

Inventory & Check In



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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**December
9th 2025**

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CHECK OUT INFORMATION FOR TENANTS

Please use the following notes as a general guide when preparing to move out of a property at the end of your Tenancy.

Please remember John Williams Property Services is an independent company. We are not employed by either the Landlord, Agent or Tenant. We bear no bias to any particular party involved in your Tenancy. Our inventory report is compiled as an impartial record of the contents, fixtures and fittings of the property and their condition. The check out report will be a fair comparison of the property on the date of check out to that on the date of the original inventory report compilation.

On the check out day, the Inventory Clerk will compare the property against the inventory report used at the start of your Tenancy. The check out report will detail any differences with the condition and cleanliness of the property and its fixtures and fittings. An allowance will be made for Fair Wear and Tear and any deterioration or damage to the property and its fixtures and fittings will be noted along with recommendations of liability where appropriate.

Please note you will not be allowed to re-enter the property after then check out has taken place.

If you have not vacated the property fully at the time of the check out appointment, it may not be possible to complete the check out inspection. Therefore, a return appointment will be necessary – for which an additional charge will be made.

PREPARING THE PROPERTY FOR CHECK OUT

- All of your personal belongings must be removed from the property prior to the check out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
- All items, including furniture and kitchen items, must be returned to their original inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an inventory re-check or cost of replacement items as a consequence.
- Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items. You may be held financially responsible for an inventory re-check or cost of replacement items as a consequence.
- The property must be thoroughly cleaned throughout before the check out. You will not be allowed to return to the property to finish off cleaning after the check out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning. You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable) kitchen units and appliances, sanitary ware – especially limescale staining.
- If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
- If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
- If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
- All rubbish must be removed from inside and outside the property, including dustbins. If rubbish is left, then a removal charge may be charged.
- It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
- Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you damaged the flooring for example, with an iron burn or cigarette burn.
- Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds, mattresses and similar items will be checked against the inventory report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the item of furniture for example, with a heavy stain or cigarette type burn or if scratches or ring marks have been left on polished furniture.
- Curtains and linen must be laundered or dry cleaned before check out, or once again, charges may apply.
- Kitchen appliances, equipment and utensils will be checked against the inventory report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
- Appliance manuals must be left in the property at the check out or you may be charged a replacement cost.
- Sanitary ware will be checked against the inventory report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.
- If your Tenancy agreement states you must maintain the garden then the garden must be kept in a tidy condition – including mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the inventory

report and seasonal variations will be taken into account at check out. If the garden is found to be untidy, professional gardening charges may apply

Disclaimers

This inventory report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the inventory report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this inventory report.

John Williams Property Services and its staff are not trained or qualified Property Surveyors. Under no circumstances should this inventory report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This inventory report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This inventory report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this inventory report. Items listed within the inventory report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within an inventory report compiled by John Williams Property Services stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the inventory report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations

CHECKLIST		
Item	Value	Comments
Evidence of Smoking?	N/A	
Evidence of Pets?	N/A	
Evidence of Unauthorised Occupancy?	N/A	
Keys Handed Over?	N/A	Keys collected and returned to agent
Maintenance Issues?	No	
Cleaning Issues?	Yes	Few cleaning omissions

1. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	Property Description	2 x bedroom, 1 x bathroom bungalow with front and back garden	
1.2	Overall Condition	Good overall condition	
1.3	Overall Cleanliness	Domestically clean with omissions	
1.4	Decorative Order	Good decorative order with scuffs and marks to walls Heavily chipped/indented, screw holes section to reception wall	
1.5	Electrical Appliances / Fittings	Usage marks to washing machine drawer and mould to seal	
1.6	Heating	In order, not tested	
1.7	Furniture / Items	N/A	

2. KEYS			
Ref	Name	Description	Additional Comments
2.1	Keys at check in	1 x front door key	
			
2.2	Keys at check out		

3. METER READINGS				
Ref	Name	Description	Reading	Additional Comments
3.1	Electric Meter	Location: wall mounted box to front of neighbouring property Serial number: D16C70306	09439	

3. METER READINGS (CONT.)



Ref #3.1

3.2	Gas Meter	Location: wall mounted box near front entrance Serial number: G4 A0098292	39676.402	
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Ref #3.2

4. ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
4.1	Smoke Alarm	Location: hallway	Working order	



Ref #4.1

4.2	Carbon Monoxide Alarm	Location: hallway	Working order	
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Ref #4.2

5. APPLIANCE SERIAL NUMBERS



Ref #5



Ref #5



Ref #5



Ref #5



Ref #5

Ref	Name	Condition	Additional Comments
5.1	Washing Machine	Brand: Howdens Joinery Co Model: HJA8501 Serial number: 17 - 607857 - 06	
5.2	Hob	Brand: Bosch Model: N/A Serial number: N/A	
5.3	Oven	Brand: Lamona Model: LAM3406 Serial number: 3370177018090505	
5.4	Extractor Hood	Brand: Lamona Model: HJA2480-1 Serial number: 3690067117261467	
5.5	Dishwasher	Brand: Lamona Model: LAM8605 Serial number: 18-800642-01	

6. MANUALS

Ref	Name	Description	Additional Comments
6.1	Appliance and Property Manuals	Not seen	

7. FRONT GARDEN



09 Dec 2025 11:04

Ref #7



09 Dec 2025 11:04

Ref #7



09 Dec 2025 11:05

Ref #7



09 Dec 2025 11:05

Ref #7



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Ref #7



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Ref #7

Ref	Name	Description	Condition	Additional Comments
7.1	Garden Description	Concrete drive Artificial grass section Concrete paved tiles	Black discolour and cracks to concrete drive Weeds to drive and artificial grass section	
7.2	Lighting	3 x wall mounted chrome lights	1 x light not working 2 x lights not working	
7.3	Contents	Wall mounted box with gas meter Wall mounted white plastic box panel Black TV dish	White plastic wall mounted panel missing cover, cables visible	

8. ENTRANCE & HALLWAY



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



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Ref #8

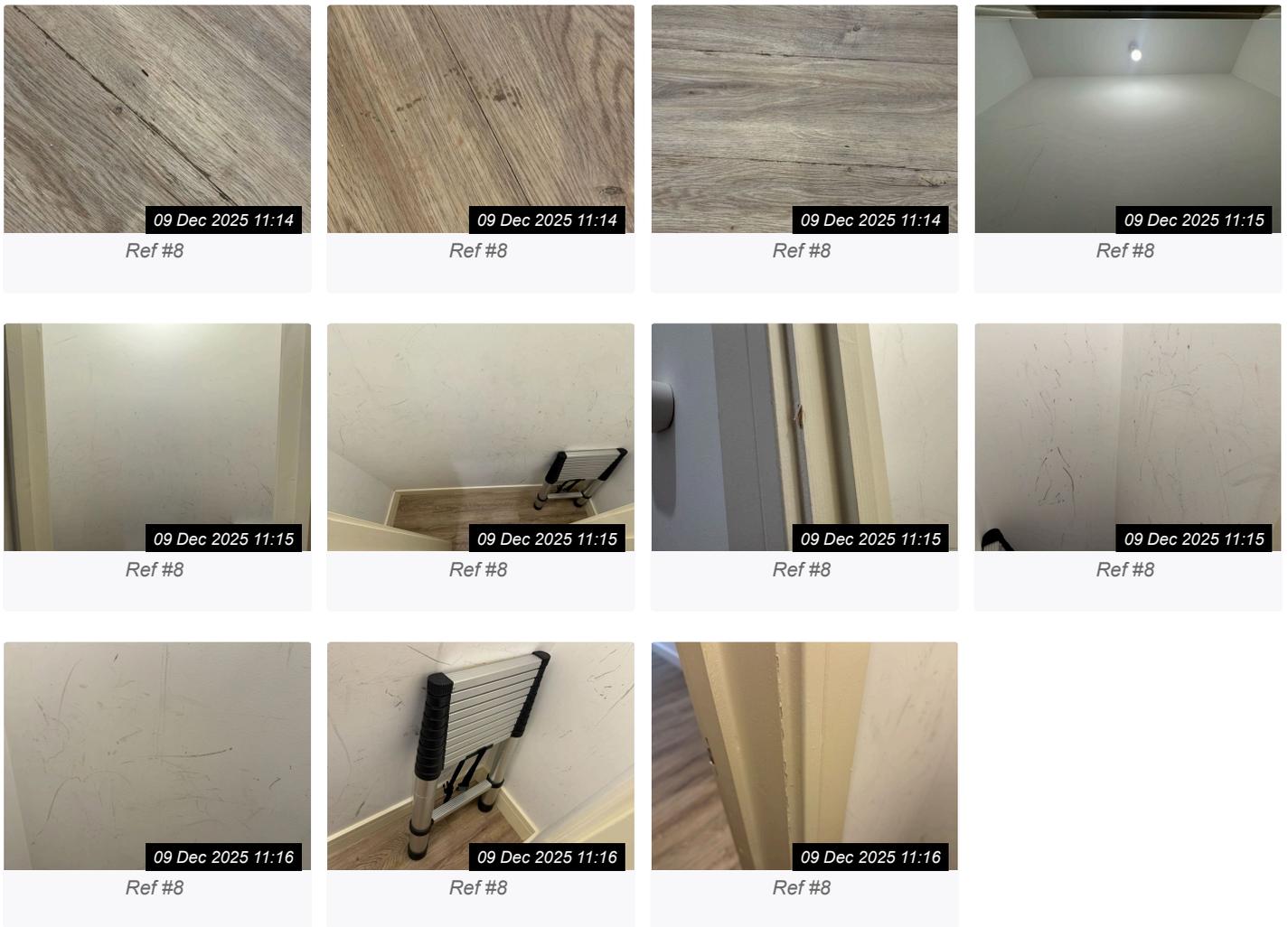


Ref #8



Ref #8

8. ENTRANCE & HALLWAY (CONT.)



Ref	Name	Description	Condition	Additional Comments
8.1	Door / Frame Exterior	Brown wood door Glass window panels Chrome handle and lock Chrome letterbox Chrome knocker	Sticker residue to 1 x glass panel	
8.1.1	-	Brown wood frame	Good order	
8.2	Door / Frame Interior	White wood door Glass window panels Chrome handle and twist lock Chrome letterbox	Tarnished to handle	
8.2.1	-	White UPVC frame	Sticker residue marks Cracks to edges	
8.3	Walls	White painted walls	2 x screws right on entrance, 1 x chipped around edges Light angle chips and shaded marks Few light scuffs and marks Shaded around light switches	
8.4	Ceiling	White painted ceiling White painted wooden loft panel	Settlement crack near loft panel Scuffs and shaded marks to loft panel	

8. ENTRANCE & HALLWAY (CONT.)

8.5	Skirting	White wooden skirting	Scuffs and marks
8.6	Flooring	Light wood laminate flooring	Scratches and black discoloured marks
8.7	Heating	1 x white metal radiator	Not tested In order
8.8	Lighting	3 x ceiling mounted spotlights	1 x not working
8.9	Switches / Sockets	3 x white plastic light switches	In working order
8.9.1	-	1 x white plastic double socket	Not tested
8.10	Storage Cupboard	1 x built in cupboard Brown wooden door with chrome handle White painted wooden door frame White painted interior Ceiling mounted light fitting with no shade Light wood laminate flooring Telescopic stepladder White plastic light switch	Heavy scuffs and marks to interior walls Door in good order Handle loose Chip to frame Paint cracks to frame Power seen to thermostat, not tested Ladder in good order Light in working order
8.11	Contents	1 x wall mounted thermostat Grey and white door mat	Thermostat not tested Door mat in good used order

9. BEDROOM 1



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

9. BEDROOM 1 (CONT.)



09 Dec 2025 11:24

Ref #9



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Ref #9



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Ref #9



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Ref #9



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Ref #9



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Ref #9



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Ref #9



09 Dec 2025 11:26

Ref #9



09 Dec 2025 11:27

Ref #9

Ref	Name	Description	Condition	Additional Comments
9.1	Door / Frame Exterior	Brown wooden door Chrome handle	Good order	
9.1.1	-	White painted wooden frame	Good order	
9.2	Door / Frame Interior	Brown wooden door Chrome handle	Usage marks to handle	
9.2.1	-	White painted wooden frame	Cracks to paint	
9.3	Walls	1 x grey wall White painted walls	Light stain marks to white painted wall left on entrance Few scattered scuffs and shaded marks Finger marks Scuffs above window Grey painted wall in good order	
9.4	Ceiling	White painted ceiling	Water mark left on entrance	
9.5	Skirting	White painted wooden skirting	Light scuff and rub marks	

9. BEDROOM 1 (CONT.)

9.6	Flooring	Light wood laminate	Few light scratches Heavier scratch on entrance
9.7	Heating	1 x white metal radiator	Not tested
9.8	Lighting	1 x ceiling mounted light fitting White and gold coloured decorative shade	Good working order
9.9	Switches / Sockets	1 x white plastic light switch 5 x white plastic double sockets	Light switch in working order Sockets not tested
9.10	Window(s)	1 x window unit 1 x fixed window unit with 2 x doubled glazed window panels 1 x opening window unit with 2 x double glazed window panels and chrome handle White painted wooden window sill White UPVC frame	Ring mark and light scuffs to window sill Window in good order
9.11	Curtains / Blinds	1 x white floor length net curtain 2 x gold sparkle effect floor length curtains Chrome curtain rail	Good order

10. BEDROOM 2



09 Dec 2025 11:32

Ref #10



09 Dec 2025 11:32

Ref #10



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Ref #10



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Ref #10

10. BEDROOM 2 (CONT.)



09 Dec 2025 11:32

Ref #10



09 Dec 2025 11:34

Ref #10



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Ref #10



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Ref #10



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Ref #10



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Ref #10



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Ref #10



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Ref #10

10. BEDROOM 2 (CONT.)



09 Dec 2025 11:38

Ref #10



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Ref #10



09 Dec 2025 11:39

Ref #10



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Ref #10



09 Dec 2025 11:39

Ref #10



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Ref #10



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Ref #10



09 Dec 2025 11:48

Ref #10

Ref	Name	Description	Condition	Additional Comments
10.1	Door / Frame Exterior	Brown wooden door Chrome handle	Handle slightly loose	
10.1.1	-	White painted wooden frame	Good order	
10.2	Door / Frame Interior	Brown wooden door Chrome handle	Handle slightly loose	
10.2.1	-	White painted wooden frame	Chipped to high level edge	

10. BEDROOM 2 (CONT.)			
10.3	Walls	1 x cream and gold coloured wallpapered wall Cream painted walls	Scattered scuffs and shaded marks White repair type mark near light switch Chips to angles Chipped to angle above windows 2 x screws and pencil markings to wallpapered wall with few light scuffs
10.4	Ceiling	White painted ceiling	Settlement crack forward on entrance
10.5	Skirting	Cream painted wooden skirting	Light scuff and rub marks Chips to angles Section missing left of wardrobe Section loose right on entrance
10.6	Flooring	Light wood laminate flooring	Good order
10.7	Heating	1 x white metal radiator	Not tested
10.8	Lighting	2 x ceiling mounted light fittings Black and gold coloured decorative shades	Good working order
10.9	Switches / Sockets	2 x white plastic light switches 4 x white plastic double sockets	Light switches in working order Sockets not tested
10.10	Window(s)	1 x window unit 3 x fixed window units with 2 x doubled glazed window panels 2 x fixed window units with 1 x doubled glazed window panel 6 x opening window units with chrome handles Cream painted wooden window sill White UPVC frame	Scattered small chips to window sill
10.11	Curtains / Blinds	5 x white wood Venetian blinds Strong pull cords with wooden acorns	2 x in full working order 2 x with no pull cords correctly fitted to open fully Large centre blind not opening correctly and slat toggle not working
10.12	Wardrobes	Brown wood laminate wardrobes 4 x mirrored doors with chrome handles Light wood laminate interior with interior shelving 8 x white metal wire drawers 3 x white metal fitted rails	Cracked/chipped to exterior left hand side panel Chip to front edge of shelf above drawers 4 x screw holes to back panel Wifi sticker attached to 1 x door interior 1 x door handle loose
10.13	Contents	Chrome and white rubber door stop	Good order

10. BEDROOM 2 (CONT.)

<p>10.14</p>	<p>Storage Cupboard</p>	<p>Built in storage cupboard Brown wooden door with chrome handle Cream painted wooden frame Cream painted interior walls Ceiling mounted light fitting with no shade Wall mounted fuse box White plastic light switch</p>	<p>Handle loose Heavy scuffs and shaded marks to interior walls Paint cracks to frame White scratch type mark to door Scuff to low level of door Ceiling rose not fitted correctly and hanging loose to light fitting Fuse box in order, not tested Light switch in working order</p>	
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11. BATHROOM

The image grid contains 16 photographs of a bathroom, arranged in four rows and four columns. Each photograph includes a timestamp and the reference number 'Ref #11'.

- Row 1:
 - Photo 1: Ceiling view showing a circular light fixture. Timestamp: 09 Dec 2025 11:58.
 - Photo 2: View of the bathtub, sink, and toilet. Timestamp: 09 Dec 2025 11:59.
 - Photo 3: Another view of the bathtub, sink, and toilet. Timestamp: 09 Dec 2025 11:59.
 - Photo 4: Close-up of the bathtub and sink area. Timestamp: 09 Dec 2025 11:59.
- Row 2:
 - Photo 5: View of the toilet and sink. Timestamp: 09 Dec 2025 11:59.
 - Photo 6: Close-up of the bathtub. Timestamp: 09 Dec 2025 11:59.
 - Photo 7: View of the shower area. Timestamp: 09 Dec 2025 11:59.
 - Photo 8: View of the toilet. Timestamp: 09 Dec 2025 11:59.
- Row 3:
 - Photo 9: View of the toilet. Timestamp: 09 Dec 2025 11:59.
 - Photo 10: Close-up of the bathtub. Timestamp: 09 Dec 2025 12:00.
 - Photo 11: View of the sink. Timestamp: 09 Dec 2025 12:00.
 - Photo 12: Close-up of the bathtub. Timestamp: 09 Dec 2025 12:00.
- Row 4:
 - Photo 13: Close-up of the shower head. Timestamp: 09 Dec 2025 12:00.
 - Photo 14: View of the storage cupboard. Timestamp: 09 Dec 2025 12:00.
 - Photo 15: View of the storage cupboard. Timestamp: 09 Dec 2025 12:00.
 - Photo 16: Close-up of the bathtub. Timestamp: 09 Dec 2025 12:00.

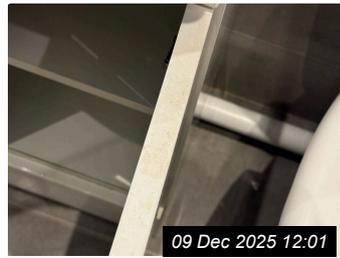
11. BATHROOM (CONT.)



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



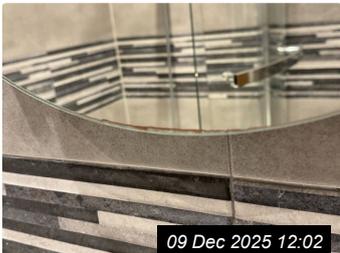
Ref #11



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Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11

11. BATHROOM (CONT.)



Ref #11

Ref	Name	Description	Condition	Additional Comments
11.1	Door / Frame Exterior	Brown wooden door Chrome handle	Shaded to door below handle	
11.1.1	-	White painted wooden frame	Light angle chips	
11.2	Door / Frame Interior	Brown wooden door Chrome handle Chrome twist lock	Chipped to top edge	
11.2.1	-	White painted wooden frame	Heavily chipped and scuffed to high level edge	
11.3	Walls	Grey tiled walls	Good order	
11.4	Ceiling	White painted ceiling	Spot marks, paint cracked and flaking	
11.5	Flooring	Grey tiled flooring	Good order	
11.6	Heating	Wall mounted chrome towel rail radiator	Not tested	
11.7	Lighting	5 x ceiling mounted spotlights	In working order	
11.8	Extractor Fan	White plastic ceiling mounted extractor fan	Good order	
11.9	Window(s) / Blinds	Circular ceiling window light panel	Good order	
11.10	Toilet	White enamel toilet and matching cistern Chrome 2 x part flush White plastic seat and lid	Seat not staying in open position Small chip to top edge	
11.11	Sink	White enamel sink Chrome mixer tap Chrome pop up plug White wood laminate under sink cupboard with 2 x doors, chrome handles and interior shelf	Light limescale residue Swelling to under sink unit interior edges Usage marks to top edge of cupboard doors	

11. BATHROOM (CONT.)			
11.12	Bath / Shower	White plastic bath and bath panel Glass shower screen Chrome mixer tap and pop up plug Chrome shower head with hose and holder	Light discolouration to sealant Limescale residue to mixer tap Water marks to fittings
11.13	Mirror	Wall mounted mirror with chrome fittings	Silvering to edges of mirror
11.14	Contents	Black plastic toilet brush and holder Chrome over door hooks	Good used order

12. KITCHEN / RECEPTION

The image grid contains 20 photographs documenting the condition of the kitchen and reception area. Each photo includes a timestamp and 'Ref #12'.

- Row 1:
 - 09 Dec 2025 12:10 Ref #12: Ceiling with recessed lights.
 - 09 Dec 2025 12:10 Ref #12: Kitchen area with wooden flooring and white cabinetry.
 - 09 Dec 2025 12:10 Ref #12: Close-up of wooden flooring.
 - 09 Dec 2025 12:10 Ref #12: Reception area with wooden flooring and white walls.
- Row 2:
 - 09 Dec 2025 12:10 Ref #12: Kitchen area with wooden flooring.
 - 09 Dec 2025 12:10 Ref #12: Reception area with wooden flooring.
 - 09 Dec 2025 12:10 Ref #12: Close-up of a door frame.
 - 09 Dec 2025 12:11 Ref #12: Close-up of ceiling beams.
- Row 3:
 - 09 Dec 2025 12:11 Ref #12: Close-up of a wall corner.
 - 09 Dec 2025 12:11 Ref #12: Close-up of a hole in the wall.
 - 09 Dec 2025 12:11 Ref #12: Close-up of a hole in the wall.
 - 09 Dec 2025 12:11 Ref #12: Close-up of a hole in the wall with electrical outlets.
- Row 4:
 - 09 Dec 2025 12:11 Ref #12: Close-up of a hole in the wall.
 - 09 Dec 2025 12:12 Ref #12: Close-up of a large hole in the wall with a black circular object.
 - 09 Dec 2025 12:12 Ref #12: Close-up of electrical outlets.
 - 09 Dec 2025 12:12 Ref #12: Close-up of a hole in the wall near the floor.

12. KITCHEN / RECEPTION (CONT.)



09 Dec 2025 12:13

Ref #12



09 Dec 2025 12:13

Ref #12



09 Dec 2025 12:13

Ref #12



09 Dec 2025 12:13

Ref #12



09 Dec 2025 12:14

Ref #12



09 Dec 2025 12:14

Ref #12



09 Dec 2025 12:14

Ref #12



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Ref #12



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Ref #12



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Ref #12



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Ref #12



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Ref #12



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Ref #12



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Ref #12



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Ref #12



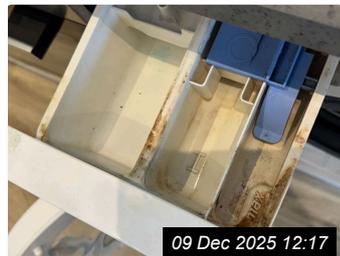
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Ref #12



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Ref #12

12. KITCHEN / RECEPTION (CONT.)



09 Dec 2025 12:17

Ref #12



09 Dec 2025 12:18

Ref #12



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Ref #12



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Ref #12



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Ref #12



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Ref #12



09 Dec 2025 12:19

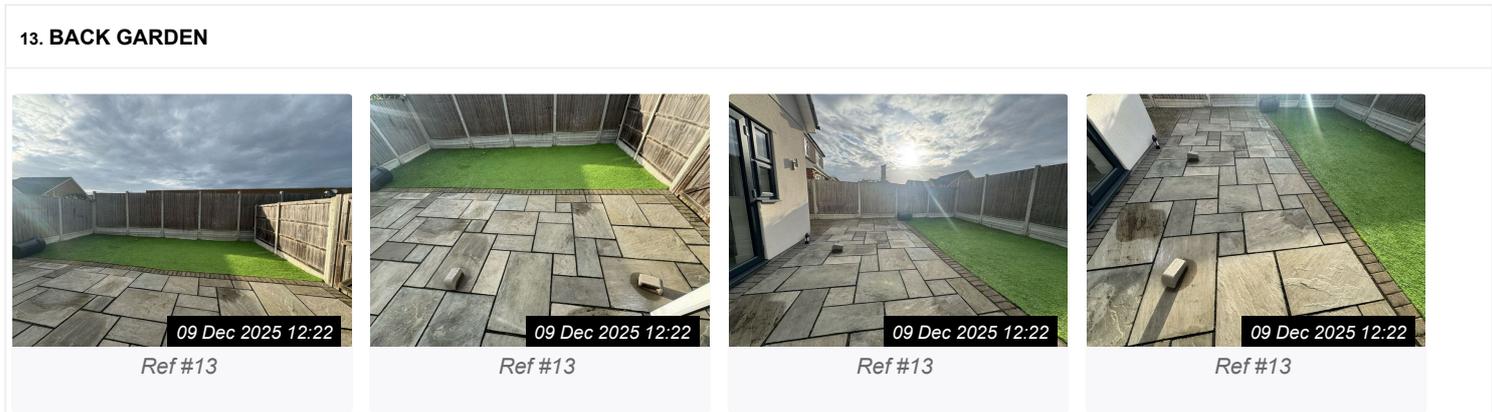
Ref #12

Ref	Name	Description	Condition	Additional Comments
12.1	Door / Frame Exterior	Brown wooden door Chrome handle	Good order	
12.1.1	-	White painted frame	Indents to high level Light angle chips	
12.2	Door / Frame Interior	Brown wooden door Chrome handle	Usage marks to handle	
12.2.1	-	White painted wooden frame	Chip/indent to high level edge Paint cracks	

12. KITCHEN / RECEPTION (CONT.)

12.3	Walls	Light grey painted walls	Scuffs and shaded marks Heavy indent behind door, caused by handle hitting wall 1 x screw Screws, heavy chips, patchy marks, black TV bracket item and heavy chipped/indented section to mid level between kitchen and garden door Angle chips and scattered paint chips
12.4	Ceiling	White painted ceiling	Good order
12.5	Skirting	White painted wooden skirting	Scuffs and marks Chips to angles Cracked to top edge and loose behind door Angle
12.6	Flooring	Light wood laminate flooring	Light surface scratches Few black burn marks Black chipped/indent mark
12.7	Heating	1 x white metal radiator	Not tested
12.8	Lighting	18 x ceiling mounted spotlights	In working order
12.9	Switches / Sockets	2 x chrome light switches	In working order
12.9.1	-	10 x chrome double sockets	Not tested
12.10	Window(s)	Reception window unit: 2 x fixed double glazed windows 2 x opening double glazed windows with chrome handles 2 x double glazed garden doors with chrome handles White painted wooden window sills White UPVC frames 2 x balcony door keys Kitchen window: 1 x fixed double glazed window 1 x opening double glazed window with chrome handle White UPVC frames Grey sparkly granite window sill	Yellow mark to reception window sill Windows in good order
12.11	Curtains / Blinds	2 x floor length grey crushed velvet effect curtains on a chrome curtain rail 1 x grey crushed velvet effect Roman blind	Good order
12.12	Hob	Bosch hob 4 x electric burners	Light surface scratches otherwise in good order

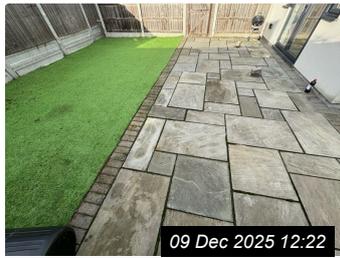
12. KITCHEN / RECEPTION (CONT.)			
12.13	Extractor Hood	Lamona extractor hood 2 x stainless steel filters 2 x lights with cover 5 x buttons	Discoloured to filters Lights not working
12.14	Oven	Lamona oven Glass door and chrome handle	Good order Interior light not working
12.15	Washing Machine	Howdens washing machine White plastic soap drawer White plastic and glass door	Not clean to soap drawer Mould marks to grey rubber seal Discarded sock to interior
12.16	Dishwasher	Lamona dishwasher Stainless steel interior White wire interior drawers Grey plastic cutlery holder	Drawer bars bent and rust marks Scratches and marks to door interior
12.17	Sink	Enamel sink Chrome mixer tap Chrome strainer plug	Good used order
12.18	Worktop	Grey speckled worktop	Light water mark around tap otherwise in good order
12.19	Base Units	White wood laminate base units White wood laminate doors with chrome handles White wood laminate interior with shelving White wood laminate drawers with chrome handles	Rub marks to interior base and shelves
12.20	Wall Units	White wood laminate wall units White wood laminate doors with chrome handles White wood laminate interior with shelving	Good order
12.21	Kitchen Contents	Chrome and black plastic pedal bin	Rubbish seen to interior otherwise in good used order



13. BACK GARDEN (CONT.)



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13

13. BACK GARDEN (CONT.)



Ref #13

Ref	Name	Description	Condition	Additional Comments
13.1	Garden Description	Wooden fencing Wooden gates and lock Concrete tiled flooring Artificial grass section	Weeds visible to floor tiles and artificial grass section Heavy burn mark to artificial grass Discoloured and grass debris to grass section Fencing and gates appear in good order	
13.2	Lighting	3 x chrome wall mounted lights	1 x in working order 2 x not working	
13.3	Contents	Black plastic bin Black barbecue Wall mounted garden tap Grey hose and reel Grey plastic dust pan and brush Wall mounted outdoor plug socket with cover	Items in good exterior condition Tap in order not tested Socket in order not tested	

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Appendix

Comment Summary	
Ref	Comments