



Check In

September 21st 2026



Corefix facilities Ltd
Smart property care

Contents

Tenant's Notes	2
Report Terms & Conditions	4
Areas	6
Schedule of Condition	6
Keys	6
Health & Safety Smoke & Carbon Monoxide Alarms	7
Front Garden	7
Entrance / Hallway	8
Toilet	11
Lounge	15
Kitchen	19
Utility Room / Area	25
Stairs / landing	29
Bedroom 1	32
Bedroom 2	37
Bedroom 3	40
Bathroom	44
Rear Garden	48
Manuals / Certificates	49
Declaration	50
Appendix	51
Comment Summary	51

Tenant's Notes

- A.** The inventory will be checked in full at the end of the tenancy. All personal possessions must be removed prior to the check-out appointment, and the property must be prepared for inspection, including the return of all keys issued at the start of the tenancy. If the property is not ready for inspection, the appointment may be cancelled and a re-attendance fee may be charged to the tenant.
- B.** All furniture and items listed in the inventory must be returned to their original positions, including any items that have been stored or packed away. Failure to do so may result in charges for misplaced or missing items, or for additional time spent locating or repositioning them.
- C.** Where the property was professionally cleaned at the start of the tenancy, it is strongly advised that it is professionally cleaned to the same standard at the end of the tenancy. This helps avoid disputes relating to cleanliness.
- D.** Where carpets were professionally cleaned at the start of the tenancy, they should be professionally cleaned at the end of the tenancy to a comparable standard.
- E.** Curtains, bedding, linen, and soft furnishings should be laundered, dry-cleaned, or professionally cleaned if they were presented in that condition at the start of the tenancy. Bedding and linen should be ironed and placed neatly in the appropriate room.
- F.** Beds should not be made up at check-out, as mattresses, bedding, and linen will be inspected individually.
- G.** Fridges and freezers must be emptied of all food items. Freezers must be fully defrosted and left in a clean condition.
- H.** Any additional furniture or items introduced during the tenancy must be removed unless otherwise agreed in writing by the landlord or managing agent. All general household rubbish, garden waste, and unlisted items must be removed to avoid disposal charges.
- I.** It is the responsibility of both the landlord and tenant to regularly check smoke detectors and carbon monoxide alarms in accordance with the manufacturer's instructions.
- J.** At check-out, the inventory will be compared against the original check-in report. Allowances will be made for fair wear and tear. The tenant may be liable for costs associated with damage, missing items, cleaning, or remedial works where applicable.
- K.** Upon receipt of the inventory report, the tenant has three (3) calendar days to notify the landlord or managing agent in writing of any discrepancies.
- L.** Tenants are strongly advised to retain copies of all inventory, check-in, and check-out reports for future reference.
- M.** Photographic Evidence - Photographs form part of the inventory report and should be read in conjunction with written descriptions. In the event of discrepancy, photographs will be used as supporting evidence but do not override the written report.
- N.** Condensation and Ventilation - The tenant is responsible for adequately ventilating the property to reduce condensation and mould growth, including the use of extractor fans and regular window ventilation where appropriate.
- O.** Waste Removal - All refuse and unwanted items must be removed prior to check-out. Items left after the inspection may be subject to removal charges.
- P.** Contractor Recommendations - Any reference to contractors is for advisory purposes only. Inventory One does not instruct, appoint, or accept responsibility for contractor works or costs.
- Q.** Fair Wear and Tear - Fair wear and tear refers to the reasonable deterioration of an item caused by normal use over time, taking into account the age, quality, original condition, and expected lifespan of the item.
- R.** Keys and Security Devices - All keys, fobs, cards, remotes, and security devices issued at the start of the tenancy must be returned at check-out. Missing items may result in replacement or security costs.
- S.** Data Retention - Inventory reports, photographs and related data may be retained for a reasonable period for dispute resolution, legal and audit purposes in accordance with data protection legislation.

T. Levels of cleanliness, please see below our defined cleaning standards: Professionally Cleaned – the property has been deep cleaned to an industry standard, any receipts/invoices from the cleaning company should be kept as proof.

Domestically Cleaned – the property has been cleaned to the standard of the average house “Spring clean”.

Not Cleaned / Further Cleaning Required – the property has not been cleaned or has been cleaned to an unsatisfactory level, additional charges will be made to clean these areas.

Carpets/Flooring Professionally Steam Cleaned – the carpets have been cleaned to an industry standard, using a professional company or carpet cleaning equipment to steam / shampoo clean the carpets, any receipts/invoices from the cleaning company should be kept as proof.

Vacuumed Only – the carpets have been vacuumed only using a household vacuum cleaner and is considered to the standard of the average “Spring Clean”.

Not Cleaned / Requires Further Cleaning – the property has not been cleaned or has been cleaned to an unsatisfactory level, additional charges will be made to clean these areas.

Abbreviations Used: HL: High Level ML: Mid-Level | LL: Low Level | LHS: Left Hand Side | RHS: Right Hand Side | NT: Not Tested
VPC: Very Poor Condition | PC: Poor Condition | GC: Good Condition | VGC: Very Good Condition | BNC: Brand New Condition
UC: Used Condition AC: Aged Condition | GGC: Generally Good Condition | WIU: Well In Use | ODUP: Old Defects Under Paint
WO: Working Order | OO: Out of Order | MKCA: Marks Consistent of Age | S: Stainless Steel FW&T: Fair Wear & Tear
APC: As Per Check-In | CTA: Contractor To Advise | RFC: Requires Further Cleaning

Check-Out Responsibilities: CoreFix Facilities Ltd. may make non-binding suggestions within check-out reports to highlight areas of concern, including cleaning, damage, missing items, or maintenance. These may be attributed as:

- Tenant Responsibility
- Landlord Responsibility
- Contractor to Advise / Investigate

Report Terms & Conditions

- A.** This inventory is an unbiased and accurate record of the property's contents, condition, and cleanliness for rental purposes only. It is not a report on the adequacy, safety, or compliance of any items listed. The document records the presence of items and their superficial, visible condition at the time of the inventory, check-in, or check-out, based on the compiler's professional opinion and industry-accepted guidelines.
- B.** The compiler is not a qualified surveyor, valuer, or specialist in fabrics, materials, antiques, or construction. This inventory must not be relied upon as a structural survey, valuation, or statement of authenticity and is prepared for identification purposes only.
- C.** The inventory covers only readily accessible areas of the property. Areas that are unsafe, difficult to access, overcrowded, locked, excessively unclean, or hazardous are excluded. This includes (but is not limited to) lofts, attics, basements, sheds, garages, and cupboards containing irrelevant items. Heavy or bulky furniture will not be moved. Items of low individual monetary value (such as miscellaneous or incomplete sets of cutlery, crockery, glassware, and utensils) are excluded unless specifically instructed in writing, with quantities provided by the instructing principal.
- D.** Where inspections are not carried out in daylight hours, gardens and exterior areas may not be fully inspected. Garden maintenance during the tenancy is the responsibility of the tenant unless otherwise stated in the tenancy agreement.
- E.** Unless otherwise noted, items are deemed to be visibly free from obvious defects, damage, heavy soiling, or missing parts at the time of inspection. Absence of comment indicates no visible issue observed.
- F.** Electrical appliances, gas appliances, plumbing, heating systems, and similar installations are not tested for safety or regulatory compliance. Operational checks are limited to basic functionality only and do not indicate full working order. Safety testing must be carried out by suitably qualified professionals.
- G.** Soft furnishings such as towels, bed linen, and similar items will only be inspected if presented in a clean condition. Items that are excessively soiled, mouldy, or contaminated will be excluded.
- H.** Burglar alarms are not tested. Smoke alarms and carbon monoxide monitors are tested by pressing the test button only. The report will record audible tone and indicator lights where observed. No liability is accepted for future failure of these devices.
- I.** Meter readings are recorded only where meters are located and readily accessible. Utility providers should be relied upon for verification.
- J.** Any items located in excluded or inaccessible areas, including locked rooms, remain the sole responsibility of the instructing principal.
- K.** It is the responsibility of the landlord, tenant, and agent to agree the accuracy of this report. Any discrepancies must be reported to **CoreFix Facilities Ltd.** within three working days of receipt. Missing photographs must also be reported within this timeframe.
- L.** Fire Safety Regulations (Furniture) - Upholstered furniture is presumed to comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 unless otherwise stated. Only items observed to lack required fire safety labelling or reasonably suspected of non-compliance will be noted. Inspection is visual only and does not constitute certification.
- M.** Bunk beds are visually checked for apparent compliance with the Bunk Beds (Entrapment Hazards) (Safety) Regulations 1987. Where compliance cannot be reasonably ascertained, items will be marked with (**).
- N.** Interim inspections are visual only. The tenant remains responsible for maintaining cleanliness and condition in accordance with the tenancy agreement.
- O.** Where discrepancies arise, the terms of the tenancy agreement shall take precedence over the opinion of the compiler.
- P.** The **CoreFix Facilities Ltd.** logo and report format are protected by copyright and intellectual property law and must not be reproduced without written consent.
- Q.** This report does not guarantee safety, compliance, or full functionality of any item listed. Responsibility for ensuring legal compliance and suitability rests with the landlord, agent, or owner.

R. CoreFix Facilities Ltd. are not qualified electricians, engineers, or tradespeople. No liability is accepted for latent or developing defects not visible at the time of inspection.

1. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	General Cleanliness	In good clean condition	
1.2	Bathroom / En Suite / Toilet(s)	Overall, In good condition	
1.3	Carpets	In good used condition	
1.4	Ceiling(s)	In good condition	
1.5	Curtains / Blinds	In good used condition	
1.6	Hard Flooring	Minor chipping seen in areas	
1.7	Kitchen Area	In good condition with some defects	
1.8	Oven / Hob / Extractor Hood / Cooker	Overall, in good used condition	
1.9	Mattress(s)	In good condition	
1.10	Wall(s)	Marks / screws / screws holes noted in areas	
1.11	Window(s)	In good used condition	
1.12	Woodwork	Marks and chipping noted in areas	

2. KEYS			
Ref	Name	Description	Additional Comments
2.1	Keys	2X keys	



Ref #2.1

3. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS				
Ref	Name	Location Room & Floor	Test Result	Additional Comments
3.1	Smoke Alarm(s)	2X alarms	In working order	
3.2	Carbon Monoxide Alarm(s)	1x alarm	Not working	



Ref #3.1



Ref #3.1

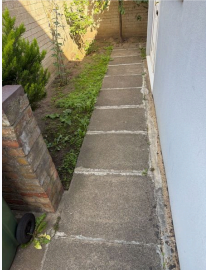


Ref #3.2

4. FRONT GARDEN				
Ref	Name	Description	Condition	Additional Comments
4.1	Path	Paving tiles	In good order	



Ref #4



Ref #4.1



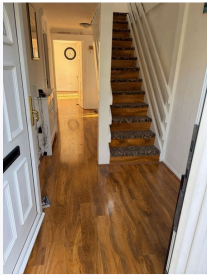
Ref #4.1



Ref #4.1

5. ENTRANCE / HALLWAY				
Ref	Name	Description	Condition	Additional Comments
5.1	Door	White upvc door	Signs of wear and use marks with age	
5.2	Ceiling	White painted	Crack seen upon entrance	
5.3	Lighting	2X light	1x not working	
5.4	Front Wall	White wallpaper	In good condition	
5.5	Right Wall	White wallpaper	Screws / screws holes noted	
5.6	Left Wall	White wallpaper	Marks noted to lower levels	
5.7	Skirting	White wooden painted boards	Signs of wear and use marks noted Wooden part missing next to kitchen	
5.8	Window(s) / Sill	2X white upvc window frame with double glazed	In good used condition	
5.9	Blinds	2X rolling blinds	RHS blind doesn't roll down fully	
5.10	Switches / Sockets	All white plastic	In good order	
5.11	Heating	White wooden heater cover	In good condition	
5.12	Flooring	Brown wooden laminated	In good used condition	
5.13	Boiler	White boiler	In good condition	
5.14	Show rack	Black wooden shoe rack	Handles missing / Chipping noted	
5.15	Additional Items / Information	2X wall mounted frame Hanging hooks	In good used condition	

5. ENTRANCE / HALLWAY (CONT.)



Ref #5



Ref #5



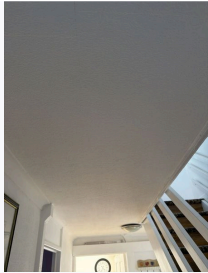
Ref #5.1



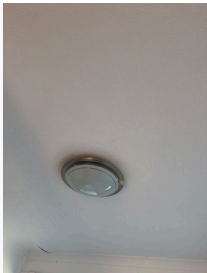
Ref #5.1



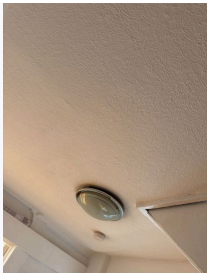
Ref #5.1



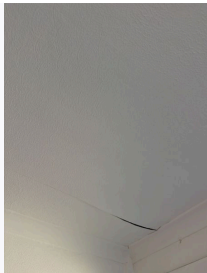
Ref #5.2



Ref #5.2



Ref #5.2



Ref #5.2



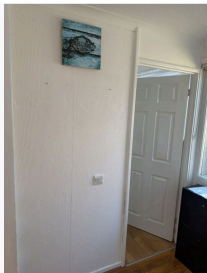
Ref #5.3



Ref #5.3



Ref #5.4



Ref #5.5



Ref #5.5



Ref #5.5



Ref #5.5



Ref #5.6

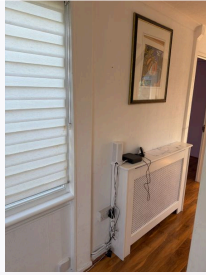


Ref #5.6

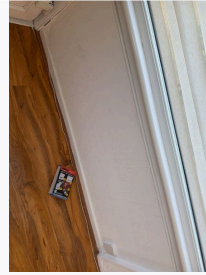
5. ENTRANCE / HALLWAY (CONT.)



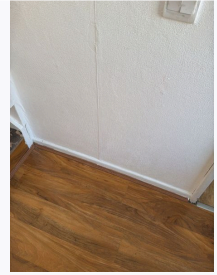
Ref #5.6



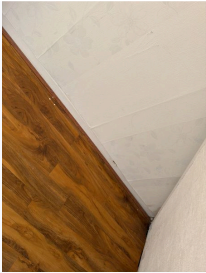
Ref #5.6



Ref #5.7



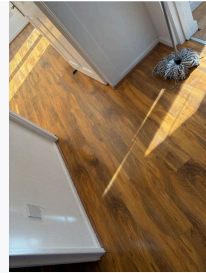
Ref #5.7



Ref #5.7



Ref #5.7



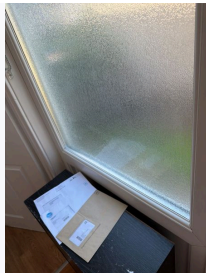
Ref #5.7



Ref #5.7



Ref #5.8



Ref #5.8



Ref #5.8



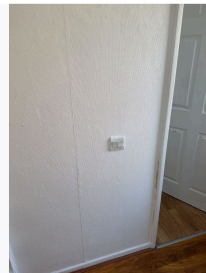
Ref #5.9



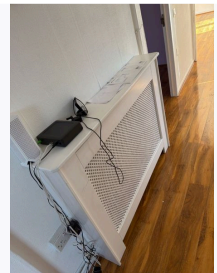
Ref #5.9



Ref #5.10



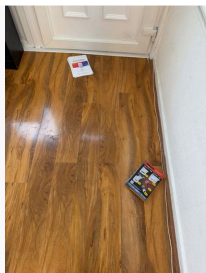
Ref #5.10



Ref #5.11



Ref #5.12



Ref #5.12



Ref #5.12



Ref #5.13

5. ENTRANCE / HALLWAY (CONT.)



Ref #5.14



Ref #5.15



Ref #5.15



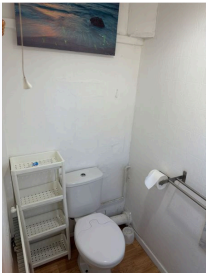
Ref #5.15

6. TOILET

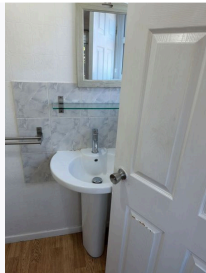
Ref	Name	Description	Condition	Additional Comments
6.1	Door	White painted wooden door with chrome double sided door handle	Chipping seen in areas	
6.2	Door Frame	White wooden painted frame	Appears to be discoloured	
6.3	Ceiling	White painted	In good condition	
6.4	Lighting	1x light	Tested and working	
6.5	Front Wall	White painted / tiles	Minor stains noted next to mirror	
6.6	Back Wall	White	Grubby marks and chipping seen to centre	
6.7	Right Wall	White painted	Appear to be discoloured	
6.8	Left Wall	White wallpaper	Cracks seen	
6.9	Skirting	White wooden painted boards	Chipping seen	
6.10	Window(s) / Sill	White upvc window frame with double glazed	Broken from RHS lower corner	
6.11	Blinds	White rolling blinds	In good used condition	
6.12	Toilet	White ceramic toilet with white plastic lid 1X chrome flush	Flush button missing	

6. TOILET (CONT.)

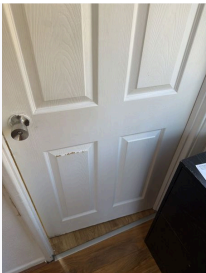
6.13	Basin	White ceramic basin Chrome hot/cold tap mixer and waste exit	Crack noted	
6.14	Switches / Sockets	Pull cord switch	In working order	
6.15	Heating	White metallic	Chipping seen to bottom	
6.16	Flooring	Brown flooring	In good used condition	
6.17	Toilet Roll Holder	Wall mounted holder	In good used condition	
6.18	Mirror	Wall mounted mirror	Chipping seen	
6.19	Additional Items / Information	Clear glass wall mounted shelve Wall mounted towel holder 1X wall frames White plastic storage unit Hanging hooks	In good used order	



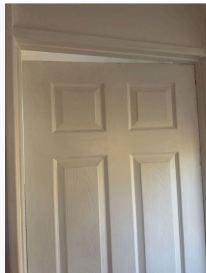
Ref #6



Ref #6



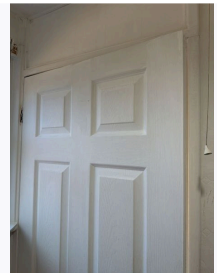
Ref #6.1



Ref #6.1



Ref #6.1



Ref #6.1

6. TOILET (CONT.)



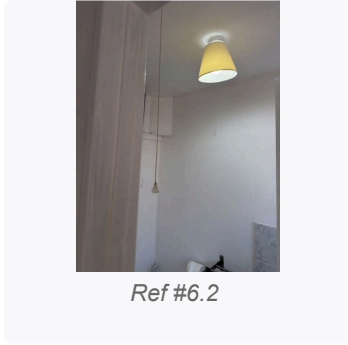
Ref #6.2



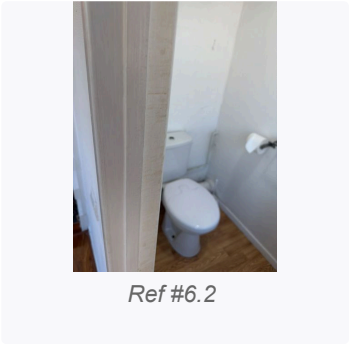
Ref #6.2



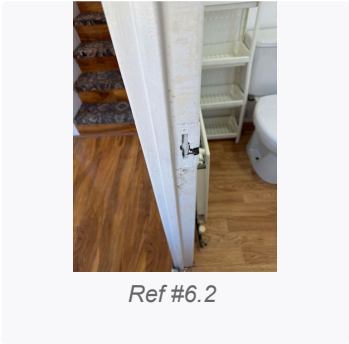
Ref #6.2



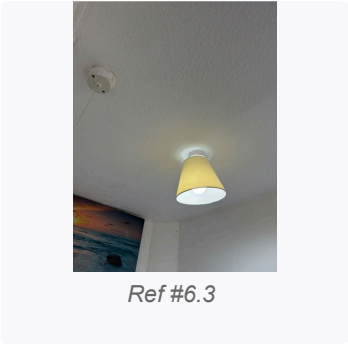
Ref #6.2



Ref #6.2



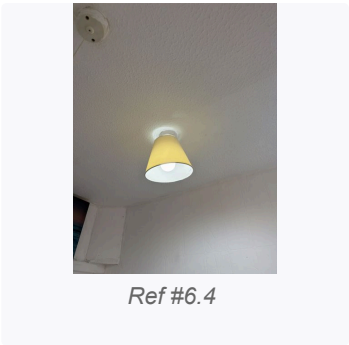
Ref #6.2



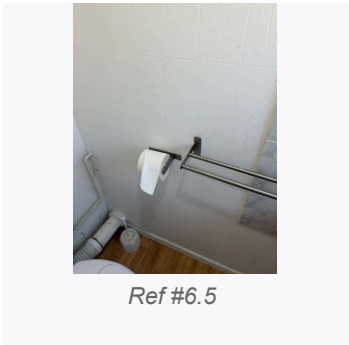
Ref #6.3



Ref #6.3



Ref #6.4



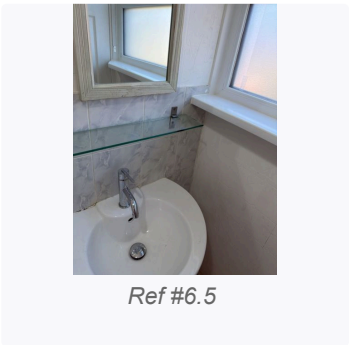
Ref #6.5



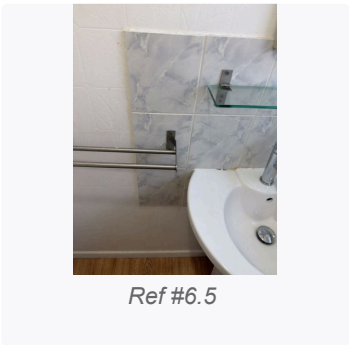
Ref #6.5



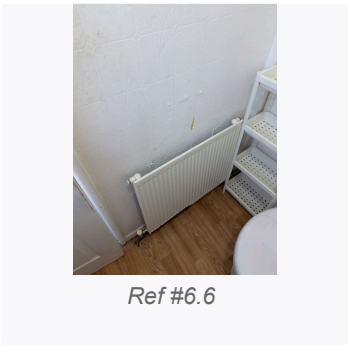
Ref #6.5



Ref #6.5



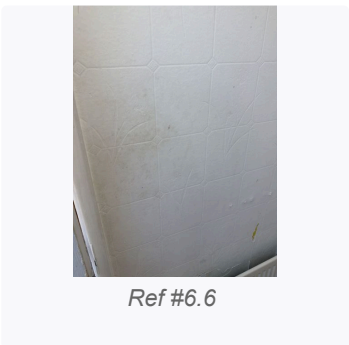
Ref #6.5



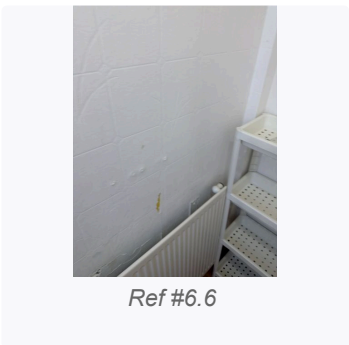
Ref #6.6



Ref #6.6



Ref #6.6



Ref #6.6



Ref #6.7

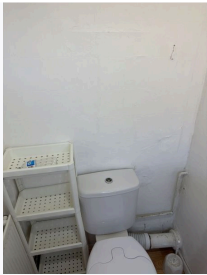


Ref #6.7

6. TOILET (CONT.)



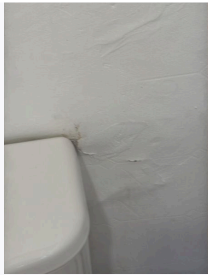
Ref #6.7



Ref #6.8



Ref #6.8



Ref #6.8



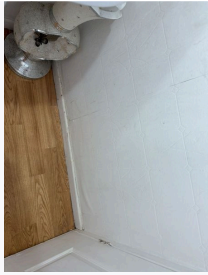
Ref #6.8



Ref #6.8



Ref #6.9



Ref #6.9



Ref #6.10



Ref #6.10



Ref #6.11



Ref #6.12



Ref #6.12



Ref #6.13



Ref #6.13



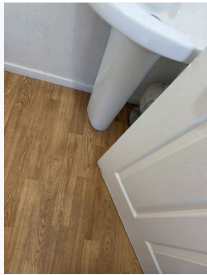
Ref #6.14



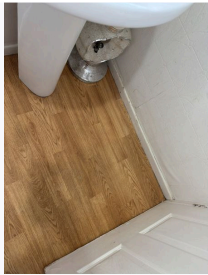
Ref #6.15



Ref #6.16



Ref #6.16



Ref #6.16

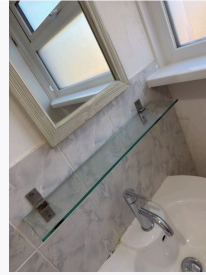
6. TOILET (CONT.)



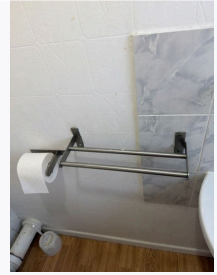
Ref #6.17



Ref #6.18



Ref #6.19



Ref #6.19



Ref #6.19



Ref #6.19



Ref #6.19

7. LOUNGE

Ref	Name	Description	Condition	Additional Comments
7.1	Door	White painted wooden door with chrome double sided door handle	Few marks noted	
7.2	Door Frame	White wooden painted frame	1x Mark and chipping noted in areas	
7.3	Ceiling	White painted	In good condition	
7.4	Lighting	1x light	Tested and working	
7.5	Front Wall	White painted	In good condition	
7.6	Back Wall	White painted	Screws and few odd marks noted in areas	
7.7	Right Wall	White painted	Few odd marks noted in areas Screws holes seen to top level	
7.8	Left Wall	White painted	In good condition	
7.9	Skirting	White wooden painted boards	Signs of wear and use marks	

7. LOUNGE (CONT.)

7.10	Window(s) / Sill	White upvc window and door frame with double glazed	In good used condition	
7.11	Blinds	Rolling blind	In good used condition	
7.12	Switches / Sockets	All white	In good order	
7.13	Heating	White metallic	Minor odd marks noted	
7.14	Flooring	Brown wooden laminated flooring	In good used condition	



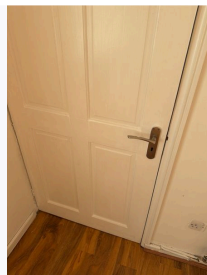
Ref #7



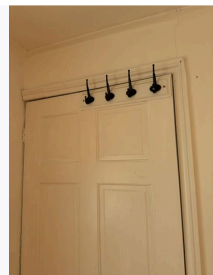
Ref #7.1



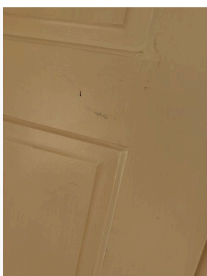
Ref #7.1



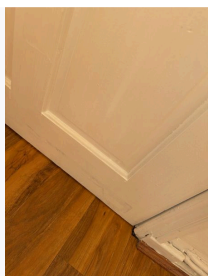
Ref #7.1



Ref #7.1



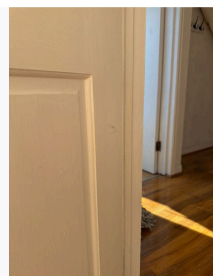
Ref #7.1



Ref #7.1



Ref #7.1



Ref #7.1

7. LOUNGE (CONT.)



Ref #7.1



Ref #7.2



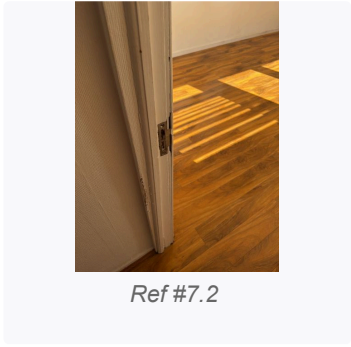
Ref #7.2



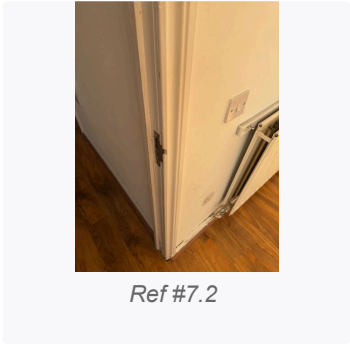
Ref #7.2



Ref #7.2



Ref #7.2



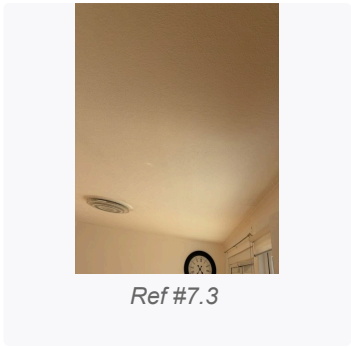
Ref #7.2



Ref #7.2



Ref #7.2



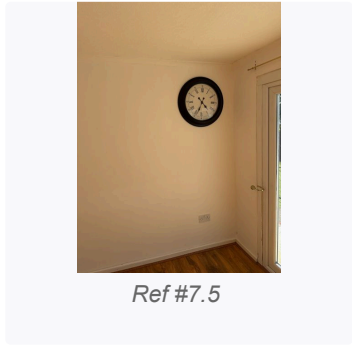
Ref #7.3



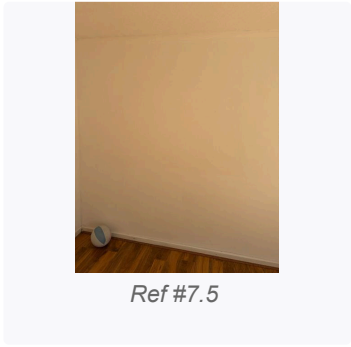
Ref #7.3



Ref #7.4



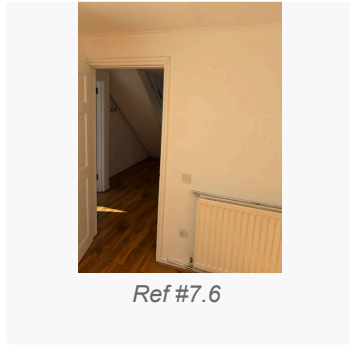
Ref #7.5



Ref #7.5



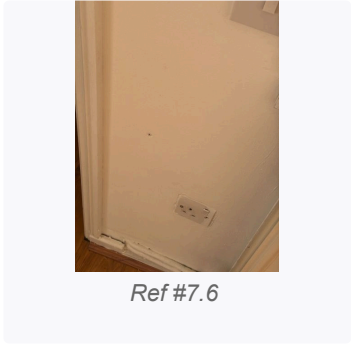
Ref #7.6



Ref #7.6



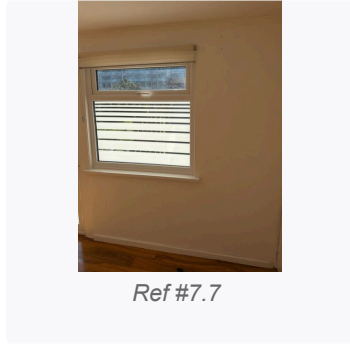
Ref #7.6



Ref #7.6



Ref #7.6



Ref #7.7

7. LOUNGE (CONT.)



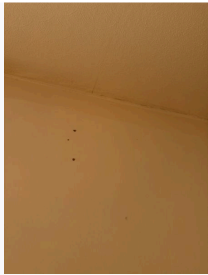
Ref #7.7



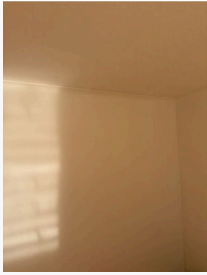
Ref #7.7



Ref #7.7



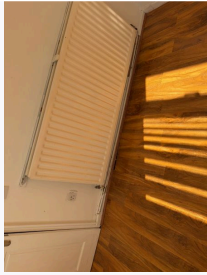
Ref #7.7



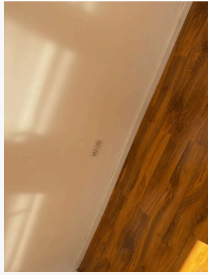
Ref #7.8



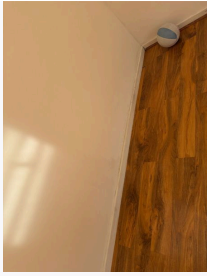
Ref #7.8



Ref #7.9



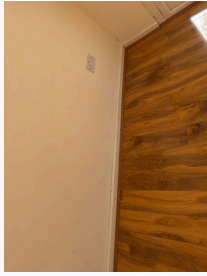
Ref #7.9



Ref #7.9



Ref #7.9



Ref #7.9



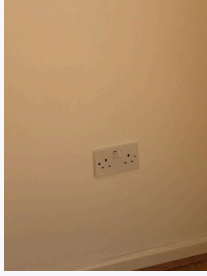
Ref #7.10



Ref #7.10



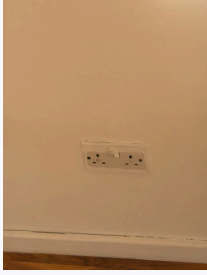
Ref #7.11



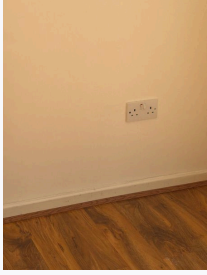
Ref #7.12



Ref #7.12



Ref #7.12



Ref #7.12

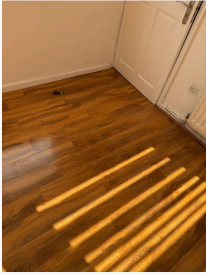


Ref #7.13

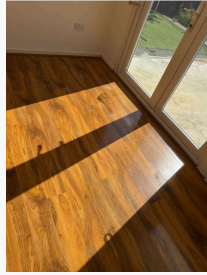


Ref #7.14

7. LOUNGE (CONT.)



Ref #7.14



Ref #7.14



Ref #7.14

8. KITCHEN

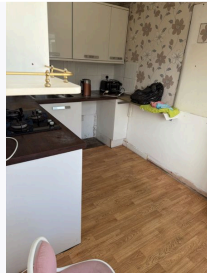
Ref	Name	Description	Condition	Additional Comments
8.1	Door	White painted wooden door with chrome double sided door handle	Appears to be discoloured Marks and stains noted in areas	
8.2	Door Frame	White wooden painted frame	Minor chipping seen	
8.3	Ceiling	White painted	Discolouration and cracks noted	
8.4	Lighting	1x light	Tested and working	
8.5	Front Wall	White painted / tiles	Discolouration seen around hood	
8.6	Back Wall	White painted / wallpaper	Screws / screws holes noted Appears to be discoloured	
8.7	Right Wall	White tiles	In good condition	
8.8	Skirting	White wooden painted	Signs of wear and use Appears to be discoloured	
8.9	Window(s) / Sill	White upvc door and windows	Signs of wear and use marks	
8.10	Blinds	White blinds	In good used condition	
8.11	Switches / Sockets	All white plastic	In good condition	
8.12	Flooring	Brown flooring	Cracks noted in areas / in fair condition	
8.13	Kitchen Wall Units	White wooden laminated units	Minor chipping seen in areas	

8. KITCHEN (CONT.)

8.14	Kitchen Base Units	White wooden laminated units	Chipping noted in areas Signs of wear and use marks	
8.15	Extractor Hood	Integrated stainless steel hood	In good used condition	
8.16	Hob	Integrated black hob with 4X buttons and 4X burners	Signs of wear and use	
8.17	Oven	Integrated black oven 1X chrome shelving rack	Slightly rusty to interior	
8.18	Worktop(s)	Brown wooden worktop	Appears to be discoloured Burn marks / scratches seen in areas	
8.19	Sink	Stainless steel sink with chrome hot and cold mixer tap and drainer	In good used condition	
8.20	Fridge / Freezer	Black fridge / freezer	In good used condition	
8.21	Kickboards	White wooden kick boards	Signs of wear and use marks	
8.22	Kettle	1x kettle	Lid broken	
8.23	Toaster	Black toaster	Rusty noted to interior	



Ref #8



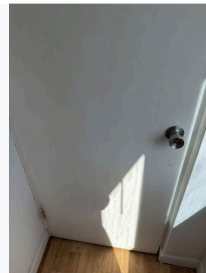
Ref #8



Ref #8.1



Ref #8.1



Ref #8.1

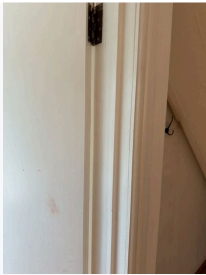


Ref #8.1

8. KITCHEN (CONT.)



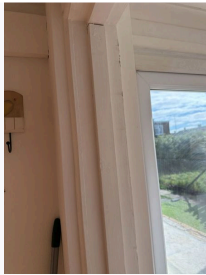
Ref #8.2



Ref #8.2



Ref #8.2



Ref #8.2



Ref #8.2



Ref #8.2



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.4



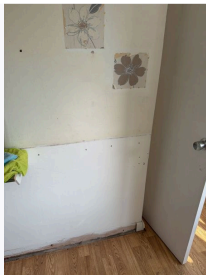
Ref #8.5



Ref #8.5



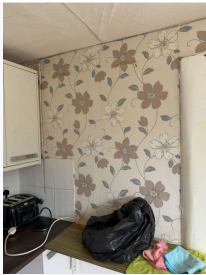
Ref #8.5



Ref #8.6



Ref #8.6



Ref #8.6

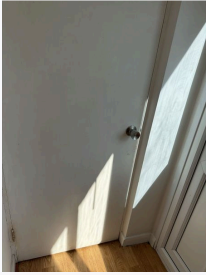


Ref #8.6



Ref #8.6

8. KITCHEN (CONT.)



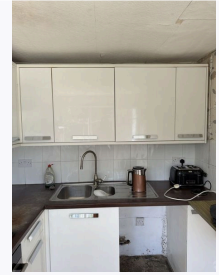
Ref #8.6



Ref #8.6



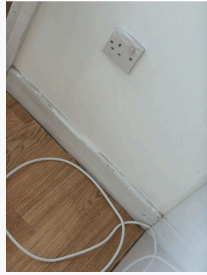
Ref #8.6



Ref #8.7



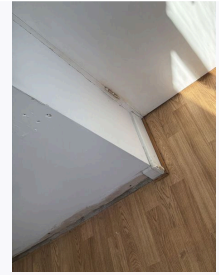
Ref #8.8



Ref #8.8



Ref #8.8



Ref #8.8



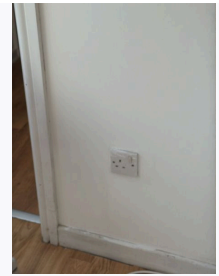
Ref #8.9



Ref #8.9



Ref #8.10



Ref #8.11



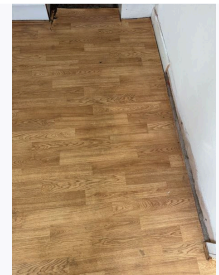
Ref #8.11



Ref #8.11



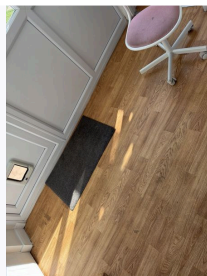
Ref #8.11



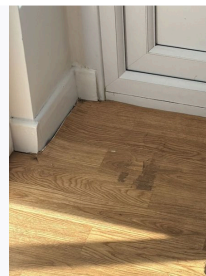
Ref #8.12



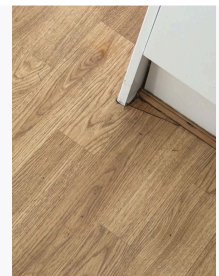
Ref #8.12



Ref #8.12

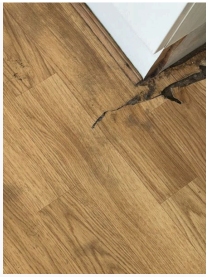


Ref #8.12



Ref #8.12

8. KITCHEN (CONT.)



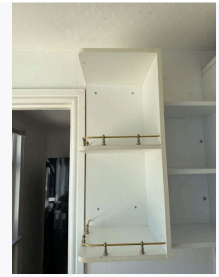
Ref #8.12



Ref #8.13



Ref #8.13



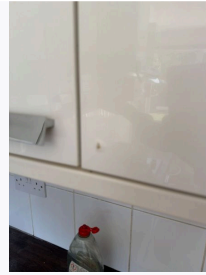
Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.13



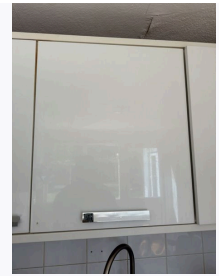
Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.13



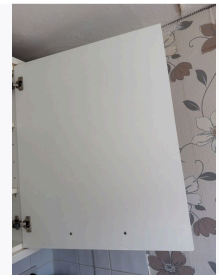
Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.13



Ref #8.14

8. KITCHEN (CONT.)



Ref #8.14



Ref #8.14



Ref #8.14



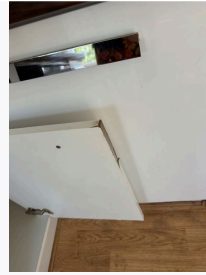
Ref #8.14



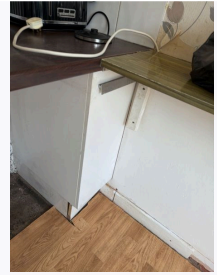
Ref #8.14



Ref #8.14



Ref #8.14



Ref #8.14



Ref #8.14



Ref #8.15



Ref #8.15



Ref #8.16



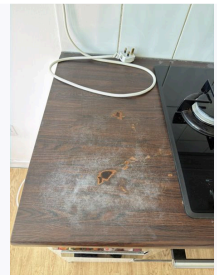
Ref #8.17



Ref #8.17



Ref #8.17



Ref #8.18



Ref #8.18



Ref #8.18



Ref #8.19



Ref #8.20

8. KITCHEN (CONT.)



Ref #8.20



Ref #8.20



Ref #8.20



Ref #8.20



Ref #8.21



Ref #8.21



Ref #8.22



Ref #8.22



Ref #8.23



Ref #8.23

9. UTILITY ROOM / AREA

Ref	Name	Description	Condition	Additional Comments
9.1	Door Frame	White wooden painted frame	Chipping and screws holes noted in areas	
9.2	Ceiling	White painted	Screw holes noted around light	
9.3	Lighting	1x light	In working order	
9.4	Front Wall	White painted	Screws holes noted in areas	
9.5	Back Wall	White painted	Screws holes noted	
9.6	Left Wall	White painted	Mould seen	

9. UTILITY ROOM / AREA (CONT.)

9.7	Right Wall	White painted	Screw holes noted in areas	
9.8	Skirting	White wooden painted boards	Signs of wear and use marks	
9.9	Window(s) / Sill	2X white upvc window frame with double glazed	In good used condition	
9.10	Blinds	1x grey and 1x white blinds	In good used condition	
9.11	Switches / Sockets	All white plastic	In good order	
9.12	Heating	White metallic	Minor chipping seen	
9.13	Flooring	Brown wooden laminated	Minor chipping noted	
9.14	Storage Unit	Wooden laminated Unit	In poor condition	



Ref #9



Ref #9.1



Ref #9.1



Ref #9.1



Ref #9.1

9. UTILITY ROOM / AREA (CONT.)



Ref #9.1



Ref #9.1



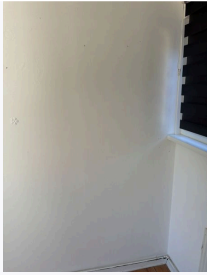
Ref #9.2



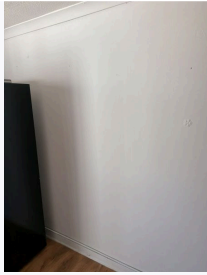
Ref #9.2



Ref #9.3



Ref #9.4



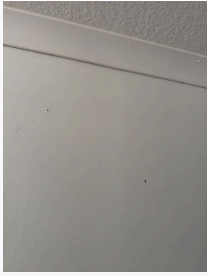
Ref #9.4



Ref #9.4



Ref #9.4



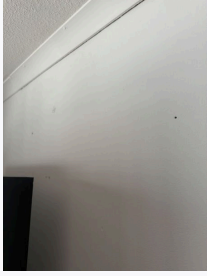
Ref #9.4



Ref #9.4



Ref #9.4



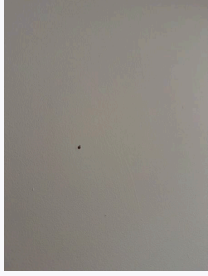
Ref #9.4



Ref #9.5



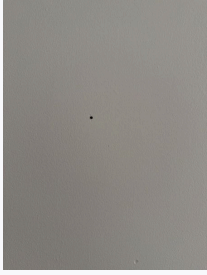
Ref #9.5



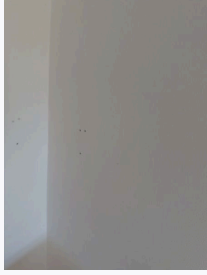
Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.6

9. UTILITY ROOM / AREA (CONT.)



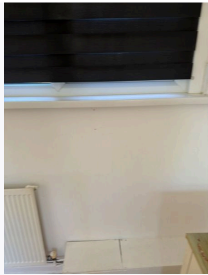
Ref #9.6



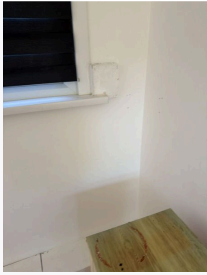
Ref #9.6



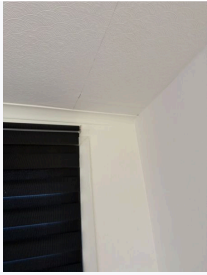
Ref #9.7



Ref #9.7



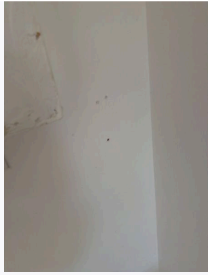
Ref #9.7



Ref #9.7



Ref #9.7



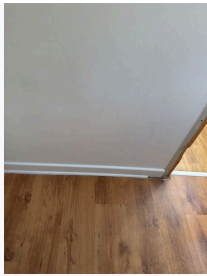
Ref #9.7



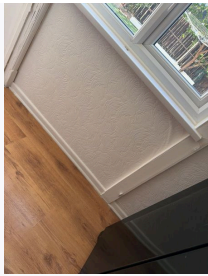
Ref #9.7



Ref #9.8



Ref #9.8



Ref #9.8



Ref #9.9



Ref #9.9



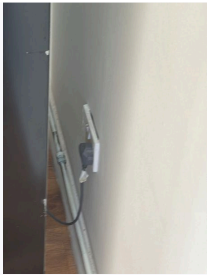
Ref #9.9



Ref #9.10



Ref #9.10



Ref #9.11



Ref #9.12

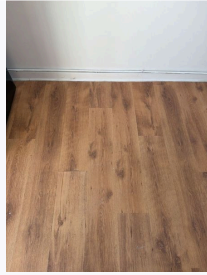


Ref #9.12

9. UTILITY ROOM / AREA (CONT.)



Ref #9.13



Ref #9.13



Ref #9.13



Ref #9.14



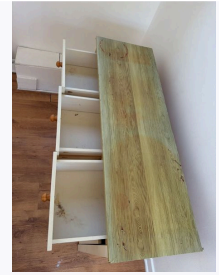
Ref #9.14



Ref #9.14



Ref #9.14



Ref #9.14



Ref #9.14

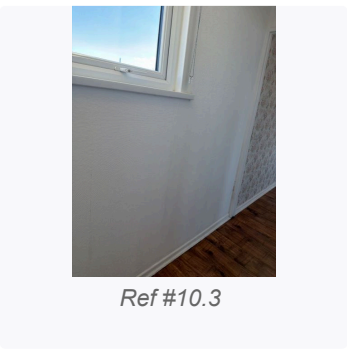
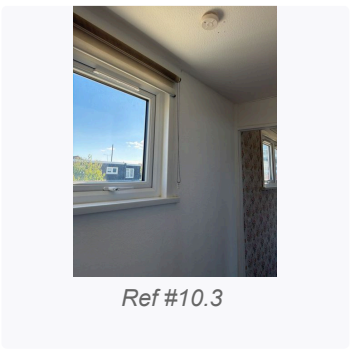
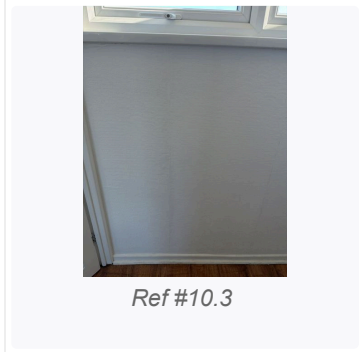
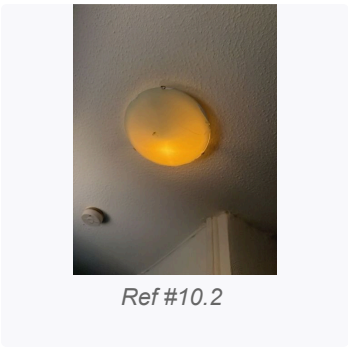
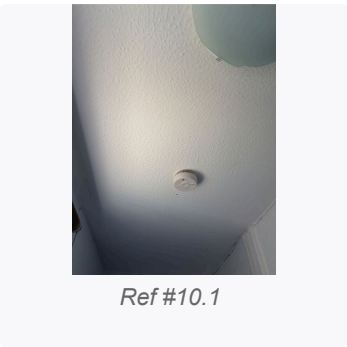
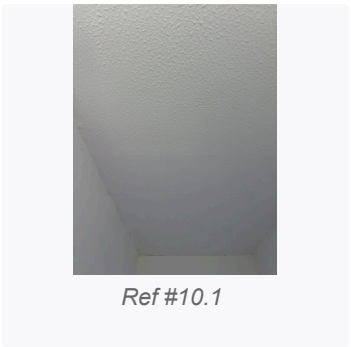
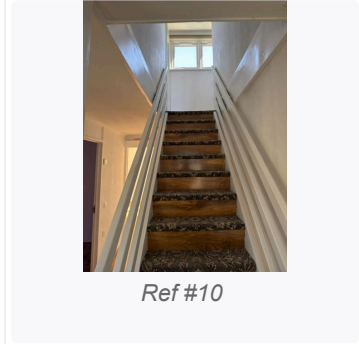


Ref #9.14

10. STAIRS / LANDING

Ref	Name	Description	Condition	Additional Comments
10.1	Ceiling	White painted	In good condition	
10.2	Lighting	1x light	Tested and working	
10.3	Front Wall	White painted	In good condition	
10.4	Back Wall	White painted	In good condition	
10.5	Right Wall	White painted	Chipping see next to storage	
10.6	Left Wall	White painted	In good condition	

10. STAIRS / LANDING (CONT.)				
10.7	Skirting	White wooden laminated boards	In good condition	
10.8	Window(s) / Sill	White upvc window frame with double glazed	In good used condition	
10.9	Blinds	Rolling blinds	In good used condition	
10.10	Switches / Sockets	All white plastic	In good order	
10.11	Flooring	Brown wooden laminated / carpet	Chipping seen on wooden flooring	
10.12	Handrail	White wooden painted rail	In good condition	
10.13	Built-In-Unit	White wooden painted door and door frame	In good condition	



10. STAIRS / LANDING (CONT.)



Ref #10.4



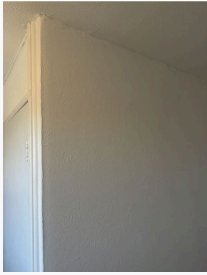
Ref #10.5



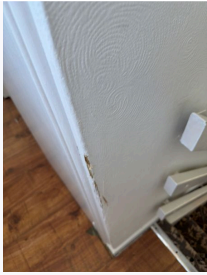
Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



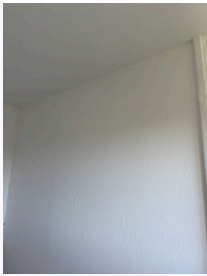
Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.7



Ref #10.7



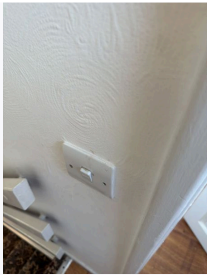
Ref #10.8



Ref #10.8



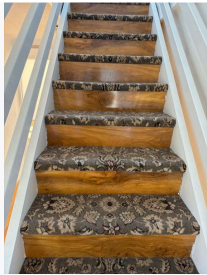
Ref #10.9



Ref #10.10



Ref #10.11



Ref #10.11



Ref #10.11

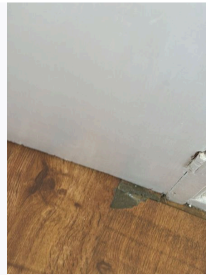
10. STAIRS / LANDING (CONT.)



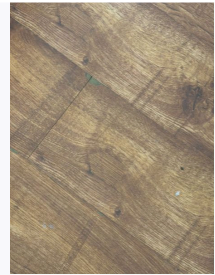
Ref #10.11



Ref #10.11



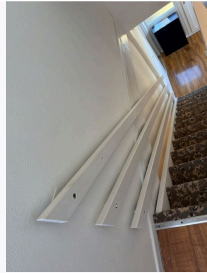
Ref #10.11



Ref #10.11



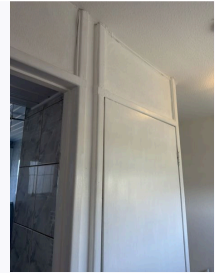
Ref #10.12



Ref #10.12



Ref #10.13



Ref #10.13



Ref #10.13



Ref #10.13

11. BEDROOM 1

Ref	Name	Description	Condition	Additional Comments
11.1	Door	Brown wooden door with chrome double sided door handle	Scratches seen to interior lower level	
11.2	Door Frame	White wooden painted frame	In good condition	
11.3	Ceiling	White painted	In good condition	
11.4	Lighting	1x light	Tested and working	
11.5	Front Wall	Purple painted	Screws / screw holes noted to LHS Crack seen to RHS	

11. BEDROOM 1 (CONT.)

11.6	Back Wall	Purple painted	4X screws hole noted Marks noted in areas / white dots noted to top level	
11.7	Right Wall	Purple painted	Marks noted in areas Screws holes seen to top level	
11.8	Left Wall	Purple painted	White dots noted above window	
11.9	Skirting	White wooden painted boards	In good condition	
11.10	Window(s) / Sill	White upvc window frame with double glazed	Chipping and screw holes seen to wooden frame	
11.11	Curtain	White net curtains / pink curtains	In fair condition	
11.12	Switches / Sockets	All white plastic	In good order	
11.13	Heating	White metallic	Marks noted	
11.14	Flooring	Brown wooden laminated	Chipping noted in areas mainly next to window	
11.15	Cabinet	White wooden laminated	Minor chipping seen to edges	



Ref #11



Ref #11



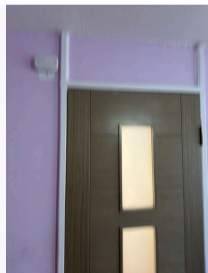
Ref #11.1



Ref #11.1



Ref #11.1



Ref #11.1

11. BEDROOM 1 (CONT.)



Ref #11.1



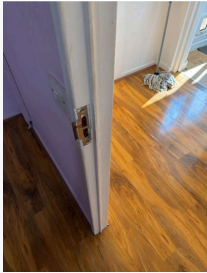
Ref #11.1



Ref #11.2



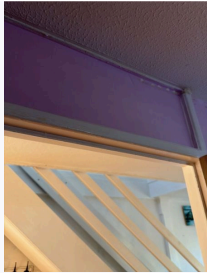
Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.2



Ref #11.3



Ref #11.3



Ref #11.4



Ref #11.5



Ref #11.5



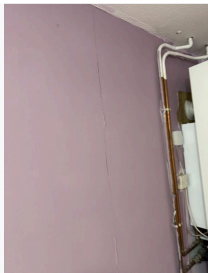
Ref #11.5



Ref #11.5



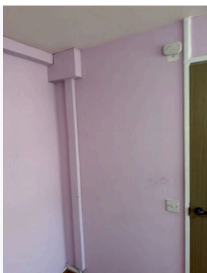
Ref #11.5



Ref #11.5



Ref #11.6



Ref #11.6

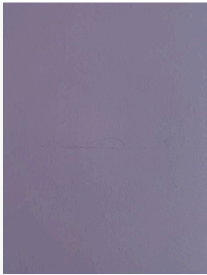


Ref #11.6

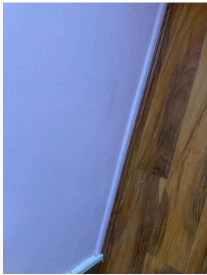


Ref #11.6

11. BEDROOM 1 (CONT.)



Ref #11.6



Ref #11.6



Ref #11.6



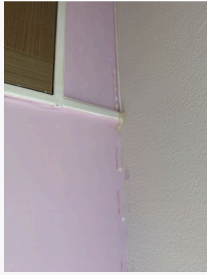
Ref #11.6



Ref #11.6



Ref #11.6



Ref #11.6



Ref #11.7



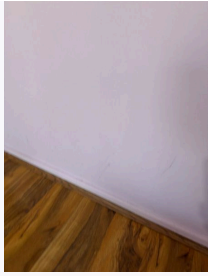
Ref #11.7



Ref #11.7



Ref #11.7



Ref #11.7



Ref #11.8



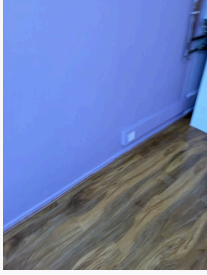
Ref #11.8



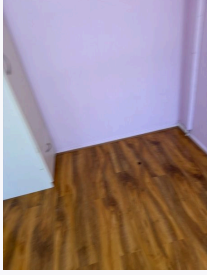
Ref #11.8



Ref #11.9



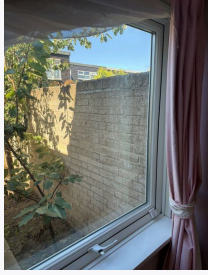
Ref #11.9



Ref #11.9



Ref #11.9



Ref #11.10

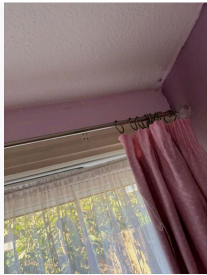
11. BEDROOM 1 (CONT.)



Ref #11.10



Ref #11.10



Ref #11.10



Ref #11.10



Ref #11.10



Ref #11.11



Ref #11.12



Ref #11.12



Ref #11.12



Ref #11.13



Ref #11.14



Ref #11.14



Ref #11.14



Ref #11.14



Ref #11.15



Ref #11.15



Ref #11.15



Ref #11.15

12. BEDROOM 2				
Ref	Name	Description	Condition	Additional Comments
12.1	Door	White painted wooden door with chrome double sided door handle	In good condition	
12.2	Door Frame	White wooden painted frame	In good condition	
12.3	Ceiling	White painted	In good condition	
12.4	Lighting	2X lights	1x light not working	
12.5	Front Wall	White painted	In good condition	
12.6	Back Wall	White painted	Multiple screws holes seen	
12.7	Right Wall	White painted	Screws holes seen next to Window	
12.8	Left Wall	White painted	Screws holes seen next to Window	
12.9	Skirting	White wooden painted boards	Discolouration and minor chipping seen	
12.10	Window(s) / Sill	2X white upvc window frames with double glazed	In good used condition	
12.11	Blinds	3X blinds	In good used condition	
12.12	Switches / Sockets	All white plastic	In good condition	
12.13	Heating	White metallic	In good used condition	
12.14	Flooring	White wooden laminated	In good used condition	
12.15	Bed / Mattress	Brown wooden double bed frame with mattress	In good condition	
12.16	Additional Items / Information	Wall mounted white board 1x mirror 1x frame	In good order	

12. BEDROOM 2 (CONT.)



Ref #12



Ref #12.1



Ref #12.1



Ref #12.1



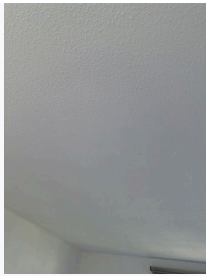
Ref #12.2



Ref #12.2



Ref #12.2



Ref #12.3



Ref #12.3



Ref #12.3



Ref #12.4



Ref #12.4



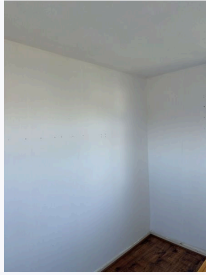
Ref #12.5



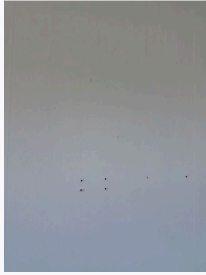
Ref #12.5



Ref #12.6



Ref #12.6



Ref #12.6

12. BEDROOM 2 (CONT.)



Ref #12.6



Ref #12.7



Ref #12.7



Ref #12.7



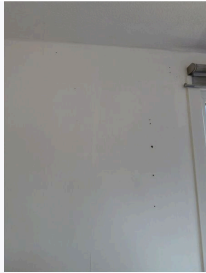
Ref #12.7



Ref #12.8



Ref #12.8



Ref #12.8



Ref #12.9



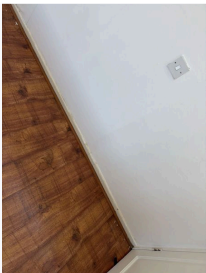
Ref #12.9



Ref #12.9



Ref #12.9



Ref #12.9



Ref #12.9



Ref #12.10



Ref #12.10



Ref #12.10



Ref #12.11



Ref #12.11



Ref #12.11

12. BEDROOM 2 (CONT.)



Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12



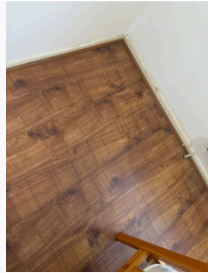
Ref #12.13



Ref #12.14



Ref #12.14



Ref #12.14



Ref #12.14



Ref #12.14



Ref #12.15



Ref #12.16



Ref #12.16

13. BEDROOM 3

Ref	Name	Description	Condition	Additional Comments
13.1	Door	Brown wooden door with chrome double sided door handle	Chipping seen to exterior	
13.2	Door Frame	White wooden painted frame	Chipping seen in areas	

13. BEDROOM 3 (CONT.)

13.3	Ceiling	White painted	In good condition	
13.4	Lighting	1x light	Tested and working	
13.5	Front Wall	Wallpaper	Screws / screw holes noted	
13.6	Back Wall	White painted	1x small hole noted Paint Peeling off seen next to door	
13.7	Right Wall	White painted	1X screw and Chipping seen next to window	
13.8	Left Wall	Wall paper	3X screw holes seen top of window	
13.9	Skirting	White wooden painted boards	Mould seen to LHS	
13.10	Window(s) / Sill	2X white upvc window frames with double glazed	In good used condition	
13.11	Blinds	Grey rolling blind	Minor Wear and tear seen	
13.12	Switches / Sockets	All white plastic	In good order	
13.13	Heating	White metallic	In good used condition	
13.14	Flooring	Brown wooden flooring	In good used condition	

*Ref #13**Ref #13*

13. BEDROOM 3 (CONT.)



Ref #13.1



Ref #13.1



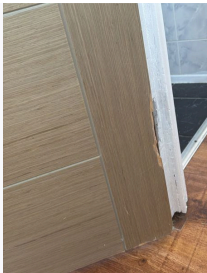
Ref #13.1



Ref #13.1



Ref #13.1



Ref #13.1



Ref #13.2



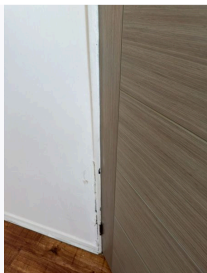
Ref #13.2



Ref #13.2



Ref #13.2



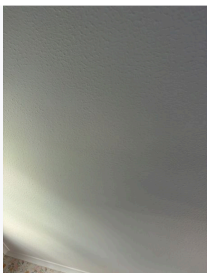
Ref #13.2



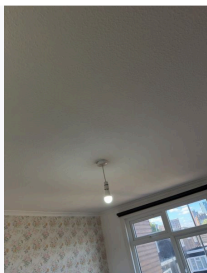
Ref #13.2



Ref #13.3



Ref #13.3



Ref #13.4



Ref #13.5



Ref #13.5



Ref #13.5



Ref #13.5

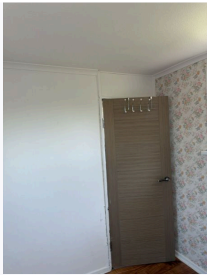


Ref #13.5

13. BEDROOM 3 (CONT.)



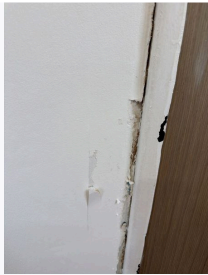
Ref #13.6



Ref #13.6



Ref #13.6



Ref #13.6



Ref #13.6



Ref #13.7



Ref #13.7



Ref #13.7



Ref #13.7



Ref #13.7



Ref #13.8



Ref #13.8



Ref #13.8



Ref #13.8



Ref #13.8



Ref #13.9



Ref #13.9



Ref #13.9



Ref #13.9

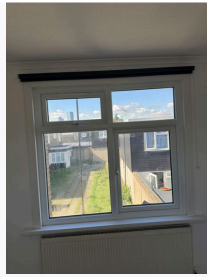


Ref #13.9

13. BEDROOM 3 (CONT.)



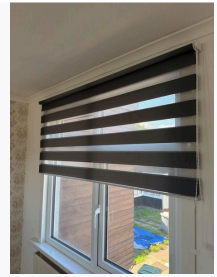
Ref #13.9



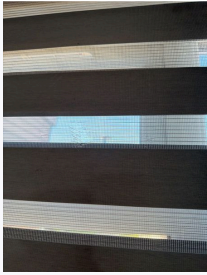
Ref #13.10



Ref #13.10



Ref #13.11



Ref #13.11



Ref #13.12



Ref #13.12



Ref #13.13



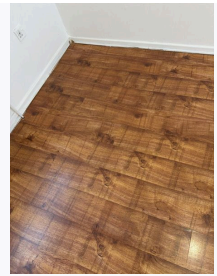
Ref #13.14



Ref #13.14



Ref #13.14



Ref #13.14

14. BATHROOM

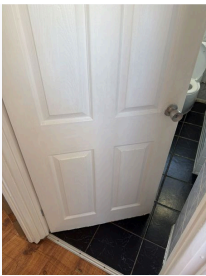
Ref	Name	Description	Condition	Additional Comments
14.1	Door	White painted wooden door with chrome handle	Damp seen to interior Minor Chipping noted in areas	
14.2	Door Frame	White wooden painted frame	Minor chipping seen in areas	
14.3	Ceiling	White	In good condition	
14.4	Lighting	1x light	Tested and working	
14.5	Front Wall	Tiles	In good condition	
14.6	Back Wall	Tiles	In good condition	

14. BATHROOM (CONT.)				
14.7	Right Wall	Tiles	Screws holes and cracks noted in areas	
14.8	Left Wall	Tiles	In good condition	
14.9	Skirting	White wooden panted boards	Discolouration seen behind toilet	
14.10	Window(s) / Sill	White upvc window frame with double glazed	In good used condition	
14.11	Blinds	Grey rolling blind	In good used condition	
14.12	Toilet	White ceramic toilet with white plastic lid 1X chrome flush	In good used condition	
14.13	Basin	White ceramic basin Chrome hot/cold tap mixer and waste exit	In good used condition	
14.14	Bath / Bath Panel	White ceramic bath Chrome tap and waste exit	Discolouration seen to bath	
14.15	Switches / Sockets	Pull cord switch	In working order	
14.16	Heating	White metallic towel heater	In good condition	
14.17	Flooring	Black tiles	In good used condition	
14.18	Toilet Roll Holder	Wall mounted chrome holder	In good used condition	
14.19	Cabinet	Wall mounted cabinet	In good used condition	
14.20	Additional Items / Information	Wall mounted built in shelve 1x bin	In good condition	

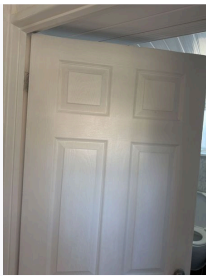
14. BATHROOM (CONT.)



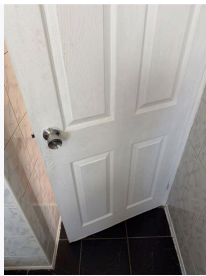
Ref #14



Ref #14.1



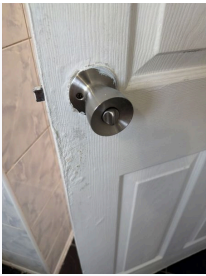
Ref #14.1



Ref #14.1



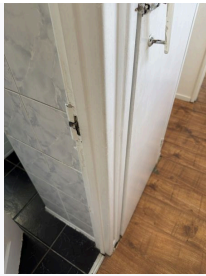
Ref #14.1



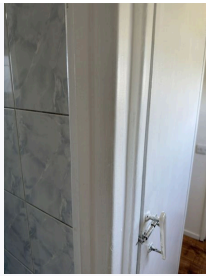
Ref #14.1



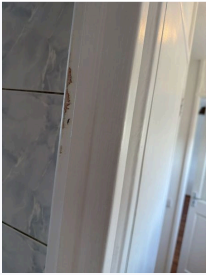
Ref #14.1



Ref #14.2



Ref #14.2



Ref #14.2



Ref #14.2



Ref #14.2



Ref #14.2



Ref #14.3



Ref #14.4



Ref #14.5



Ref #14.6

14. BATHROOM (CONT.)



Ref #14.6



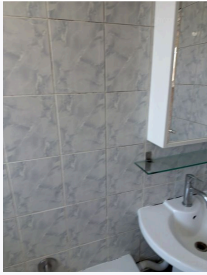
Ref #14.7



Ref #14.7



Ref #14.7



Ref #14.7



Ref #14.7



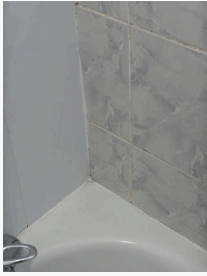
Ref #14.7



Ref #14.7



Ref #14.7



Ref #14.7



Ref #14.8



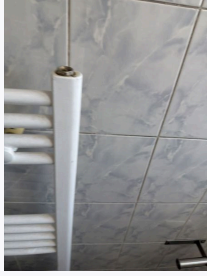
Ref #14.8



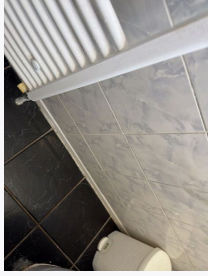
Ref #14.8



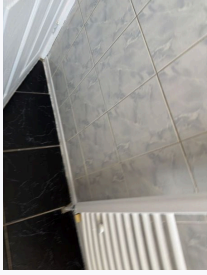
Ref #14.8



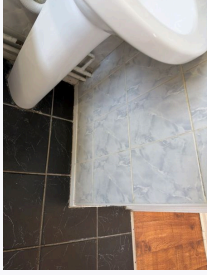
Ref #14.8



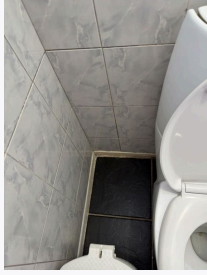
Ref #14.9



Ref #14.9



Ref #14.9



Ref #14.9



Ref #14.9

14. BATHROOM (CONT.)



Ref #14.10



Ref #14.11



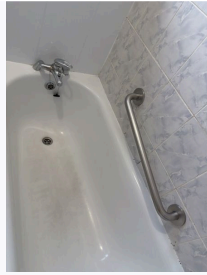
Ref #14.12



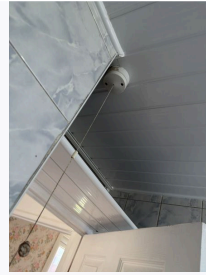
Ref #14.13



Ref #14.14



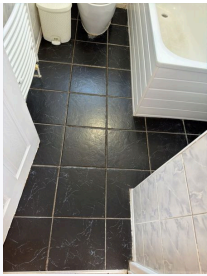
Ref #14.14



Ref #14.15



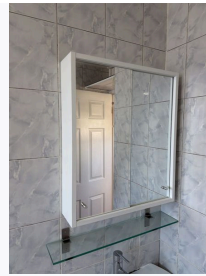
Ref #14.16



Ref #14.17



Ref #14.18



Ref #14.19



Ref #14.19



Ref #14.19



Ref #14.20

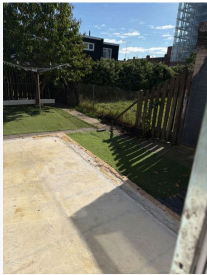


Ref #14.20

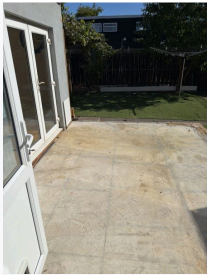
15. REAR GARDEN

Ref	Name	Description	Condition	Additional Comments
15.1	Path	Turf / paving tiles	In good order	
15.2	Fence	Brown wooden fence	In good order	

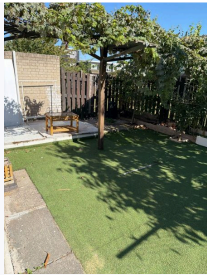
15. REAR GARDEN (CONT.)



Ref #15



Ref #15



Ref #15



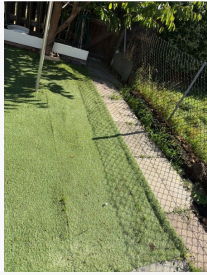
Ref #15



Ref #15.1



Ref #15.1



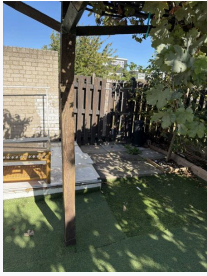
Ref #15.1



Ref #15.1



Ref #15.1



Ref #15.2



Ref #15.2



Ref #15.2



Ref #15.2

16. MANUALS / CERTIFICATES

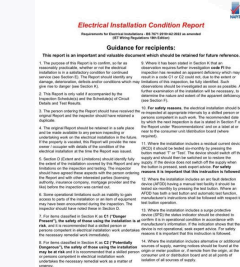
Ref	Name	Description	Additional Comments
16.1	Landlord Gas Safety Certificate		
16.2	Electrical Safety Certificate		

16. MANUALS / CERTIFICATES (CONT.)

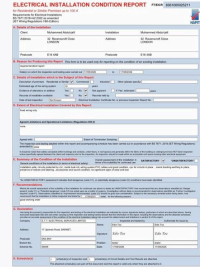
16.3 Energy Performance Certificate



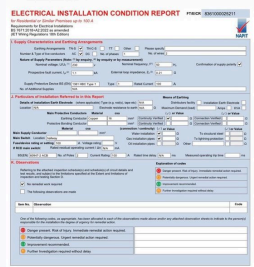
Ref #16.1



Ref #16.2



Ref #16.2



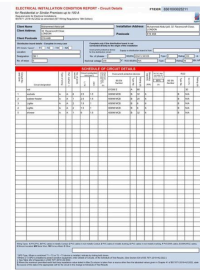
Ref #16.2



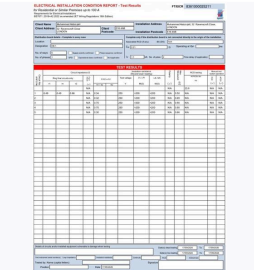
Ref #16.2



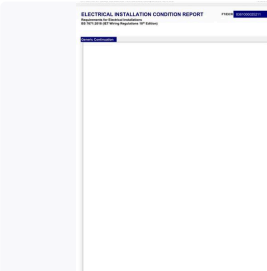
Ref #16.2



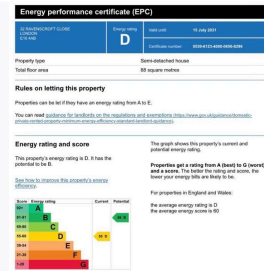
Ref #16.2



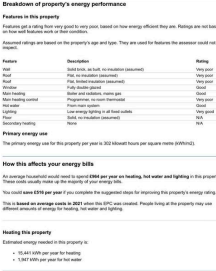
Ref #16.2



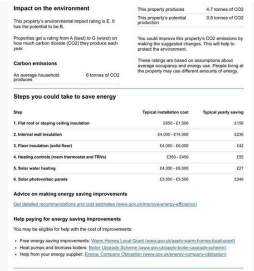
Ref #16.2



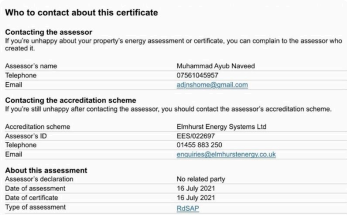
Ref #16.3



Ref #16.3



Ref #16.3



Ref #16.3

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

Appendix

Comment Summary

Ref	Comments
-----	----------