

Inventory & Schedule of Condition



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Property inspected by A. Clerk

Reference: Private Landlord

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**November
8th 2025**

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Notes

Disclaimers

Inventories

It is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc, and then to inform the agent within 5 days of receipt of the inventory (If the check-in was not attended) If no such additional notes are made by the tenant at the start of the tenancy the inventory will be deemed as accepted as read.

The inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition. Items are visually identified by a detailed description; however, the clerk is not an expert in materials for example metals, woods, indoor and outdoor plants, or antiques. Nor is the clerk a qualified surveyor.

We cannot undertake to move heavy items, access lofts, high-level cupboards, basements, cellars, or similar. Items left in the above-mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord.

Linen will be listed as seen, however, soiled items or linen stuffed in cupboards will not be fully inspected. All linen should be freshly laundered and folded on top of the bed to allow for easy identification.

Items such as books or large collections of DVDs will only be listed as "a quantity of"; any items of value should be removed before the inventory compilation.

Meter reading will be taken when accessible; it is advisable to confirm where the meters are located at the time of booking if not easily located, for example, in large blocks of flats. Security alarms are not tested by Pure Inventories and are the responsibility of the Landlord.

Electrical appliances and other similar items will be power tested where practical and at the clerk's discretion only. Boilers and heating systems will not be tested.

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames, and locks. Pure Inventories can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

We reserve the right to add additional costs if properties are excessively large or rooms are excessively overstocked with furniture or crockery/ utensils etc.

Cleaning

It is strongly advised that professional cleaners be used to carry out an end-of-tenancy clean, including steam cleaning of carpets and upholstery and cleaning of curtains. It is expected that the property and its contents will be in a similar condition as noted on the original inventory. If the standard of cleaning is not satisfactory, Agents or Landlords will employ a contract cleaner, the cost of which will be deducted from the tenant's deposit.

Keys

Keys listed should be handed back at the end of the tenancy. Charges may be incurred for the cost of replacing locks if all keys are not available or lost.

Gardens

Please ensure the garden is left in a tidy condition and returned in the same condition as check-in. Failure to maintain the garden throughout the tenancy can result in a charge to the tenant. Lawns, beds, shrubs, and bushes should be maintained, and paved areas and driveways swept.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulations regarding furnishing, gas, electrical, and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry in January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Smoke Alarms and Carbon Monoxide Detector Regulations October 2015

In accordance with the regulations dated October 2015 smoke alarms and CO detectors are to be tested by the landlord on the first day of the tenancy. If smoke alarms and carbon monoxide detectors are to be tested at the time of visit by the Inventory Clerk this test will be for POWER ONLY. The test button will be pressed until a sound is emitted. This information will be recorded on the inventory document. This test does not certify that the alarm is in full or proper working order and that it will be working during the tenancy should any problem occur. The inventory clerk will not be held liable for any damage or malfunction occurring during the testing process. The client will be informed of any alarms tested that appear to be without power or if the clerk is unable to reach the alarms to test.

Check out

The check-out report is not a full inventory and comments are only noted on items that have changed, are damaged, or are missing from the original report.

The report needs to be read in conjunction with the original inventory.

Where no comments on a particular item are included in the check-out report, the comments and descriptions in the original inventory remain applicable as they are still in the same condition.

If an item is already damaged/ broken or soiled on check-in, then we will not comment on the condition if it is the same at check-out.

Please check the original inventory before reporting any damage you feel may have been missed.

We cannot undertake to move heavy items, access lofts, high-level cupboards, basements, or similar. Items left in the above-mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord.

Meter reading will be taken when accessible; however, it is advisable to confirm where the meters are located at the time of booking if not easily located, for example, large blocks of flats. Smoke alarms and security alarms are not tested by Pure Inventories and are the responsibility of the Tenant / Instructing Principle.

We reserve the right to add additional costs if properties are excessively large or rooms are excessively overstocked with furniture or crockery/ utensils etc.

Any items packed for storage during the tenancy must be unpacked and returned to their original location as listed on the inventory; otherwise, they may be listed as "not seen".

All electrical items are power tested only when possible and at the clerk's discretion, however, the clerk cannot be held responsible if these items are later found not to be working.

It is acknowledged that the Terms of the Tenancy Agreement may overrule recommendations made.

Any amendments/additions to the report must be notified to Pure Inventories within 5 days from receipt of the report. No further changes will be made after this time.

© NO PART OF THE INVENTORY, CHECK-IN REPORT OR CHECK-OUT REPORT MAY BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF SARAH VINCENT OF PURE INVENTORIES

1. SCHEDULE OF CONDITION - INVENTORY SUMMARY			
 Ref #1			
Ref	Name	Condition	Additional Comments
1.1	CLEANING STANDARD	The property has been cleaned throughout, everything clean and good and appears clean to a professional standard	
1.2	CLEANING OF FLOORS AND CARPETS	All floors clean with age related marks to the wooden floors	
1.3	CLEANING OF WINDOWS	Windows are all clean to interiors. 1 x prominent crack to glass in Bedroom 1	
1.4	CONDITION OF GENERAL DECORATION	Property is in good decorative order throughout with only odd picture hooks noted. It is noted that the style of the property is rustic throughout with lots of age related defects and marks.; furniture is antique throughout.	
1.5	LIGHTING	Working order as noted	
1.6	BEDS / SOFAS	Both beds are in good order. The frames have light small chips and marks but the mattresses are free from stains with fire labels seen, 2 x mattress protectors provided.	
1.7	REAR GARDEN CONDITION	In good seasonal order, tidy and clean	
1.8	FRONT OF PROPERTY CONDITION	Tidy	
1.9	SMOKE ALARMS / CMA ALARMS	1 x CmA in bathroom tested heard working 2 x S/A seen; both tested heard working	

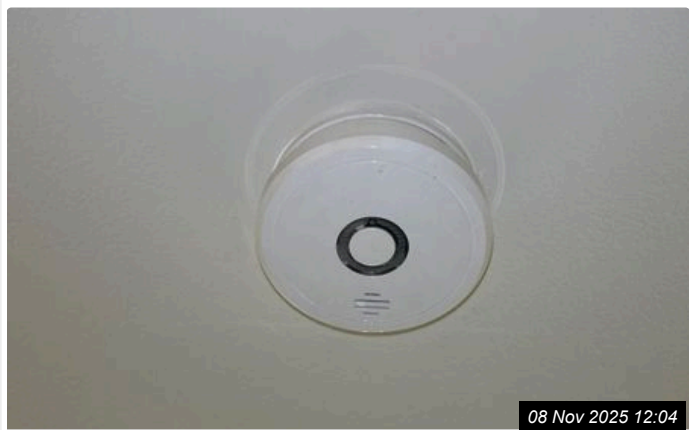
1. SCHEDULE OF CONDITION - INVENTORY SUMMARY (CONT.)



Ref #1.9



Ref #1.9



Ref #1.9

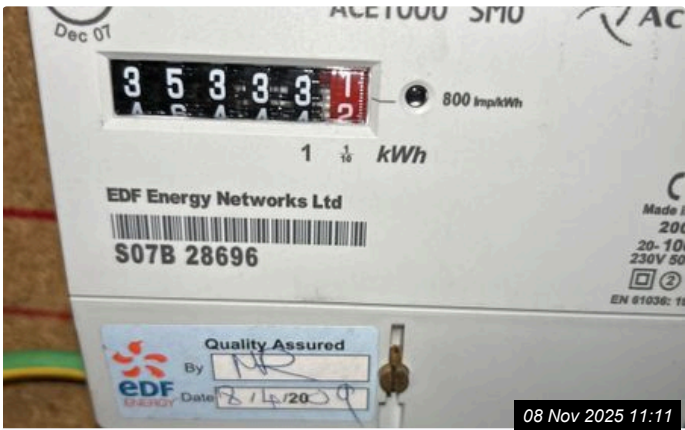
1.10	NOTES		
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2. METER READINGS

Ref	Name	Serial Number & Location	Reading	Additional Comments
2.1	Electric Meter	Under stairs Serial no S07B 28696	Reading 35333	



Ref #2.1



Ref #2.1

2. METER READINGS (CONT.)			
2.2	Gas Meter	Under stairs Serial 4029659S	Reading 5065
 08 Nov 2025 11:11 Ref #2.2  08 Nov 2025 11:11 Ref #2.2			
2.3	Water Meter	Pavement Serial no 07M171592	01734
 08 Nov 2025 12:07 Ref #2.3  08 Nov 2025 12:07 Ref #2.3			
3. KEYS			
Ref	Name	Description	Additional Comments
3.1	Keys	2 x sets both with 1 x Chubb 1 x Yale given by LL direct to tenant	

4. ENTRANCE



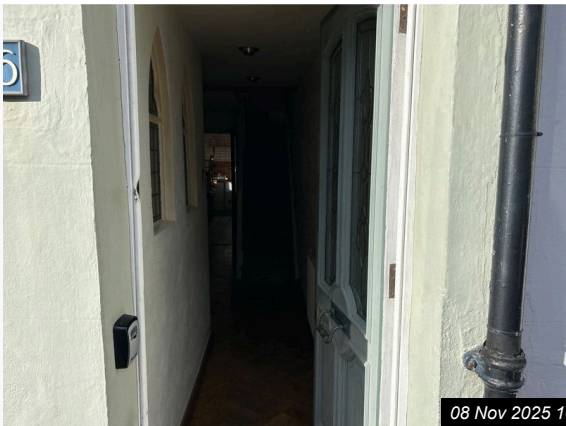
Ref #4

08 Nov 2025 10:53



Ref #4

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Ref #4

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Ref #4

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Ref #4

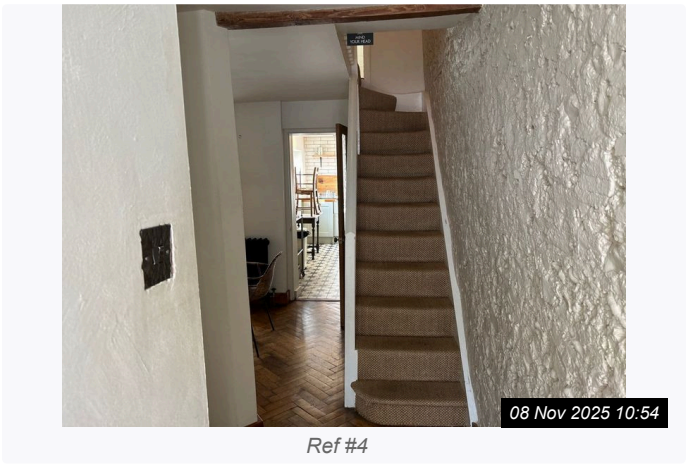
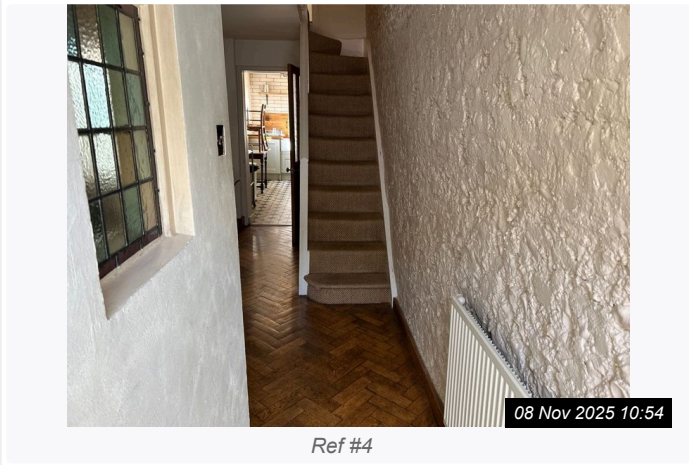
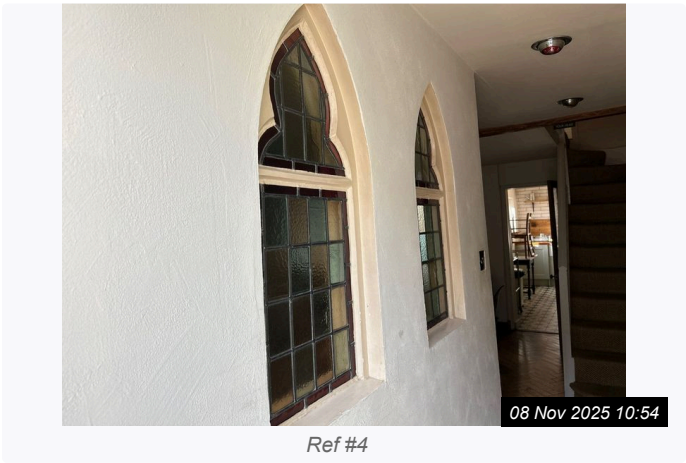
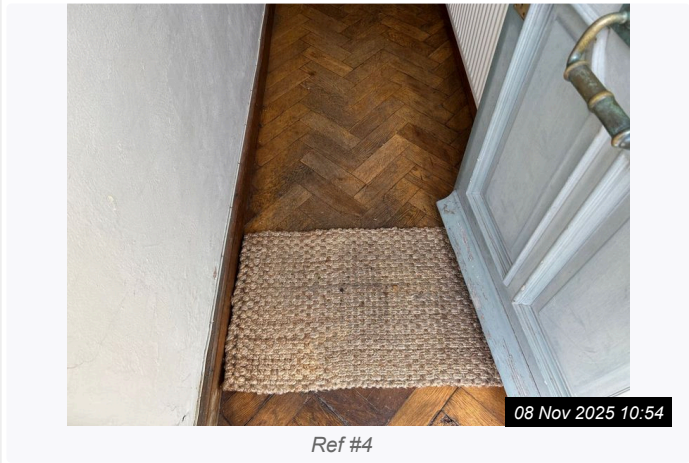
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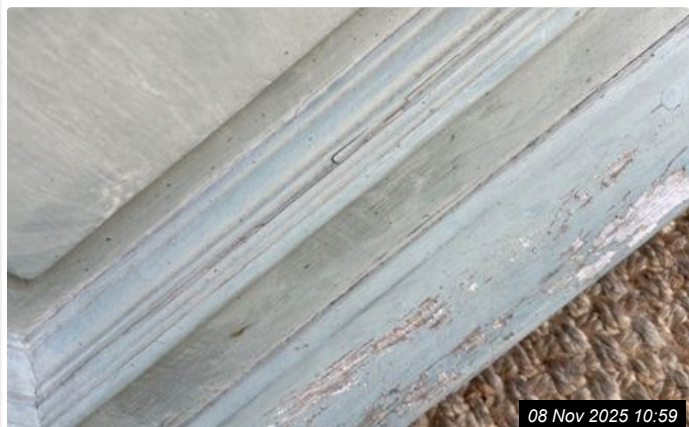
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4. ENTRANCE (CONT.)



Ref	Name	Description	Condition	Additional Comments
4.1 📷	Door	White painted frame Pale blue painted door with leaded glass panes x2 Brass handle Brass letterbox and flap 1 x Yale lock 1 x Chubb lock; 1 x key safe to wall Return of door 1 x chain and keep	Frame lightly chipped from use Door is generally good order, but has some paint flaking to the low level of the door Patchy to the colour Return of door - all good order No chain on the keep; No cover on the lock return; Hand written note regarding locking the door	

4. ENTRANCE (CONT.)



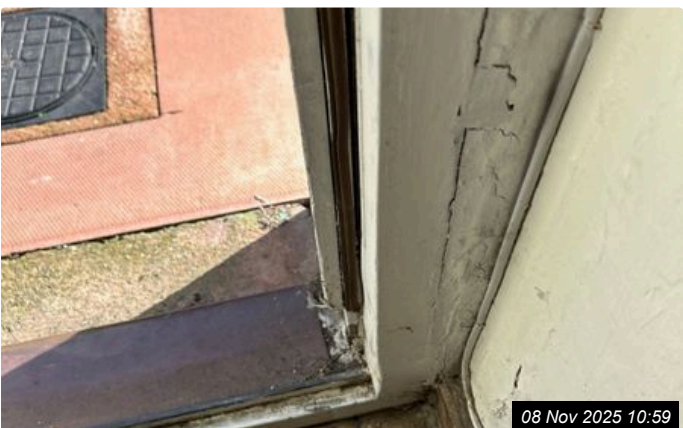
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Ref #4.1



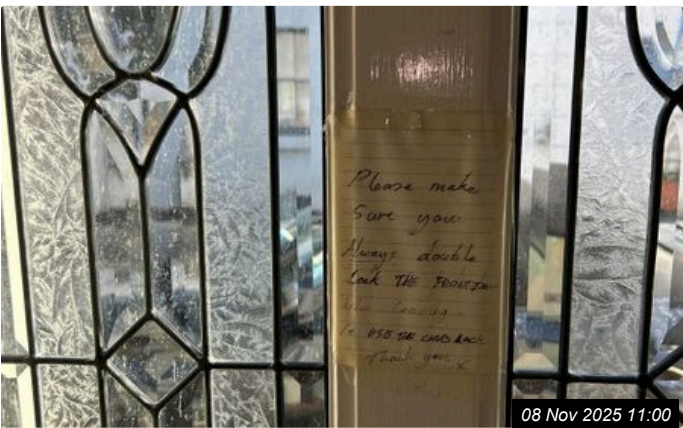
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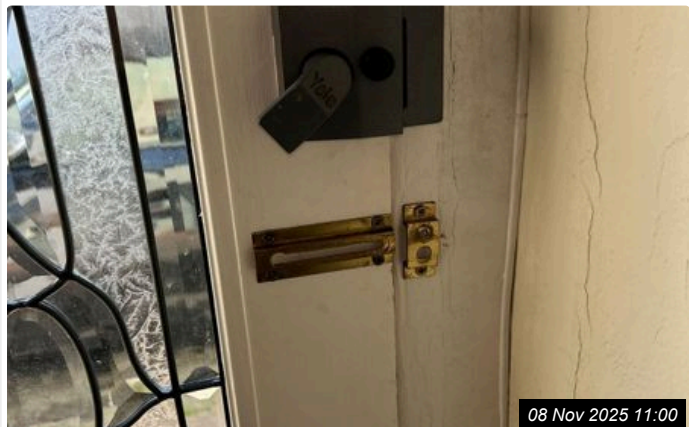
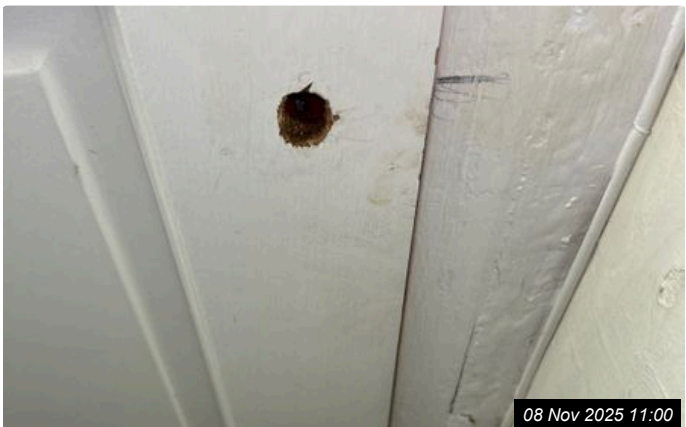
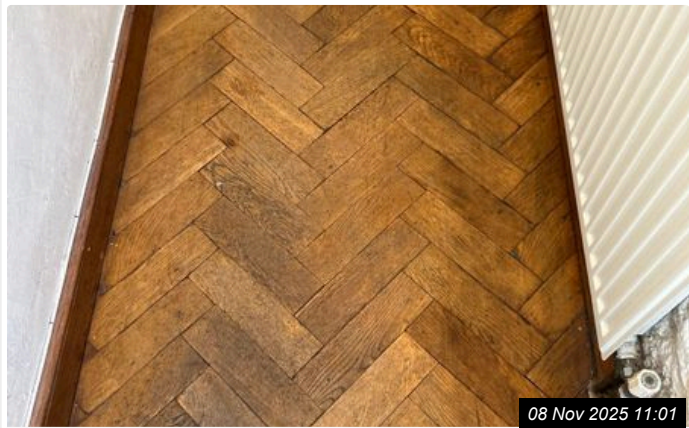
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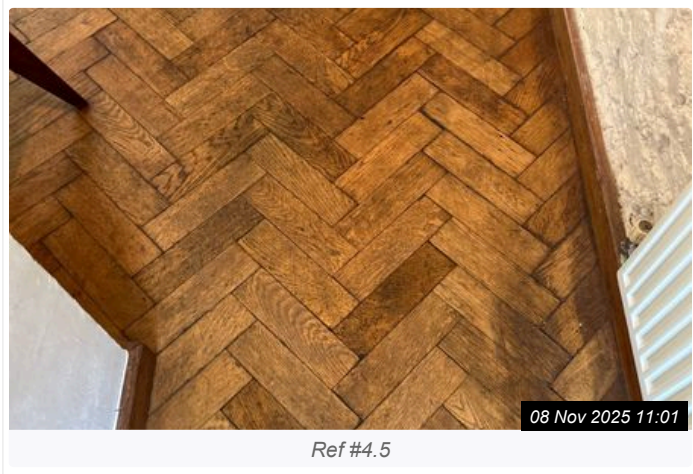
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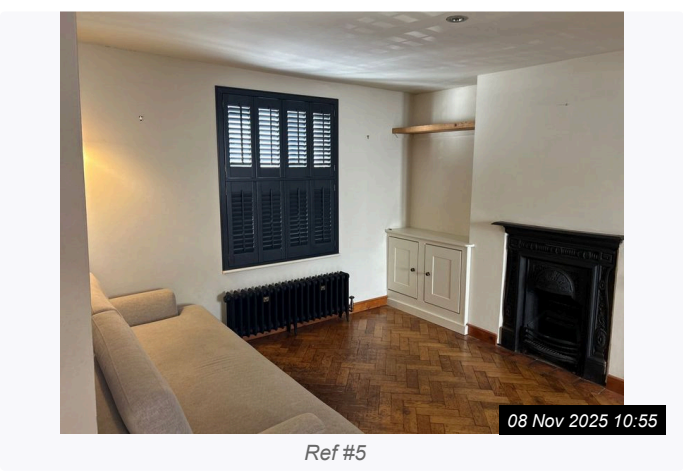
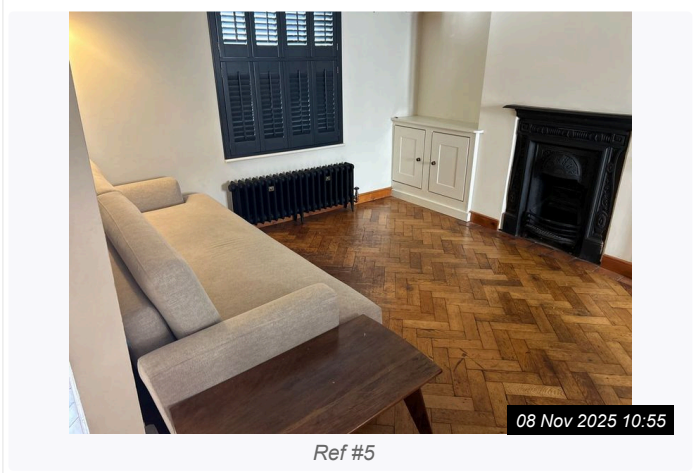
4. ENTRANCE (CONT.)				
				
Ref #4.1		Ref #4.1		
4.2	Ceiling	Painted off white	Good order Some light settlement cracks	
4.3	Walls	Painted off-white over brickwork right hand side Smooth plaster left hand side Left hand side wall has 2 x decorative leaded light panes	Large crack to paint on entrance Lightly scuffed and marked Leaded light panes - clean and good Free from defects	
4.4	Skirting	Wooden unpainted	Good order Cabling left hand side	
4.5	Flooring	Herringbone style floor	Natural defects to the wood Some age related marks on entrance; discoloured from age and use	
				
Ref #4.5		Ref #4.5		

4. ENTRANCE (CONT.)



4.6	Lighting	3 eyeball spotlights with multi-coloured glass	All in working order	
4.7	Radiator	Off-white factory fitted with both caps seen	Good order Missing grilles	

5. RECEPTION



5. RECEPTION (CONT.)



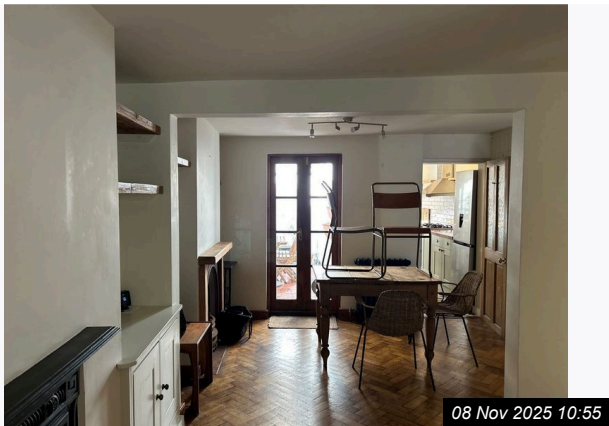
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Ref #5



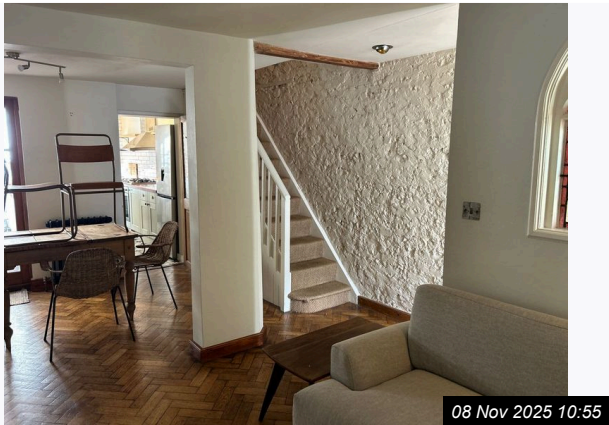
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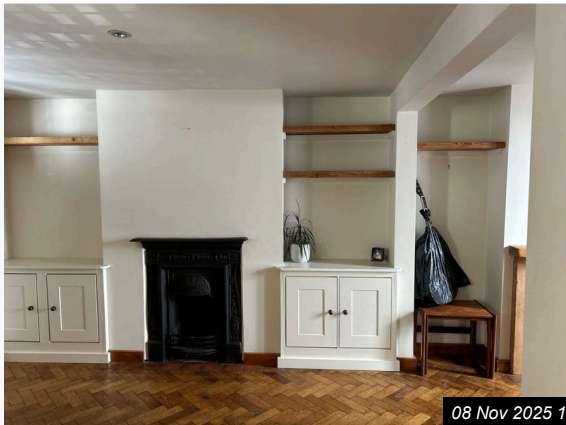
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5. RECEPTION (CONT.)



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Ref #5



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5. RECEPTION (CONT.)



Ref #5



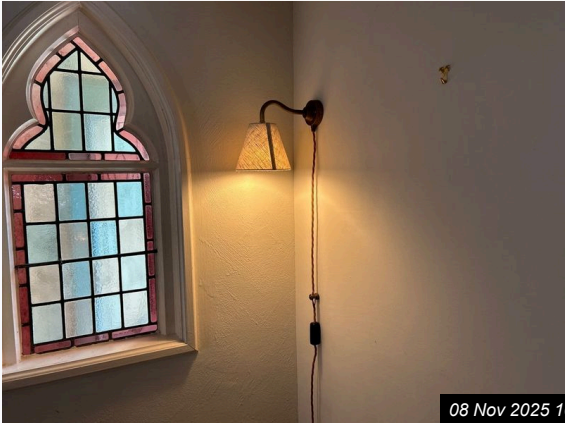
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5. RECEPTION (CONT.)



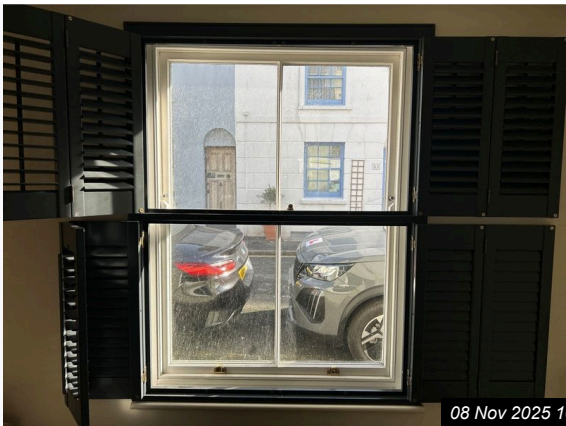
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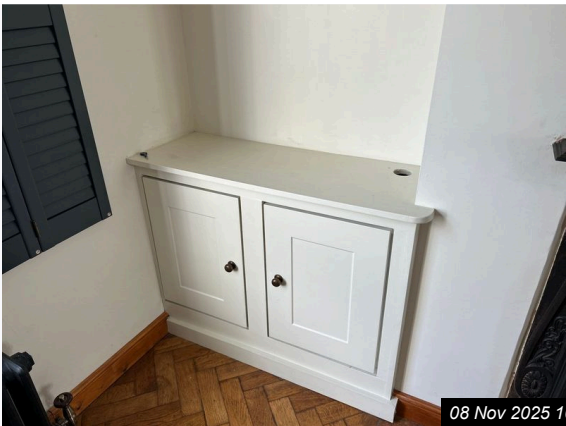
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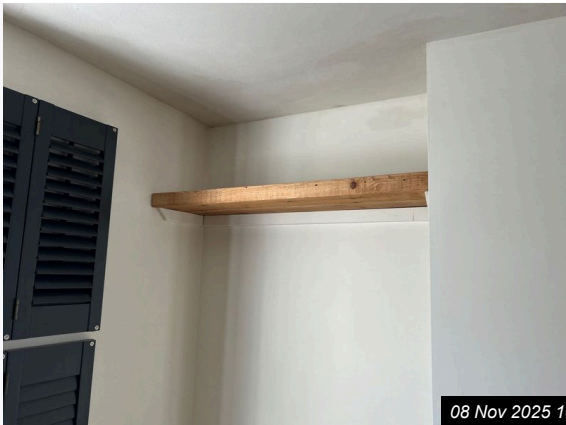
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5. RECEPTION (CONT.)



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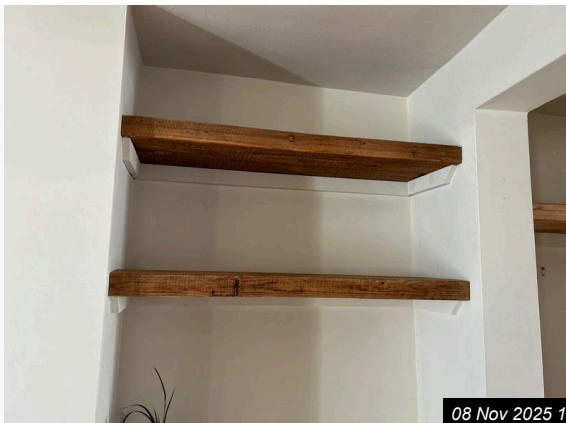
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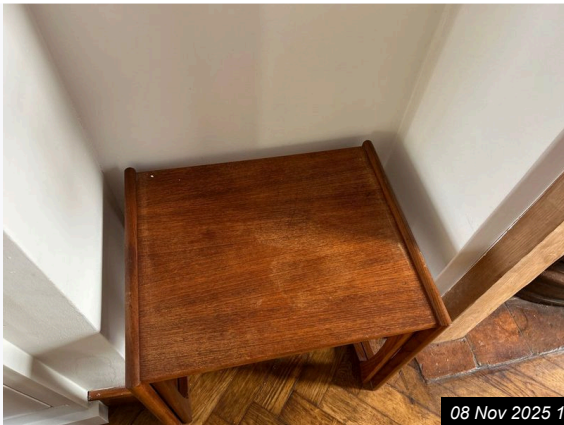
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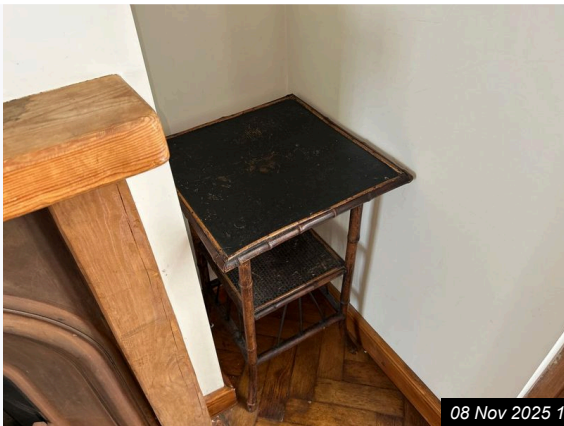
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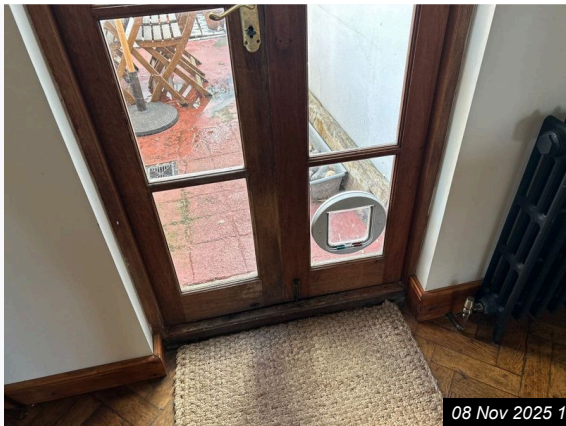
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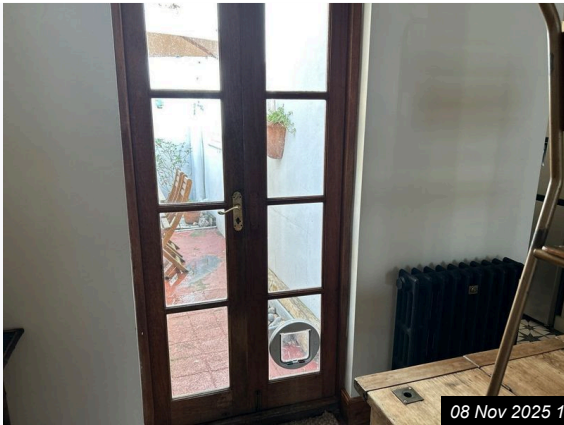
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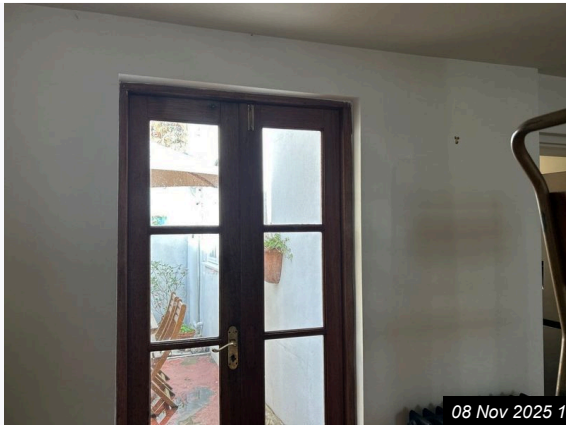
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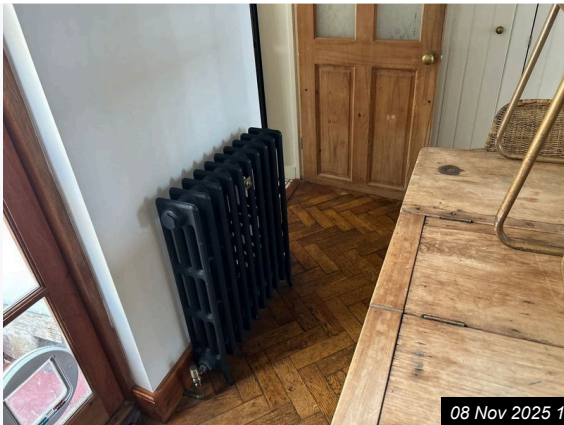
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5. RECEPTION (CONT.)



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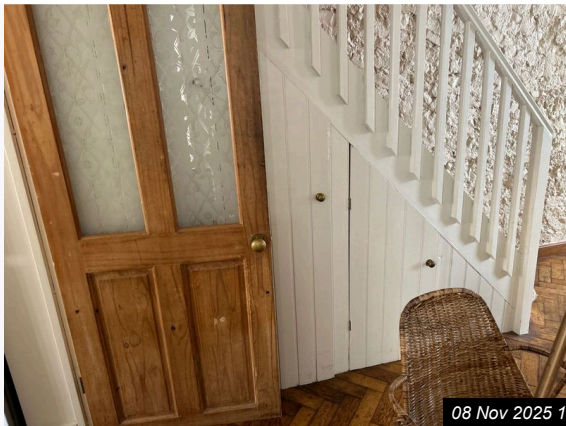
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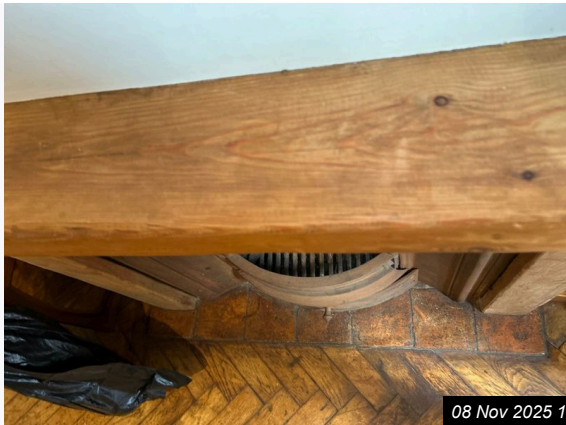
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Ref #5

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5. RECEPTION (CONT.)



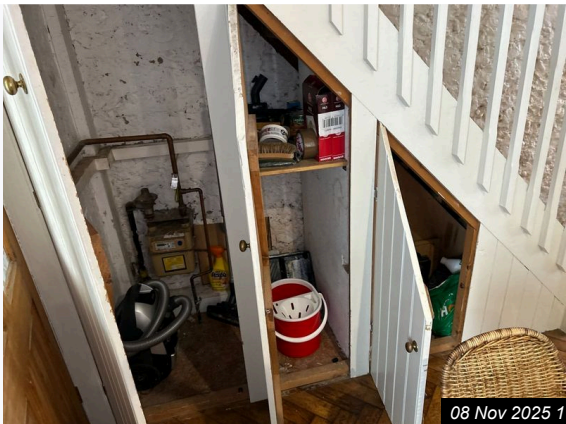
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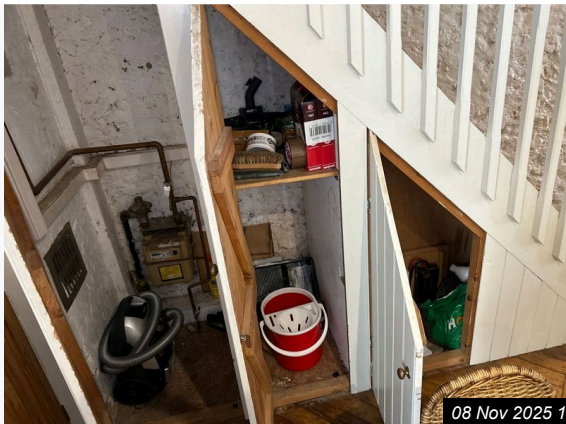
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Ref #5

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Ref #5

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Ref #5

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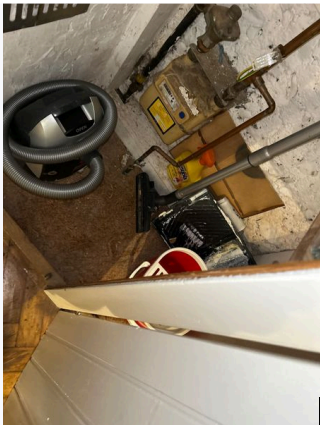
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5. RECEPTION (CONT.)



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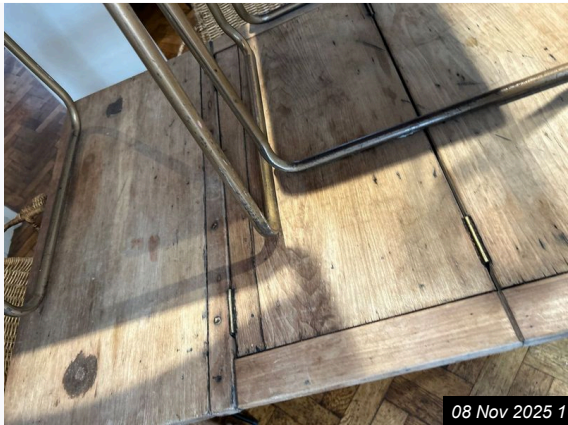
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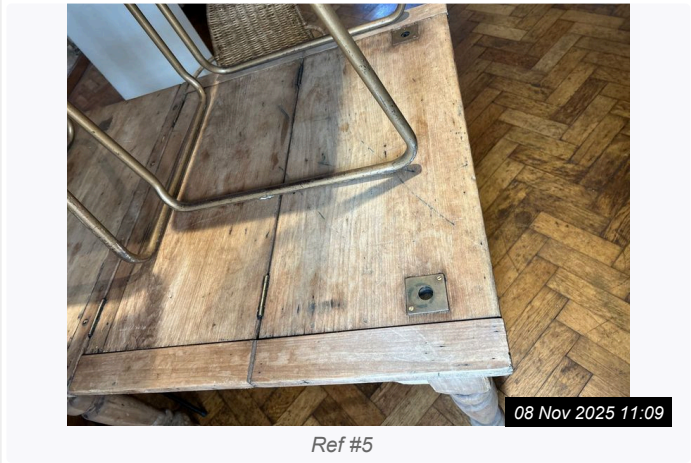
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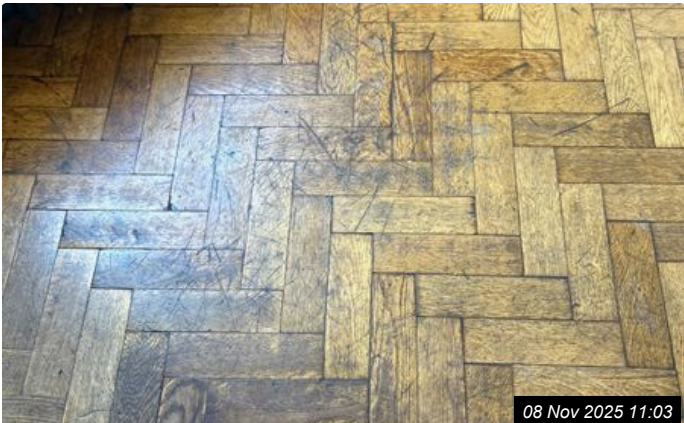
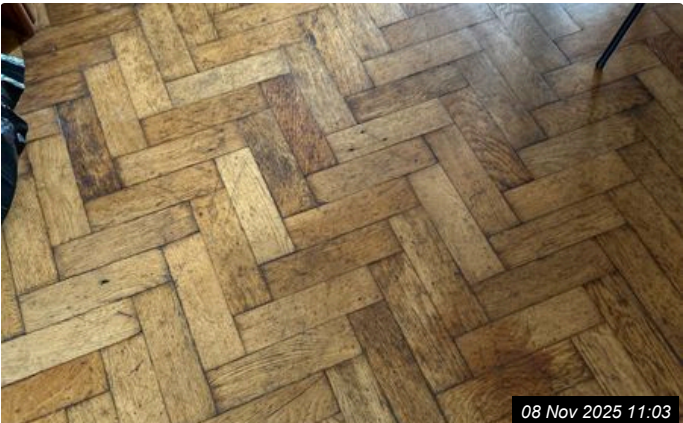
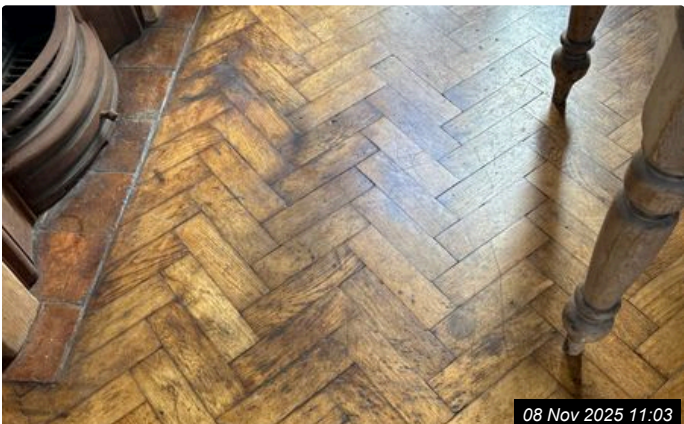
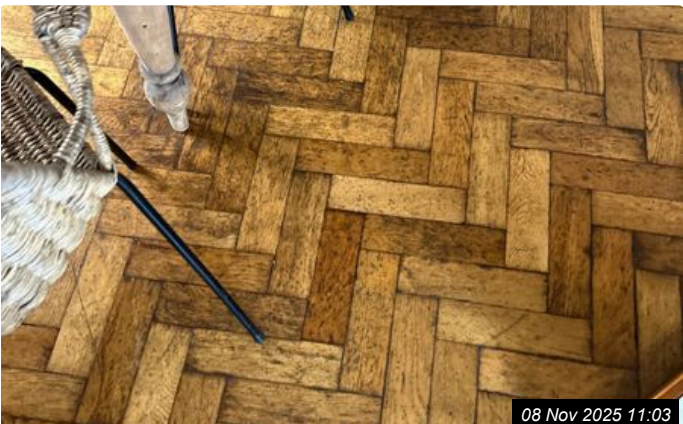
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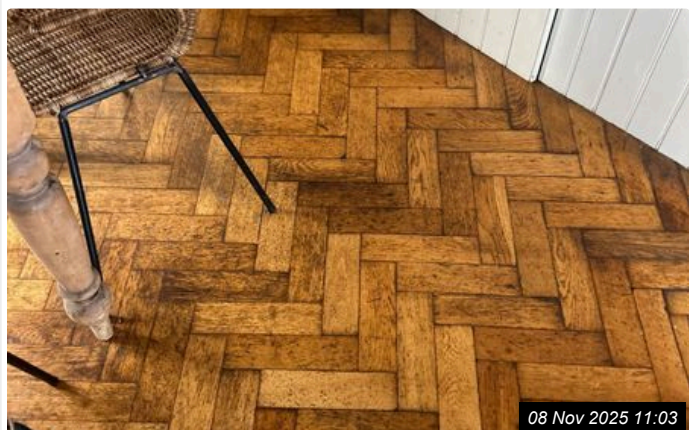
5. RECEPTION (CONT.)



Ref	Name	Description	Condition	Additional Comments
5.1	Ceiling	Painted off-white	Good order	
5.2	Walls	Painted off-white	Good order 1 x picture hook left hand side of window 1 x screw over the fireplace 1 x screw over second fireplace 1 x brass picture hook left hand side of kitchen Few light scuff marks to low levels only	

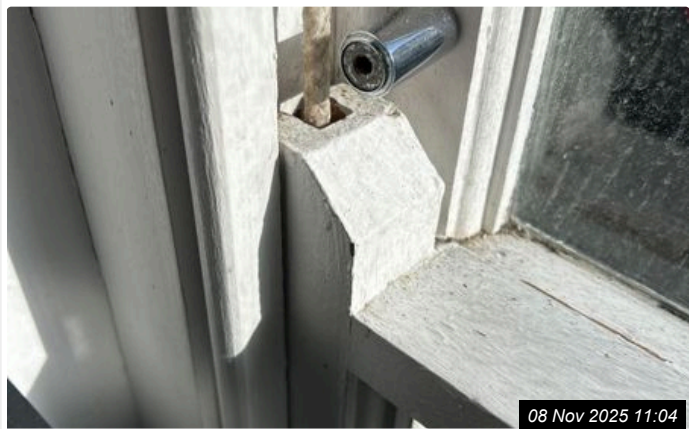
5. RECEPTION (CONT.)				
5.3	Skirting	Wooden varnished	Clean and good	
5.4 	Flooring	Continuation of entrance	Numerous age related marks in keep with style and age Some heavy wear towards the front window and around the dining area	
 Ref #5.4  Ref #5.4  Ref #5.4  Ref #5.4  Ref #5.4  Ref #5.4				

5. RECEPTION (CONT.)



Ref #5.4

5.5	Lighting	1 x inset spotlight 1 x silver fitting with 2 x arms and 4 x spots 3 x bulbs seen	Working order Silver fitting - 1 x bulb not seen	
5.6 	Window	White sash window with 4 x glass panes 2 x security barrels 1 x brass twist lock 2 x brass finger pulls	Glass is clean inside, not outside Sash cords complete; frames good order	



Ref #5.6



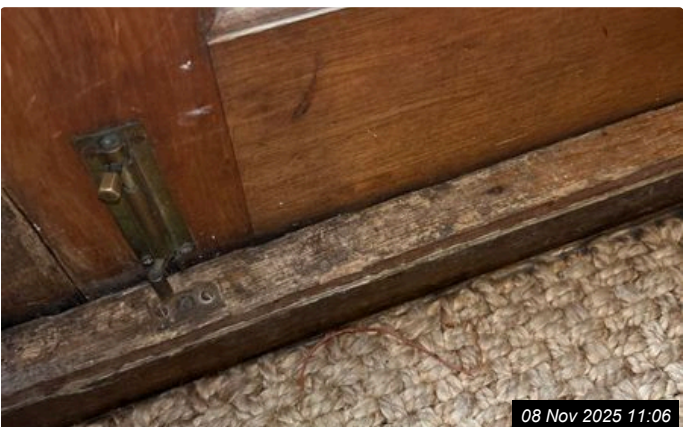
Ref #5.6

5.7	Shutters	Dark grey colonial style shutters with 8 x sections	All in good working order Clean and good	
5.8	Socket / Switches	Selection of silver colour	Good order	
5.9 	Door to Garden	Wooden varnished 2 x doors with 8 x glass panes 1 x cat flap Brass lever handle with 1 x key seen 1 x security key 2 x slide bolts	Glass is good Clean inside, not outside Some age related marks and stains to the varnish, heavier wear to low level Scratched and tarnished to handle; chipped to door edge; Outline of a missing handle	

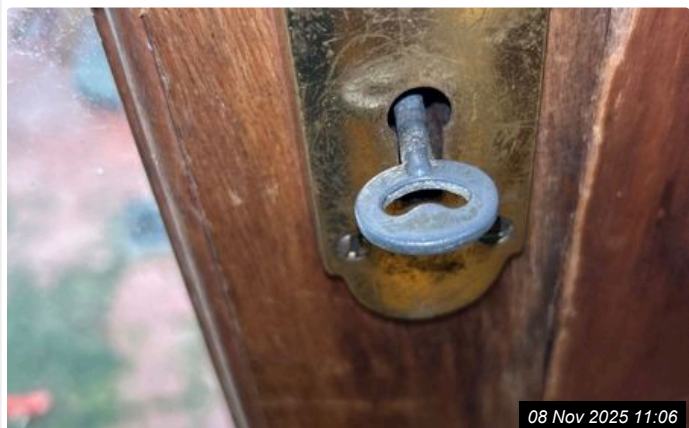
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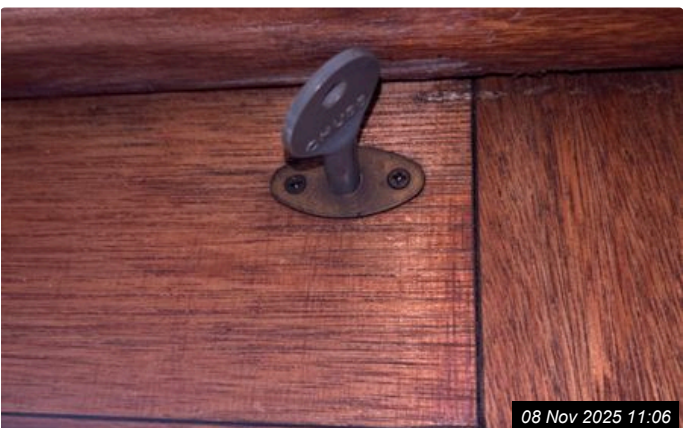
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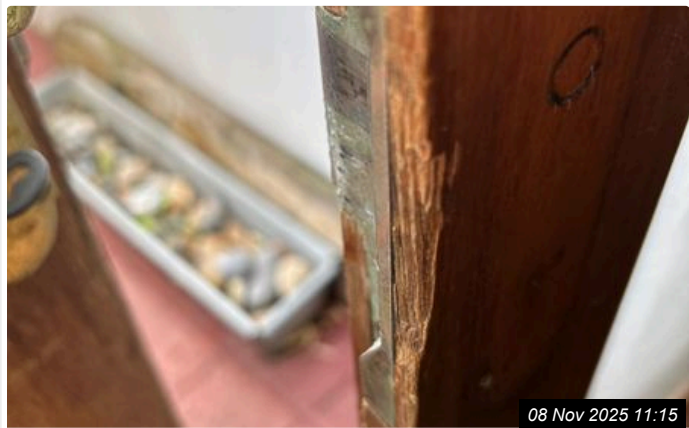
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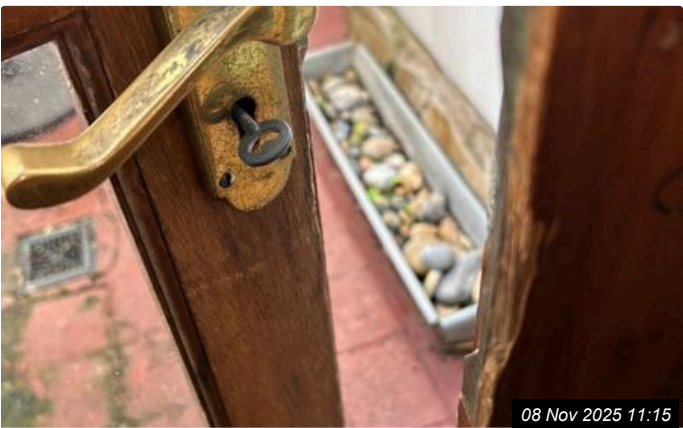
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Ref #5.9



Ref #5.9



Ref #5.9

5. RECEPTION (CONT.)

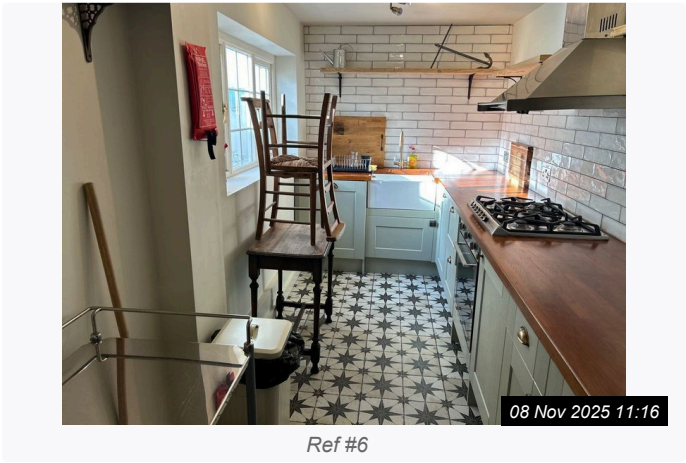
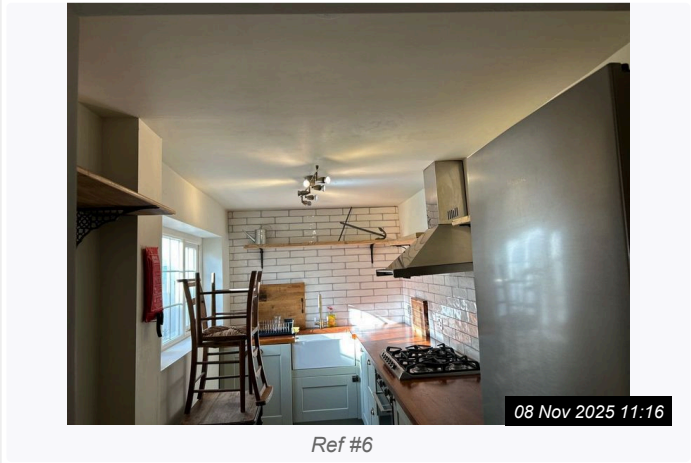
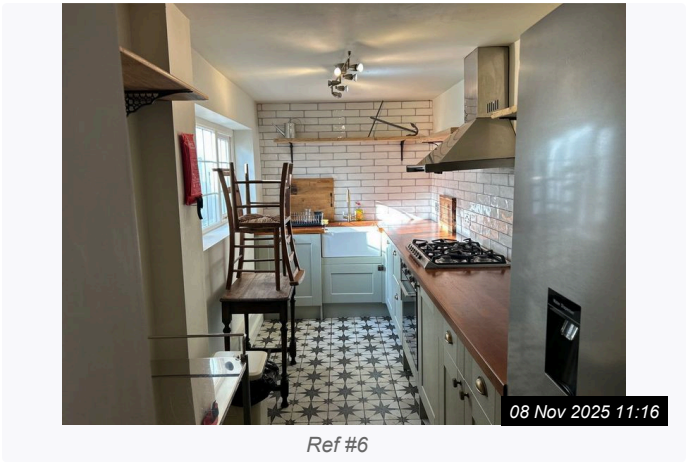
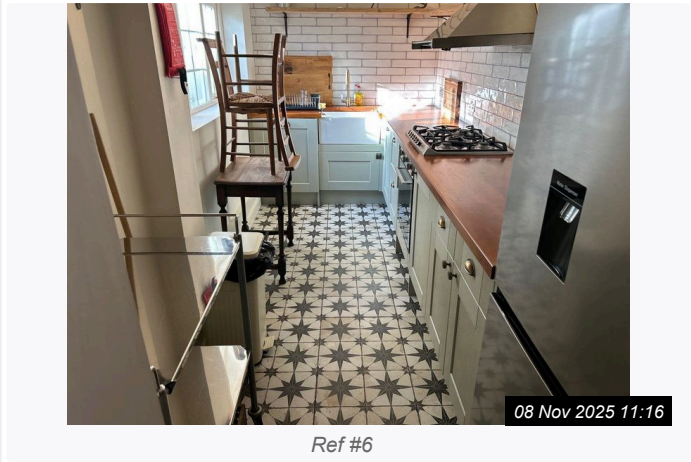


Ref #5.9

5.10	Radiators	2 x black horizontal radiators industrial style Both caps are seen	Both in good order	
5.11	Built-in Cupboards	2 x off-white painted with 2 x doors and 2 x handles to each 1 x with 1 x wooden shelf above 1 x with 2 x shelves above Interior left hand side has numerous black cables, sockets and switches Unit right hand side has black cable for the Honeywell thermostat	Interior left hand side - slightly scuffed and marked; both cupboards are good order and clean, few marks inside , cable holes to both	
5.12	Fireplace 1	Black fireplace with integrated grate	Generally good order, but has some light rust marks to the top of the mantel	
5.13	Fireplace 2	Wooden fire surround with rusty iron insert and grate	Generally good order, but top of the mantel has heavy staining on one side Quite heavily rusting; to the insert	
5.14	Understairs Storage	3 x off-white doors 3 x brass handles Interiors containing: 2 x large vents Gas meter Electricity meter; Few useful items for the property; 1 x vacuum cleaner with hose and floor tool; 3 x additional vacuum heads; 1 x bucket	Generally good order One of the doors has hook to the exterior and several to interior	
5.15	Dining Table and chairs	Antique faded wooden table with 2 plus 2 chairs	Numerous age related marks In an antique condition to the table 2 x prominent round stain marks on one side Chairs are in used order	

5. RECEPTION (CONT.)				
5.16	Tables	1 x black varnished 3 tiered small bamboo table; 2 x mahogany varnished small side tables	Generally good order, but all have some scratch and marks consistent with age and use	
5.17	Sofa	Stone / cream coloured fabric sofa , 2 x arms and 2 x back cushions	Clean and in good order, the seat cushion has a slight mark to centre otherwise no stains or marks	
5.18	Items	1 x white plant pot with plant ; 1 x guitar in black bin bag - Belongs to LL ; 1 x black thermostat control on unit top	All good order	

6. KITCHEN



6. KITCHEN (CONT.)



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Ref #6

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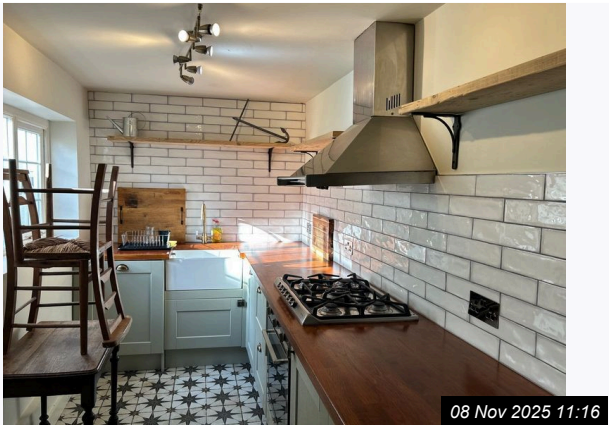
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6. KITCHEN (CONT.)



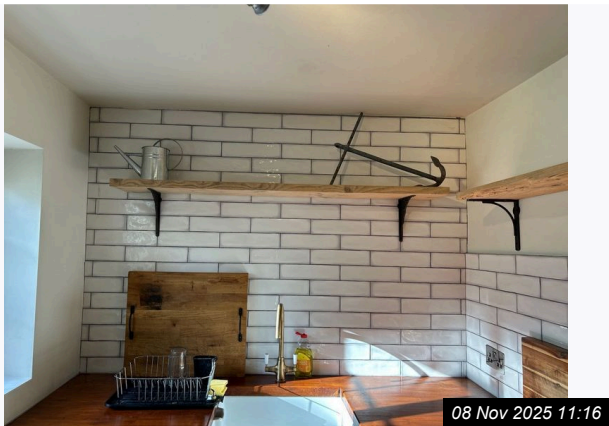
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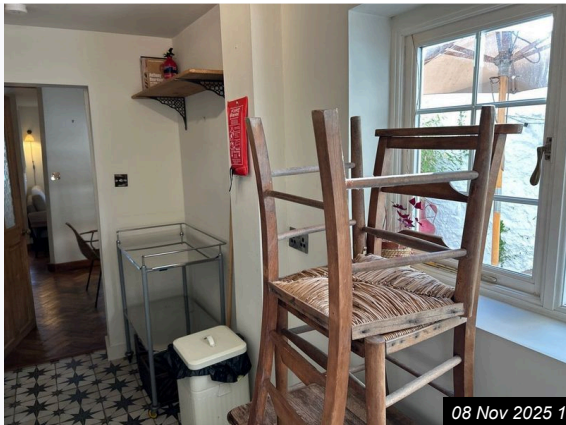
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6. KITCHEN (CONT.)



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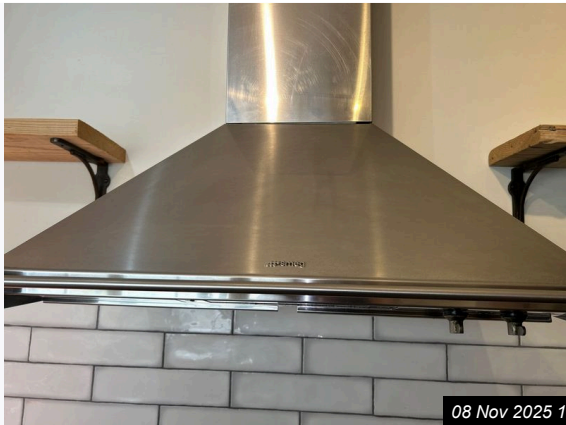
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6. KITCHEN (CONT.)



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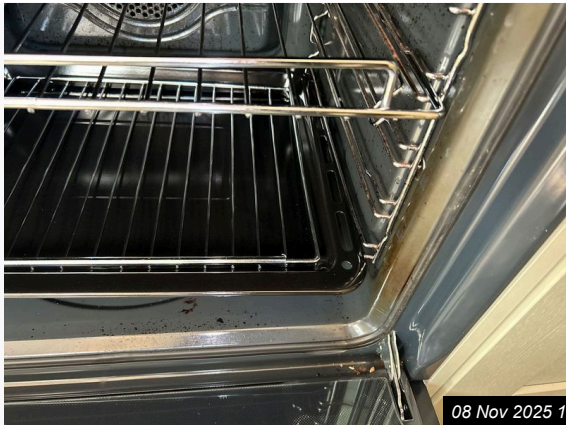
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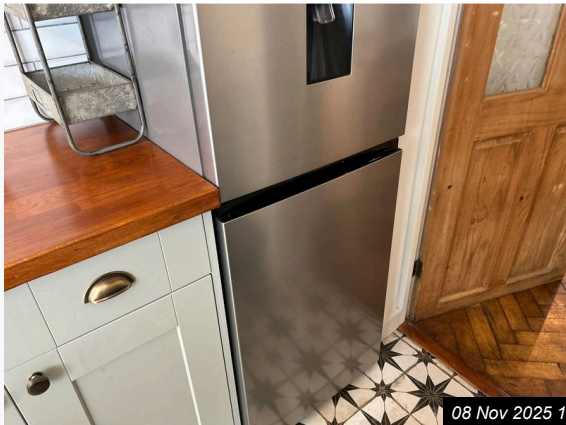
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6. KITCHEN (CONT.)



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6. KITCHEN (CONT.)



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Ref #6



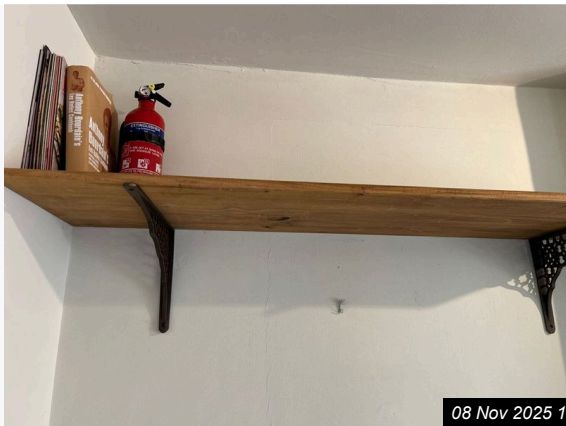
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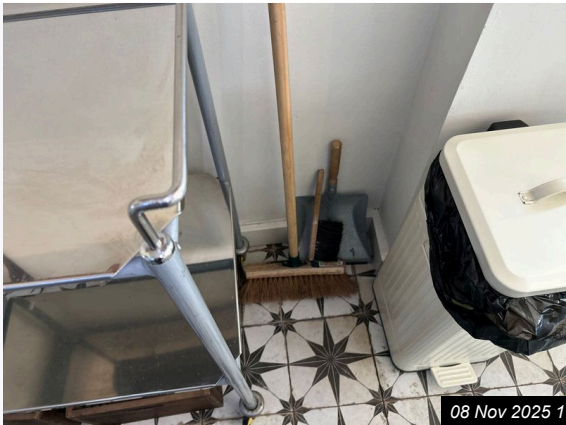
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6. KITCHEN (CONT.)



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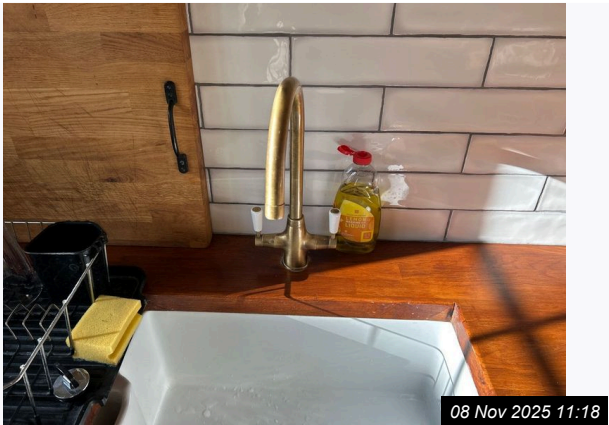
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Ref #6

6. KITCHEN (CONT.)



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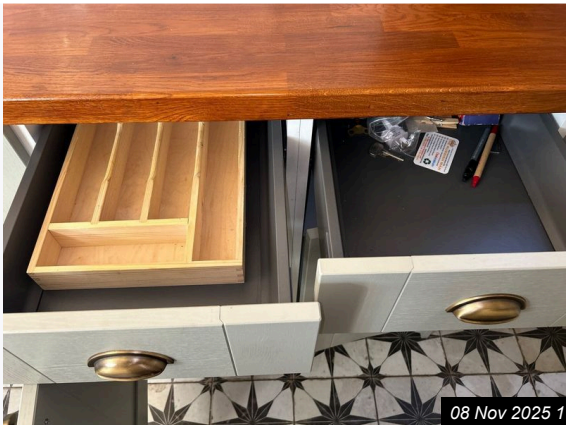
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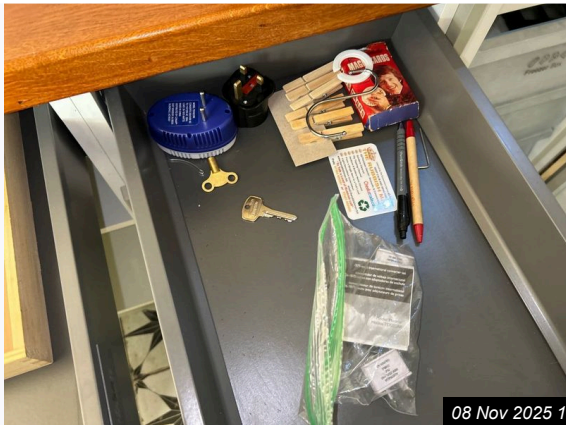
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6. KITCHEN (CONT.)



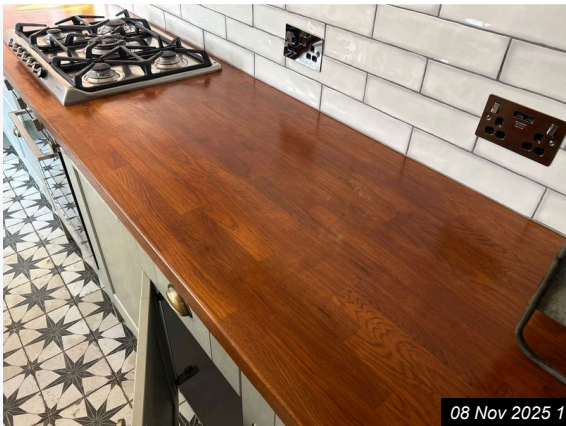
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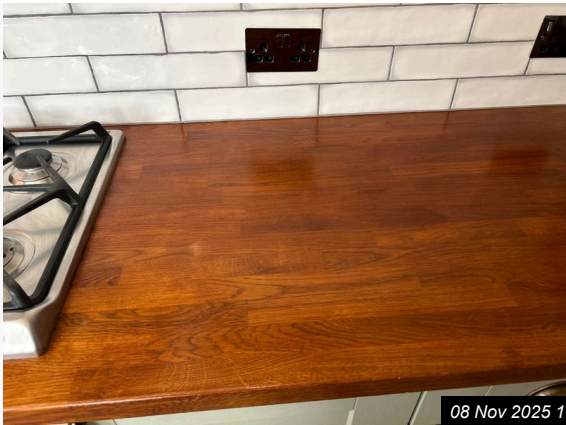
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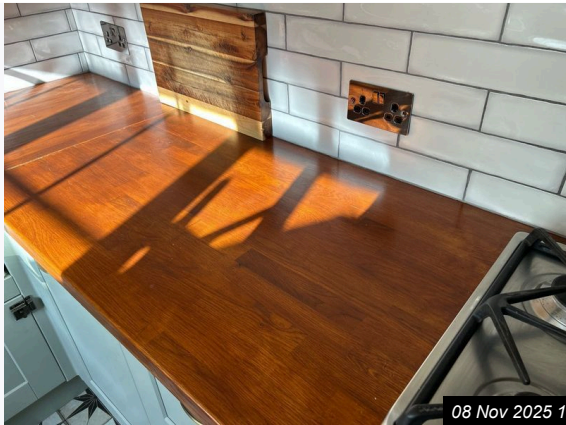
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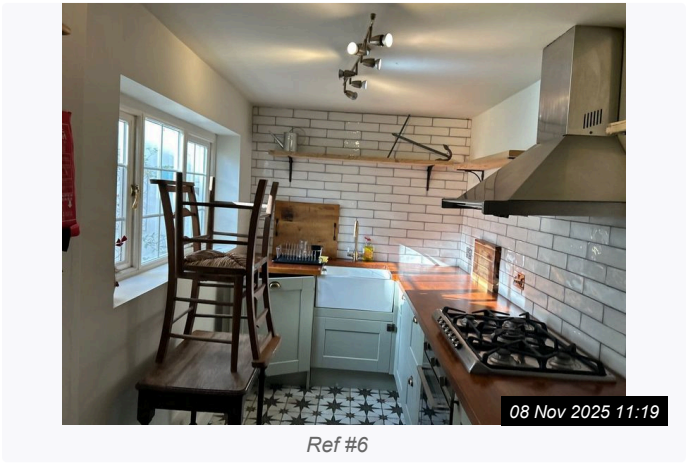
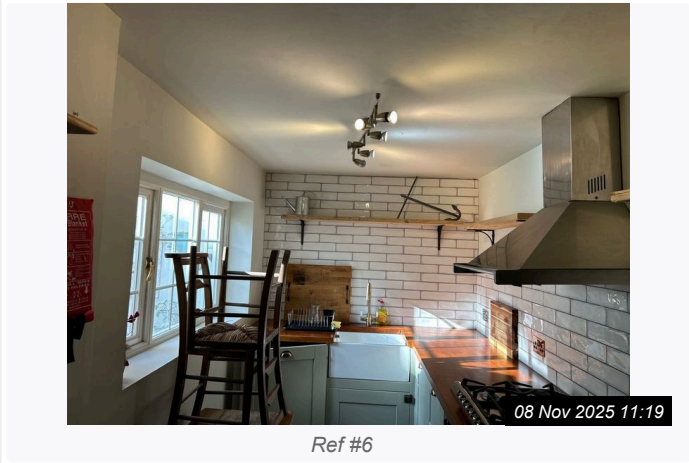
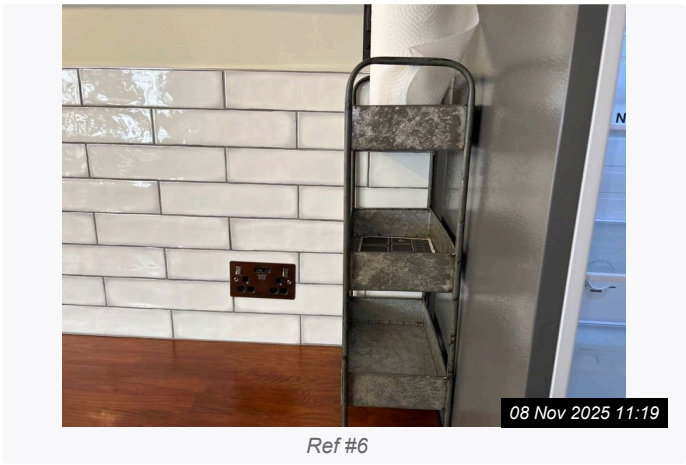
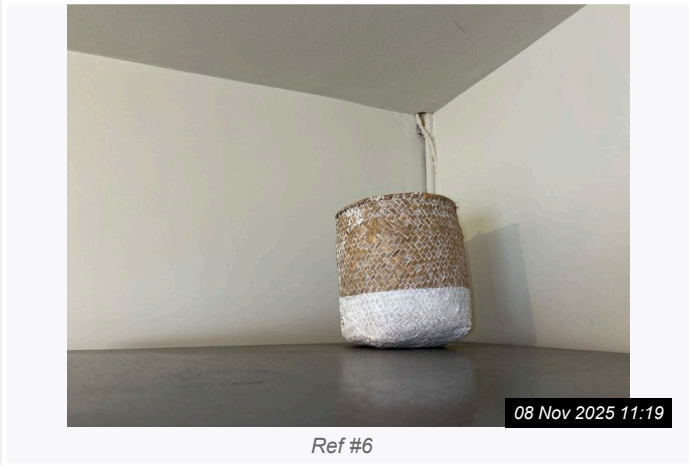
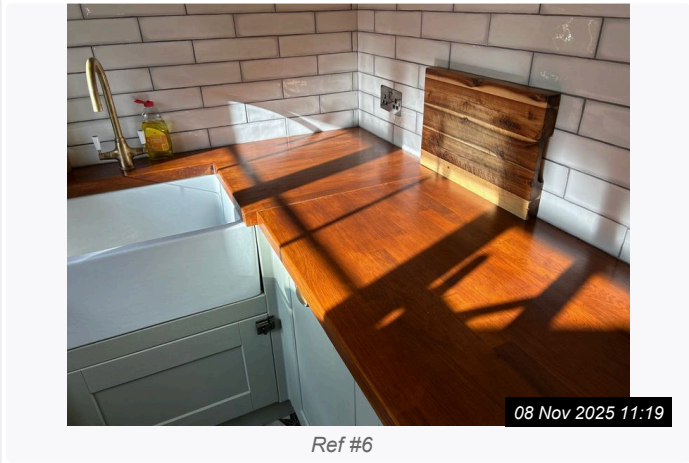
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6. KITCHEN (CONT.)



Ref	Name	Description	Condition	Additional Comments
6.1 	Door	Wooden antique door with 2 x decorative glass panes Brass twist handle	Numerous age related marks in keeping with style with age; glass good order	

6. KITCHEN (CONT.)

Ref #6.1

Ref #6.1

Ref #6.1

6.2
📷

Ceiling

Painted off-white;

1 x smoke alarm

Good order
Large round patch to the right hand side of the lighting
Smoke alarm - tested, working order

Ref #6.2

6.3

Walls

Painted off-white ;

Tiled in a white ceramic tile with grey grouting

Painted walls - good order
Small picture hook on entrance 6 x small nail holes over the window left hand side

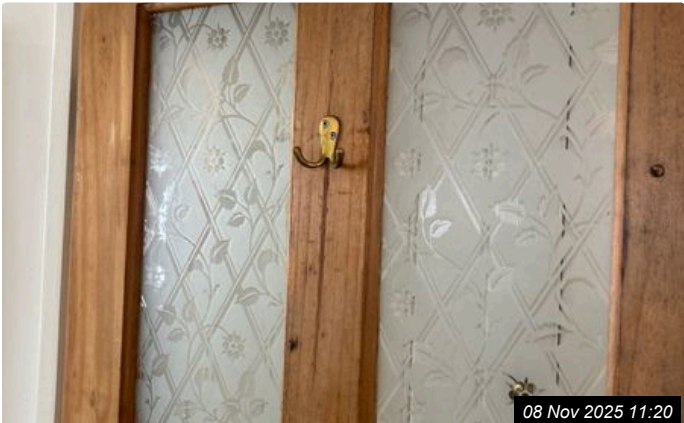
Tiled walls - all good order
Clean and good throughout



Ref #6.1



Ref #6.1



Ref #6.1

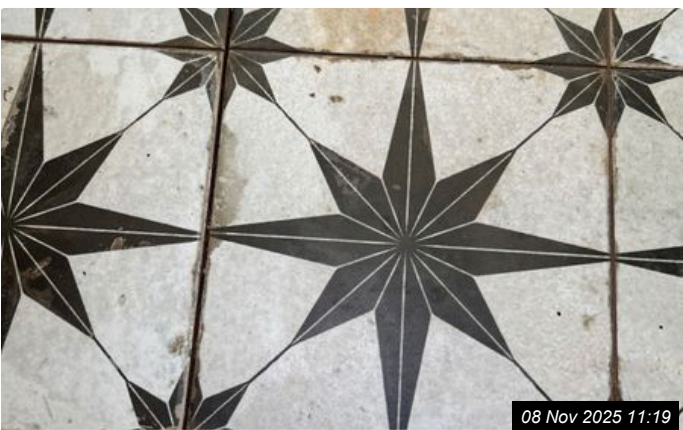


Ref #6.2

6. KITCHEN (CONT.)				
6.4	Skirting	Painted off-white	Good order	
6.5 	Flooring	Tiled ceramic floor with star pattern throughout	Numerous age related marks and defects throughout in keeping with style and age	



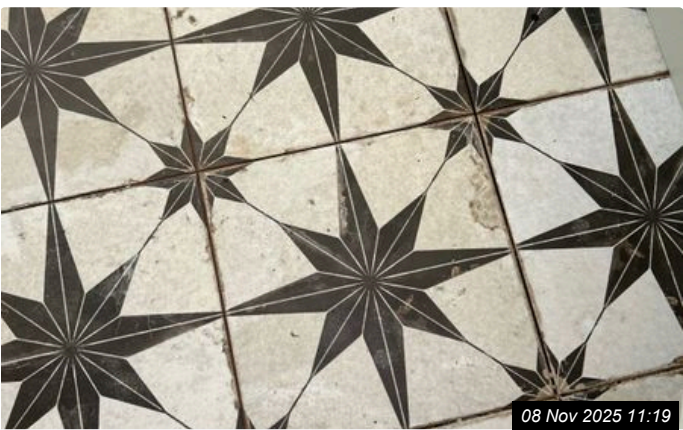
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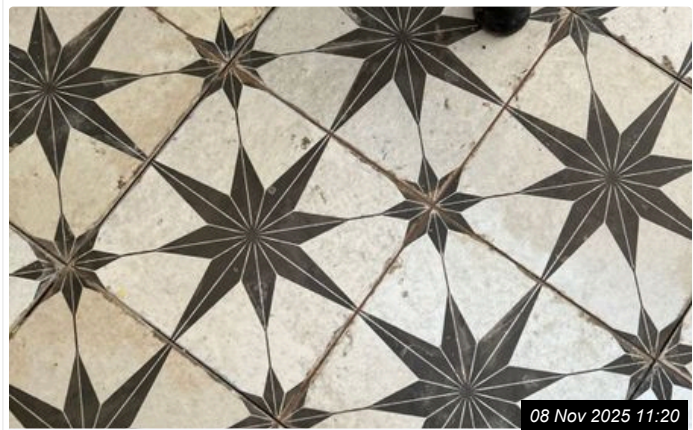
Ref #6.5



Ref #6.5



Ref #6.5



Ref #6.5



Ref #6.5

6. KITCHEN (CONT.)



Ref #6.5

6.6	Lighting	Silver bar with 6 x bulbs	All in working order	
6.7	Windows	Off-white painted with 3 x large double glazed panes with Georgian bar detail 4 x brass handles Painted window sill	All good order Clean throughout Clean to both sides Handles have some tarnishing Edges of frames have some light marks only Window sill clean and good	
6.8	Socket / Switches	Selection of numerous double sockets and switches in a metal finish	Good order	
6.9	Kitchen Units	Selection of low level light green shaker style units with matching kickboards below Dummy under oven 6 x cup handles 3 x round handles 1 x latch under the sink 1 x unit has multiple pull-out storage	All units are in good working order and clean throughout Multiple pull-out storage is in good working order; Cleaned to a professional standard	
6.10	Worktop	Varnished worktop	Appears newly varnished All clean and good with no stains or marks	
6.11	Fridge Freezer	Tall Hisense freestanding silver with 2 x doors incorporated water dispenser Fridge: Model number: RB327N4WCI; 3 x glass shelves 1 x bottle holder 1 x fruit and vegetable box 4 x door compartments Freezer: 3 x pull-out freezer drawers 1 x white pull-out drawer	All clean and good Professionally cleaned throughout Light in working order Freezer defrosted and clean	
6.12	Extractor Hood	Smeg silver hood 2 x turn dials 1 x light panel 2 x removable metal grills	All tested, working order Clean and good Some light rust marks to the centre of the grill, but otherwise good order	

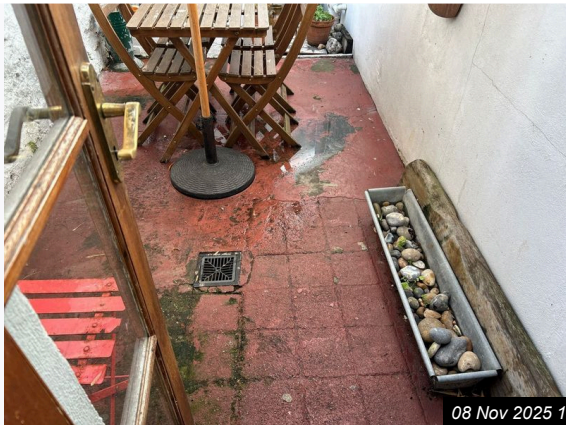
6. KITCHEN (CONT.)				
6.13	Hob	Gas Smeg hob 6 x turn dials 3 x metal frets	All clean and good with only light carbon marks remaining Tested, working order	
6.14	Oven	Stainless steel Smeg with glass door Model number: SF64M3VX; 1 x handle 3 x turn dials Interior: Grill pan Wire insert 1 x metal shelf Model number: SF64M3VX	Clean and good; Cleaned to a professional standard	
6.15	Washing Machine	Hoover washing machine in grey with soap tray and glass porthole door Model number: H3W69TMGGE/180	All professionally cleaned Power tested only Clean and good	
6.16	Sink	White ceramic butler sink Gold colour tap White handles 1 x small plug seen	All good order Clean and good Some light limescale around the bottom of the tap Sink is clean and good throughout	
6.17	Items	1 x large wooden chopping board with black handles 1 x second chopping board 1 x metal 3-tier storage unit 1 x red fire blanket 1 x red fire extinguisher 1 x wooden handled broom 1 x dustpan and brush 1 x cream bin with lid and pedal 1 x stainless steel serving trolley with 2 x shelves 2 x wooden storage boxes 1 x small antique dining table with 2 x small kitchen chairs 2 x wooden rustic shelves to wall 1 x large metal anchor	Large chopping board - In heavy used order with numerous scratches Second chopping board - heavily scratched Serving trolley - numerous light scratches Storage unit - aged Dining table and chairs - generally good order with age related marks Anchor - rusting	

7. GARDEN



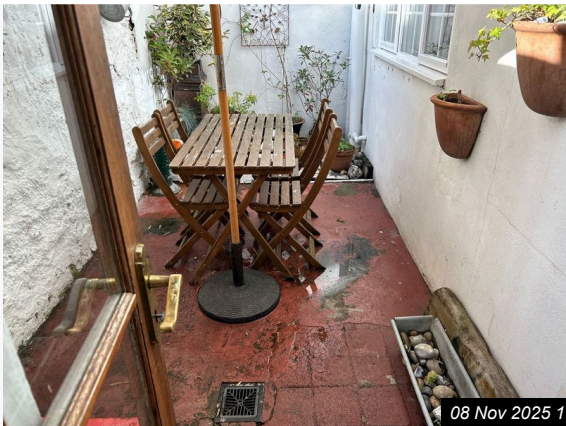
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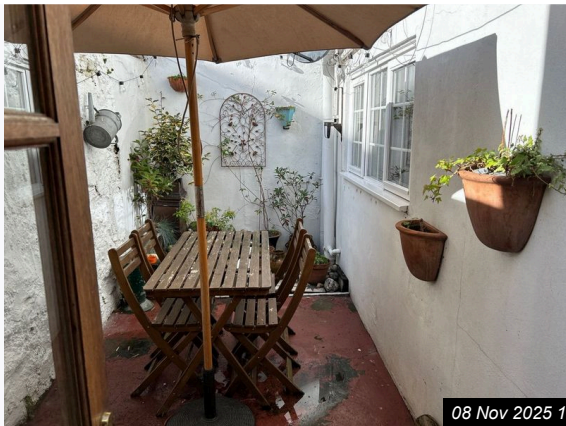
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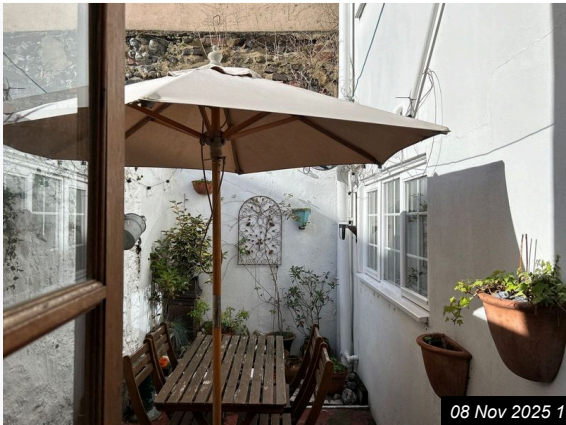
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7. GARDEN (CONT.)



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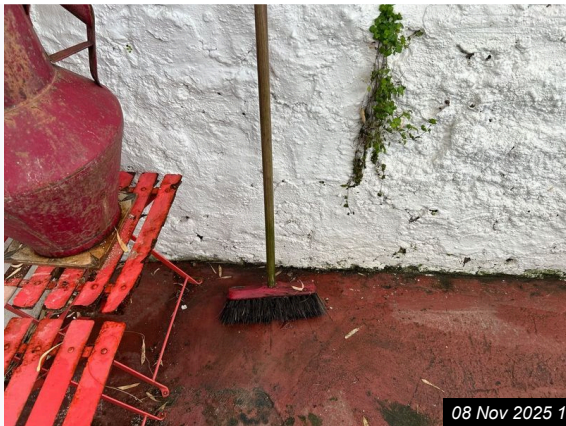
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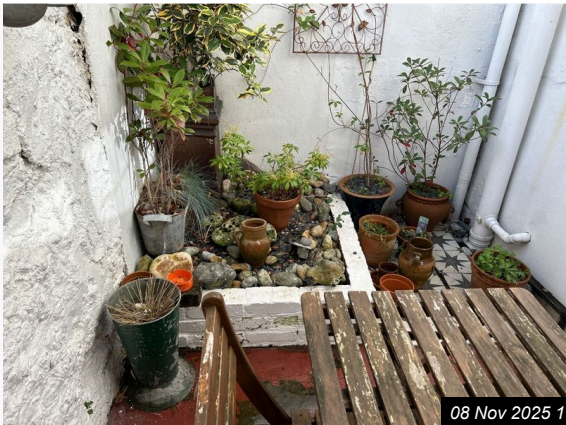
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Ref #7

7. GARDEN (CONT.)



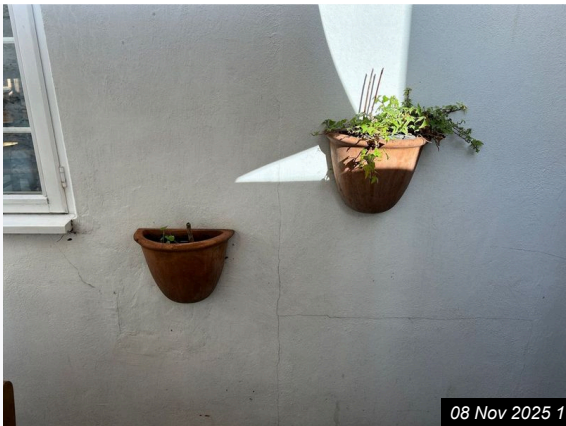
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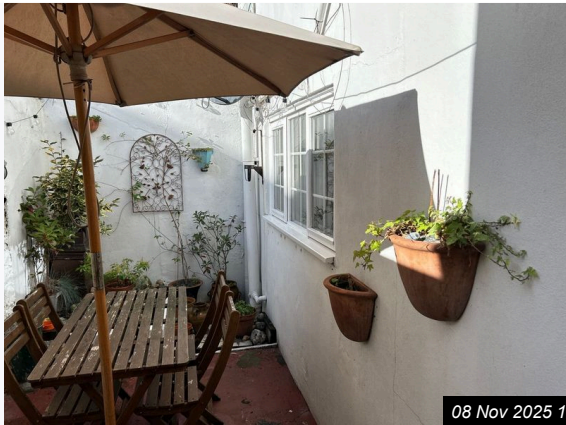
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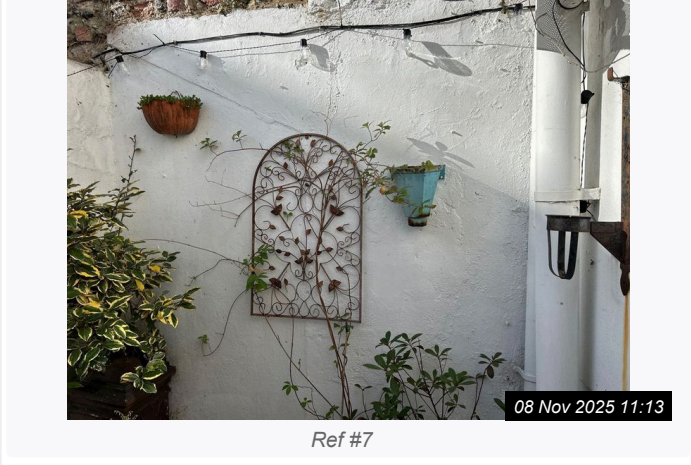
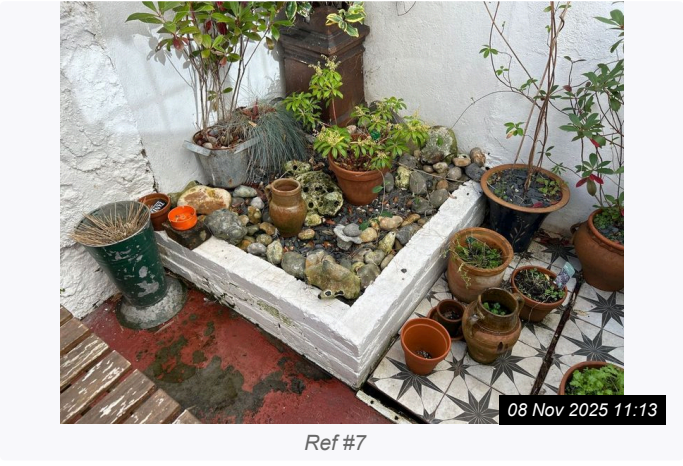
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7. GARDEN (CONT.)



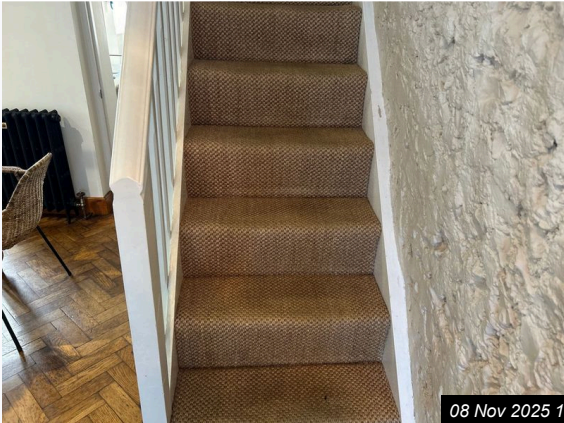
7. GARDEN (CONT.)				
Ref	Name	Description	Condition	Additional Comments
7.1	Patio area	Enclosed patio area with white walls and a red painted floor; furniture is weathered but appears all good order	Tidy outside with weathering to paintwork on floor ; 2 x red rusty chairs Wall mounted Red Lion sign in a metal finish Wooden Table and 4 x chairs Wooden parasol with fabric canopy Sky dish Approx 17 x assorted pots Red flooring; long metal trough; Long piece wooden sleeper	

8. STAIRS / LANDING



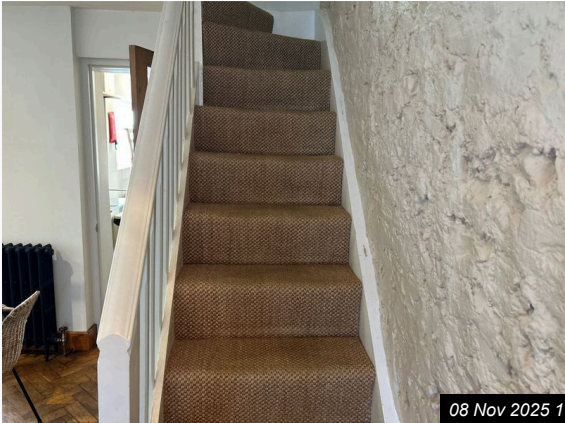
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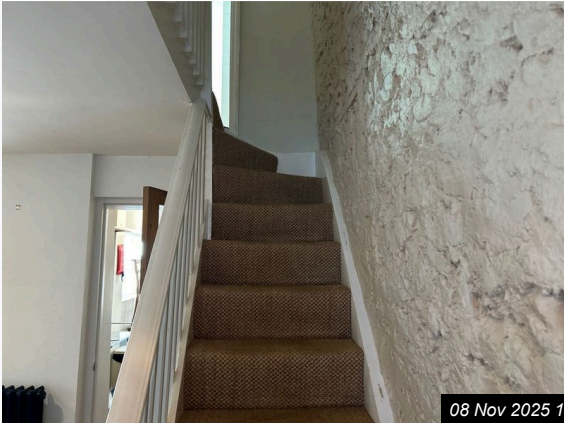
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Ref #8



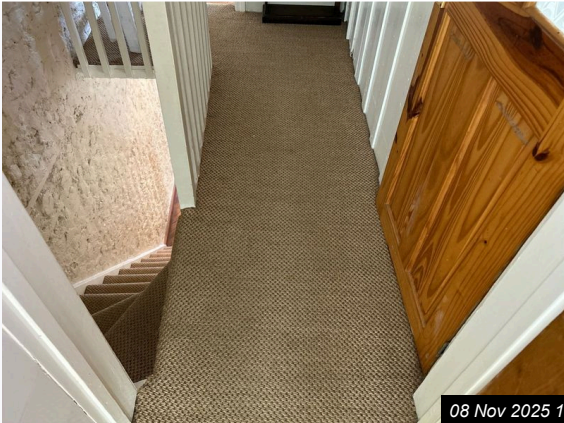
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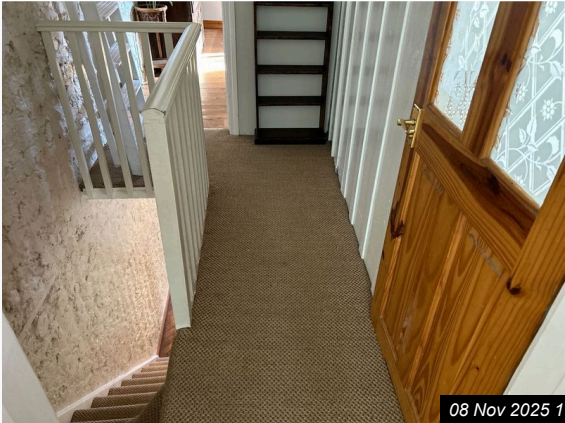
8. STAIRS / LANDING (CONT.)



Ref #8



Ref #8



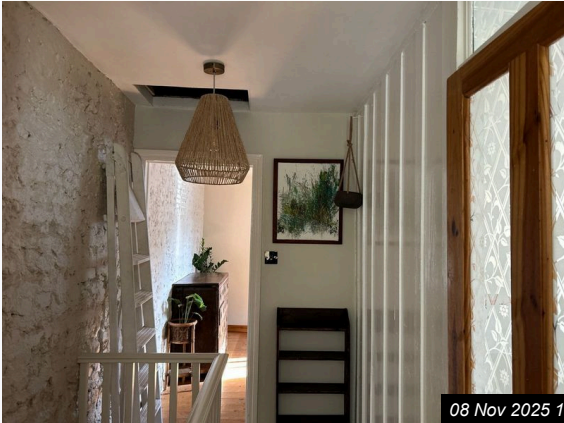
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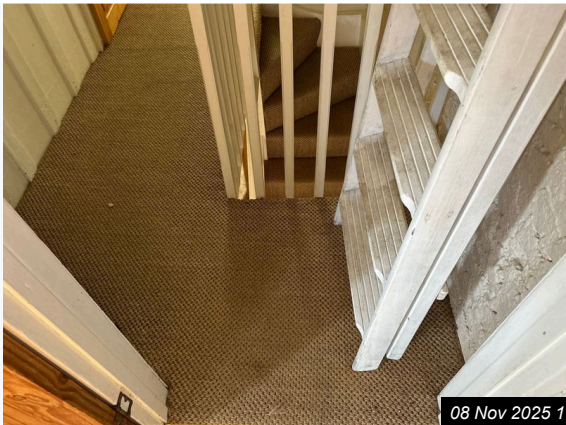


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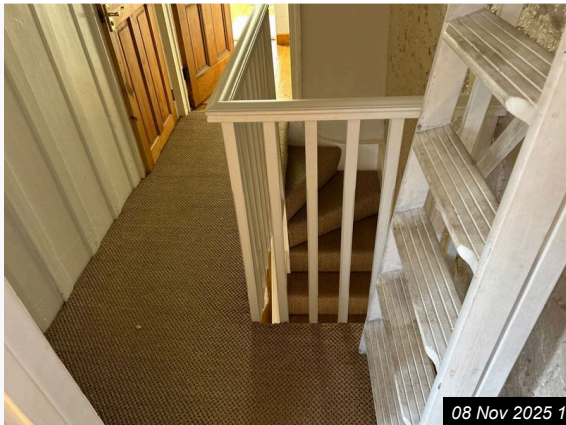


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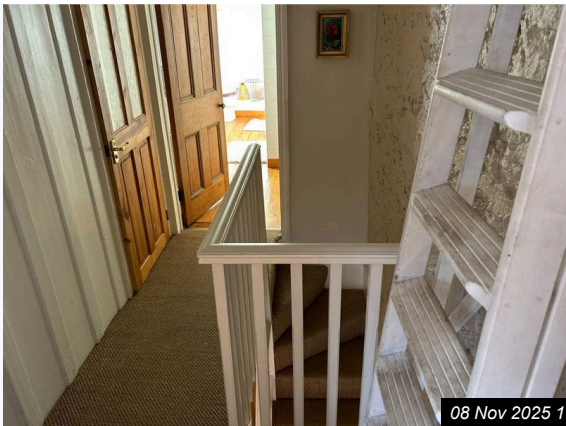
8. STAIRS / LANDING (CONT.)



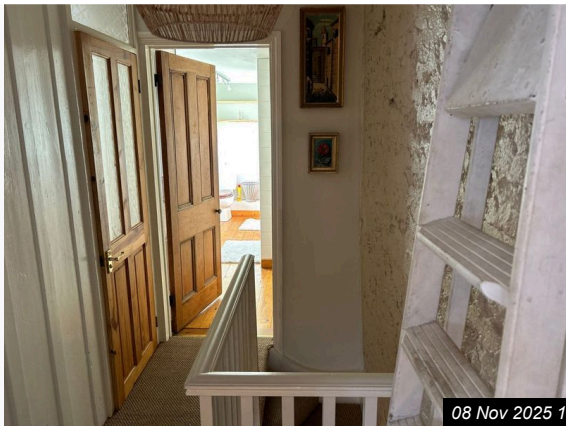
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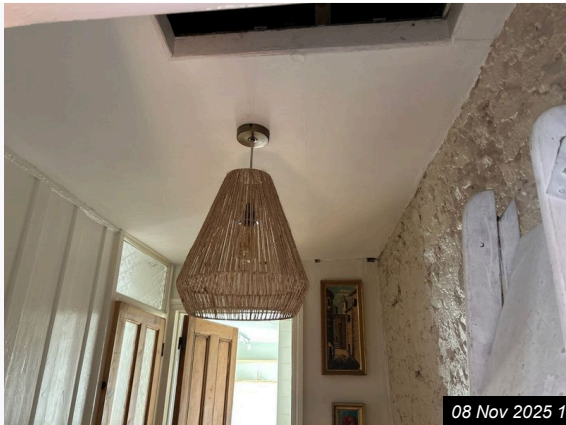
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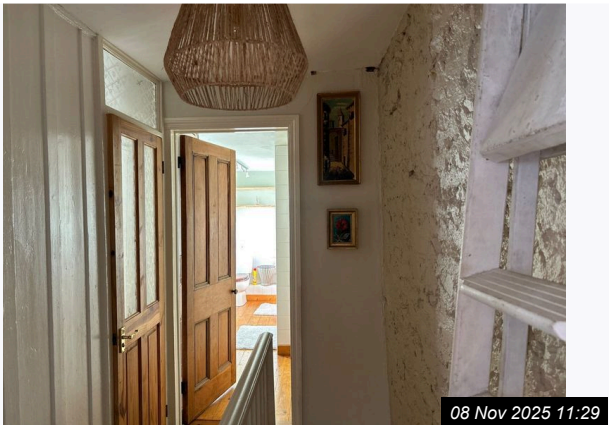


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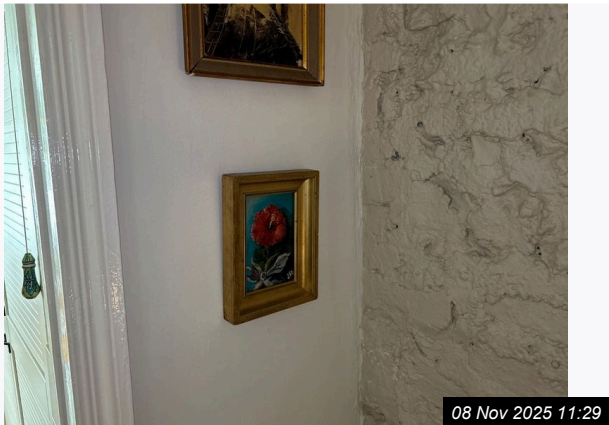


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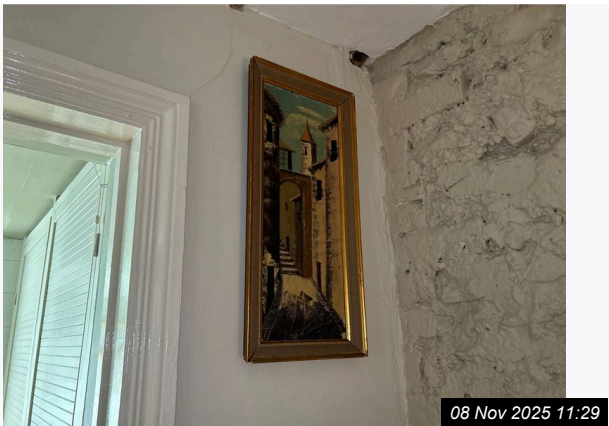
8. STAIRS / LANDING (CONT.)



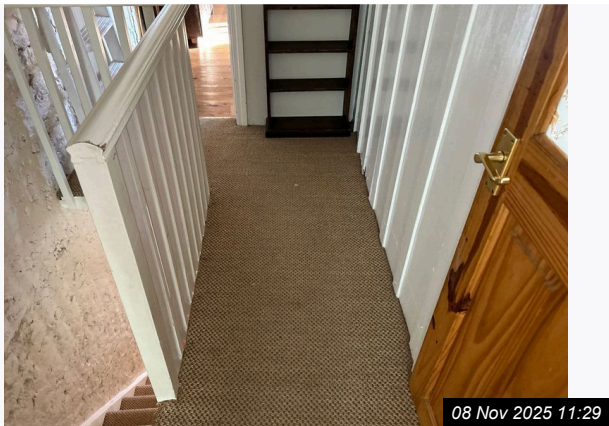
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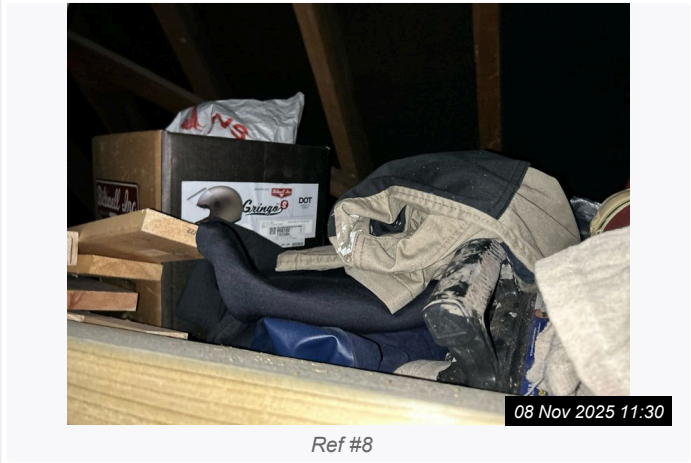
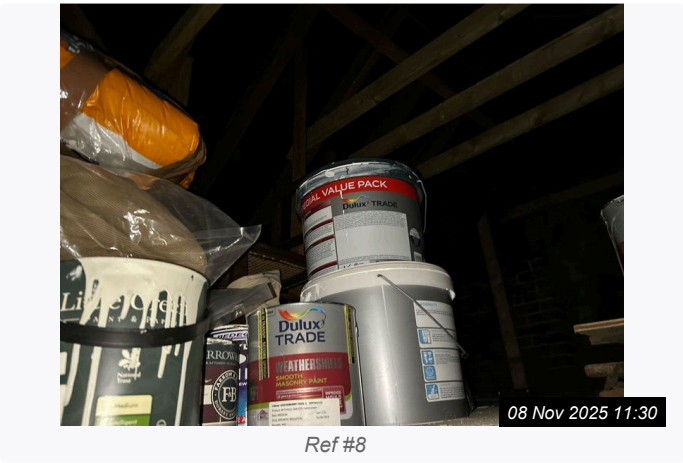


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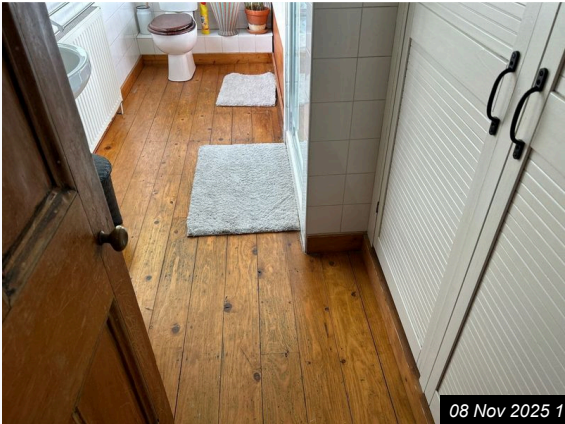
8. STAIRS / LANDING (CONT.)



Ref	Name	Description	Condition	Additional Comments
8.1	Ceiling	Attic access with 1 x smoke alarm	Smoke alarm tested heard working	
8.2	Walls	Painted off-white over textured brickwork and white gloss to top of landing	All good order	
8.3	Skirting	Painted off-white	Few light cracks and marks, mainly on the stairs	

8. STAIRS / LANDING (CONT.)				
8.4	Flooring	Sisal type floor	Good order No obvious stains or marks, but very lightly shaded to the bottom steps No stains to the landing	
8.5	Lighting	Pendant light with string shade Energy bulb	Good order; All in good, working order	
8.6	Socket / Switches	1 x single on/off switch with metal finish	Clean and good	
8.7	Banisters	Off-white with handrails	Good order Some light small wear to edges from use	
8.8	Items	2 x gold framed antique pictures 1 x dark wooden small bookshelf 1 x wooden framed canvas print of flowers 1 x large pair of white wooden stepladders for attic 1 x rope item with pot	All in good order, but are in an aged condition in keeping with style	
8.9	Attic	White hatch with smoke alarm Interior housing: Numerous decorating materials that belong to the landlord	Not fully inspected to attic only visually where accessible from the ladder Smoke alarm - tested, working order For information	

9. BATHROOM

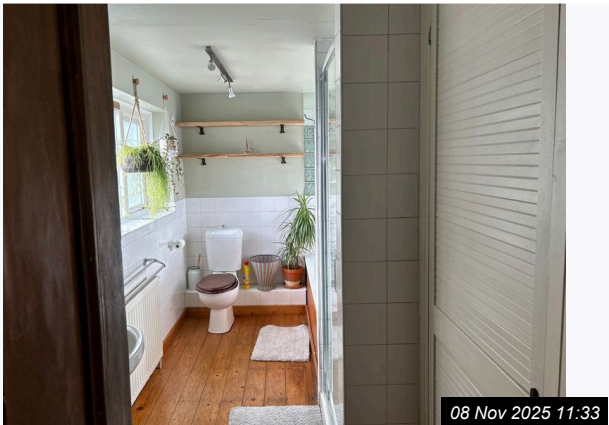


Ref #9



Ref #9

9. BATHROOM (CONT.)



Ref #9



Ref #9



Ref #9



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Ref #9

9. BATHROOM (CONT.)



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9. BATHROOM (CONT.)



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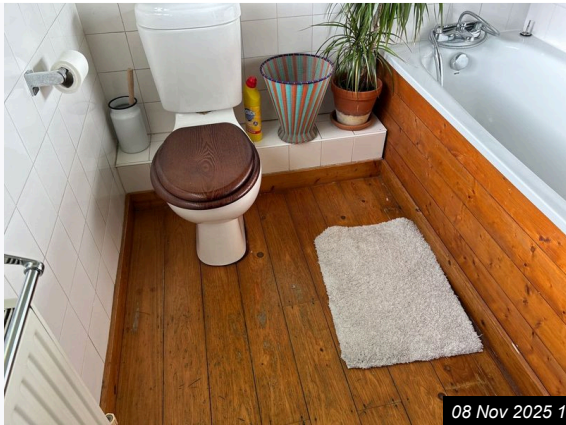
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Ref #9



Ref #9

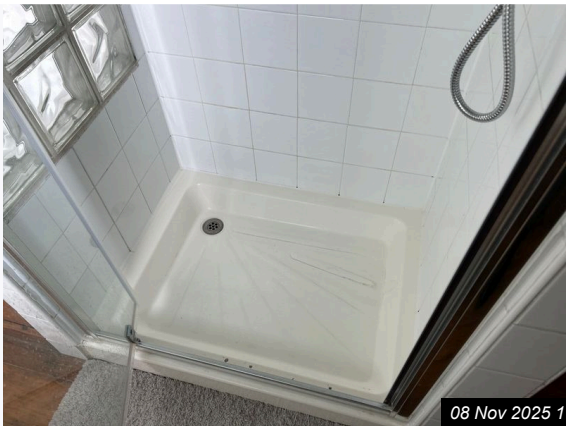
9. BATHROOM (CONT.)



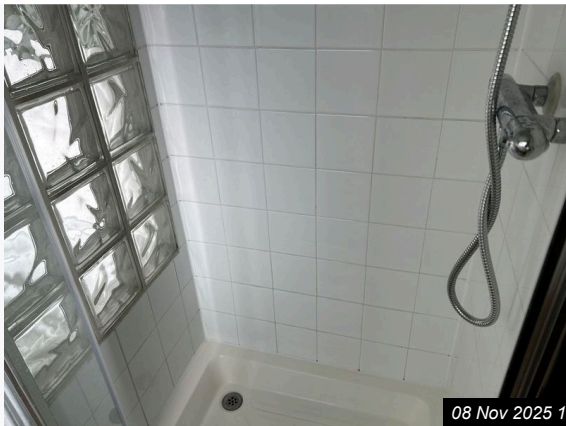
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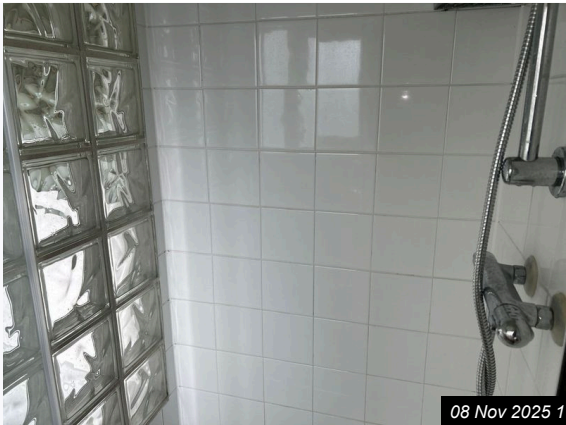
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Ref #9



Ref #9

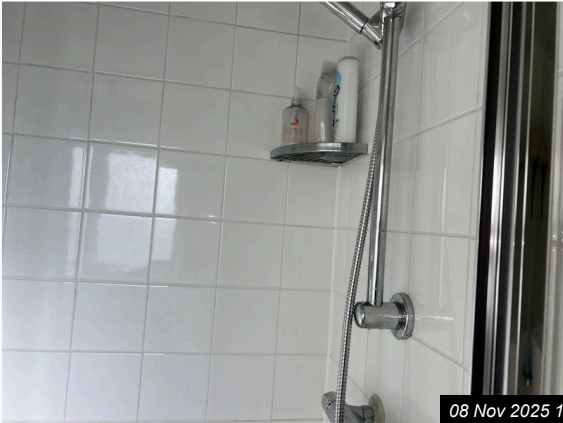


Ref #9



Ref #9

9. BATHROOM (CONT.)



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Ref #9



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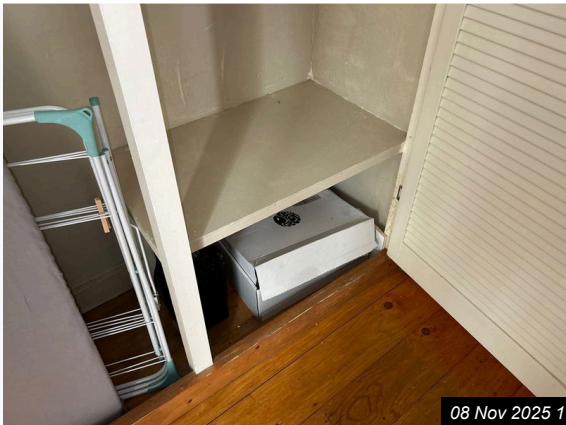
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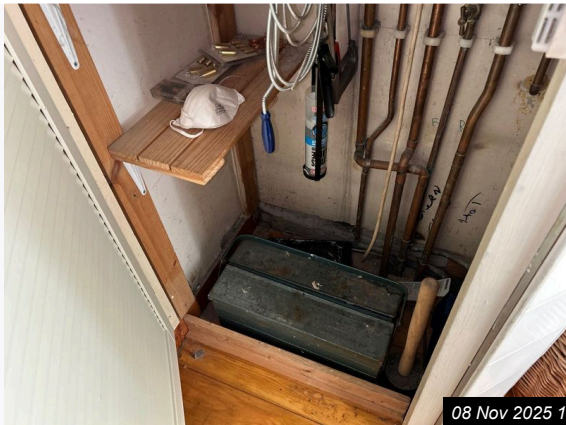
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9. BATHROOM (CONT.)



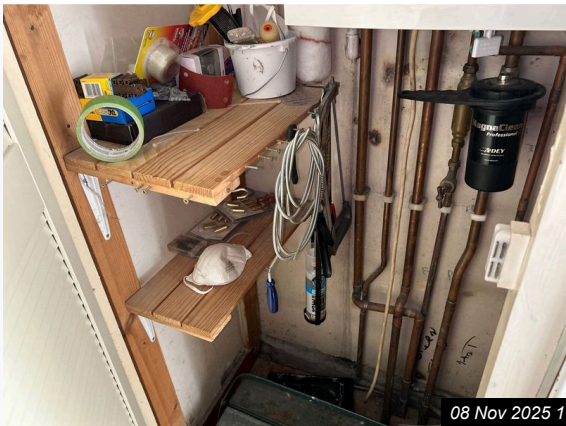
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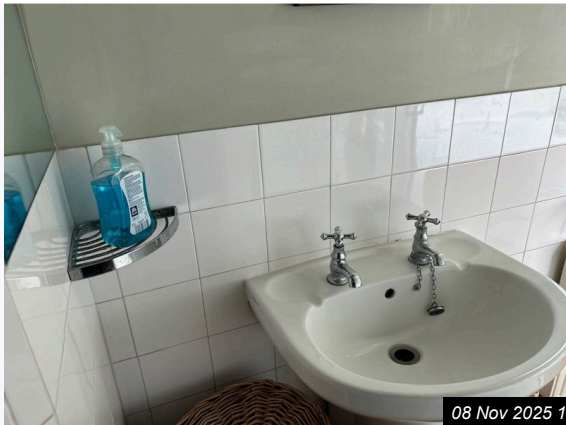
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9. BATHROOM (CONT.)



Ref #9



Ref #9



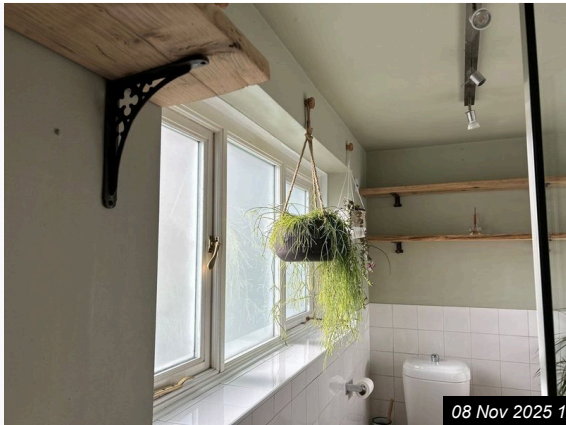
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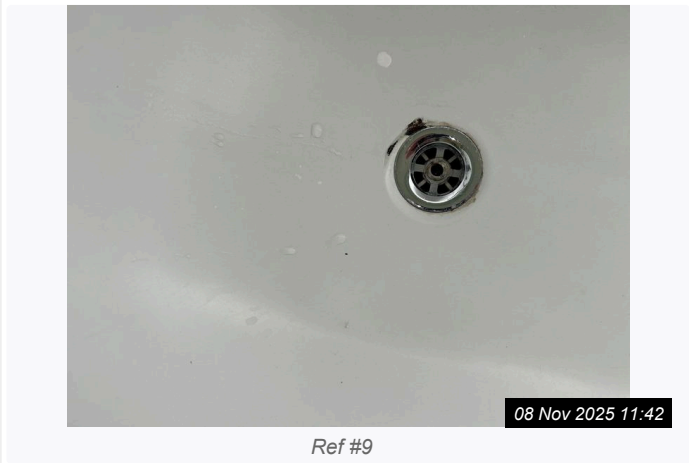


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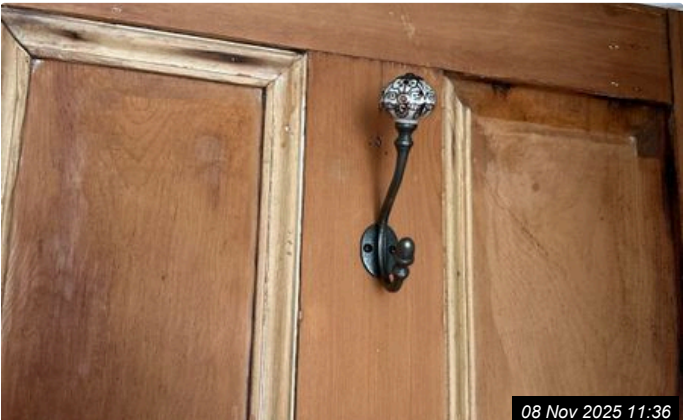


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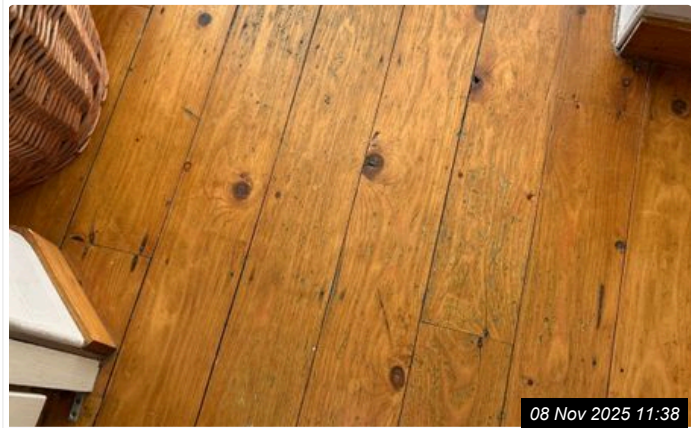
9. BATHROOM (CONT.)



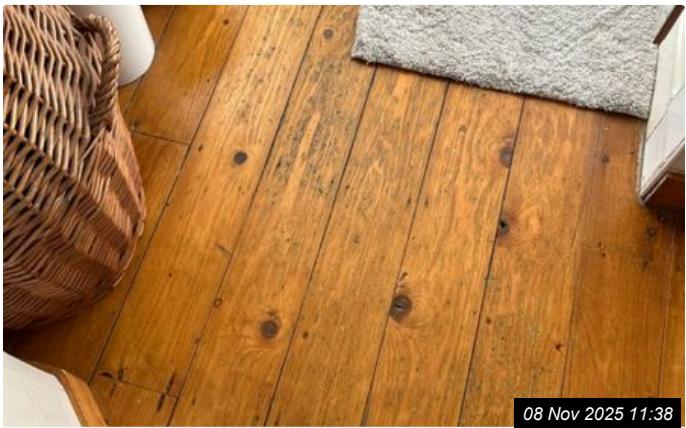
Ref	Name	Description	Condition	Additional Comments
9.1 	Door	White frame with an antique wooden varnished door 2 x brass handles Return of door with decorative robe hook	Various age related marks and defects Some quite heavy scratches to return of the door Return of door is also missing section of panel	

9. BATHROOM (CONT.)				
		 08 Nov 2025 11:36 Ref #9.1		
		 08 Nov 2025 11:36 Ref #9.1		
		 08 Nov 2025 11:36 Ref #9.1		
		 08 Nov 2025 11:36 Ref #9.1		
		 08 Nov 2025 11:36 Ref #9.1		
		 08 Nov 2025 11:36 Ref #9.1		
9.2	Ceiling	Painted pale green	Good order Prominent cracking to the centre of the room	

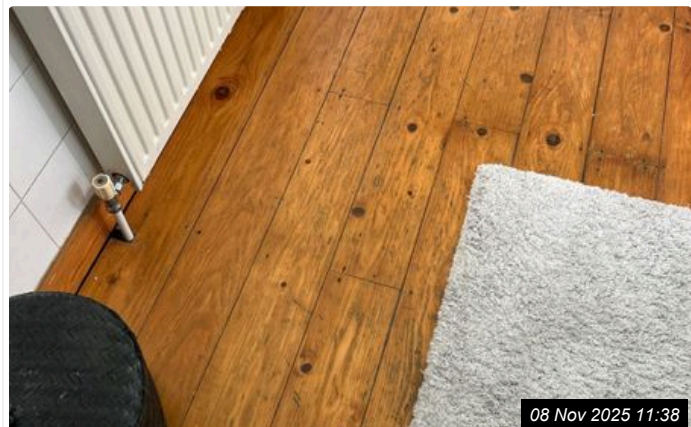
9. BATHROOM (CONT.)				
9.3	Walls	Painted light green; Tiled in white ceramic tile; Mirrored panels over bath	Painted walls - good order 2 x nails seen 3 x round handles over window as plant holders Tiled walls - professionally cleaned Clean and good throughout 1 x chrome double robe hook on the tile by the shower; ; Mirrors clean and good	
9.4	Skirting	Varnished	Age related marks	
9.5	Flooring	Varnished throughout	Numerous age related marks throughout in keeping with age and style	



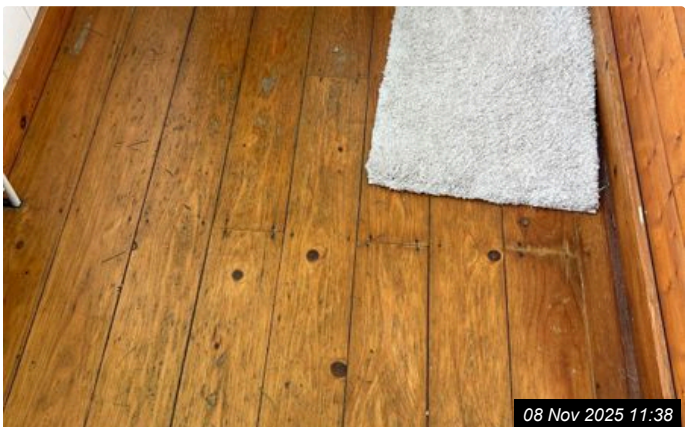
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Ref #9.5

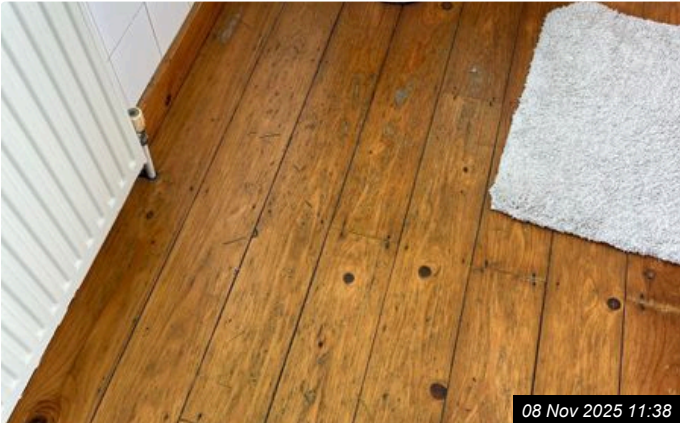


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Ref #9.5

9. BATHROOM (CONT.)



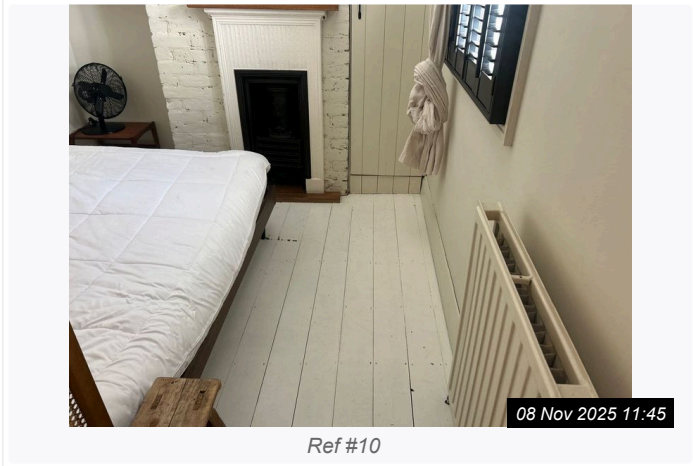
Ref #9.5

9.6	Lighting	Metal ceiling lights with 3 x arms	2 x bulbs working 1 x no bulb	
9.7	Radiators	White factory fitted Both caps seen	Clean and good	
9.8	Windows	Off-white frames with 3 x frosted glass panes 4 x lever handles	All clean and good Good order Handles are tarnished and marked Right hand side handle is missing a nib	
9.9	Sink	Off-white ceramic sink Hot and cold mixer taps Chain and plug attached 1 x waste	All professionally cleaned Clean and good Starting to fade on the inserts	
9.10	Shower	Single glass door with 2 x handles Interior: Tiled in white with wall mounted thermostat, riser bar, shower hose Off-white shower tray 1 x corner tidy Glass bricks on one side	All clean and good; Shower tray is marked and has some chips on entrance	
9.11	Bath	White pressed steel bath with wooden bath panel Hot and cold mixer taps with hose and showerhead Pop-up waste and cover Tiled surround	All good order Clean and good Small chip to the bottom of the bath on the right hand side Several paint marks and some wear around waste	
9.12	WC	White ceramic Wooden seat and lid Push flush	All clean and good Tested and working order	

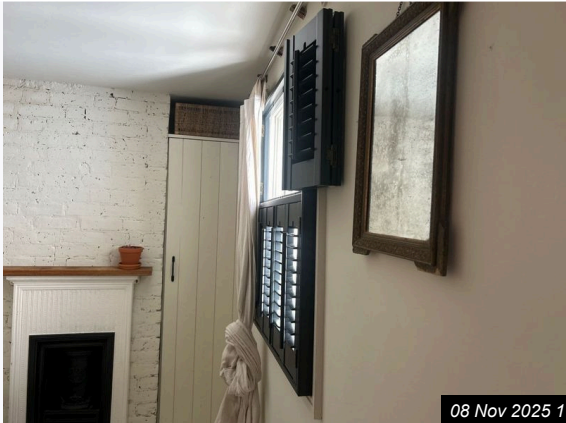
9. BATHROOM (CONT.)				
9.13	Built-in Cupboard	1 x off-white louver door with black handle 1 x mirror attached to the right hand side of the exterior of this cupboard Interior housing;; Worcester boiler with flap; 4 x wooden shelves; 1 x carbon monoxide alarm; Some bits and bobs for the property; 1 x metal tool box with selection of tools; 1 x spirit level; 1 x plunger	Good order	
9.14	Cupboard 2	Off-white louvered with 2 x black handles Interior;; 1 x folding ironing board with cover; 1 x white clotheshorse; 1 x purple and white iron; 1 x blue first aid kit; 1 x white and brown weaved basket; 2 x black metal light items; 1 x box with numerous DIY paints and pots	Good order	

9. BATHROOM (CONT.)				
9.15	Items	1 x weaved laundry basket with lid 1 x black basket with lid 1 x wall mounted wooden mirror with rope detail 1 x rustic wooden shelf with brackets 1 x plant hanging from window 1 x stainless steel double towel rail 1 x stainless steel toilet roll holder 1 x white metal pot with toilet brush 1 x multi-coloured striped green, orange and purple bin 1 x spider plant in plant pot 2 x cream coloured floor mats	All in good used order, plants are healthy	

10. BEDROOM 1 - SMALL BEDROOM

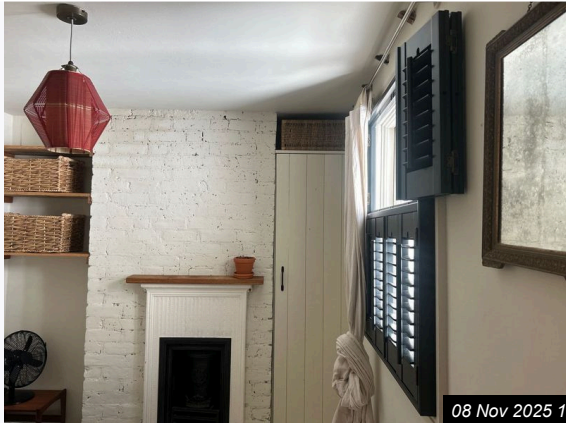


10. BEDROOM 1 - SMALL BEDROOM (CONT.)



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Ref #10



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Ref #10



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Ref #10



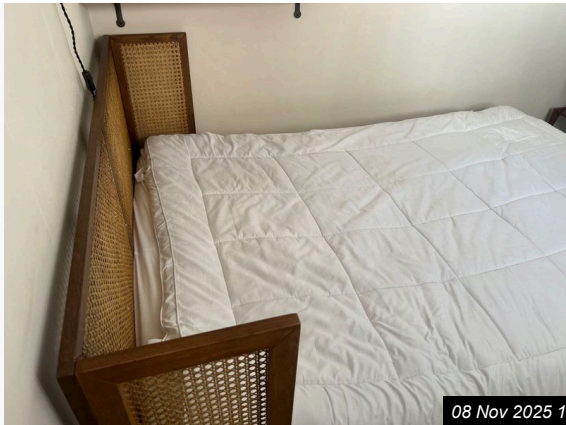
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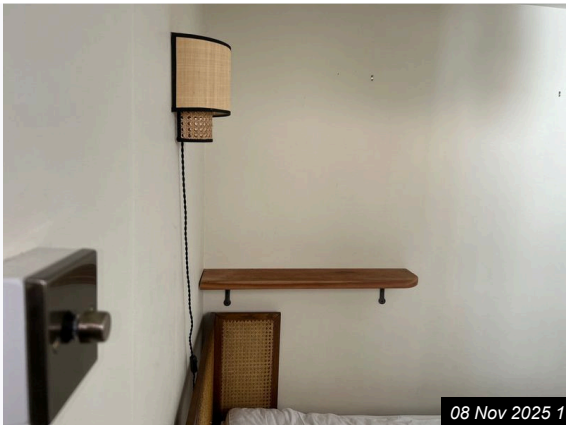
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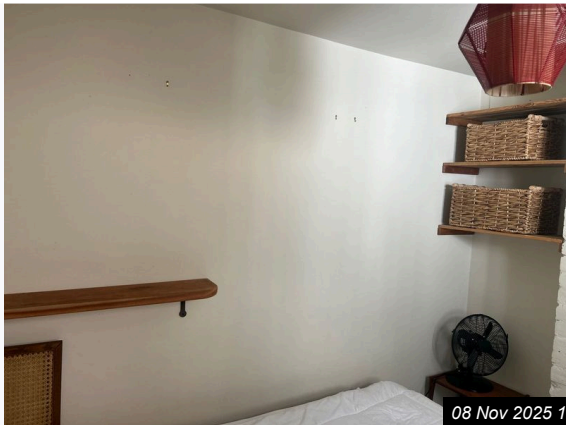
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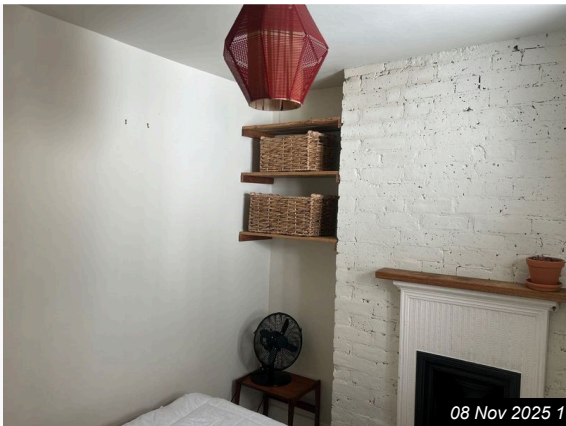
10. BEDROOM 1 - SMALL BEDROOM (CONT.)



Ref #10



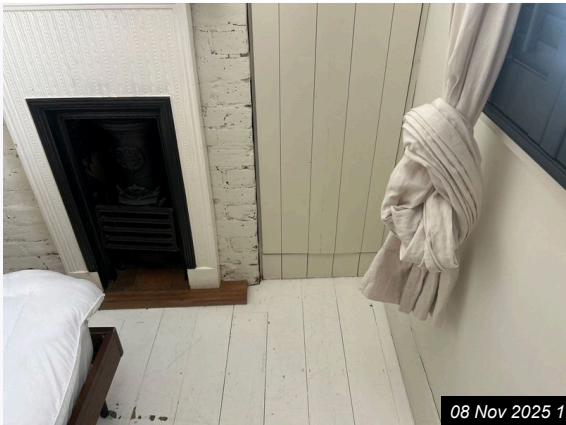
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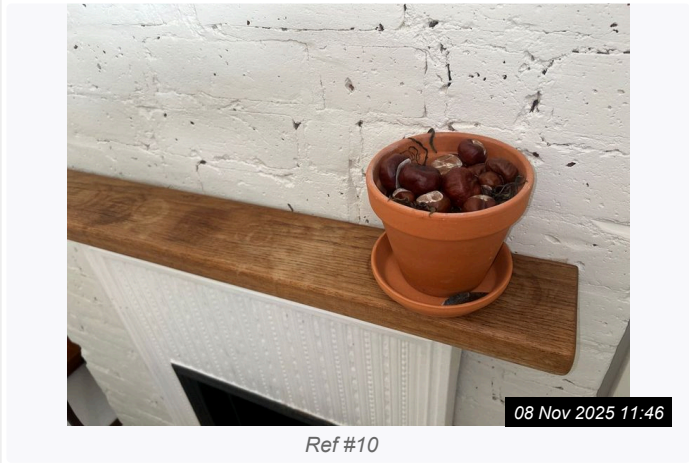


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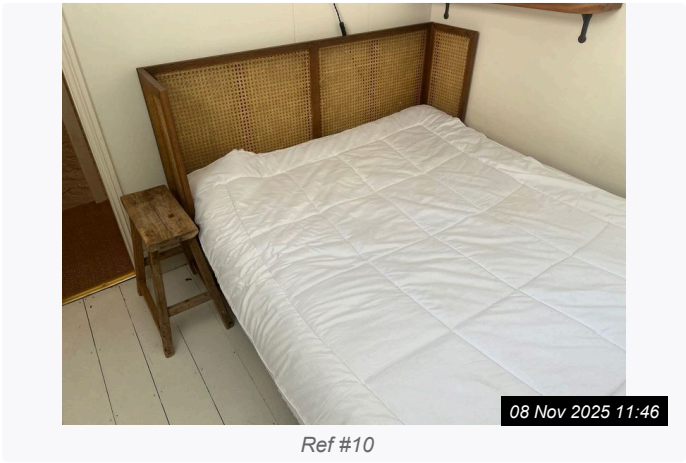
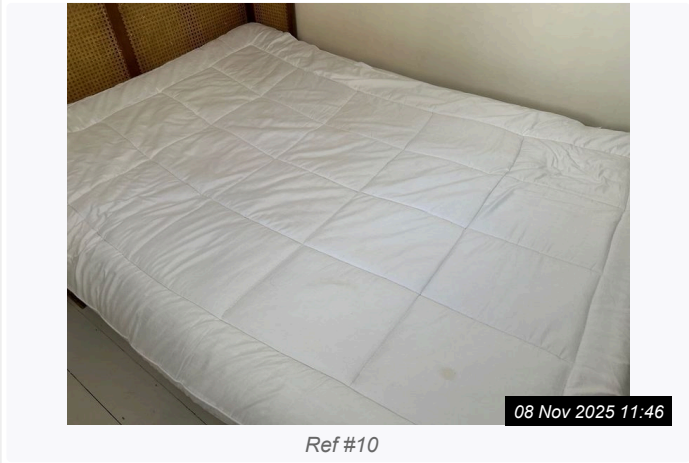


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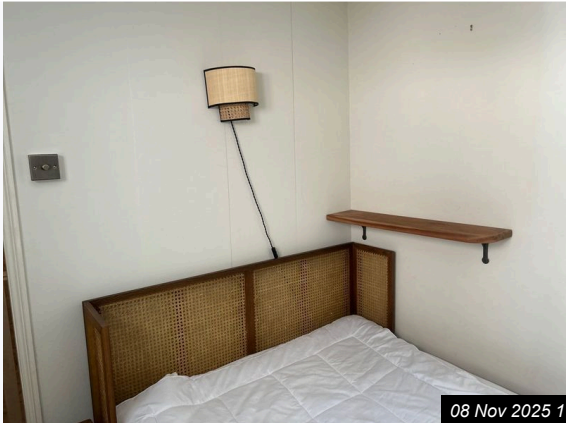
10. BEDROOM 1 - SMALL BEDROOM (CONT.)



10. BEDROOM 1 - SMALL BEDROOM (CONT.)



10. BEDROOM 1 - SMALL BEDROOM (CONT.)



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Ref #10



08 Nov 2025 11:46

Ref #10



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Ref #10



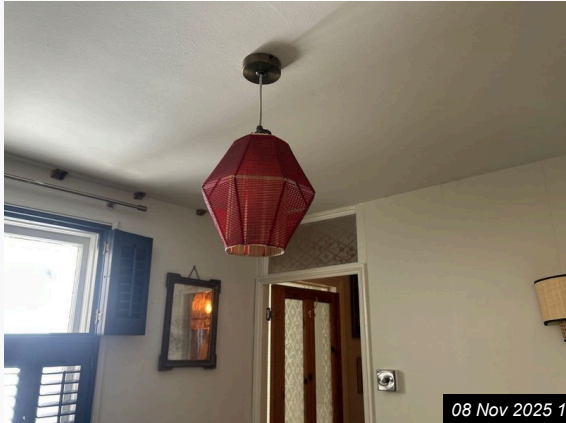
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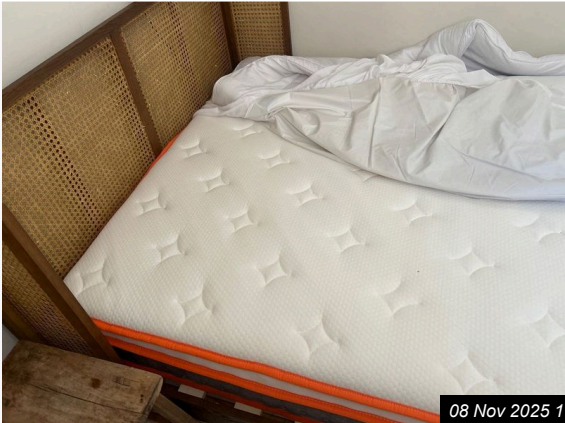
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Ref #10

10. BEDROOM 1 - SMALL BEDROOM (CONT.)



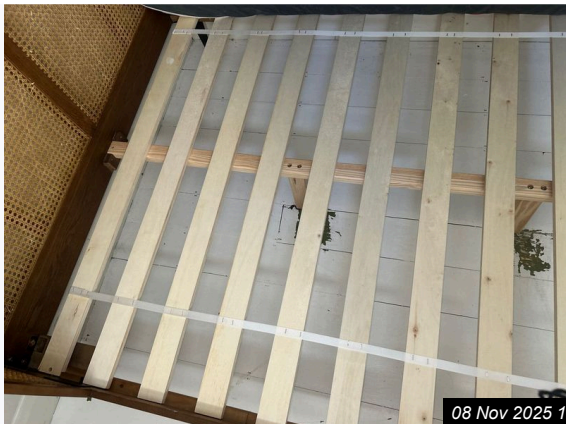
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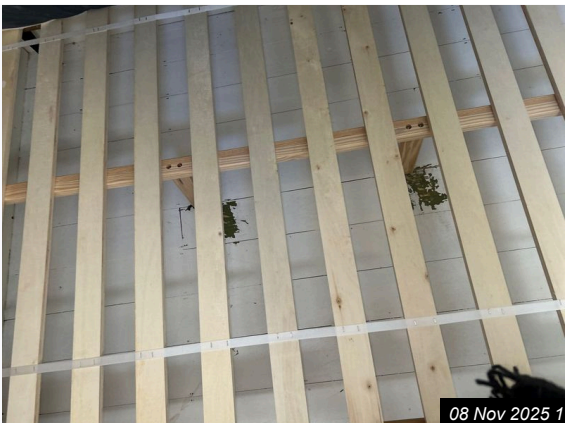
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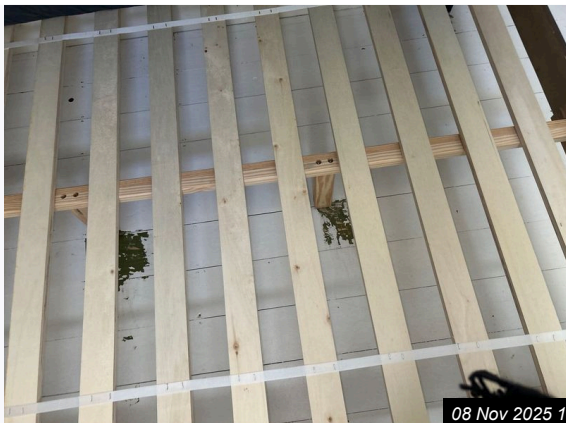
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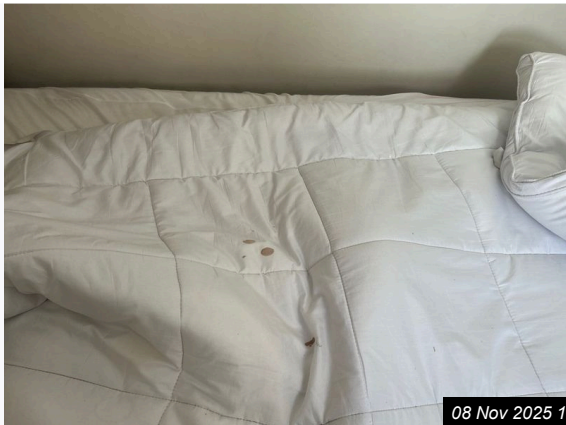
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10. BEDROOM 1 - SMALL BEDROOM (CONT.)



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Ref #10



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Ref #10



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Ref #10



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Ref #10



08 Nov 2025 11:53

Ref #10



08 Nov 2025 11:53

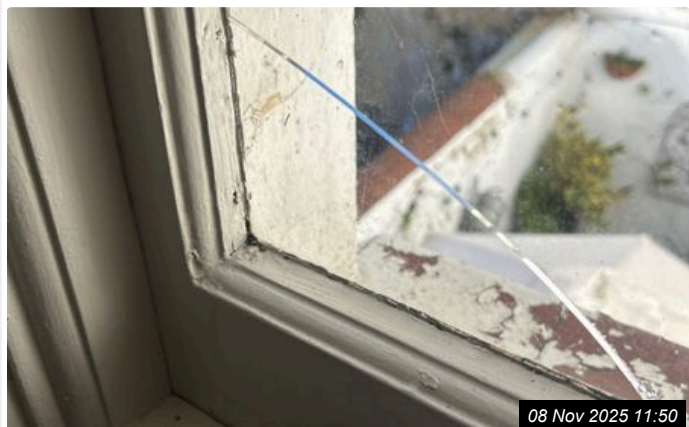
Ref #10

10. BEDROOM 1 - SMALL BEDROOM (CONT.)



Ref	Name	Description	Condition	Additional Comments
10.1	Door	Off-white frame Wooden varnished door with multiple glass panels 1 x panel high level Brass colour lever handle 1 x brass double robe hook to return of door	All good order Clean and good Glass is intact	
10.2	Ceiling	Painted off-white	Good order	
10.3	Walls	Painted off-white	3 x brass picture hooks 4 x nail holes 1 x nail and 2 x nail holes right hand side of entrance 1 x large screw over the fireplace	
10.4	Skirting	Painted off-white	Few scuffs and marks	
10.5	Flooring	Painted white wooden floors	Scuffed and marked throughout with heavy chipping from where the bed catches Heavier scuffs towards the fireplace	
10.6	Lighting	Drop-down pendant with red decorative bamboo type shade 1 x wall mounted wall light	Pendant - does not appear to be working Wall light - working order	
10.7	Windows	Off-white sash with 4 x glass panes 3 x brass lever handles	Clean inside Large prominent crack to one of the glass panes	

10. BEDROOM 1 - SMALL BEDROOM (CONT.)



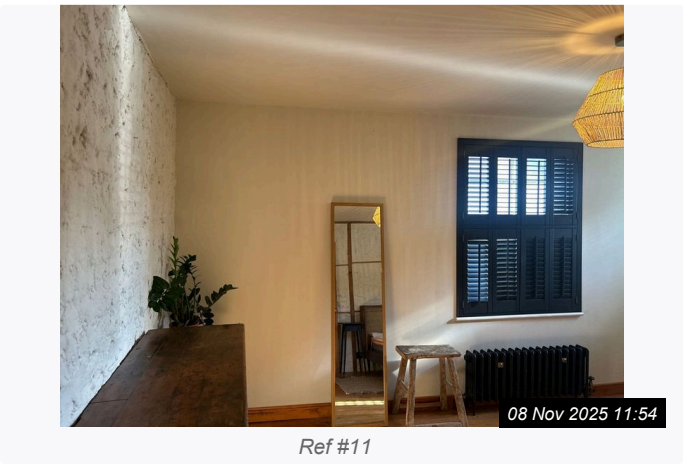
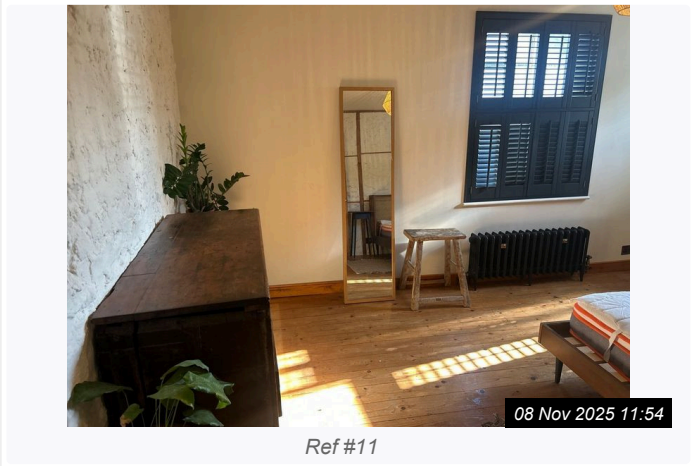
Ref #10.7

10.8	Curtains / Blinds	Dark grey colonial blinds 1 x silver curtain pole with 1 x fabric over floor length curtain	Blinds - all in good order Tested, working order Curtain - generally good order Too long and overruns the floor	
10.9	Wardrobe	Wooden with small door Black handle Interior: Small hanging rail Large selection of wooden coat hangers 2 x black hooks to the inner door	Good order	
10.10	Fireplace	White and black metal decorative fireplace with wooden mantel	Mantel has several round ring stain marks, quite heavy marks	
10.11	Bed	Wooden bed frame with cream and orange mattress with fire label seen Wicker bamboo type headboard; 1 x white mattress protector; 1 x double duvet	No stains to mattress, bedframe all good order Headboard has few small age related marks, but no obvious damages; Duvet is stained and marked, not clean blood spots	

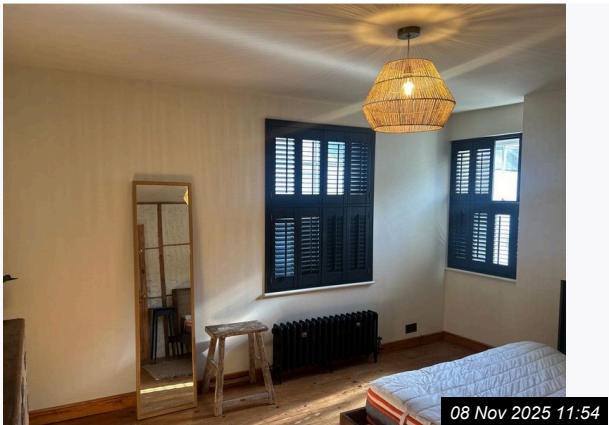
10. BEDROOM 1 - SMALL BEDROOM (CONT.)

10.12	Items	1 x milk stool antique and stained 1 x small wooden cherry coloured table 1 x black electric fan 2 x matching wicker baskets 3 x wooden shelves 1 x small plant pot 1 x antique style wooden decorative mirror 1 x weaved wicker bin over the wardrobe	All items in good used order	
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11. BEDROOM 2 - LARGE



11. BEDROOM 2 - LARGE (CONT.)



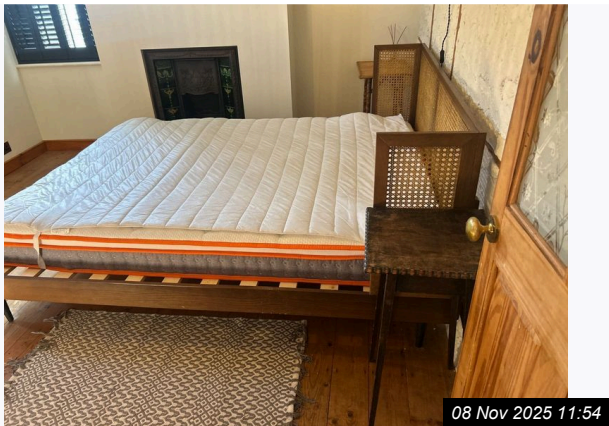
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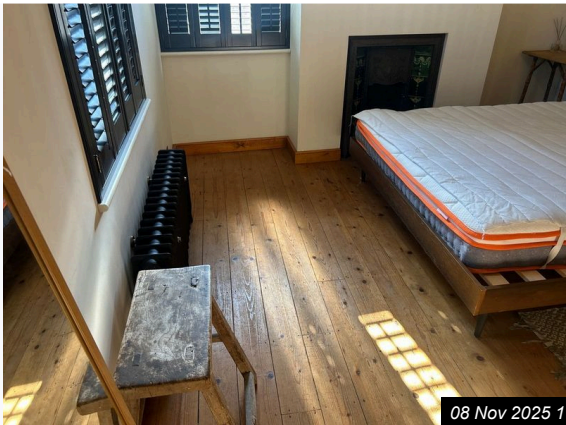


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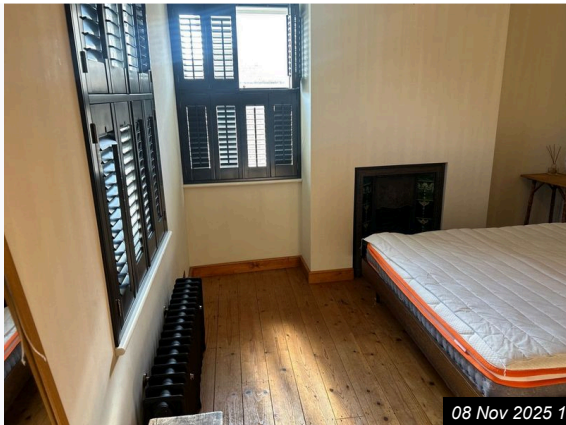
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11. BEDROOM 2 - LARGE (CONT.)



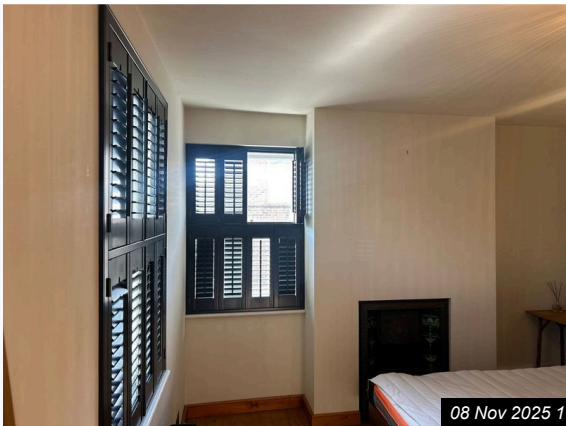
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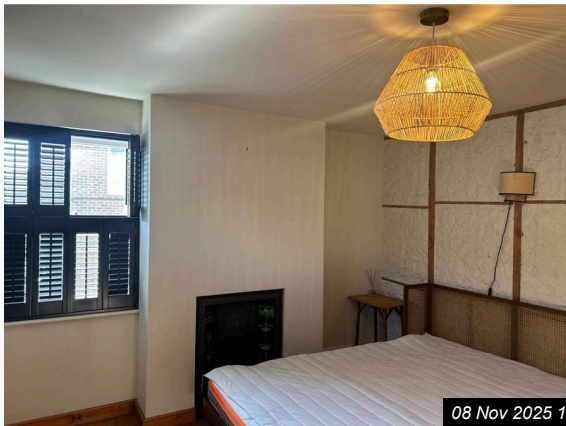
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Ref #11



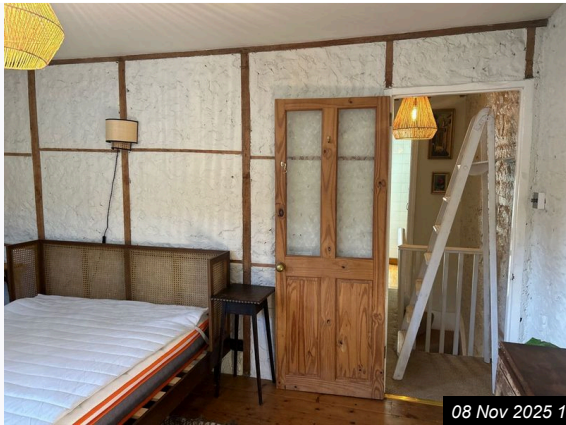
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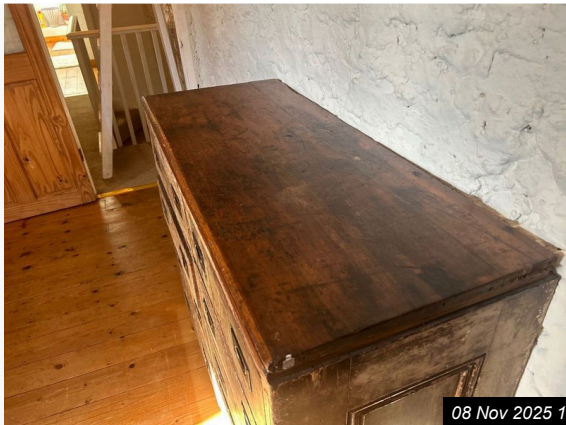
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11. BEDROOM 2 - LARGE (CONT.)



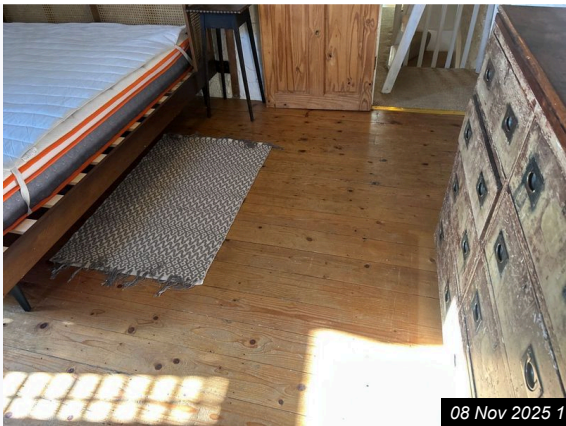
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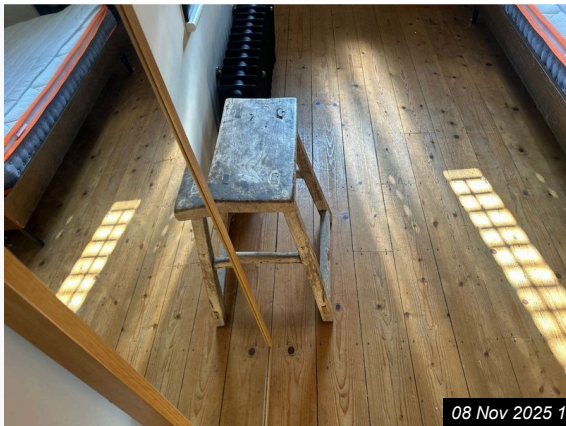
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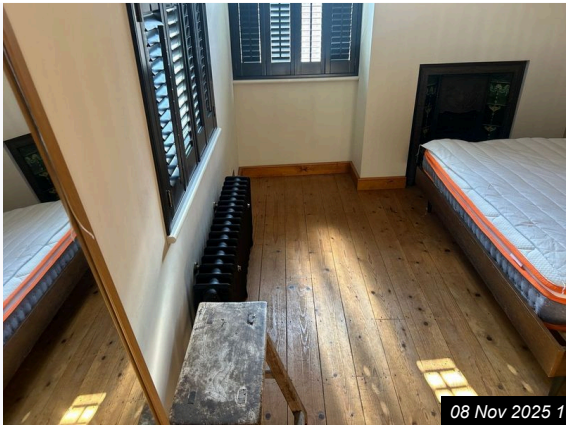
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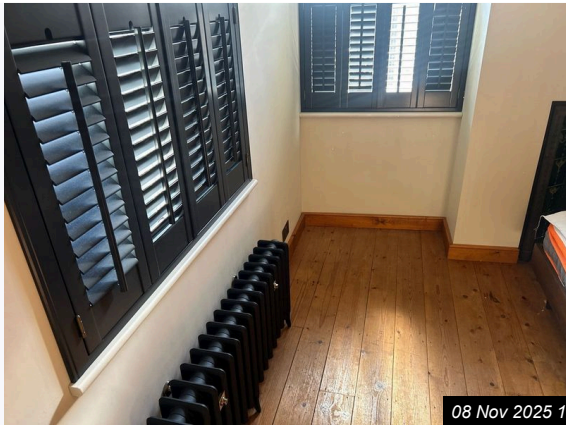
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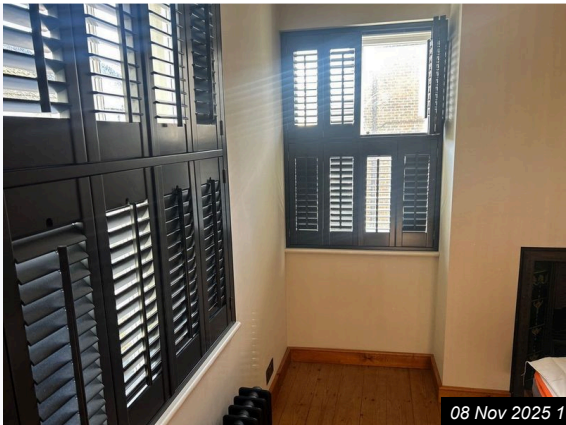
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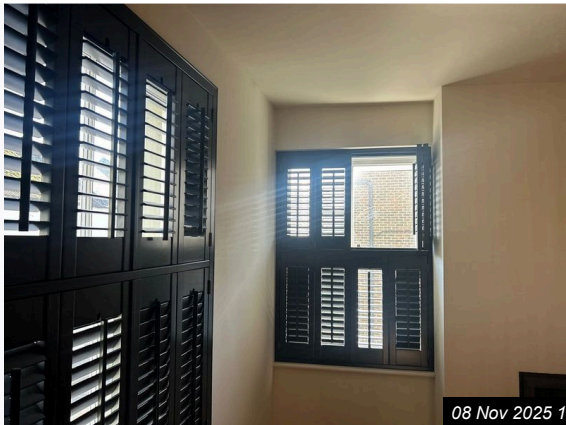
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11. BEDROOM 2 - LARGE (CONT.)



Ref #11

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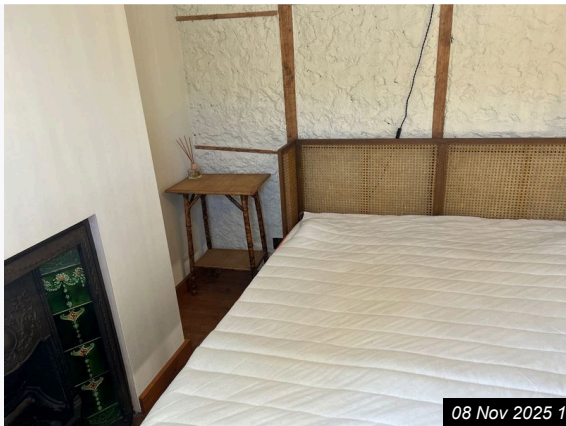
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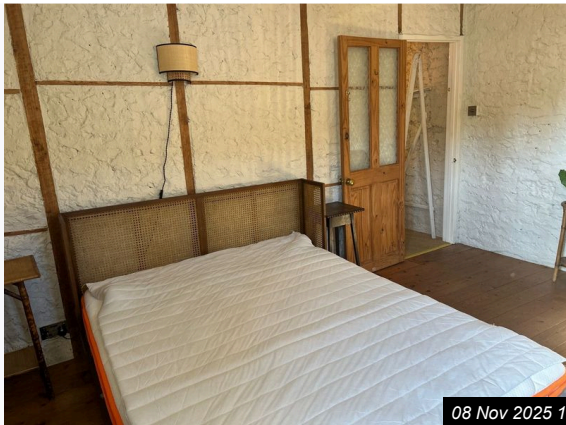
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11. BEDROOM 2 - LARGE (CONT.)



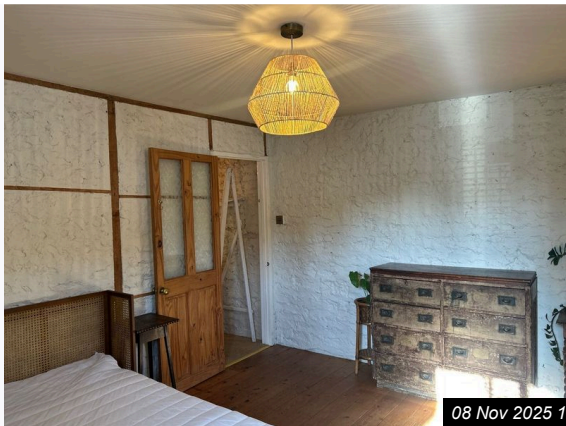
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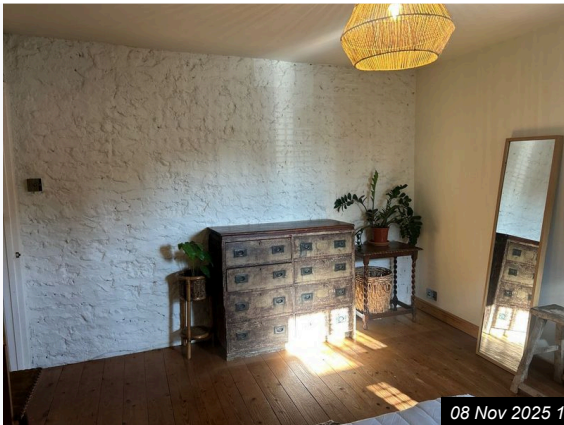


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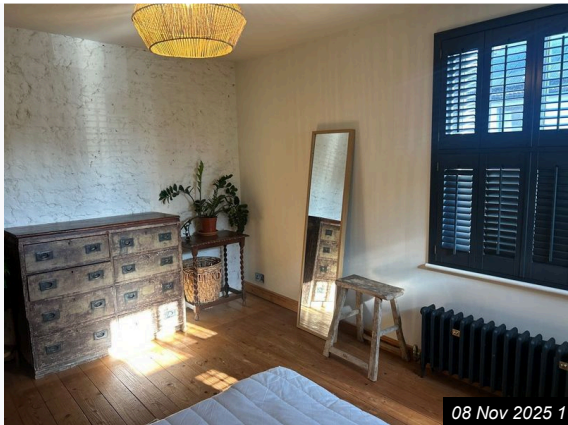


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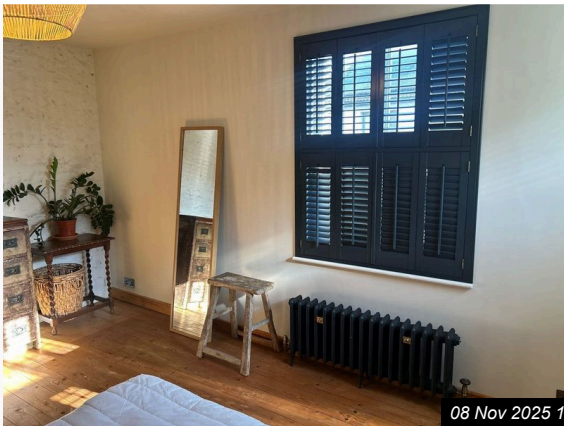
11. BEDROOM 2 - LARGE (CONT.)



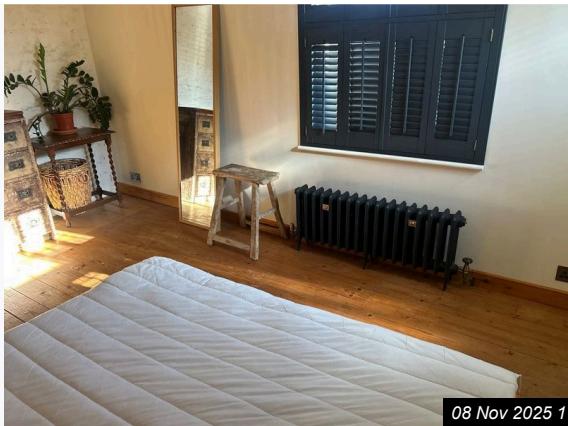
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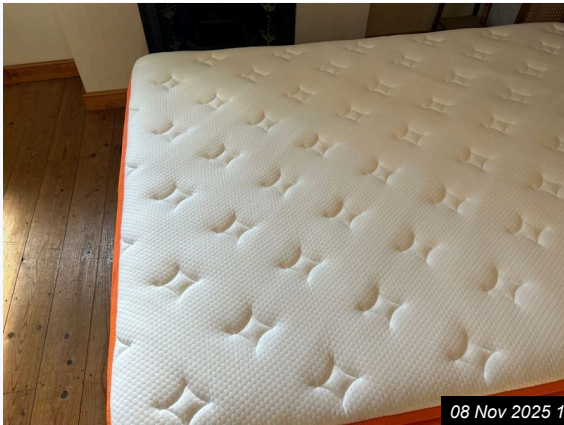
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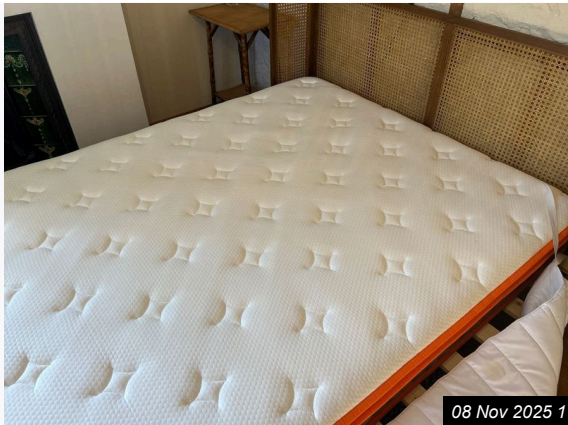
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Ref #11

11. BEDROOM 2 - LARGE (CONT.)

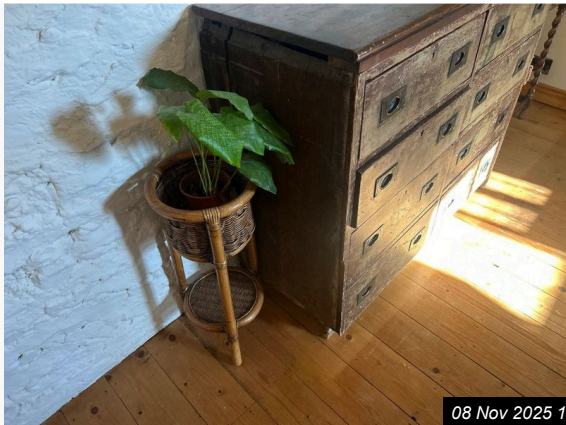


11. BEDROOM 2 - LARGE (CONT.)



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Ref #11



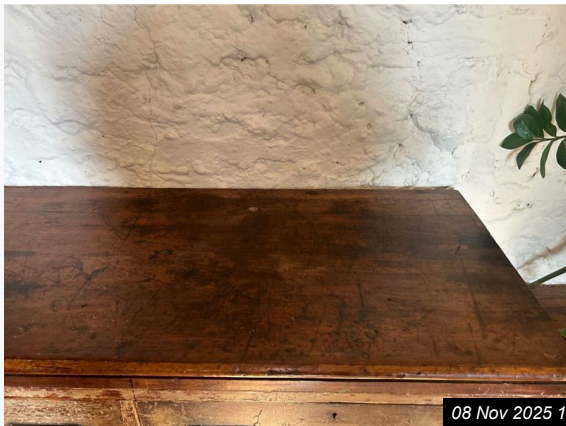
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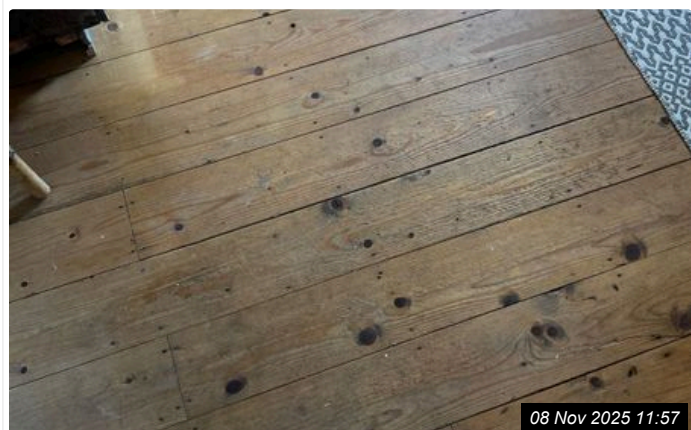
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11. BEDROOM 2 - LARGE (CONT.)

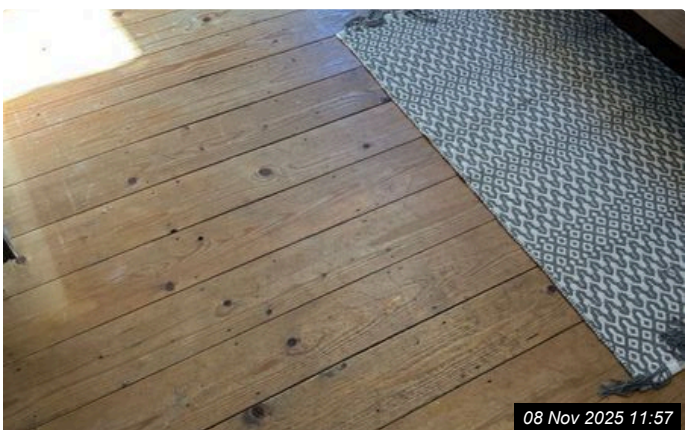


Ref	Name	Description	Condition	Additional Comments
11.1	Door	White frame Wooden door 2 x glass panels 2 x brass round handles 2 x brass hooks 1 x brass lock hook	Generally good order, but numerous water type staining marks to the inside of the door Glass is clean Handles are tarnished	
11.2	Ceiling	Painted off-white	Good order	

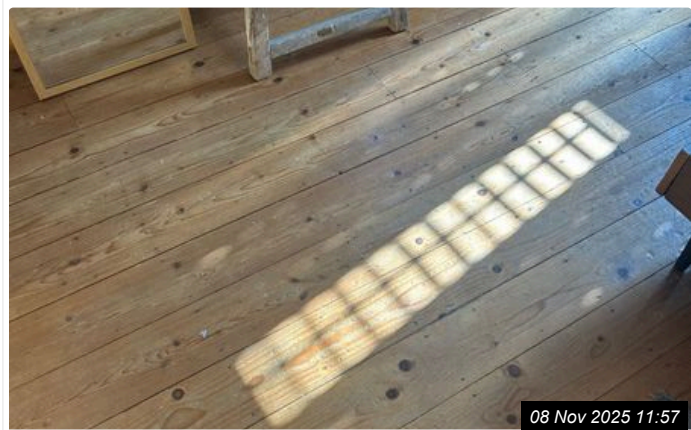
11. BEDROOM 2 - LARGE (CONT.)				
11.3	Walls	Part painted over original brickwork Part painted off-white on plaster	Brickwork - good order Painted plaster - good order 1 x picture hook over the fireplace	
11.4	Skirting	Wooden varnished	Good order	
11.5	Flooring	Wooden varnished floor	Numerous small light marks Some heavy deep indents and scratches left hand side of entrance Some slight water staining around the radiator Marks all around the bed	



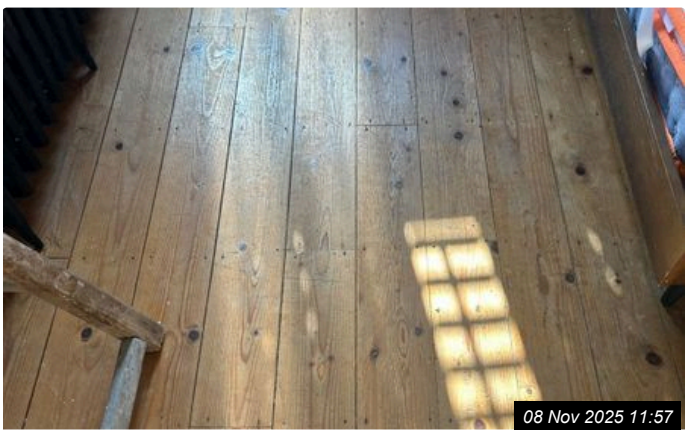
Ref #11.5



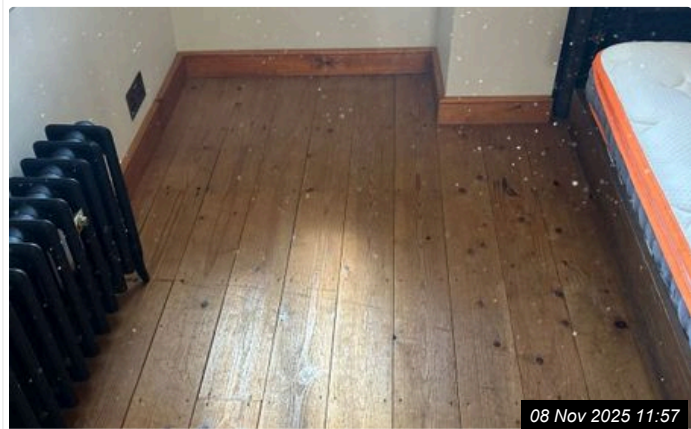
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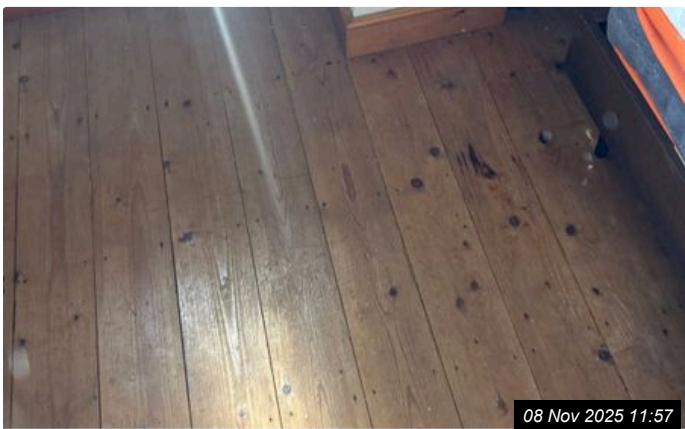
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Ref #11.5

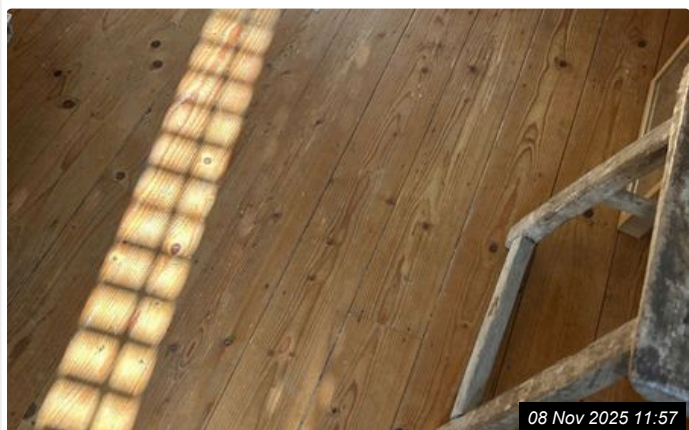


Ref #11.5



Ref #11.5

11. BEDROOM 2 - LARGE (CONT.)



Ref #11.5

11.6	Lighting	Pendant with string type shade 1 x wall mounted wall light	Pendant - working order Wall light - tested, working order	
11.7	Radiator	Black industrial style	Good order	
11.8	Windows	2 x white sash windows with glass panes 2 x sash cords to each	All in good order Clean inside, not outside 1 x window has TV aerial cable right hand side	
11.9	Curtains / Blinds	2 x sets of wooden colonial style blinds	All tested, working order Clean and good	
11.10	Socket / Switches	A selection of metal covers	Good order	
11.11	Fireplace	Inset ornate fireplace	Good order Rusting to the inside	
11.12	Bed	Double cream mattress with orange detail on wooden bed frame Decorative headboard as before	All good order fire label seen No stains or marks to the mattress Bed is good order light chips to edges No obvious damages or defects	
11.13	Chest of Drawers	Wooden antique chest 8 x pull-out drawers 16 x metal handles	Numerous age related marks Drawers are in working order, but very faded Stained and marked in keeping with style and age	

11. BEDROOM 2 - LARGE (CONT.)				
11.14	Items	1 x double plant pot holder	All in good used order	
		1 x decorative table with spiral leg detail		
		1 x large wicker basket with 2 x small handles		
		1 x plant pot with large healthy plant		
		1 x floor mirror wooden framed		
		1 x large milk stool		
		1 x antique decorative table with bubble type detail to edges		
		1 x bamboo table with 2 x shelves		

Declaration

I/We the undersigned find this to give an accurate account of the condition and cleanliness of the property and its contents at the time of inspection, as stated. I/We understand that if we do not sign the inventory and/or check-out report, it will be deemed as accepted as is.