

Inventory Report: Check-in report



X1



N/A



N/A



Inventory Date: __/__/__

Property address:

Sample Address

Additional Areas:

1 Balcony

N/A Study

N/A Garden

Property Type:

2 Bedroom,
2 Bathroom Property

Prepared For:

You

Report Reference:

Sample





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DISCLAIMER

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant or the respective agents to agree between themselves on the accuracy of this report. This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling. Electric sockets, switches, telephone points and aerial points are in white plastic unless stated otherwise. Windows are not tested, and no comment is made on their operational order. Unless agreed beforehand, property left in lofts, cellars and locked rooms will not be included in the inventory report and remain the sole responsibility of the landlord. Meter readings will be taken if the meters are easily accessible. All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Multiple items may be grouped together and may require locating. Light fittings are assumed to come complete with a serviceable bulb(s) unless stated. All electrical items are considered complete with plugs, bulbs and flexes unless otherwise specified. Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. All measurements given are approximate. No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques. The report relates only to furniture, furnishings and all of the landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

Furniture Where the inventory states 'FFR seen', this is taken that labels are present on items of furniture that indicates these items comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 – as amended 1993. It is however not the responsibility of the inventory clerk to state that these items do comply with these regulations.

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. Mattresses will not be flipped or touched by our clerks, meaning no observations below the mattress will be reported.

IMPORTANT: This report must be signed by the tenant(s) and returned to the issuing agent within 5 working days from the day they received the report. If the report is not returned by the tenant(s) within this time-scale, any future discrepancies or requested amendments will not be admissible and the report will be deemed as accepted full and final by both landlord/ managing agent and tenant.

ELECTRICALS AND FIRE SAFETY

Any electrical appliances, smoke alarms, CO2 detectors, electrical items or fittings will be tested for power supply only either by Self-test button audible check (beep test) or visual check of power LED light where practical or easily accessible.

Where the inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by the inventory company, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property complies with the 2015 regulations. **The Inventory Company will take no responsibility for damage or malfunction during the testing of such alarms.**

Boilers, gas fires, water supply, fire alarms and radiators are not tested. With electrical appliances, an account will not be given as to the efficiency or safety of the items, we merely state that such an item exists at the property and the current condition.

The Fire and Safety regulations regarding furnishings, gas and electrical items alike are the responsibility of the Landlord. Where the Inventory notes that an FFR label is seen this should not be interpreted as the item complies with the fire and furnishings (Fire) (Safety) (Amendments) 1993.

It is merely a record that the item had a label as described or similar to that detailed in the guide to the regulations as published by the Department of Trade and industry, January 1997 (or subsequent edition), attached at the time the inventory was compiled.

Ensuring compliance with the new regulations any remedial action required remains the responsibility of the Landlord or their managing agent.

CLEANLINESS

If the property was professionally cleaned for the tenancy it is strongly advised that professional cleaners are used to carry out an end of tenancy clean. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. 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 the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required. All cleaning must be thorough, and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears. Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement. The décor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc. have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors is quite clearly a cleaning issue. Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling. Ovens, hobs, extractor hoods, and microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned. Tumble dryers, washing machines and dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned. Mould and mildew - There are two types of mould and mildew that can develop during a tenancy: (1) Low level damp penetration to outer walls normally creeping up the walls from the bottom. In most cases this indicates a maintenance issue for the landlord and (2) High level mould normally seen on ceilings, silicone sealant around bath fittings and window frames. This is almost certainly caused by a combination of high humidity and lack of ventilation. In either case, the problem should be kept under control or even eradicated by using a good quality proprietary treatment readily available from retailers. Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed, and pathways/patios weeded and swept. Allowances are made for fair wear and tear but it should be noted that areas that are not clean will not be considered as fair wear and tear.

GLOSSARY OF TERMS

| | |
|--------------------------------|---|
| New | Unused or still in packaging. Will also include room elements in a refurbished or new build property (flooring/heating/electrical items/ lighting etc.) |
| Newly painted | freshly painted |
| New with defects | New, however defected as per assembly or while moving in |
| Good Condition | Light signs of wear, minor marks or scratches, no obvious defects. |
| 'Signs of wear' & 'Use marked' | Are used to imply that an item is showing marks or minor defects expected through normal use of that item. |
| Fair Condition | Signs of wear, abrasions, scratches, marks, discoloration or light soiling throughout. |
| Poor Condition - | Heavy wear, abrasions, scratches, marks, discoloration or heavy soiling throughout. |
| 'Tarnished' & 'worn' | Is used to imply that an item is in old condition with signs of wear consistent with normal use of that item. |
| Repair Condition - | Item in good or fair condition but with a defect - still good to use after a repair performed. |
| Very Poor Condition | Broken, unstable or unusable. |

Abbreviations

LHS- left hand side
 RHS - right hand side
 LL - lower level
 ML - mid level
 UL - upper level
 FFR - Fire label

CONDITION SUMMARY

| Schedule of Condition | | | Yes / No | Comment |
|-----------------------|---------------------|---|----------|---------|
| 1. | General cleanliness | Do any areas require further cleaning? | No | |
| 2. | Flooring | Do any areas require further cleaning? | No | |
| 3. | Windows | Do any areas require further cleaning? | No | |
| 4. | Blinds | Are they all working? | Yes | |
| 5. | Curtains | Do any areas require further cleaning? | No | |
| 6. | Linen | Does all linen appear freshly laundered? | No | |
| 7. | Furnishing | Do any areas require further cleaning? | No | |
| 8. | Bathroom | Do any areas require further cleaning? | No | |
| 9. | Kitchen | Do any areas require further cleaning? | No | |
| 10. | Appliances | Do any require further cleaning? | No | |
| 11. | Interior lighting | Were all bulbs working when tested? | Yes | |
| 12. | Smoke alarms | Were all alarms working when tested? | Yes | |
| 13. | Manuals | Could any be seen? | Yes | |
| 14. | Tenant present | Was the tenant present for the inventory? | No | |
| 15. | Interior drains | Do they run clear when tested? | Yes | |
| 16. | Outside areas | How did they appear? | | Clean |
| 17. | Rubbish | Has all rubbish been cleared? | Yes | |

FIRE SAFETY



| Item | Location |
|-----------------------|---|
| Fire extinguishers | Entrance hallway |
| Fire blanket | Entrance hallway |
| Smoke/Fire alarms | Entrance, Storage, Reception, Bedroom one and Bedroom two |
| Carbon monoxide alarm | Entrance, Storage, Reception |

WELCOME PACK & CERTIFICATES

LANDLORD/HOME OWNER GAS SAFETY RECORD SERIAL No. 0185

ENGINEER'S DETAILS
 Trading Title: South Dymoke Gas COR2 REG. No: 917212121
 Company: South Dymoke Gas
 Address: 62 MILLION ROAD
 DEANE HILL, LONDON
 Postcode: SE24 6LF
 Engineer's name: MR. BLOGG
 ID Card No: 0500 74 36 78
 I certify that I carried out inspections on the appliances detailed below.
 Signed: [Signature] Inspection Date: [Blank]

INSPECTION/INSTALLATION ADDRESS
 Name & Title: MR + MRS J. BLOGG
 Address: 24 BLOGG ROAD
 SOUTH BLOGG
 Post Code: W12 34 5678

LANDLORD (OR AGENT) NAME AND ADDRESS (if applicable)
 Name & Title: MR + MRS JOHN DOE
 Address: 15 DOE STREET
 DOE VILLE
 Postcode: W1 2 3 4 5 6

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity, construction and lining has NOT been carried out.

| Location | Make | Model | Type | Flue type or type of gas | Operating pressure or other gas specification | Safety device or other gas specification | FLUE TESTS | | INSPECTION DETAILS | | | | Appliance safe to use (Yes/No) | |
|-------------|------------|----------|--------|--------------------------|---|--|-------------|------------------|--------------------|-------------|----------------|-------------|--------------------------------|----------------|
| | | | | | | | Flue tested | Flue safe to use | Gas supply | Gas control | Flue integrity | Flue lining | | Flue clearance |
| 1. KITCHEN | WOLFENBERG | 24 LTR | Boiler | RS | 30.000 Pa | YES | YES | YES | YES | YES | YES | YES | NO | YES |
| 2. KITCHEN | WOLFENBERG | 10.5 LTR | Boiler | RS | 30.000 Pa | YES | YES | YES | YES | YES | YES | YES | NO | YES |
| 3. BATHROOM | WOLFENBERG | 10.5 LTR | Boiler | RS | 30.000 Pa | YES | YES | YES | YES | YES | YES | YES | NO | YES |

Gas Installation Pipework: Satisfactory Visual Inspection: Yes No Emergency Control Accession: Yes No Satisfactory Gas Tightness Test: Yes No Equivalent bonding satisfactory: Yes No

GIVE DETAILS OF ANY FAULTS
 1. BOILER NOT DRAIN BANNED

RECTIFICATION WORK CARRIED OUT
 CHANGE GAS TAP ON GAS FIRE. YES

Number of appliances tested: 3 NEXT GAS SAFETY CHECK MUST BE CARRIED OUT WITHIN 12 MONTHS

This record is issued by: Signed: MR. BLOGG Print name: MR. BLOGG Date: 00-00-00
 Issued on behalf of the Landlord/Home Owner: Signed: J. BLOGG Tenant/Agent/Landlord/Home Owner: Date: 00-00-00

Gas certificate

| Item | Location |
|----------------------|-----------------------|
| Gas/Eicr Certificate | Gas (Kitchen counter) |

KEYS & MANUALS



Keys

Key Description

2x Yale Keys 1 Fob

Keys: Handed to concierge



Manuals

METER READINGS

| Type | Reading | Location | Serial |
|-------------|----------------------------------|--|-----------|
| Water | 000000.950 | Inside built in storage unit of hallway. | 310638608 |
| Electricity | 18621 | Inside built in storage unit of hallway. | D12R02775 |
| Heat Meter | Reading 1: 253 Reading 2: 629 | | 50710378 |



Electricity



Heat



Heat 2



Water

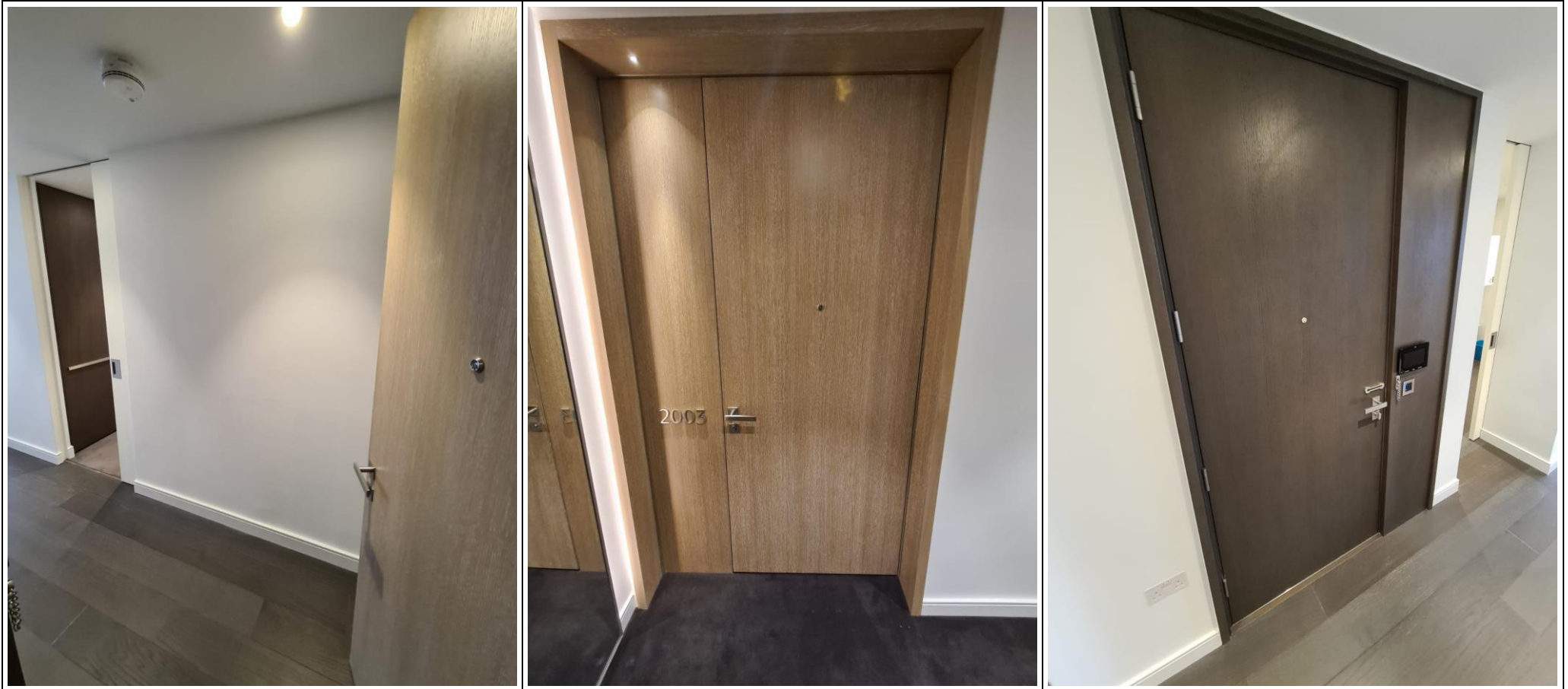
REPORT FINDINGS

ENTRANCE AND FRONT DOOR

| | Item | Qty | Description | Check in comments |
|-----------------------------|------------|-----|--|---------------------------|
| Doors and Windows | | | | |
| 1. | Door | | <p>White painted wooden door to exterior and dark wooden to interior.</p> <p>Exterior door has chrome spy hole, brushed metal handle and brushed metal yale lock.</p> <p>Interior door has brushed metal thumb twist lock, brushed metal lid for spy hole, brushed metal attachment for chain latch lock, brushed metal built in door silencer to the top connecting door to door frame.</p> | Overall, good condition. |
| 2. | Threshold | 1 | Brushed metal. | Good condition. |
| 3. | Door frame | | <p>Light wooden to exterior and dark wooden to interior.</p> <p>Exterior frame has its own integrated spotlight to the top level.</p> <p>Exterior frame also has brushed metal numerals.</p> <p>Interior frame has brushed metal chain latch lock.</p> | Good condition. |
| Flooring, Walls and Ceiling | | | | |
| 4. | Flooring | | Dark wooden. | Clean and good condition. |

| | | | | |
|------------------------------|---------------|---|--|--------------------------------|
| 5. | Skirting | | White painted wood. | Clean and good condition. |
| 6. | Walls | | White painted. | Good condition. |
| 7. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 8. | Lighting | 4 | Ceiling mounted spotlights. | All in working condition. |
| 9. | Switches | 1 | Brushed metal light switch with 5 functions. | Good condition, visually safe. |
| 10. | | 1 | White plastic single light switch unit. | Good condition, visually safe. |
| 11. | | 1 | Double light switch unit with 10 functions in total. | Good condition, visually safe. |
| 12. | Sockets | 1 | White plastic. Double plug socket unit. | Good condition, visually safe. |
| 13. | Control panel | | Touch screen control panel for central air conditioning and heating. | Good condition. |
| 14. | Intercom | 1 | Black plastic touch screen intercom unit. | Good condition. |
| 15. | Access panel | | White painted wooden access panel to ceiling space. | Good condition. |
| 16. | Smoke alarm | 1 | White plastic ceiling mounted smoke alarm. | Tested, in working condition. |
| Décor and Furniture | | | | |
| 17. | Mirror | 1 | Wall mounted mirror unit with white wooden frame. | Clean and good condition. |

PHOTOS









BUILT-IN STORAGE

| | Item | Qty | Description | Check in comments |
|-----------------------------|--------------|-----|---|--------------------------------|
| Doors and Windows | | | | |
| 1. | Door | | White painted wooden sliding doors with brushed metal handle. | Good condition. |
| Flooring, Walls and Ceiling | | | | |
| 2. | Flooring | | Dark wooden. | Clean and good condition. |
| 3. | Skirting | | White painted wood. | Clean and good condition. |
| 4. | Walls | | White painted. | Good condition. |
| 5. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 6. | Lighting | 2 | Ceiling-mounted spotlight units. | Working condition. |
| 7. | Switches | | Master switches for property function. | Good condition, visually safe. |
| 8. | Sockets | 1 | White plastic. Single plug socket unit. | Good condition, visually safe. |
| 9. | | 6 | White plastic double plug socket unit. | Good condition, visually safe. |
| 10. | Smoke alarm | | Ceiling-mounted. White plastic smoke alarm. | Working condition. |
| 11. | Access panel | 1 | White metal wall mounted access panel. | Good condition. |
| 12. | Vent | 1 | White plastic ceiling mounted vent. | Good condition. |
| Décor and Furniture | | | | |

| | | | | |
|-----|---------------------|---|---|---|
| 13. | Fuse box | 1 | For apartment including water meter. main control unit for central air conditioning | Good condition. |
| 14. | Miscellaneous items | | brand new miscellaneous cleaning products including bucket and mop, ironing board, vacuum cleaner, iron, broom, brush pans. | Brand new in their packaging. |
| 15. | Bin | 1 | Chrome freestanding bin unit. | Brand new. Good condition. |
| 16. | Washing machine | 1 | White plastic. | Brand new. Good and clean condition. |

PHOTOS







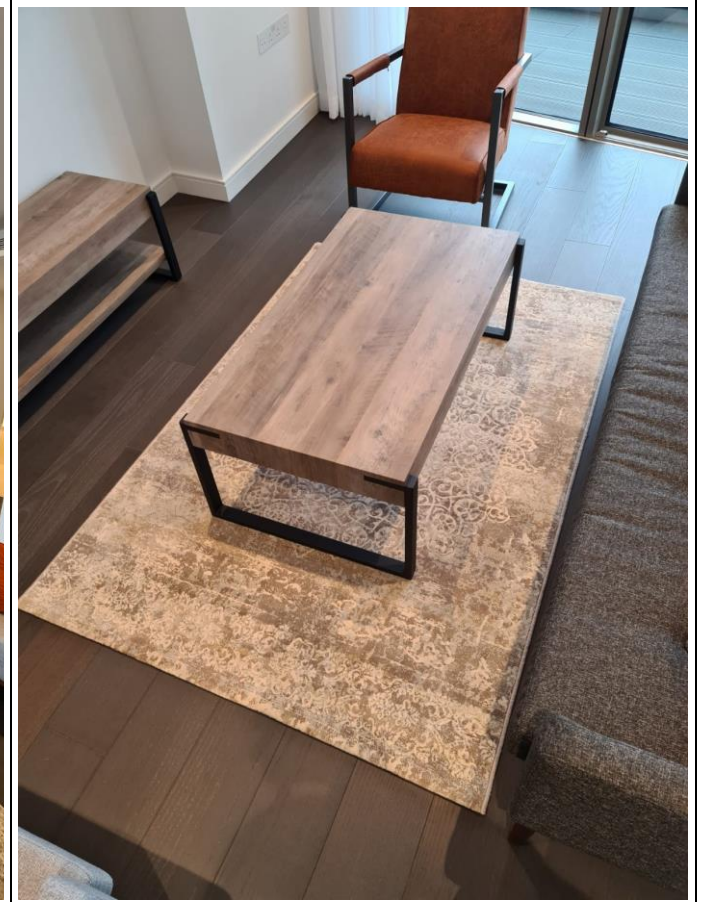
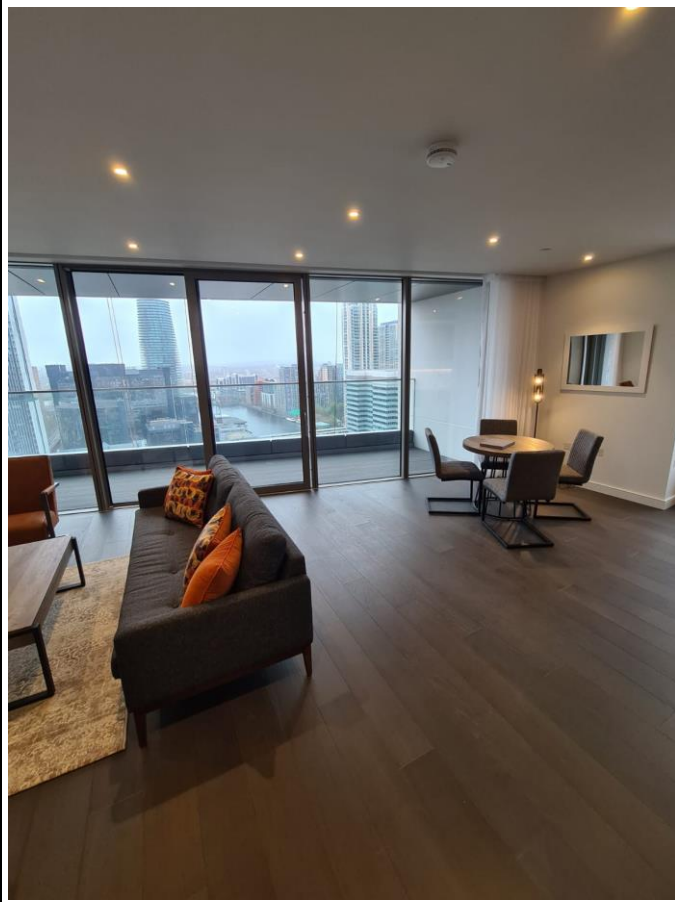


RECEPTION

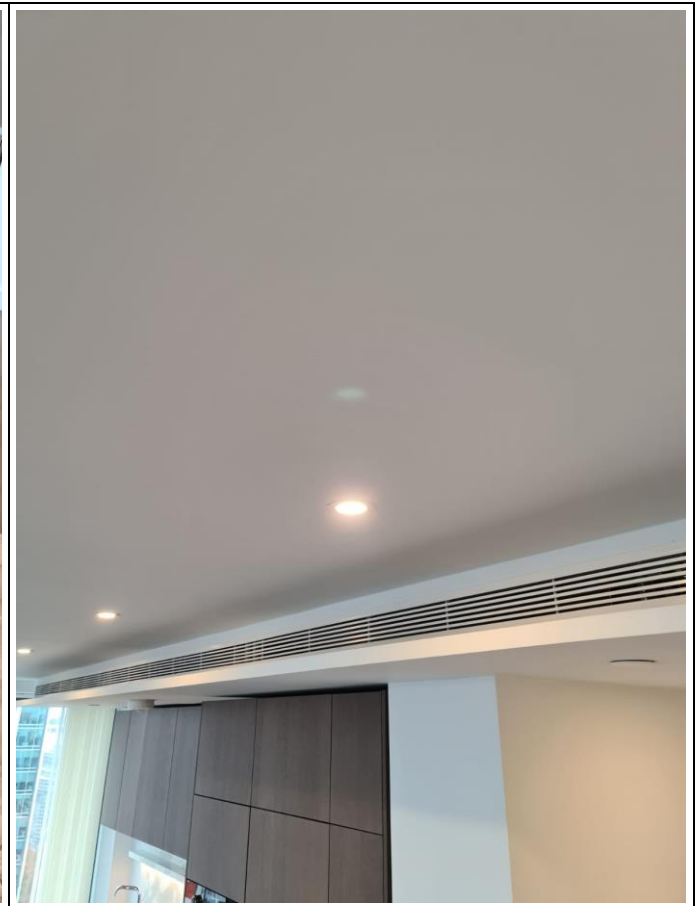
| | Item | Qty | Description | Check in comments |
|------------------------------------|-------------------------------------|-----|--|--|
| Doors and Windows | | | | |
| 1. | Window/door leading to balcony area | 1 | Grey aluminium frame, double glazed clear glass panes, brushed metal handles, integrated lock. | Key not seen. Clean and good condition. |
| 2. | Curtain rail | 1 | Large white plastic curtain rail. | Good condition. |
| 3. | Curtains | 2 | Ceiling to floor length white mesh curtains. | Good condition. |
| Flooring, Walls and Ceiling | | | | |
| 4. | Flooring | | Dark wooden. | Clean and good condition. |
| 5. | Skirting | | White painted wood. | Clean and good condition. |
| 6. | Walls | | White painted. | Good condition. |
| 7. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 8. | Lighting | 13 | Ceiling-mounted spotlight units. | All in working order. |
| 9. | Smoke alarm | 2 | Ceiling-mounted. White plastic smoke alarm. | Both are in working condition. |
| 10. | Grill | 1 | Large white metal grill for central air conditioning. | Clean and good condition. |
| Décor and Furniture | | | | |
| 11. | Lamp | 1 | Freestanding lamp consist of black metal stand with 2 light bulbs. | Working condition. |
| 12. | | 1 | Chrome base, grey lampshade and single light bulb. | Working condition. |

| | | | | |
|-----|---------------|---|--|---|
| 13. | Mirror panel | 1 | Wall mounted mirror panel with white wooden frame. | Good condition. |
| 14. | Artwork | 1 | Wall mounted piece of artwork with white wooden frame. | Good condition. |
| 15. | Dining table | 1 | Black metal legs and stand with light wooden table top surface. | Brand new and good condition. |
| 16. | Dining chairs | 4 | Grey material seat and back rest with black metal legs, | Brand new, in good condition. |
| 17. | TV stand | 1 | Consists of black metal legs, light wooden table top surface and light wooden shelving unit to underneath section. | Brand new and good condition. |
| 18. | Coffee table | 1 | Consists of black metal legs with light wooden table top surface. | Brand new and good condition. |
| 19. | Rug | 1 | Beige rug. | Brand new, clean and good condition. |
| 20. | Armchair | 1 | Consists of dark grey metal legs with brown leather seat and back rest. | Brand new and good condition. |
| 21. | Sofa | 1 | Grey 2-seater sofa unit, fire label seen, 12 orange scatter cushions and dark wooden legs. | Brand new and good condition. |
| 22. | | 1 | Dark grey 2-seater sofa unit with 4 orange scatter cushions, dark wooden legs and fire label seen. | Clean and good condition. Brand new. |

PHOTOS











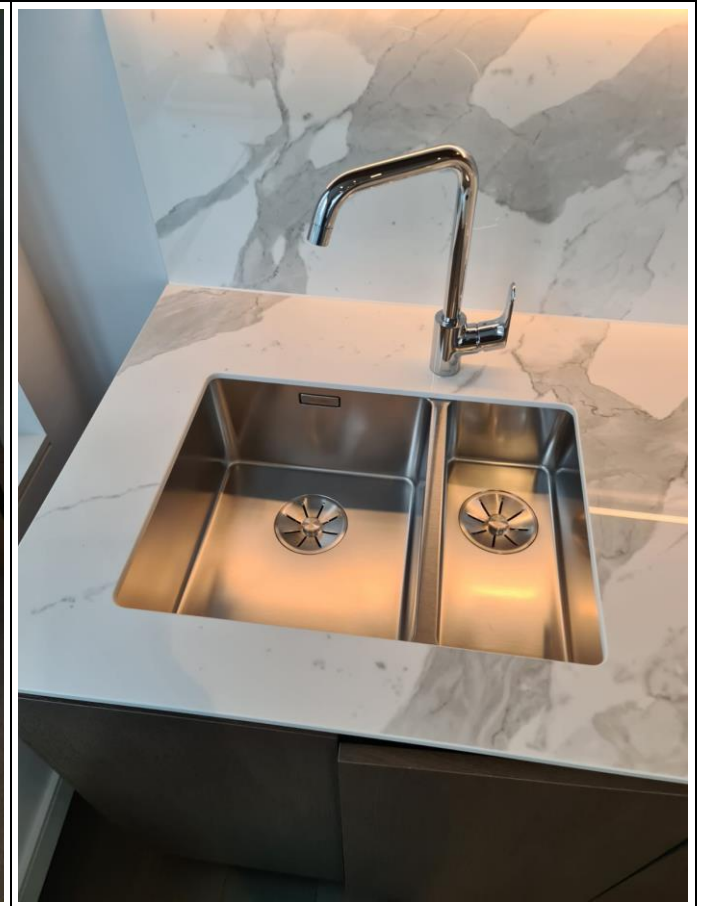
KITCHEN

| | Item | Qty | Description | Check in comments |
|-----------------------------|---------------|-----|--|--------------------------------|
| Flooring, Walls and Ceiling | | | | |
| 1. | Flooring | | Dark wooden. | Clean and good condition. |
| 2. | Skirting | | White painted wood. | Clean and good condition. |
| 3. | Walls | | White painted. | Good condition. |
| 4. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 5. | Lighting | 1 | Strip of LED lighting underneath shelving unit. | Tested, in working condition. |
| 6. | Switches | 1 | Master switches for all kitchen appliances inside the lower kitchen cabinet unit underneath cooker unit. | Good condition, visually safe. |
| 7. | Sockets | 1 | Extension plug unit integrated to tale top with integrated USB ports. | Good condition. |
| 8. | | 1 | White plastic quadruple plug socket unit. | Good condition, visually safe. |
| 9. | | 1 | White plastic quadruple plug socket unit with integrated coax plug. | Good condition, visually safe. |
| 10. | | 2 | White plastic double plug socket unit. | Good condition, visually safe. |
| 11. | Table top | 1 | White marble surface with white marble backsplash. | Brand new and good condition. |
| 12. | Shelving unit | | White marble. | Brand new and good condition. |

| | | | | |
|-----|----------------|---|---|-------------------------------|
| 13. | | | Integrated to cabinet unit RHS to fridge consists of grey wooden chrome, 5 of them in total. | Clean and good condition. |
| 14. | Cabinet Units | | Wall mounted and lower kitchen cabinet unit consist of: dark laminated wood, interior consist of dark laminated wooden shelving unit. Lower cabinets units have brand ne cooking utensils. Drinking and cooking utensils inside wall mounted cabinet unit above sink. | Clean and good condition. |
| 15. | Sink | 1 | Stainless steel sink unit with chrome mixer taps, 2 stainless steel drains, chrome overflow. | Clean and good condition. |
| 16. | Fridge-freezer | 1 | Lower freezer section consists of 3 clear plastic drawers. 5 clear plastic shelving units to interior of fridge door and 5 clear glass shelving unit with white plastic fitting to interior od fridge and 1 clear plastic vegetable drawer to the bottom section. | Brand new and good condition. |
| 17. | Cooker | 1 | Black glass electric cooker unit. | Brand new and good condition. |
| 18. | Oven | 1 | Consisting of: tinted glass to mid-section of door with grey metal handle. Interior has 2 chrome shelving units and 1 grey metal tray. | Brand new and good condition. |

| | | | | |
|-----|------------------|---|--|--|
| 19. | Microwave | 1 | Integrated microwave consists of tinted glass to door with grey metal handle, 1 chrome shelving unit to interior. | Brand new and good condition. |
| 20. | Dishwasher | 1 | Integrated. | Clean and good condition. |
| 21. | Kettle & toaster | 1 | Brand new. | Good condition. |
| 22. | Extractor hood | 1 | Brushed metal with 2 integrated spotlights. | Lights and fan are tested, in working condition. Brand new. |
| 23. | Wine cooler | 1 | Integrated wine cooler with clear glass to mid-section of door with brushed metal handle and 3 light wooden shelving unit to interior. | Clean and good condition. |
| 24. | Bin | 1 | Grey plastic bin integrated to lower cabinet unit underneath sink. | Good condition. Brand new. |

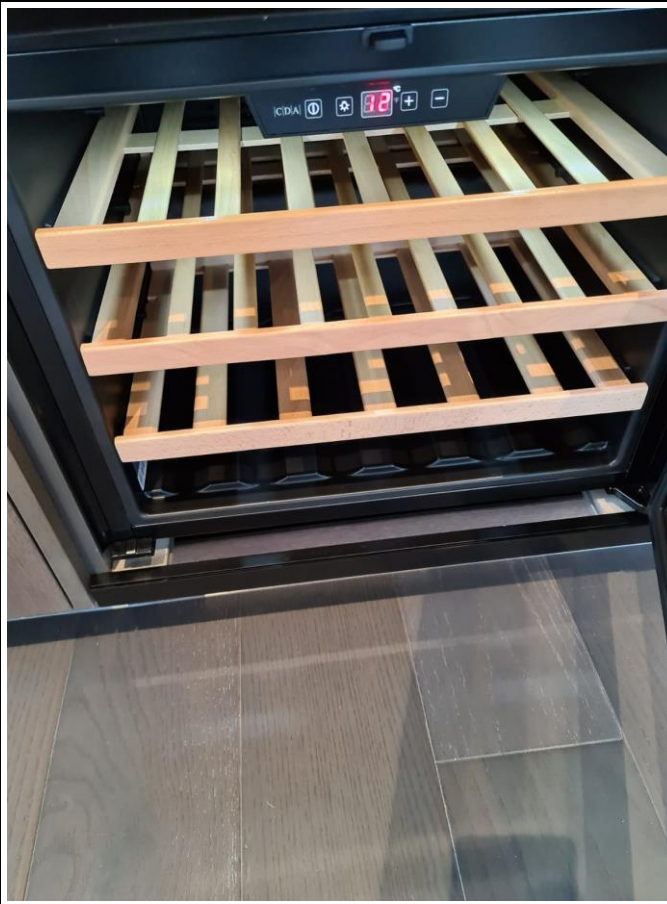
PHOTOS

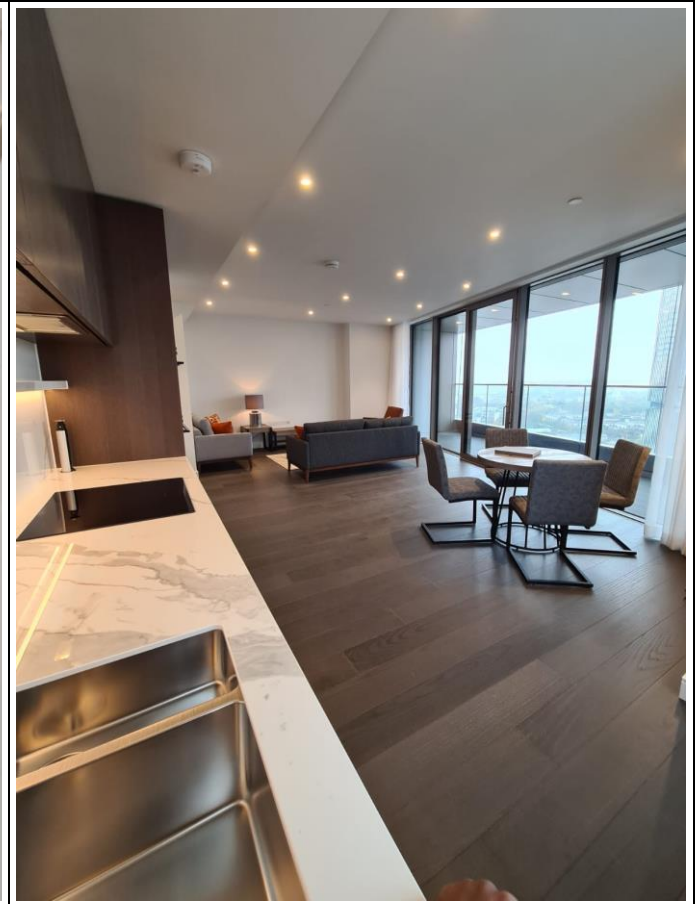


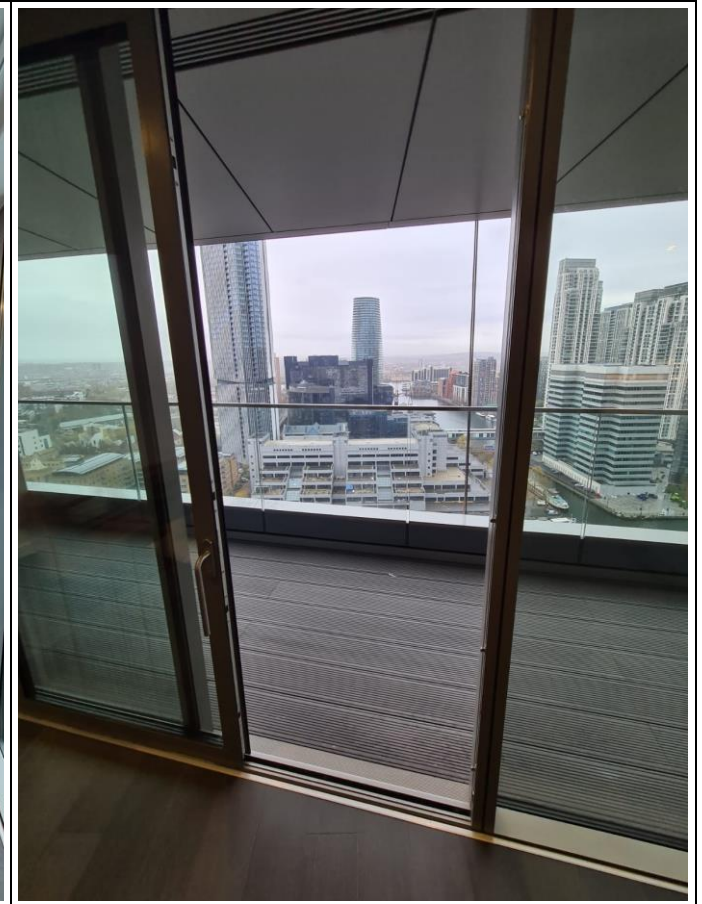


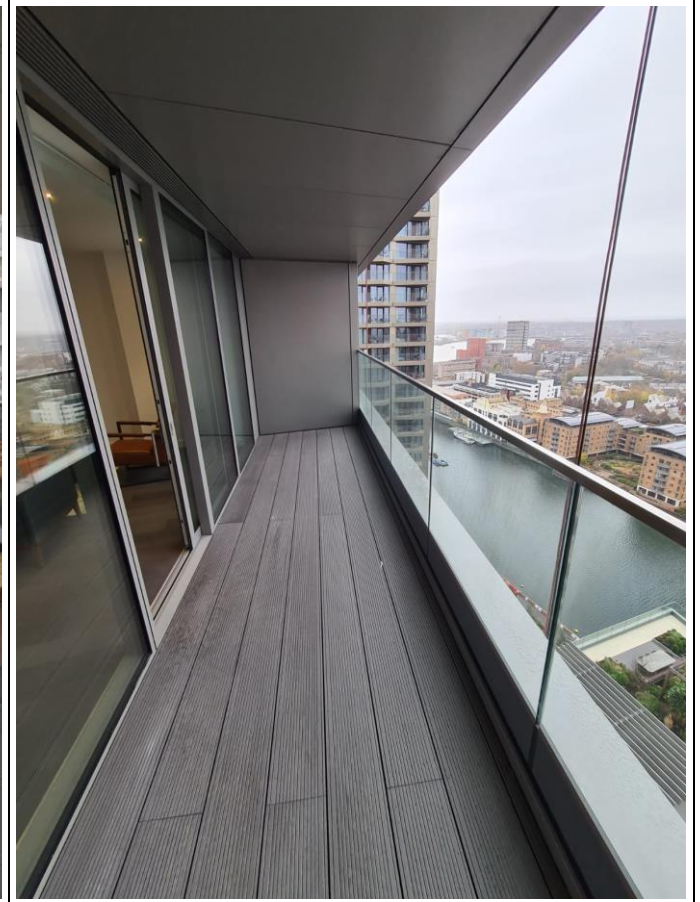












BEDROOM ONE

| | Item | Qty | Description | Check in comments |
|------------------------------------|-----------------------------|-----|---|---|
| Doors and Windows | | | | |
| 1. | Door | | White painted wooden sliding door with brushed metal handles to both exterior and interior. | Good condition. |
| 2. | Threshold | 1 | Brushed metal. | Good condition. |
| 3. | Window/door to balcony area | 1 | Window unit consisting of: grey aluminium frame, double glazed clear glass window panes has a brushed metal handle with integrated yale lock. | Key not seen. In clean and good condition. |
| 4. | Blind | 1 | White plastic ceiling to floor length blind unit with white plastic adjuster. | Tested, in working condition. Brand new. |
| 5. | Railing | | White plastic curtain rail. | Good condition. |
| Flooring, Walls and Ceiling | | | | |
| 6. | Flooring | | Grey carpeted. | Brand new. In clean and good condition. |
| 7. | Skirting | | White painted wood. | Clean and good condition. |
| 8. | Walls | | White painted. | Good condition. |
| 9. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 10. | Lighting | 6 | Ceiling mounted spotlights. | Tested, in working condition. |
| 11. | Switches | 1 | 1 double light switch with 10 functions in total. | Good condition, visually safe. |

| | | | | |
|----------------------------|---------------|---|--|--|
| 12. | Sockets | 1 | White plastic double plug socket unit with integrated coax plug unit. | Good condition, visually safe. |
| 13. | | 3 | White plastic double plug socket unit. | Good condition, visually safe. |
| 14. | Control panel | 1 | Touch screen control panel for air conditioning and for heating. | Clean and good condition. |
| 15. | Vent | 1 | White metal wall mounted vent for centre air conditioning. | Clean and good condition. |
| 16. | Smoke alarm | 1 | White plastic ceiling mounted smoke alarm. | Tested, in working condition. |
| 17. | Wardrobe | | Grey dark wooden doors with brushed metal handles. Interior to far RHS has strip of LED lights to top level and 5 grey wooden shelving unit. Interior to LHS door has strip of LED lights and motion sensor to top section, grey wooden shelving unit, chrome railing, grey wooden access panel to door facing wall. | Overall, in clean and good condition. Both strips of LED lights are in working condition. Brand New. |
| Décor and Furniture | | | | |
| 18. | Bed | 1 | Grey suede bed base with grey suede headboard, white cotton mattress, white cotton duvet, white pillows, 2 navy blue scatter cushions and 1 navy blue blanket. | Brand new and good condition. |
| 19. | Bedside table | 2 | Black metal legs with grey wooden surface, grey wooden drawer with black metal handle. | Brand new. Good condition. |

| | | | | |
|-----|------------------|---|---|-------------------------------|
| 20. | Lamps | 2 | White glass base with white plastic lampshades with single light bulb. | Brand new and good condition. |
| 21. | Chest of drawers | 1 | Freestanding chest of drawers with grey wooden frame with grey wooden 2 drawers with black plastic handles. | Brand new and good condition. |
| 22. | Mirror unit | 1 | Wall mounted mirror panel with white wooden frame. | Clean and good condition. |
| 23. | Artwork | | Wall mounted piece of artwork with white wooden frame. | Good condition. |

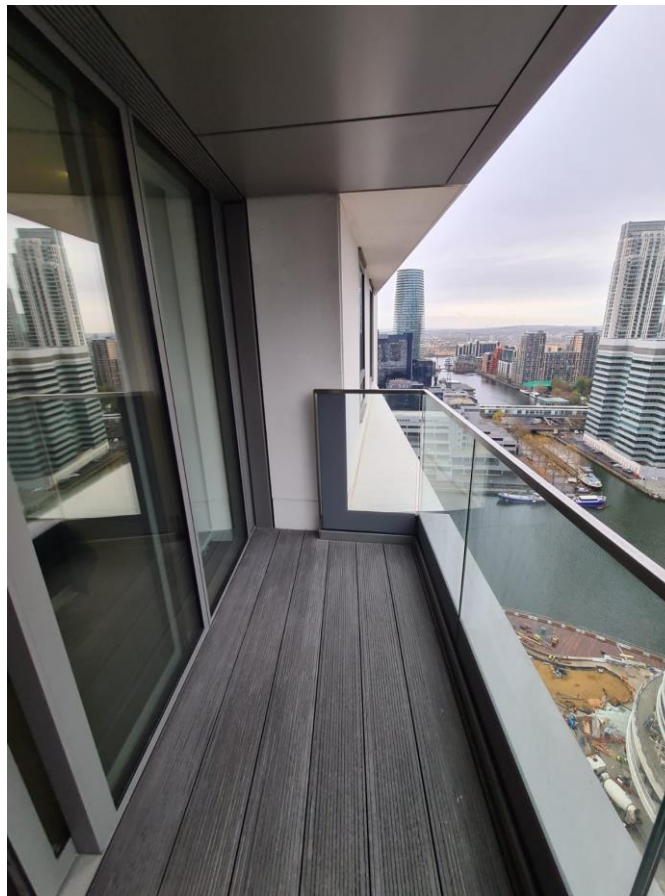
PHOTOS











EN-SUITE BATHROOM

| | Item | Qty | Description | Check in comments |
|-----------------------------|------------|-----|---|---------------------------|
| Doors and Windows | | | | |
| 1. | Door | | White painted wooden door with brushed metal handles to both sides. Interior has brushed metal thumb twist lock. Brushed metal doorstopper/peg with black rubber tip to interior top level of door. | Good condition. |
| 2. | Door frame | | White painted wood. | Good condition. |
| Flooring, Walls and Ceiling | | | | |
| 3. | Flooring | | Beige tiled with beige grouting. | Clean and good condition. |
| 4. | Walls | | Beige tiled with beige grouting. | Clean and good condition. |
| 5. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 6. | Lighting | 4 | Ceiling mounted spotlights. | All in working condition. |
| 7. | | 1 | Strip of LED lighting on ceiling place above shower cubicle. | Working condition. |

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| 8. | Shower cubicle | 1 | Clear glass shower screen with chrome fittings, chrome wall mounted taps, chrome wall mounted flexi pipe shower head, chrome wall mounted flexi pipe shower head holder. Chrome ceiling mounted shower head. | Clean and good condition. |
| 9. | Sink | 1 | White marble table top surface surrounding sink. White ceramic sink unit with chrome mixer taps and chrome push plug. 3 integrated drawers to RHS. | Clean and good condition. |
| 10. | Toilet | 1 | White ceramic toilet unit with white plastic seat and lid with wall mounted chrome push plug. | Clean and good condition. |
| 11. | Toilet roll holder | | Chrome. | Good condition. |
| 12. | Toilet brush | 1 | Brushed metal. | Good condition. |
| 13. | Shelving unit | 2 | Clear glass. | Clean and good condition. |
| 14. | | 1 | Wall mounted chrome shelving unit. | Clean and good condition. |
| Décor and Furniture | | | | |
| 15. | Bin | 1 | Small chrome bin unit. | Good condition. |
| 16. | Railing | 2 | Wall mounted chrome railings. | Good condition. |
| 17. | Pegs | 2 | Integrated wall mounted chrome pegs. | Good condition. |

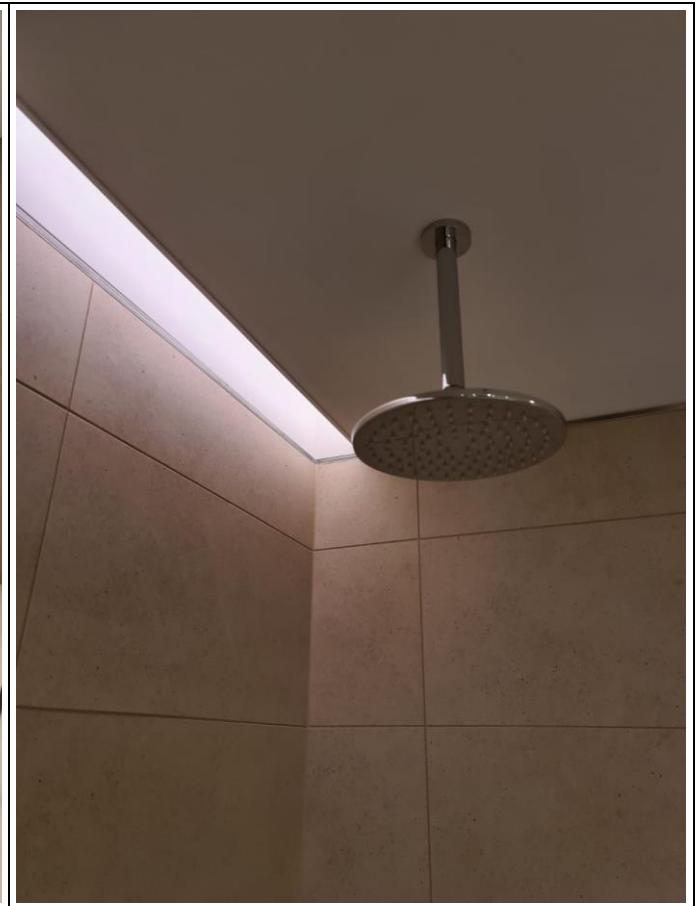


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| 18. | Mirror unit | 3 | Large integrated wall mounted mirror panels. | Good condition. |
|-----|-------------|---|--|-----------------|

PHOTOS











BEDROOM TWO

| | Item | Qty | Description | Check in comments |
|-----------------------------|--------------|-----|---|--|
| Doors and Windows | | | | |
| 1. | Door | | White painted wooden sliding door with brushed metal handles. | Good condition. |
| 2. | Threshold | 1 | Brushed metal. | Good condition. |
| 3. | Windows | 1 | Window unit consisting of: grey aluminium window frame, double glazed clear glass panes with brushed metal handles and integrated lock. | Key not seen. Clean and good condition. |
| 4. | Window sills | | White painted wood. | Clean and good condition. |
| 5. | Blind | 1 | White plastic blind ceiling to floor unit with white plastic adjuster stick. | Working condition. |
| 6. | Blind rail | 1 | White plastic. | Good condition. |
| 7. | Railing | | White wooden railing just in front of window bottom level. | Good condition. |
| Flooring, Walls and Ceiling | | | | |
| 8. | Flooring | | Grey carpeted. | Brand new. Clean and good condition. |
| 9. | Skirting | | White painted wood. | Clean and good condition. |
| 10. | Walls | | White painted. | Good condition. |
| 11. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 12. | Lighting | 6 | Ceiling mounted spotlights. | Tested, all in working condition. |

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| 13. | Switches | 1 | Double light switch with 5 functions. | Good condition, visually safe. |
| 14. | Sockets | 4 | White plastic double plug socket unit. | Good condition, visually safe. |
| 15. | | | White plastic double plug socket unit with integrated coax plug. | Good condition, visually safe. |
| 16. | Control panel | 1 | White plastic touch screen control panel for central air conditioning and underfloor heating. | Good condition. |
| 17. | Smoke alarm | 1 | White plastic ceiling mounted smoke alarm. | Tested, in working condition. |
| 18. | Wardrobe | 1 | Integrated wardrobe consists of 3 dark wooden doors with brushed metal handles. Interior of far LHS has strip of LED lights to top and 5 grey wooden shelving units. Interior of far RHS door consists of strip of LED lighting and motion sensor to corner edge, grey wooden shelving unit and 1 chrome railing. | Clean and good condition overall. LED lights are in working condition. LED lights and motion sensor are in working condition. Brand New. |
| 19. | Access panel | | White wooden ceiling mounted access panel. | Good condition. |
| 20. | Vent | 1 | White metal wall mounted vent. | Clean and good condition. |
| Décor and Furniture | | | | |
| 21. | Bed | 1 | Grey suede bed base and a headboard, white cotton mattress, white cotton duvet, 4 white pillows, 2 green scatter cushions and one grey blanket. | Brand new and good condition. |

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| 22. | Bedside table | 2 | Black metal legs with grey wooden drawers and black metal handles. | Brand new, in clean and good condition. |
| 23. | Bedside lamps | 2 | Brushed metal stand, single light bulb and grey metal lampshade. | Both are in working condition. Brand new. |
| 24. | Chest of drawers | 1 | Grey wooden frame with 3 grey wooden drawers with black metal handles. | Brand new and good condition. |
| 25. | Mirror unit | 1 | Wall mounted mirror panel with white wooden frame. | In clean and good condition. |
| 26. | Artwork | 1 | Wall mounted piece of artwork with white wooden frame. | Clean and good condition. |

PHOTOS









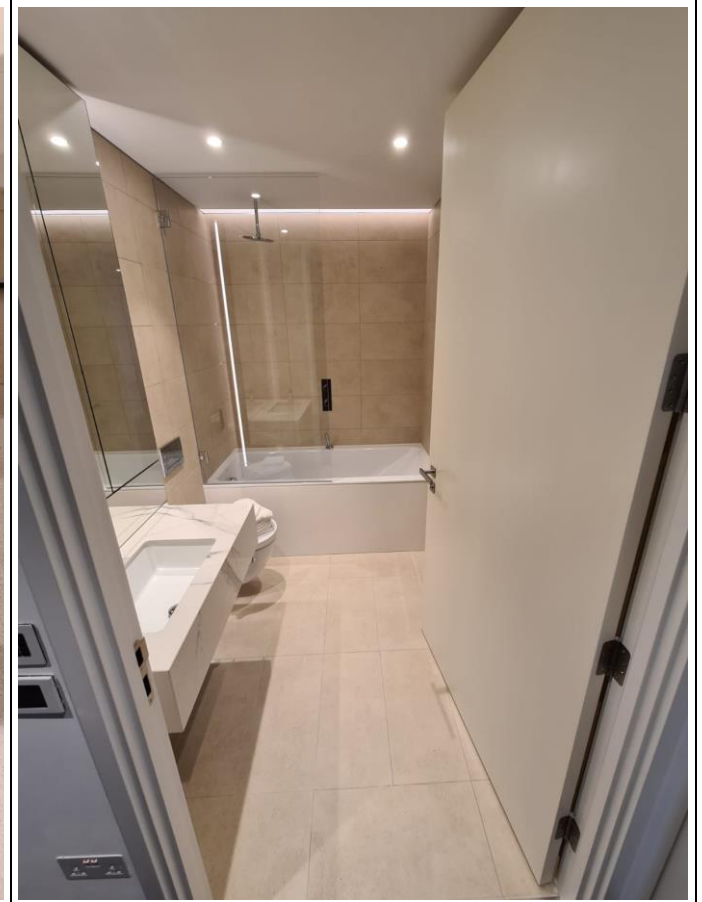
EN-SUITE BATHROOM

| | Item | Qty | Description | Check in comments |
|-----------------------------|------------|-----|---|---------------------------|
| Doors and Windows | | | | |
| 1. | Door | | White painted wooden door with brushed metal handles to both sides. Interior has brushed metal thumb twist lock. Brushed metal doorstopper/peg with black rubber tip to interior top level of door. | Good condition. |
| 2. | Door frame | | White painted wood. | Good condition. |
| 3. | Threshold | | Brushed metal. | Good condition. |
| Flooring, Walls and Ceiling | | | | |
| 4. | Flooring | | Beige tiled with grey grouting. | Clean and good condition. |
| 5. | Walls | | Beige tiled with beige grouting. | Clean and good condition. |
| 6. | Ceiling | | White painted. | Good condition. |
| Fixtures and Fittings | | | | |
| 7. | Lighting | 3 | Ceiling mounted spotlights. | All in working condition. |
| 8. | | 1 | Strip of LED lighting door facing wall space directly above bath tub. | Working condition. |

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| 9. | Bath | 1 | White plastic bath unit with clear glass shower screen with chrome fittings, chrome push plug, chrome over flow, chrome integrated flexi pipe shower head, chrome wall mounted taps. Chrome ceiling mounted shower head. | Clean and good condition. |
| 10. | Sink | 1 | White marble table top surface surrounding sink. White ceramic sink unit with chrome mixer taps and faucet, chrome push plug and white ceramic overflow. Integrated chrome toilet roll holder underneath. | Clean and good condition. |
| 11. | Toilet | 1 | White ceramic toilet unit with white plastic seat and lid with wall mounted chrome push plug. | Clean and good condition. |
| 12. | Toilet roll holder | | Chrome. | Good condition. |
| 13. | Toilet brush | 1 | Brushed metal. | Good condition. |
| 14. | Cabinet unit | 1 | Mirrored panel dark wooden door, one of the LHS mirror panels, interior consists of 3 clear glass shelving unit with chrome fittings. White plastic shaver's only plug socket and integrated spotlight to top section of cabinet. | Clean and good condition. Tested, in working condition. |
| Décor and Furniture | | | | |

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|-----|-------------|---|--|--|
| 15. | Bin | 1 | Small brushed metal bin unit. | Good condition. |
| 16. | Railing | 2 | Wall mounted chrome railings. | Good condition. |
| 17. | Mirror unit | 6 | Integrated wall mounted mirror panels. They have strips of LED lighting to corner edge of both LHS and RHS panel. | Good condition. Tested, in working condition. |

PHOTOS













SIGNATURES

The signatures below state that both parties are happy with the inventory report and its content, 7 days following receipt of this document. If the property is rented to multiple tenants, one tenant signature denotes the approval of all tenants.

Tenant

Name:

Date:

Signature:

Landlord / Verifier

Name:

Date:

Signature: