



Inventory Report

Prepared by Click Inventories



Check-out report

Sample report: photo link disabled for illustration.

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 0203 488 8072



PROPERTY

Flat 12, Sample House, 1 Specimen Square, London

PREPARED FOR

Sample Lettings Ltd

PROPERTY TYPE

2 Bedroom Apartment
1 Bathroom. Furnished

REFERENCE

SAMPLEOT

INVENTORY DATE

12/01/2026

AMENDMENTS ADMISSIBLE UNTIL

02/02/2026

PHOTOGRAPHS

62

ADDITIONAL AREAS

Balcony	1
Storage cupboard	1
Garden	N/A

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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.

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: Any discrepancies or requested amendments must be advised in writing to the issuing agent within 14 working days from the day the tenant(s) received the report. If no amendments are advised 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 and flooring 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 and décor Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement. The decor 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.

Appliances 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

CONDITION

Good Condition	Light signs of wear, minor marks or scratches, no obvious defects.
Visually safe	Recorded where an electrical item or fitting has been checked visually for damage. It is not a statement of electrical safety.
Not tested	Recorded where an item has not been tested, in line with the Electricals and Fire Safety section.

ABBREVIATIONS

FFR Fire label

Only the terms used in this report are defined above.

CONDITION SUMMARY

	SCHEDULE OF CONDITION		YES / NO	COMMENT
1	General cleanliness	Do any areas require further cleaning?	YES	Property domestically cleaned with omissions as per the report. Not professionally cleaned.
2	Flooring	Do any areas require further cleaning?	YES	Bedroom One, red stain to the carpet beside the bed.
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?	YES	
7	Furnishing	Do any areas require further cleaning?	NO	
8	Bathroom	Do any areas require further cleaning?	YES	Heavy limescale to the shower glass and mixer. Black mould spotting along the shower tray sealant.
9	Kitchen	Do any areas require further cleaning?	YES	Burnt-on residue to all four cooking zones of the induction hob.
10	Appliances	Do any require further cleaning?	YES	Induction hob.
11		Do the appliances work?	YES	
12	Interior lighting	Were all bulbs working when tested?	YES	
13	Smoke alarms	Were all alarms working when tested?	YES	All smoke and heat alarms tested, in working condition.
14	Manuals	Could any be seen?	YES	
15	Tenant present	Was the tenant present for the inventory?	NO	Inspection carried out unattended.
16	Interior drains	Do they run clear when tested?	YES	
17	Outside areas	How did they appear?	CLEAN	
18	Rubbish	Has all rubbish been cleared?	YES	

CONDITION SUMMARY

SCHEDULE OF CONDITION		YES / NO	COMMENT
19	Non-visible notations	Do any areas have odours or notable smells?	☐ NO

SAMPLE REPORT

FIRE SAFETY

ITEM	LOCATION	COMMENTS
Smoke alarm	Entrance and Hallway	
Heat alarm	Entrance and Hallway	
Smoke alarm	Reception and Kitchen	
Heat alarm	Reception and Kitchen	
Fire blanket	Reception and Kitchen, inside the tall unit beside the oven	
Sprinkler heads	Throughout the apartment, ceiling recessed	
Front door closer	Entrance and Hallway	

KEY CONCERNS

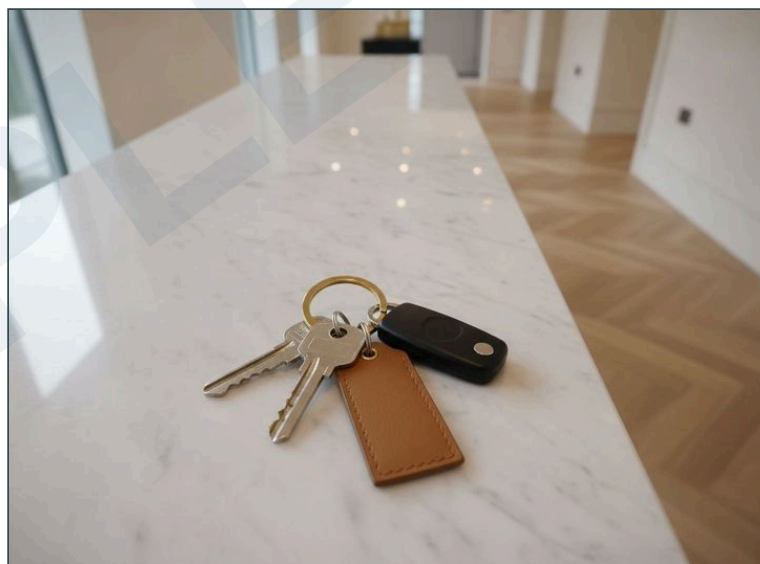
The observations below are recorded at check out and are drawn from the room findings. Each entry cites the room and item number it appears against.

ROOM	ITEM	OBSERVATION AT CHECK OUT
Reception and Kitchen	8	Scuff marks and a scrape approximately 30cm to the wall behind the sofa.
Bedroom One	7	Red stain approximately 10cm to the carpet beside the bed.
Reception and Kitchen	20	Burnt-on residue to all four cooking zones of the induction hob.
Bathroom	15	Heavy limescale build-up to the shower glass and brushed brass mixer.
Bathroom	16	Black mould spotting along the silicone sealant at the shower tray edge.
Bedroom Two	8	Adhesive residue and pin holes (6) to the wall above the desk.
Bedroom One	5	Mould spotting to the lower corner of the window reveal.

Keys & Manuals

ITEM	QTY	DESCRIPTION
Keys	1	set with 2 x security keys and 1 x black key fob on a brushed brass ring with a blank leather tag.
Manuals		Manuals: appliance manuals and the building handbook in a folder in the kitchen island top drawer.

Key Photographs



Keys

12/01/2026

METER READINGS

TYPE	READING	LOCATION	SERIAL
Electricity	04512.3	Hallway storage cupboard	E17SAMPLE1234
Water	00821	Hallway storage cupboard	W21SAMPLE5678
Gas	03367	Hallway storage cupboard	G4SAMPLE9012

Meter Photographs



Electricity 12/01/2026



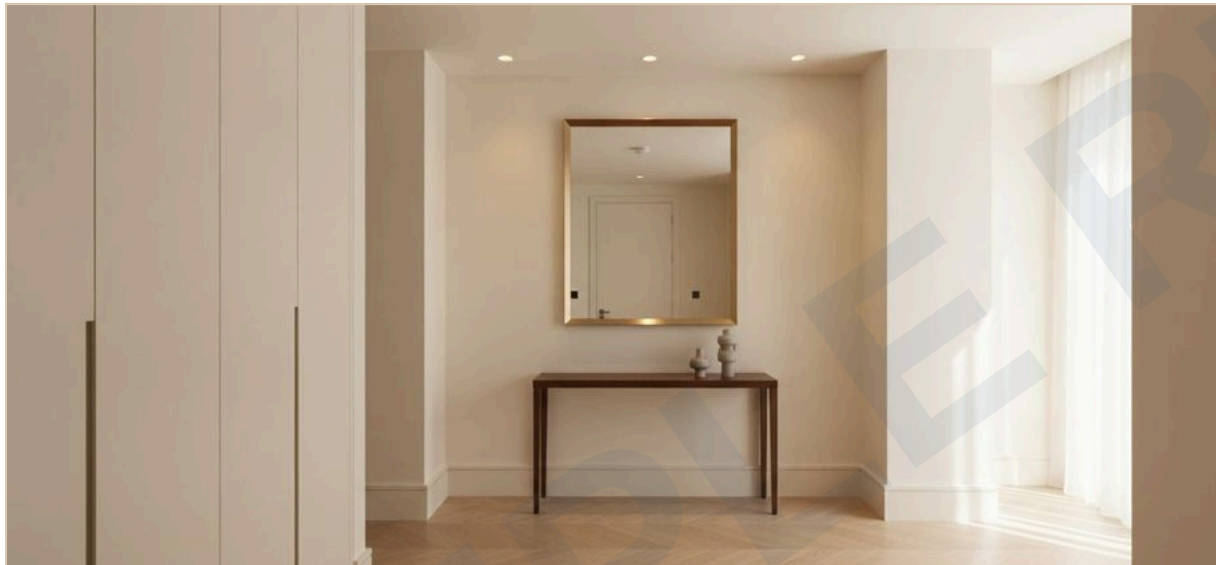
Water 12/01/2026



Gas 12/01/2026

Report Findings

ENTRANCE AND HALLWAY



NOTE ANY RECENT WORKS

None advised at the time of inspection.

KEY

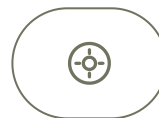
- Doors
- Storage cupboard
- Alarms



Doors x1



Storage cupboard x1



Alarms x2

Entrance and Hallway

ENTRANCE AND HALLWAY

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS	
DOORS AND WINDOWS					
1	Door and features	1	Walnut veneer fire door to the communal corridor, warm white painted to the interior	Good condition, no marks or defects noted. Lock, thumb turn and closer tested, in working order	As per check in.
			Exterior: brushed brass numeral 12, spy hole and lever handle, multi-point lock		
			Interior: brushed brass lever handle, thumb turn and overhead closer		
2	Door frame	1	Walnut veneer to the exterior, warm white painted timber to the interior	Good condition, no marks or defects noted	As per check in.
3	Threshold	1	Brushed brass threshold strip beneath the door	Good condition, no marks or defects noted	As per check in.
4	Windows		Nil recorded	Nil recorded	Nil recorded
FLOORING, WALLS AND CEILING					
5	Flooring		Wide-plank oak herringbone floor, matt lacquered	Clean and good condition, no marks or defects noted	As per check in.

ENTRANCE AND HALLWAY

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FLOORING, WALLS AND CEILING				
6	Skirting	Warm white painted timber with a recessed shadow gap	Good condition, no marks or defects noted	As per check in.
7	Walls	Warm white painted	Good condition, no marks or defects noted	As per check in.
8	Ceiling	Warm white painted	Good condition, no marks or defects noted	As per check in.
FIXTURES AND FITTINGS				
9	Lighting	4 Recessed ceiling downlights with brushed brass trims, dimmable	Tested, in working order. All 4 in working order	As per check in.
10	Smoke alarm	1 Ceiling mounted white plastic mains powered alarm	Tested, in working condition	As per check in.
11	Heat alarm	1 Ceiling mounted white plastic mains powered alarm, beside the kitchen entrance	Tested, in working condition	As per check in.
12	Video entry phone	1 Wall mounted white glass touchscreen unit	Good condition, no marks or defects noted. Tested, in working order	As per check in.

ENTRANCE AND HALLWAY

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
13	Thermostat	1	Wall mounted white glass digital thermostat for the underfloor heating	Good condition, no marks or defects noted. Not tested	As per check in.
14	Heating		Underfloor heating beneath the herringbone floor, controlled by the wall thermostat	Good condition, no marks or defects noted. Not tested	As per check in.
15	Switches	2	Brushed brass screwless light switch units, two functions each	Working condition. Visually safe	As per check in.
16	Sockets	1	Brushed brass screwless double plug socket unit at low level	Working condition. Visually safe	As per check in.
17	Fitted joinery	1	Full-height built-in coat cupboard, warm white matt lacquer doors with push-to-open catches	Clean and good condition, no marks or defects noted	As per check in.
			Interior: brushed brass hanging rail and one oak shelf		
18	Mirror	1	Wall mounted round mirror with a slim brushed brass frame, above the console	Good condition, no marks or defects noted	As per check in.

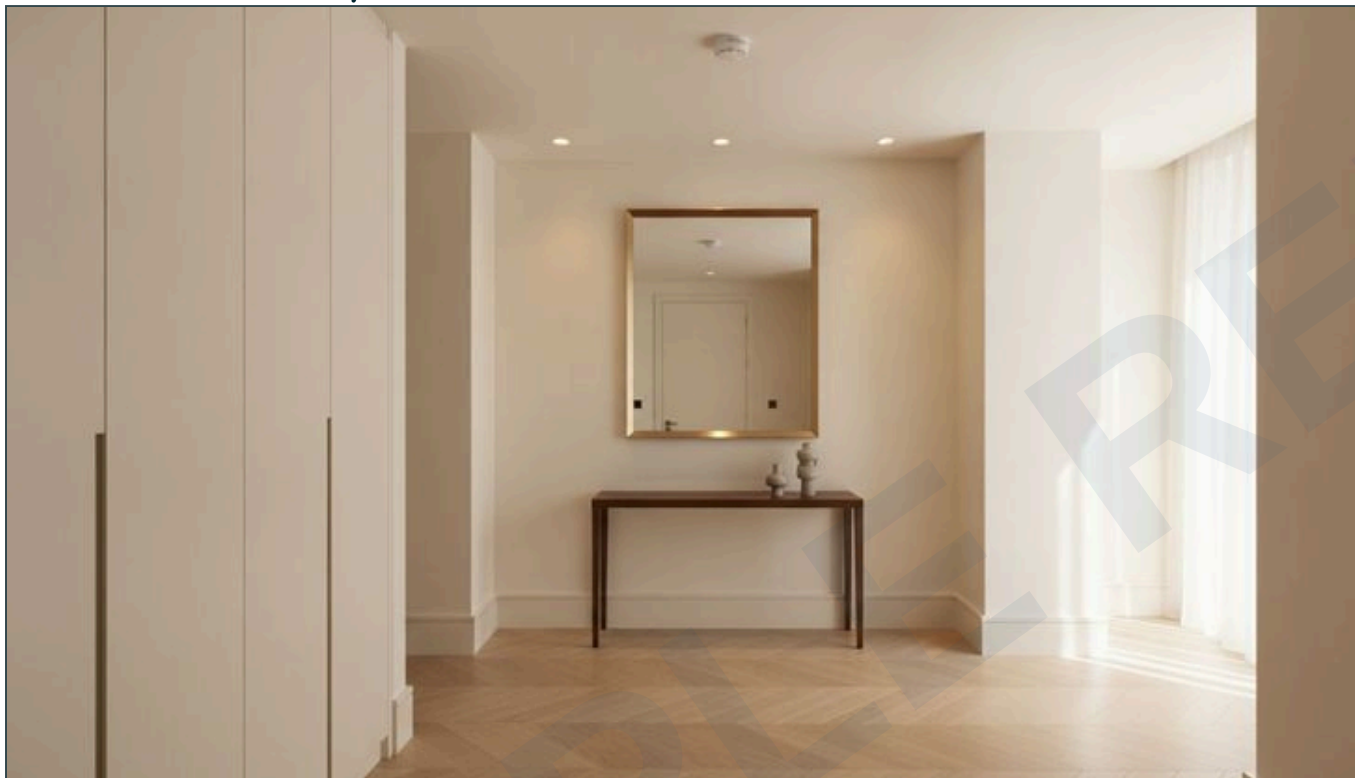
ENTRANCE AND HALLWAY

FINDINGS

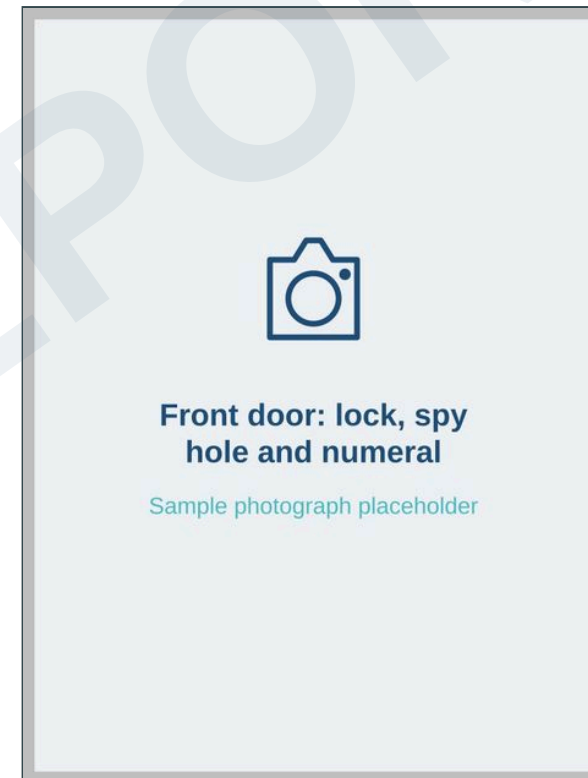
ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DÉCOR AND FURNITURE					
19	Console table	1	Slim oak console table with brushed brass legs	Good condition, no marks or defects noted	As per check in.
20	Table lamp	1	Ceramic table lamp with a linen shade, on the console	Good condition, no marks or defects noted. Tested, in working order	As per check in.
21	Artwork	1	Framed abstract print in a light oak frame	Good condition, no marks or defects noted	As per check in.

Entrance and Hallway

PHOTOS



12/01/2026



Item 1 · Door and features

12/01/2026

Entrance and Hallway

PHOTOS



Herringbone floor at the entrance

Sample photograph placeholder

Item 5 · Flooring

12/01/2026



Ceiling smoke alarm

Sample photograph placeholder

Item 10 · Smoke alarm

12/01/2026



Built-in coat cupboard, doors open

Sample photograph placeholder

Item 17 · Fitted joinery

12/01/2026

Entrance and Hallway

PHOTOS



Video entry phone

Sample photograph placeholder

Item 12 · Video entry phone

12/01/2026



Mirror and console table

Sample photograph placeholder

Item 18 · Mirror

12/01/2026



Thermostat and switches

Sample photograph placeholder

Item 13 · Thermostat

12/01/2026

RECEPTION AND KITCHEN



Alarms x2



Windows x3



Balcony x1

NOTE ANY RECENT WORKS

None advised at the time of inspection.

KEY

- Alarms
- Windows
- Balcony

Reception and Kitchen

RECEPTION AND KITCHEN

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DOORS AND WINDOWS					
1	Door and features	1	Warm white painted solid timber door to both faces, flush finish, concealed hinges	Good condition, no marks or defects noted	As per check in.
			Brushed brass lever handles to both faces		
2	Door frame	1	Warm white painted timber, exposed to both faces	Good condition, no marks or defects noted	As per check in.
3	Threshold	1	Solid oak threshold beneath the door	Good condition, no marks or defects noted	As per check in.
4	Window and features	3	Floor-to-ceiling aluminium framed double glazed windows, bronze finish to the exterior, one opening sliding door onto the balcony	Good condition, no marks or defects noted. Not tested	As per check in.
			Brushed brass handles and locks to the sliding door		
5	Curtains	3	Floor length sheer linen curtains on ceiling recessed tracks	Clean and good condition, no marks or defects noted	As per check in.

RECEPTION AND KITCHEN

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FLOORING, WALLS AND CEILING				
6	Flooring	Wide-plank oak herringbone floor, matt lacquered	Clean and good condition, no marks or defects noted	As per check in.
7	Skirting	Warm white painted timber with a recessed shadow gap	Good condition, no marks or defects noted	As per check in.
8	Walls	Warm white painted	Good condition, clean, no marks or defects noted	As per check in. Additionally, scuff marks and a scrape approximately 30cm to the wall behind the sofa, at mid level.
9	Ceiling	Warm white painted with a recessed perimeter lighting channel	Good condition, no marks or defects noted	As per check in.
FIXTURES AND FITTINGS				
10	Lighting	8 Recessed ceiling downlights with brushed brass trims, dimmable	Tested, in working order. All 8 in working order	As per check in.
11	Pendant lighting	3 Brushed brass and opal glass pendants above the kitchen island	Good condition, no marks or defects noted. Tested, in working order	As per check in.

RECEPTION AND KITCHEN

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
12	Smoke alarm	1	Ceiling mounted white plastic mains powered alarm, to the reception	Tested, in working condition	As per check in.
13	Heat alarm	1	Ceiling mounted white plastic mains powered alarm, to the kitchen	Tested, in working condition	As per check in.
14	Heating		Underfloor heating beneath the herringbone floor	Good condition, no marks or defects noted. Not tested	As per check in.
15	Switches	3	Brushed brass screwless dimmer switch units, two functions each	Working condition. Visually safe	As per check in.
16	Sockets	6	Brushed brass screwless double plug socket units, two with USB outlets	Working condition. Visually safe	As per check in.
17	Worktop		White quartz worktop and matching upstand, with a waterfall end to the island	Clean and good condition, no marks or defects noted	As per check in.

RECEPTION AND KITCHEN

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS				
18	Kitchen units	Handleless soft grey matt lacquer wall and base units with soft close doors and drawers	Clean and good condition, no marks or defects noted	As per check in.
		Island unit with four drawers and seating overhang to the reception side		
		Interiors: white melamine shelves and drawer boxes, cutlery insert to the top drawer		
19	Sink	1 Undermounted stainless steel single bowl sink with a brushed brass mixer tap and boiling water tap	Clean and good condition. Both taps tested, in working order	As per check in.
20	Hob	1 Black glass four zone induction hob, flush fitted to the island, touch controls	Clean, no marks or defects noted. Tested, in working order	As per check in. Additionally, burnt-on residue to all four cooking zones and baked-on spill marks across the glass. Tested, in working order.
21	Extractor	1 Ceiling recessed extractor above the island, brushed steel grille, remote controlled	Clean and good condition. Tested, in working order	As per check in.

RECEPTION AND KITCHEN

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
22	Oven	1	Integrated black glass single electric oven with touch controls Interior: two chrome shelves and one enamel tray	Clean and good condition. Tested, in working order	As per check in.
23	Combination microwave	1	Integrated black glass combination microwave oven above the oven	Clean and good condition. Tested, in working order	As per check in.
24	Fridge freezer	1	Integrated tall fridge freezer behind soft grey lacquer doors Fridge: four glass shelves, two salad drawers and three door shelves. Freezer: three clear drawers	Clean and good condition. Tested, in working order	As per check in.
25	Dishwasher	1	Integrated full size dishwasher behind a soft grey lacquer door, two baskets and a cutlery tray	Clean and good condition. Tested, in working order	As per check in.
26	Wine cooler	1	Integrated under counter wine cooler with a black glass door, five timber racks	Clean and good condition. Tested, in working order	As per check in.
27	Air conditioning	1	Ceiling recessed white linear air conditioning grille with a wall controller	Good condition, no marks or defects noted. Not tested	As per check in.

RECEPTION AND KITCHEN

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DÉCOR AND FURNITURE				
28	Sofa	1	Deep three seat sofa upholstered in ivory boucle, oak plinth base Four matching scatter cushions	Clean and good condition, no marks or defects noted. FFR label present. As per check in.
29	Armchair	1	Upholstered armchair in oatmeal linen with oak legs	Clean and good condition, no marks or defects noted. FFR label present. As per check in.
30	Coffee table	1	Round white marble coffee table on a pedestal base	Good condition, no marks or defects noted As per check in.
31	Side table	1	Round oak side table beside the armchair	Good condition, no marks or defects noted As per check in.
32	Rug	1	Oatmeal wool flatweave rug beneath the coffee table, approximately 2m by 3m	Clean and good condition, no marks or defects noted As per check in.
33	Dining table	1	Round solid oak dining table seating four	Good condition, no marks or defects noted As per check in.

RECEPTION AND KITCHEN

FINDINGS

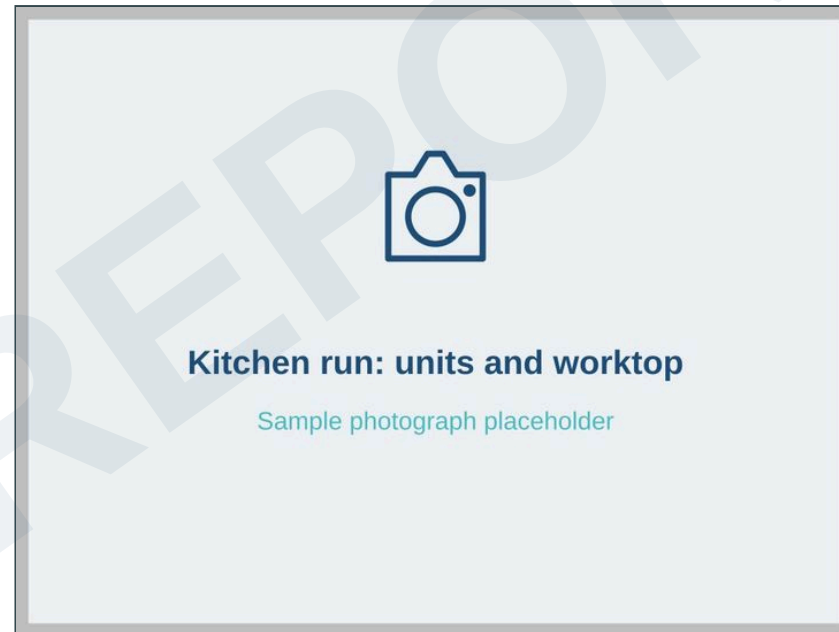
ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DÉCOR AND FURNITURE					
34	Dining chairs	4	Oak framed dining chairs with oatmeal upholstered seats	Clean and good condition, no marks or defects noted. FFR label present.	As per check in.
35	Bar stools	3	Brushed brass framed bar stools with oatmeal upholstered seats, at the island	Clean and good condition, no marks or defects noted. FFR label present.	As per check in.
36	Media unit	1	Low oak media unit with two push-to-open doors	Good condition, no marks or defects noted	As per check in.
37	Floor lamp	1	Brushed brass arc floor lamp with a linen shade	Good condition, no marks or defects noted. Tested, in working order	As per check in.
38	Artwork	2	Framed abstract prints in light oak frames, above the sofa	Good condition, no marks or defects noted	As per check in.

Reception and Kitchen

PHOTOS



12/01/2026



Item 18 · Kitchen units

12/01/2026

Reception and Kitchen

PHOTOS



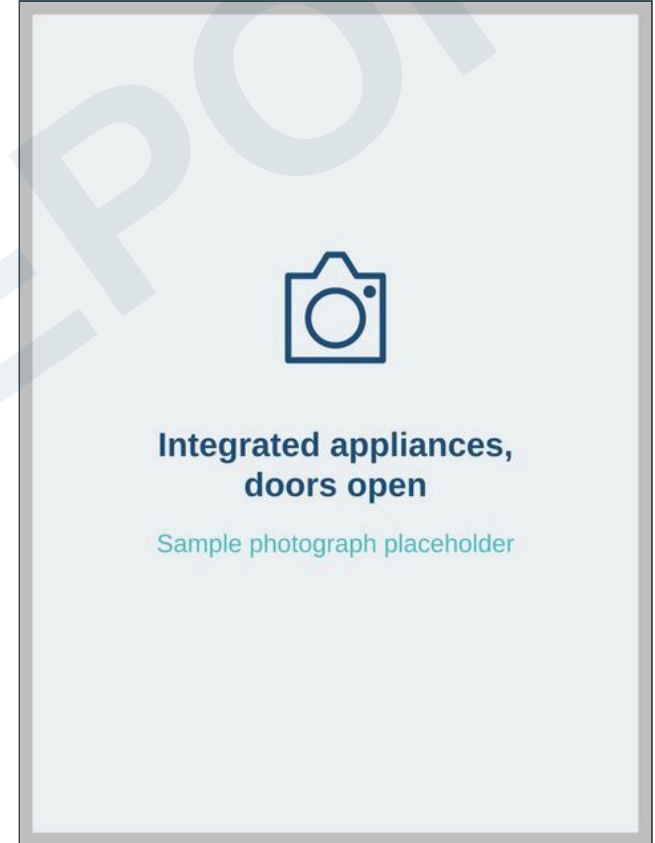
Item 20 · Hob

12/01/2026



Item 8 · Walls

12/01/2026



Item 24 · Fridge freezer

12/01/2026

Reception and Kitchen

PHOTOS



Sofa and FFR label

Sample photograph placeholder

Item 28 · Sofa

12/01/2026



Dining table and chairs

Sample photograph placeholder

Item 33 · Dining table

12/01/2026



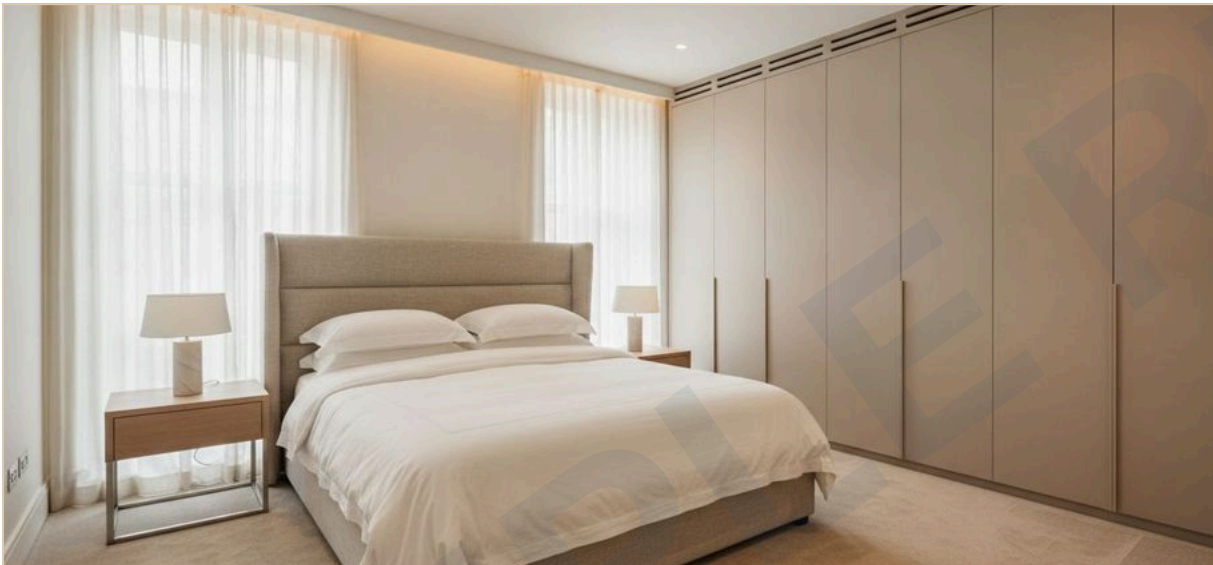
Sink and mixer tap

Sample photograph placeholder

Item 19 · Sink

12/01/2026

BEDROOM ONE



Doors x1



Windows x1



Wardrobes x1

Bedroom One

NOTE ANY RECENT WORKS

None advised at the time of inspection.

KEY

- Doors
- Windows
- Wardrobes

BEDROOM ONE

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DOORS AND WINDOWS					
1	Door and features	1	Warm white painted solid timber door to both faces, flush finish, concealed hinges	Good condition, no marks or defects noted	As per check in.
			Brushed brass lever handles to both faces		
2	Door frame	1	Warm white painted timber, exposed to both faces	Good condition, no marks or defects noted	As per check in.
3	Threshold	1	Solid oak threshold beneath the door	Good condition, no marks or defects noted	As per check in.
4	Window and features	1	Floor-to-ceiling aluminium framed double glazed window, one tilt and turn opening section	Good condition, no marks or defects noted. Not tested	As per check in.
			Brushed brass handle and lock		
5	Window reveal	1	Warm white painted plaster reveal and oak sill board to the window	Good condition, no marks or defects noted	As per check in. Additionally, black mould spotting to the lower corner of the reveal and along the sill board edge.

BEDROOM ONE

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DOORS AND WINDOWS				
6	Curtains	1	Floor length sheer linen curtains on a ceiling recessed track Oatmeal blackout curtains on a second track	Clean and good condition, no marks or defects noted As per check in.
FLOORING, WALLS AND CEILING				
7	Flooring	Oatmeal wool carpet, fitted wall to wall	Clean and good condition, no marks or defects noted	As per check in. Additionally, red stain approximately 10cm to the carpet beside the bed, on the window side.
8	Skirting	Warm white painted timber with a recessed shadow gap	Good condition, no marks or defects noted	As per check in.
9	Walls	Warm white painted	Good condition, no marks or defects noted	As per check in.
10	Ceiling	Warm white painted	Good condition, no marks or defects noted	As per check in.

BEDROOM ONE

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
11	Lighting	4	Recessed ceiling downlights with brushed brass trims, dimmable	Tested, in working order. All 4 in working order	As per check in.
12	Wall lights	2	Brushed brass reading lights above the bedside tables	Good condition, no marks or defects noted. Tested, in working order	As per check in.
13	Heating		Underfloor heating beneath the carpet, controlled by a wall thermostat	Good condition, no marks or defects noted. Not tested	As per check in.
14	Air conditioning	1	Ceiling recessed white linear air conditioning grille with a wall controller	Good condition, no marks or defects noted. Not tested	As per check in.
15	Switches	3	Brushed brass screwless light switch units, including two beside the bed	Working condition. Visually safe	As per check in.
16	Sockets	4	Brushed brass screwless double plug socket units, two with USB outlets beside the bed	Working condition. Visually safe	As per check in.

BEDROOM ONE

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS	
FIXTURES AND FITTINGS					
17	Fitted wardrobes	1	Full-height fitted wardrobes, four warm white matt lacquer doors with push-to-open catches	Clean and good condition. Interior lighting tested, in working order	As per check in.
			Interior: brushed brass hanging rails, six oak shelves and integrated LED lighting		
DÉCOR AND FURNITURE					
18	Bed	1	King size bed with an upholstered oatmeal linen headboard and base	Clean and good condition, no marks or defects noted. FFR label present.	As per check in.
			Pocket sprung mattress with a white mattress protector		
19	Bed linen		White cotton duvet cover, fitted sheet and four pillowcases, one duvet and four pillows	Clean and freshly laundered	As per check in.
20	Bedside tables	2	Oak bedside tables with one drawer each	Good condition, no marks or defects noted	As per check in.
21	Table lamps	2	Ceramic table lamps with linen shades, on the bedside tables	Good condition, no marks or defects noted. Tested, in working order	As per check in.

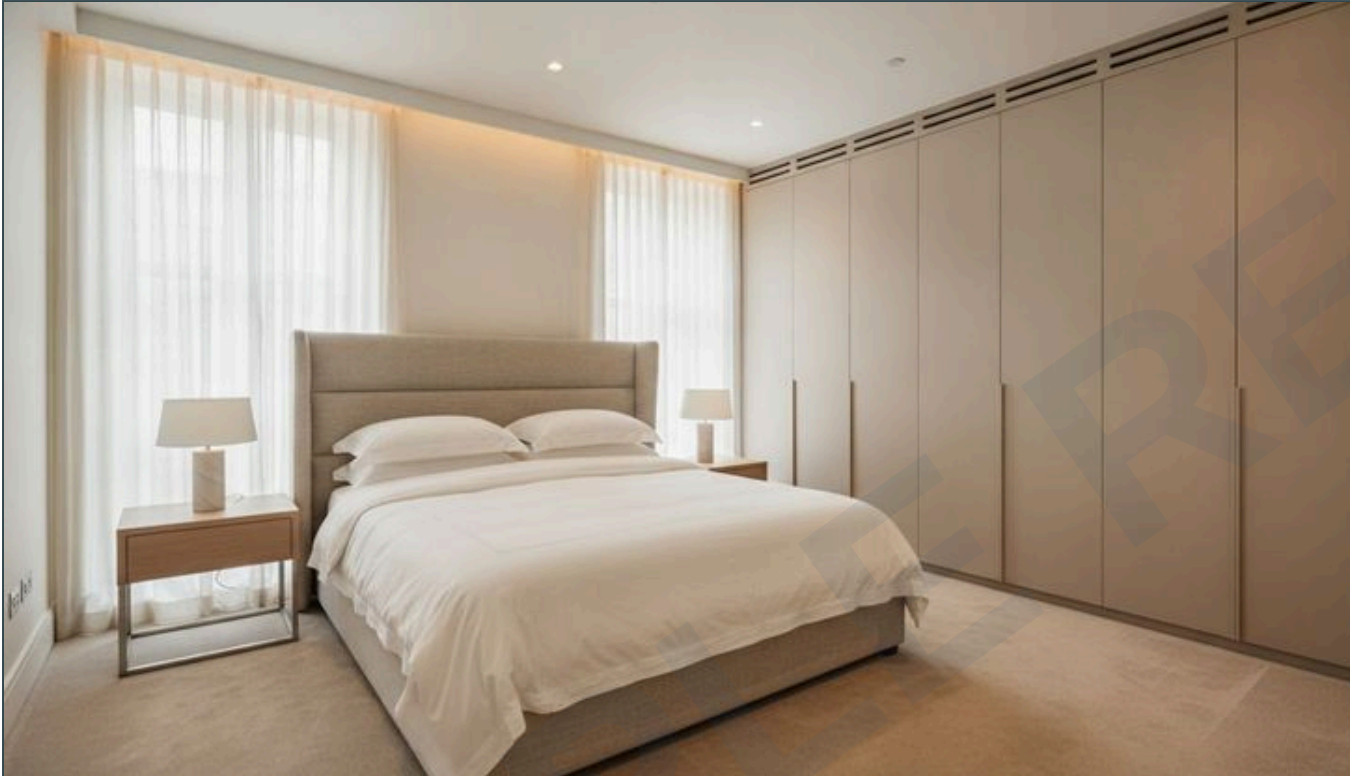
BEDROOM ONE

FINDINGS

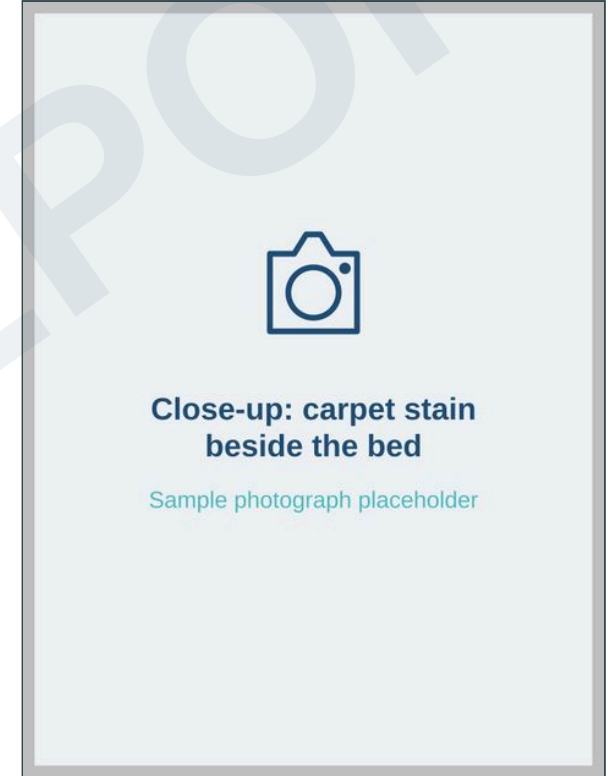
ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DÉCOR AND FURNITURE					
22	Bench	1	Upholstered oatmeal boucle bench at the foot of the bed	Clean and good condition, no marks or defects noted. FFR label present.	As per check in.
23	Artwork	1	Framed landscape print in a light oak frame, above the bed	Good condition, no marks or defects noted	As per check in.

Bedroom One

PHOTOS



12/01/2026

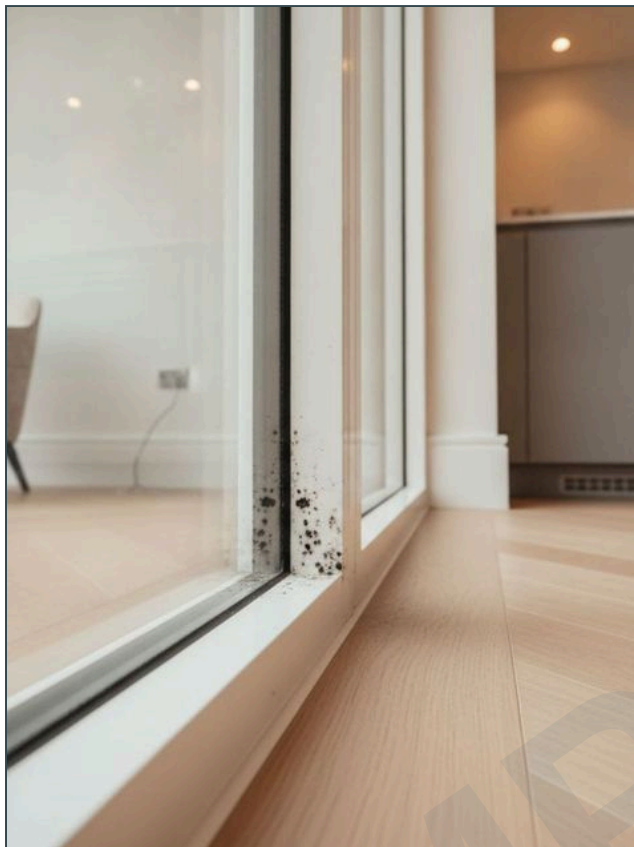


Item 7 · Flooring

12/01/2026

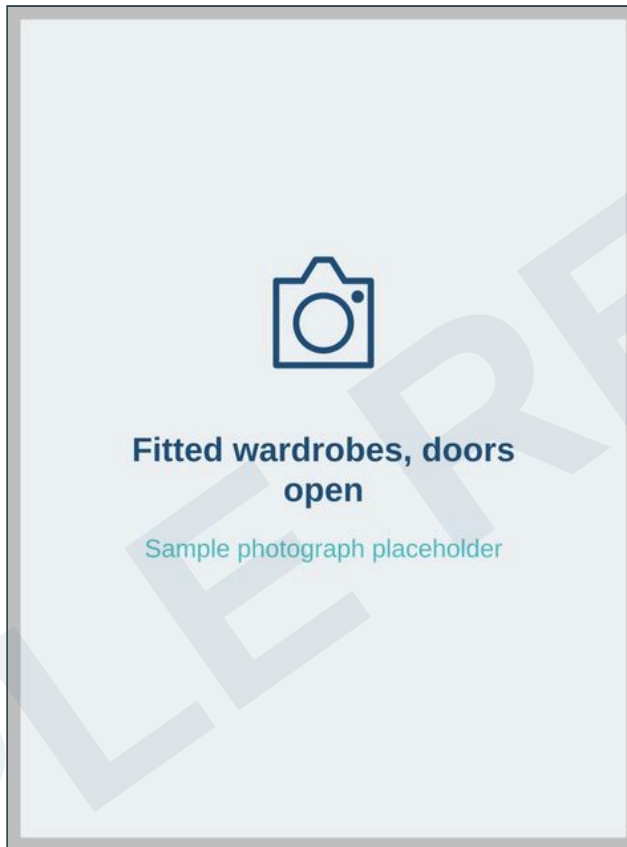
Bedroom One

PHOTOS



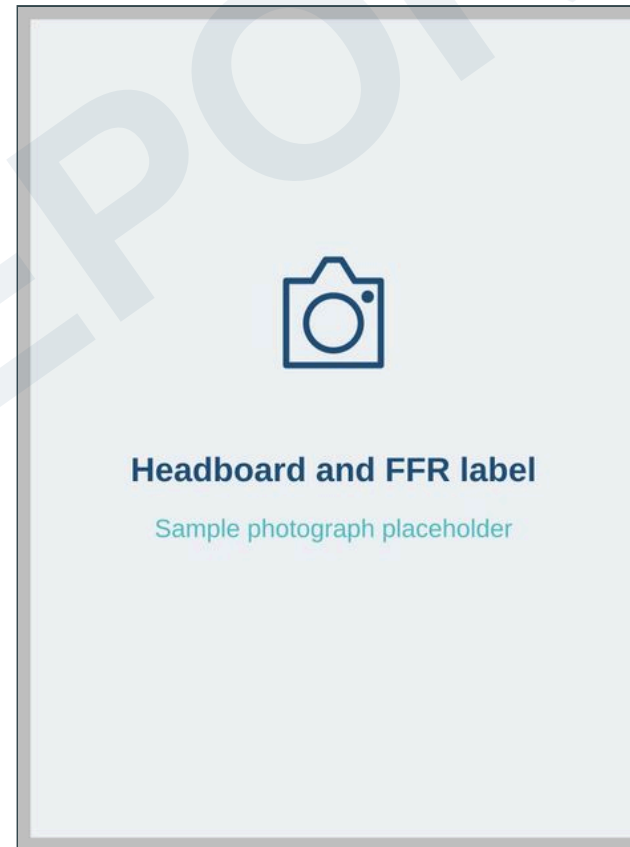
Item 5 · Window reveal

12/01/2026



Item 17 · Fitted wardrobes

12/01/2026



Item 18 · Bed

12/01/2026

Bedroom One

PHOTOS



Bedside table and lamp

Sample photograph placeholder

Item 20 · Bedside tables

12/01/2026



Curtains and window

Sample photograph placeholder

Item 6 · Curtains

12/01/2026



Wall lights

Sample photograph placeholder

Item 12 · Wall lights

12/01/2026

BEDROOM TWO



Doors x1



Windows x1



Wardrobes x1

Bedroom Two

NOTE ANY RECENT WORKS

None advised at the time of inspection.

KEY

- Doors
- Windows
- Wardrobes

BEDROOM TWO

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DOORS AND WINDOWS					
1	Door and features	1	Warm white painted solid timber door to both faces, flush finish, concealed hinges	Good condition, no marks or defects noted	As per check in.
			Brushed brass lever handles to both faces		
2	Door frame	1	Warm white painted timber, exposed to both faces	Good condition, no marks or defects noted	As per check in.
3	Threshold	1	Solid oak threshold beneath the door	Good condition, no marks or defects noted	As per check in.
4	Window and features	1	Floor-to-ceiling aluminium framed double glazed window, one tilt and turn opening section	Good condition, no marks or defects noted. Not tested	As per check in.
			Brushed brass handle and lock		
5	Blinds	1	Oatmeal fabric blackout roller blind in a recessed pocket, chain operated	Good condition. Tested, in working order	As per check in.

BEDROOM TWO

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FLOORING, WALLS AND CEILING				
6	Flooring	Oatmeal wool carpet, fitted wall to wall	Clean and good condition, no marks or defects noted	As per check in.
7	Skirting	Warm white painted timber with a recessed shadow gap	Good condition, no marks or defects noted	As per check in.
8	Walls	Warm white painted	Good condition, no marks or defects noted	As per check in. Additionally, adhesive residue in three places and pin holes (6) to the wall above the desk.
9	Ceiling	Warm white painted	Good condition, no marks or defects noted	As per check in.
FIXTURES AND FITTINGS				
10	Lighting	3 Recessed ceiling downlights with brushed brass trims, dimmable	Tested, in working order. All 3 in working order	As per check in.
11	Heating	Underfloor heating beneath the carpet, controlled by a wall thermostat	Good condition, no marks or defects noted. Not tested	As per check in.

BEDROOM TWO

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
12	Switches	1	Brushed brass screwless light switch unit, one function	Working condition. Visually safe	As per check in.
13	Sockets	3	Brushed brass screwless double plug socket units, one with USB outlets at desk height	Working condition. Visually safe	As per check in.
14	Fitted wardrobe	1	Full-height fitted wardrobe, two warm white matt lacquer doors with push-to-open catches Interior: brushed brass hanging rail and three oak shelves	Clean and good condition, no marks or defects noted	As per check in.
DÉCOR AND FURNITURE					
15	Bed	1	Double bed with an upholstered oatmeal linen headboard and base Pocket sprung mattress with a white mattress protector	Clean and good condition, no marks or defects noted. FFR label present.	As per check in.
16	Bed linen		White cotton duvet cover, fitted sheet and two pillowcases, one duvet and two pillows	Clean and freshly laundered	As per check in.

BEDROOM TWO

FINDINGS

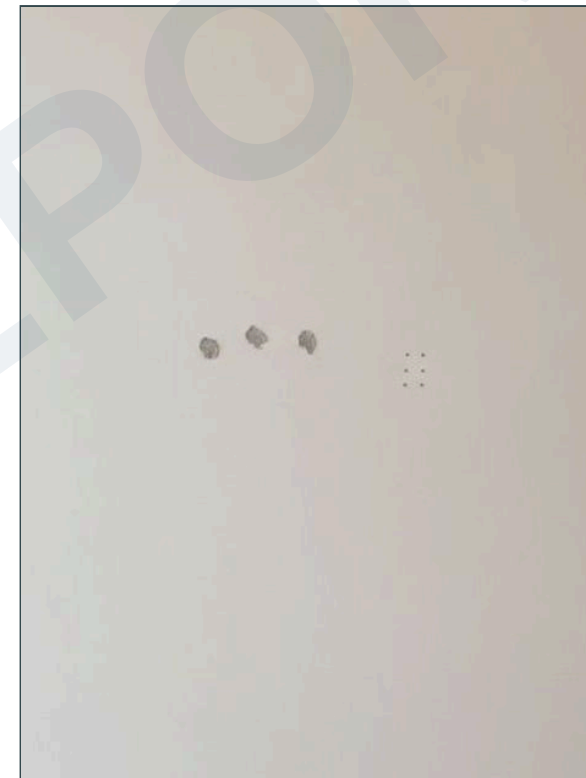
ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DÉCOR AND FURNITURE					
17	Bedside table	1	Oak bedside table with one drawer	Good condition, no marks or defects noted	As per check in.
18	Desk	1	Oak desk with one drawer and brushed brass legs	Good condition, no marks or defects noted	As per check in.
19	Desk chair	1	Upholstered oatmeal desk chair on an oak swivel base	Clean and good condition, no marks or defects noted. FFR label present.	As per check in.
20	Desk lamp	1	Brushed brass adjustable desk lamp	Good condition, no marks or defects noted. Tested, in working order	As per check in.

Bedroom Two

PHOTOS



12/01/2026



Item 8 · Walls

12/01/2026

Bedroom Two

PHOTOS



Bed and headboard

Sample photograph placeholder

Item 15 · Bed

12/01/2026



Fitted wardrobe, doors open

Sample photograph placeholder

Item 14 · Fitted wardrobe

12/01/2026



Carpet and skirting

Sample photograph placeholder

Item 6 · Flooring

12/01/2026

Bedroom Two

PHOTOS



Desk, chair and lamp

Sample photograph placeholder

Item 18 · Desk

12/01/2026



Window and blind

Sample photograph placeholder

Item 5 · Blinds

12/01/2026



Bedside table

Sample photograph placeholder

Item 17 · Bedside table

12/01/2026

BATHROOM



Extractor x1



Windows x0



Toilets in area x1

Bathroom

NOTE ANY RECENT WORKS

None advised at the time of inspection.

KEY

- Extractor
- Windows
- Toilets in area

BATHROOM

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DOORS AND WINDOWS					
1	Door and features	1	Warm white painted solid timber door to both faces, flush finish, concealed hinges	Good condition, no marks or defects noted	As per check in.
			Brushed brass lever handles to both faces		
			Interior: brushed brass thumb turn privacy lock		
2	Door frame	1	Warm white painted timber, exposed to both faces	Good condition, no marks or defects noted	As per check in.
3	Threshold	1	Marble-effect porcelain threshold beneath the door	Good condition, no marks or defects noted	As per check in.
4	Windows		Nil recorded	Nil recorded	Nil recorded
FLOORING, WALLS AND CEILING					
5	Flooring		Large-format white marble-effect porcelain tiles with pale grey grouting	Clean and good condition, no marks or defects noted	As per check in.
6	Walls		Large-format white marble-effect porcelain tiles floor to ceiling with pale grey grouting	Clean and good condition, no marks or defects noted	As per check in.

BATHROOM

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FLOORING, WALLS AND CEILING				
7	Ceiling	Warm white painted, moisture resistant	Good condition, no marks or defects noted	As per check in.
FIXTURES AND FITTINGS				
8	Lighting	4 Recessed ceiling downlights with brushed brass trims, dimmable	Tested, in working order. All 4 in working order	As per check in.
9	Extractor fan	1 Ceiling recessed white extractor, runs with the lighting	Tested, in working order	As per check in.
10	Heating	Underfloor heating beneath the porcelain floor	Good condition, no marks or defects noted. Not tested	As per check in.
11	Towel rail	1 Wall mounted brushed brass heated towel rail	Good condition, no marks or defects noted. Not tested	As per check in.
12	Switches	1 Brushed brass screwless light switch unit outside the door, one function	Working condition. Visually safe	As per check in.
13	Sockets	1 Brushed brass shaver socket unit beside the mirror	Working condition. Visually safe	As per check in.

BATHROOM

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
14	Bath	1	Freestanding white acrylic double ended bath	Clean and good condition. Filler tested, in working order	As per check in.
			Floor standing brushed brass bath filler with hand shower		
15	Shower	1	Walk-in shower with a frameless clear glass screen and brushed brass wall bracket	Clean and good condition, no marks or defects noted. Tested, in working order	As per check in. Additionally, heavy limescale build-up to the shower glass and the brushed brass mixer, with white water marks across the screen. Tested, in working order.
			Brushed brass thermostatic mixer, ceiling mounted rain shower head and hand shower on a rail		
			Low profile white stone resin shower tray with a brushed brass linear drain		
16	Sealant		White silicone sealant to the shower tray and wall joint, the bath surround and the vanity top	Clean, white and good condition, no marks or defects noted	As per check in. Additionally, black mould spotting along the silicone sealant at the shower tray edge and wall joint, along its length.

BATHROOM

FINDINGS

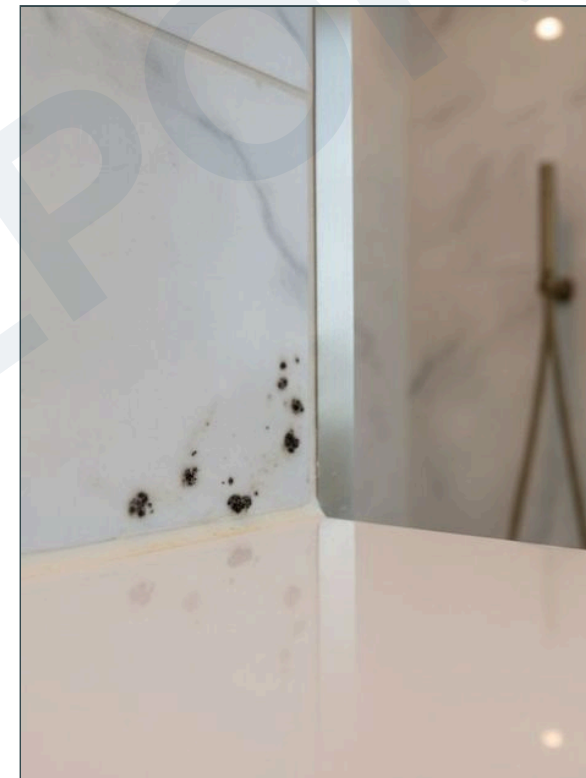
ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS				
17	Vanity unit	1	Wall hung oak vanity unit with two soft close drawers White ceramic countertop basin with a wall mounted brushed brass mixer tap	Clean and good condition. Tap tested, in working order As per check in.
18	Toilet	1	Wall hung white ceramic toilet with a soft close seat and lid, brushed brass flush plate	Clean and good condition. Tested, in working order As per check in.
19	Mirror	1	Wall mounted backlit mirror with demister, touch switch	Clean and good condition. Tested, in working order As per check in.
20	Accessories	3	Brushed brass toilet roll holder, robe hook and towel ring	Good condition, no marks or defects noted As per check in.
DÉCOR AND FURNITURE				
21	Stool	1	Round oak stool beside the bath	Good condition, no marks or defects noted As per check in.
22	Bath mat	1	White cotton bath mat	Clean and freshly laundered As per check in.

Bathroom

PHOTOS



12/01/2026



Item 16 · Sealant

12/01/2026

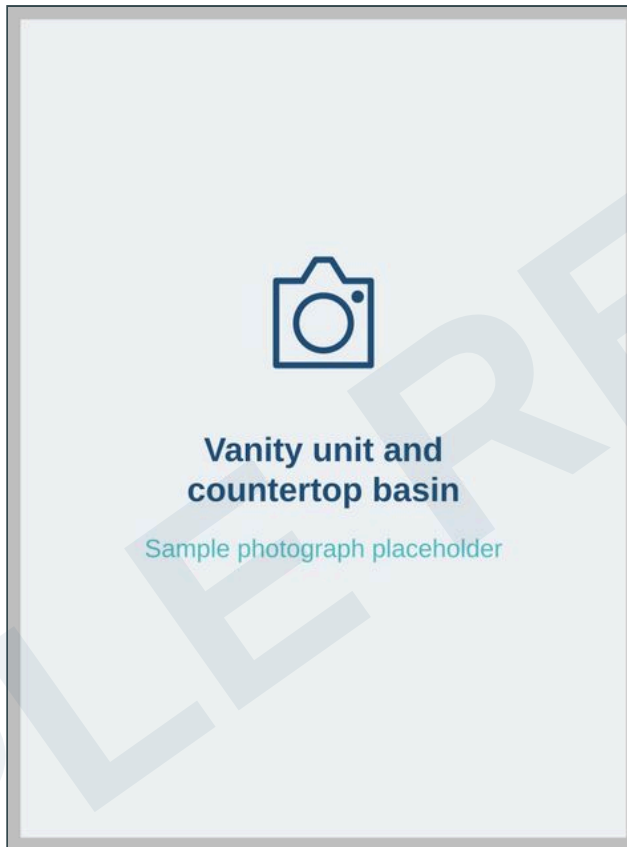
Bathroom

PHOTOS



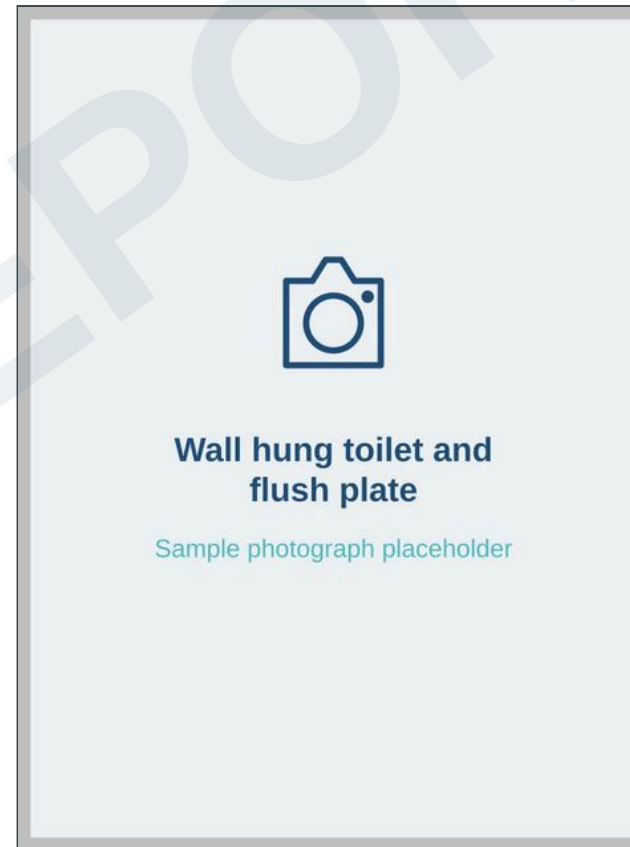
Item 15 · Shower

12/01/2026



Item 17 · Vanity unit

12/01/2026



Item 18 · Toilet

12/01/2026

Bathroom

PHOTOS



Freestanding bath and mixer

Sample photograph placeholder

Item 14 · Bath

12/01/2026



Heated towel rail

Sample photograph placeholder

Item 11 · Towel rail

12/01/2026



Mirror and accessories

Sample photograph placeholder

Item 19 · Mirror

12/01/2026

HALLWAY STORAGE CUPBOARD



NOTE ANY RECENT WORKS

None advised at the time of inspection.

KEY

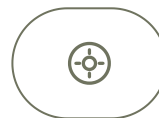
- Doors
- Storage cupboard
- Alarms



Doors N/A



Storage cupboard N/A



Alarms N/A

Hallway Storage Cupboard

HALLWAY STORAGE CUPBOARD

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DOORS AND WINDOWS					
1	Door and features	1	Warm white painted flush timber door with push-to-open catch, concealed hinges	Good condition, no marks or defects noted	As per check in.
2	Door frame	1	Warm white painted timber, exposed to both faces	Good condition, no marks or defects noted	As per check in.
3	Threshold		No threshold fitted beneath the door	Not present	As per check in.
4	Windows		Nil recorded	Nil recorded	Nil recorded
FLOORING, WALLS AND CEILING					
5	Flooring		Wide-plank oak herringbone floor, continued from the hallway	Clean and good condition, no marks or defects noted	As per check in.
6	Walls		Warm white painted	Good condition, no marks or defects noted	As per check in.
7	Ceiling		Warm white painted	Good condition, no marks or defects noted	As per check in.

HALLWAY STORAGE CUPBOARD

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
8	Lighting	1	Ceiling recessed downlight with a door operated switch	Tested, in working order	As per check in.
9	Sockets	2	White plastic double plug socket units at worktop height	Working condition. Visually safe	As per check in.
10	Washer dryer	1	White freestanding washer dryer beneath an oak worktop	Clean and good condition. Tested, in working order	As per check in.
11	Boiler	1	Wall mounted white gas combination boiler, high level	Good condition, no marks or defects noted. Not tested	As per check in.
12	Stopcock	1	Brass stopcock valve at low level, labelled	Good condition, no marks or defects noted. Not tested	As per check in.
13	Fuse box	1	Wall mounted white metal consumer unit with hinged cover, circuits labelled	Good condition, no marks or defects noted. Visually safe	As per check in.
14	Shelving		Fitted oak shelves above the washer dryer, three tiers	Clean and good condition, no marks or defects noted	As per check in.

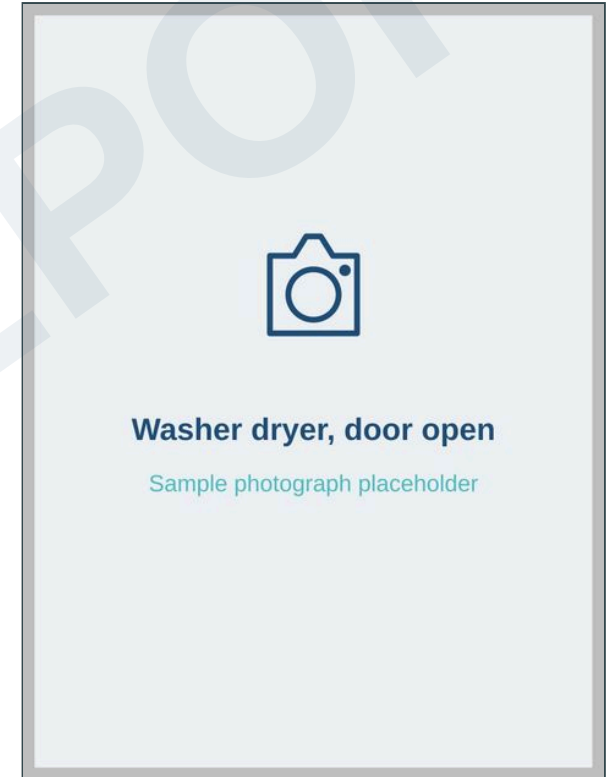
HALLWAY STORAGE CUPBOARD

FINDINGS

ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS	
DÉCOR AND FURNITURE					
15	Vacuum cleaner	1	Cordless stick vacuum cleaner on a wall charging bracket	Good condition, no marks or defects noted. Tested, in working order	As per check in.
16	Ironing board and iron	1	Folding ironing board with a grey cover, steam iron	Good condition, no marks or defects noted. Iron tested, in working order	As per check in.
17	Laundry basket	1	Woven laundry basket with a lid	Clean and good condition, no marks or defects noted	As per check in.

Hallway Storage Cupboard

PHOTOS



12/01/2026

Item 10 · Washer dryer

12/01/2026

Hallway Storage Cupboard

PHOTOS



Boiler and pipework

Sample photograph placeholder

Item 11 · Boiler

12/01/2026



Consumer unit, cover open

Sample photograph placeholder

Item 13 · Fuse box

12/01/2026



Stopcock and label

Sample photograph placeholder

Item 12 · Stopcock

12/01/2026

Hallway Storage Cupboard

PHOTOS



**Shelving and vacuum
cleaner**

Sample photograph placeholder

Item 14 · Shelving

12/01/2026



Ironing board and iron

Sample photograph placeholder

Item 16 · Ironing board and iron

12/01/2026



Ceiling light and walls

Sample photograph placeholder

Item 8 · Lighting

12/01/2026

BALCONY



Balcony

NOTE ANY RECENT WORKS

None advised at the time of inspection.

BALCONY

FINDINGS

ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
DOORS AND WINDOWS					
1	Door and features	1	Aluminium framed double glazed sliding door from the reception, bronze finish to the exterior	Good condition, no marks or defects noted. Not tested	As per check in.
2	Threshold	1	Flush aluminium threshold track	Clean and good condition, no marks or defects noted	As per check in.
3	Windows		Nil recorded	Nil recorded	Nil recorded
FLOORING, WALLS AND CEILING					
4	Flooring		Grey porcelain paving on pedestals	Clean and good condition, no marks or defects noted	As per check in.
5	Balustrade		Frameless clear glass balustrade with a bronze aluminium top rail	Clean and good condition, no marks or defects noted	As per check in.
6	Walls		Pale stone cladding to the building face	Good condition, no marks or defects noted	As per check in.
7	Soffit		Bronze aluminium soffit panels to the balcony above	Good condition, no marks or defects noted	As per check in.

BALCONY

FINDINGS

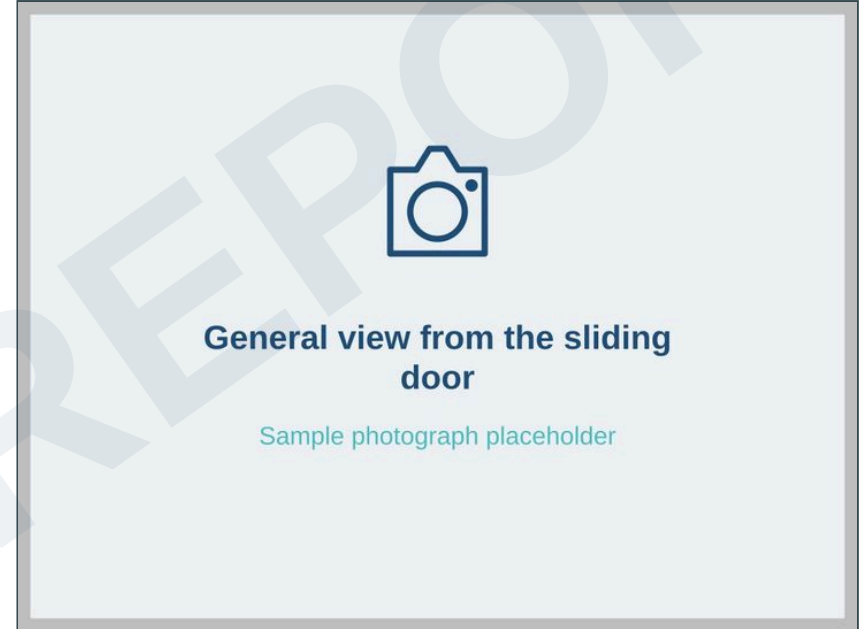
ITEM		QTY	DESCRIPTION	CHECK IN COMMENTS	CHECK OUT COMMENTS
FIXTURES AND FITTINGS					
8	Lighting	2	Wall mounted bronze outdoor lights	Good condition, no marks or defects noted. Tested, in working order	As per check in.
9	Sockets	1	Weatherproof grey outdoor double socket unit with a hinged cover	Working condition. Visually safe	As per check in.
10	Drainage		Linear drainage channel beneath the paving at the building edge	Clear of debris	As per check in.
DÉCOR AND FURNITURE					
11	Lounge chairs	2	Teak framed outdoor lounge chairs with oatmeal outdoor fabric cushions	Clean and good condition, no marks or defects noted. FFR label present.	As per check in.
12	Table	1	Round teak outdoor coffee table	Good condition, light weathering consistent with outdoor use	As per check in.
13	Planters	2	Large grey fibre clay planters with olive trees	Good condition. Plants in healthy condition	As per check in.

Balcony

PHOTOS



12/01/2026



Item 1 · Door and features

12/01/2026

Balcony

PHOTOS



Glass balustrade and top rail

Sample photograph placeholder

Item 5 · Balustrade

12/01/2026



Porcelain paving and drainage channel

Sample photograph placeholder

Item 4 · Flooring

12/01/2026



Lounge chairs and cushions

Sample photograph placeholder

Item 11 · Lounge chairs

12/01/2026

Balcony

PHOTOS



**Sliding door track and
threshold**

Sample photograph placeholder

Item 2 · Threshold

12/01/2026



**Outdoor table and
planters**

Sample photograph placeholder

Item 12 · Table

12/01/2026



**Outdoor lighting and
socket**

Sample photograph placeholder

Item 8 · Lighting

12/01/2026

SIGNATURES

The signatures below state that both parties are happy with the inventory report and its content, 14 working 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

Amendments must be advised in writing by **02/02/2026**. If no amendments are advised within this time, the report will be deemed accepted in full and final by both landlord / managing agent and tenant.