



Check Out Date: 3rd July 2023

Check In Date: 6th February 2022



PROPERTY ADDRESS:	
123 Fake Street, London, SE1 FKE	
DESCRIPTION:	2 bed unfurnished property
PREPARED BY:	COMPASS INVENTORIES
On behalf of	Joe Bloggs
Letting Agent	London Lettings
Branch	London Bridge

PHOTO LINK:	QTY:
Photos at Check-In	303
Photos at Check Out	221

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DISCLAIMER

This inventory report provides an unbiased record of (i) the contents of the property, (ii) the condition of the contents and (iii) the property's internal condition as at the date of the report and is undertaken by an Inventory Clerk acting as an independent third party. The inventory clerk is not a qualified surveyor, nor an expert in antiques, fabrics, woods, metals etc. The inventory is not an accurate description of every piece of furniture and equipment, nor is it a structural survey and cannot be relied upon as such. An opinion as to whether the items recorded in this inventory are replica, reproduced or genuine is not being offered.

The inventory is not a guarantee of, nor a report on, the functionality or safety of any of the property's contents, but merely a statement that the contents were viewed in the property at the time the inventory was undertaken.

Items located in cellars, attics and locked rooms and/or boxes will not be inspected unless special arrangements prior to the appointment have been made. Items inside these areas will remain the sole responsibility of the landlord. Heavy items and heavy furniture may not be fully examined, as the clerk may be unable to move these safely (for example, the underside of large mattresses).

Lights are checked for working order only. Gas and electrical appliances are not tested. Under no circumstance is this inventory able to provide a qualified opinion of the property's gas safety profile. Nor is it the responsibility of Compass Inventories Ltd to schedule an inspection from a Gas Safe registered engineer. This inventory is unable to provide any qualified opinion on the property's electrical safety profile.

Ensuring items comply with the Furniture and Furnishings (Fire Safety) Regulations is not the responsibility of Compass Inventories Ltd. Comments found in the inventory

such as 'FFR label seen' (or similar) give no guarantee of the item's compliance with the Furniture and Furnishings (Fire Safety) regulations.

It is the responsibility of the landlord and tenant or their agents to agree among themselves the accuracy of this report. In the event that either party considers there is an inaccuracy within the report they have 14 days from receipt of the completed report to address the matter via email to Compass Inventories at info@compassinventories.com

It is worthy of note where no comment is noted on condition, the item is free from noticeable soiling and damage and no further notes are needed for its description.

TENANT GUIDANCE NOTES

This inventory report has been prepared by Compass Inventories Ltd. The condition of the property at the start of the tenancy, as described in this report, will be compared to the condition of the property at the end of the tenancy. Details of any alterations to the property after the inventory has been agreed upon should be noted on a separate sheet and agreed upon by the tenant and managing agent/landlord. At the end of the tenancy, a 'Check-out report' should be conducted to determine any changes to the inventory. Tenants should inform the managing agent/landlord of items removed from the property during the tenancy.

All items should be returned to their original position (as laid out in the inventory); this includes stored or boxed items not used during the tenancy. Any item(s) listed as NOT SEEN could result in a replacement cost or a charge being made to the tenant (not allowing for *betterment**). Managing agents/landlords may also charge for the removal of unapproved items left behind at the end of the tenancy that were not included in the original inventory.

At the time of the property Check-out, all personal items (including consumable items) should have been removed and cleaning of the property completed. No further cleaning will be permitted once the check-out report is being prepared. Tenants will have been given the date and time of the Check-out and must provide access or let the appointing Inventory Clerk know the details of their departure from the property. Additional costs may be incurred if the clerk is not able to complete the report, is delayed more than 20 minutes or is asked to return at another time without 24 hours' notice.

The following notes may assist you in a problem-free move at the end of the tenancy:

Cleaning

Soiling is not considered to be 'Fair Wear and Tear' (reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e. the passage of time)

At check-out, all cleaning is expected to be thorough and the property to be presented in a tidy order to a similar standard as at Check-in. A professional clean may be required by the agent/landlord (please refer to your tenancy agreement). If the standard of cleaning is not satisfactory, the cost of further cleaning could be added to any other charges outside fair wear and tear on the Check-out report.

Most common areas overlooked, which are checked by the clerk during the Check-out are listed below:

- *Skirting boards, dado & picture rails and recessed areas of doors, light fitting and shade, blinds (Venetian blind slats) and extractors are free from dust and light scuffs.*
*Improvement beyond normal upkeep and repair that adds to the value of real property
- *Light bulbs replaced where needed (including kitchen extractor fans, oven and fridge)*
- *Mildew, scale, soap residue and grease, to be removed from tiled areas including grout and seals*
- *Kitchen cupboards (door edges, drawers, shelves, and handles) to be clean*
- *Kitchen appliances should be cleaned to include seals, trays and glass*
- *Fridge and freezers should be emptied, wiped and freezers defrosted*
- *Bathroom and kitchen fixtures lime scale to be removed, if possible. (including shower heads)*
- *Linens and curtains should be cleaned (please check labels for cleaning instructions)*

- *Drawers and wardrobe unit interiors should be clean and clear of dust / debris*
- *Windows should be cleaned (inside and out, subject to access)*
- *Upholstery, sofa bases, cushion covers and dining/other chairs to be cleaned (please check labels)*
- *Gardens, including any garden furniture and/or patios to be clean and clear of rubbish*

Soft Furnishings

Excessive discolouring, soiling or damages may result in repair or cleaning costs being charged to the tenants. Discolouration due to smoke, staining, burn marks or tears to curtains may also incur costs.

Flooring

Carpets should be vacuumed including edges and corners. Depending on the terms of the tenancy agreement and/or the length of tenancy, flooring should be professionally cleaned. Please retain all receipts for such work. Hard floors require sweeping and mopping where necessary (please use appropriate chemicals). Tenants may be charged for any soiling or staining and will incur costs for damage such as heavy stains and burns. If flooring is badly damaged, you may be charged for the cost of replacement without allowing for betterment.

Decorations

It is advisable to ask for permission prior to putting nails, pins and other fixtures into walls and avoid putting tack or tape on walls. This is often not allowed under most the tenancy agreements. All additional marks will be noted at Check-out and any damage or repair work to make good any marks could be charged to the tenant.

Beds & Linens (to include bedding)

Mattresses, bed bases, pillows, and duvets will be examined for soiling where practically possible. Charges could be made for cleaning, compensation or a percentage of the replacement cost. All linen should be left cleaned, pressed and folded.

Kitchen Surfaces and Sinks

Kitchen surfaces and sinks will be examined for knife cuts, cup marks, scorch and burn marks. Using appropriate items such as chopping boards and heat pads will help prevent damage.

Crockery, chinaware and kitchen utensils

All items will be checked for soiling, chips, burn marks, loose handles etc. If damage has occurred outside of fair wear and tear, compensation or replacement costs could be incurred at the end of the tenancy.

Keys

All keys listed in the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost or not returned to the agent or Inventory clerk, the tenant may be charged replacement costs for new cut keys or possibly the changing of locks. Any extra keys cut during the tenancy should also be returned.

Gardens & Balconies

If a gardener is not employed for the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding, and maintaining the garden according to the season. If the standard is found to be untidy and not within season, the tenant may be charged for any necessary work at the end of the tenancy. We recommend asking permission prior to removing any plants or trees as this may result in replacement costs.

Smoke Alarms/Alarm systems/Carbon Monoxide Alarms

All alarms should be left in situ and in working order by the tenant at check out

SUMMARY REPORT

	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
CLEANLINESS	Clean to a professional standard	Cleaned to a professional standard.
GENERAL OVERVIEW	Well-presented, good condition throughout, light marks of use seen	Well- presented property with signs of use.
DECORATIVE ORDER	Good condition, light marks and scuffs seen scattered	Scattered painted over defects, scuffs and marks.
LIGHTING	Tested and working 1x bulb not working to bedroom one, 1x bulb not working to open plan office	Not working: 1 x Office area, 1 x Bathroom, 1 x Bedroom one, 2 x ensuite.
WINDOWS	Panes all intact. Light dust and water marks seen to exteriors, light dirt to corners of frames	Panes intact. Light cracking to frames.
CURTAINS/BLINDS	Curtains secure and in good condition	In good order.
SKIRTING & WOODWORK	Good order, light marks scattered, chink missing from skirting in bedroom two	In good order with minor marks and chips.
CARPETS/FLOORING	Good used condition, rectangular shading marks, furniture indentations seen to carpets. Light surface marks to wood flooring	As per check in.
UPHOLSTERY	N/A	N.A
KITCHEN & APPLIANCES	Good order, tested and working, light marks of use	Tested for power. Clean. Chipping to skirting and to a few corners of units.
BATHROOM/SANITARY WARE	Good condition, fittings in working order, light marks of use	Good clean condition.
BEDDING/LINEN	N/A	N.A
EXTERNAL FRONT & BACK	N/A	N.A
GARDENS	N/A	N.A
SMOKE ALARM &/OR CARBON MONOXIDE ALARM	Tested to sound and working	Tested and bleeped.

FRONT DOOR AND HALLWAY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Dark wood	Light marks scattered mid to low level In good order consistent with age and style	As per check in Scattered scratches throughout Angled wear to leading edge
	Chrome numerals '10'	In good condition	As per check in
	1 x brass spyhole	Secure	As per check in
	2 x chrome Banham locks	Both secure Good used order Light tarnishing	As per check in
	1 x brass handle	Light scratch marks In good order	As per check in
DOOR FRAME	Wood painted white	Good condition Painted over defects	As per check in Angled wear to edges
	1 x plastic doorbell	Tested Not working	As per check in
DOOR RETURN AND HANDLE	Dark wood	Scuff marks scattered throughout to edges Light shading mid to low level	As per check in
	2 x chrome Banham lock returns	Good order Light scratch marks and tarnishing throughout	As per check in
	1 x brass spyhole 1 x escutcheon	Secure Light marks	As per check in

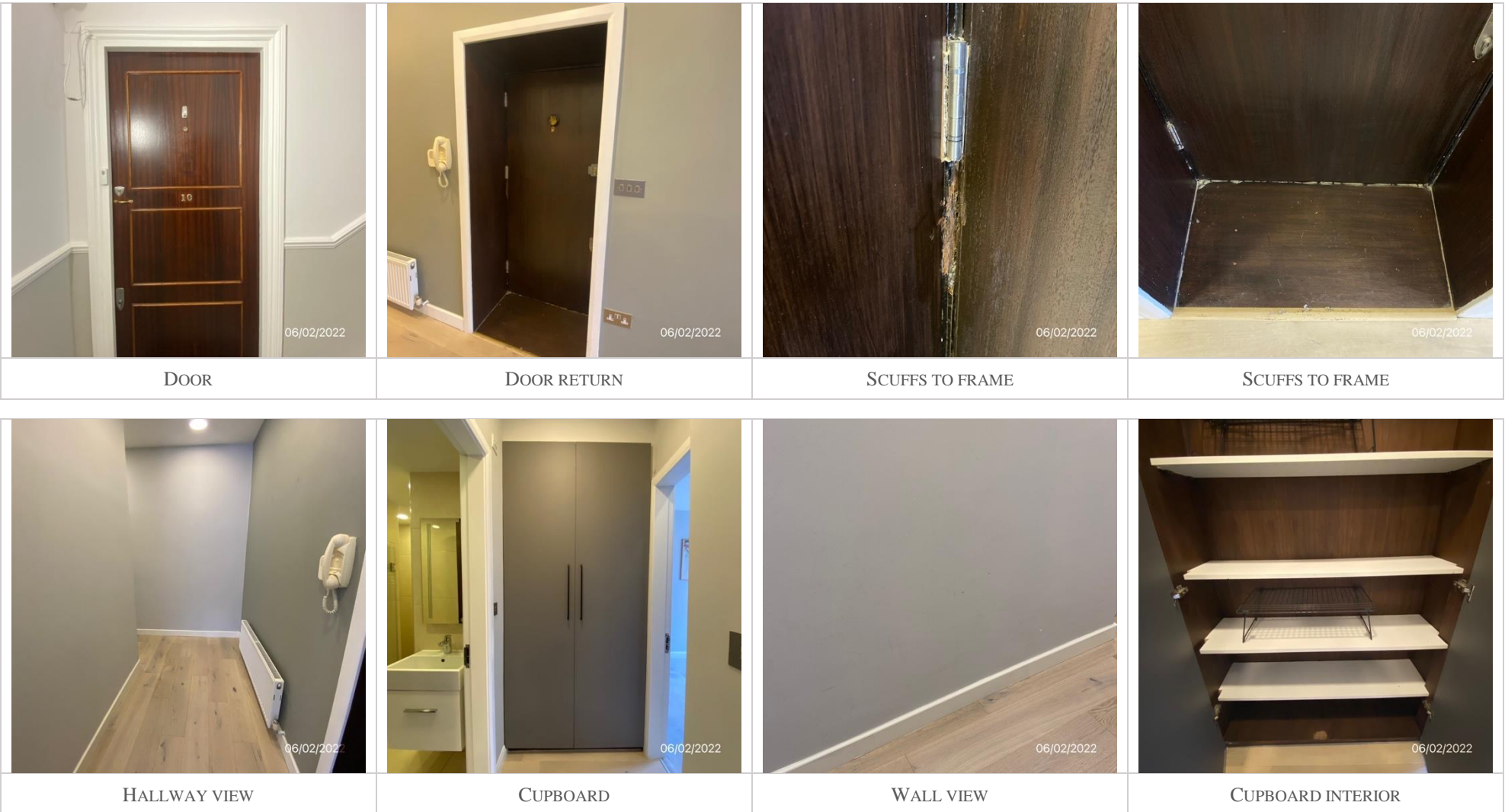
FRONT DOOR AND HALLWAY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	Clockwork door bell return	Not working	As per check in
RETURN FRAME	Inner frame in dark wood	Light chip marks scattered mid to low level Scuff marks scattered throughout base board Heavy chipping either side of door	As per check in As per check in As per check in Fitment hole LHS
	Outer frame in wood painted white	Light scuff marks scattered mid to low level Peeling and marks to base of frame	As per check in
CEILING	Painted white	Good condition Hairline cracking at walkway corner	As per check in
WALLS	Part painted light green	Light scuff marks and shading scattered mid to low level Light hairline cracking behind radiator 2 x filler marks above radiator 2 x filler marks at mid-level right of entry to second bedroom 1 x notable scuff mark at mid-level left of entry to bathroom 1 x chip mark to low level angle forward of entry	As per check in As per check in As per check in As per check in As per check in
	Part light grey		
SKIRTING / WOODWORK	Wood painted white	Light scuff marks scattered to tops Good secure order	As per check in Hairline cracking at join Angle wear at corners
FLOORING	Light wood tiles	Light shading on entry to bathroom Light marks and scratches throughout consistent with use	As per check in
LIGHTS / FITTINGS	5 x fitted spotlights		Working

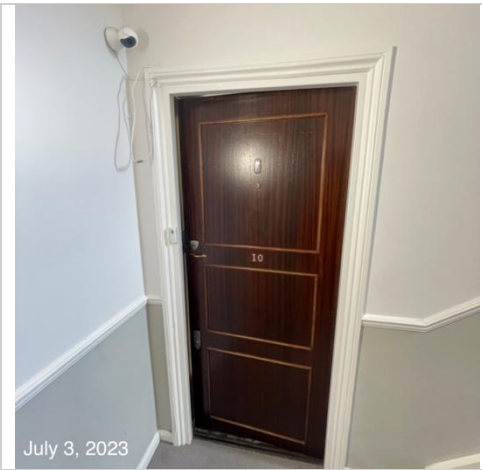







FRONT DOOR AND HALLWAY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	Plastic shades	Tested for power and working	As per check in
RADIATOR / HEATING	1 x wall mounted white radiator	Secure In working order	As per check in Light marks
FIXTURES AND FITTINGS			
BUILT-IN CUPBOARDS	1 x grey wood storage 2 x grey wood doors 2 x black wood handles Interior in dark wood Interior houses 4 x white wood shelves 1 x dark wood shelf 4 x metal freestanding shelves	In good condition Very light marks to exterior Light marks to low level 1 x chip at low level centre All secure In good order Light marks	Stiff to close As per check in Chipping to RHS High leading edge As per check in As per check in
WALL-MOUNTED FEATURES	1 x fuse box	In good order	As per check in
	1 x intercom phone	Tested and working Secure	As per check in
MISCELLANEOUS	2 x smoke alarms	Tested to sound and working	As per check in
SWITCHES & SOCKETS	As seen		

FRONT DOOR AND HALLWAY PHOTOS CHECK IN



FRONT DOOR AND HALLWAY PHOTOS CHECK OUT

 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
<p>DOOR</p>	<p>VIEW</p>	<p>VIEW</p>	<p>2 X SMOKE ALARMS</p>
 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
<p>PIN HOLES TO WALL</p>	<p>PAINTED OVER DEFECTS</p>	<p>FLOOR</p>	<p>3RD SMOKE ALARM</p>

RECEPTION / KITCHEN - OPEN PLAN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
CEILING	Painted white	Light hairline cracking above entry Hairline cracking at joints surrounding raised ceiling Filler marks on entry Paint work appears slightly patchy in places Good condition	As per check in
WALLS	Part painted light green	Hairline cracking to corner at mid-level left of window Light scuff marks scattered to low level left of kitchen Additional light scuff marks scattered left of entry mid to low level	As per check in As per check in As per check in Scattered scuffs and marks. Filled in defects to wall LHS on entry. Patchy paintwork to same area
	Part painted grey		
FLOORING	Part grey tile	Good condition throughout	As per check in Discolouration to grouting
	Part light wood tile	Good condition Light shading and marks Light surface scratches	As per check in
LIGHTS / FITTINGS	15 x fitted spotlights Plastic shades	Tested for power and working	As per check in
	3 x large hanging decorative bulbs Brass hanging fixtures	Tested for power and working	As per check in
WINDOW/S X 2	Window one	Dust and watermarks seen throughout exteriors	As per check in
	8 x single glazed panes	Light marks to interiors	As per check in

RECEPTION / KITCHEN - OPEN PLAN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	Frames in wood painted white	Light dirt to edges of panes In good condition Hairline cracking to low level	As per check in As per check in
	2 x chrome window hooks 1 x chrome window lock	In good used order Light marking	As per check in
	Window two Sliding window 4 x single glazed panes Frames in wood painted white	Dust and watermarks to exteriors Light dirt marks to interiors at corners 1 x scuff mark to bottom pane at upper level Light hairline cracking	As per check in As per check in As per check in Chipping to wood LHS at top of cord section
	1 x chrome window hook 1 x chrome window lock	Light scratch marks Good order	As per check in
RADIATOR / HEATING	2 x wall mounted white radiators	Secure In good order Working Light scuff marks	As per check in
FIXTURES AND FITTING			
KITCHEN UNITS	A selection of upper and lower level unit doors in grey wood Brass handles	In good order Light scuff mark to unit corner above sink Very light scuff marks scattered to fronts of units	As per check in Chip to edge of unit RHS above hob Defect to LHS top corner of dishwasher As per check in

RECEPTION / KITCHEN - OPEN PLAN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	8 x unit drawers	In good order	As per check in
	Fitted light in unit drawer right of sink	Tested and working Light marks to interior	As per check in
	Interior in white wood shelves	Good order Secure	As per check in
	2 x interior white wood drawers	Good order	As per check in
	2 x interior chrome drawers	In good order Secure	As per check in
KICKBOARDS	Grey wood panels	Light chipping to bases Light chipping and scuff marks to right hand corner Secure	Heavy chipping RHS Appears loose
WORKTOP	Grey granite	Good condition Light mildew marks left of sink	As per check in Staining to RHS of hob
SPLASHBACK	White tile	Good condition Clean throughout	As per check in
SINK	1 x white ceramic	In good condition Clean throughout	As per check in
	1 x chrome waste	Very light scratch marks surrounding waste	As per check in
	1 x chrome waste covering	Light scratch marks Good condition	As per check in

RECEPTION / KITCHEN - OPEN PLAN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	1 x brass tap	Tested and working In good order Clean	As per check in
APPLIANCES			
FRIDGE/FREEZER	1 x fitted Samsung	In good condition Tested and working	As per check in
	Interior fridge houses 4 x glass shelves	Light marks	As per check in
	1 x chrome shelf	Good condition	
	2 x plastic salad crispers	Light debris and marks to bases	Clean
	5 x plastic door shelves	In good order Light scratch marks	As per check in
	Interior freezer houses 3 x plastic drawers	Interior light working	As per check in
DISHWASHER	1 x fitted Siemens	In good condition Soap tray clean All in good order and working	As per check in Tested for power Light scratches
	Interior houses 2 x grey drawers 1 x cutlery drawer		
OVEN	1 x fitted Samsung Folding door	In good order Light marks to interior	As per check in White cleaning residue to interior
	Interior houses 2 x metal trays 1 x chrome shelf	In good order	As per check in

RECEPTION / KITCHEN - OPEN PLAN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
		Light markings surrounding interior front Interior light working	
HOB	1 x fitted AEG induction	Light scratch marks and ghosting to left hobs In good order and working	As per check in
EXTRACTOR	1 x oven hood	Panel in good condition Both lights and fan fixtures working Clean throughout	As per check in
MICROWAVE	1 x fitted Samsung Interior houses 1 x plastic bowl 1 x microwaveable plate	In working order Light usage marks to interior Working	As per check in
WALL MOUNTED FEATURES	1 x Honeywell thermostat	Secure In working order	As per check in
	2 x abstract lady pictures Brass frames		As per check in
	1 x white metal hook unit	Good order Secure	As per check in
CONTENTS	Built-in storage cupboard 1 x chrome curtain rail 1 x green curtain Ceiling painted white Walls painted white	Good order Light marks Light scuff marks Scuff marks and light shading seen scattered from upper to lower levels	As per check in As per check in As per check in Paint cracking at high level on entry

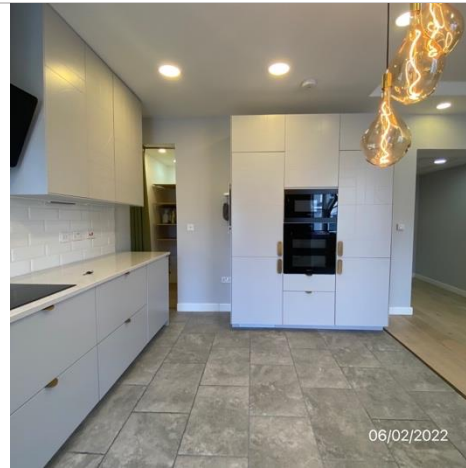
RECEPTION / KITCHEN - OPEN PLAN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	Skirting in wood painted white	Light scuffs and shading scattered throughout	As per check in
	Flooring in light tile	Light scuff mark to centre	Scattered marks
	2 x fitted lights	Tested for power and working	As per check in
	Interior houses 4 x medium wood shelves	Secure Light scuff marks 3 x fitment holes right of entry to wall	Chipping to edges As per check in As per check in
	A selection of cleaning products in white plastic box		
	3 x spare white wood planks		As per check in
MISCELLANEOUS	1 x carbon monoxide alarm	Tested to sound and working	Not seen
SWITCHES & SOCKETS	As seen		Crack to white area of socket LHS on entry

RECEPTION / KITCHEN - PHOTOS CHECK IN



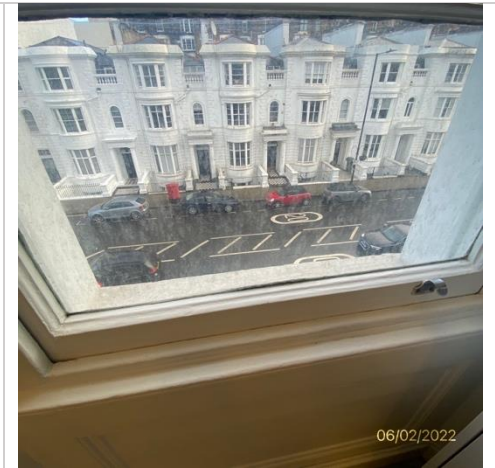
RECEPTION VIEW 1



KITCHEN VIEW



KITCHEN VIEW



WINDOWS



SINK



OVEN

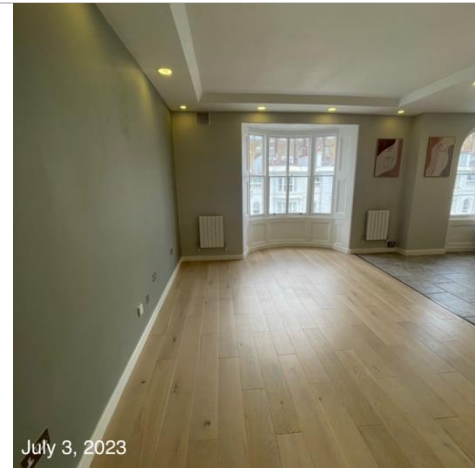


FRIDGE



CUPBOARD

RECEPTION / KITCHEN - PHOTOS CHECK OUT



VIEW



CRACK TO CEILING



PAINTED OVER DEFECTS



CRACK TO SOCKET (RHS)



VIEW



FRIDGE



LIGHTS

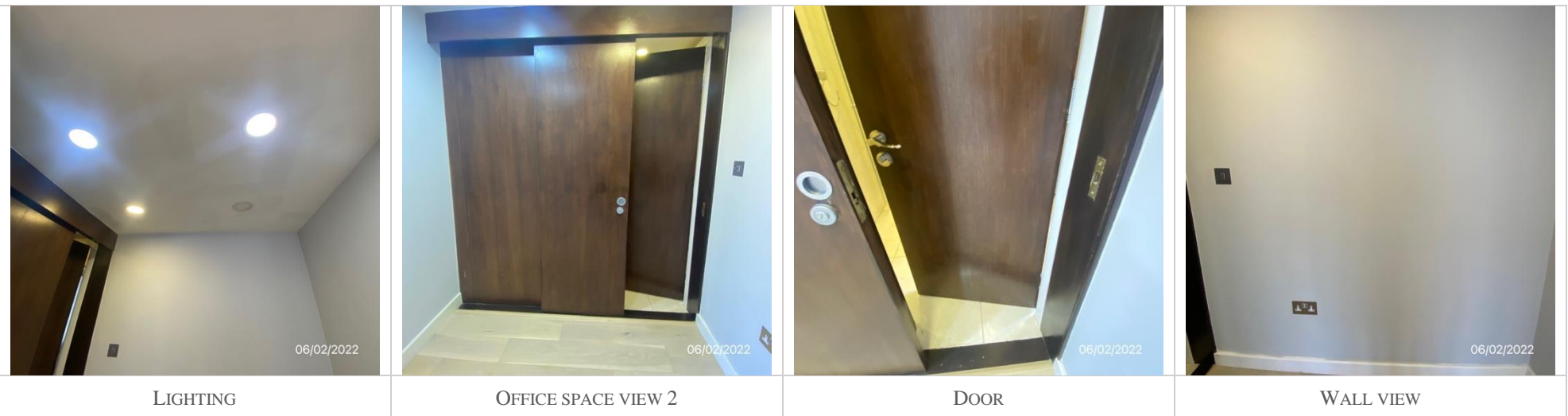
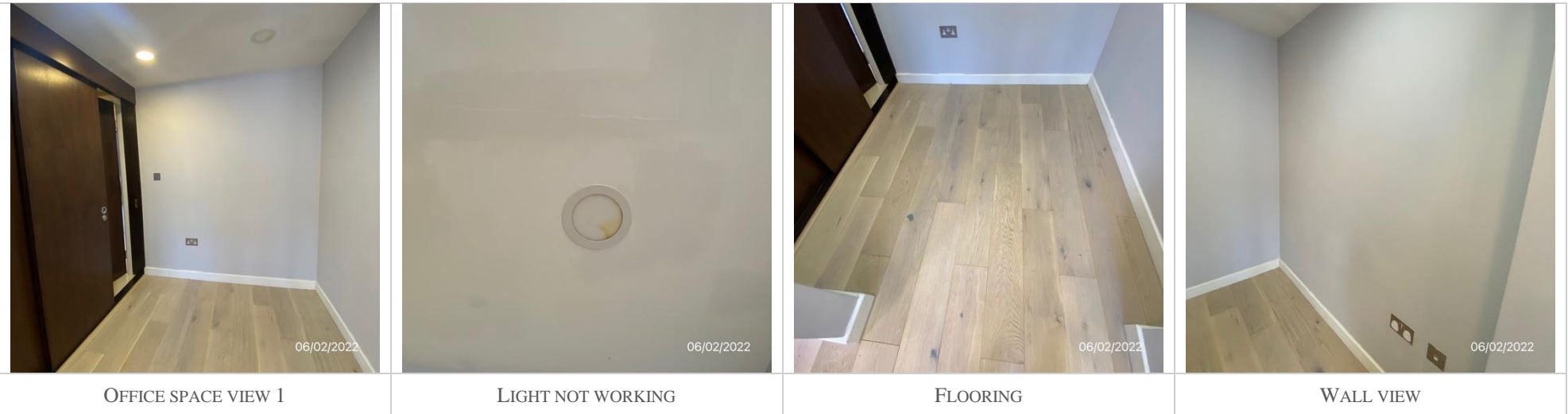


DEFECT TO CORNER OF UNIT

OPEN PLAN OFFICE SPACE

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	1 x wood divider door 1 x chrome handle 1 x chrome lock	In good order Light scuff marks at low level	As per check in
DOOR FRAME	Dark wood	In good condition Light marks	As per check in
CEILING	Painted white	Appears slightly patchy Filler markings surrounding light fixtures Good condition	As per check in
WALLS	Painted grey	Light marks scattered mid to low level Good order Light scuff mark to corner at upper level forward of entry	As per check in – throughout levels Pin hole to plaster forward on entry
SKIRTING / WOODWORK	Wood painted white	Light shading and marks Hairline cracking to corners	As per check in
FLOORING	White tile	Light shading Scratch marks to surface Light white markings forward of divider door Light scuff marks left of entry	Continuation of wood flooring. As per check in Not seen
LIGHTS / FITTINGS	4 x fitted spotlights	Tested for power 1 x not working	As per check in
SWITCHES & SOCKETS	As seen		

OPEN PLAN OFFICE SPACE PHOTOS CHECK IN



OPEN PLAN OFFICE SPACE PHOTOS CHECK OUT

 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
<p>VIEW</p>	<p>FLOOR</p>	<p>PIN HOLES</p>	<p>DOOR</p>

BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Medium wood 1 x chrome handle 1 x chrome lock	Light scuff marks surrounding lock Light marks to low level Light paint speck to left hand side at mid-level In good order	As per check in As per check in As per check in As per check in
DOOR FRAME	Wood painted white	Light marks Good condition	As per check in
DOOR RETURN AND HANDLE	Medium wood 1 x chrome handle 1 x chrome lock	Light scuff marks surrounding handle and lock Light scratch marks to upper level In good condition	As per check in As per check in
RETURN FRAME	Wood painted white	Very light marks In good order	As per check in
CEILING	Painted white	Hairline cracking to edges In good condition	As per check in
WALLS	Beige tile	Good condition throughout Light hairline cracking right of entry Light markings slight mildew marks mid to low level in shower surround	As per check in As per check in As per check in
FLOORING	Beige tile	Good order Light discolouration in areas to grouting All intact	As per check in Crack to tile forward of toilet Mold to sealant in shower area
LIGHTS / FITTINGS	5 x fitted spotlights	Tested for power and working	As per check in 1 x not working
RADIATOR / HEATING	1 x wall mounted chrome towel rail	Secure In good condition Working	As per check in

BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
		Light marks	
FIXTURES AND FITTINGS			
TOILET	1 x white ceramic	In good condition Clean throughout	As per check in
	White plastic seat	Slightly askew In good order Secure Light marks	Slightly loose
	1 x chrome dual flush button	Tested and working	As per check in
SINK AND FITTINGS	1 x white ceramic	Light marks to interior of basin	As per check in Mildew to sealant
	1 x chrome waste covering		
	1 x chrome plug	In good order Light scratch marks	As per check in
	1 x chrome tap	Slight stain marks to tap at spout In good condition Working	Clean As per check in
SHOWER FITTINGS	Shower base in brown marble	In good order	As per check in
	Chrome waste	Light scale surrounding chrome waste Light watermarks	Clean
	Chrome waste covering	In good condition Very light marks	Clean
	Chrome shower fittings	Good condition	As per check in

BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	2 x shower heads	Secure Light scale to lower shower head	Clean
	Shower screen Door in glass	Pane intact throughout Plastic sealants clean throughout	As per check in Loose at end RHS
	1 x chrome handle	In good order	As per check in
BUILT-IN CUPBOARD	Storage cupboard below sink	Light mildew markings to sealant at back Good order	As per check in
	Door in white ceramic 1 x chrome handle	Light watermarks	As per check in
	Interior in grey plastic	Light scuff marks to top of door Very light marks Mechanism in good order	As per check in
WALL-MOUNTED FEATURES	1 x mirror	In good condition Secure All intact	As per check in Light not working?
	1 x chrome towel holder	Secure Good order	As per check in
	1 x chrome hook	Secure	As per check in
	1 x chrome toilet roll holder	Slightly loose Good condition	As per check in
CONTENTS	1 x chrome hose	In good order Working Light scale to spout	As per check in
	1 x grey plastic bin	Good used order	White bin

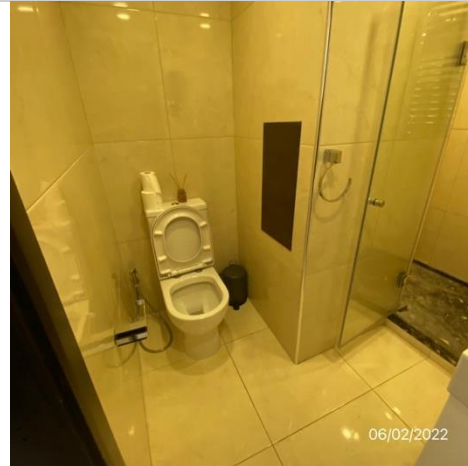
BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	1 x white ceramic toilet brush and holder	In good used condition	As per check in
MISCELLANEOUS	1 x wood panel	Light marks to edges	As per check in
	1 x white plastic extractor fan	Light dust to interior	As per check in
SWITCHES & SOCKETS	As seen		

BATHROOM PHOTOS CHECK IN



BATHROOM VIEW 1



BATHROOM VIEW 2



SINK



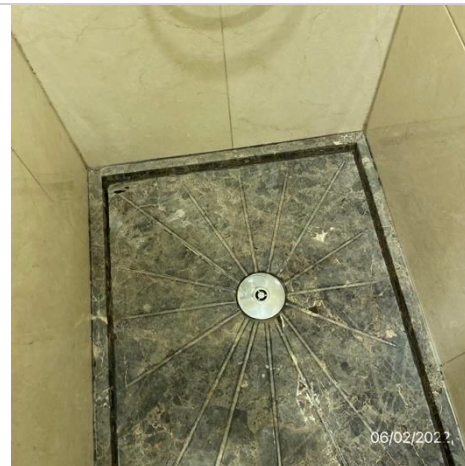
TOILET



SHOWER



TOWEL RAIL











SHOWER BASE



SHOWERHEAD

BATHROOM PHOTOS CHECK OUT

 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
VIEW	SINK	TOWEL HOOK	TOILET
 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
CRACK TO TILE	LIGHTS	LOOSE SEALANT	SHOWER TRAY

BEDROOM ONE

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Medium wood	Light scuff marks mid to low level	As per check in
	1 x chrome handle 1 x chrome lock	In good order	As per check in
DOOR FRAME	Wood painted white	In good condition	As per check in
DOOR RETURN AND HANDLE	Medium wood	Light scuff marks scattered mid to low level Light chipping to low level angles Light paint specks to bottom left corner Light scuff marks at left angle	As per check in As per check in As per check in Scratching through high level
	1 x chrome handle 1 x chrome lock return	In good order Light marks	As per check in
RETURN FRAME	Wood painted white	Good condition	Light marks and scratches
CEILING	Painted white	In good condition 1 x very small watermark above right hand corner of wardrobe	As per check in
WALLS	Painted grey	Filler markings painted over throughout Light marks to low level Light scuff marks to low level left of radiator Filled in hairline cracking right of window	As per check in As per check in As per check in As per check in Scattered light scuffs.
SKIRTING / WOODWORK	Wood painted white	Light peeling to top edges Light dust and marking left of radiator Paintwork appears slightly patchy throughout Light chipping left of entry	Not seen As per check in As per check in As per check in

BEDROOM ONE

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
FLOORING	Grey carpet	1 x large rectangular shading mark to centre of room Scattered furniture indentations throughout	Clean As per check in
LIGHTS / FITTINGS	8 x fitted spotlights	Tested for power 1 x not working	As per check in
WINDOW/S	6 x double glazed panes Frames in plastic painted white 4 x white metal handles Windowsill in wood painted white	All intact Clean throughout Good order Hairline cracking peeling and light dirt to low levels In good condition Paintwork peeling throughout Light shading to right hand side Warping to top surface back right corner	As per check in Light marks to exterior As per check in As per check in As per check in
WINDOW COVERING/S	1 x black metal curtain rail 2 x grey curtains	Secure In good condition	As per check in Long grey curtains in good order, light marks
RADIATOR / HEATING	1 x wall mounted white radiator	Secure In working order	Edge coming away on LHS
FIXTURES AND FITTINGS			
BUILT-IN CUPBOARDS	2 x wardrobes 4 x grey wood doors Interiors painted white	 In good condition Light shading and marks throughout	 Light marks to front Mechanism to LHS doesn't seem to be staying closed. As per check in

BEDROOM ONE

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
		Light indentations to bottom right wardrobe panel	
	Interior houses 2 x white wood shelves 2 x chrome clothes rails	Secure In good order	As per check in
	1 x boiler	In working condition	As per check in
WALL-MOUNTED FEATURES	3 x oriental prints in brass frames	Good condition Secure	As per check in
MISCELLANEOUS	1 x smoke alarm	Tested to sound and working	As per check in
SWITCHES & SOCKETS	As seen		

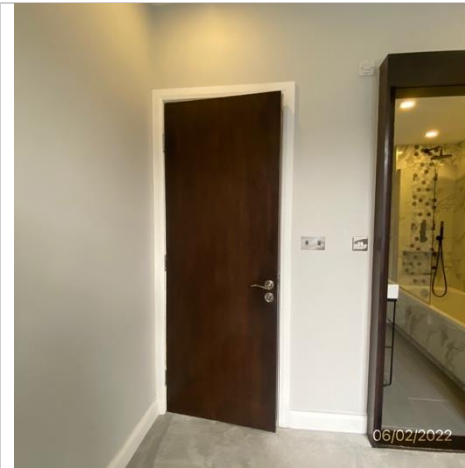
BEDROOM ONE PHOTOS CHECK IN



BEDROOM VIEW 1



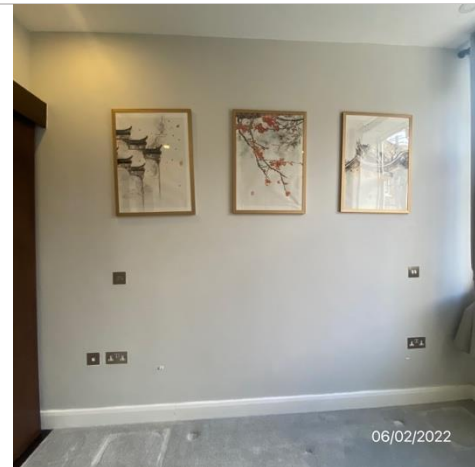
FLOORING



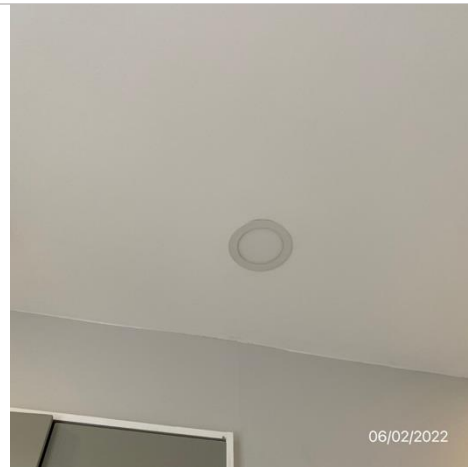
BEDROOM VIEW 2



MARKS TO SHELF



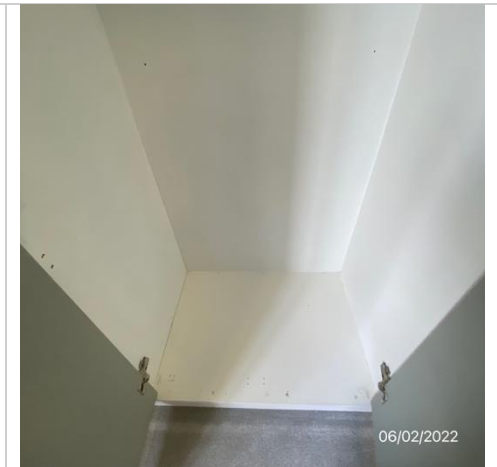
BEDROOM VIEW 3



LIGHT NOT WORKING











WARDROBES



WARDROBE INTERIOR

BEDROOM ONE PHOTOS CHECK OUT

 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
<p>VIEW</p>	<p>SMALL DAMP STAIN TO CEILING</p>	<p>BOILER</p>	<p>CRACK TO WALL</p>
 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
<p>GLAZING</p>	<p>CARBON MONOXIDE ALARM</p>	<p>RADIATOR EDGE</p>	<p>1 X LIGHT NOT WORKING</p>

EN-SUITE

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Sliding door in dark wood 1 x chrome handle	Good order Light marks mid to low level Light marks	As per check in Scattered light marks and scratches As per check in
DOOR FRAME	Dark wood	Light scuff marks to low level panel In good condition	As per check in
DOOR RETURN AND HANDLE	Dark wood 1 x chrome handle	Light marks surrounding handle Light marks at low level Light markings	As per check in As per check in
RETURN FRAME	Dark wood	Good condition Light paint marks at upper level Light chipping mid to low level	As per check in
	Outer frame in wood painted white	Light blue drop markings at mid-level right	clean
CEILING	Painted white	Light shading marks surrounding light fixture Light cracking and peeling to paintwork above mirror cupboard	As per check in Seen Gapping surrounding extractor fan
WALLS	White marble tile	In good condition Light mildew marks and discolouration to base sealant at joints to bath Light discolouration to grouting beneath bath alcove	As per check in Clean As per check in Light scratches
FLOORING	Grey tile	In good condition Light marks on entry Very light surface scratches	As per check in
LIGHTS / FITTINGS	4 x fitted spotlights	Tested for power	As per check in

EN-SUITE

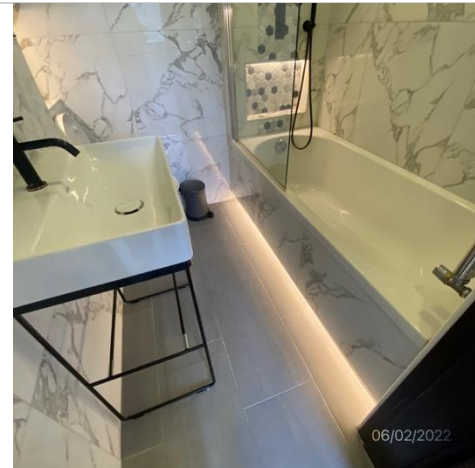
ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
		1 x not working	2 x not working
	1 x under bath strip light	Tested for power and working	As per check in
	1 x under unit strip light	Tested for power and working	As per check in
	1 x alcove strip light	Tested for power and working	As per check in
RADIATOR / HEATING	1 x wall mounted chrome towel rail	Secure In good condition Light scale to lower levels	Clean
FIXTURES AND FITTINGS			
TOILET	1 x white ceramic	In good condition	As per check in
	White plastic seat	Secure In good condition	As per check in
	Chrome dual flush button	Tested and working Good order	As per check in
SINK AND FITTINGS	1 x white ceramic	In good condition Light mildew marks to centre of back sealant	As per check in
	Black metal stand	In good order Secure	As per check in
	1 x white ceramic waste covering	In good condition	As per check in
	Black metal tap	Light scratch marks In working order	As per check in
BATH, SHOWER FITTINGS	1 x white ceramic bath	In good condition Light scuff marks to interior	As per check in

EN-SUITE

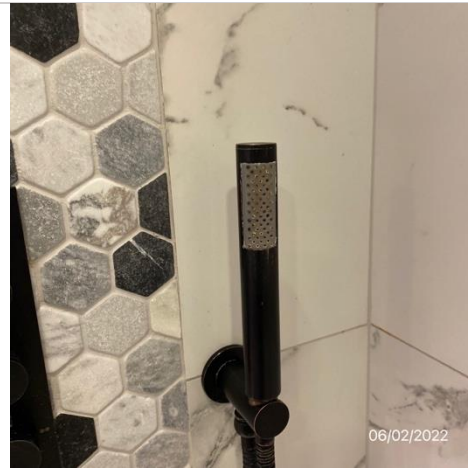
ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	Front bath panels White marble tiles	Light scuff marks at low level to centre tile	Not seen
	Chrome waste covering Chrome bath tap	Very light watermarks Secure In good order	Clean
	Black metal shower controls	Light scale	Clean
	Black metal removable shower head	Light scale at spout	As per check in
	Black metal upper shower head	Secure Very light scale	As per check in
	Shower screen Chrome 1 x glass panel	All intact Clean throughout	Sealant torn at RHS end
	Bottom sealant in plastic	Light discolouration	As per check in
WALL-MOUNTED FEATURES	1 x tile shelf / bath alcove	In good order Light discolouration to grouting to interior	As per check in
	1 x white marble shelf	Good condition Secure	As per check in
	1 x round mirror Black metal fixture	In good order All intact Clean throughout	As per check in Light not working
	1 x black metal hook	Good order	As per check in

EN-SUITE			
ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
		Secure	
	1 x black metal toilet roll holder	Secure Light marks	Slightly loose
	1 x mirrored cabinet Surround in white wood Mirrored door	All in good condition	As per check in
	Interior houses 2 x glass shelves	Both secure In good order	As per check in
CONTENTS	1 x chrome cleaning hose	In good order Light markings to piping Working	As per check in
	1 x grey plastic bin	Good used order	Not seen
	1 x white plastic toilet brush and holder	In good used order	As per check in
	1 x glass pot	In good condition	Not seen
	1 x white ceramic soap dish	In good condition	Not seen
MISCELLANEOUS	1 x white plastic extractor fan	Light markings to interior	As per check in
SWITCHES & SOCKETS	As seen		

EN-SUITE PHOTOS CHECK IN



EN-SUITE VIEW



SHOWERHEAD



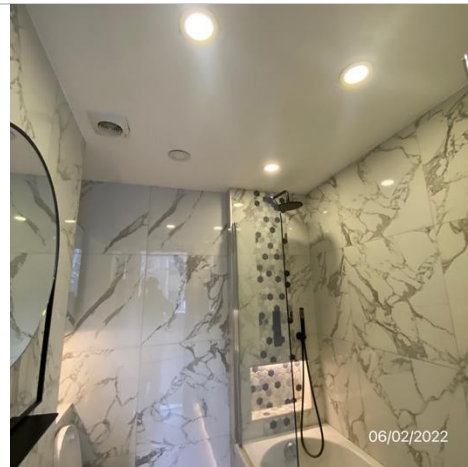
SINK



TOILET



CUPBOARD INTERIOR



LIGHT NOT WORKING





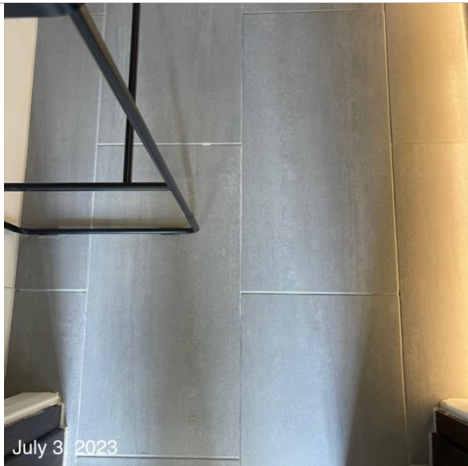





BATH



TOWEL RAIL

EN-SUITE PHOTOS CHECK OUT

 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
VIEW	DOOR	SEALANT TEAR	SHOWER
 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
FLOOR	VANITY MIRROR	SINK	CRACKING AND PEELING TO CEILING

BEDROOM TWO

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Dark wood	Good condition Light marks to low level angle	As per check in Scattered marks
	Chrome handle Chrome lock	Light markings	As per check in
DOOR FRAME	Wood painted white	Light scuff marks to inner angle Light marks scattered to inner frame mid to low level	As per check in Angled wear
DOOR RETURN AND HANDLE	Dark wood	Light marks scattered mid to low level	Scattered scratching throughout
	Chrome handle return Chrome lock return	In good order Light markings	As per check in
RETURN FRAME	Wood painted white	Light scuff marks scattered at low level	Black scuffs to interior edge
CEILING	Painted white	1 x very light scuff mark forward of light fixture by window	As per check in
WALLS	Grey tile	Good condition Light marks to low level right hand side of entry 1 x light scuff mark left of entry at low level Light markings above radiator	As per check in
		Light painted over hairline cracking right of window	As per check in
SKIRTING / WOODWORK	Wood painted white	Light chip marks throughout Light dust to tops	As per check in
		1 x section of skirting is damaged right of entry	As per check in Patchy paint work Chip to RHS of window

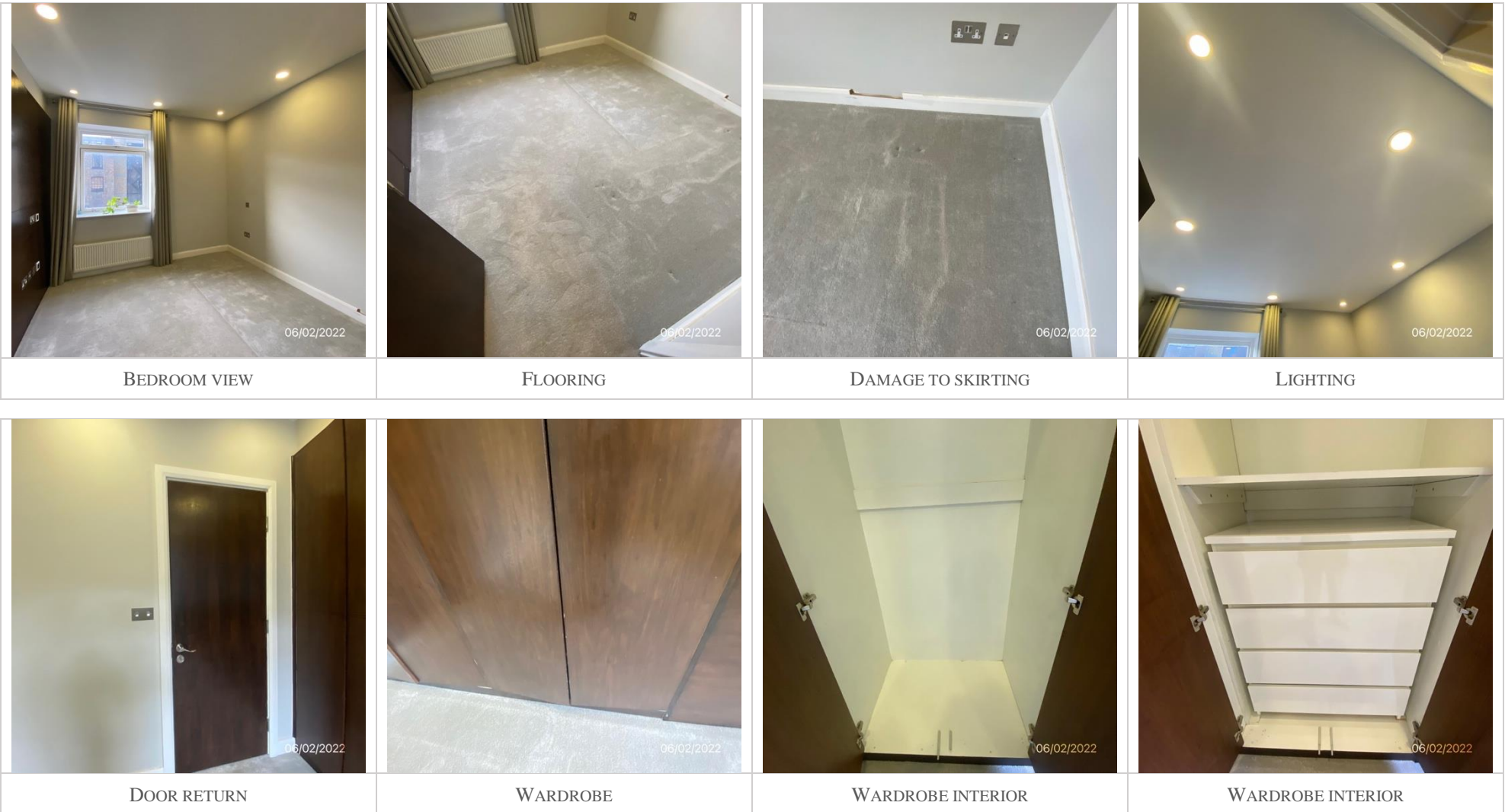
BEDROOM TWO

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
FLOORING	Grey carpet	Light stain spot on entry Various furniture indentations throughout Light rectangular shading mark Good order	As per check in As per check in Small red stains seen.
LIGHTS / FITTINGS	8 x fitted spotlights	Tested for power and working	As per check in
WINDOW/S	2 x single glazed panes Frames in wood painted white 2 x chrome window handles to low level 1 x chrome window lock to upper level 1 x white wood windowsill	Light dust and watermarks to exteriors Light scuff marks to bottom right hand corner to interior All intact Light dirt to edges of panes at low level Light scuff marks to corners Light paint marks throughout In good condition Light shading and marks	As per check in As per check in Adhesive tape to surround of frame As per check in As per check in
WINDOW COVERING/S	1 x chrome curtain rail 2 x grey curtains	In good order Secure	As per check in
RADIATOR / HEATING	1 x wall mounted white radiator	Light dust to interior Light scuff marks	As per check in
FIXTURES AND FITTINGS			
BUILT-IN CUPBOARDS	Dark wood wardrobes		









BEDROOM TWO

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	4 x dark wood doors Interior painted white Interior houses 3 x white wood shelves 1 x chrome clothes rail 1 x white wood chest of drawers 4 x drawers	In good condition Light scuff marks to angles of doors In good order Light shading and marks mid to low level consistent with use In good used order Light marks	As per check in As per check in Paint marks seen Light scratches As per check in As per check in
CONTENTS	1 x white metal plant pot Green plant to exterior	Good condition Appears healthy	Not seen
	1 x small blue plant pot Cactus to interior		Not seen
SWITCHES & SOCKETS	As seen		



BEDROOM TWO PHOTOS CHECK IN





BEDROOM TWO PHOTOS CHECK OUT

 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
VIEW	MARKS TO INTERNAL OF FRAME	SCRATCHES TO DOOR RETURN	CHIP TO SKIRTING
 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>	 <p>July 3, 2023</p>
GLAZING	STORAGE	STAINS TO FLOOR	ADHESIVE TO FRAME

KEY INFORMATION

	CHECK IN		CHECK OUT	
LOCATION:				
	QTY.	KEY TYPE	QTY.	KEY TYPE
	4	Yale	3	Yale
	2	Banham	2	Banham
			1	Chubb
			1	Post box
PHOTOS				
ADDITIONAL INFORMATION			Keys returned to agent	

METER READINGS

	GAS	ELECTRICITY
LOCATION	Bathroom cupboard	Communal hallway cupboard
SERIAL NUMBER	G4 K8071983 08 01	L89A01728
PHOTOS CHECK IN		
READING CHECK IN	09049,901	58635.9

PHOTOS CHECK OUT



READING AT CHECK OUT

09874512

611101

ADDITIONAL INFORMATION

DECLARATION & SIGNATURE

DECLARATION:	I the undersigned have examined the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein		
TENANT:		FORWARDING ADDRESS:	
SIGNATURE:		DATE:	

CLERK SIGNATURE: R.K

DATE: 03.07.23