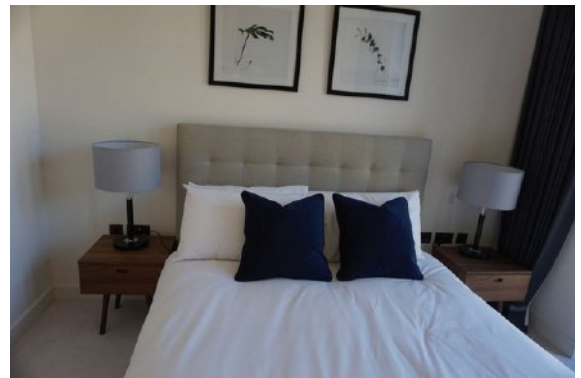


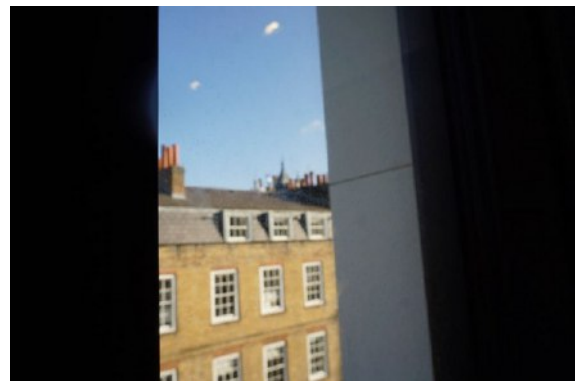


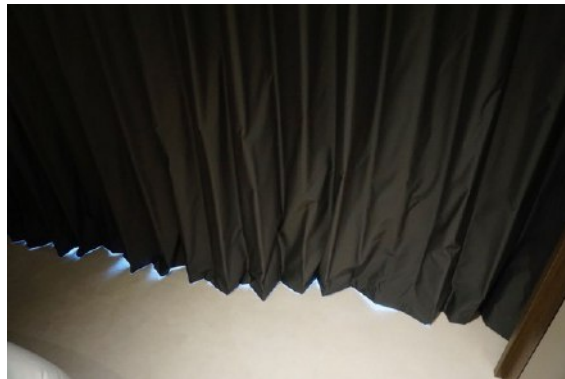














4. En-Suite Bedroom 1

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>4.1 Door</p> <p>External door: Sliding door</p> <ul style="list-style-type: none"> - Wood painted white - Brushed chrome finger pull and retractable handle <p>External door frame: Wood painted white</p> <p>Internal door: As consistent with external</p> <ul style="list-style-type: none"> - Thumb screw lock <p>Internal door frame: As consistent with external</p>	<ul style="list-style-type: none"> - Some light finger marks to the internal finger plate - A few minor defects beneath the paintwork - Tested and working
<p>4.2 Floor</p> <p>Threshold:</p> <ul style="list-style-type: none"> - Brushed chrome 	<ul style="list-style-type: none"> - ‘Appears’ to be some minor defects along the threshold and white paint mark to the RH side, please see photographs



<p>Floors:</p> <ul style="list-style-type: none"> - Cream stone tile with cream grout 	<ul style="list-style-type: none"> - An area of tiny rust coloured marks to the RH side of the bath spanning the width of the tiles please see photographs - 3x 2cm grey marks to the same tile - 2x grey marks underneath the WC
<p>4.3 Skirting boards</p> <p>N/A</p>	
<p>4.4 Walls</p> <p>Partially painted white</p> <p>Partially grey marble tile with light grey grout</p>	<ul style="list-style-type: none"> - Minor paint disparity along the joins - Natural defects to the tile - 3x chips to the tile at high level to the LH side of the shower area along the angled corner join and 1x area where the grout is loose at low level - 3x further notable 1cm chips at low level along the leading edge - 1x 2cm chip and 2x further tiny ½cm chips at low level to the RH side of the shower area along the angled join - Paint dust to the tiles in areas - 5x further chips along the internal edge of the shower area along the angled join, difficult to photograph in areas - Approximately 5x 10cm scratches to the marble beneath the central fitted unit opposite the door - Green tape beneath the mirrored panel above the bath - Some minor defect to the edges of the tiles where they have been cut to size





<p>4.5 Cornicing</p> <p>N/A</p>	
<p>4.6 Ceilings</p> <p>Painted white</p> <p>1x integrated access panel</p>	<ul style="list-style-type: none"> - Plastic fitting is missing on the edge of the access panel -
<p>4.7 Fixtures/Fittings</p> <p>Integrated light in shower area</p> <p>2x recessed spotlights in white metal casing</p> <p>1x chrome AXOR double hook to the LH side of the entrance</p> <p>Shower cubicle:</p> <ul style="list-style-type: none"> - Glass shower screen - Chrome circular handle - Clear plastic seal to the RH side - Chrome hinges - To base of the shower screen is textured cream tile with integrated drainage area - Chrome wall mounted taps - 1x chrome mid level wall mounted Axor Hansgrohe showerhead with wall mounted and flexi hose - 1x high level chrome showerhead <p>1x alcove storage area with integrated light</p> <p>Fitting shelf surrounding the sink and WC</p> <ul style="list-style-type: none"> - Grey marble as consistent with the walls <p>Sink:</p> <ul style="list-style-type: none"> - White ceramic by Duravit - Chrome pop-up plug - Chrome mixer tap and spout by 	<ul style="list-style-type: none"> - Tested and working - Tested and working - Hinges secure and intact - Slight discolouration to the edges around the drainage area to the grout - A few water marks to the showerhead - Water tested and working - Shower door, 1x piece of plastic at high level to the top of the shower door - Light is tested and working - Minor defects which have been filled along the edges of the sink area, please see photographs - Water tested and working







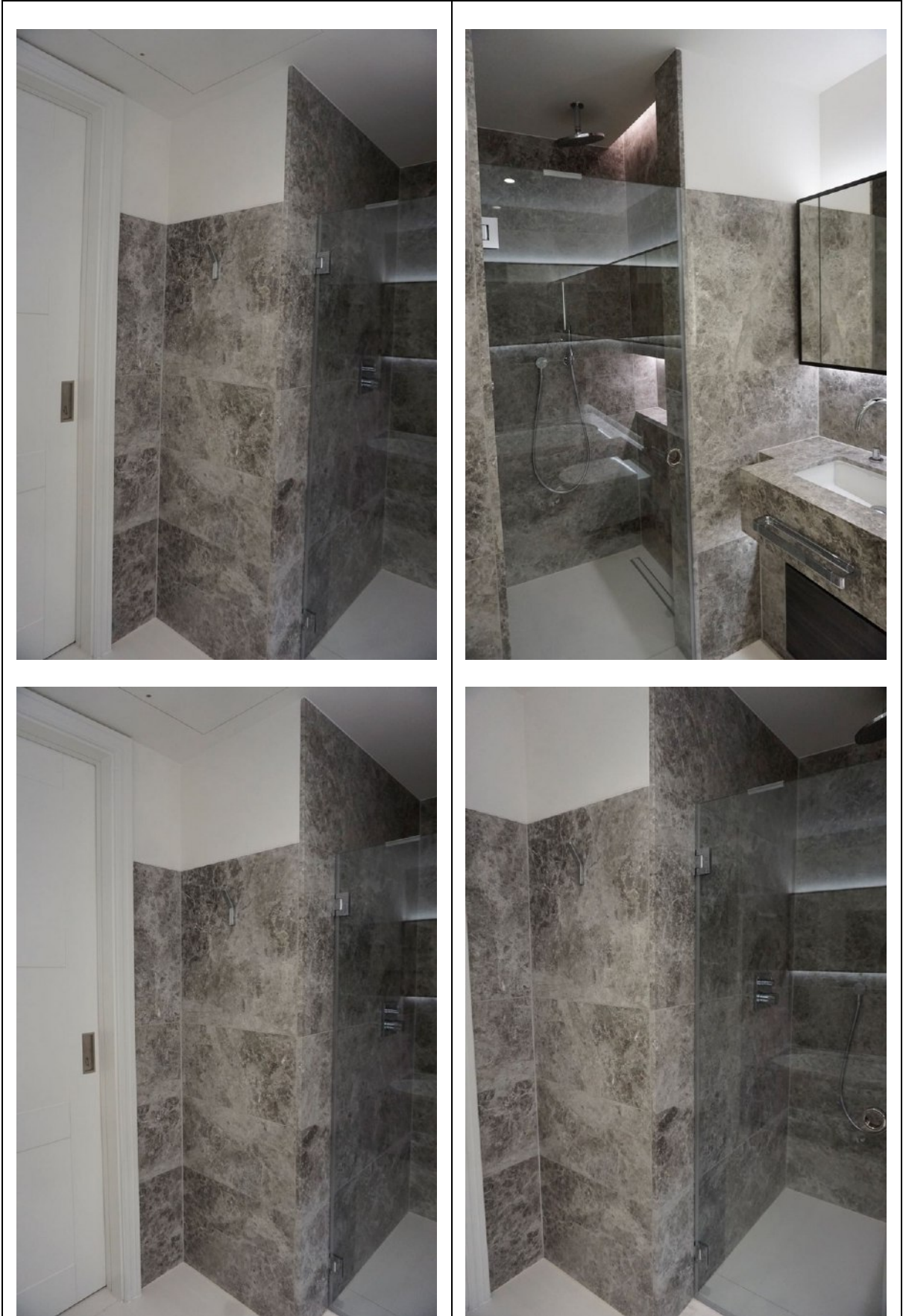
<p>Axor Hansgrohe</p> <p>1x chrome towel holder</p> <p>Low level storage unit:</p> <ul style="list-style-type: none"> - Dark white washed wood distressed dark metal edging - Dark wood internally - 1x base shelf - Metal hinges <p>1x Axor Hansgrohe chrome toilet roll holder</p> <p>WC:</p> <ul style="list-style-type: none"> - Low level white ceramic by Duravit - White plastic seat and lid - Chrome and brushed chrome double flush by Geberit <p>Under unit lighting running beneath and above the mirrored storage units and beneath the fitted shelf around the sink and WC</p> <p>Mirrored unit:</p> <ul style="list-style-type: none"> - Black metal edging - Partially white washed dark wood <p>Internally:</p> <ul style="list-style-type: none"> - Partially mirrored panel <p>Unit 1 (LH side opposite the door):</p> <ul style="list-style-type: none"> - 2x fitted glass shelves with brushed chrome and clear support - 1x white plastic shavers only socket - Mirrored panel to the LH side fixed - 1x mirrored panel to the RH side with integrated frosted glass wall light <p>Unit 2 (RH side):</p> <ul style="list-style-type: none"> - 2x integrated safety glass shelves with brushed chrome and clear fittings - 1x brushed chrome and black shavers only socket - 2x further mirrored panels in black metal edging 	<ul style="list-style-type: none"> - Cover for the LH hinge is not attached <ul style="list-style-type: none"> - Flush slightly loose - Small 1cm piece of residue to the front <ul style="list-style-type: none"> - Tested and working <ul style="list-style-type: none"> - Socket untested - Wall light tested and working <ul style="list-style-type: none"> - Approximately 4x white marks to the LH side - 3x tiny chips to the edging to RH side - Socket untested
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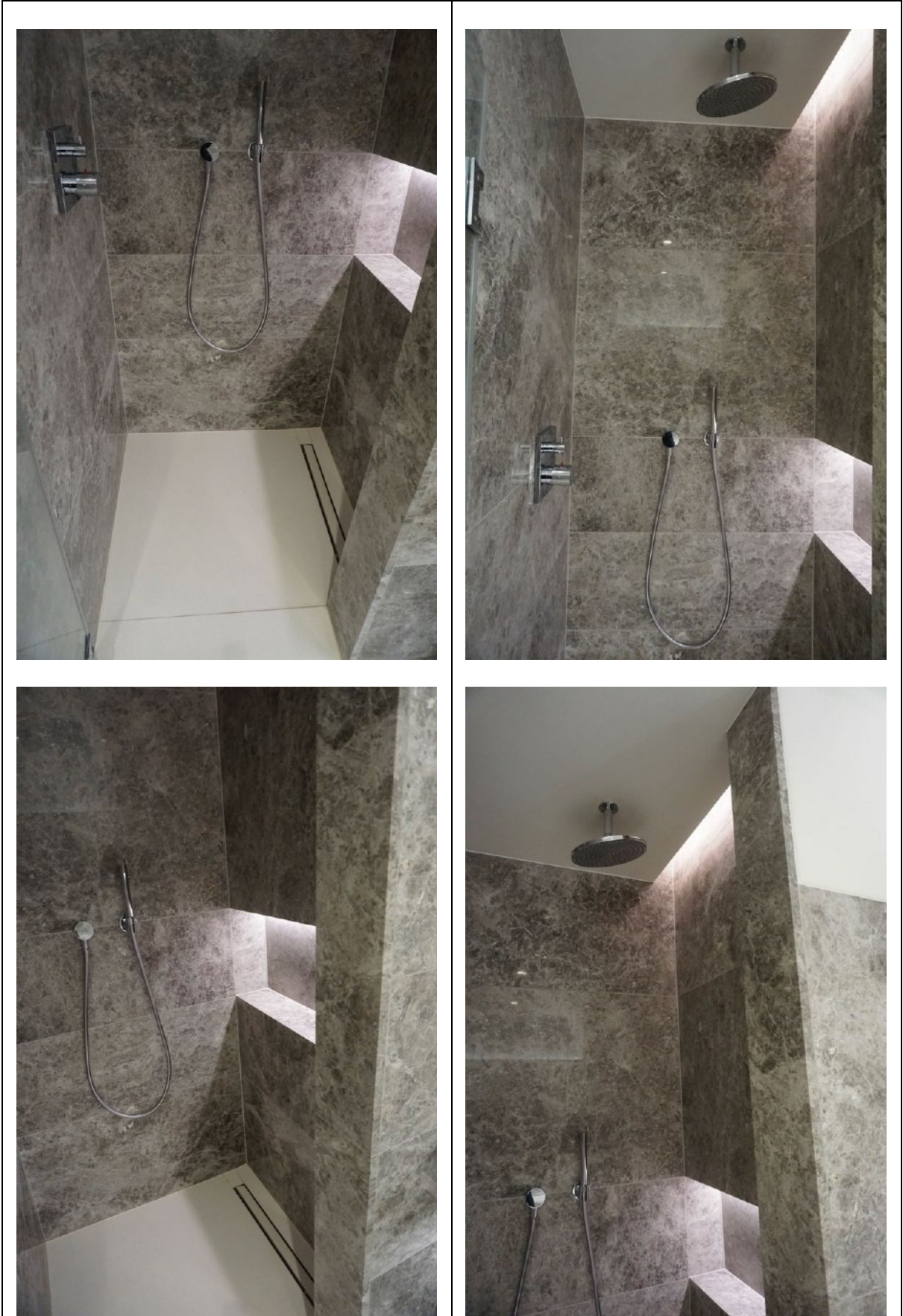
<p>Bath:</p> <ul style="list-style-type: none"> - Low level set in a grey marble surround with matching grey marble bath panel - White coated metal bath - 1x chrome pop-up plug - Clear plastic edging to the plug - 1x chrome Hansgrohe tap - 1x adjustable chrome Hansgrohe showerhead with flexi hose - 2x chrome taps <p>2x chrome wall mounted towel holders</p>	<ul style="list-style-type: none"> - Pop-up plug tested and working - Plug slightly raised to the LH side - Water in the bathtubs and showerhead tested and working
<p>4.8 Furniture/Furnishings</p> <p>N/A</p>	
<p>4.9 Window</p> <p>N/A</p>	
<p>4.10 Photographs</p> 	





Date of inspection: SAMPLE

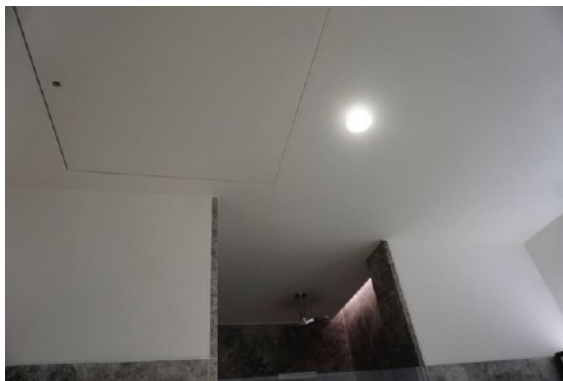
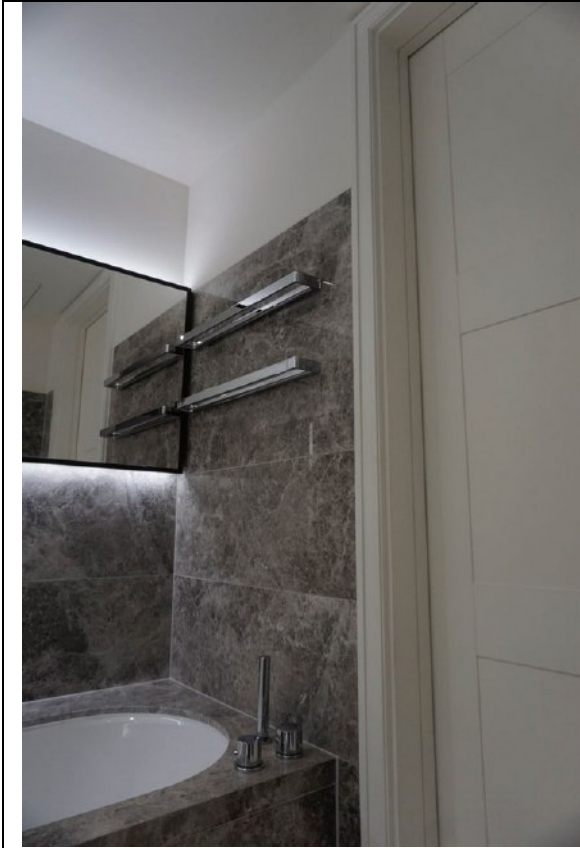


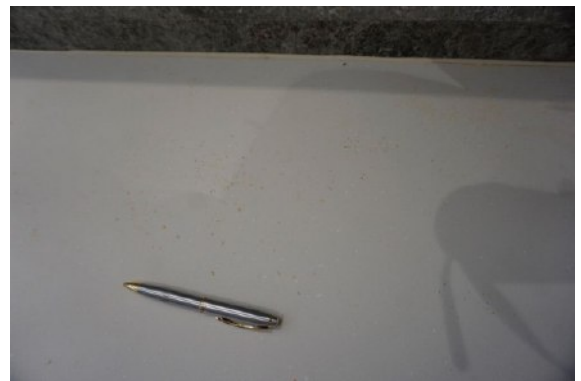
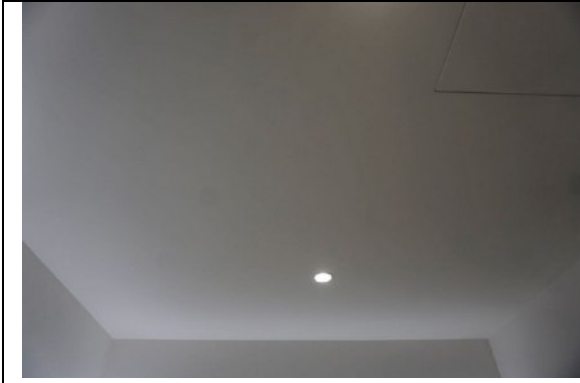


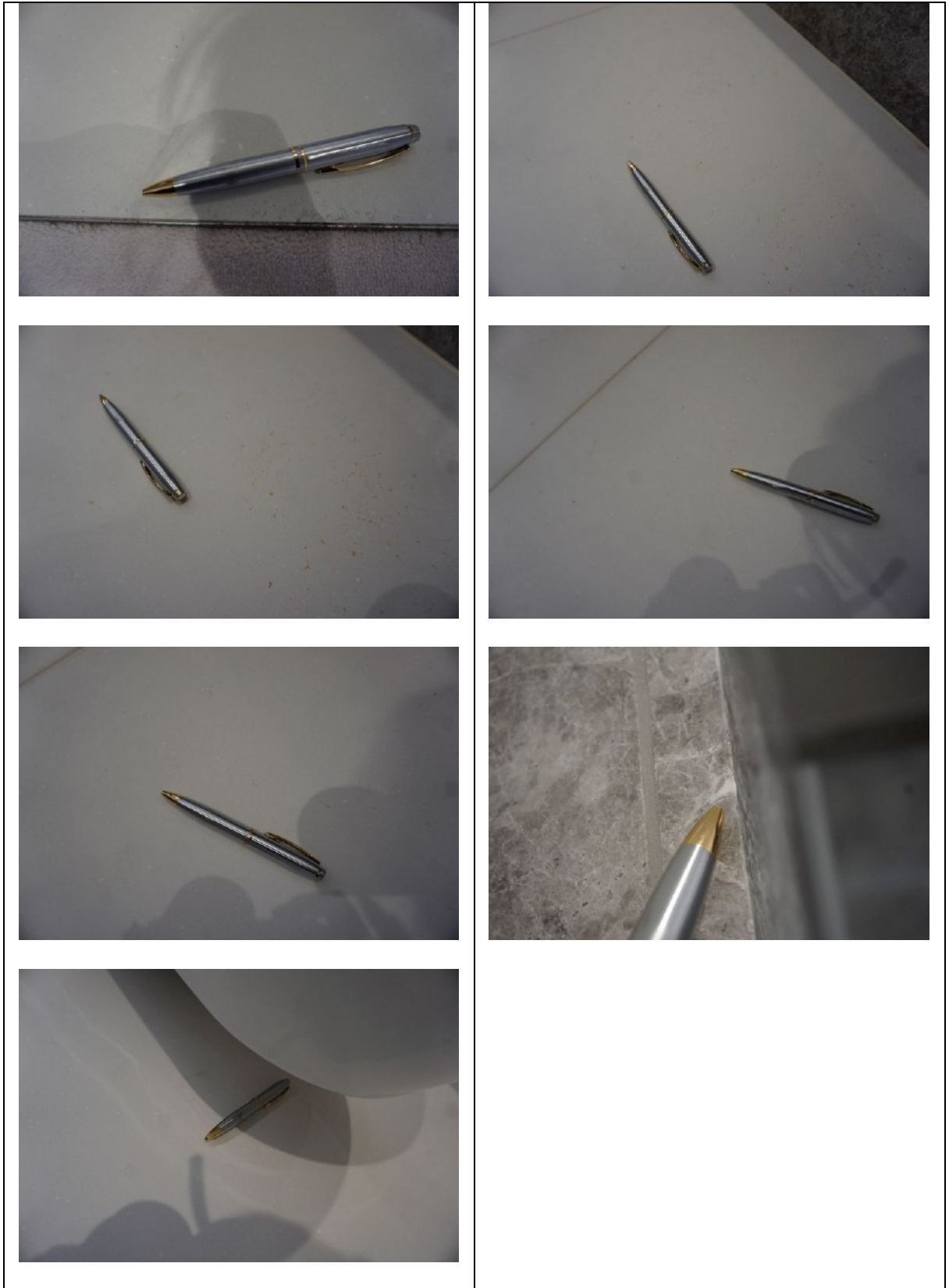
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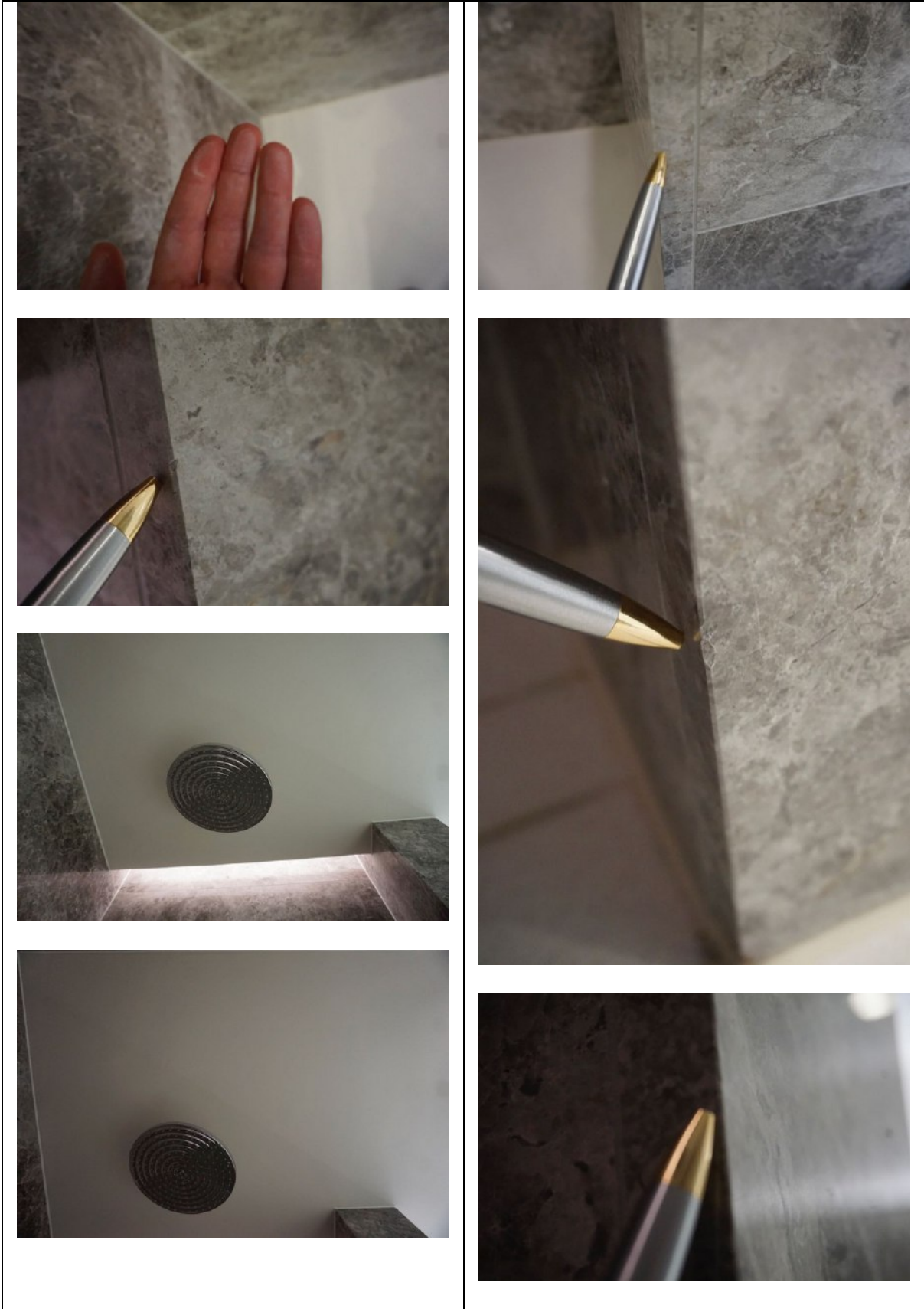




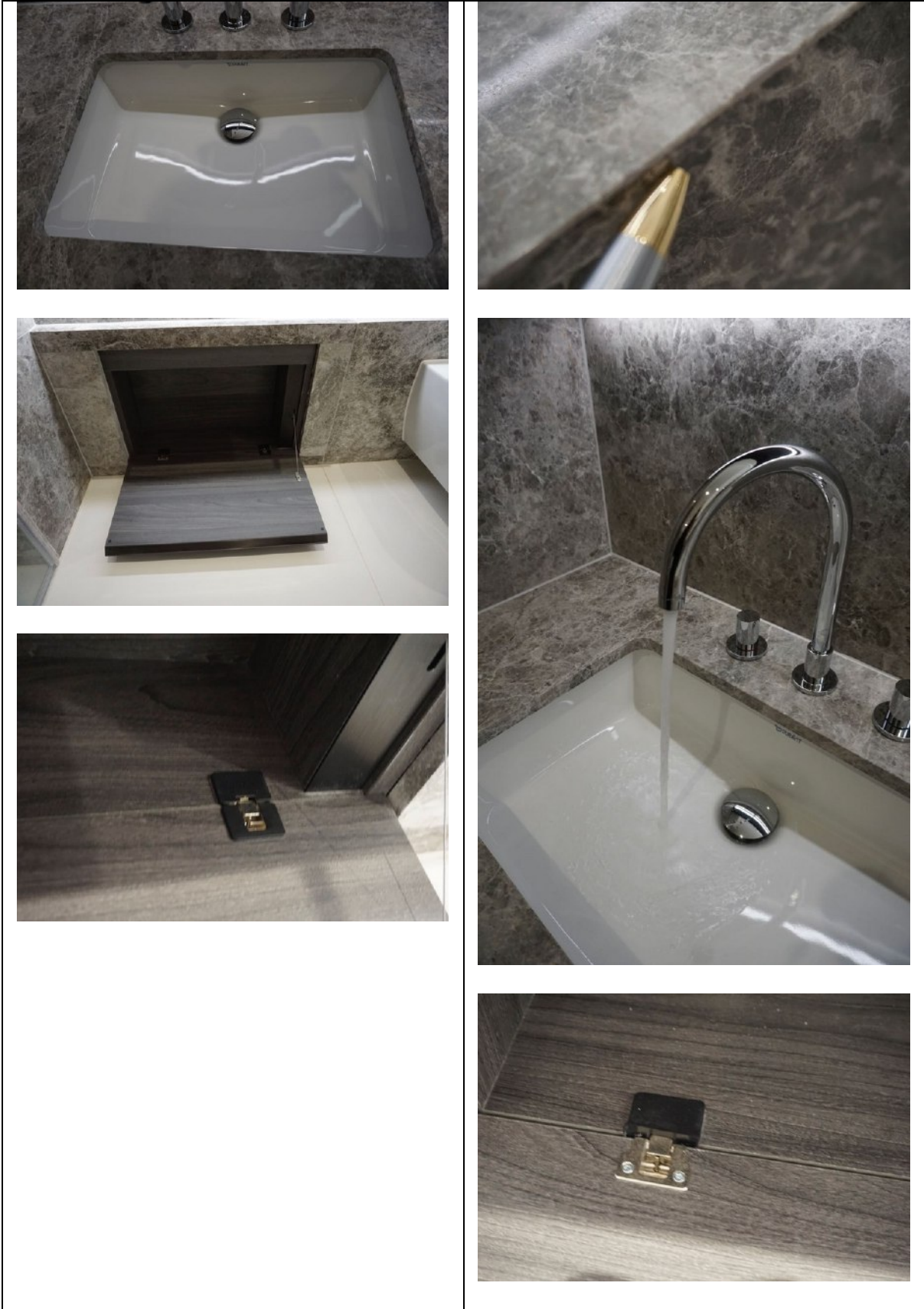


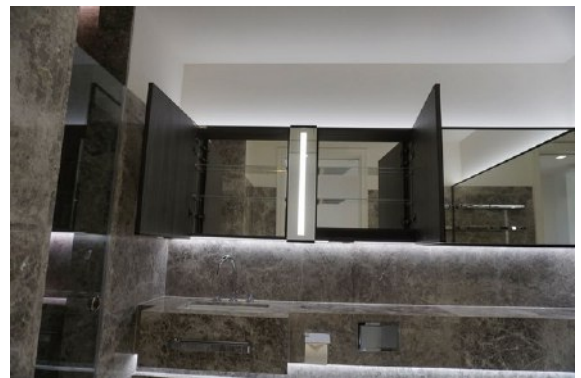
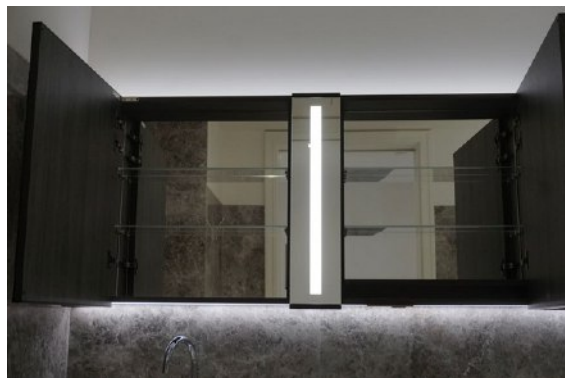
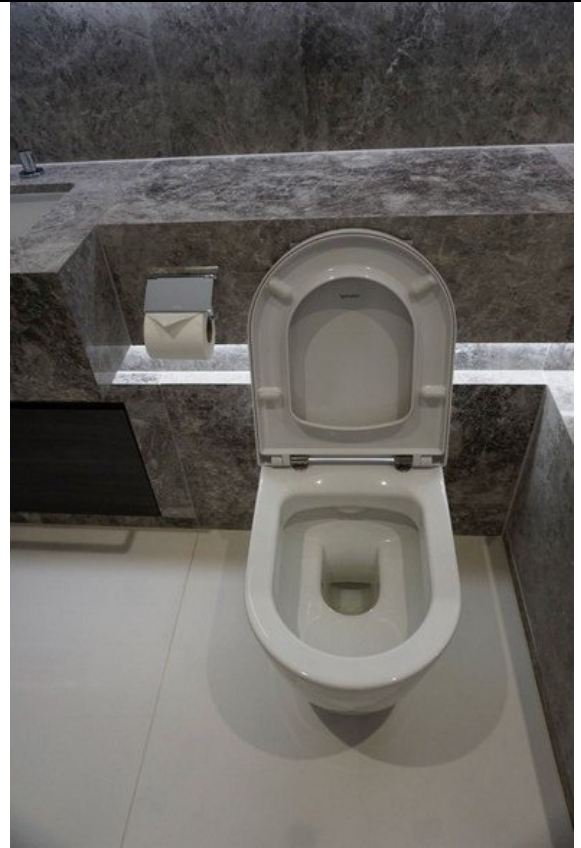


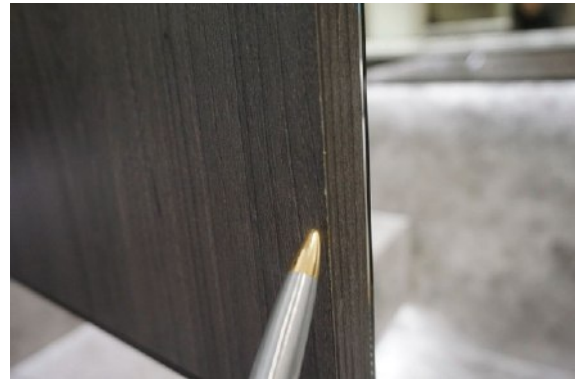


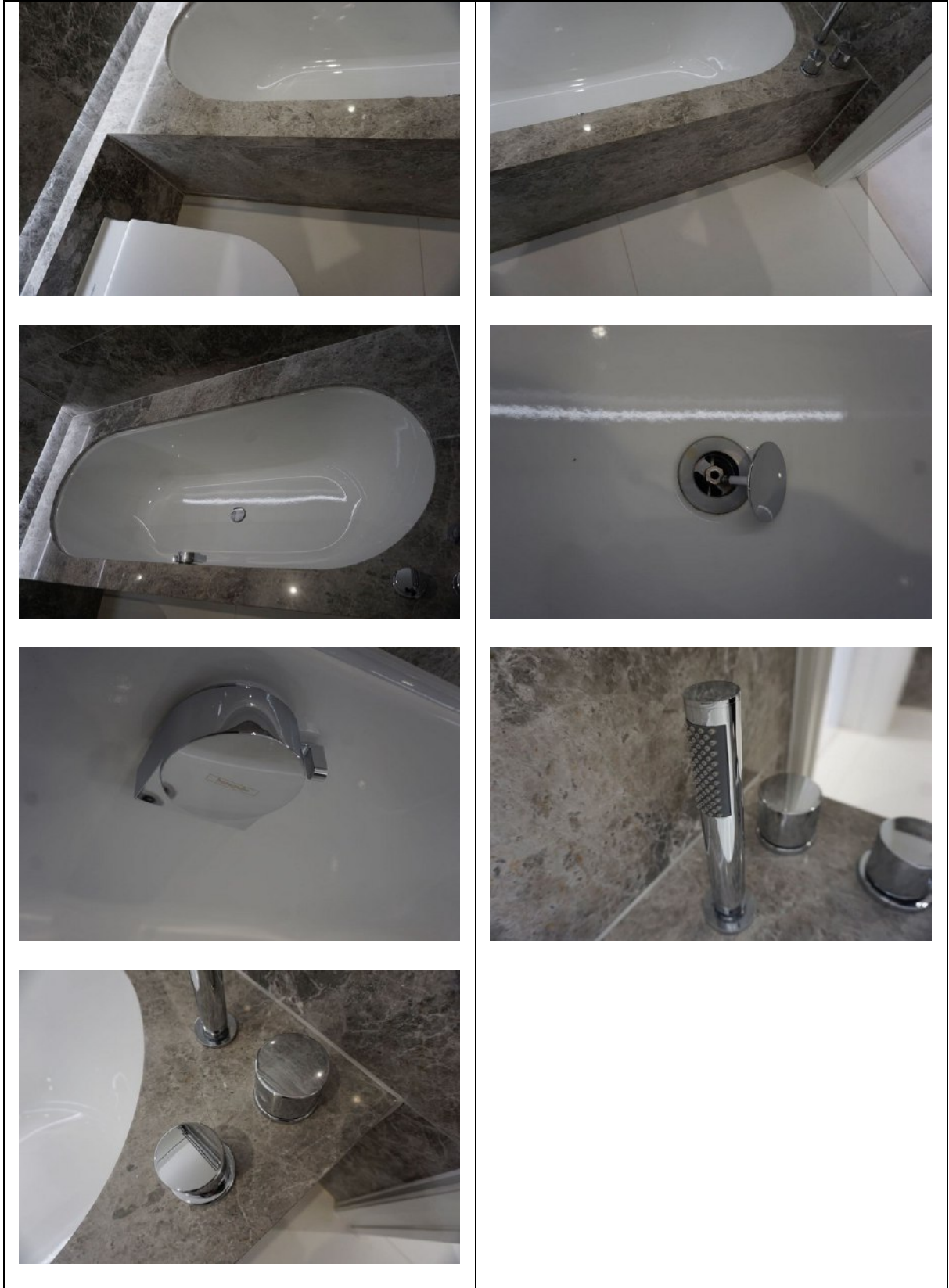












Date of inspection: SAMPLE







5. Hallway 2

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>5.1 Door</p> <p>N/A</p>	
<p>5.2 Floor</p> <p>Light wood</p>	<ul style="list-style-type: none"> - 1' drag mark from the centre of the floor towards bedroom 2 on the LH side and 1x 15cm black mark to the same area - 2x further faint 10cm drag marks forward of the storage cupboard opposite bedroom 2 - 2x brown 3cm defects directly in front of the storage cupboard - 4x further brown defects in front of the LH storage cupboard nearest to the kitchen with semi-circular drag mark beneath the doors in the same area - 1x 4cm grey mark to same area
<p>5.3 Skirting boards</p> <p>Wood painted white</p>	<ul style="list-style-type: none"> - Minor paint disparity to the joins



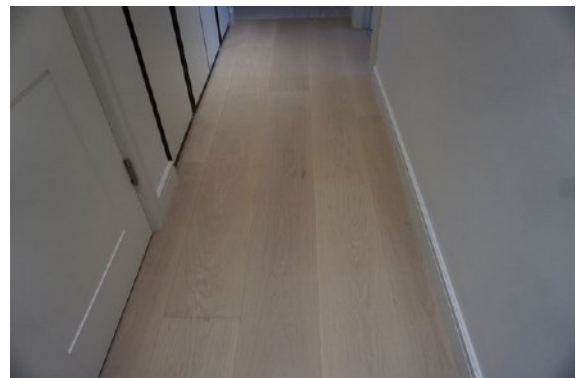
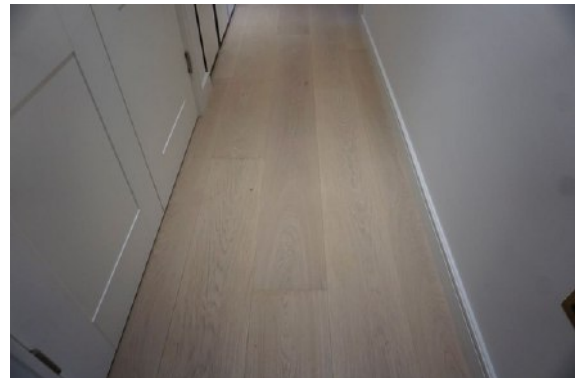
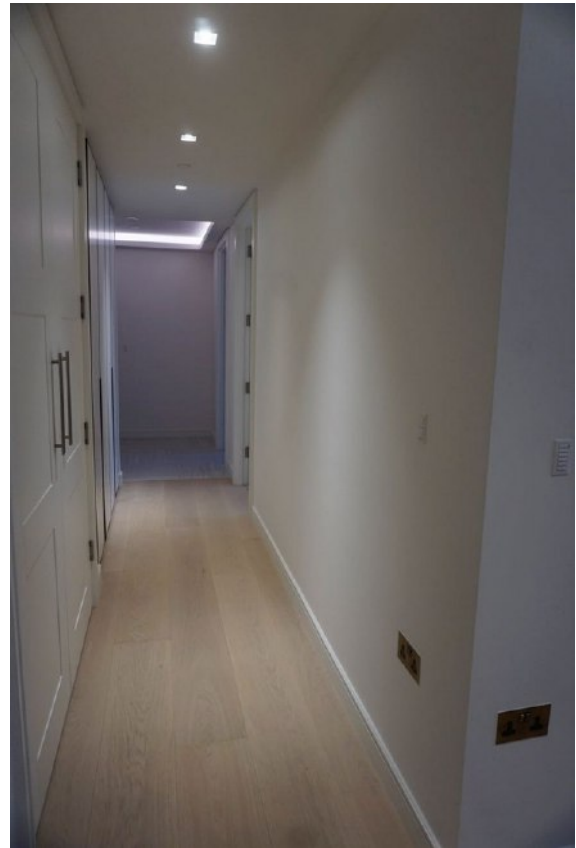


	<ul style="list-style-type: none"> - An area of defects beneath the paintwork/shallow lumps to the RH side of bedroom 2
<p>5.4 Walls</p> <p>Painted white</p>	<ul style="list-style-type: none"> - 2x 1cm grey marks at mid level to the RH side of bedroom 2 with 2cm grey marks and 1x 4cm grey marks to the centre of the wall at mid level - 1x grey 1cm mark to RH side of the kitchen - 1x faint 3cm grey mark between the storage cupboard
<p>5.5 Cornicing</p> <p>N/A</p>	
<p>5.6 Ceiling</p> <p>Painted white</p>	
<p>5.7 Fixtures/Fittings</p> <p>3x recessed spotlights in square</p> <ul style="list-style-type: none"> - White metal casing - Glass circular panel to the centre <p>1x ceiling mounted sprinkler</p> <p>Switches:</p> <ul style="list-style-type: none"> - White plastic push buttons as fitted <p>Sockets:</p> <ul style="list-style-type: none"> - Antique brass and black plastic as fitted 	<ul style="list-style-type: none"> - Tested and working - Untested
<p>5.8 Furniture/Furnishings</p> <p>N/A</p>	
<p>5.9 Window</p> <p>N/A</p>	



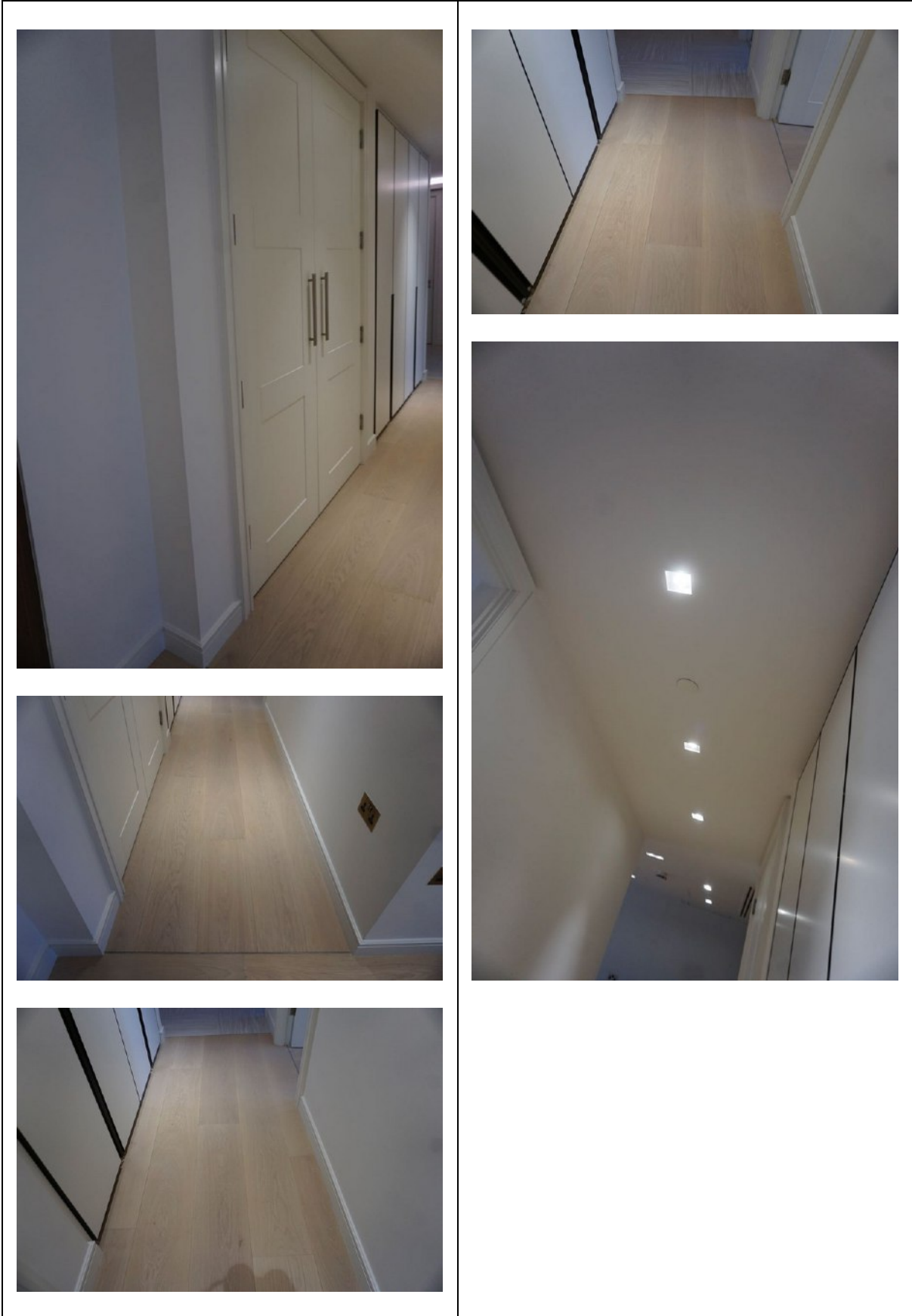


5.10 Photographs



Date of inspection: SAMPLE

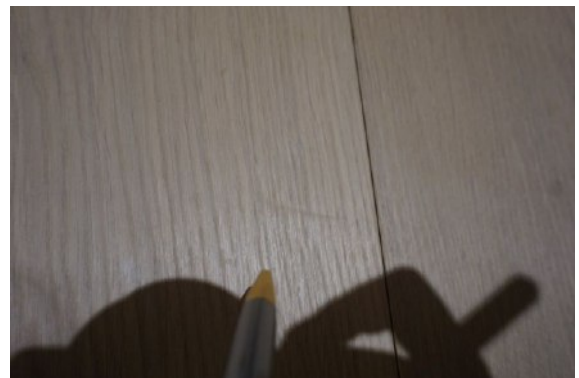
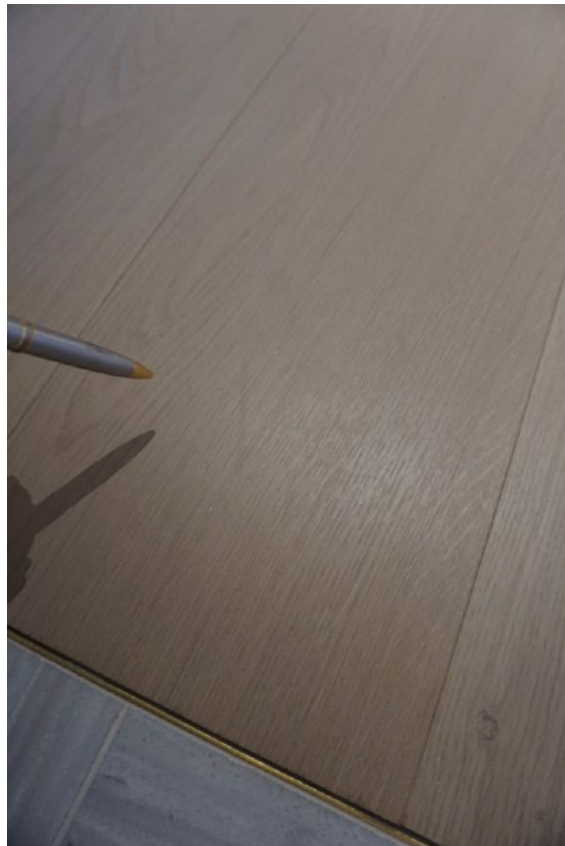
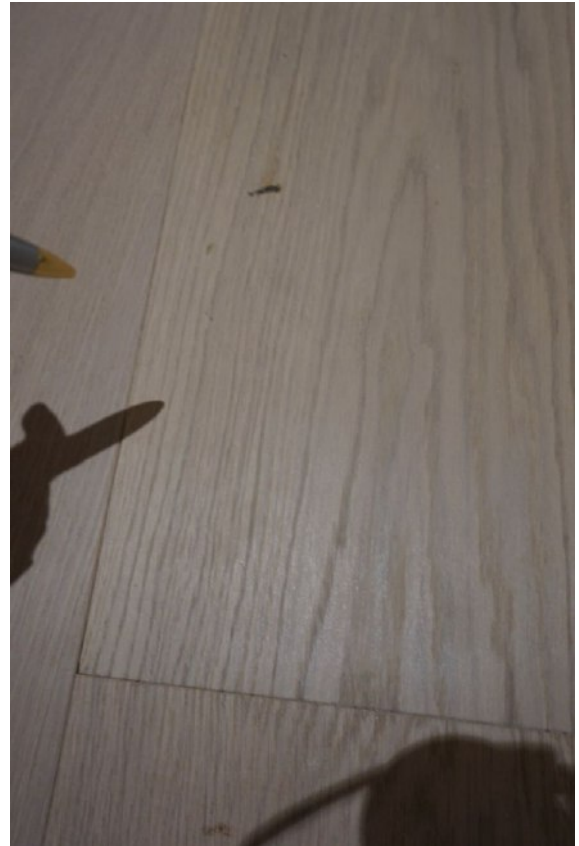
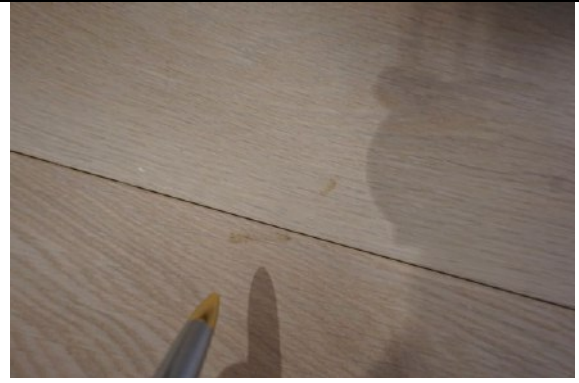




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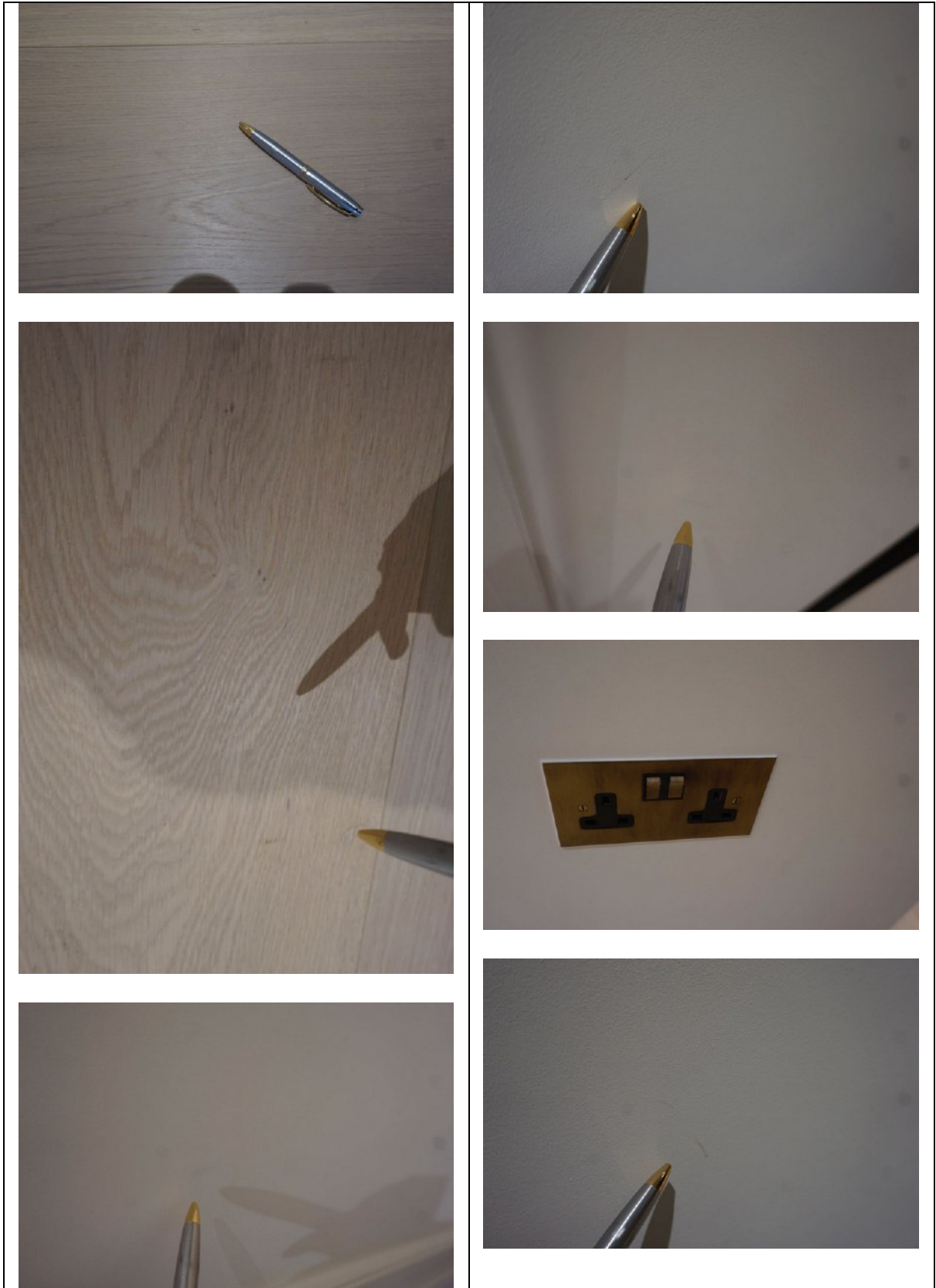


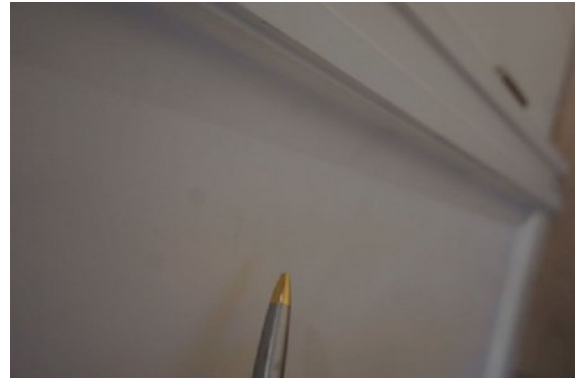
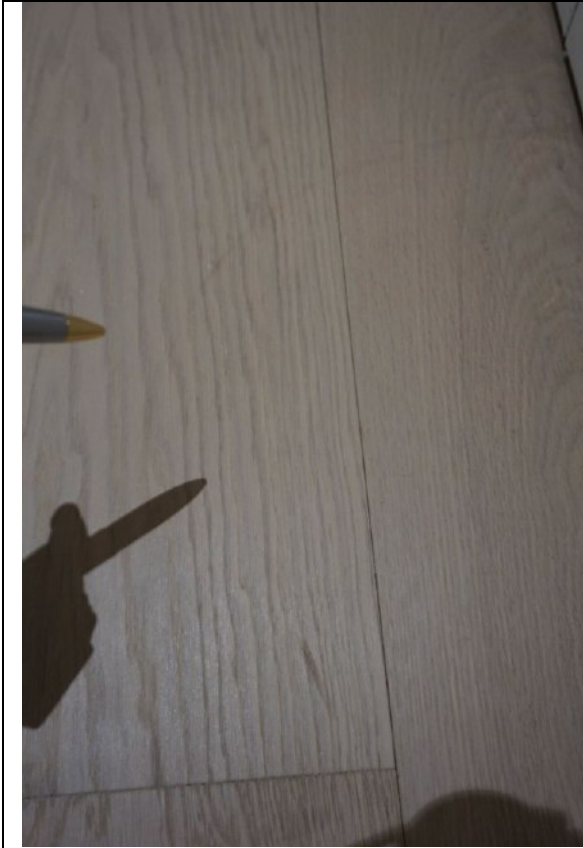




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6. Built-in Storage 1 off Hallway 2



RH = *Right Hand*

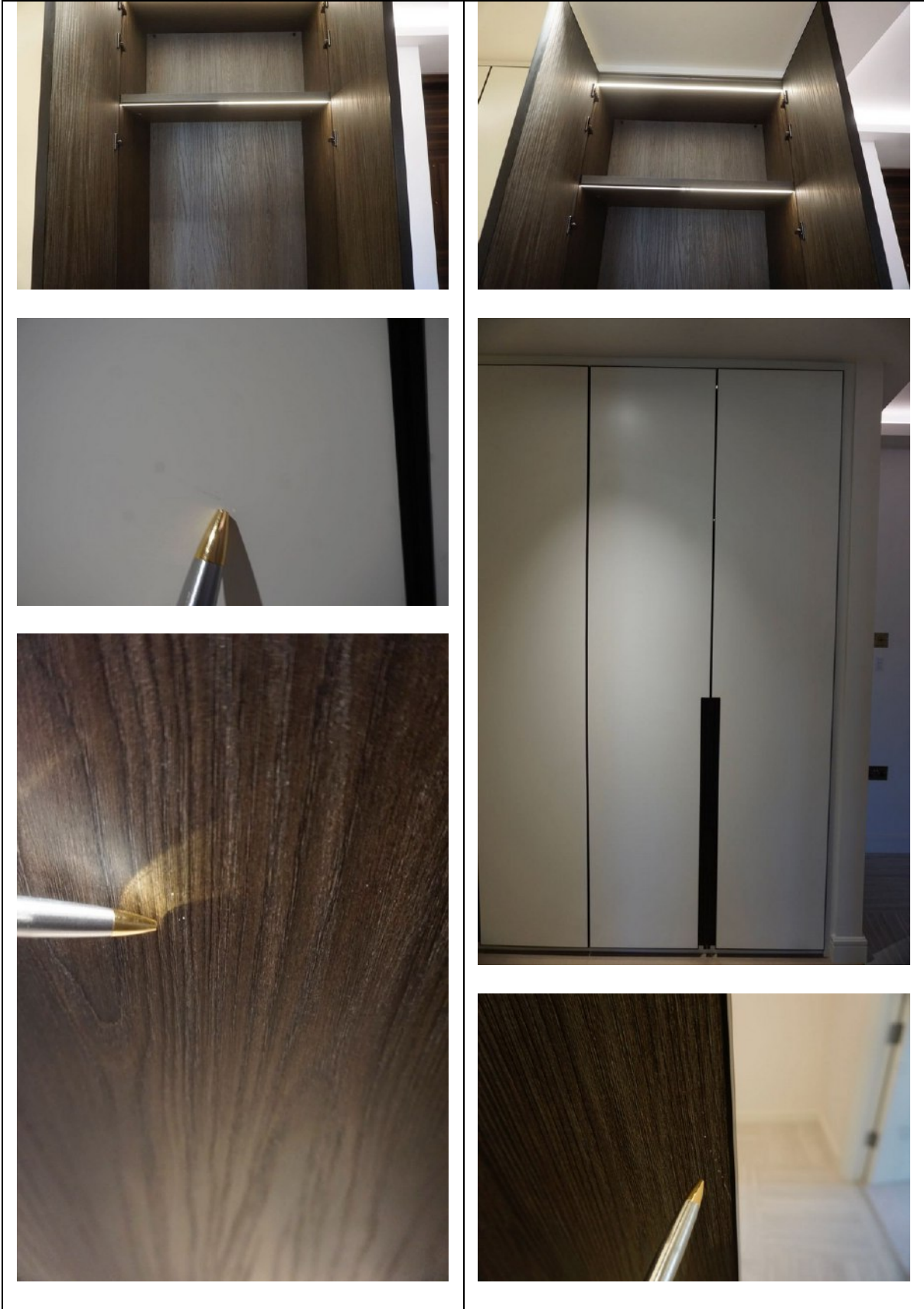
LH = *Left Hand*

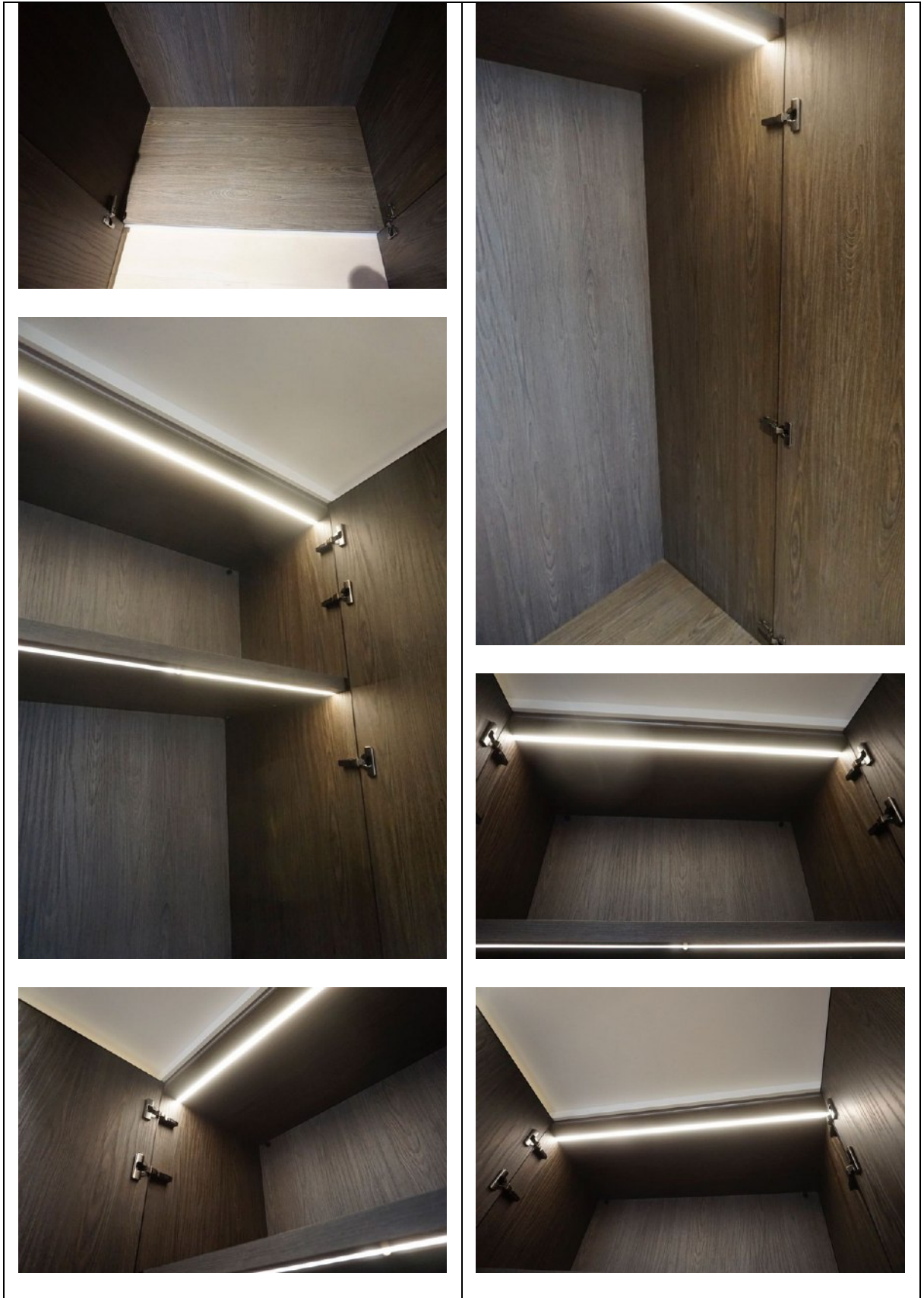
All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

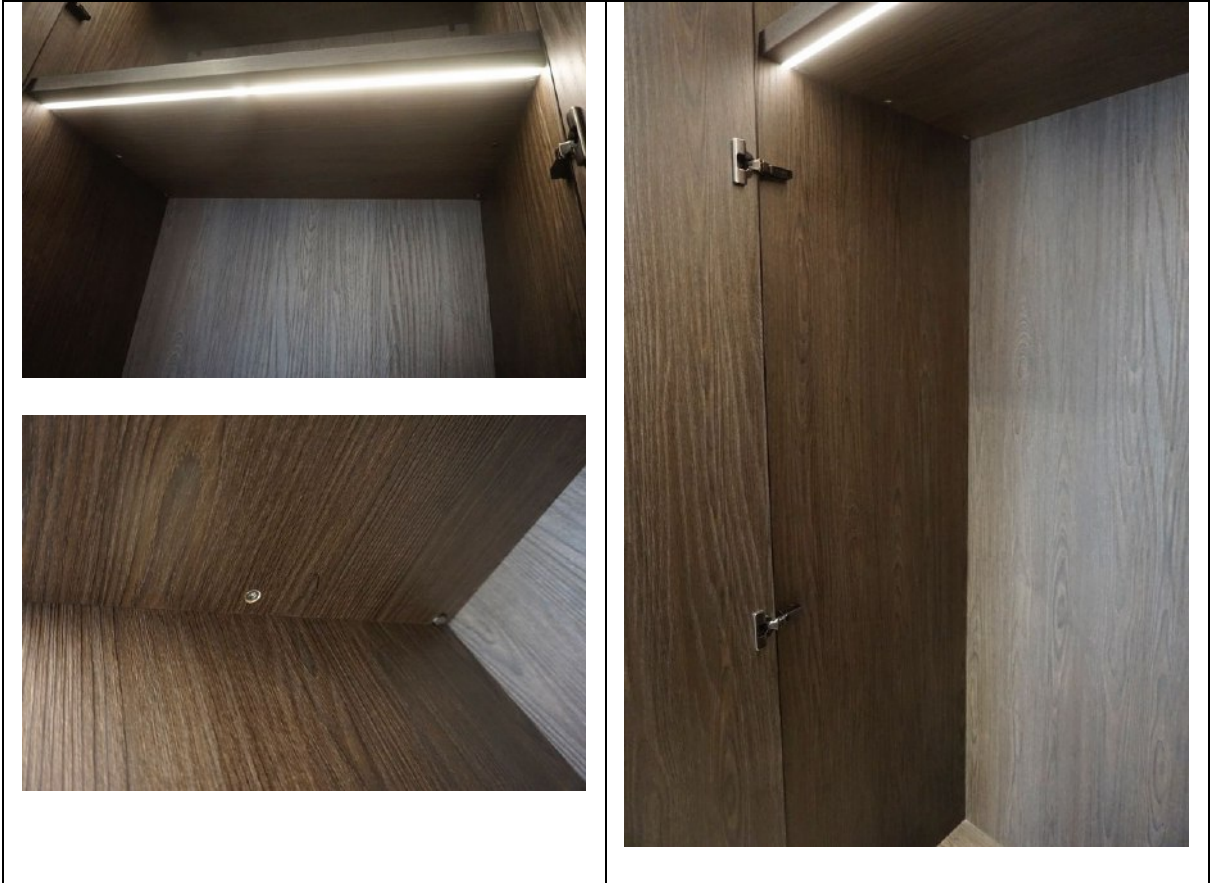
Description	Comments
<p>6.1 Door</p> <p>External door: Cream lacquer matt finish</p> <ul style="list-style-type: none"> - Black metal edging and handle <p>External door frame: N/A</p> <ul style="list-style-type: none"> - Integrated into the walls <p>Internal door: Dark wood</p> <ul style="list-style-type: none"> - Black metal edging - Black metal hinges <p>Internal door frame: N/A</p> <ul style="list-style-type: none"> - Integrated into the walls 	<ul style="list-style-type: none"> - Tiny 1cm grey scratch above the handle on LH door at mid level - All secure and intact - 3x tiny white paint marks to the centre of the LH door - 1x non-continuous 7cm white paint mark to the RH door
<p>6.2 Floor</p> <p>White washed dark wood</p>	



6.3 Skirting boards N/A	
6.4 Walls White washed dark wood	
6.5 Cornicing N/A	
6.6 Ceilings White washed dark wood with 1x integrated strip light	<ul style="list-style-type: none">- Strip light tested and working
6.7 Fixtures/Fittings 1x fitted shelf with an integrated strip light and clear plastic sensor	<ul style="list-style-type: none">- Tested and working- Underside of the fitted shelf is missing 1x screw cover to the LH side
6.8 Furniture/Furnishings N/A	
6.9 Window N/A	
6.10 Photographs 	









7. Built-in Storage 2 off Hallway 2

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>7.1 Door</p> <p>External door: Cream lacquer matt finish</p> <ul style="list-style-type: none"> - Black metal edging and handle <p>External door frame: N/A</p> <ul style="list-style-type: none"> - Integrated into the walls <p>Internal door: Dark white washed wood</p> <ul style="list-style-type: none"> - Black metal edge/framework - Black metal hinges <p>Internal door frame: N/A</p> <ul style="list-style-type: none"> - Integrated into the walls 	<ul style="list-style-type: none"> - Hinges secure and intact
<p>7.2 Floor</p> <p>White washed dark wood</p>	<ul style="list-style-type: none"> - Slight defect to the centre on the clear plastic finish



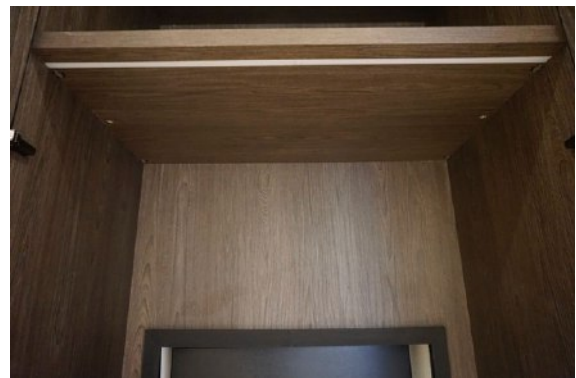
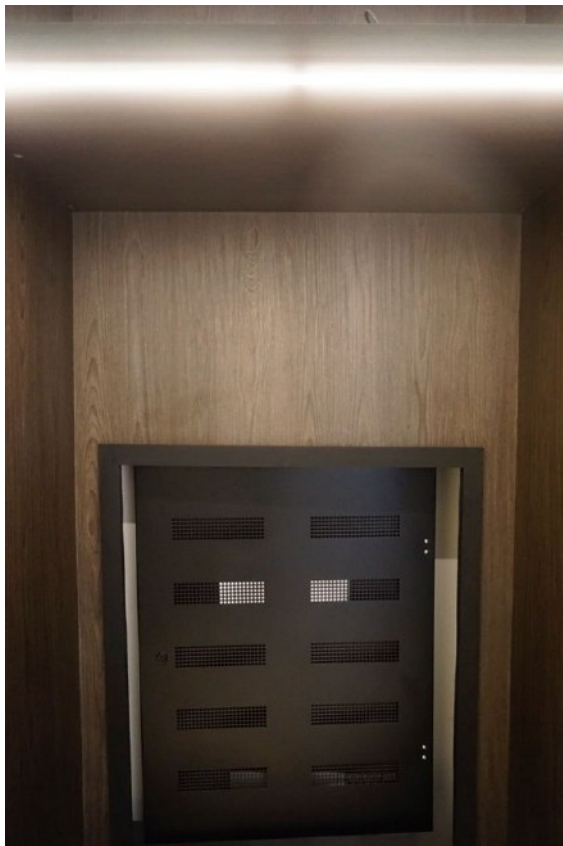


7.3 Skirting boards N/A	
7.4 Walls Dark white washed wood	
7.5 Cornicing N/A	
7.6 Ceilings White washed dark wood with 1x integrated strip light	<ul style="list-style-type: none">- Tested and working
7.7 Fixtures/Fittings 1x integrated shelf with strip light and sensor <ul style="list-style-type: none">- 1x integrated communication/ventilation point- Black metal with fuse box inside- 8x Crestron units inside- Back walls are painted white	<ul style="list-style-type: none">- Strip light tested and working- Central screw covers are missing to both sides- Fuse box dusty internally- Schedule of circuit details is attached to the internal door- Floor is unfinished- No skirting boards inside the area with the Crestron unit- 1x scratch to the RH side of the Crestron unit to the top RH corner
7.8 Furniture/Furnishings N/A	
7.9 Window N/A	





7.10 Photographs



Date of inspection: SAMPLE





Date of inspection: SAMPLE

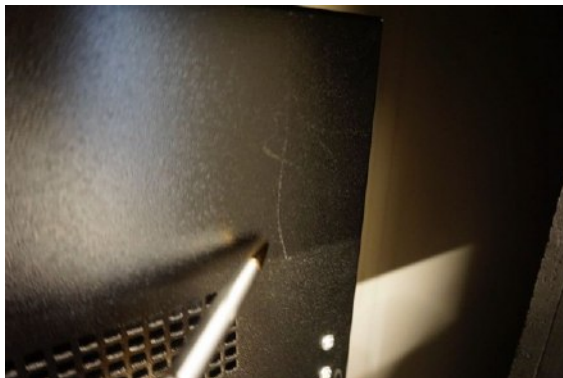
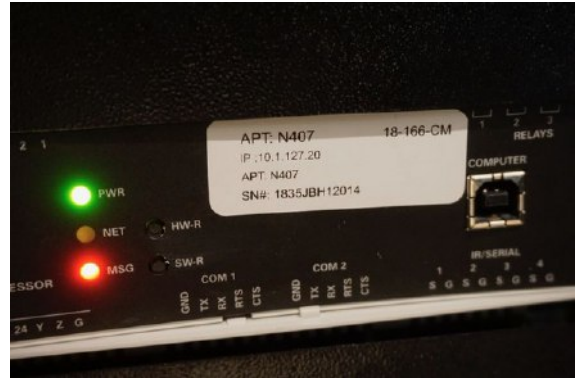




Date of inspection: SAMPLE









8. Built-in Storage 3 off Hallway 2

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>8.1 Door</p> <p>External door: Wooden doors painted white</p> <ul style="list-style-type: none"> - Brushed chrome pull handles - Brushed chrome hinges <p>External door frame: Wood painted white</p> <p>Internal door: As consistent with external</p> <p>Internal door frame: As consistent with external</p>	<ul style="list-style-type: none"> - 4x faint finger marks to the centre of the door around the handles - Hinges secure and intact - 1x white mark to the lower panel upper RH corner - 2x tiny grey faint marks to the RH side, each approximately 1cm - 1x indent which has been painted over at mid level to RH side - Circuit details attached to the RH door





<p>8.2 Floor</p> <p>Threshold:</p> <ul style="list-style-type: none"> - Brushed brass <p>Floors:</p> <ul style="list-style-type: none"> - Grey stone tile with white grout 	<ul style="list-style-type: none"> - Some minor white paint spots to the edges of the tiles in areas
<p>8.3 Skirting boards</p> <p>Wood painted white</p>	<ul style="list-style-type: none"> - Minor defects beneath the paintwork
<p>8.4 Walls</p> <p>Painted white</p>	<ul style="list-style-type: none"> - 2x faint brown drip marks at mid level to the LH side - Series of faint drip marks above the pipework beneath the Remeha unit and 1x horizontal 10cm grey scratch above the pipework for the same unit - 2x visible fittings at low level to the back wall around the BMS controls
<p>8.5 Cornicing</p> <p>N/A</p>	
<p>8.6 Ceilings</p> <p>Panels painted white</p> <p>2x integrated access panels</p> <ul style="list-style-type: none"> - Each with white plastic fittings partially painted over 	<ul style="list-style-type: none"> - Drip marks to the access panel above the Remeha unit
<p>8.7 Fixtures/Fittings</p> <p>1x ceiling mounted smoke detector GIRA</p> <p>1x ceiling mounted vent</p>	<ul style="list-style-type: none"> - Tested and working - Untested



<p>Switches and sockets:</p> <ul style="list-style-type: none"> - White plastic as fitted, labelled <p>2x Thermonet thermostat controls</p> <p>1x grey plastic fitting to the LH side</p> <p>1x NetThings display panel with electricity cold and hot water meter readings</p> <p>1x Remeha white metal unit with all associated pipework</p> <ul style="list-style-type: none"> - Pipework is in black insulation foam - Stopcock is found in here <p>1x NetThings box labelled hinge from the top, serial number 017537</p> <p>1x Vent-Axia unit with associated ventilation units</p> <p>1x box - 'danger 230V AC'</p> <ul style="list-style-type: none"> - BMS controls with Danfoss thermostat to the front <p>1x Honeywell white metal fuse box with 1x larger MK Honeywell fuse box</p> <p>1x electricity meter</p> <ul style="list-style-type: none"> - All associated cables <p>Washing machine:</p> <ul style="list-style-type: none"> - Miele wash and dry PowerWash 2.0 - Model WTF130WPM - MNR number 10505220 - Type HWT03 - 2x integrated connected striplights 	<ul style="list-style-type: none"> - Tested for power and working - Display is on <ul style="list-style-type: none"> - Dusty to the surface <ul style="list-style-type: none"> - Audible noise heard at the time of the inspection, 'appears' to be on - Untested <ul style="list-style-type: none"> - Tested for power and working <ul style="list-style-type: none"> - Series of small condensed/chips to the front of the unit with 3x scratches to the same area <ul style="list-style-type: none"> - Stickers to the front - Tested for power and working - Internal light tested and working - Striplights tested and working
<p>8.8 Furniture/Furnishings</p> <p>N/A</p>	

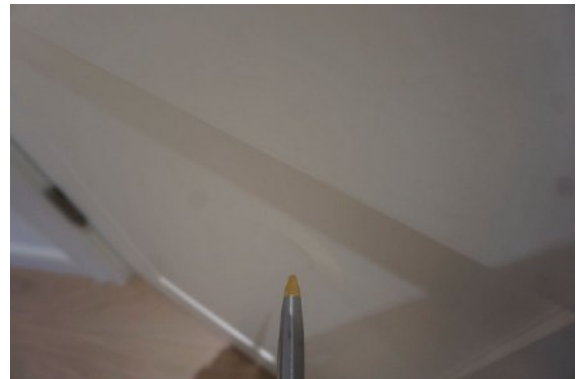
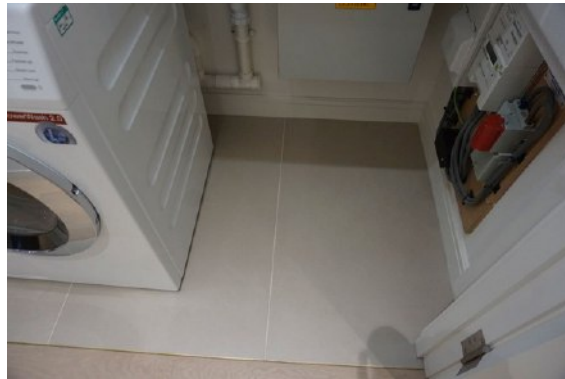


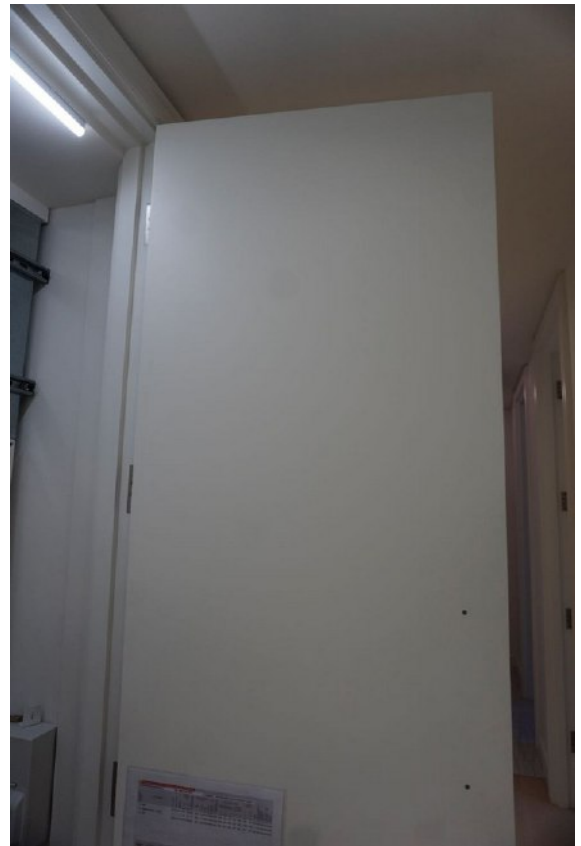
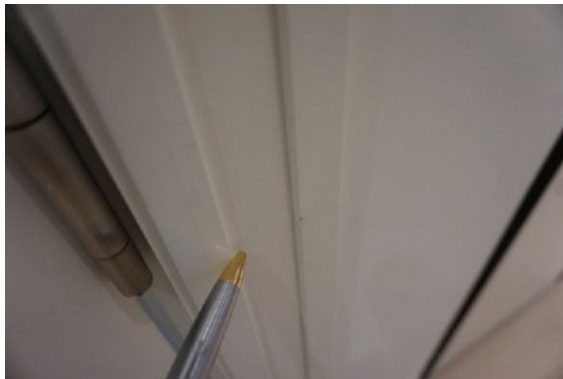
8.9 Window

N/A

8.10 Photographs







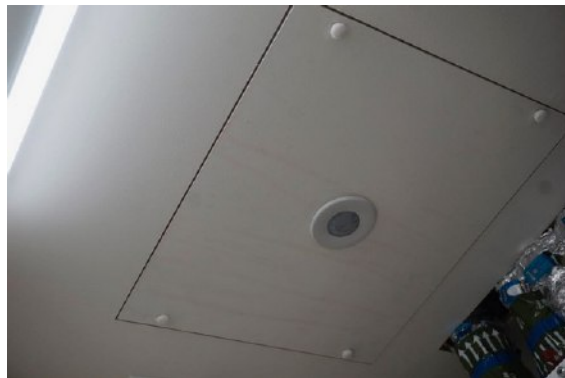
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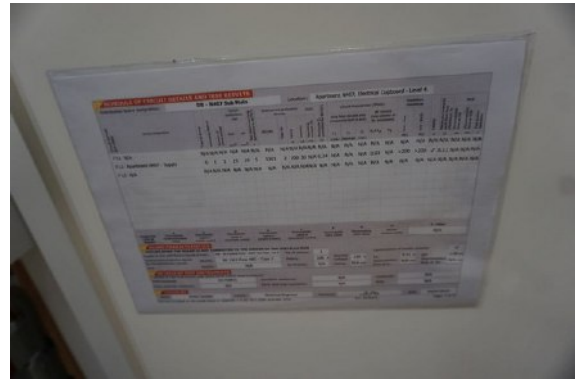




Date of inspection: SAMPLE













9. Bedroom 2

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>9.1 Door</p> <p>External door: Wooden door painted white</p> <ul style="list-style-type: none"> - Brushed chrome lever handle <p>External door frame: Wood painted white</p> <p>Internal door: As consistent with external door</p> <p>Internal door frame: As consistent with external frame</p>	<ul style="list-style-type: none"> - Some light paint disparity/cleaning wipe marks to the centre of the door, please see please see photographs - Hinges secure and intact - 1x sticker beneath the upper hinge - Minor defects beneath the paintwork - A couple of tiny white paint splashes to the edges of the handle - Hinge secure and intact - 2x tiny marks at mid level to the RH side





<p>9.2 Floor</p> <p>Threshold:</p> <ul style="list-style-type: none">- Brushed chrome <p>Floors:</p> <ul style="list-style-type: none">- White washed light wood as consistent with the hallway	<ul style="list-style-type: none">- 1x white paint mark and 2x faint 15cm marks forward of the en-suite- 1x 10cm grey mark and 1x spot mark forward of the en-suite- 1x elongated white rub mark on approach to the communications points on LH wall- 5cm grey mark to LH side of the balcony doors with 1x 2cm and 2x 20cm grey marks between the bed and the balcony doors- Faint defects to the finish/slight disparity to the finish, where it has not dried evenly, more notably forward of the balcony door- 4x 15cm grey rub marks between the bed and the storage cupboard to RH side
<p>9.3 Skirting boards</p> <p>Wood painted white</p>	<ul style="list-style-type: none">- Some defects beneath paintwork- Slight paint disparity along the joins/in the corners- 1x 60cm grey mark along the base of the skirting board in the corner to the LH side of the balcony door
<p>9.4 Walls</p> <p>Painted white</p>	<ul style="list-style-type: none">- Slight paint disparity at mid level to the wall to the LH side of the entrance- 1x tiny chip ½cm opposite the entrance to the en-suite and 1x 5cm non-continuous mark at low level above the skirting board in the same area



<p>Internally:</p> <ul style="list-style-type: none"> - White washed dark wood - LH side 1x integrated striplight in the ceiling - 1x fitted shelf with integrated striplight and sensor - 1x black metal hanging rail <p>RH unit:</p> <ul style="list-style-type: none"> - 1x fitted shelf with integrated striplight and sensor - 1x integrated black metal hanging rail - 1x base shelf - Brush internally to both doors - 1x brushed chrome and black doorstop <p>1x integrated vent, high level, white metal</p>	<ul style="list-style-type: none"> - Hanging rail secure and intact - Faint grey mark at low level, where it 'appears' door makes contact with RH door when operated - Tested and working
<p>9.8 Furniture/Furnishings</p> <p>2x matching lamps</p> <ul style="list-style-type: none"> - Black metal and chrome circular base with chrome insert - Grey shades <p>2x matching bedside units:</p> <ul style="list-style-type: none"> - Dark wood - Each with 1x integrated drawer with a cut-out handle - Dark wood feet <p>Bed:</p> <ul style="list-style-type: none"> - Light grey marl - Double base - Matching headboard - Cream mattress David Phillips Eton - 1x white coated mattress protector - 1x white fitted sheet - 1x duvet and white cover - 4x pillows in white covers - 2x crushed velvet navy blue scatter cushions <p>1x wall mounted piece of artwork in black wooden frame of 'hills'</p>	<ul style="list-style-type: none"> - Both tested and working - All tested and working - Small piece of packing debris inside the RH cupboard - Packing debris to the mattress



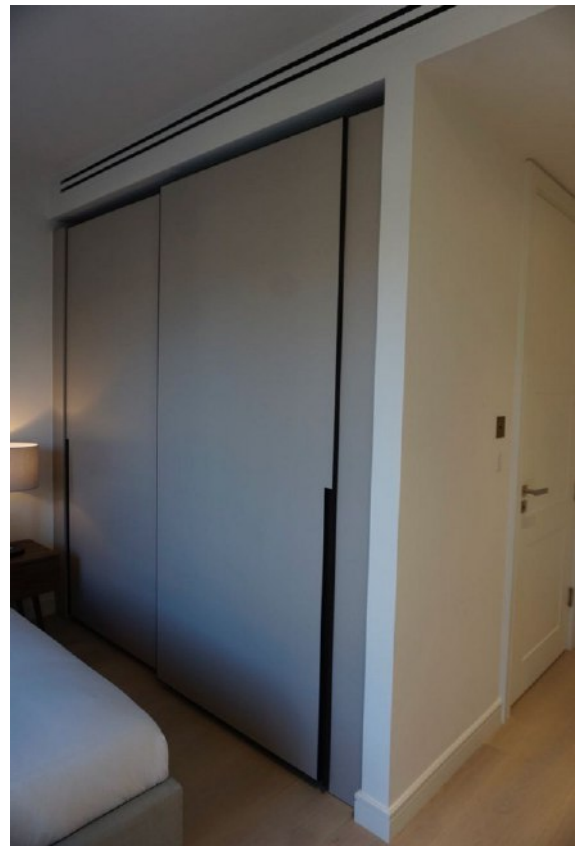


<p>9.9 Window</p> <p>Windows:</p> <ul style="list-style-type: none">- Double sliding doors Each operational door has 1x brushed chrome handle- Black metal framework- Double glazed- 2x fixed panes, non-operational <p>Curtains:</p> <ul style="list-style-type: none">- 1x grey satin lined full length floor to ceiling curtain with brushed chrome pull- Set in a white metal runner	<ul style="list-style-type: none">- Handle tested and working- Some minor drip marks and cleaning oversights to the windows- 1x piece of green tape to the LH window- 1x area of white fading at mid level to the LH supports- 1x area of white fading to the RH door at low level beneath the handle and approximately 20x small 2cm to 4cm scratches at mid level <ul style="list-style-type: none">- Tested and working- Faint white marks and white paint dust to the bottom LH corner of the curtain, please see photographs
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9.10 Photographs



Date of inspection: SAMPLE



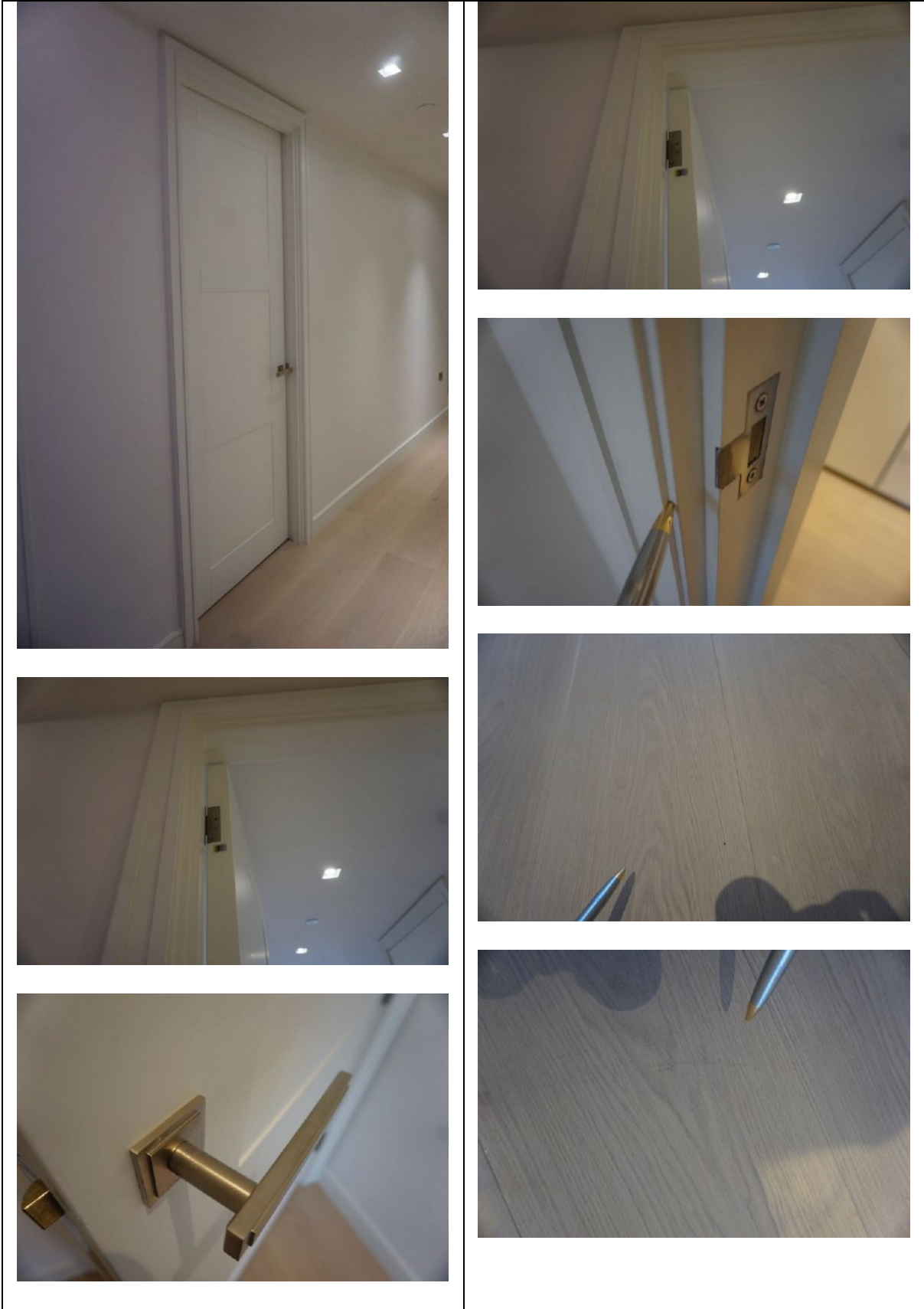


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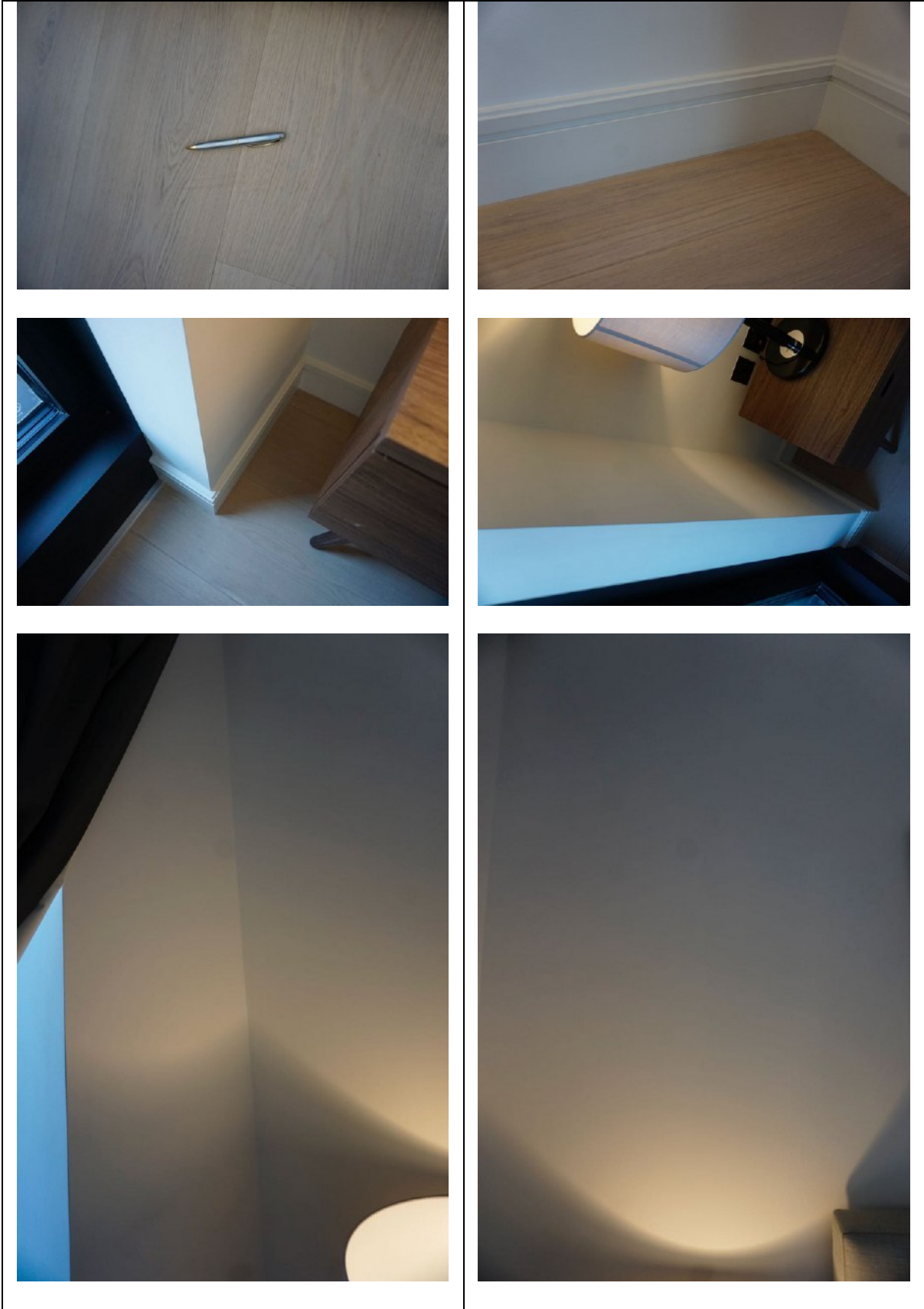


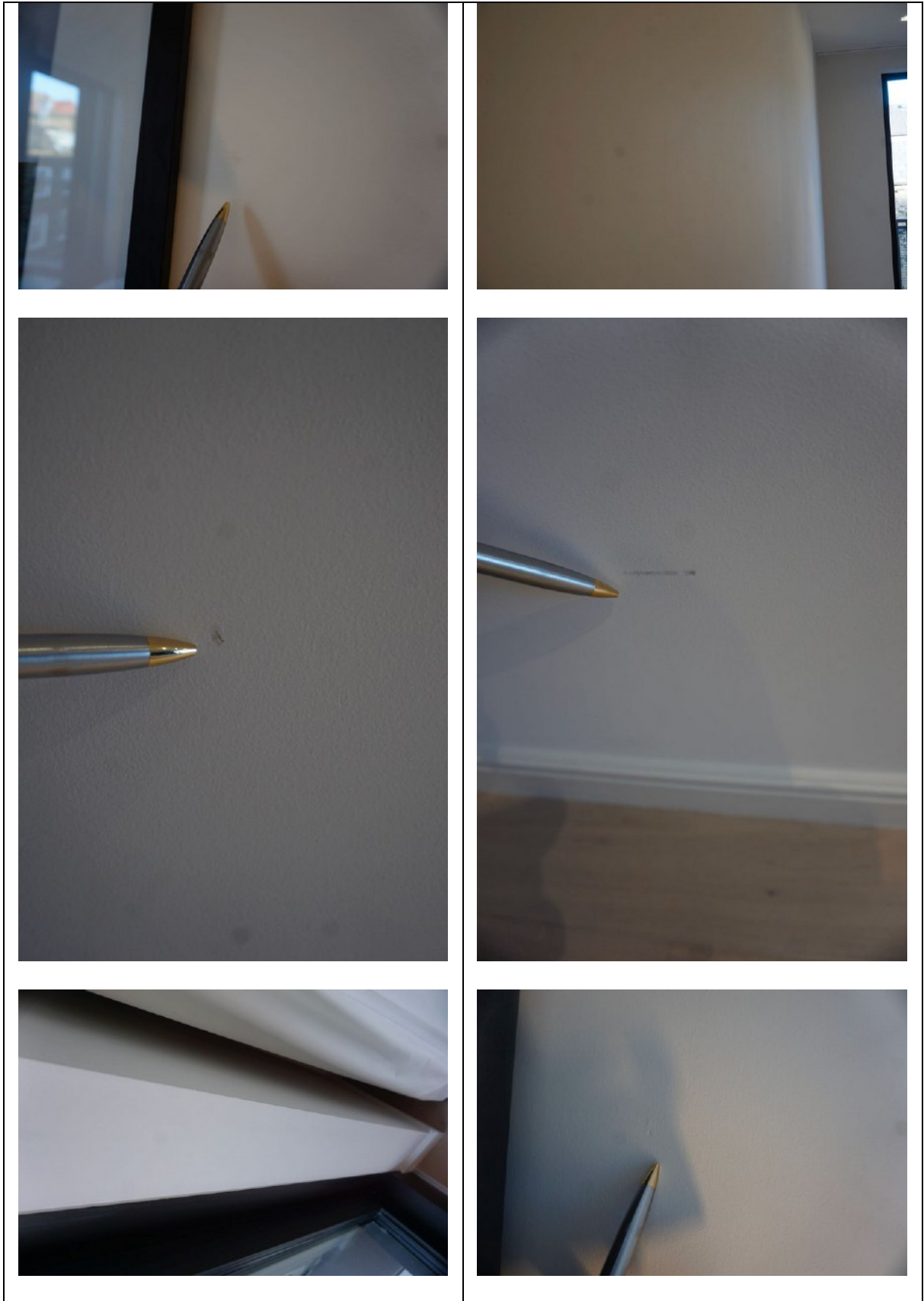


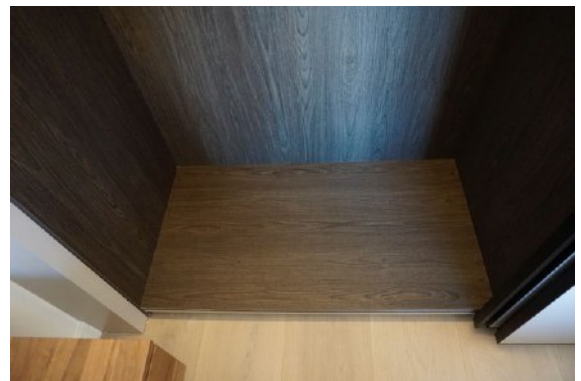
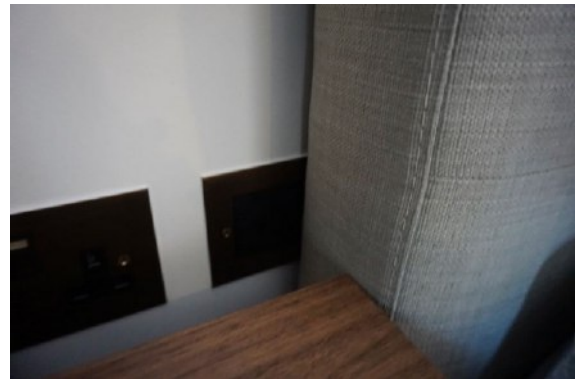
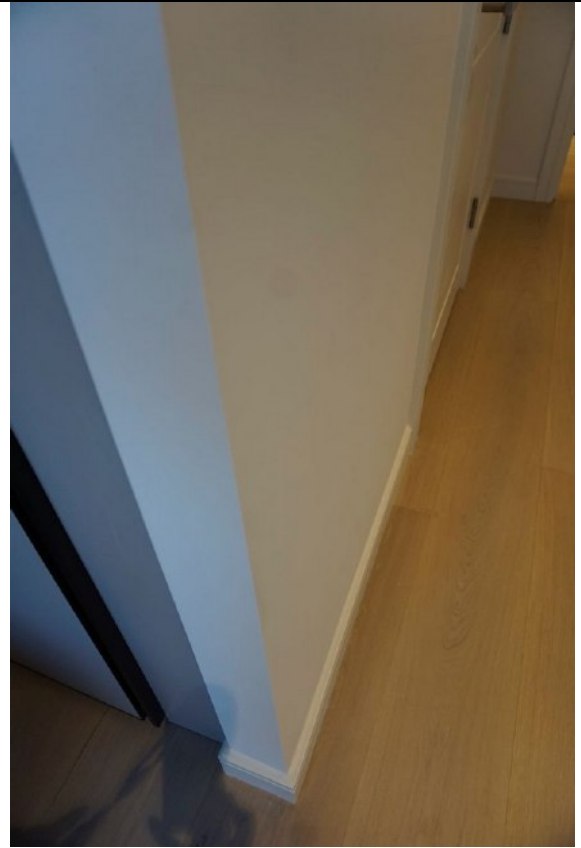
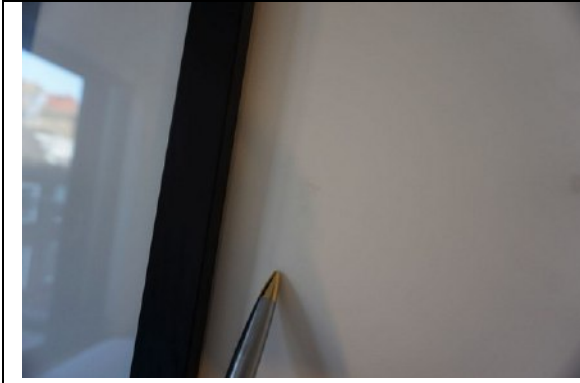
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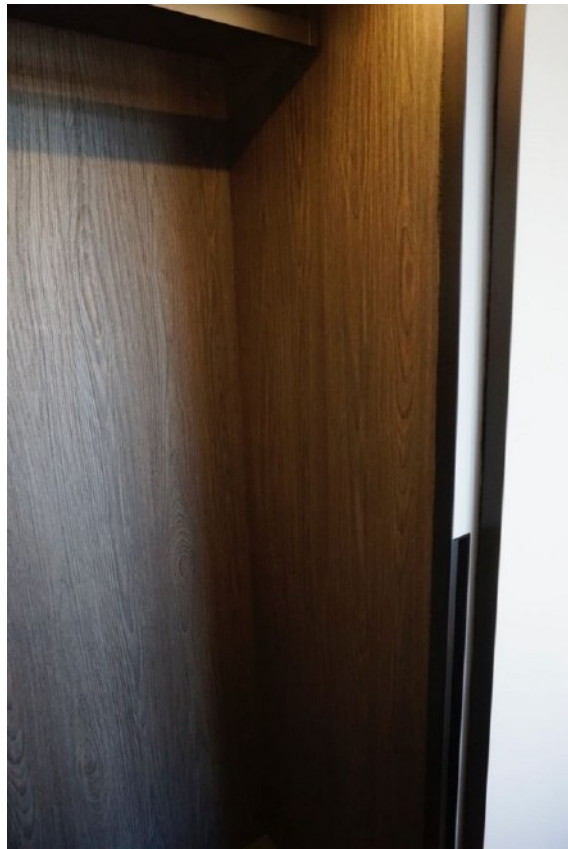
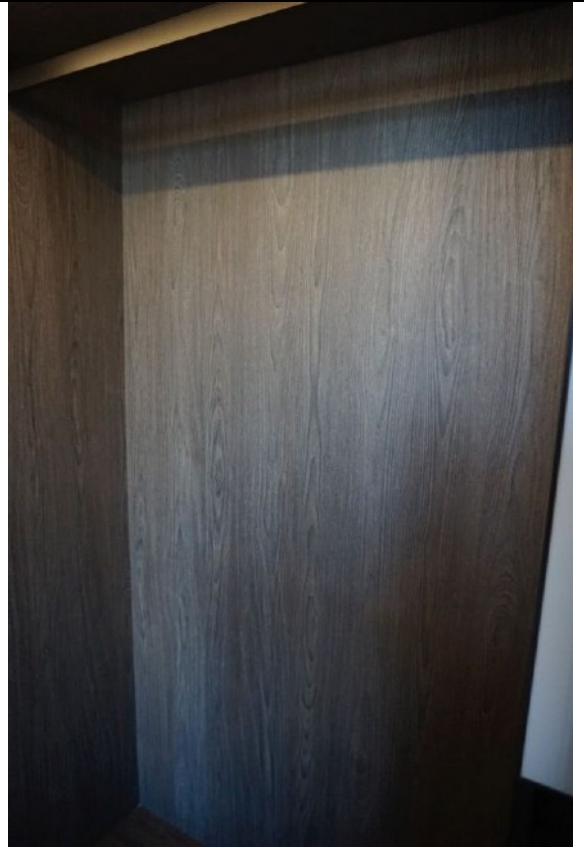
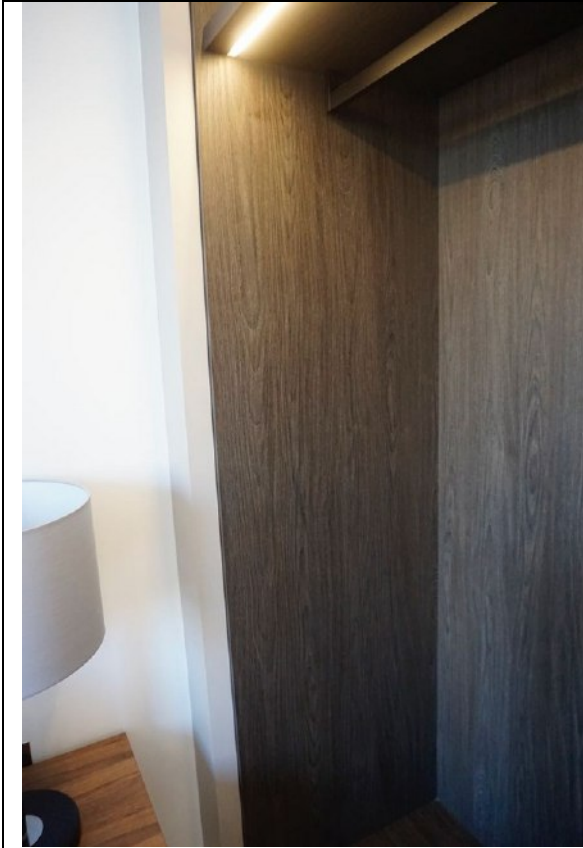






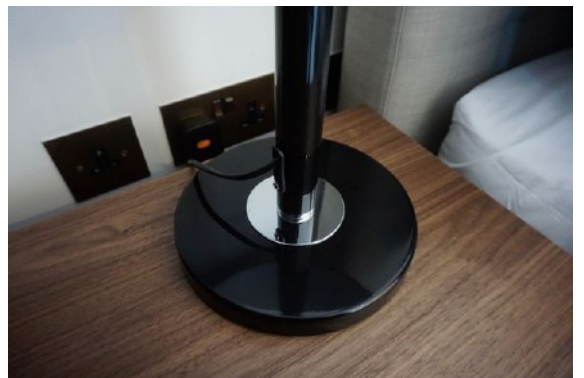
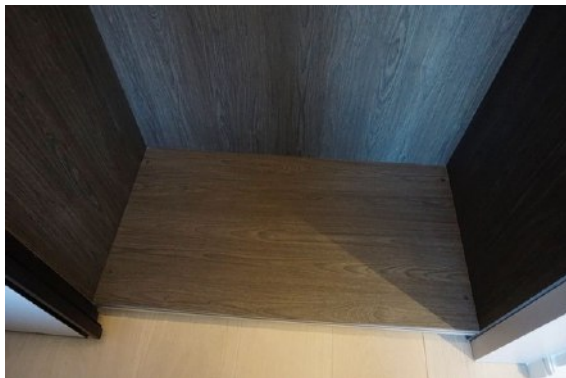
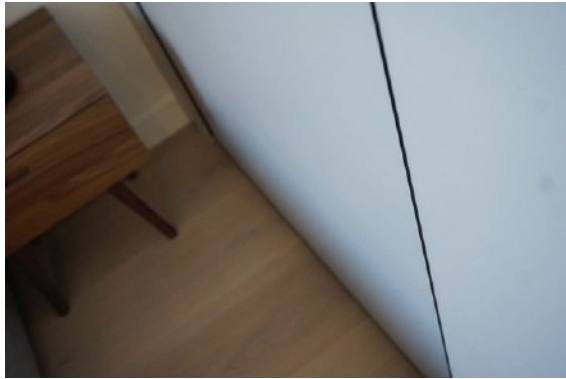
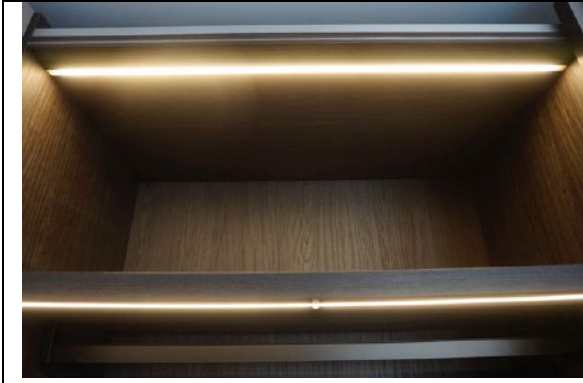


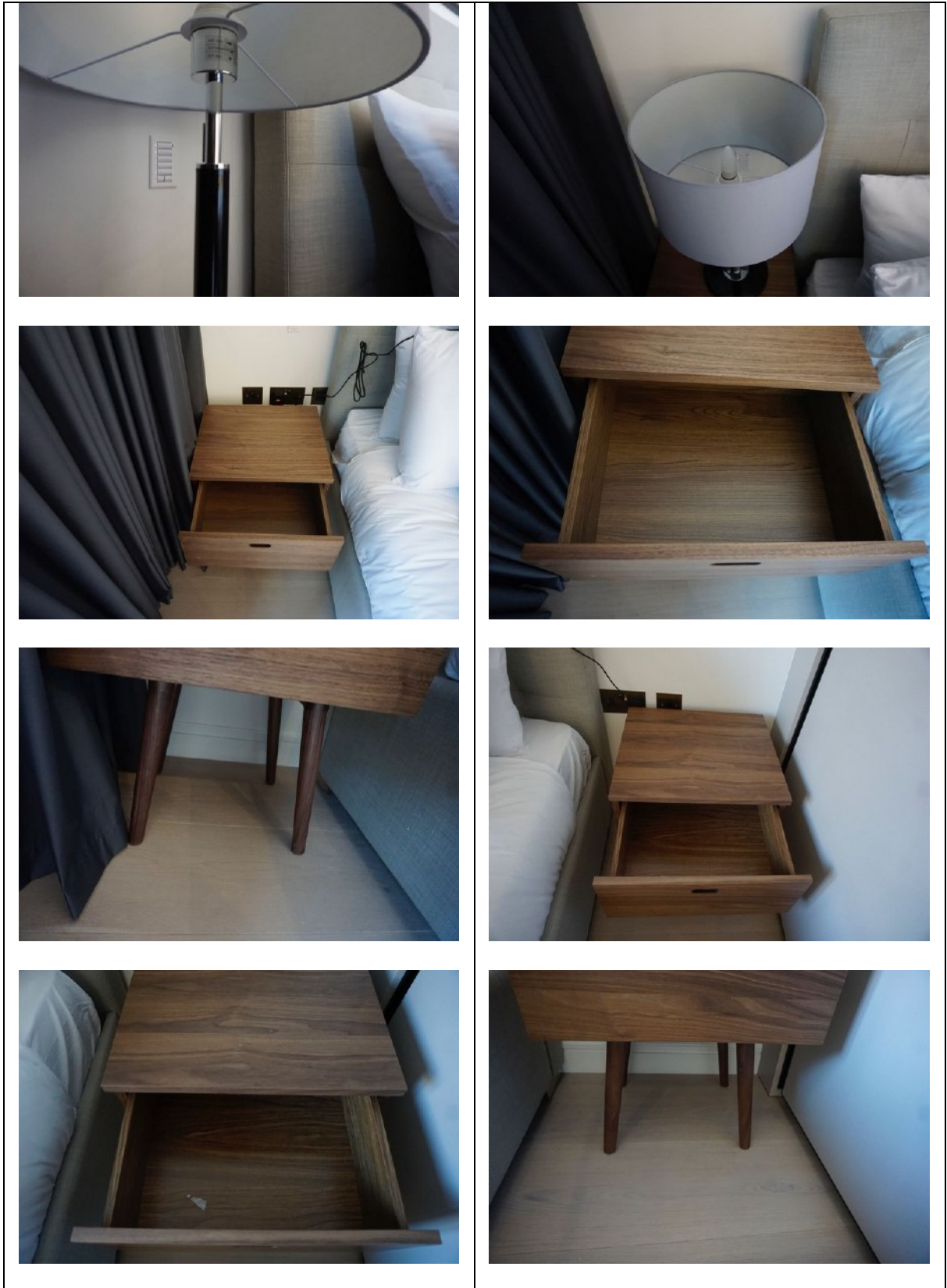




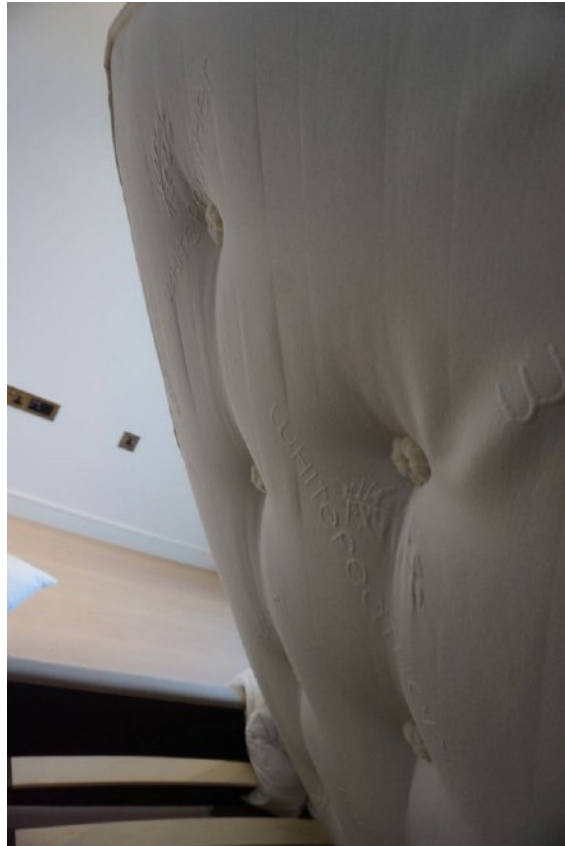
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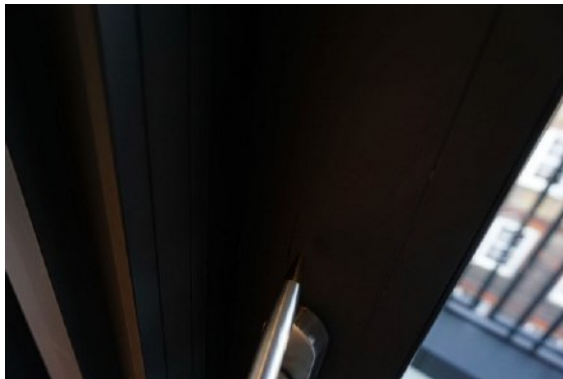


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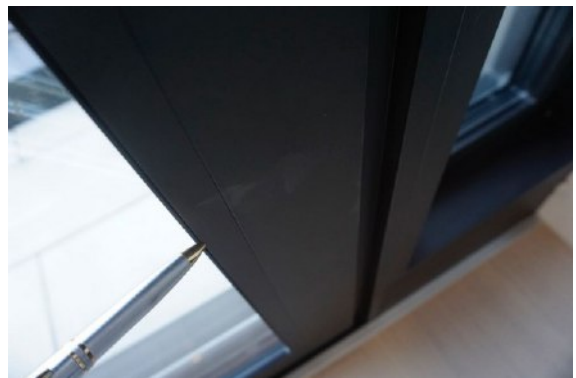
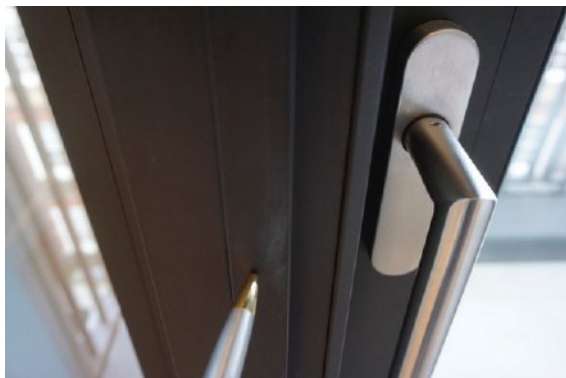
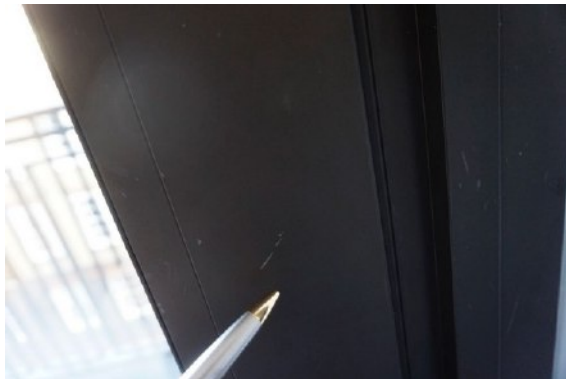
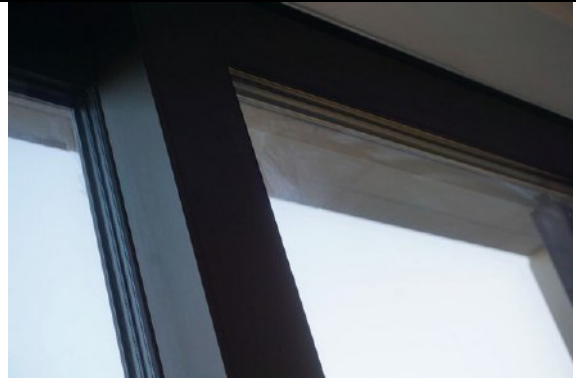


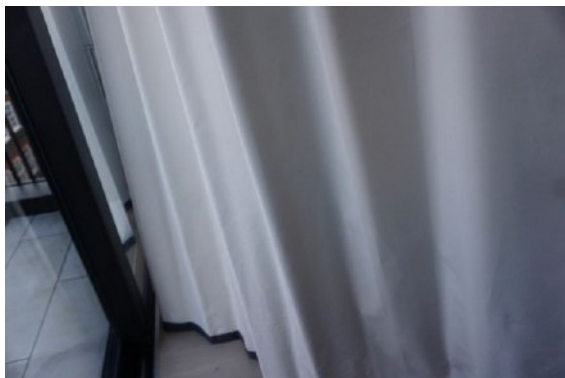
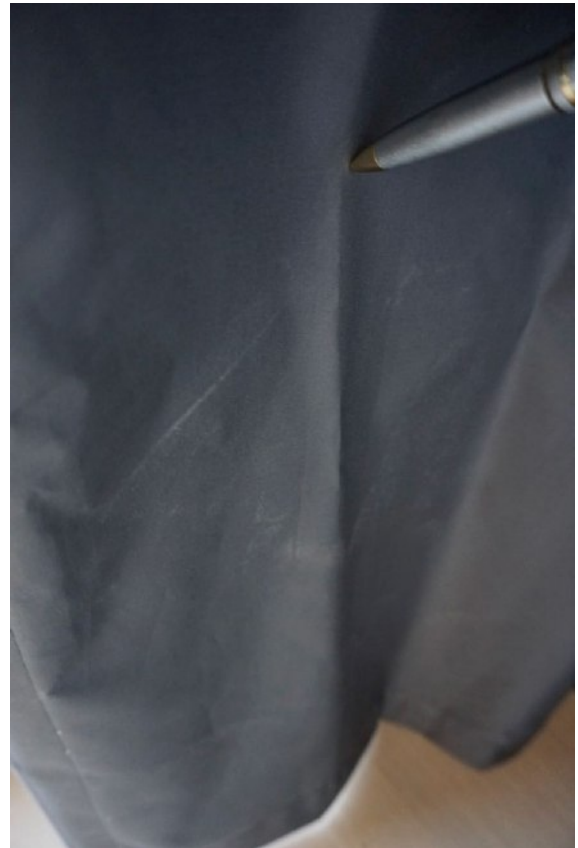
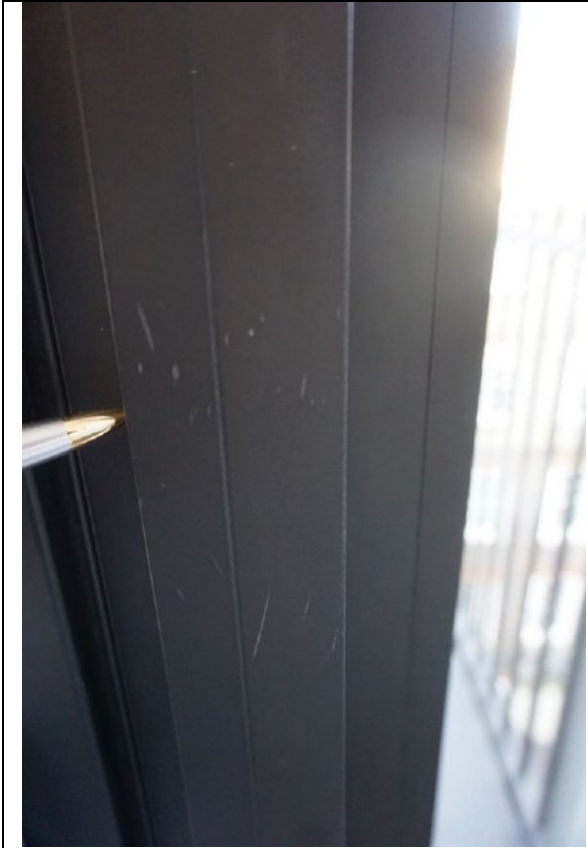




Date of inspection: SAMPLE







Date of inspection: SAMPLE





10. Balcony

RH = *Right Hand*



LH = *Left Hand*

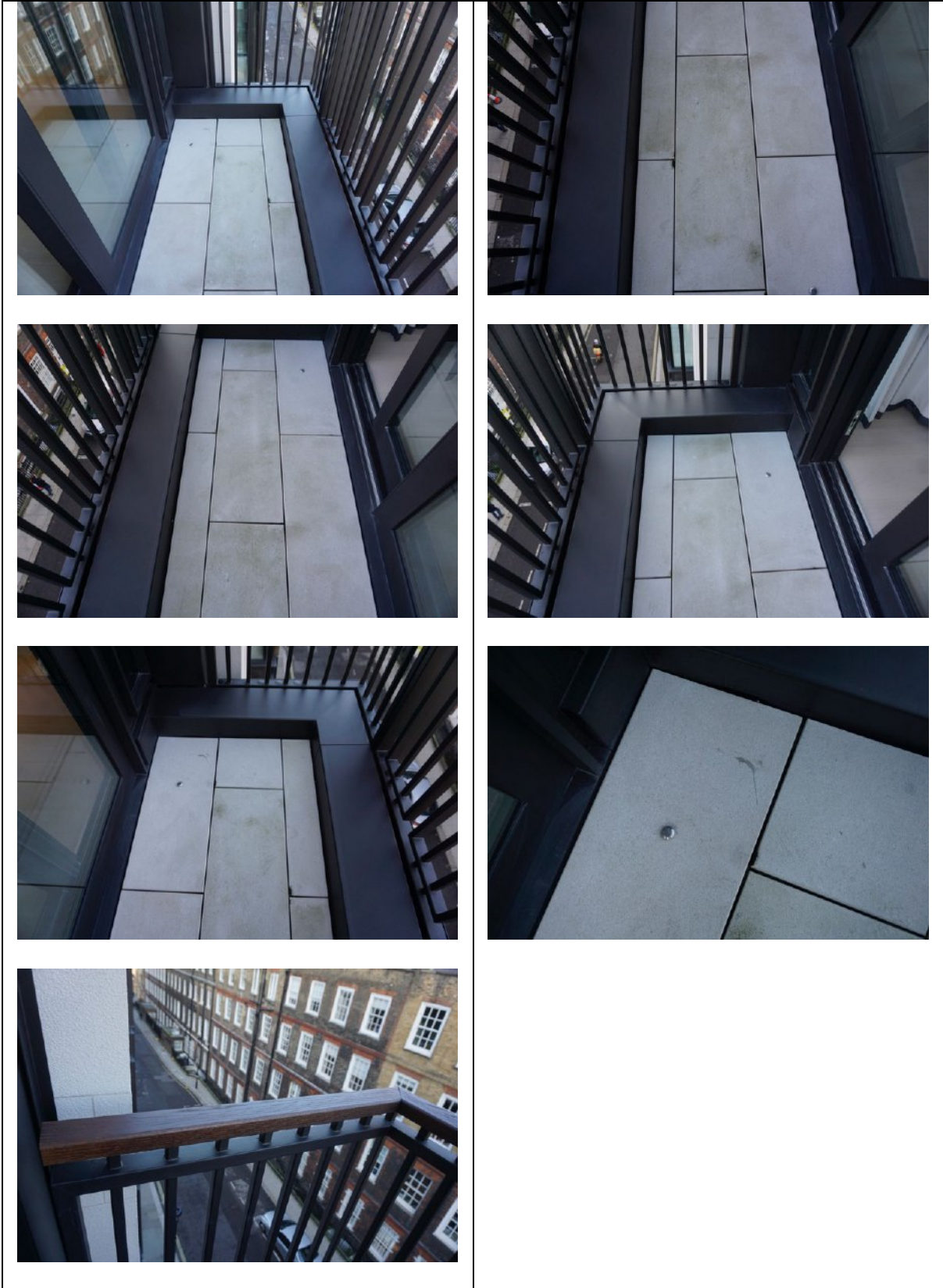
All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

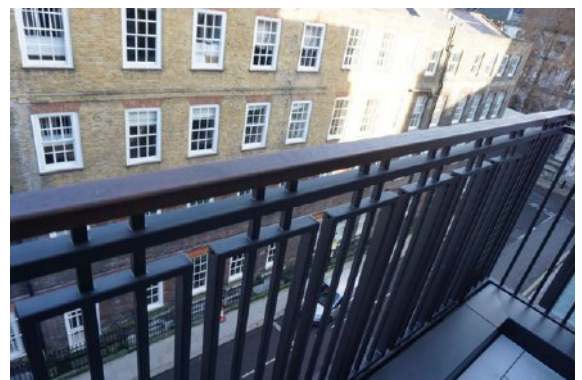
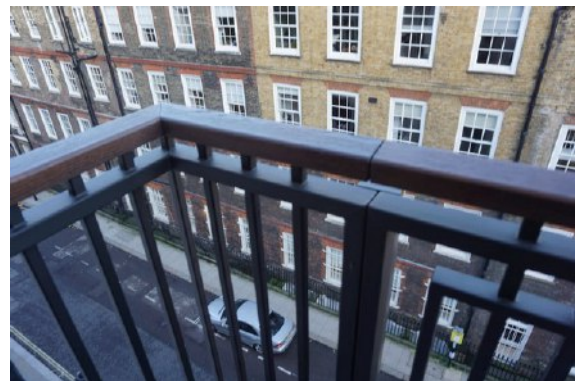
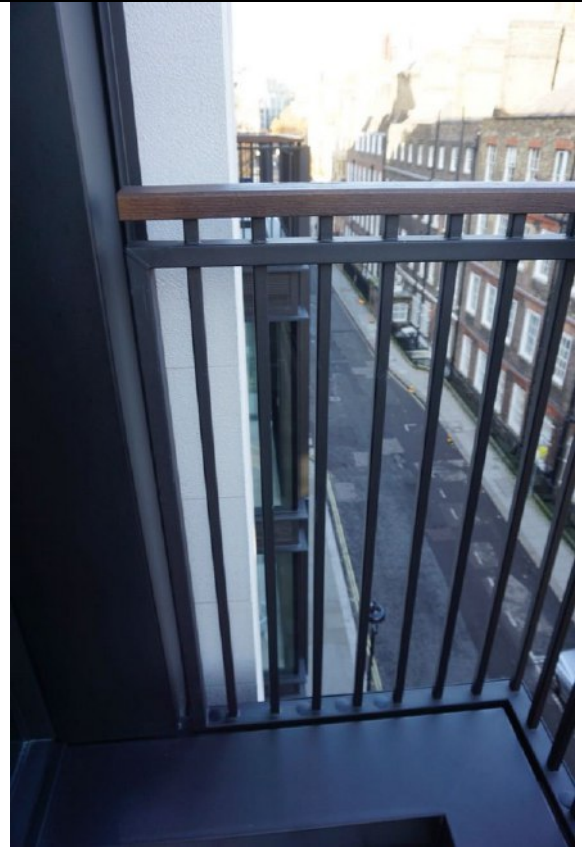
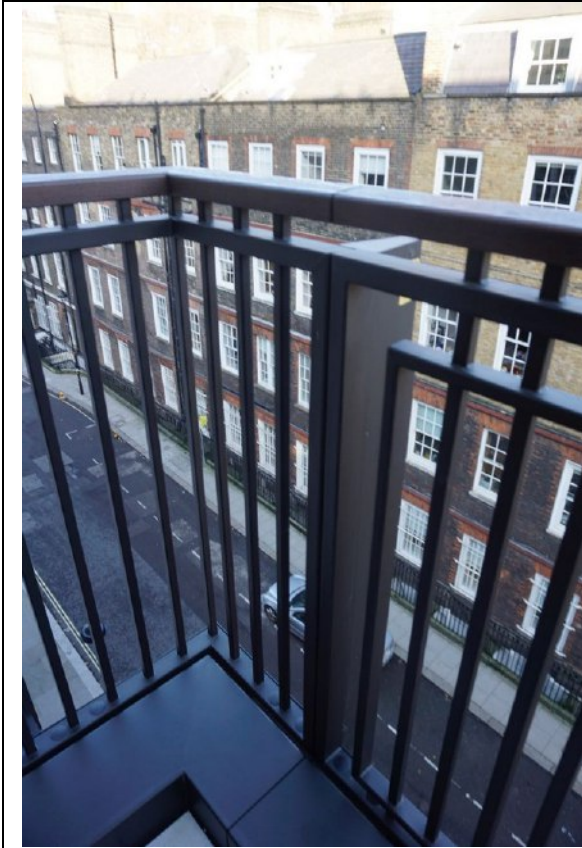
Description	Comments
<p>10.1 Door</p> <p>External door: As consistent with internal (see window section in bedroom 2)</p> <p>External door frame: As consistent with internal (see window section in bedroom 2)</p>	
<p>10.2 Ground Coverage</p> <p>Floors:</p> <ul style="list-style-type: none"> - Cream stone tile <p>2x brushed chrome fittings</p>	<ul style="list-style-type: none"> - Some greening, please see photographs - 1x grey mark to the LH side approx. 30cm - Some greening
<p>10.3 Perimeter</p> <p>Grey finished metal</p>	

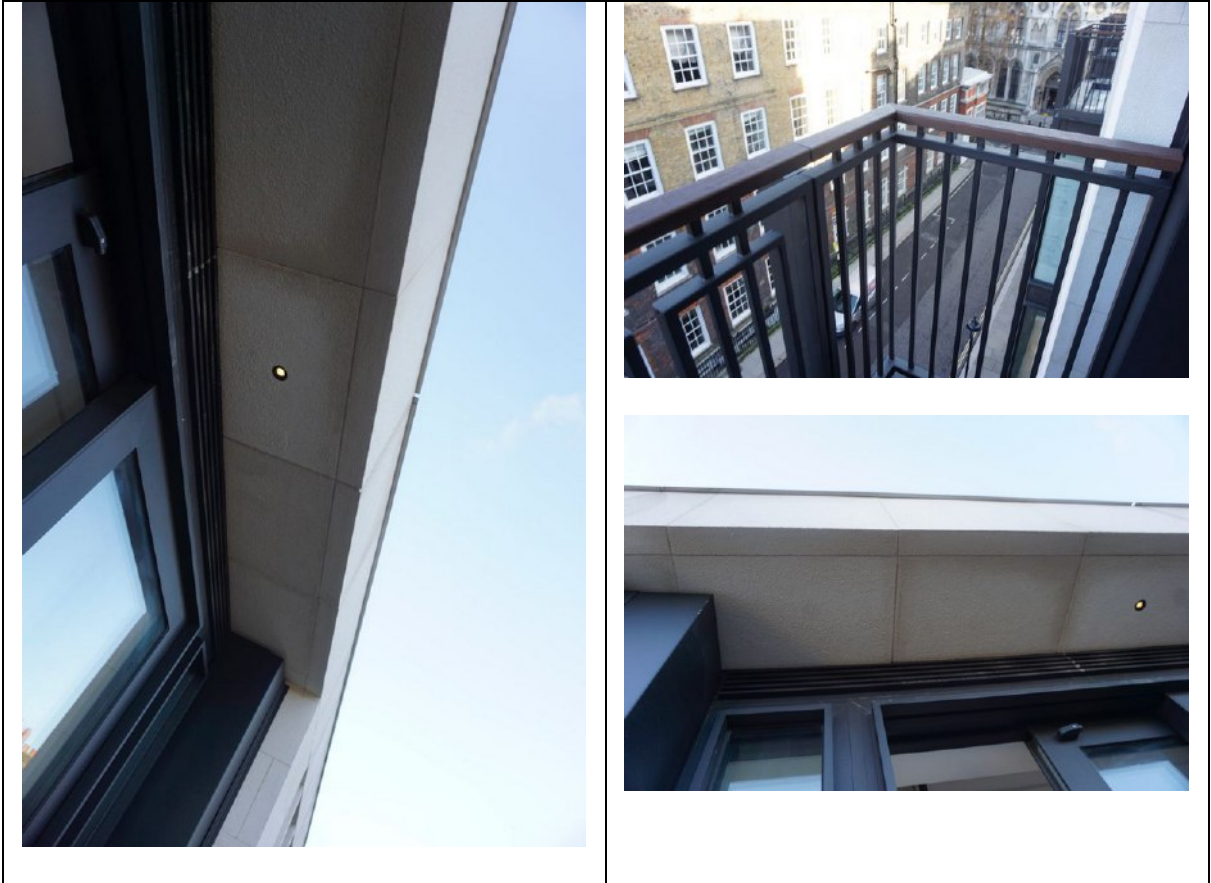




<p>Metal charcoal grey finish</p> <p>Dark wooden handrail</p>	<p>- Secure and intact</p>
<p>10.4 Walls</p> <p>External facade:</p> <ul style="list-style-type: none">- Textured cream stone with cream grout	
<p>10.5 Fixtures/Fittings</p> <p>1x integrated spotlight</p>	<p>- Tested and working</p>
<p>10.6 Photographs</p> 	









11. En-Suite Bedroom 2

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>11.1 Door</p> <p>External door: Wooden door painted white</p> <ul style="list-style-type: none"> - Brushed chrome lever handle - Brushed chrome turn - Brushed chrome hinges <p>External door frame: Wood painted white</p> <p>Internal door: As consistent with external door</p> <p>Internal door frame: As consistent with external</p>	<ul style="list-style-type: none"> - A couple of tiny white paint marks to the edges of the handle - A couple of finger marks above the handle on the LH side - An area of grey rubbing at mid level to the upper panel - Approximately 1x 15cm and 1x 20cm grey scratch to the central panel
<p>11.2 Floor</p> <p>Threshold: Brushed chrome</p>	





<p>Floors:</p> <ul style="list-style-type: none">- Cream stone tile with cream grout	<ul style="list-style-type: none">- Approximately 6x minor grey defects to the tile forward of the entrance- Slight discolouration around the joins- Approximately 4x further 6cm grey defects and approximately 5x further grey stains around the edges of the en-suite- Approximately 10x further small 1cm to 3cm grey marks between the WC and the shower area
<p>11.3 Skirting boards</p> <p>N/A</p>	
<p>11.4 Walls</p> <p>Partially painted white</p> <p>Partially grey marble tile with light grey grout</p>	<ul style="list-style-type: none">- Minor paint disparity around the joins in the ceiling- 1x chip to the leading edge in the LH side of the shower area with tiny chip at low level on the shower area- 1x tiny chip to the internal leading edge on the LH side of the shower area- 1x chip at mid level to the leading edge RH side of the internal edge of the shower area with 1x heavier and 1x smaller chip at mid level on the internal edge near the shower area- 1x small chip to the underside of the fitted shelf beneath the sink and the WC- 2x chips to the RH side
<p>11.5 Cornicing</p> <p>N/A</p>	



<p>11.6 Ceilings</p> <p>Painted white</p>	
<p>11.7 Fixtures/Fittings</p> <p>1x integrated access panel with white plastic fitting</p> <p>3x recessed spotlights in white metal casing</p> <p>1x integrated strip light at high level</p> <p>1x integrated strip light to the underside of the alcove storage area</p> <p>Strip light above and beneath the mirrored storage</p> <p>Strip light underneath the sink</p> <p>2x chrome wall mounted towel rails</p> <p>Shower cubicle:</p> <ul style="list-style-type: none"> - Base/floor brushed chrome threshold textured - Cream stone tile with integrated drainage area - Glass shower door chrome circular cut-out handle - Chrome hinges - Clear seal to the RH side - Clear seal to the base - 2x chrome wall mounted taps - 1x mid level chrome wall mounted showerhead with chrome wall fittings and flexi hose - 1x high level chrome showerhead <p>Sink:</p> <ul style="list-style-type: none"> - Set in a grey marble surround - White ceramic by Duravit - Chrome pop-up plug - 1x chrome Axor Hansgrohe mixer spout and 2x chrome taps 	<ul style="list-style-type: none"> - Not inspected internally - 3x 1cm to 4cm grey marks to the LH side - Tested and working - Tested and working - Tested and working - Approximately 5x grey defects to the tile RH side of the entrance - Water in both showerheads tested and working - Pop-up plug tested and working - Both tested and working



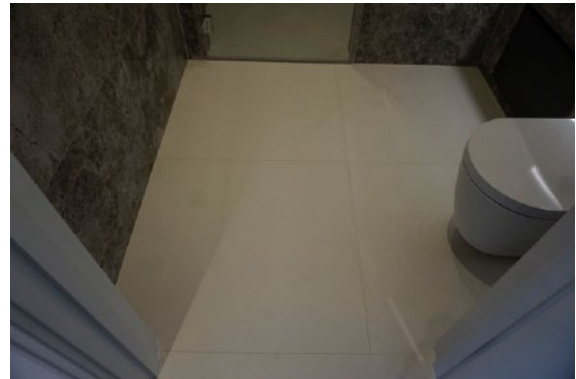


<p>1x chrome towel holder</p> <p>Integrated storage beneath the sink:</p> <ul style="list-style-type: none"> - White washed dark wood with distressed metal top - 2x hinges in black plastic covers - 1x base shelf <p>WC:</p> <ul style="list-style-type: none"> - Low level white ceramic by Duravit - White plastic seat and lid - 1x Geberit double flush <p>1x AXOR chrome wall mounted toilet roll holder</p> <p>Built-in storage:</p> <ul style="list-style-type: none"> - Double mirrored doors externally with black metal surround <p>Internally:</p> <ul style="list-style-type: none"> - Mirrored panels - Left and RH side of the doors, each have a fixed mirrored panel and dark white washed wood surround - Central panel mirror with 1x frosted glass light <p>LH unit:</p> <ul style="list-style-type: none"> - 2x safety glass shelves with chrome and clear fittings - 1x white plastic shavers only socket - 1x brushed chrome and black plastic shavers only socket 	<ul style="list-style-type: none"> - Tested and working - Slight discolouration internally - Flush tested and working - Light tested and working - White plastic socket untested
<p>11.8 Furniture/Furnishings</p> <p>N/A</p>	
<p>11.9 Window</p> <p>N/A</p>	





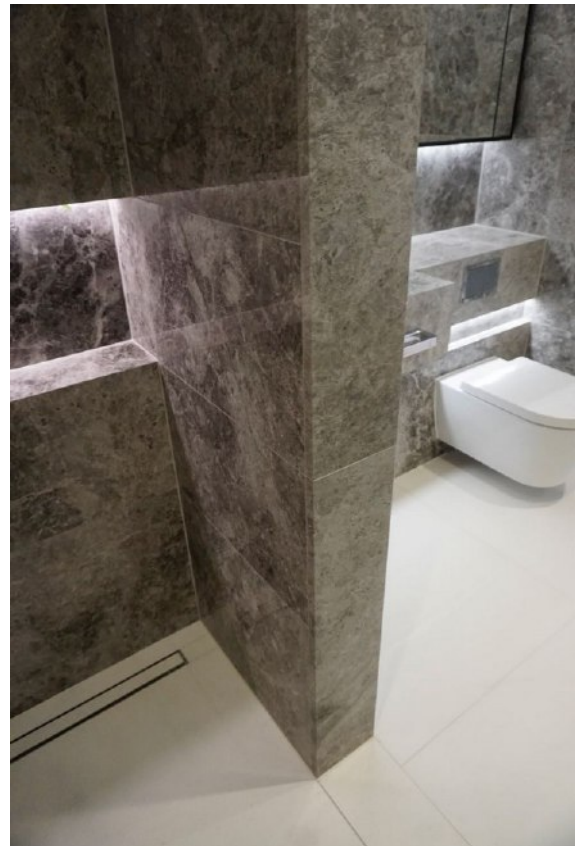
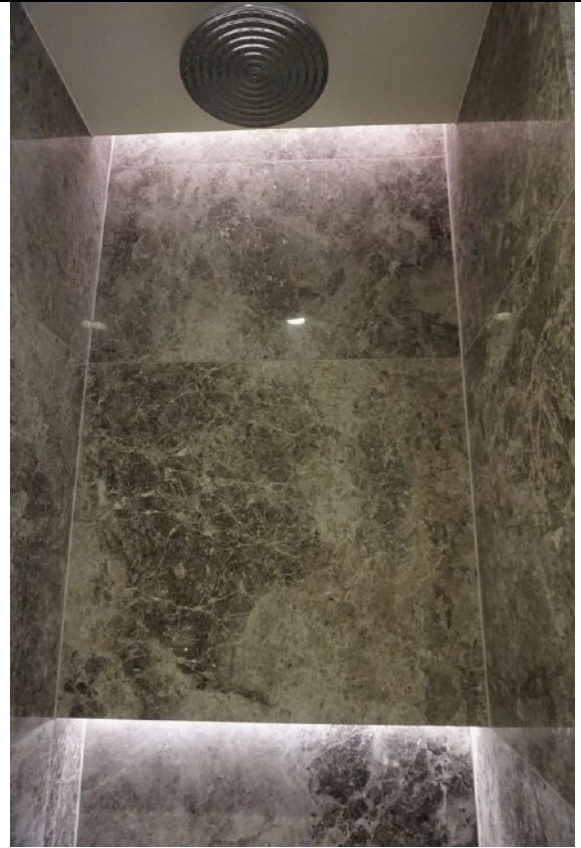
11.10 Photographs



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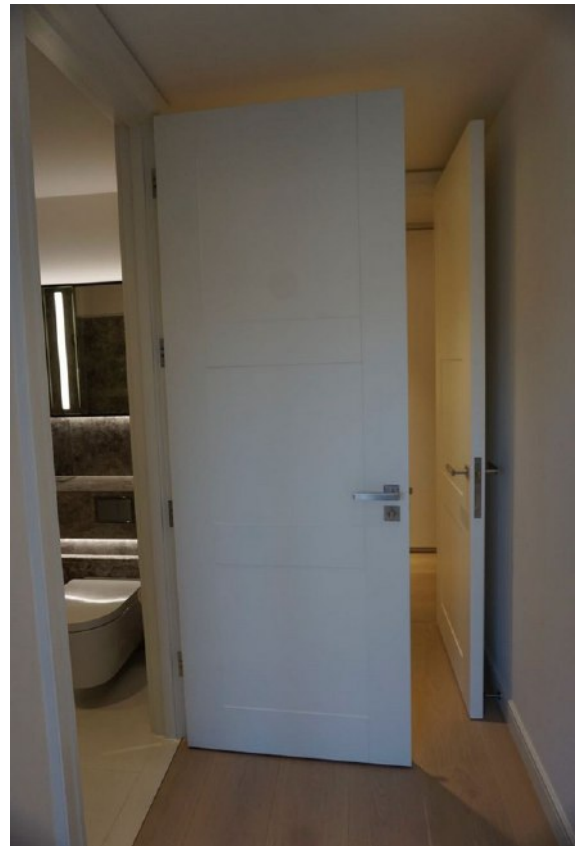
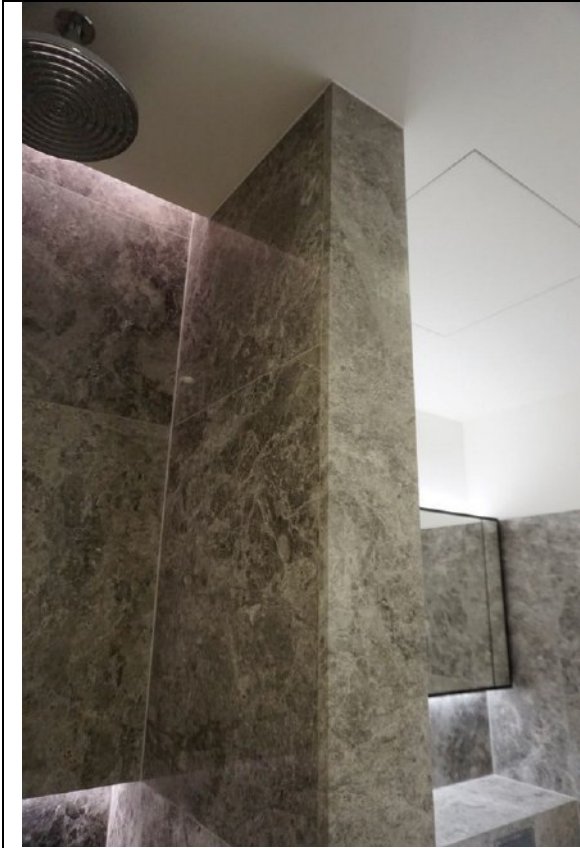






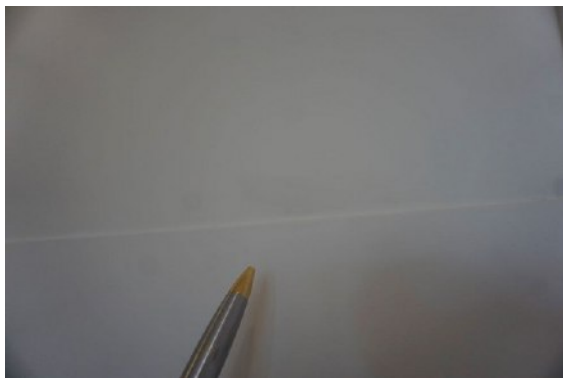
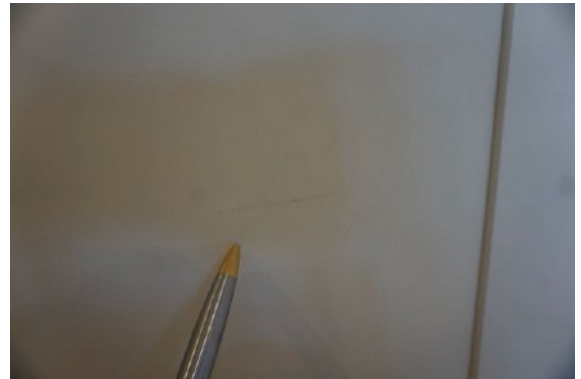
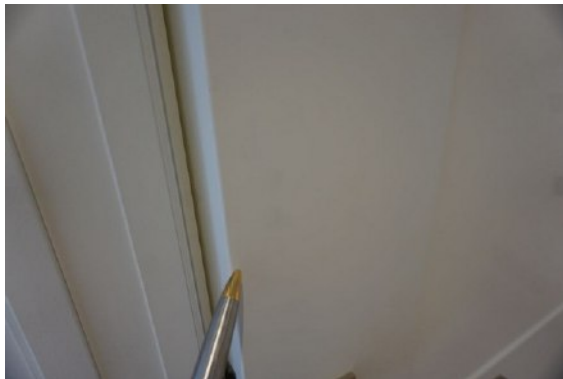
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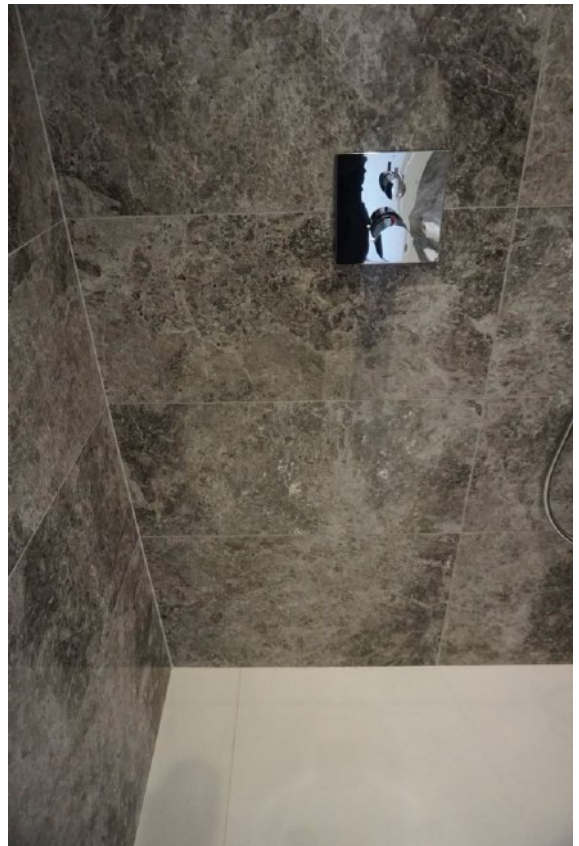
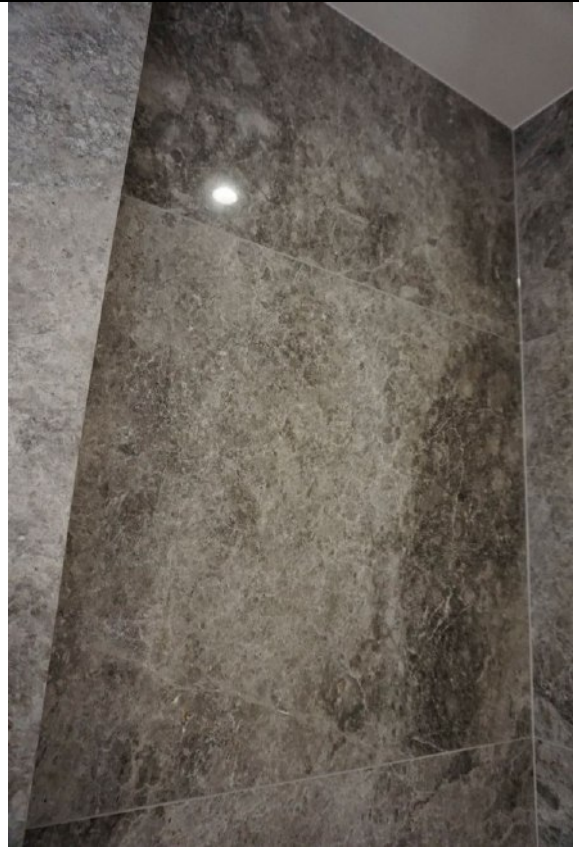






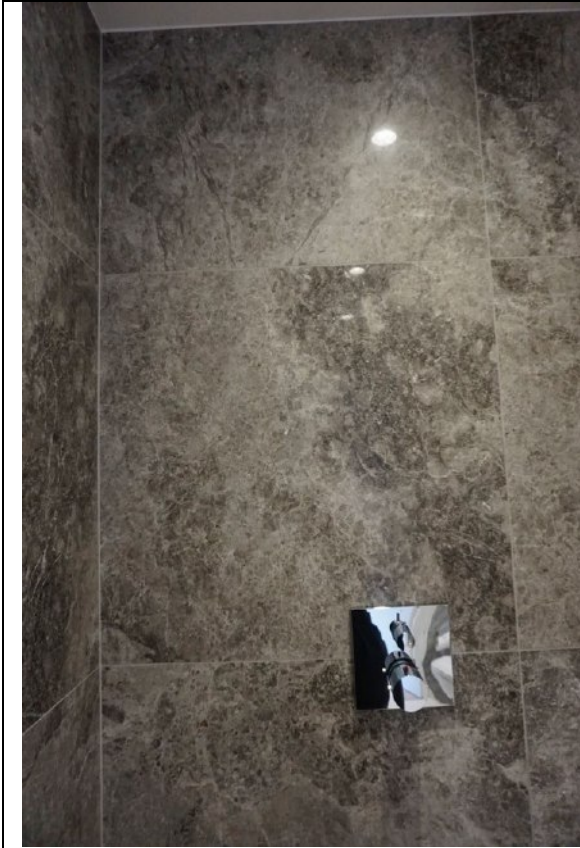
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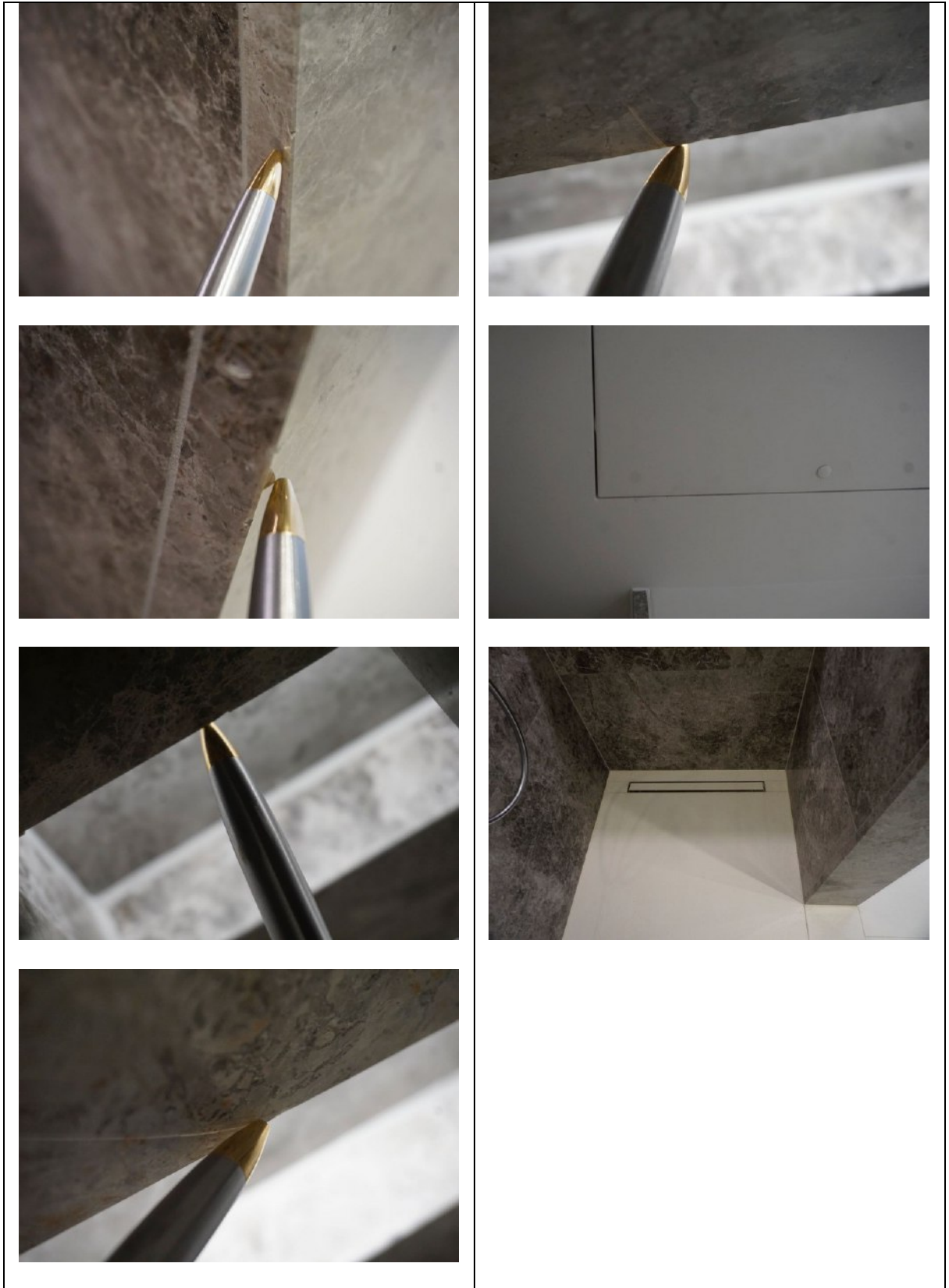
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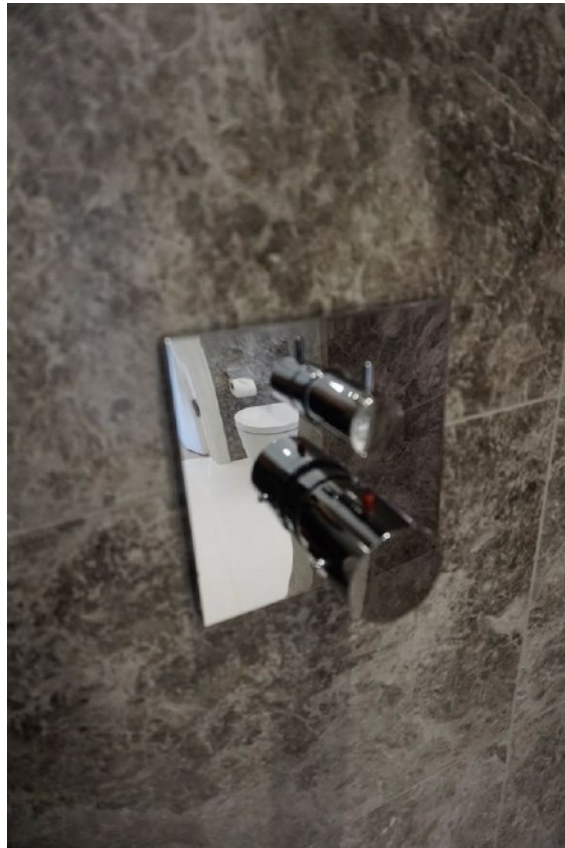




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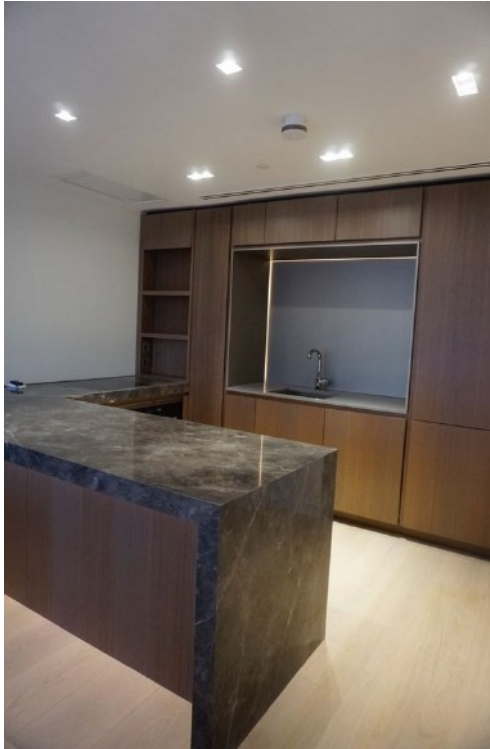
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12. Kitchen

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>12.1 Door</p> <p>N/A</p>	
<p>12.2 Floor</p> <p>White washed light wood as consistent with hallway 2 and bedroom 2</p>	<ul style="list-style-type: none"> - 1x 1' grey mark forward of the entrance with 5x tiny grey spot marks to the RH side of that - 1x 1cm pink marks to the LH side near the reception room - 3x 1cm to 5cm grey marks to the centre of the floor and approximately 8x further 7cm to 15cm marks to the centre of the floor forward of the oven with 3x 1cm to 4cm grey marks forward of the oven
<p>12.3 Skirting boards</p> <p>Wood painted white</p>	<ul style="list-style-type: none"> - Minor defects beneath the paintwork



<p>12.4 Walls</p> <p>Partially painted white</p> <p>Partially tinted glass panels</p> <p>Partially frosted glass metallic effect panel with integrated lights</p>	<ul style="list-style-type: none">- Minor paint disparity to the edges and joins - Tested and working
<p>12.5 Cornicing</p> <p>N/A</p>	
<p>12.6 Ceilings</p> <p>Painted white with 1x integrated access panel</p> <p>1x white plastic fitting to the access panel</p>	
<p>12.7 Fixtures/Fittings</p> <p>1x ceiling mounted smoke alarm by Gira</p> <p>3x double lighting units</p> <ul style="list-style-type: none">- Each with 2x integrated spotlights in a rectangular white metal casing- 2x single spotlights in square metal casing <p>1x ceiling mounted sprinkler</p> <p>Switches:</p> <ul style="list-style-type: none">- White plastic push buttons as fitted <p>Sockets:</p> <ul style="list-style-type: none">- Brushed chrome and black plastic as fitted, please see photographs <p>Work surface 1:</p> <ul style="list-style-type: none">- Dark grey marble work surface with breakfast bar <p>Work surface 2;</p> <ul style="list-style-type: none">- 1x grey stone composite work surface surrounding the sink	<ul style="list-style-type: none">- Tested and working - Tested and working - Untested - Visible joins

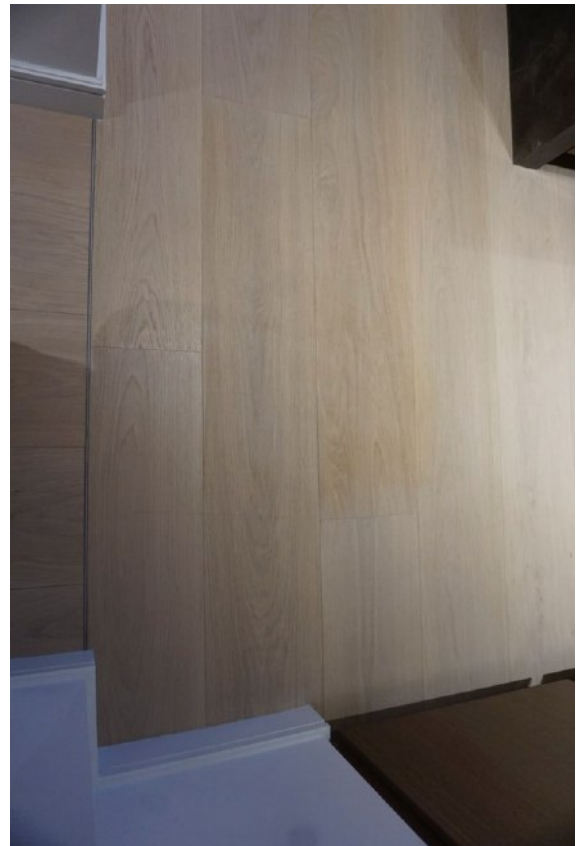
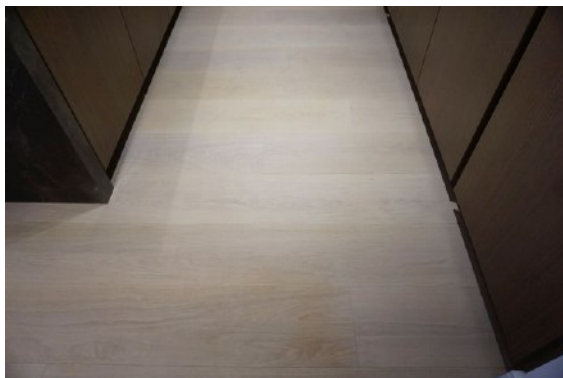
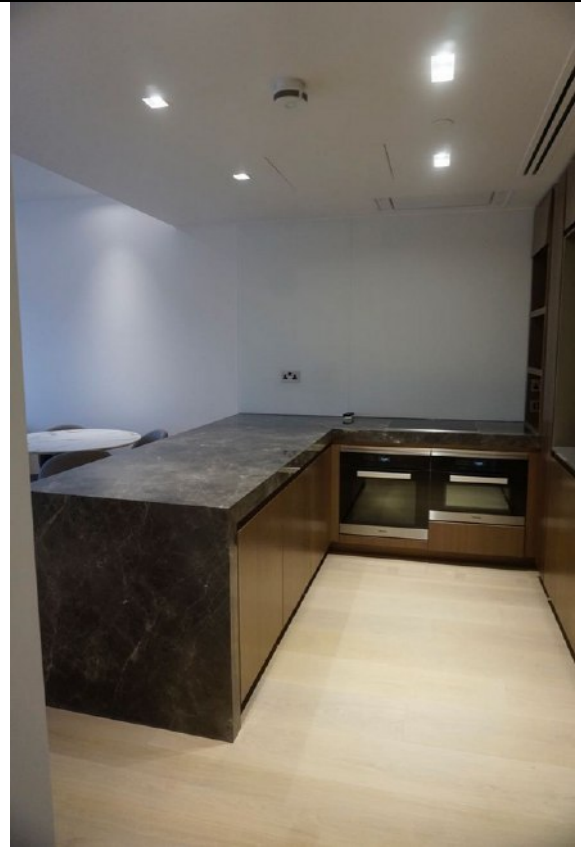
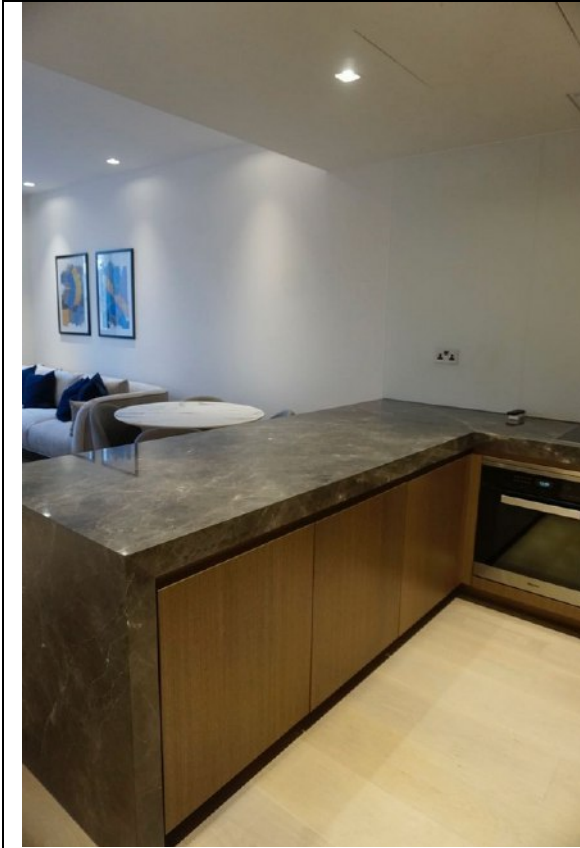


<p>Hob:</p> <ul style="list-style-type: none"> - Miele induction - Brushed chrome edging flat plate <p>Extractor:</p> <ul style="list-style-type: none"> - SERIERC001 with remote control - White metal ceiling mounted 4x integrated lights <p>Dishwasher:</p> <ul style="list-style-type: none"> - Miele Immer Besser - Model G4263SCVI - Serial 63/159193783 - 3x integrated trays - 1x white plastic funnel <p>Fridge freezer:</p> <ul style="list-style-type: none"> - Miele KFN37232ID - Number 711355462 <p>Internal fridge:</p> <ul style="list-style-type: none"> - 3x clear plastic door trays with chrome edging - 1x white plastic bottle holder - 1x large safety glass shelf with chrome edging - 4x matching safety glass shelves with chrome edging - 1x ice cube maker - 2x clear plastic egg holders - 1x clear plastic salad crisper - Integrated lights <p>Freezer:</p> <ul style="list-style-type: none"> - 3x integrated frosted plastic drawers 	<ul style="list-style-type: none"> - Tested for power and working - Make unknown - Lights tested and working - Extractor tested and working - Tested for power and working - Condensation internally - Light tested and working
<p>12.9 Furniture/Furnishings</p> <p>2x laundry bags</p> <p>2x laundry cards and sheets</p> <p>1x Lodha orange leather key holder</p> <p>1x basket containing white company products including the below</p> <ul style="list-style-type: none"> - 1x hand towel - 2x bath towels 	





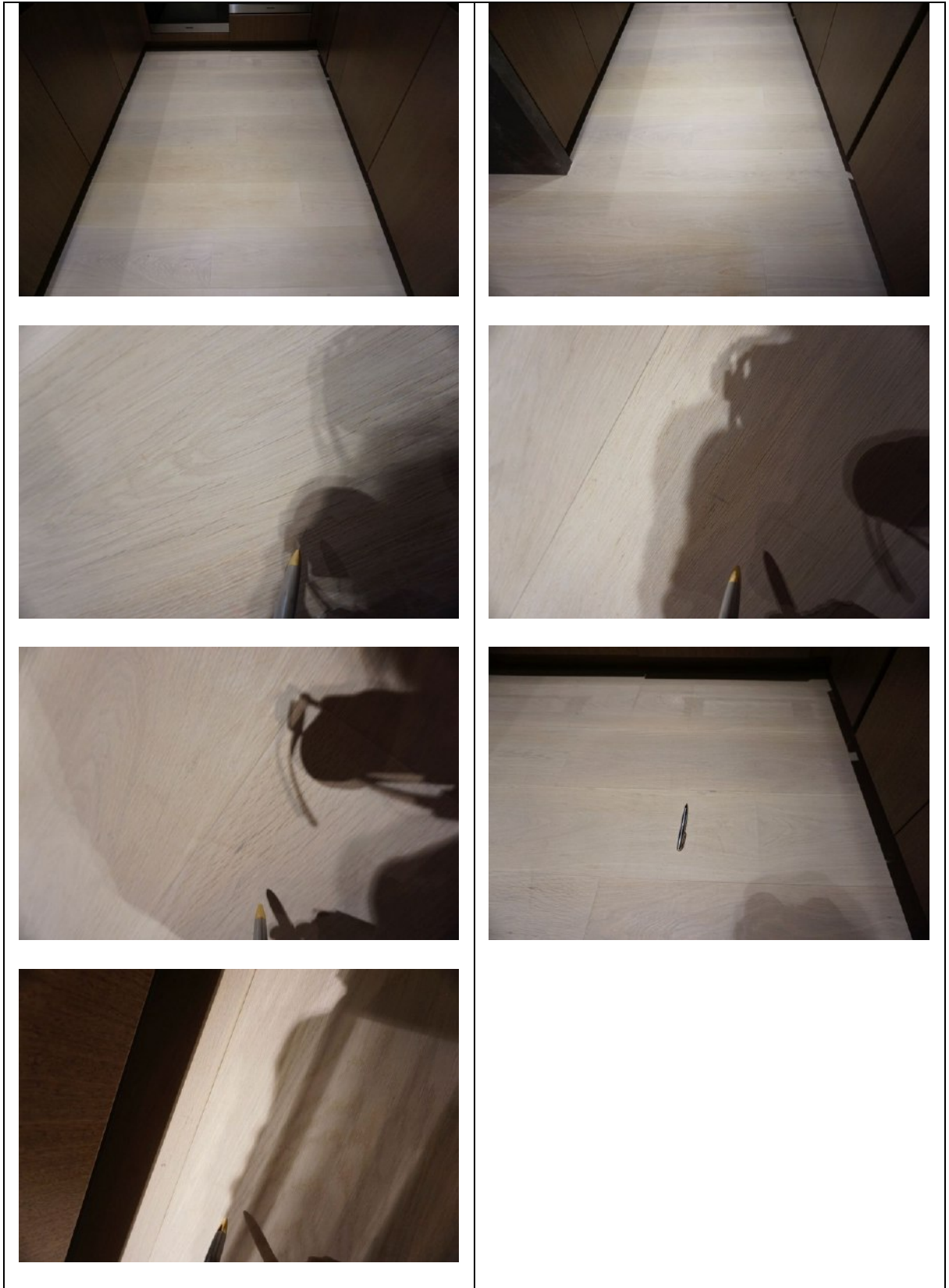
<ul style="list-style-type: none">- Luxury scented candle- Bath and body gift set- Jasmine, Rose and Neroli- Reed diffuser- 1x rose home spray	
<p>12.10 Window</p> <p>N/A</p>	
<p>12.11 Photographs</p> 	

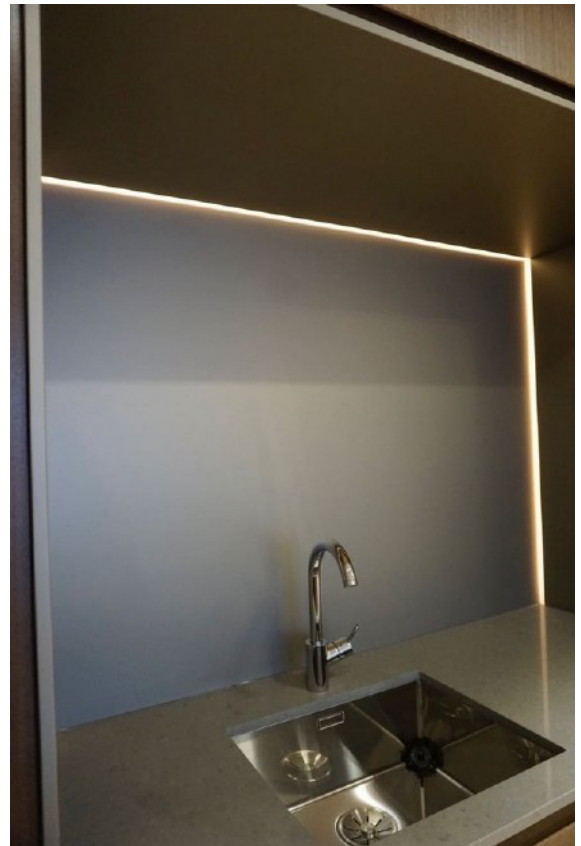
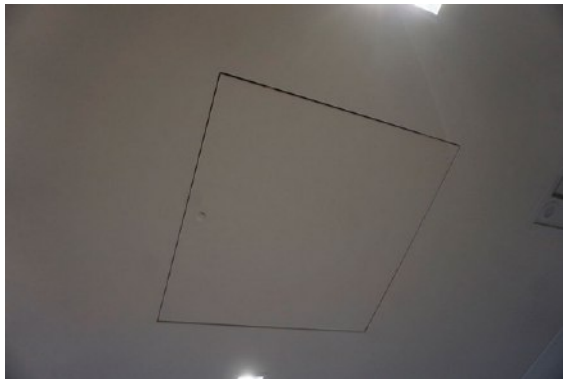
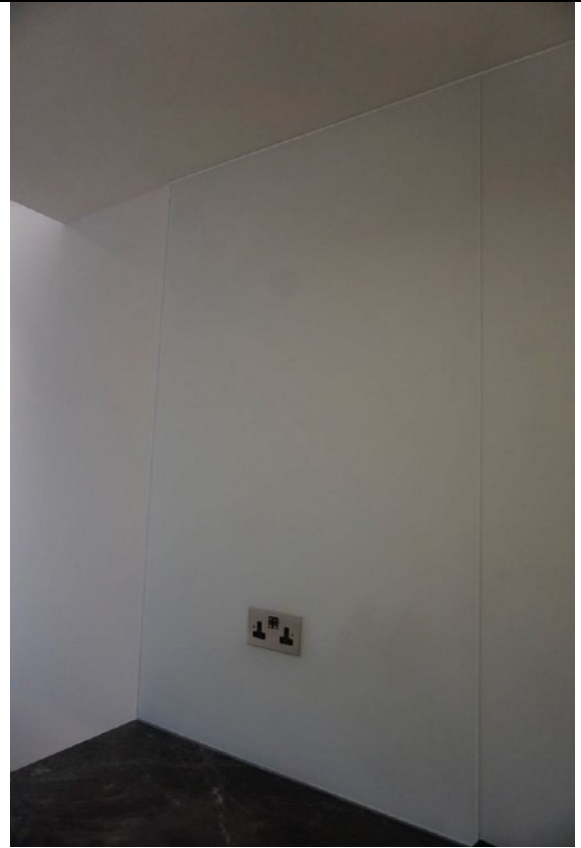


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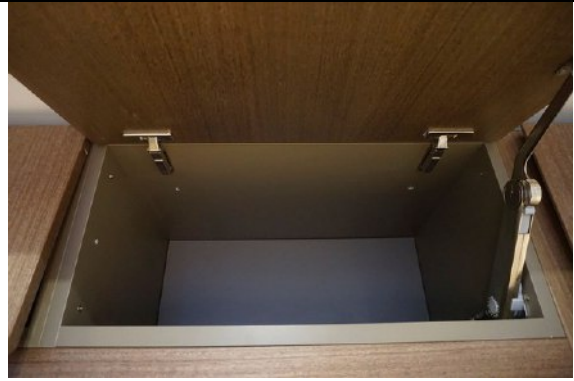






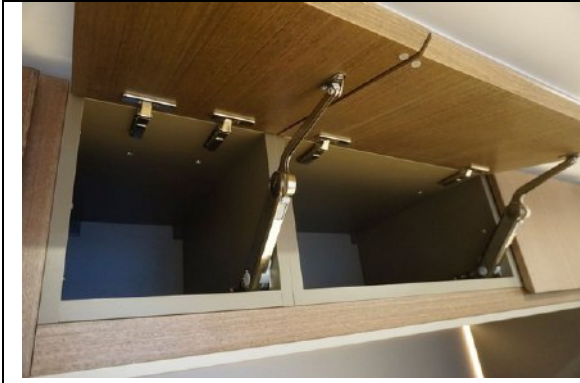
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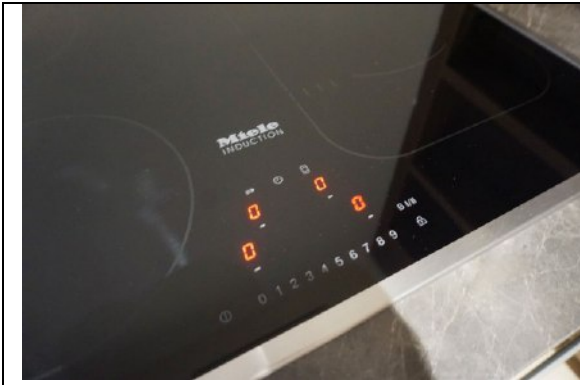












Date of inspection: SAMPLE











13. Reception Room

RH = *Right Hand*

LH = *Left Hand*

All items inspected have been found in good condition and free from defects and damage unless specifically mentioned.

Description	Comments
<p>13.1 Door</p> <p>N/A</p>	
<p>13.2 Floors</p> <p>Light white washed wood as consistent with the kitchen</p>	<ul style="list-style-type: none"> - Flooring not inspected beneath large items of furniture or rug - Faint non-continuous curved area of rubbing forward of the entrance - 2x tiny 1cm grey marks to the LH side near the skirting board on approach to the TV unit - 2x tiny white marks and 1x grey scratch to RH side of the TV unit - A few minor bits of packing debris - 1x 10cm grey mark to LH side of the sofa - 2x white 10cm marks and 1x 60cm grey mark between the dining table and the breakfast bar - 1x grey 15cm mark, 3x splash marks, 1x area of wear and





	<p>approximately 6x scratches to the centre of the room around the single chair</p> <ul style="list-style-type: none">- An area of white paint on the floor to the RH side of the balcony doors near the skirting board – approx. 20cm long
13.3 Skirting boards Wood painted white	<ul style="list-style-type: none">- Minor defects beneath the paintwork around the edges and joins
13.4 Walls Painted white	<ul style="list-style-type: none">- 1x chip at mid level to the RH side of the balcony doors- 3x 1cm grey marks at mid level behind the sofa and 1x 5cm grey scratch behind the sofa to the RH side on approach to the dining area- Slight paint disparity to the edges and joins
13.5 Cornicing N/A	
13.6 Ceiling Painted white with 1x drop down section with integrated lights	<ul style="list-style-type: none">- Tested and working
13.7 Fixtures/Fittings 4x double lighting units: <ul style="list-style-type: none">- Rectangular white metal casing- 2x integrated spotlights 3x single spotlights in square white metal casing 1x ceiling mounted smoke alarm by Gira	<ul style="list-style-type: none">- Tested and working- Tested and working- Tested and working



<p>1x ceiling mounted sprinkler</p> <p>Switches:</p> <ul style="list-style-type: none"> - White plastic push buttons <p>1x wall mounted Crestron control panel</p> <p>Sockets:</p> <ul style="list-style-type: none"> - Antique brass and black plastic as fitted - 1x blank plate with black plastic fitting - 1x double internet point - 1x communications point with 4x internet points and 4x communications fittings - 2x 3-pin sockets 	<ul style="list-style-type: none"> - Untested - Tested and working - Tested for power and working
<p>13.8 Furniture/Furnishings</p> <p>2x wall mounted pieces of artwork in black wooden frames – blue/yellow contemporary abstract pieces</p> <p>1x TV unit:</p> <ul style="list-style-type: none"> - Light grey lacquer surface - 2x integrated storage compartments - Each with a black metal handle - Black metal feet and supports - 1x integrated grey lacquer shelf with base shelf to the central storage unit - Left and RH storage units are matt finish grey lacquer internally, each with 1x fitted shelf <p>1x grey rug</p> <p>1x single chair:</p> <ul style="list-style-type: none"> - Blue crushed velvet with 1x seat cushion - Black metal feet <p>Dining table:</p> <ul style="list-style-type: none"> - Circular cream and grey marble surface 	<ul style="list-style-type: none"> - Doors tested and working - Rolling to the edges



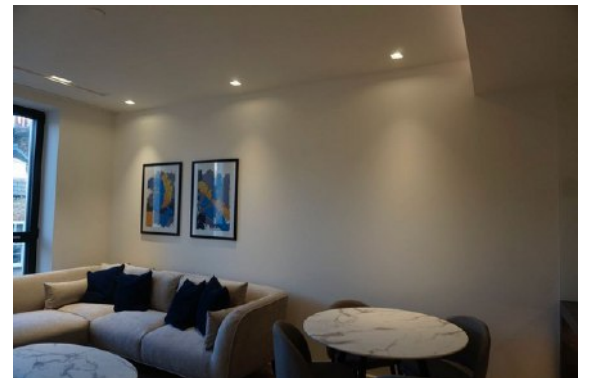
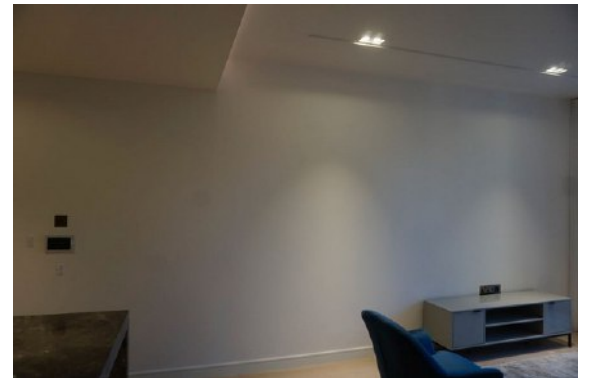
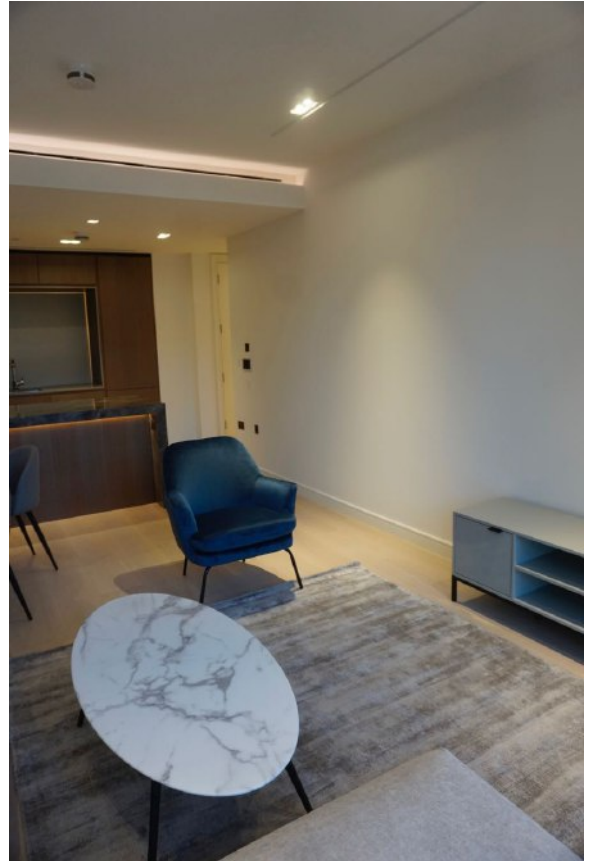


<ul style="list-style-type: none">- Black metal legs- 4x matching dining chairs- Light grey marl material seat and back cushions- Black metal feet <p>1x coffee table:</p> <ul style="list-style-type: none">- Matching the dining table- Oval cream and grey marble surface- Black metal feet <p>1x L-shaped sofa:</p> <ul style="list-style-type: none">- Light grey marl- 4x seat cushions- 5x back cushions- 2x scatter cushions- 4x matching navy blue crushed velvet scatter cushions	<ul style="list-style-type: none">- Some light packing debris
<p>13.9 Window</p> <p>Window:</p> <ul style="list-style-type: none">- 1x large window unit- Black metal framework- Double glazed- 3x fixed panes- 2x operational panes- Each operational pane has 1x brushed chrome handle <p>Curtains:</p> <ul style="list-style-type: none">- 1x light weight white, floor to ceiling curtain on a white rail	<ul style="list-style-type: none">- Operational windows tested and working- Some cleaning oversights externally to the windows - Tested and working- No marks or stains





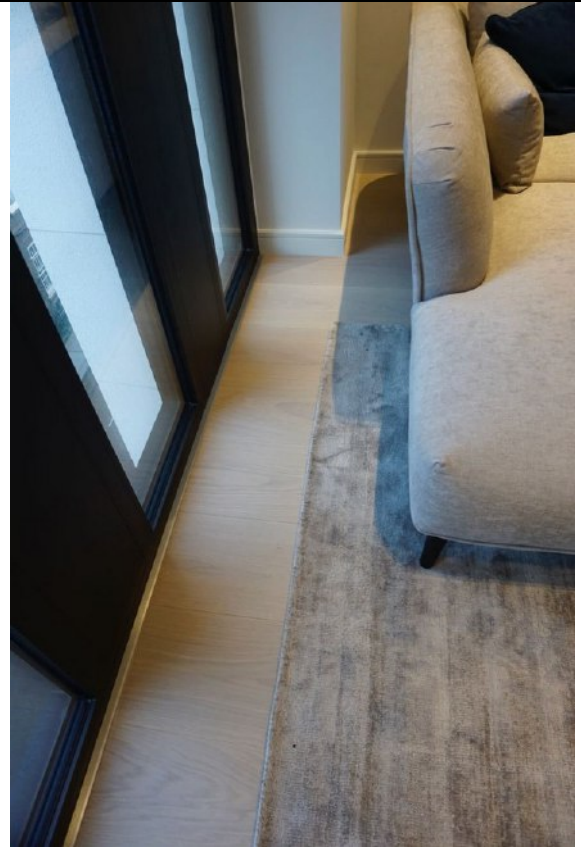
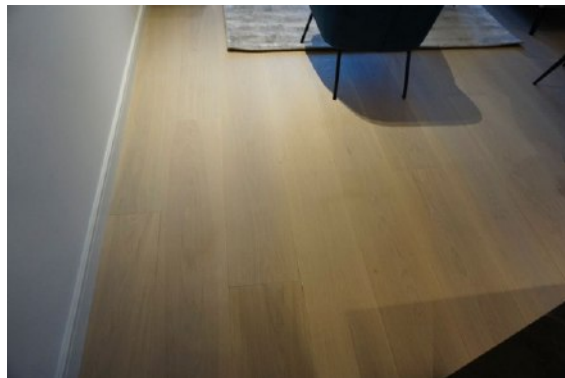
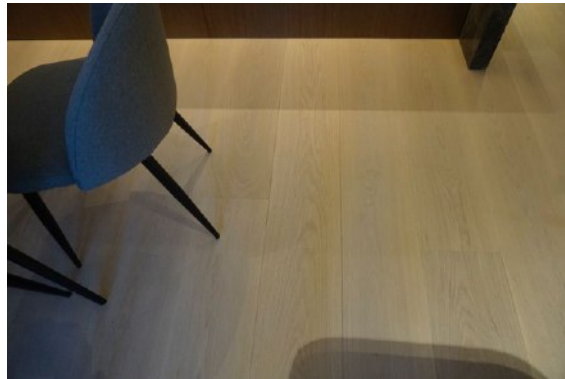
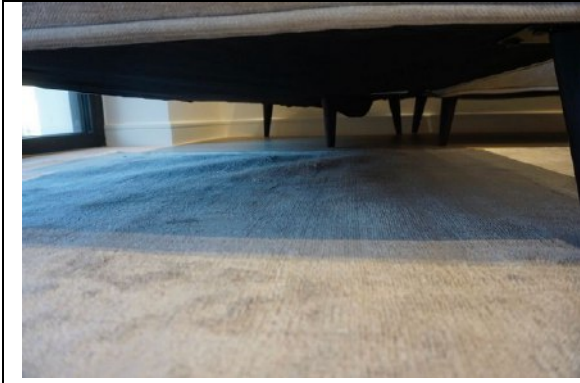
13.10 Photographs

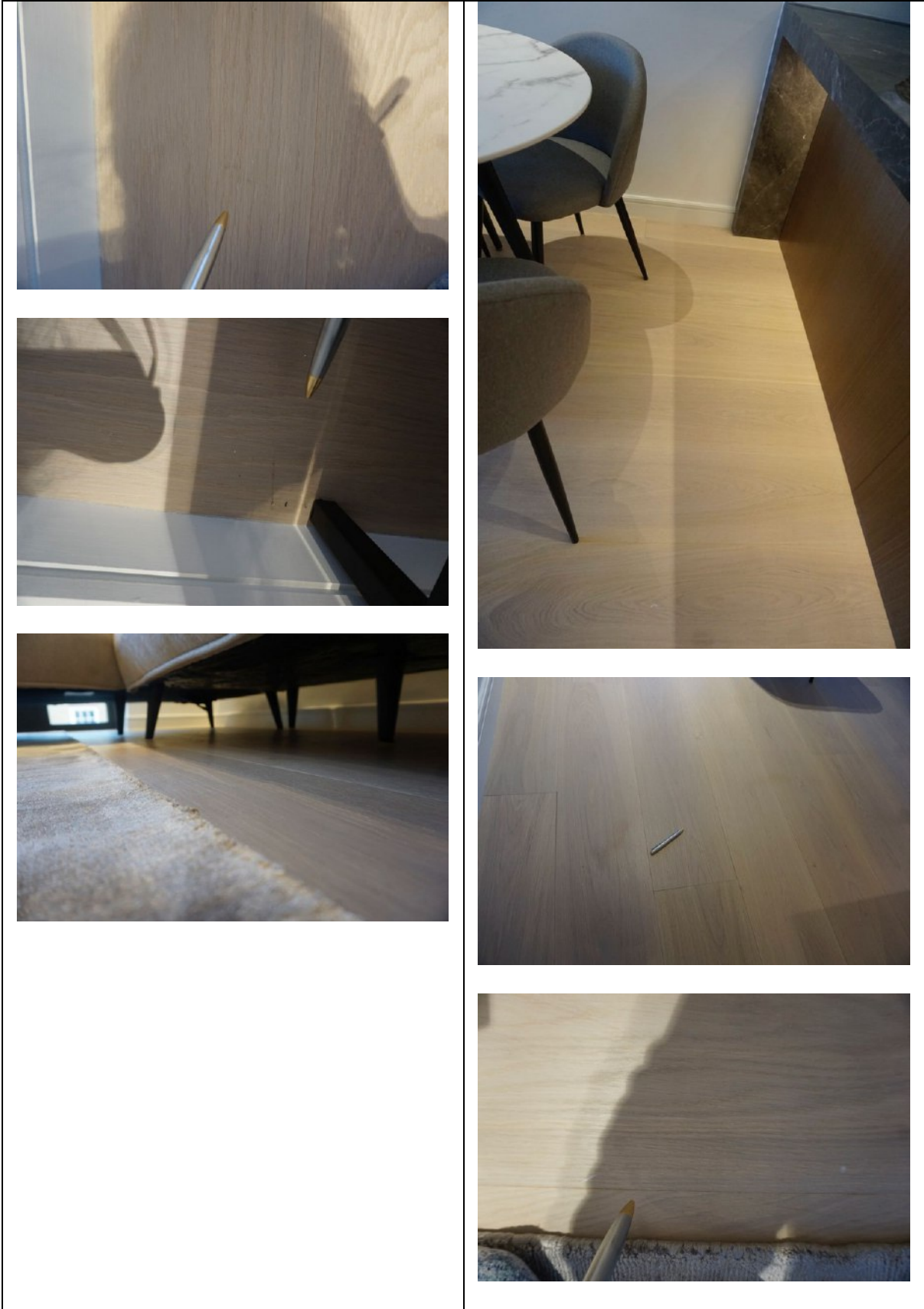


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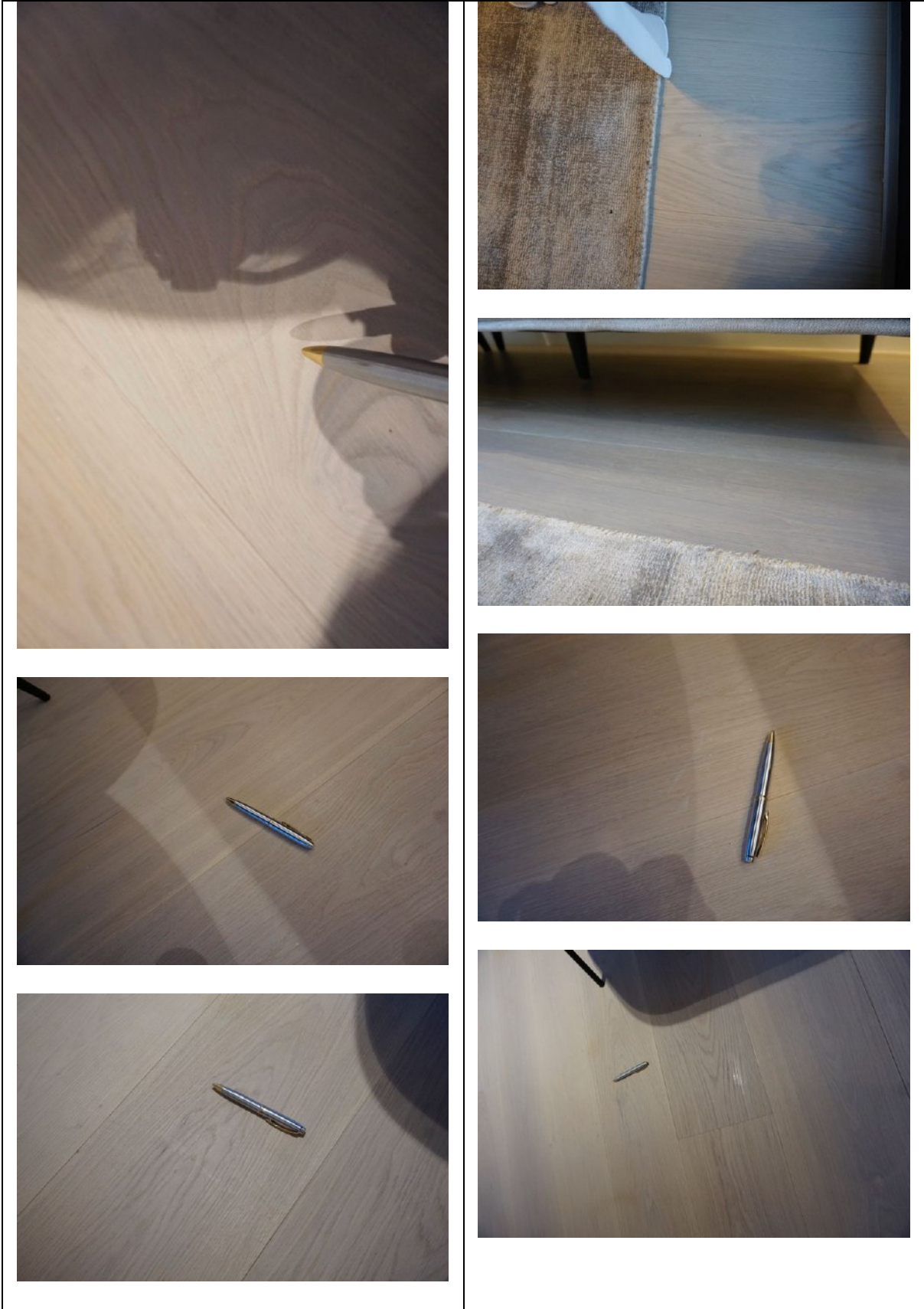






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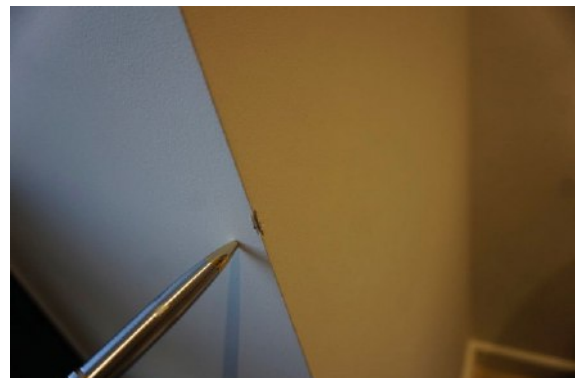
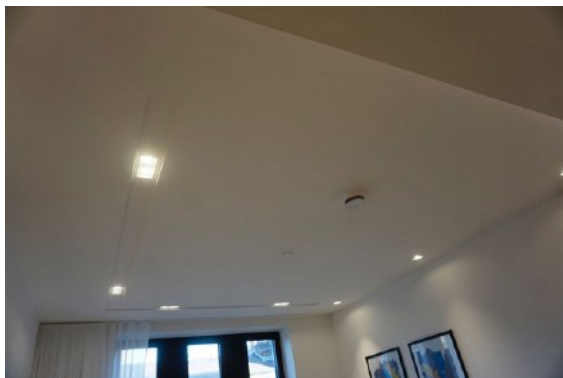
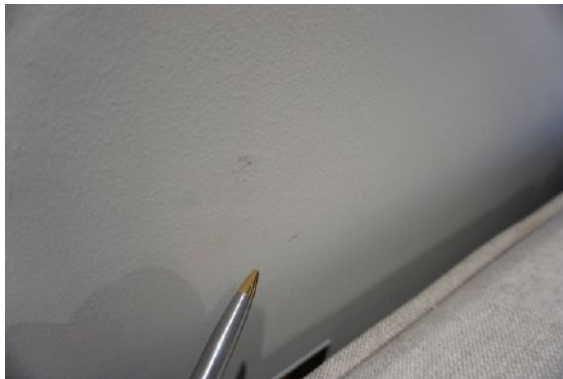
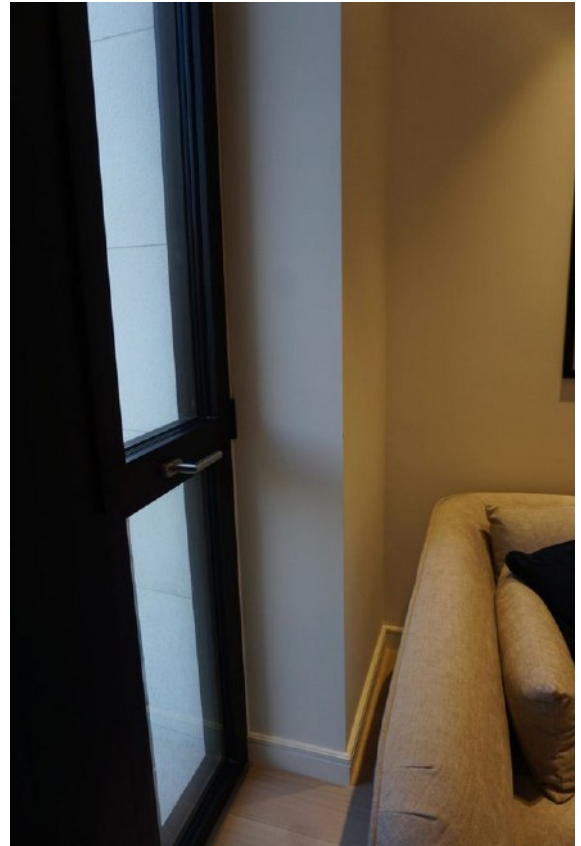
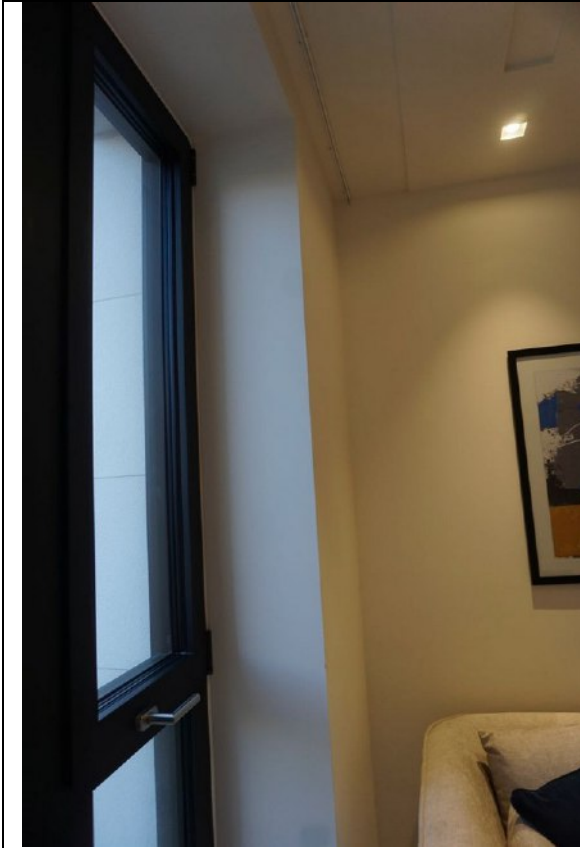


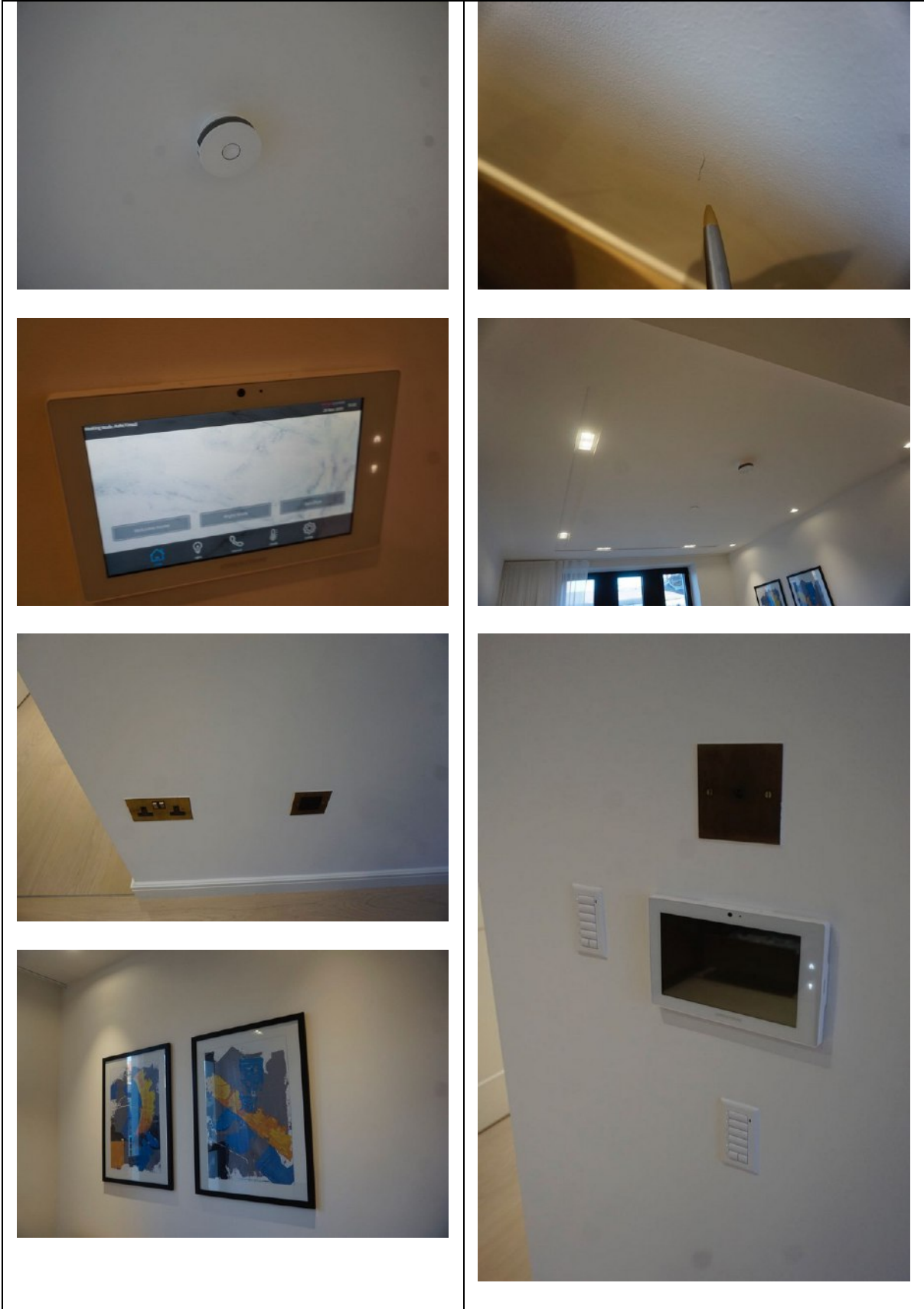


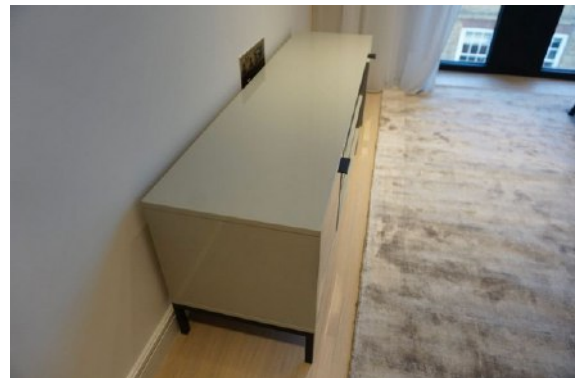
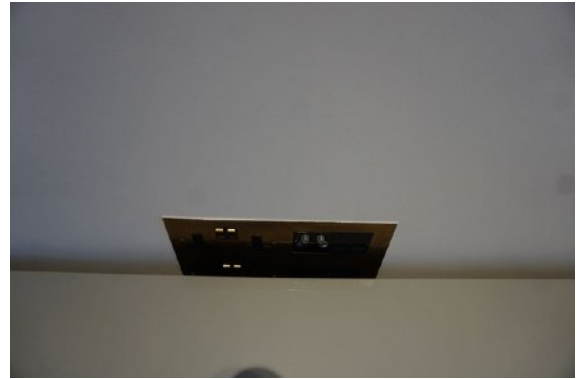
Date of inspection: SAMPLE









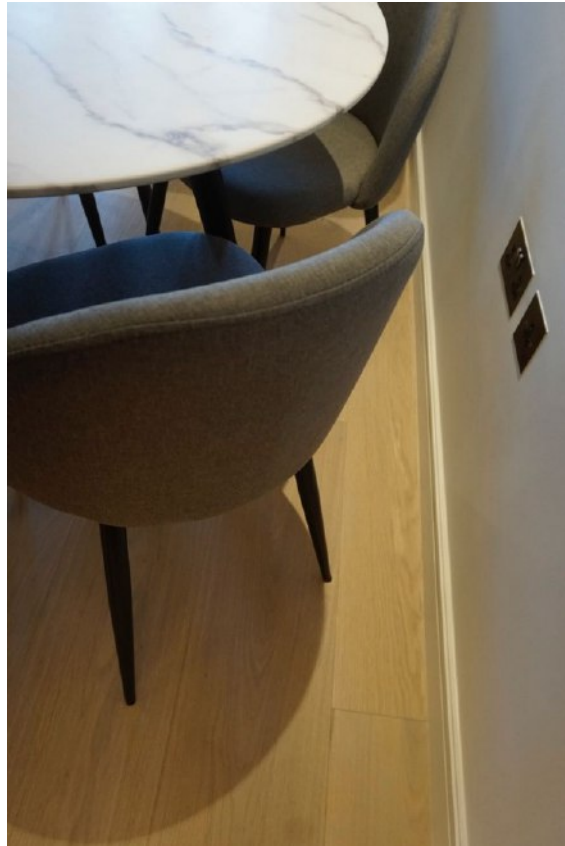


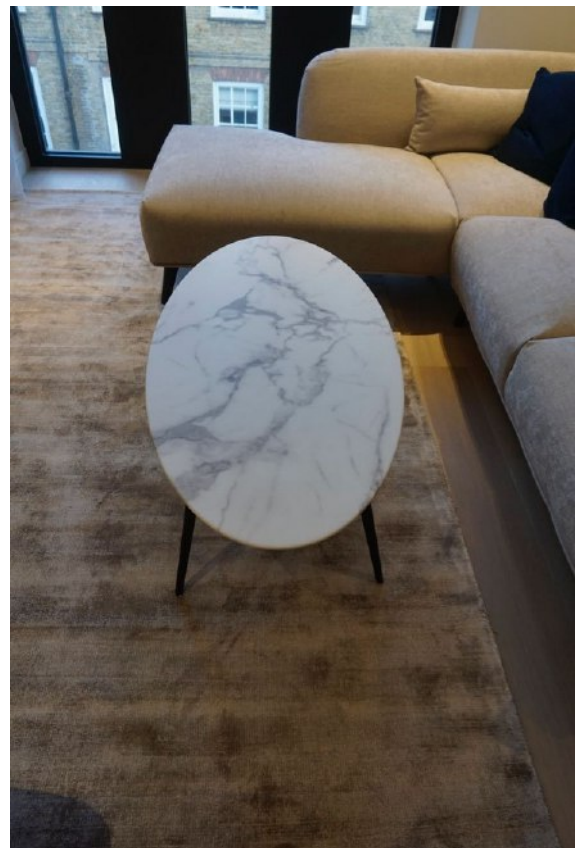
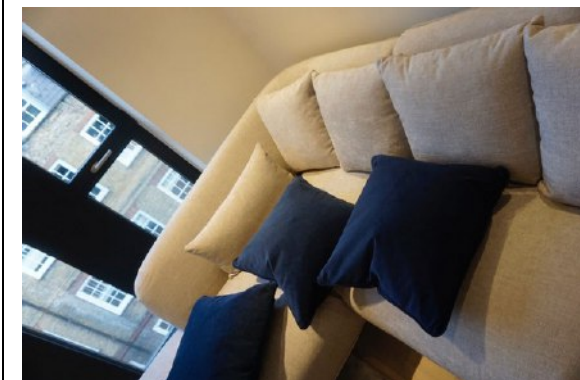




Date of inspection: SAMPLE







Date of inspection: SAMPLE









Date of inspection: SAMPLE







14. TENANT DECLARATION

The items listed in all 210 pages of this inventory/check in have been inspected and found to be in the condition indicated. I being of sound mind have fully understood the implications of signing this document and verify that the content is correct and accurate at the time of signing and that the content will be binding if relied upon in a Court of Law.

Name

Signed for the Tenant

15. LANDLORD DECLARATION

The items listed in all 210 pages of this inventory/check in have been inspected and found to be in the condition indicated. I being of sound mind have fully understood the implications of signing this document and verify that the content is correct and accurate at the time of signing and that the content will be binding if relied upon in a Court of Law.

Name

Signed for the Landlord

