

Inventory & Schedule of Condition



REDEMPTORE
INVENTORIES AND INSPECTIONS

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Property inspected by Kelvin Bateson-Keys

Address



Carried Out

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Notes

Glossary of terms

Condition

1. Brand new, unused condition - Still in a wrapper or with new tags/labels attached.
2. Good condition - Signs of slight wear or use, generally lightly worn.
3. Fair condition - Signs of age, frayed, small light stains and marks, discolouration.
4. Poor Condition - Extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.
5. Very Poor Condition - Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.

Cleanliness

1. Professionally cleaned - Everything is immaculate, sparkling and dust-free, appliances and sanitary ware spotless. Carpets steam cleaned and vacuumed. Floors swept. All furniture is in order and clean. Linen freshly laundered.
2. Professional or hotel clean - Everything is immaculate, sparkling and dust-free, appliances and sanitary ware spotless. Carpets steam cleaned and vacuumed. Floors swept. All furniture is in order and clean. The linen was freshly laundered and cleaned to a professional standard but no receipt was seen.
3. Good domestic clean - Flooring vacuumed and swept. Appliances cleaned and free of loose dirt. Some carbon deposits to appliances may be visible but no loose debris or grease to the touch. Dust may be visible in areas not often seen - cupboards, tops of door frames etc. Sanitary ware in clean condition - no dust/soap deposits/loose hairs etc
4. Average domestic clean - Domestic clean, but signs of dust to woodwork, kitchen units marked, appliances need additional cleaning. Carpets vacuumed and floors swept. Dust/hairs to sanitary ware - requiring further cleaning
5. Poorly cleaned - Carpets need a vacuum, all items are dusty or dirty, kitchen and bathrooms require further cleaning to either an excellent domestic standard or to a professionally clean standard as applicable
6. Not clean - Property requires cleaning to a good domestic standard or professional standard to make available for the next tenant as applicable.

Disclaimers

DISCLAIMER

This report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them on the accuracy of this report.

Redemptore and its staff are not trained or qualified Property Surveyors. Under no circumstances should this report be used as a structural survey of a property. Further to this, it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this report. Items listed within the report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then the such item(s) will be described appropriately.

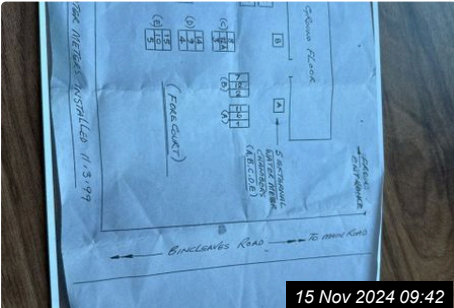
It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect locked rooms unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

Redemptore and its staff do not check gas or electrical appliances and give no guarantee concerning the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms or carbon monoxide alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within a report compiled by Redemptore stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings (Fire) (Safety) Regulations that were originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

1. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	General Cleanliness	High domestic clean	
1.2	Wall(s)	Good condition	
1.3	Ceiling(s)	Good condition	
1.4	Woodwork	Good condition	
1.5	Window(s)	Good condition	
1.6	Curtains / Blinds	Good condition	
1.7	Carpets	Furniture indentations	
1.8	Hard Flooring	Good condition	
1.9	Kitchen Area	Good condition	
1.10	Kitchen - White Goods	Dents and marks to fridge Black marks on washing machine door seal	
1.11	Oven / Hob / Extractor Hood / Cooker	Good condition	
1.12	Bathroom / En Suite / Toilet(s)	Good condition	

2. METER READINGS

Ref	Name	Description	Reading	Additional Comments
2.1 	Gas Meter	Location: Wooden boxing inside study, left hand side Read from smart meter	128.4	
 15 Nov 2024 09:04 Ref # 2.1				
2.2 	Electric Meter	Location: Wooden boxing left of the front door Read from smart meter Location - Garage	782.8 £10.00	
 15 Nov 2024 09:04 Ref # 2.2  15 Nov 2024 09:48 Ref # 2.2				
2.3 	Water Meter	Location: Middle access chamber half in border, middle meter inside chamber Serial No: 99M015385	01244	
 15 Nov 2024 09:52 Ref # 2.3  15 Nov 2024 09:42 Ref # 2.3				

3. KEYS



Ref #3

Ref	Name	Description	Additional Comments
3.1	Tenants Keys	2 sets handed over on penguin key ring Each set contains 1 garage key 1 communal door key 2 flat door keys	

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Answer	Comments	Additional Comments
4.1 	Smoke alarm present on each floor, Smoke alarm tested / green light visible	Yes	Hallway - Tested for power only - audible sound heard Lounge - Tested for power only - audible sound heard	
  Ref # 4.1 Ref # 4.1				
4.2 	Carbon monoxide alarm present & working close to boiler	Yes	Kitchen next to boiler - tested for power only - audible sound heard	
 Ref # 4.2				
4.3	Carbon monoxide alarm present & working in any rooms with working fires (e.g. gas fire / open fire / wood burner)?	N/A		

5. GARAGE

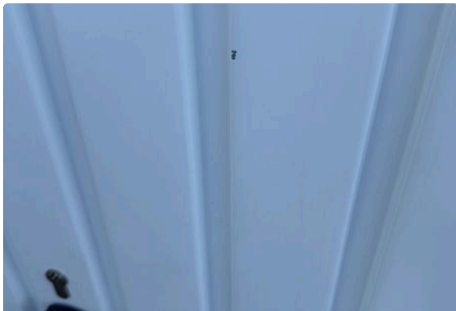


Ref #5

Ref	Name	Description	Condition	Additional Comments
5.1 📷	Door	White metal up and over door	Internal - Good condition External - Small chip in paint left and up from handle	



Ref # 5.1



Ref # 5.1

5.2 📷	Ceiling	Beams and corrugated covering	Good condition	
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Ref # 5.2



Ref # 5.2

5.3 📷	Lighting	Florescent strip light	All in good working order	
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5. GARAGE (CONT.)

Ref	Name	Description	Condition	Additional Comments
 15 Nov 2024 09:47 Ref # 5.3				
5.4 	Walls	Brick and block	Good condition	
 15 Nov 2024 09:47 Ref # 5.4  15 Nov 2024 09:47 Ref # 5.4  15 Nov 2024 09:47 Ref # 5.4				
 15 Nov 2024 09:47 Ref # 5.4  15 Nov 2024 09:47 Ref # 5.4  15 Nov 2024 09:47 Ref # 5.4				
 15 Nov 2024 09:47 Ref # 5.4				
5.5 	Flooring	Concrete pad	Usage marks and stains	

5. GARAGE (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 5.5



Ref # 5.5

5.6 📷	Additional Items / Information	Metal shelving with a selection of paint, boxes of tiles, and balcony floor tiles Water sprayer	All appear in good condition	
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Ref # 5.6



Ref # 5.6



Ref # 5.6



Ref # 5.6



Ref # 5.6



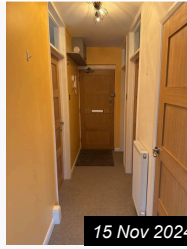
Ref # 5.6

6. ENTRANCE / HALLWAY



15 Nov 2024 09:36

Ref #6



15 Nov 2024 09:36

Ref #6

Ref	Name	Description	Condition	Additional Comments
6.1 📷	Door	Wooden oiled door with 4 panels Chrome effect furniture	Internal - Light mark top left External - chipped paint on frame work by lock; Top door latch surround loose	



15 Nov 2024 09:37

Ref # 6.1



15 Nov 2024 10:01

Ref # 6.1



15 Nov 2024 10:01

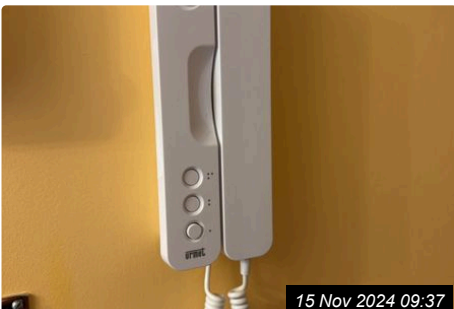
Ref # 6.1



15 Nov 2024 10:01

Ref # 6.1

6.2 📷	Door Bell / Receiver	Wall mounted intercom phone	Good working order	
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15 Nov 2024 09:37

Ref # 6.2

6. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition	Additional Comments
6.3 	Ceiling	Plastered painted white	Repaired plaster left if light fitting	



Ref # 6.3



Ref # 6.3



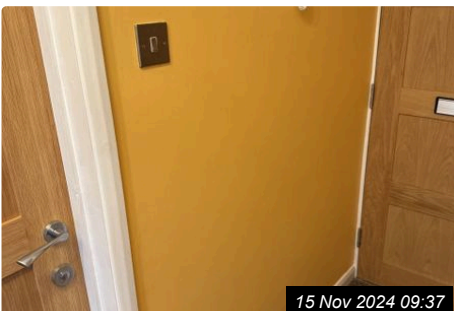
Ref # 6.3

6.4 	Lighting	Wooden strip with 4 spotlights in black cage	In good working order	
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Ref # 6.4

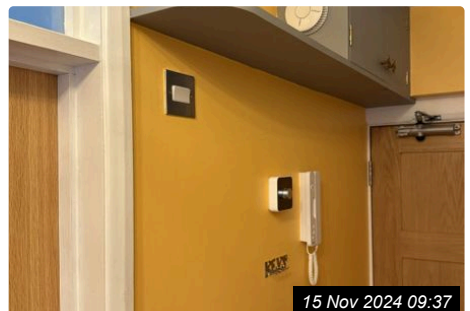
6.5 	Walls	Plastered painted white & mustard. Wooden skirting boards painted white	1 sticky hook above radiator 1 sticky hook opposite cupboard 2 chips behind door from closer Painted over plaster blemish under sticky hook Repaired plaster right of the bathroom	
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Ref # 6.5



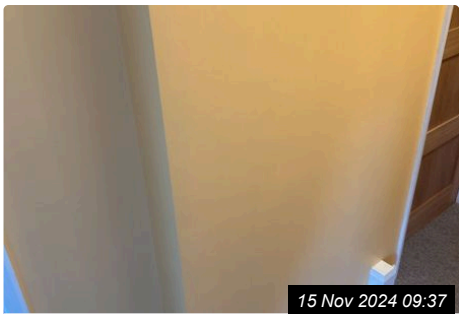
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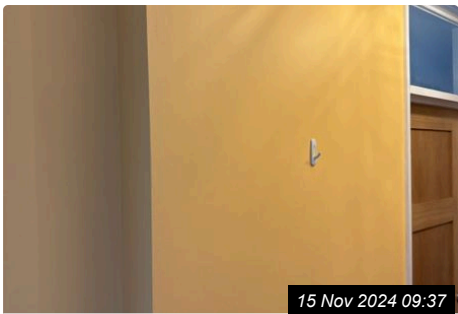
Ref # 6.5

6. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 6.5



Ref # 6.5



Ref # 6.5



Ref # 6.5



Ref # 6.5



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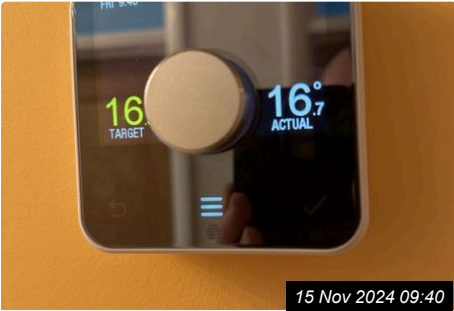


Ref # 6.5



Ref # 6.5

6. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition	Additional Comments
  Ref # 6.5 Ref # 6.5				
6.6	Heating	White wall mounted radiator Wall mounted Hive controls	Good condition	
  Ref # 6.6 Ref # 6.6				
6.7	Flooring	Grey fitted carpet	Good condition	
   Ref # 6.7 Ref # 6.7 Ref # 6.7				
6.8	Cupboard	Wooden oiled door with 4 panels Chrome effect furniture Inside - 2 wooden shelves with hanging rail below 4 wall mounted hooks	Good condition	

6. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition	Additional Comments
   Ref # 6.8 Ref # 6.8 Ref # 6.8				
  Ref # 6.8 Ref # 6.8				
6.9	Shelf	Left of the door - wooden shelf and cupboard with electric meter and fuse box Shelf and cupboard painted grey with 2 metal Bee handles	Good condition	
  Ref # 6.9 Ref # 6.9				
6.10	Accessories	Grey striped mat	Good condition	
 Ref # 6.10				

7. LOUNGE



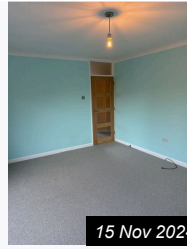
15 Nov 2024 09:05

Ref #7



15 Nov 2024 09:06

Ref #7



15 Nov 2024 09:06

Ref #7



15 Nov 2024 09:06

Ref #7

Ref	Name	Description	Condition	Additional Comments
7.1 📷	Door	Wooden oiled door with 4 panes of glass Chrome effect furniture Transom window above	Internal - Good condition External - Good condition	



15 Nov 2024 09:06

Ref # 7.1



15 Nov 2024 09:06

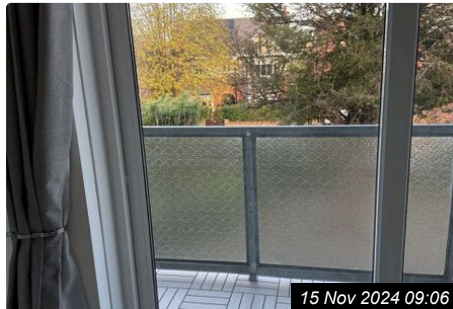
Ref # 7.1

7.2 📷	Balcony doors	White UPVC sliding doors Locking handle	Good condition	
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15 Nov 2024 09:06

Ref # 7.2



15 Nov 2024 09:06

Ref # 7.2

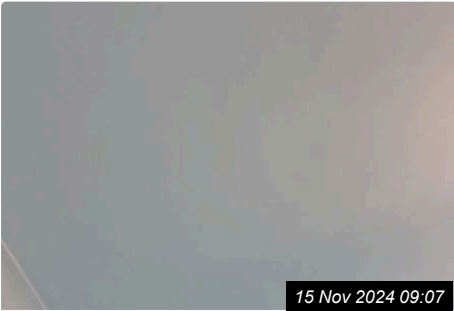
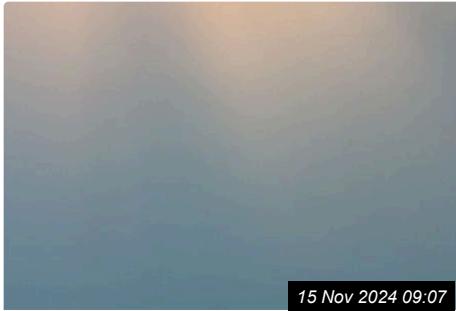


15 Nov 2024 09:06

Ref # 7.2

7.3 📷	Ceiling	Plastered painted white with coving	Good condition	
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7. LOUNGE (CONT.)

Ref	Name	Description	Condition	Additional Comments
   15 Nov 2024 09:06 15 Nov 2024 09:07 15 Nov 2024 09:07 Ref # 7.3 Ref # 7.3 Ref # 7.3				
  15 Nov 2024 09:07 15 Nov 2024 09:07 Ref # 7.3 Ref # 7.3				
7.4 	Lighting	Pendant light fitting with bulb	In good working order	
 15 Nov 2024 09:07 Ref # 7.4				
7.5 	Walls	Plastered with 3 walls painted blue and 1 wall painted white. Wooden skirting boards painted white	1 sticky hook and 1 screw on left hand wall 1 screw left of window 1 screw and plunged hole on kitchen wall	
   15 Nov 2024 09:08 15 Nov 2024 09:08 15 Nov 2024 09:08 Ref # 7.5 Ref # 7.5 Ref # 7.5				

7. LOUNGE (CONT.)

Ref	Name	Description	Condition	Additional Comments
7.5	Ref # 7.5	15 Nov 2024 09:08	15 Nov 2024 09:08	15 Nov 2024 09:08
7.6	Window(s)	White UPVC double glazed casement Wooden window sill painted white	Good condition	

7. LOUNGE (CONT.)				
Ref	Name	Description	Condition	Additional Comments
 15 Nov 2024 09:09 Ref # 7.6				
7.7 	Curtains/Blinds	Faux wood venetian blind Chrome pole and hold backs Grey full length eyelet curtains	Good condition	
 15 Nov 2024 09:09 Ref # 7.7  15 Nov 2024 09:10 Ref # 7.7  15 Nov 2024 09:10 Ref # 7.7				
 15 Nov 2024 09:10 Ref # 7.7				
7.8 	Heating	White wall mounted radiator	Good condition	
 15 Nov 2024 09:10 Ref # 7.8				

7. LOUNGE (CONT.)

Ref	Name	Description	Condition	Additional Comments
7.9 	Flooring	Grey fitted carpet	Furniture indentations	
   15 Nov 2024 09:10 Ref # 7.9 15 Nov 2024 09:10 Ref # 7.9 15 Nov 2024 09:10 Ref # 7.9				
   15 Nov 2024 09:10 Ref # 7.9 15 Nov 2024 09:11 Ref # 7.9 15 Nov 2024 09:11 Ref # 7.9				
   15 Nov 2024 09:11 Ref # 7.9 15 Nov 2024 09:11 Ref # 7.9 15 Nov 2024 09:11 Ref # 7.9				
 15 Nov 2024 09:11 Ref # 7.9				
7.10 	Shelves	2 white particle wood IKEA Billy bookcases with 12 shelves	Good condition	

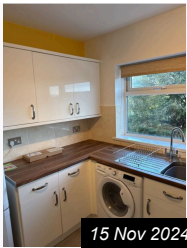
7. LOUNGE (CONT.)

Ref	Name	Description	Condition	Additional Comments
   Ref # 7.10 Ref # 7.10 Ref # 7.10				
7.11 	Balcony	Glass panes of glass in a metal frame work Cream tiles covering the floor Plaster over hang above Wooden over balcony hanging table	Good clean condition	
   Ref # 7.11 Ref # 7.11 Ref # 7.11				
  Ref # 7.11 Ref # 7.11				
7.12 	Accessories	Hive control equipment Ethernet cable tracked under carpet to router location	Good condition	
   Ref # 7.12 Ref # 7.12 Ref # 7.12				

8. KITCHEN



Ref #8



Ref #8

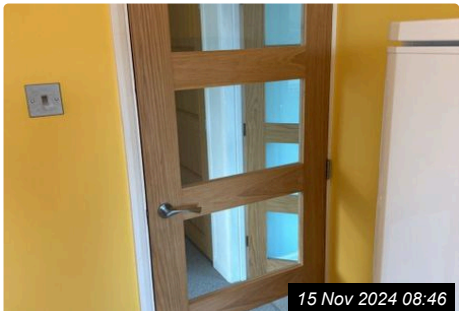


Ref #8



Ref #8

Ref	Name	Description	Condition	Additional Comments
8.1 	Door	Wooden oiled door with 4 panes of glass Chrome effect furniture	Internal - Black scuff top left corner External - Good condition	



Ref # 8.1

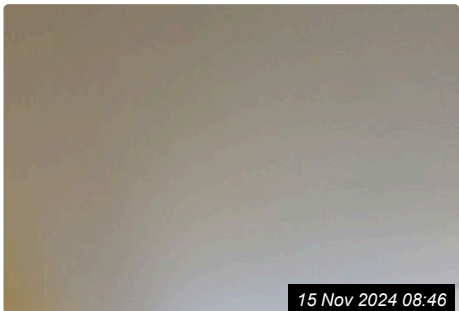


Ref # 8.1



Ref # 8.1

8.2 	Ceiling	Plastered painted white	Good condition	
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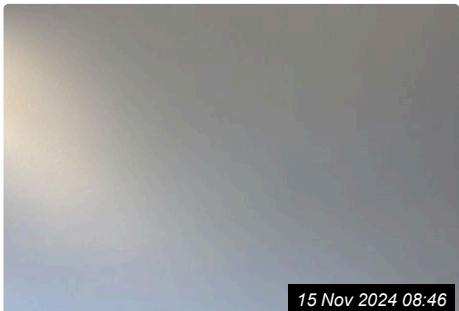
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Ref # 8.2



Ref # 8.2

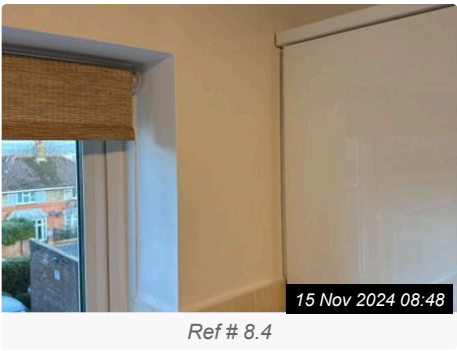


Ref # 8.2

8.3 	Lighting	Chrome effect pole with 4 spotlights	In good working order	
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8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
 15 Nov 2024 08:47 Ref # 8.3				
8.4 	Walls	Plastered with 2 walls painted white and 2 walls painted yellow Wooden skirting boards painted white Cream tiles around worktops and above the cooker as a splash back	Cracking left of extractor hood 1 hook on office wall Scuff marks left and right of hook	



8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
8.4	Ref # 8.4	15 Nov 2024 08:48	15 Nov 2024 08:48	15 Nov 2024 08:48
8.5	Window(s)	White UPVC double glazed casement with plastic window sill	Melted area on front of the sill Dents on left side of the sill	

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
8.5	Ref # 8.5	15 Nov 2024 08:48	15 Nov 2024 08:48	15 Nov 2024 08:48
8.6	Curtains/Blinds	Yellow roller blind	Good condition	
8.7	Heating	White wall mounted radiator	Good condition	

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 8.7

8.8 📷	Kitchen Units	White mid gloss doors with chrome effect D shaped handles with white laminate units Wall units starting left by fridge/freezer Unit 1 - Single with; 3 shelves Unit 2 - Double with 3 shelves Unit 3 - Single with 2 shelves Unit 4 - Single with 3 shelves Unit 5 - Single with 4 shelves Base units starting left by fridge/freezer Unit 6 - Single with 2 shelves, drawer above Unit 7 - Corner with 2 shelves and faux drawer front Unit 8 - Single, under sink with 2 shelves Unit 9 - Corner with 2 shelves and drawer above Unit 10 Single with 2 shelves and drawer above Unit 11 - Single with 2 shelves and drawer above, metal cutlery tray Unit 10 - Single under boiler no handle 2 shelves	Some shelves and back panels marked and aged with use Bottom plinth left of cooker loose	
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Ref # 8.8



Ref # 8.8



Ref # 8.8

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



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Ref # 8.8

8. KITCHEN (CONT.)

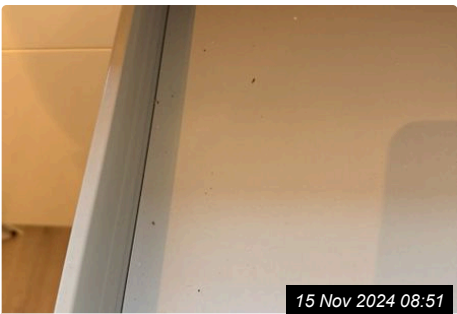
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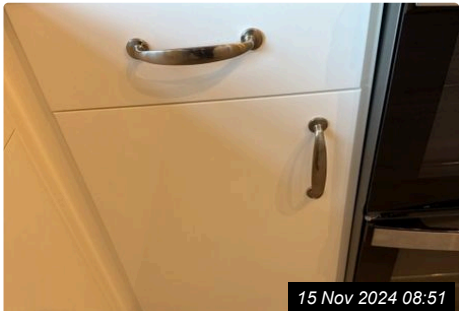
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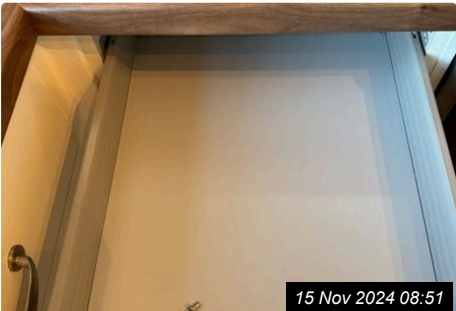
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Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8



Ref # 8.8

8.9	Extractor Hood	Stainless steel fitting with 2 washable filter and 2 lights	Light marks on filters	
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8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 8.9



Ref # 8.9



Ref # 8.9



Ref # 8.9

8.10 	Cooker	Freestanding appliance 4 ring induction h Grill with pan and racking; Fan oven with 3 wire racks/shelves	Good condition	
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Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
8.11 📷	Fridge / Freezer	Freestanding white unit Fridge - 3 glass shelves, 1 plastic lower drawer, 3 plastic door shelves Freezer; 2 plastic doors, 1 plastic drawer with in built ice cube tray	Dents on left hand side panel 1 salad drawer missing Sticky residue in front of left salad drawer Black chip mark right side pane of fridge	



Ref # 8.11



Ref # 8.11



Ref # 8.11



Ref # 8.11



Ref # 8.11



Ref # 8.11



Ref # 8.11

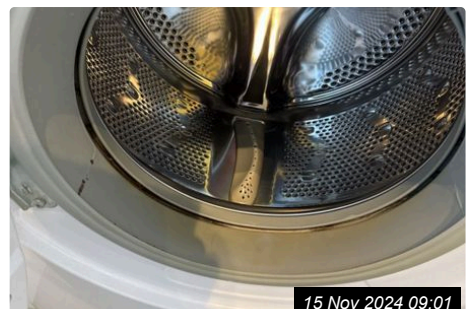
8.12 📷	Washing Machine	Under counter washer/dryer	Soap residue in drawer Black marking to door seal	
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Ref # 8.12



Ref # 8.12



Ref # 8.12

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
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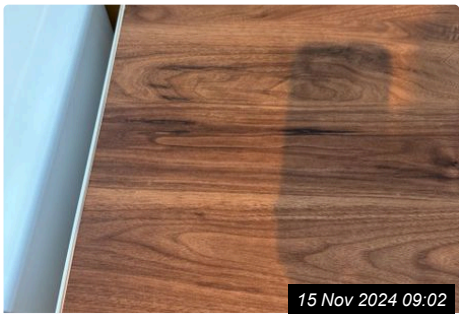


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Ref # 8.12

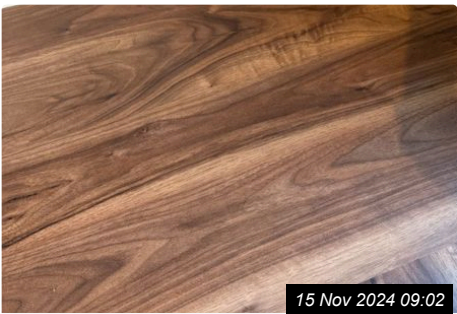
8.13	Worktop(s)	Wood effect laminate	Sealant behind sink cracking	
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Ref # 8.13



Ref # 8.13



Ref # 8.13



Ref # 8.13



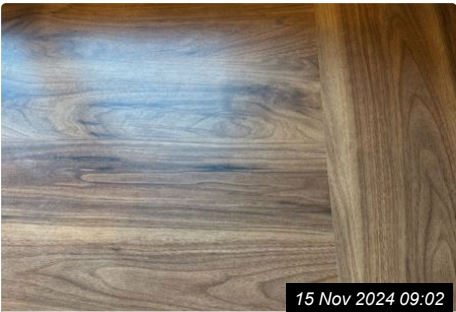
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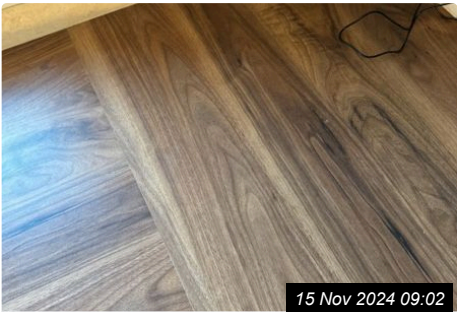
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Ref # 8.13

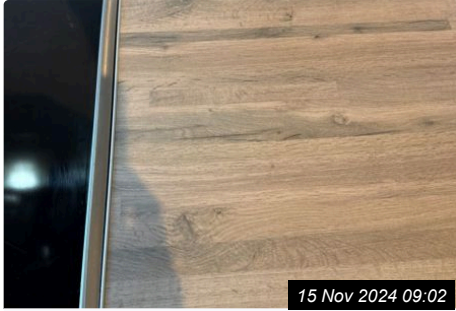


Ref # 8.13



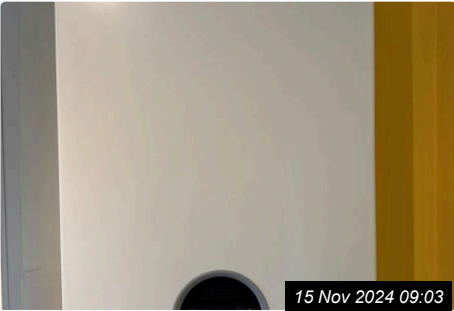
Ref # 8.13

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
   15 Nov 2024 09:02 15 Nov 2024 09:02 15 Nov 2024 09:02 Ref # 8.13 Ref # 8.13 Ref # 8.13				
   15 Nov 2024 09:02 15 Nov 2024 09:02 15 Nov 2024 09:02 Ref # 8.13 Ref # 8.13 Ref # 8.13				
 15 Nov 2024 09:02 Ref # 8.13				
8.14	Sink	Inset stainless steel sink with chrome mixer tap over	Some water residue marks	
   15 Nov 2024 09:02 15 Nov 2024 09:02 15 Nov 2024 09:02 Ref # 8.14 Ref # 8.14 Ref # 8.14				
8.15	Bolier	Wall mounted combo boiler	Good condition	

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 8.15

8.16 📷	Flooring	Grey vinyl flooring	Good condition	
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Ref # 8.16



Ref # 8.16



Ref # 8.16



Ref # 8.16



Ref # 8.16



Ref # 8.16

8.17 📷	Accessories	Wire dish drainer Plastic bowl Wooden stool Smart meter	Good condition	
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Ref # 8.17



Ref # 8.17

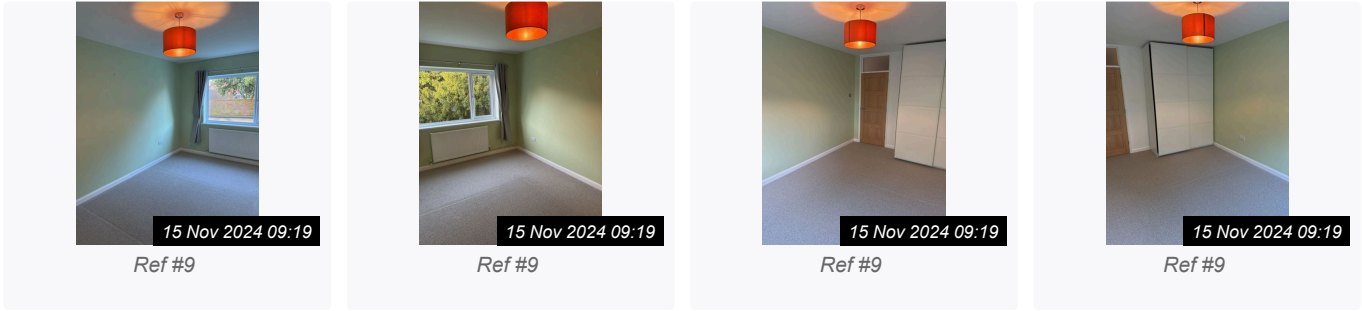


Ref # 8.17

8. KITCHEN (CONT.)

Ref	Name	Description	Condition	Additional Comments
		 15 Nov 2024 09:04 Ref # 8.17		

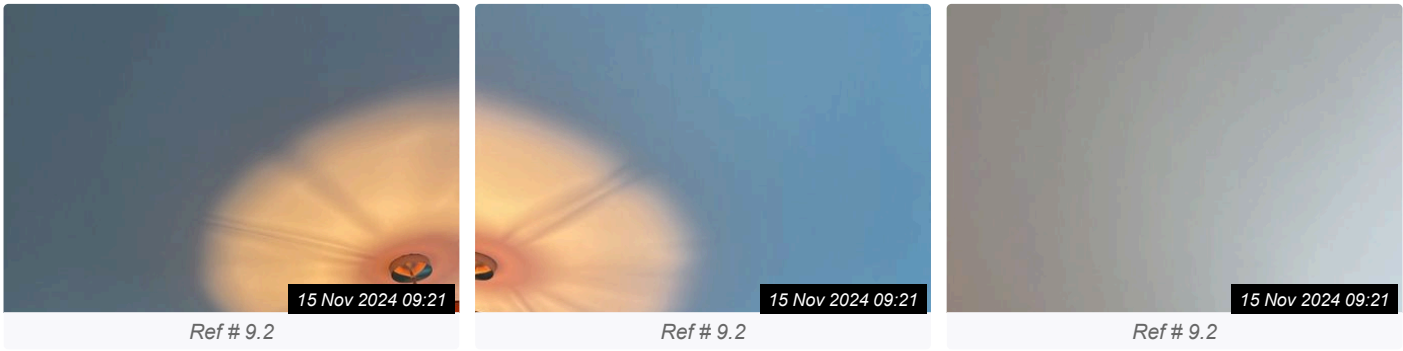
9. BEDROOM 1



Ref	Name	Description	Condition	Additional Comments
9.1 📷	Door	Wooden oiled door Chrome effect furniture Transom window above	Internal - good condition External - good condition	



9.2 📷	Ceiling	Plastered painted white	Good condition	
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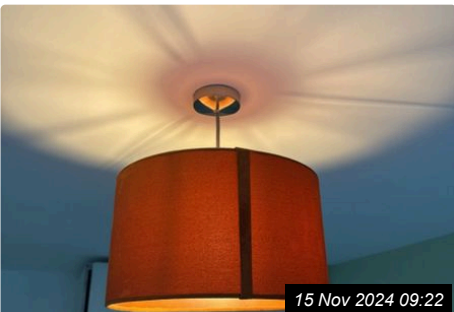
9. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition	Additional Comments
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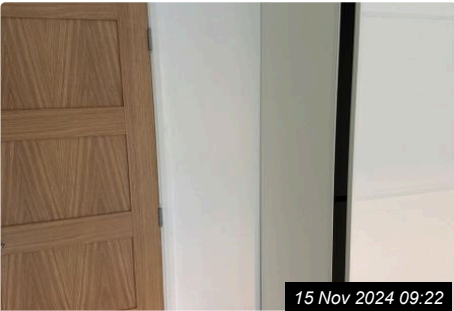
Ref # 9.2

9.3 📷	Lighting	Pendant light fitting with bulb and orange shade	In good working order	
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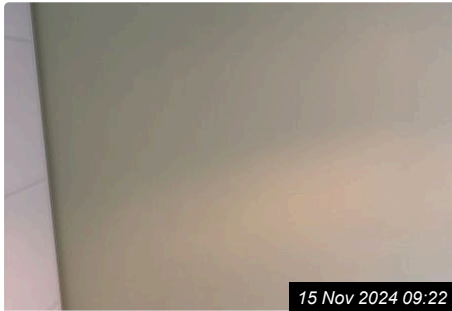


Ref # 9.3

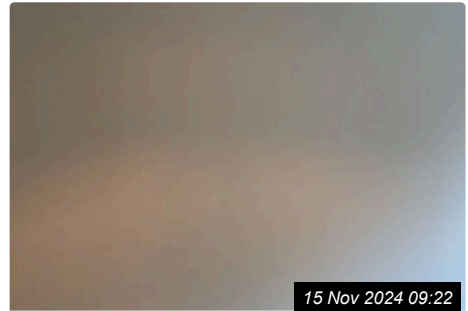
9.4 📷	Walls	Plastered painted green Wooden skirting boards painted white	1 screw on bed head wall 1 sticky hook on bedroom 2 wall	
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Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.4



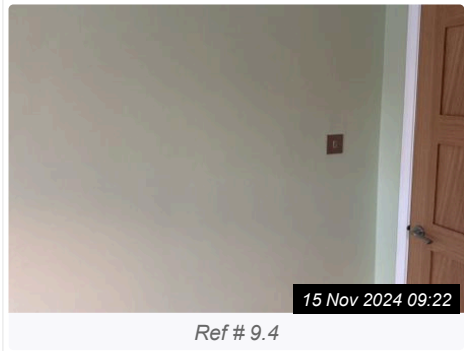
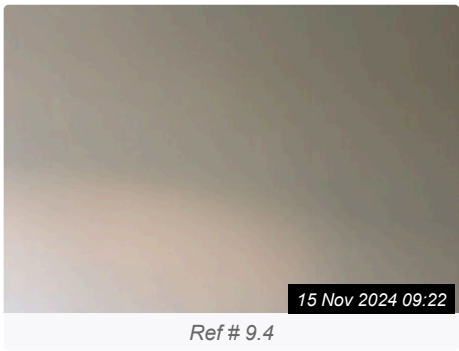
Ref # 9.4



Ref # 9.4

9. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition	Additional Comments
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9.5 📷	Window(s)	White UPVC double glazed casement Wooden window sill painted white	Slight cracking to sealant around top right window	
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9. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition	Additional Comments
   Ref # 9.5 Ref # 9.5 Ref # 9.5				
9.6 	Curtains/Blinds	Chrome pole and hold backs Grey mid length eyelet curtains Wall mounted hold backs	Good condition	
 Ref # 9.6				
9.7 	Heating	White wall mounted radiator	Small chip bottom left	
  Ref # 9.7 Ref # 9.7				
9.8 	Flooring	Grey fitted carpet	Furniture indentations	

9. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition	Additional Comments
   Ref # 9.8 Ref # 9.8 Ref # 9.8				
   Ref # 9.8 Ref # 9.8 Ref # 9.8				
9.9 	Wardrobe	White particle IKEA pax wardrobes Left - 1 shelf, 2 hanging rails Right - 3 shelves, 1 hanging rail, 3 drawers	Light mark on left hand door	
   Ref # 9.9 Ref # 9.9 Ref # 9.9				
   Ref # 9.9 Ref # 9.9 Ref # 9.9				

9. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition	Additional Comments
 15 Nov 2024 09:25 Ref # 9.9  15 Nov 2024 09:25 Ref # 9.9				

10. BEDROOM 2



Ref #10



Ref #10

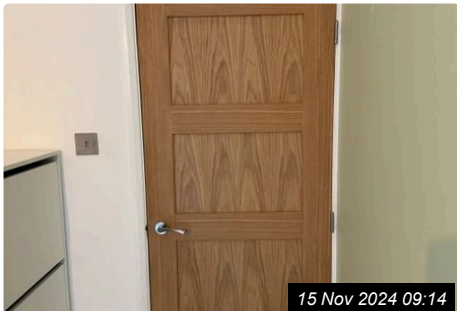


Ref #10



Ref #10

Ref	Name	Description	Condition	Additional Comments
10.1 	Door	Wooden oiled door Chrome effect furniture Transom window above	Internal - good condition External - good condition	



Ref # 10.1



Ref # 10.1

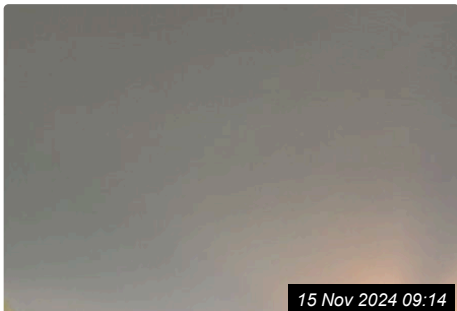
10.2 	Ceiling	Plastered painted white	Cracking to ceiling by door	
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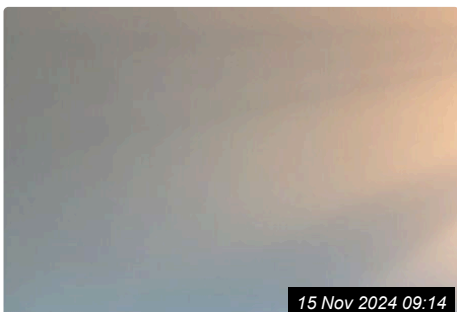
Ref # 10.2



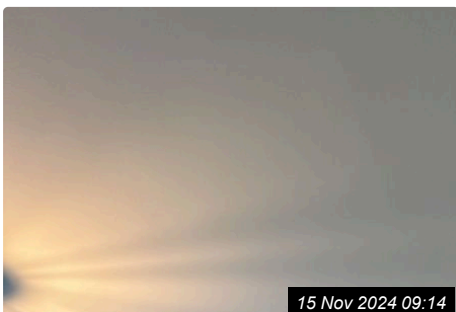
Ref # 10.2



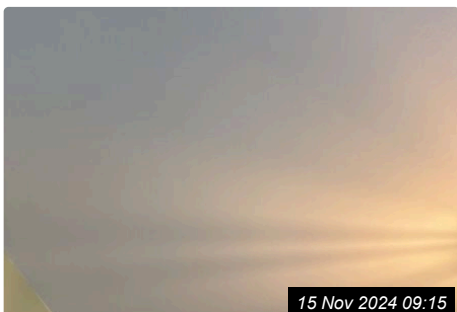
Ref # 10.2



Ref # 10.2



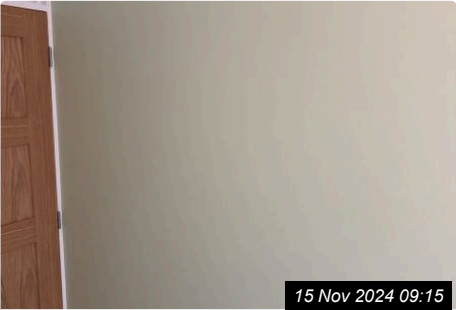
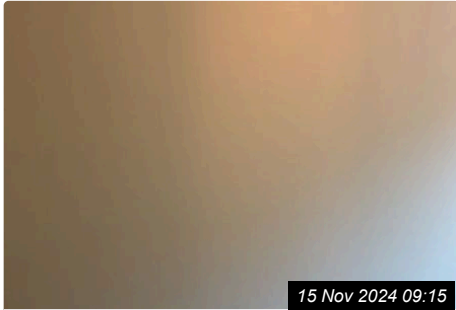
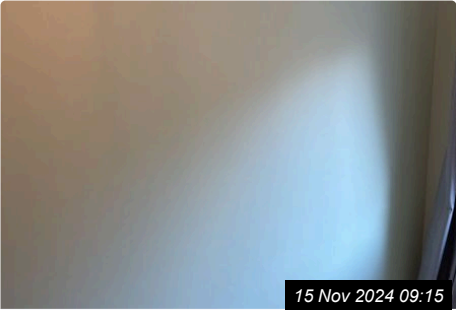
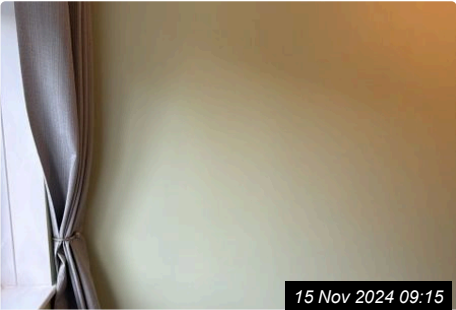
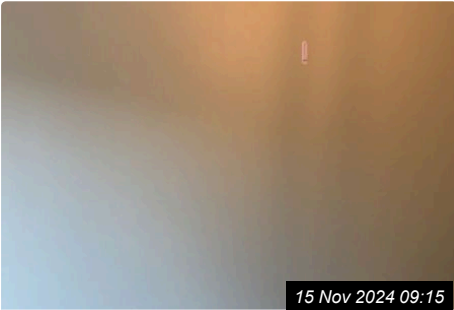
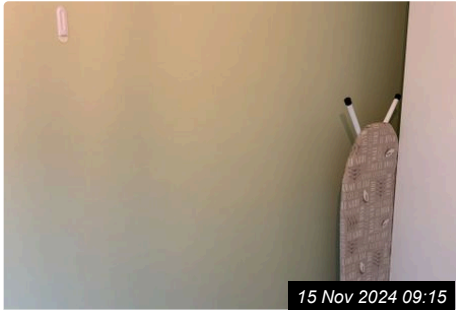
Ref # 10.2



Ref # 10.2

10.3 	Lighting	Pendant light fitting with bulb	In good working order	
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10. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition	Additional Comments
 Ref # 10.3				
10.4 📷	Walls	Plastered painted green Wooden skirting boards painted white	1 sticky hook on lounge wall Slight chipping to plaster around double socket Light scuff mark left wardrobe	
 Ref # 10.4  Ref # 10.4  Ref # 10.4				
 Ref # 10.4  Ref # 10.4  Ref # 10.4				
 Ref # 10.4  Ref # 10.4  Ref # 10.4				

10. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition	Additional Comments
 Ref # 10.4				
10.5 	Window(s)	White UPVC double glazed casement Wooden window sill painted white	Good condition	
 Ref # 10.5  Ref # 10.5  Ref # 10.5  Ref # 10.5  Ref # 10.5				
10.6 	Curtains/Blinds	Chrome pole and hold backs Grey mid length eyelet curtains Wall mounted hold backs	Good condition	
 Ref # 10.6				

10. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition	Additional Comments
10.7 	Heating	White wall mounted radiator	Good condition	



15 Nov 2024 09:16

Ref # 10.7

10.8 	Flooring	Grey fitted carpet	Furniture indentations	
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15 Nov 2024 09:17

Ref # 10.8



15 Nov 2024 09:17

Ref # 10.8



15 Nov 2024 09:17

Ref # 10.8



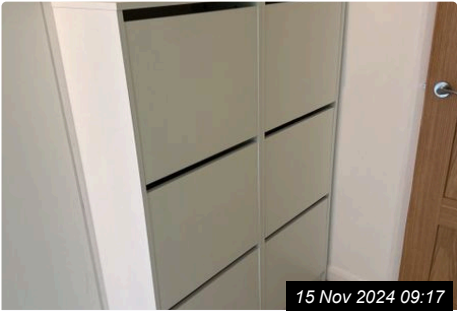
15 Nov 2024 09:17

Ref # 10.8

10.9 	Storage	White particle IKEA shoe storage with 3 drawers in each Wardrobe - double doors, 1 mirrored, inside - 6 shelves, 3 drawers, 1 wire basket	Bag of screws in top left shoe drawer	
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10. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9



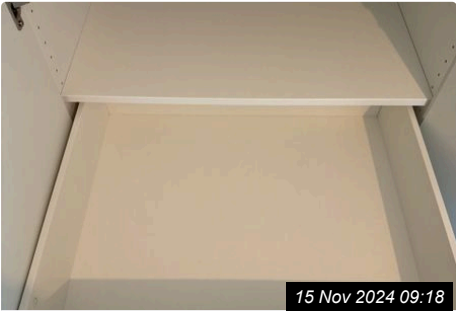
Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9



Ref # 10.9

10. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 10.9



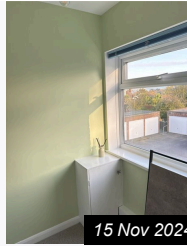
Ref # 10.9

11. BEDROOM 3 / STUDY



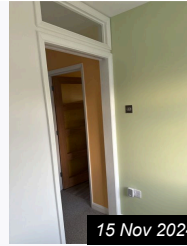
15 Nov 2024 09:26

Ref #11



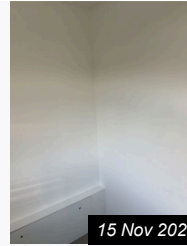
15 Nov 2024 09:26

Ref #11



15 Nov 2024 09:26

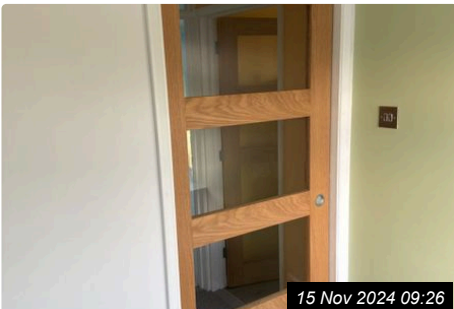
Ref #11



15 Nov 2024 09:26

Ref #11

Ref	Name	Description	Condition	Additional Comments
11.1 📷	Door	Wooden oiled sliding door with 4 panes of glass; Chrome effect furniture	Internal - Good condition External - Good condition	



15 Nov 2024 09:26

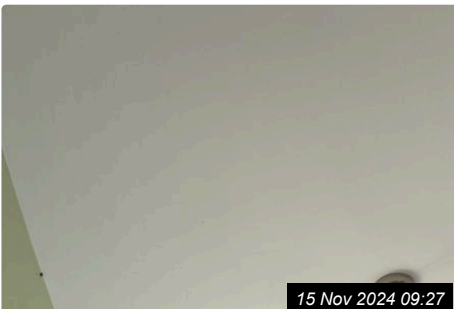
Ref # 11.1



15 Nov 2024 09:27

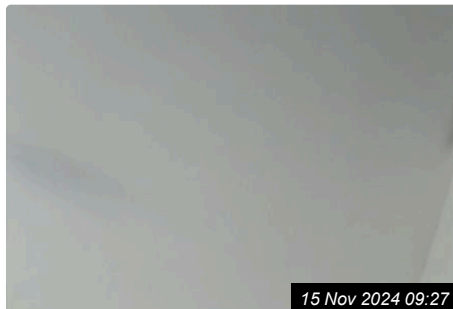
Ref # 11.1

11.2 📷	Ceiling	Plastered painted white	Good condition	
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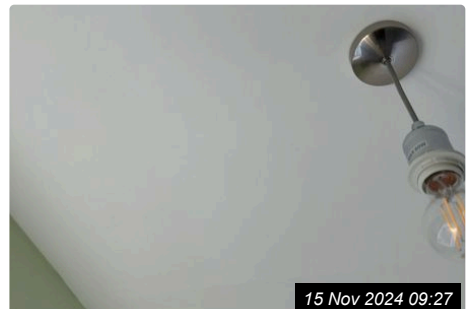
15 Nov 2024 09:27

Ref # 11.2



15 Nov 2024 09:27

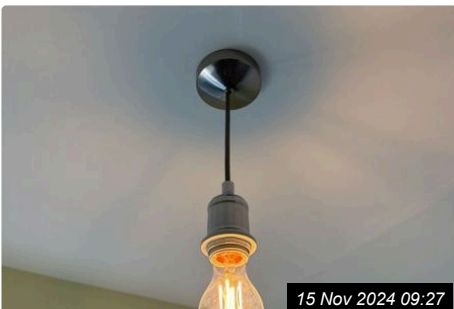
Ref # 11.2



15 Nov 2024 09:27

Ref # 11.2

11.3 📷	Lighting	Pendant light fitting with bulb	In good working order	
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15 Nov 2024 09:27

Ref # 11.3

11. BEDROOM 3 / STUDY (CONT.)

Ref	Name	Description	Condition	Additional Comments
11.4 📷	Walls	Plastered with 3 walls painted green and 1 wall painted white Wooden skirting boards painted white	Small chip above internal door frame, left corner	



15 Nov 2024 09:27

Ref # 11.4



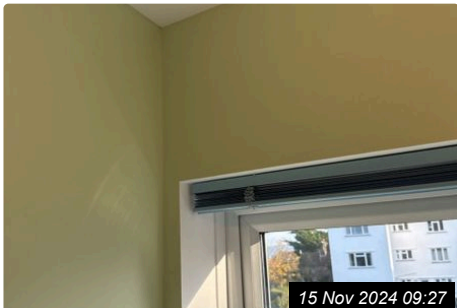
15 Nov 2024 09:27

Ref # 11.4



15 Nov 2024 09:27

Ref # 11.4



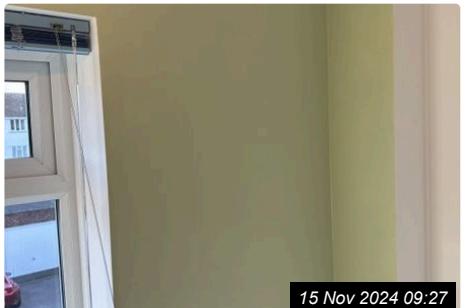
15 Nov 2024 09:27

Ref # 11.4



15 Nov 2024 09:27

Ref # 11.4



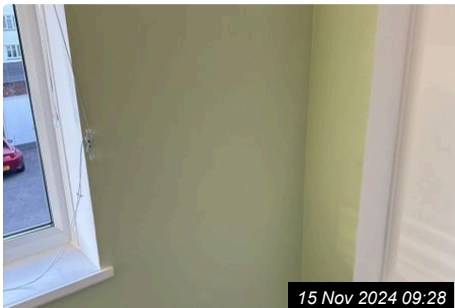
15 Nov 2024 09:27

Ref # 11.4



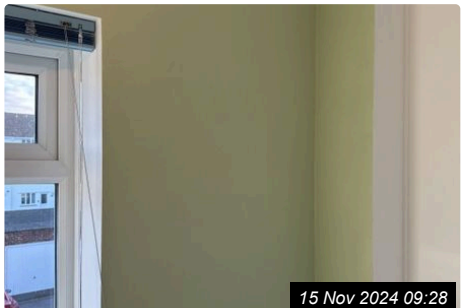
15 Nov 2024 09:28

Ref # 11.4



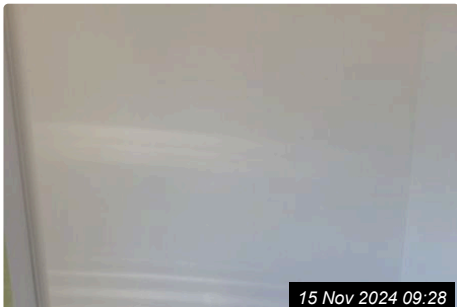
15 Nov 2024 09:28

Ref # 11.4



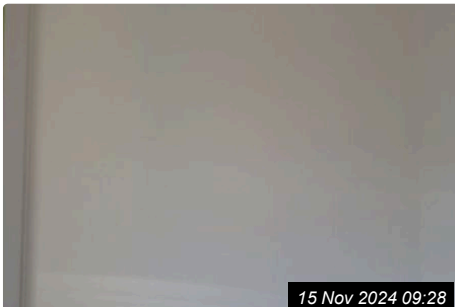
15 Nov 2024 09:28

Ref # 11.4



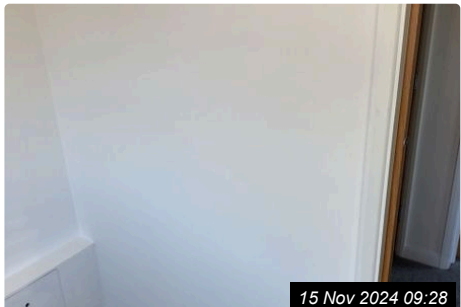
15 Nov 2024 09:28

Ref # 11.4



15 Nov 2024 09:28

Ref # 11.4

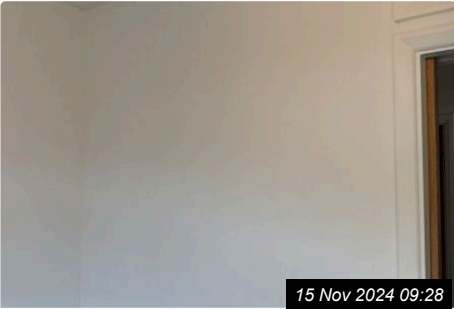


15 Nov 2024 09:28

Ref # 11.4

11. BEDROOM 3 / STUDY (CONT.)

Ref	Name	Description	Condition	Additional Comments
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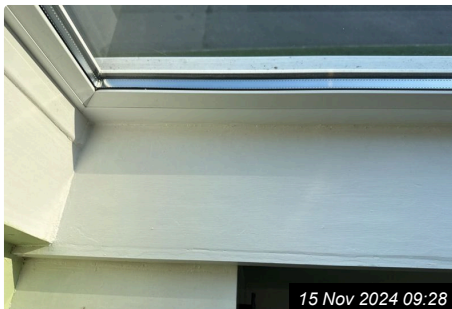


Ref # 11.4

11.5 📷	Window(s)	White UPVC double glazed casement Wooden window sill painted white	Good condition	
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Ref # 11.5



Ref # 11.5



Ref # 11.5

11.6 📷	Curtains/Blinds	Venetian blind	Good working order Small spots of paint on 1 slat	
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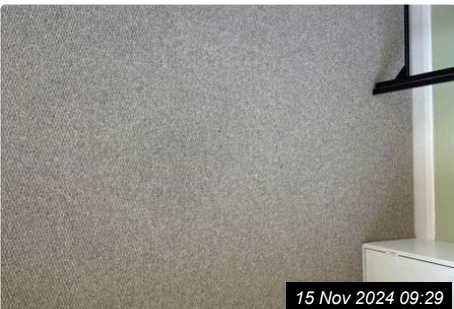


Ref # 11.6



Ref # 11.6

11.7 📷	Flooring	Grey fitted carpet	Furniture indentations	
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Ref # 11.7



Ref # 11.7

11. BEDROOM 3 / STUDY (CONT.)

Ref	Name	Description	Condition	Additional Comments
11.8 	Desk	Black metal folding desk with grey top	Good condition	



Ref # 11.8



Ref # 11.8



Ref # 11.8



Ref # 11.8

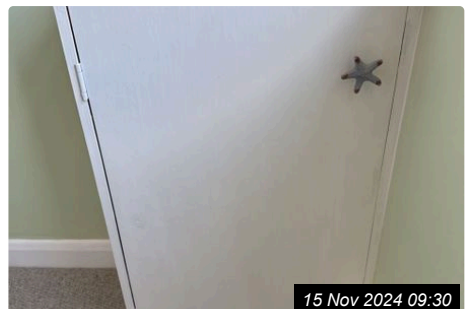
11.9 	Boxing	Wooden boxing with 2 holes to remove the cover - inside, pipework and bathroom heated towel rail controls Gas box - wooden boxing with star fish handle - inside gas meter	Good condition	
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Ref # 11.9



Ref # 11.9



Ref # 11.9



Ref # 11.9

11. BEDROOM 3 / STUDY (CONT.)

Ref	Name	Description	Condition	Additional Comments
11.10 📷	Accessories	Ceramic pot with reed sticks Plug in door bell chime	Good condition	



Ref # 11.10



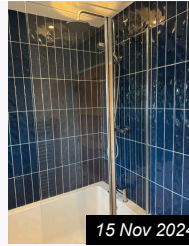
Ref # 11.10

12. BATHROOM



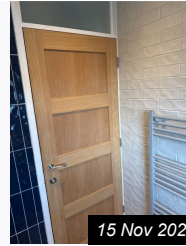
15 Nov 2024 09:31

Ref #12



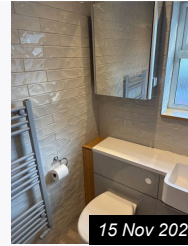
15 Nov 2024 09:31

Ref #12



15 Nov 2024 09:31

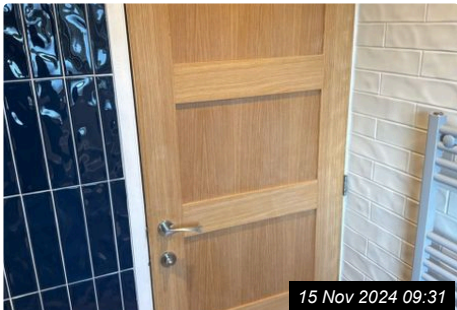
Ref #12



15 Nov 2024 09:31

Ref #12

Ref	Name	Description	Condition	Additional Comments
12.1 📷	Door	Wooden oiled door Chrome effect furniture Transom window above	Internal - good condition External - light patchy marks on lower section	



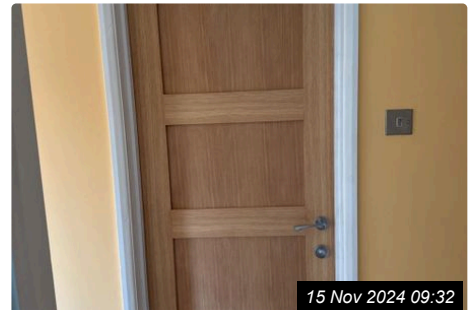
15 Nov 2024 09:31

Ref # 12.1



15 Nov 2024 09:31

Ref # 12.1



15 Nov 2024 09:32

Ref # 12.1



16 Nov 2024 08:36

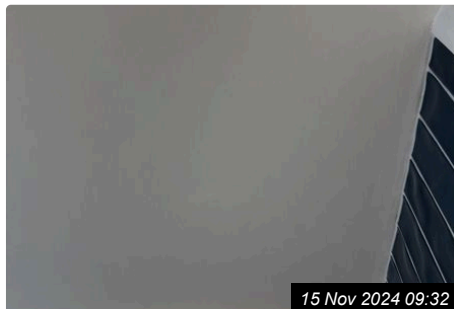
Ref # 12.1

12.2 📷	Ceiling	Plastered painted white	Good condition	
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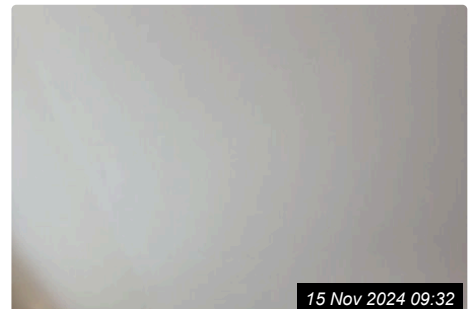
15 Nov 2024 09:32

Ref # 12.2



15 Nov 2024 09:32

Ref # 12.2

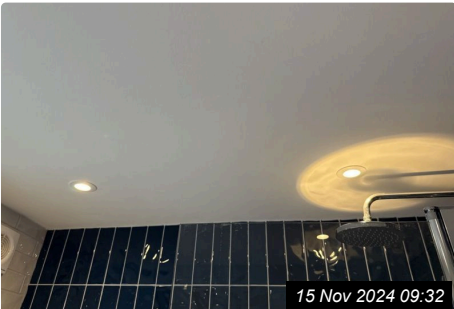


15 Nov 2024 09:32

Ref # 12.2

12.3 📷	Extractor Fan	Automatically activated wall fan	Good condition	
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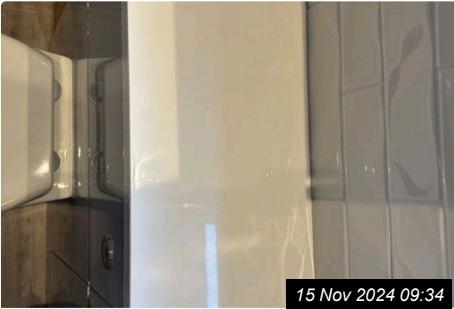
12. BATHROOM (CONT.)

Ref	Name	Description	Condition	Additional Comments
 Ref # 12.3				
12.4 	Lighting	4 spotlights	In good working order	
 Ref # 12.4  Ref # 12.4				
12.5 	Walls	Blue tiles around bath Grey tiles around other walls	Good condition	
 Ref # 12.5  Ref # 12.5  Ref # 12.5				
 Ref # 12.5  Ref # 12.5  Ref # 12.5				

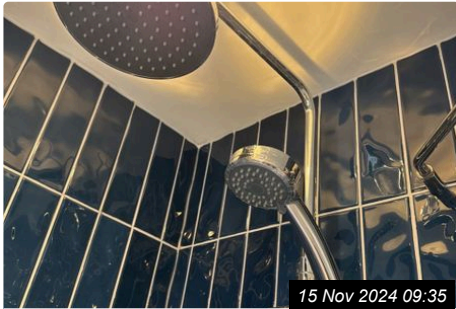
12. BATHROOM (CONT.)

Ref	Name	Description	Condition	Additional Comments
	Ref # 12.5	15 Nov 2024 09:33	15 Nov 2024 09:33	15 Nov 2024 09:33
12.6	Window(s)	White UPVC double glazed casement with wooden sill	Good condition	
12.7	Facilities	Combination vanity basin and toilet with moulded basin with worktop and vanity cupboard below Chrome effect flush and mixer tap	Basin plug hole slightly tarnished	

12. BATHROOM (CONT.)

Ref	Name	Description	Condition	Additional Comments
   15 Nov 2024 09:34 15 Nov 2024 09:34 15 Nov 2024 09:34 Ref # 12.7 Ref # 12.7 Ref # 12.7				
   15 Nov 2024 09:34 15 Nov 2024 09:34 15 Nov 2024 09:34 Ref # 12.7 Ref # 12.7 Ref # 12.7				
   15 Nov 2024 09:34 15 Nov 2024 09:34 15 Nov 2024 09:34 Ref # 12.7 Ref # 12.7 Ref # 12.7				
12.8	Bath / Bath Panels	White bath with matching side panel Glass screen Wall mounted chrome effect shower controls with rain head over and hose and hand held shower head	Small shower head slightly limescale	
   15 Nov 2024 09:34 15 Nov 2024 09:34 15 Nov 2024 09:34 Ref # 12.8 Ref # 12.8 Ref # 12.8				

12. BATHROOM (CONT.)

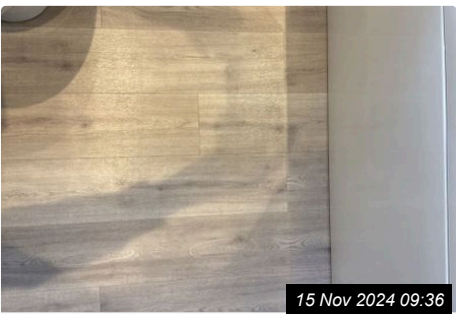
Ref	Name	Description	Condition	Additional Comments
   Ref # 12.8 Ref # 12.8 Ref # 12.8				
   Ref # 12.8 Ref # 12.8 Ref # 12.8				
12.9 📷	Heating	Grey effect heated towel rail	Good condition	
 Ref # 12.9				
12.10 📷	Accessories	Wall mounted light up/anti fog mirror	Good condition	
  Ref # 12.10 Ref # 12.10				
12.11 📷	Flooring	Grey vinyl flooring	Good condition	

12. BATHROOM (CONT.)

Ref	Name	Description	Condition	Additional Comments
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Ref # 12.11



Ref # 12.11

12.12 📷	Additional Items / Information	Chrome effect wall mounted toilet roll holder	Good condition	
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Ref # 12.12

Declaration

I/We have read this Report throughout and hereby confirm that any discrepancies found have been noted in writing. I/We hereby confirm that the details contained in this report accurately reflects the condition of the property at the date shown below.

Signed by the
.....
Signatures
.....
Print Name
.....
Date / /

Signed by the
.....
Signatures
.....
Print Name
.....
Date / /