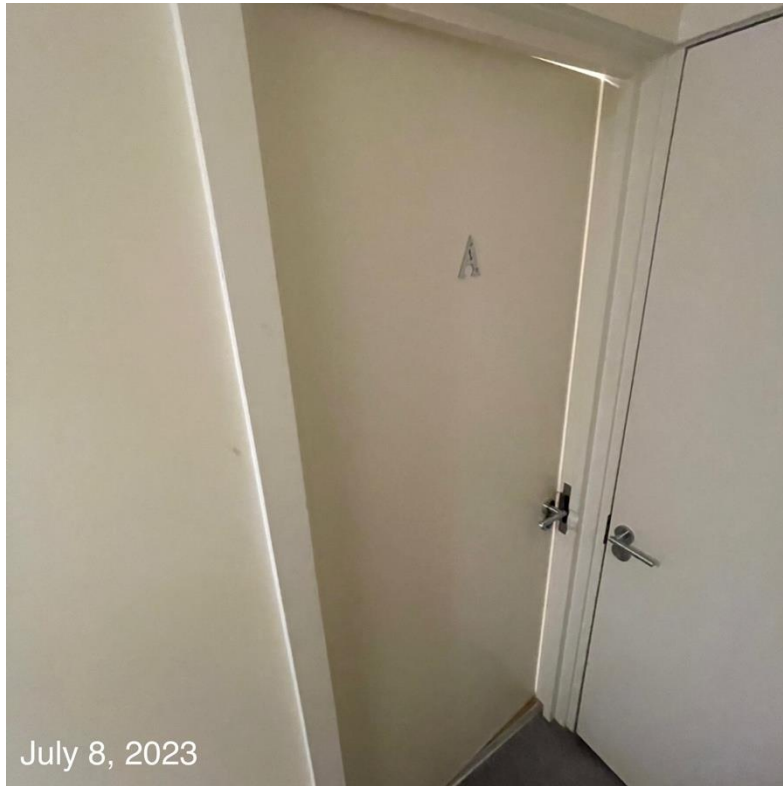




Inventory and Check In Report

Date: 8th July 2023



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

PHOTO LINK:	QTY:
Photos at Check In	192

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	Cleaned to a professional standard	
GENERAL OVERVIEW	In good used order throughout	
DECORATIVE ORDER	Scattered scuffs, marks and shading	
LIGHTING	In working order	
WINDOWS	Intact. Grubby to exterior	
CURTAINS/BLINDS	In good used order	
SKIRTING & WOODWORK	Light marks and angled wear	
CARPETS/FLOORING	In good used order. Shading throughout kitchen area	
UPHOLSTERY	N.A	
KITCHEN & APPLIANCES	Tested for power. Clean	
BATHROOM/SANITARY WARE	In good clean order	
BEDDING/LINEN	N.A	
EXTERNAL FRONT & BACK	N.A	
GARDENS	N.A	

FRONT DOOR AND HALLWAY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Wood painted white	Scattered scuffs and marks throughout Shading to edges Minor wear to leading edge	
	Chrome letter 'A'	Secure	
	1 x chrome lever action handle	Secure	
	1 x chrome Yale lock	Slightly loose	
DOOR FRAME	Wood painted white	Scattered angle wear throughout Some light mark	
DOOR RETURN AND HANDLE	Wood painted white	Scattered shading marks throughout Light wear to return leading edge	
	Return chrome lever action handle	Slightly loose	
	Return twist lock	Secure	
RETURN FRAME	Wood painted white	Scattered angle wear to left hand side throughout	
CEILING	Painted white	Light marks surrounding alarm	
WALLS	Painted white	Scattered scuffs and marks mid to low level Minor angled abrasions to corners	
SKIRTING / WOODWORK	Wood painted white	In good order Light marks and angle chips	
FLOORING	Light wood floorboards	In good order Light marks Dark staining patch forward on entry right hand side	









FRONT DOOR AND HALLWAY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
LIGHTS / FITTINGS	2 x hanging bulbs	In working order	
FIXTURES AND FITTINGS			
BUILT-IN CUPBOARDS	4 x doors in wood painted white	Scattered scuffs throughout	
	Frames in wood painted white	Light marks	
	4 x chrome D handles	Secure	
	Return of doors	Light marks	
	Return door frame	Light marks Patchy paintwork and lightly shaded	
	Interior Ceiling painted white	Light marks	
	Walls painted white	Scattered scuff marks throughout	
	Skirting painted white	Light marks	
	Flooring in continuation light wood floorboards	Scattered usage marks throughout Appears in good order	
	1 x spot downlighter	In working order	
	1 x wall mounted white fuse box	Secure	
	1 x wall mounted electricity meter	Secure	
	Selection of pipework and wires		

FRONT DOOR AND HALLWAY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	2 x loose white wooden shelves		
WALL-MOUNTED FEATURES	1 x white entry phone system	Secure	
MISCELLANEOUS	1 x wall mounted white carbon monoxide alarm	Tested for power	
	1 x ceiling mounted white smoke alarm	Tested for power	
SWITCHES & SOCKETS	As seen		

FRONT DOOR AND HALLWAY PHOTOS

 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>
VIEW	VIEW	PHONE AND CARBON MONOXIDE ALARM	STORAGE
 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>
STORAGE VIEW	ANGLED WEAR	SCUFFS TO WALL	MARKS TO FLOOR

BEDROOM ONE – LEFT HAND SIDE ON ENTRY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Wood painted white 1 x chrome lever action handle	Scattered scratching and marks mid to low level Secure	
DOOR FRAME	Wood painted white	Light marks low level	
DOOR RETURN AND HANDLE	Wood painted white Return lever action handle	Scattered light marks throughout mid to low level Secure	
RETURN FRAME	Wood painted white	Scattered scratching and marks mid to low level 1 x chip high level edge	
CEILING	Painted white	Light marks 2 x fitment holes with chipping to right hand side 1 x adhesive hook	
WALLS	Painted white	Scattered scuffs and marks mid to low level Picture shading and circular shading to left hand side wall Filled in defect and 1 x pinhole	
SKIRTING / WOODWORK	Wood painted white	Scattered marks throughout Hairline cracking in corners	
FLOORING	In continuation light wood floorboards	Light scratches and marks in line with use	
LIGHTS / FITTINGS	1 x hanging light bulb	In working order	
WINDOW/S	1 x set of windows	Light marks to exterior Scratching to interior	








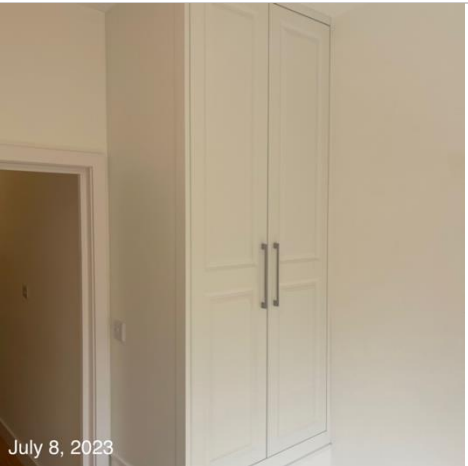
BEDROOM ONE – LEFT HAND SIDE ON ENTRY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	1 x static pane 1 x mobile pane Frame in white uPVC 2 x white plastic handles Window sill in wood painted white 2 x see-through blind hooks to right hand side of window frame	Ghosting to lower pane right hand side Shading and paint marks Light scratches Tarnished Secure and in working order Scattered marks throughout Hairline cracking to edges	
WINDOW COVERING/S	1 x light wood slatted blind	In working order	
RADIATOR / HEATING	1 x wall mounted white radiator	Light marks Secure	
FIXTURES AND FITTINGS			
BUILT-IN CUPBOARDS	Doors in wood painted white 2 x chrome D handles Return doors Left hand side 1 x square adhesive mirror Interior painted white Left hand side houses 1 x high level shelf	Light marks Secure In good order Secure In good order Light marks	

BEDROOM ONE – LEFT HAND SIDE ON ENTRY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	1 x chrome hanging rail	Secure	
	Right hand side houses 2 x chrome hanging rails	Secure	
SWITCHES & SOCKETS	As seen		

BEDROOM ONE PHOTOS

 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>
VIEW	FLOOR	SCUFF TO WALL	DEFECT TO CEILING
 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>	 <p>July 8, 2023</p>
HEATING	LIGHT	GLAZING	STORAGE

BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Wood painted white	Scratching at mid-level Light marks mid to low level Mark right hand side high level	
	1 x chrome lever action handle	Secure	
	1 x chrome twist lock	Secure	
DOOR FRAME	Wood painted white	1 x mark to top edge	
DOOR RETURN AND HANDLE	Wood painted white	Scattered shading and marks throughout	
	Return lever action handle	Secure	
	Return twist lock	Secure Stiff to operate	
RETURN FRAME	Wood painted white	Scattered marks and hairline cracking at join to walls	
CEILING	Painted white	In good order Light marks surrounding downlighters	
WALLS	Part painted white	Scattered shading throughout right hand side wall Light marks to low level	
	Part white tiles	Tiles in good order Slight discolouration to grouting throughout shower Crack to grouting in shower Chipping and light debris to tiles behind sink	
SKIRTING / WOODWORK	Wood painted white	In good order Light marks	

BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
FLOORING	Grey stone effect tiles	Appear in good order Discolouration to grouting	
LIGHTS / FITTINGS	3 x spot downlighters	In working order	
WINDOW/S	1 x set of windows 2 x opaque glass mobile panes Frames in white uPVC Window sill and frame surround in wood painted white 2 x see-through blind hooks to right hand side	Shaded Paint marks seen Light scratches Light mildew build-up surrounding Scattered scuffs marks and scratches Hairline cracking to sill Light marks to surround Secure	
WINDOW COVERING/S	1 x light wood slatted blind	In working order	
RADIATOR / HEATING	1 x wall mounted silver towel rail	Secure	
FIXTURES AND FITTINGS			
SINK AND FITTINGS	1 x white ceramic sink 1 x chrome waste 1 x chrome mixer tap	In good order Light debris Missing plug Lightly tarnished In working order	

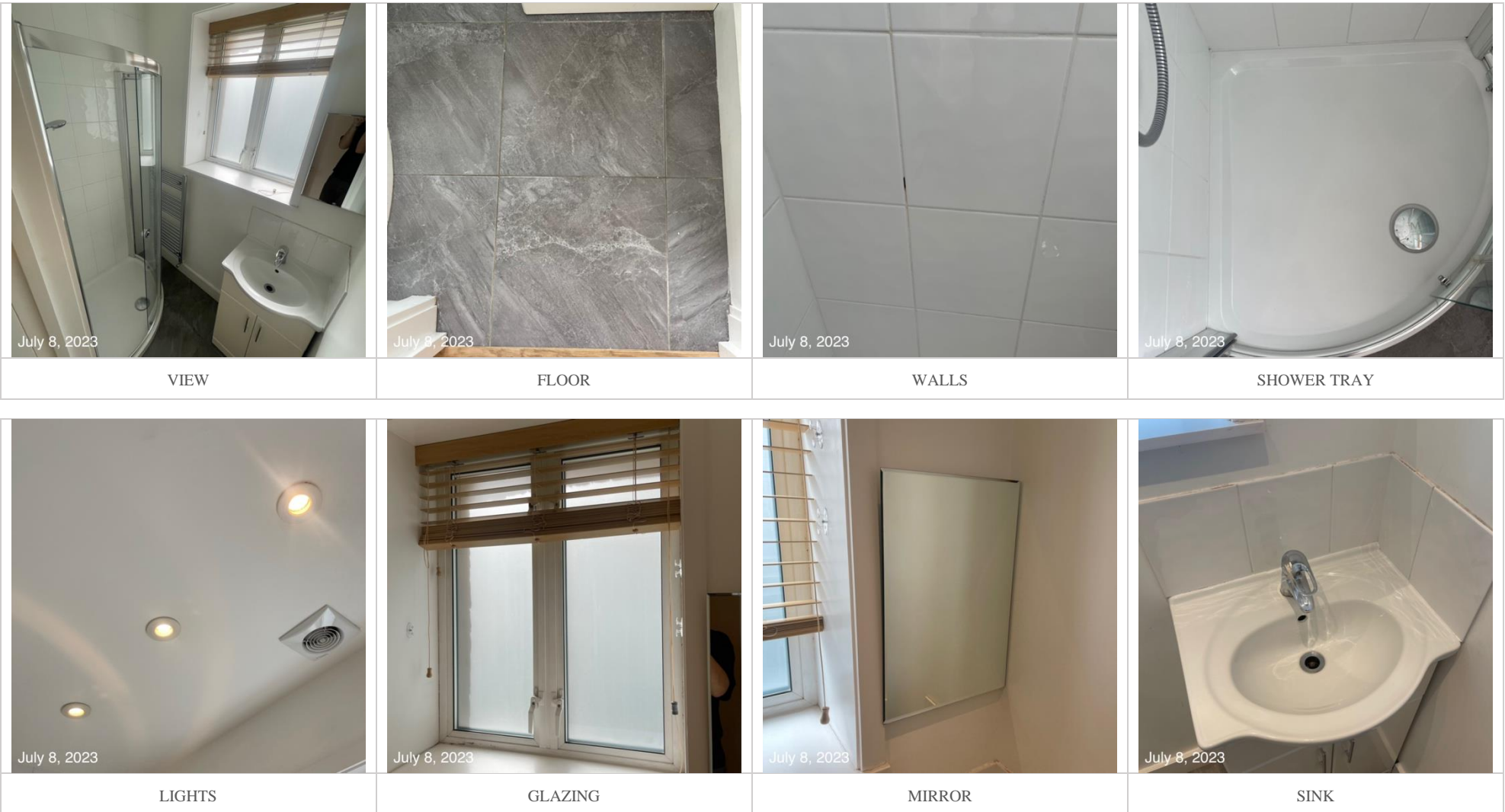
BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
		Water marks	
	Built-in storage beneath sink in white melamine 2 x chrome D handles Doors Interior in wood painted white	Secure In good order Staining to low level shelf Peeling to wood at rear	
SHOWER, SHOWER FITTINGS	1 x white shower tray 1 x chrome waste 1 x wall mounted chrome dual control shower 1 x silver shower hose 1 x silver shower head 1 x silver shower riser Shower screen 2 x glass panes Silver trim 1 x chrome handle	In good order Light scratches Secure Lightly marked Appears in good order Lightly lime scaled In good order In good condition Sliding freely Clean throughout In good order Secure	

BATHROOM

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
WALL-MOUNTED FEATURES	1 x rectangular mirror	Secure In good condition	
MISCELLANEOUS	1 x ceiling mounted extractor fan	In working order	
SWITCHES & SOCKETS	As seen		

BATHROOM PHOTOS



WC

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Wood painted white 1 x chrome lever action handle 1 x chrome twist lock	Scratching at mid-level Light marks low level Secure Secure	
DOOR FRAME	Wood painted white	In good order	
DOOR RETURN AND HANDLE	Wood painted white Return chrome lever action handle Return twist lock	Scattered light marks mid-level Shading at mid-level Secure Secure	
RETURN FRAME	Wood painted white	In good order	
CEILING	Painted white	In good order	
WALLS	Painted white	Scattered shading and scuffs mid to low level Hairline cracking at corners	
SKIRTING / WOODWORK	Wood painted white	Light staining to top on left hand side and to rear of toilet	
FLOORING	Grey stone effect tiles	In good order Discolouration to grouting	
LIGHTS / FITTINGS	1 x hanging light bulb	In working order	
FIXTURES AND FITTINGS			
TOILET	1 x white ceramic toilet White plastic seat and lid	Secure	

WC

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
		Scratches to seat	
	Integrated chrome flush	In working order	
WALL-MOUNTED FEATURES	1 x Heatline boiler		
	1 x chrome toilet roll holder	Loose	
MISCELLANEOUS	1 x wall mounted white air vent		
SWITCHES & SOCKETS	As seen		

WC PHOTOS



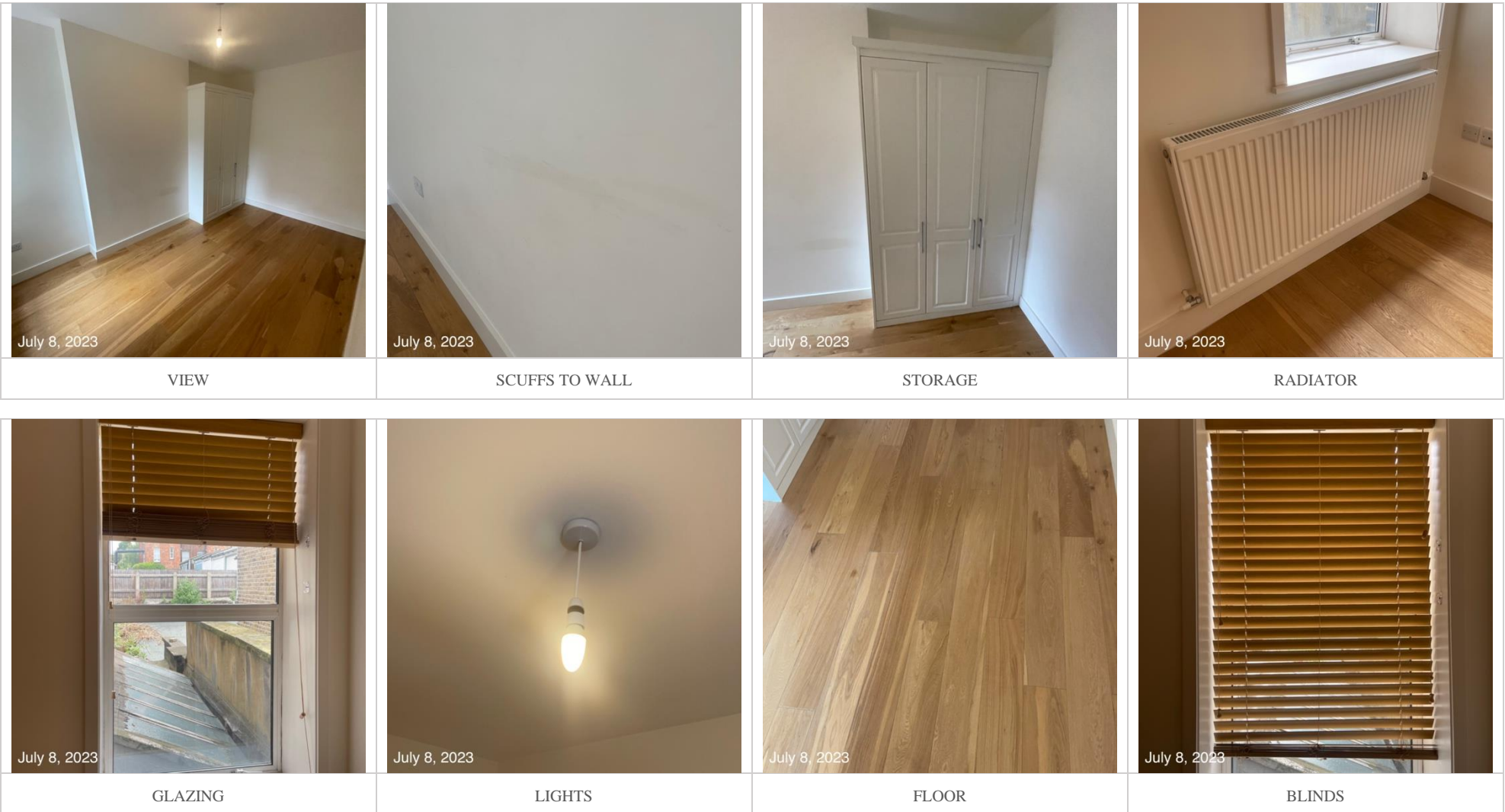
BEDROOM TWO - FORWARD ON ENTRY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Wood painted white 1 x chrome lever action handle	Light marks mid to low level Chipping to bottom edge Secure	
DOOR FRAME	Wood painted white	Scattered angled wear mid to low level Scattered scuffing on right hand side low level	
DOOR RETURN AND HANDLE	Wood painted white Return chrome lever action handle	Adhesive residue high level centre Scattered scuffs and marks mid to low level Chips to edge Light chipping to bottom edge Secure	
RETURN FRAME	Wood painted white	Angled wear to leading edge Light marks	
CEILING	Painted white	In good order 1 x circular defect forward of window Light marks forward of window	
WALLS	Painted white	Scattered scuffs marks shading and painted over defects mid to low level Light angle chipping at corner Filled in nail hole	
SKIRTING / WOODWORK	Wood painted white	Scattered scuffs and marks Chipping to corners	
FLOORING	In continuation light wood floorboards	In good order Light marks and scratches	
LIGHTS / FITTINGS	1 x hanging exposed light bulb	In working order	

BEDROOM TWO - FORWARD ON ENTRY

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
WINDOW/S	<p>1 x set of windows</p> <p>1 x static pane 1 x mobile pane</p> <p>Frame in white uPVC</p> <p>2 x white plastic handles</p> <p>Window sill and surround in wood painted white</p> <p>2 x see-through blind hooks</p>	<p>Lightly grubby to exterior Intact</p> <p>Shaded and paint marked Light mildew build-up low level on sides</p> <p>Secure In working order Peeling to paint on left hand side bracket</p> <p>Cracking to paint Light marks to sill Hairline cracking to edges Surrounds in good order</p> <p>Secure</p>	
WINDOW COVERING/S	1 x light wood slatted blind	In working order	
RADIATOR / HEATING	1 x wall mounted white radiator	Secure	
FIXTURES AND FITTINGS			
BUILT-IN CUPBOARDS	<p>3 x white doors 3 x chrome D handles</p> <p>Return doors</p>	<p>Light usage marks Secure Doors in working order</p> <p>In good order</p>	

BEDROOM TWO PHOTOS



RECEPTION / KITCHEN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
DOOR AND HANDLE	Wood painted white	Scattered scratching and marks throughout	
	1 x chrome lever action handle	Slightly loose	
DOOR FRAME	Wood painted white	Angle wear to edges Light marks mid to low level	
DOOR RETURN AND HANDLE	Wood painted white	Light shading and marks mid to low level	
	Return chrome lever action handle	Secure	
RETURN FRAME	Wood painted white	Light marks	
CEILING	Painted white	In good order Small fitment hole and chipping to left hand corner on entry	
WALLS	Painted white	Scattered scuffs marks shading throughout all levels Hairline cracking to corners Hairline cracking above kitchen units Patchy paintwork above kitchen units	
SKIRTING / WOODWORK	Wood painted white	Scattered scuffs and marks throughout Minor angle wear	
FLOORING	In continuation light wood floorboards	Shaded and stained In used order throughout kitchen area Scattered scratches and marks throughout reception area	
LIGHTS / FITTINGS	1 x exposed hanging light bulb	In working order	
	1 x ceiling mounted chrome lighting fixture		

RECEPTION / KITCHEN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	3 x white light bulbs	In working order	
WINDOW/S	2 x sets of sash windows 1 x mobile pane 1 x static pane Both windows have 2 x silver handles 2 x silver locks Left hand side 1 x silver bolt Frames in wood painted white Window sills and surrounds in wood painted white 5 x see-through blind hooks	Grubby and bird mess to exterior Cords intact Secure Secure Light marks and shading throughout Orange staining to either side on left hand side window Scattered shading marks and scratches to sills Hairline cracking to edges Light marks to surrounds Secure	
WINDOW COVERING/S	2 x light wood slatted blinds	In working order 2 nd fitment on both sides missing at bottom edge	
RADIATOR / HEATING	2 x wall mounted white radiators	Secure	
FIXTURES AND FITTINGS			

RECEPTION / KITCHEN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
KITCHEN UNITS	A range of wall and base units in white laminate Interior in wood painted white Chrome D handles	All in good order Light usage marks and angle wear In good order All secure Tested	
KICKBOARDS	In continuation white laminate	Scattered marks Sellotape to centre Discoloured Centre section appears loose	
WORKTOP	Black speckled laminate	In good order	
SPLASHBACK	White tiles	In good order	
SINK	1 x stainless steel sink Integrated draining board Chrome waste Chrome overflow waste 1 x chrome mixer tap Dual control	In good order Light scratch marks Lightly discoloured Secure No plug seen In working order	
APPLIANCES			
FRIDGE/FREEZER	1 x built-in Bosch fridge/freezer Interior houses	Tested for power Light working	

RECEPTION / KITCHEN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	4 x white trimmed glass shelves 1 x plastic salad crisper Door houses 5 x plastic shelves Freezer houses 3 x compartments 3 x plastic drawers	Crack to 3 rd trim In good order In good order In good condition	
DISHWASHER	1 x Bosch dishwasher Interior houses 2 x trays 1 x cutlery holder	Tested for power Clean throughout	
OVEN	1 x built-in Lamona black glass and stainless steel oven Interior houses 3 x wire shelves 1 x oven tray	Light cleaning marks to control panel Glass clean Interior clean	
HOB	1 x stainless steel and black Lamona gas hob	Tested for power Clean throughout Light scratch marks	
EXTRACTOR	1 x stainless steel extractor hood Built-in lights	1 x light working Fan working	
WASHING MACHINE	1 x white Bosch washing machine	Tested for power Clean draw Clean rim	
FIREPLACE	1 x concrete painted black fireplace Tile surround in blue Metro tiles	 Appear in good condition	

RECEPTION / KITCHEN

ITEM	DESCRIPTION	CONDITION AT CHECK IN	CONDITION AT CHECK OUT
	Black grouting Surround painted white Mantelpiece in wood painted white	Painted over defects In good order Scattered scratches sand marks throughout In good used order	
MISCELLANEOUS	1 x white smoke alarm	Tested and bleeped	
SWITCHES & SOCKETS	As seen		

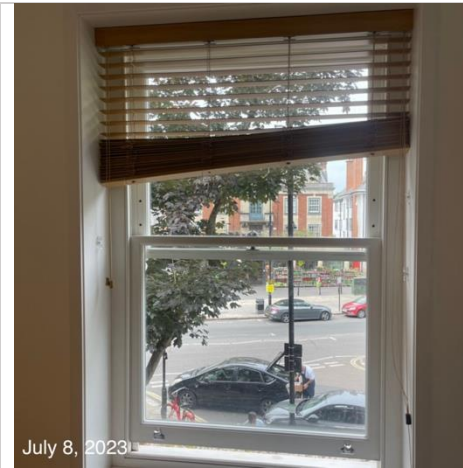
RECEPTION / KITCHEN PHOTOS



VIEW



SHADING TO WALL



GLAZING



FIREPLACE



VIEW



SHADING TO FLOOR




SKIRTING



FIRE ALARM

KEY INFORMATION

	CHECK IN		CHECK OUT	
LOCATION:	Handed to tenant			
	QTY.	KEY TYPE	QTY.	KEY TYPE
	3	Yale		
PHOTOS				
ADDITIONAL INFORMATION				

ALARM INFORMATION

CHECK IN			CHECK OUT		
ALARM	LOCATION	TESTED AND WORKING?	ALARM	LOCATION	TESTED AND WORKING?
SMOKE ALARM/S	1 x Hallway 1 x Kitchen	Yes	SMOKE ALARM/S		Yes/No
CARBON MONOXIDE ALARM/S	1 x Hallway	Yes	CARBON MONOXIDE ALARM/S		Yes/No
ADDITIONAL ALARMS (IF APPLICABLE)					

METER READINGS

	GAS	ELECTRICITY
LOCATION	In kitchen unit	Hallway storage
SERIAL NUMBER	G4 K20477611001	D15A219131
PHOTOS CHECK IN	 <p style="text-align: right; margin-right: 10px;">July 8, 2023</p>	 <p style="text-align: right; margin-right: 10px;">July 8, 2023</p>
READING CHECK IN	07751870	09231

PHOTOS CHECK OUT		
READING AT CHECK OUT		
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: 08.07.23