

Inventory/ Schedule of Condition for XXXXXX London, XXXXXX



Appointment Date
17 April 2024

Assessor
Neelam Sharma

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Glossary of Terms

Section	Rating	What it means
Inspection Areas (Condition)	Excellent	Brand new property or recently refurbished area. No signs of damage.
	Good	May have negligible signs of wear, but no serious faults in appearance or functionality.
	Fair	Signs of wear/minor damage present. Small chips, marks and/or other imperfections present.
	Poor	Showing extensive signs of wear. Large chips, marks and/or other defects that can be considered serious.
	Unacceptable	Not fit for purpose. Extensively damaged and likely to need professional repair.
Inspection Areas (Cleanliness)	Excellent	Immaculate. Cleaned to a professional standard.
	Good	May have some very minor dust or marks, but generally in a satisfactory state of cleanliness.
	Fair	Showing average signs of dust, dirt and/or marks. May benefit from light cleaning.
	Poor	Showing extensive signs of dust, dirt and/or marks. Requires cleaning to bring back to a satisfactory state.
	Unacceptable	Extremely dirty and not fit for purpose. Requires thorough cleaning to a professional standard.
Items (Condition)	Excellent	Unused, as new condition. Still in wrapper with tags/labels attached or recently purchased.
	Good	May have minor signs of wear, but no serious faults in appearance or functionality.
	Fair	Signs of wear/minor damage present. May be frayed, have light stains/marks and/or discolouration.
	Poor	Showing extensive signs of wear. Heavy stains, marks, tears or chips present.
	Unacceptable	Not fit for purpose. Extensively damaged or faulty. Replacement or repair required.
Items (Cleanliness)	Excellent	Immaculate. Cleaned to a professional standard.
	Good	May have some very minor dust or marks, but generally in a satisfactory state of cleanliness.

Section	Rating	What it means
	<div data-bbox="357 185 523 226" style="background-color: #FFD700; border: 1px solid black; border-radius: 5px; padding: 2px 5px; text-align: center;">Fair</div>	Showing average signs of dust, dirt and/or marks. May benefit from light cleaning.
	<div data-bbox="357 286 523 327" style="background-color: #FFA500; border: 1px solid black; border-radius: 5px; padding: 2px 5px; text-align: center;">Poor</div>	Showing extensive signs of dust, dirt and/or marks. Requires cleaning to bring back to a satisfactory state.
	<div data-bbox="357 409 523 450" style="background-color: #FF0000; border: 1px solid black; border-radius: 5px; padding: 2px 5px; text-align: center; color: white;">Unacceptable</div>	Extremely dirty and not fit for purpose. Requires thorough cleaning to a professional standard.

Disclaimer

This report provides an impartial and easy to follow schedule of condition for each of the main features of the property on a room-by-room basis, together with details of its contents, if present. It has been prepared on the understanding that, where no comment on the condition of an element or item is made by the assessor, the element or item is taken to be in a good, clean, serviceable condition and without any defects.

This report will specifically identify, and comment on, defects or elements that are in poor condition that have been observed during the inspection. These will be evidenced in the narrative of the report and evidenced with photographs contained in the report.

Where descriptive words such as 'silver', 'chrome' and 'oak' are used in this report, it is understood that this is merely a description of the appearance of the item and not necessarily the actual material. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new or newly refurbished building or still in their manufacturer wrapping.

Where a report is compiled at a property that is not new or newly refurbished, it is understood that the condition of the inspection areas and items can be assumed to have some form of wear and tear, unless otherwise noted.

What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques and other such items that may be reported on. This report will not necessarily mention structural defects and does not give any advice on any repair work that may or may not be required, nor the cost of any such work. Fixtures and fittings are listed and described, but may not have been tested to confirm the working condition.

What is inspected?

The assessor carries out a visual inspection of the inside of the main building, together with any contents, and will carry out a general inspection of the remainder of the building, including the exterior cosmetic elements and any permanent outbuildings. Inaccessible areas and loft areas are not inspected.

Belongings left by the landlord in a locked room or outbuildings will not be inspected and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically. For example, a bookshelf may be described as containing 'a number of paperback books'.

Ownership:

This report remains the property of the instructing party and shall not be used without their written permission.

End of Tenancy Guidance Notes

At the end of the tenancy period, it is expected that the property and its contents will be in a similar condition and state of cleanliness as noted in the report compiled before the tenancy began.

If areas or items have been damaged to a point that is believed to exceed what can be deemed as fair wear and tear, such areas or items may need to be repaired or replaced. The cost of this will be deducted from the tenant's deposit. Where areas or items need to be repaired or replaced, receipts should be retained and produced if required.

If the standard of cleaning is not satisfactory, most managing agents or landlords will instruct a professional cleaner to bring the property back to a satisfactory standard. The cost if this will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are:

- Carpets should be professionally cleaned before the end of the tenancy in accordance with the inventory or tenancy agreement and vinyl/tile flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy, as detailed within the report compiled before the tenant(s) moved in. Charges may be incurred if picture hooks, nails, screws or screw holes have been added and are not removed and/or repaired to a satisfactory standard. It is recommended that excessive marks and fingerprints are removed from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators and freezers should be defrosted, switched off and left open to avoid smelling.
- Ovens, hobs, extractor units and microwaves should be cleaned thoroughly of burnt-on deposits and grease, and the doors and seals should be cleaned.

Gardens, where applicable, should be left in a neat and tidy order. Lawns should be cut, borders and planters weeded, hedges trimmed and pathways and patios weeded and swept.

All smoke and carbon monoxide alarms will have been checked and will be in working order as of the date of this report. It is the responsibility of the tenant to keep them in working order throughout the life of the tenancy. Any faults, other than battery replacement, should be reported immediately.

Report Summary

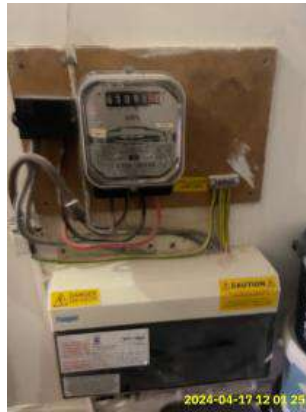
Inspection Areas	Condition	Cleanliness	Defects	Photos
Entrance/Hallway	Fair	Fair	⌚ 5	📷 103
Living Room	Good	Good	⌚ 2	📷 119
Kitchen	Fair	Fair	⌚ 7	📷 154
Bathroom	Good	Fair	⌚ 3	📷 91
Bedroom 1	Good	Fair	⌚ 2	📷 124
Bedroom 2	Good	Good	⌚ 3	📷 173
Porch	Good	Good	⌚ 0	📷 10

Meters

Energy Type	Date	Reading	Location	Serial Number	Meter Type
Electricity	17 Apr 2024	65096kWh	Hallway	S79A08448	
Gas	17 Apr 2024	9480.34 m3	Outside entrance	4194740 S	
Water	17 Apr 2024	Reading Not Available	Outside the house		



Electricity



Electricity



Electricity



Electricity



Gas



Gas



Gas



Gas



Water



Water



Water

Keys

Key type	What the key is for	Number of keys	Comments
Set of keys	All the house doors.	1	

General key details	General key comments
Sets of Keys	All keys received in one transparent bag



Set of keys



• Keys



• Keys



• Keys



• Keys



• Keys



• Keys



• Keys



• Keys



• Keys

Detectors

General detector details	Tested?	General detector comments
Entrance hallway	Yes	Not working



External Areas

Description





Notes

Comments

All photos & keys received by the tenet on 17th April 2024.



Inspection Areas

1: Entrance/Hallway

Name	Date	Condition	Cleanliness	Description
1:1 General Overview	17 Apr 2024	Fair	Fair	Signs of wear/minor damage present. Small chips, marks and/or other imperfections present Scratches on the front door



1:1 General Overview



1:1 General Overview



1:1 General Overview



1:1 General Overview



1:1 General Overview



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1:1 General Overview



1:1 General Overview



1:1 General Overview



1:1 General Overview



2024-04-17 11 13 08

1:1 General Overview



2024-04-17 11 51 17

1:1 General Overview



2024-04-17 10 13 56

1:1 General Overview



2024-04-17 11 51 18

1:1 General Overview



2024-04-17 11 51 17

1:1 General Overview



2024-04-17 11 51 17

1:1 General Overview



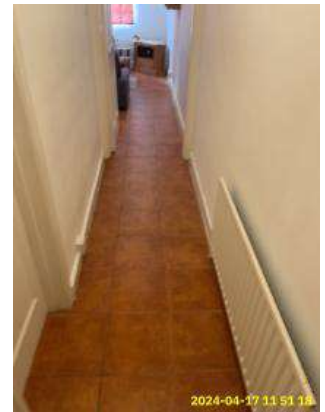
2024-04-17 11 51 18

1:1 General Overview



2024-04-17 11 51 18

1:1 General Overview



2024-04-17 11 51 18

1:1 General Overview



1:1 General Overview



1:1 General Overview
Scratches on the front door



1:1 General Overview
Scratches on the front door



1:1 General Overview
Scratches on the front door



1:1 General Overview
Scratches on the front door



1:1 General Overview
Scratches on the front door

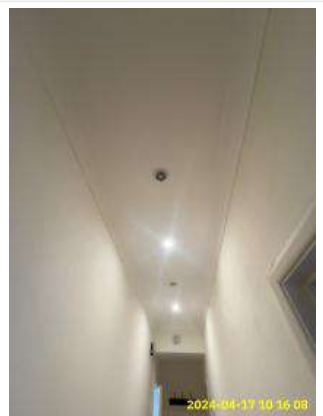
Name	Date	Condition	Cleanliness	Description
1:2 Ceiling	17 Apr 2024	Good	Good	White, Plaster Finish, Painted



1:2 Ceiling



1:2 Ceiling



1:2 Ceiling



1:2 Ceiling



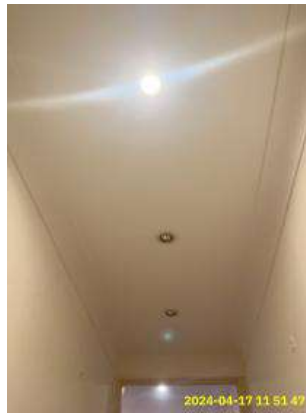
1:2 Ceiling



1:2 Ceiling



1:2 Ceiling



1:2 Ceiling



1:2 Ceiling

Name	Date	Condition	Cleanliness	Description
1:3 Doors	17 Apr 2024	Fair	Good	White, Flat Paneled, Wood (Painted), Wood Effect Pull Handle(s), Yale Lock, Side Bolt Lock Scratches on the front door



1:3 Doors



1:3 Doors



1:3 Doors



1:3 Doors



1:3 Doors
Scratches on the front door



1:3 Doors
Scratches on the front door



1:3 Doors
Scratches on the front door

Name	Date	Condition	Cleanliness	Description
1:4 Flooring	17 Apr 2024	Good	Good	Amber, Fully Tiled, Ceramic



1:4 Flooring



1:4 Flooring



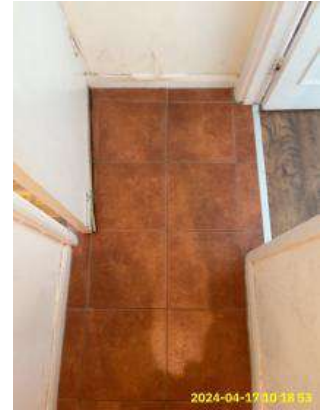
1:4 Flooring



1:4 Flooring



1:4 Flooring



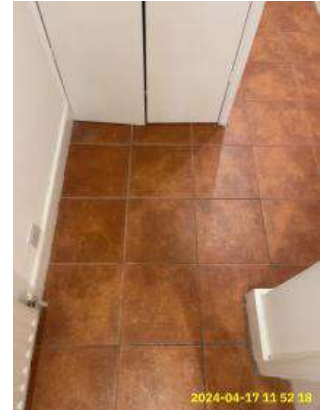
1:4 Flooring



1:4 Flooring



1:4 Flooring



1:4 Flooring



1:4 Flooring

Name	Date	Condition	Cleanliness	Description
1:5 Heating	17 Apr 2024	Good	Good	White, 1 x Radiator Single Panel, White Enamel



1:5 Heating



1:5 Heating



1:5 Heating



1:5 Heating



1:5 Heating



1:5 Heating

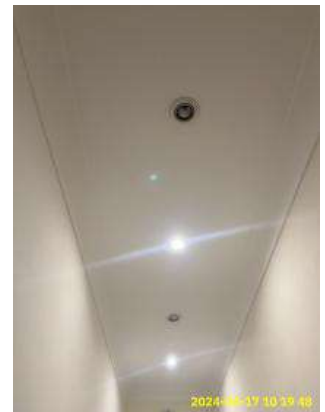
Name	Date	Condition	Cleanliness	Description
1:6 Lighting	17 Apr 2024	Poor	Good	Yellow, 2 x Recessed Spotlights 2 lights are not working



1:6 Lighting



1:6 Lighting



1:6 Lighting



1:6 Lighting

Name	Date	Condition	Cleanliness	Description
1:7 Switches/sockets	17 Apr 2024	Good	Good	White, Single Switch x 2, Plastic ; White, Single Switch with Single Socket x 1, Plastic



1:7 Switches/sockets



1:7 Switches/sockets



1:7 Switches/sockets

Name	Date	Condition	Cleanliness	Description
1:8 Walls	17 Apr 2024	Fair	Fair	White, Plaster Finish, Painted Scratches on lower left wall Cleaning Scratches in Hallway left wall Cleaning



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls



1:8 Walls

Scratches on lower left wall



1:8 Walls

Scratches on lower left wall



1:8 Walls

Scratches on lower left wall



1:8 Walls

Scratches in Hallway left wall



1:8 Walls

Scratches in Hallway left wall



1:8 Walls

Scratches in Hallway left wall

Name	Date	Condition	Cleanliness	Description
1:9 Furnishings	17 Apr 2024	Good	Good	1 x Medium length mirror, Wooden Framed ; 1 x Built-In Wardrobe, Double Door, Utility Area



1:9 Furnishings



1:9 Furnishings



1:9 Furnishings



1:9 Furnishings



1:9 Furnishings



1:9 Furnishings



1:9 Furnishings



1:9 Furnishings

2: Living Room

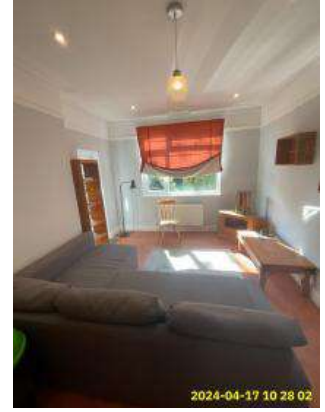
Name	Date	Condition	Cleanliness	Description
2:1 General Overview	17 Apr 2024	Good	Good	May have negligible signs of wear, but no serious faults in appearance or functionality



2:1 General Overview



2:1 General Overview



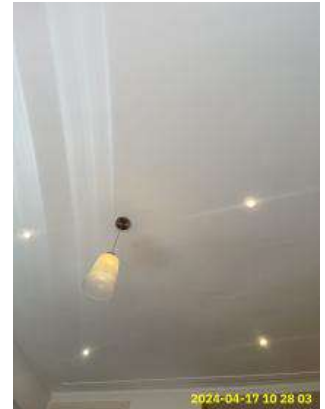
2:1 General Overview



2:1 General Overview



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2:1 General Overview



2:1 General Overview



2:1 General Overview

Name	Date	Condition	Cleanliness	Description
2:2 Ceiling	17 Apr 2024	Good	Good	White, Plaster Finish, Painted



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling



2:2 Ceiling

Name	Date	Condition	Cleanliness	Description
2:3 Doors	17 Apr 2024	Good	Good	White, Wood Painted, Flat Paneled, Lever Handle(s)



2:3 Doors



2:3 Doors



2:3 Doors



2:3 Doors



2:3 Doors

Name	Date	Condition	Cleanliness	Description
2:4 Flooring	17 Apr 2024	Good	Good	Amber, Fully Tiled, Ceramic



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring



2:4 Flooring

Name	Date	Condition	Cleanliness	Description
2:5 Heating	17 Apr 2024	Good	Fair	White, 1 x Radiator Double Panel, White Enamel Stained



2:5 Heating



2:5 Heating



2:5 Heating



2:5 Heating



2:5 Heating



2:5 Heating



2:5 Heating



2:5 Heating
Stained

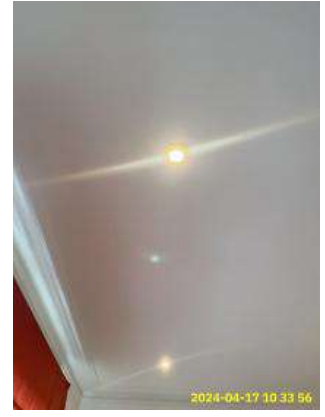
Name	Date	Condition	Cleanliness	Description
2:6 Lighting	17 Apr 2024	Good	Good	Yellow, 6 x Recessed Spotlights; Yellow, 1 x Pendant with Bulb



2:6 Lighting



2:6 Lighting



2:6 Lighting



2:6 Lighting



2:6 Lighting



2:6 Lighting

Name	Date	Condition	Cleanliness	Description
2:7 Switches/sockets	17 Apr 2024	Good	Good	White, Single Switch x 1, Plastic ; White, Double Socket x 3, Plastic



2:7 Switches/sockets



2:7 Switches/sockets



2:7 Switches/sockets



2:7 Switches/Sockets

Name	Date	Condition	Cleanliness	Description
2:8 Walls	17 Apr 2024	Fair	Fair	White, Plaster Finish, Painted Stained & cracked



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls



2:8 Walls

Stained & cracked



2:8 Walls

Stained & cracked

Name	Date	Condition	Cleanliness	Description
2:9 Windows/ Curtains	17 Apr 2024	Good	Good	Windows - White, 1 x, UPVC (White), Double Glazed, Lever Handle(s) With Lock(s) ; Curtains - Orange, Length to Sill, Cotton



2:9 Windows/ Curtains



2:9 Windows/ Curtains



2:9 Windows/ Curtains



2:9 Windows/ Curtains



2:9 Windows/ Curtains



2:9 Windows/ Curtains



2:9 Windows/ Curtains

Name	Date	Condition	Cleanliness	Description
2:10 Furnishings	17 Apr 2024	Good	Good	Wood Effect, Wooden, 1 x Unit with Open Shelves, Free Standing ; Grey, 1 x L- Shaped Sofa, Fabric ; Wood Effect, Wooden, 1 x Chair ; Wood Effect, Wooden, 1 x Coffee Table ; Wood Effect, Wooden, 1 x Corner Unit, Free Standing ; Wood Effect, Wooden, 1 x Stool ; Wood Effect, Wooden, 1 x Floating Unit, Wall Mounted



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings



2:10 Furnishings

Name	Date	Condition	Cleanliness	Description
2:11 Fridge	17 Apr 2024	Good	Good	White, Free Standing Tall, Basket, Door Trays, Salad Boxes, Shelves



2024-04-17 10 40 57

2:11 Fridge



2024-04-17 10 40 57

2:11 Fridge



2024-04-17 10 40 57

2:11 Fridge



2024-04-17 10 40 57

2:11 Fridge



2024-04-17 10 40 57

2:11 Fridge

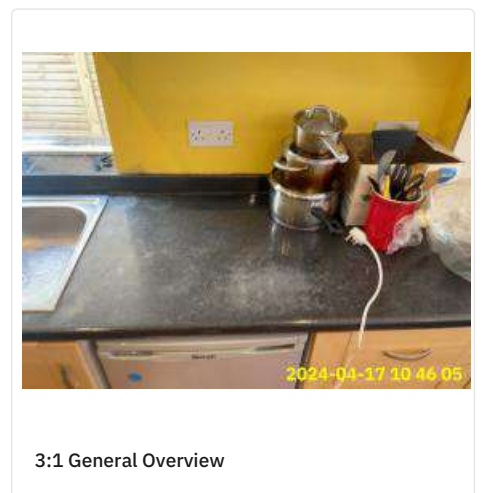
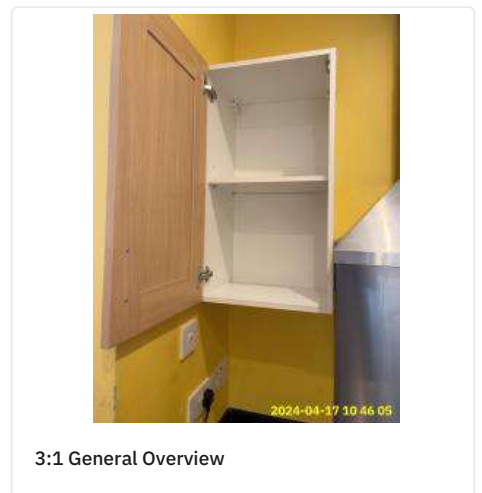
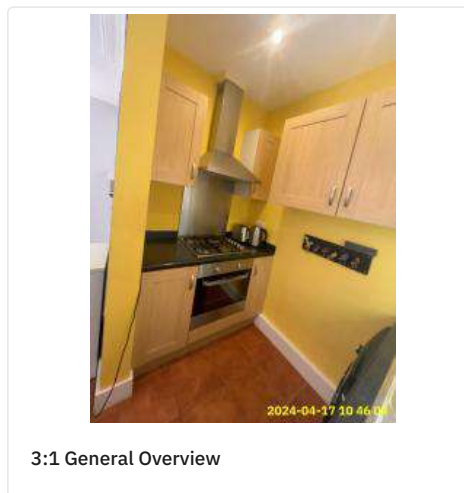
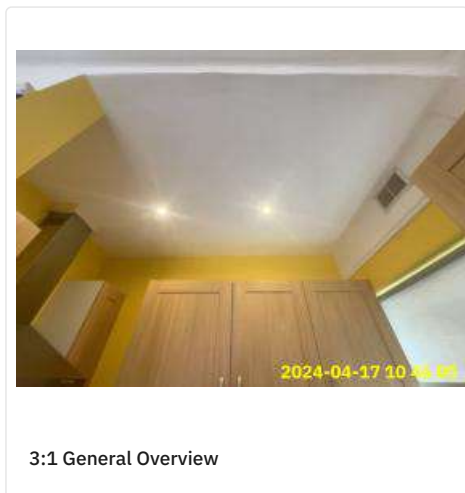
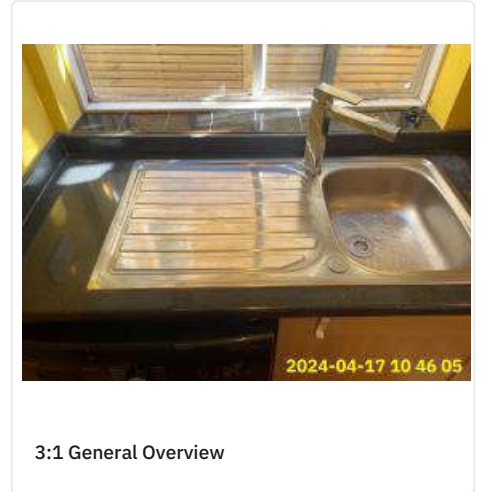
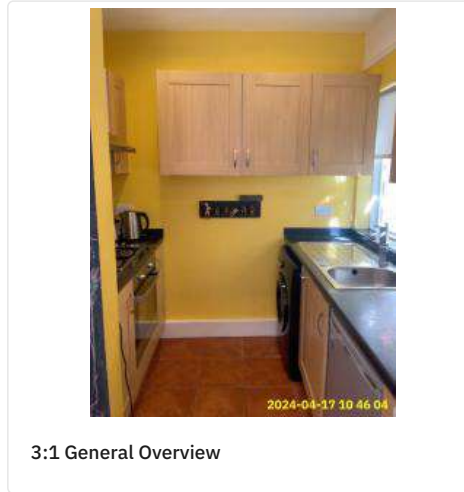


2024-04-17 10 40 57

2:11 Fridge

3: Kitchen

Name	Date	Condition	Cleanliness	Description
3:1 General Overview	17 Apr 2024	Fair	Fair	Signs of wear/minor damage present. Small chips, marks and/or other imperfections present. Floor damage Maintenance





3:1 General Overview



3:1 General Overview



3:1 General Overview



3:1 General Overview



3:1 General Overview



3:1 General Overview



3:1 General Overview



3:1 General Overview



3:1 General Overview



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3:1 General Overview



3:1 General Overview



3:1 General Overview



3:1 General Overview
Floor damage



3:1 General Overview
Floor damage



3:1 General Overview
Floor damage

Name	Date	Condition	Cleanliness	Description
3:2 Ceiling	17 Apr 2024	Good	Good	White, Plaster Finish, Painted



3:2 Ceiling



3:2 Ceiling



3:2 Ceiling



3:2 Ceiling



3:2 Ceiling



3:2 Ceiling

Name	Date	Condition	Cleanliness	Description
3:3 Flooring	17 Apr 2024	Fair	Good	Amber, Fully Tiled, Ceramic Floor damage Maintenance



3:3 Flooring



3:3 Flooring



3:3 Flooring



3:3 Flooring



3:3 Flooring



3:3 Flooring
Floor damage



3:3 Flooring
Floor damage



3:3 Flooring
Floor damage

Name	Date	Condition	Cleanliness	Description
3:4 Kitchen Units	17 Apr 2024	Good	Good	Wood Effect, Wooden, All Units Laminated, with Chrome Effect Pull Handle(s), 4 x Wall Units, 2 x Base Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units



3:4 Kitchen Units

Name	Date	Condition	Cleanliness	Description
3:5 Lighting	17 Apr 2024	Good	Good	Yellow, 3 x Recessed Spotlights



3:5 Lighting



3:5 Lighting



3:5 Lighting

Name	Date	Condition	Cleanliness	Description
3:6 Oven/Hob/Extractor Fan	17 Apr 2024	Fair	Good	Oven Chrome Effect, Zanussi, Built-In, Shelves; Hob Chrome Effect, Gas, 4 Ring ; Extractor Hood Stainless Steel effect, Ceiling Mounted, Double Mesh Paint discoloration on grab handle



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan



3:6 Oven/Hob/Extractor Fan

Paint discoloration on grab handle



3:6 Oven/Hob/Extractor Fan

Paint discoloration on grab handle

Name	Date	Condition	Cleanliness	Description
3:7 Switches/Sockets	17 Apr 2024	Good	Good	White, Double Socket with Double Switch x 5, Plastic ; White, Single Switch x 1, Plastic ; White, Single Socket with Double Switch 1, Plastic



3:7 Switches/Sockets



3:7 Switches/Sockets



3:7 Switches/Sockets



3:7 Switches/Sockets



3:7 Switches/Sockets

Name	Date	Condition	Cleanliness	Description
3:8 Walls	17 Apr 2024	Good	Fair	Yellow, Plaster Finish, Painted Wall cleaning Cleaning



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning



3:8 Walls
Wall cleaning

Name	Date	Condition	Cleanliness	Description
3:9 Windows	17 Apr 2024	Good	Good	Stains Cleaning



3:9 Windows



3:9 Windows



3:9 Windows



3:9 Windows
Stains



3:9 Windows
Stains



3:9 Windows
Stains



3:9 Windows
Stains

Name	Date	Condition	Cleanliness	Description
3:10 Worktops	17 Apr 2024	Good	Good	Black, Worktop, Granite Effect



3:10 Worktops



3:10 Worktops



3:10 Worktops



3:10 Worktops



3:10 Worktops



3:10 Worktops



3:10 Worktops



3:10 Worktops



3:10 Worktops

Name	Date	Condition	Cleanliness	Description
3:11 Sink	17 Apr 2024	Poor	Good	Stainless Steel effect, Single Bowl, Single Tap Water dripping Maintenance



3:11 Sink



3:11 Sink



3:11 Sink



3:11 Sink



3:11 Sink

Water dripping



3:11 Sink

Water dripping

Name	Date	Condition	Cleanliness	Description
3:12 Extractor Fan	17 Apr 2024	Good	Good	1 x Wall Mounted Exhaust system



3:12 Extractor Fan



3:12 Extractor Fan

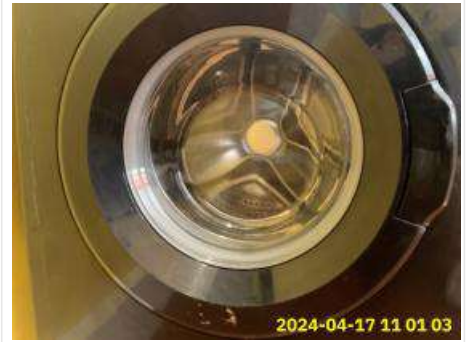
Name	Date	Condition	Cleanliness	Description
3:13 Washing Machine	17 Apr 2024	Good	Fair	Black, Electra, Front Loading, Free Standing Detergent stains



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine



3:13 Washing Machine

Detergent stains

Name	Date	Condition	Cleanliness	Description
3:14 Furnishings	17 Apr 2024	Good	Good	Wood Effect, Wooden, All Units Laminated, with Chrome Effect Pull Handle(s), 1 x Wall Units, 2 x Base Units, 3 x Base Drawers



3:14 Furnishings



3:14 Furnishings



3:14 Furnishings



3:14 Furnishings



3:14 Furnishings



3:14 Furnishings



3:14 Furnishings



3:14 Furnishings



3:14 Furnishings

Name	Date	Condition	Cleanliness	Description
3:15 Fridge	17 Apr 2024	Good	Good	Grey, Free Standing Tall, Swan, Basket, Door Trays, Salad Boxes, Shelves



3:15 Fridge



3:15 Fridge



3:15 Fridge

4: Bathroom

Name	Date	Condition	Cleanliness	Description
4:1 General Overview	17 Apr 2024	Good	Fair	May have negligible signs of wear, but no serious faults in appearance or functionality



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview



4:1 General Overview

Name	Date	Condition	Cleanliness	Description
4:2 Bath/Shower	17 Apr 2024	Good	Good	White, Corner, Ceramic, With Monobloc Taps, Glass Panel, Grab Handle; Stainless Steel effect, Flexible Hose, Riser Bar, Showerhead



4:2 Bath/Shower



4:2 Bath/Shower



4:2 Bath/Shower



4:2 Bath/Shower



4:2 Bath/Shower



4:2 Bath/Shower

Name	Date	Condition	Cleanliness	Description
4:3 Bathroom Units	17 Apr 2024	Good	Good	Stainless Steel Effect, 1 x Shower Curtain Rail ; Mirror, 1 x Medium Length ; 2 x Wall Mounted, Floating Glass Shelf ; Stainless Steel Effect, 1 x Tissue Holder ; Blue, Shower Curtain, Full Length, Polyester



4:3 Bathroom Units



4:3 Bathroom Units



4:3 Bathroom Units



4:3 Bathroom Units



4:3 Bathroom Units



4:3 Bathroom Units

Name	Date	Condition	Cleanliness	Description
4:4 Ceiling	17 Apr 2024	Good	Good	White, Plaster Finish, Painted



4:4 Ceiling



4:4 Ceiling



4:4 Ceiling



4:4 Ceiling



4:4 Ceiling



4:4 Ceiling



4:4 Ceiling

Name	Date	Condition	Cleanliness	Description
4:5 Doors	17 Apr 2024	Good	Good	White, Wood Painted, Flat Paneled, Lever Handle(s), Side Bolt Lock, Coat Hooks



4:5 Doors



4:5 Doors



4:5 Doors



4:5 Doors



4:5 Doors



4:5 Doors



4:5 Doors

Name	Date	Condition	Cleanliness	Description
4:6 Flooring	17 Apr 2024	Good	Good	Cream, Tiled, Ceramic



4:6 Flooring



4:6 Flooring



4:6 Flooring

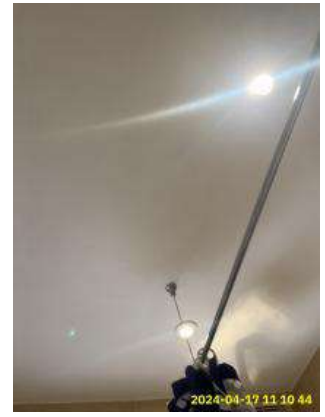
Name	Date	Condition	Cleanliness	Description
4:7 Lighting	17 Apr 2024	Good	Good	Yellow, 3 x Recessed Spotlights



4:7 Lighting



4:7 Lighting



4:7 Lighting



4:7 Lighting



4:7 Lighting

Name	Date	Condition	Cleanliness	Description
4:8 Sink	17 Apr 2024	Good	Good	White, Wall Mounted, Ceramic, Chrome Effect, Single Tap



4:8 Sink



4:8 Sink



4:8 Sink



4:8 Sink



4:8 Sink

Name	Date	Condition	Cleanliness	Description
4:9 Toilet	17 Apr 2024	Good	Poor	White, Floor Mounted, Chrome Button Dual Flush Toilet seat stains Cleaning



4:9 Toilet



4:9 Toilet



4:9 Toilet

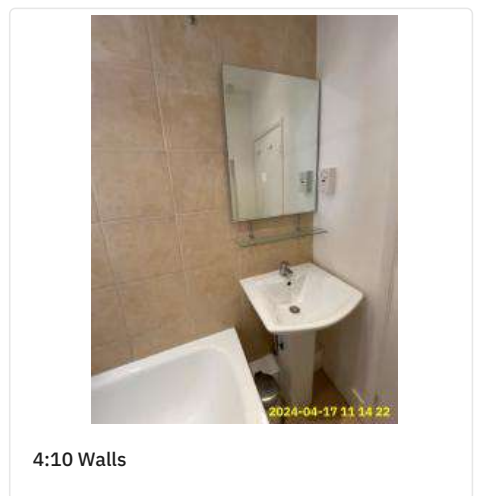
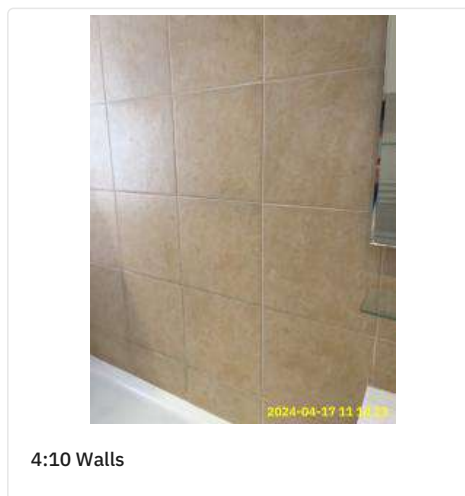
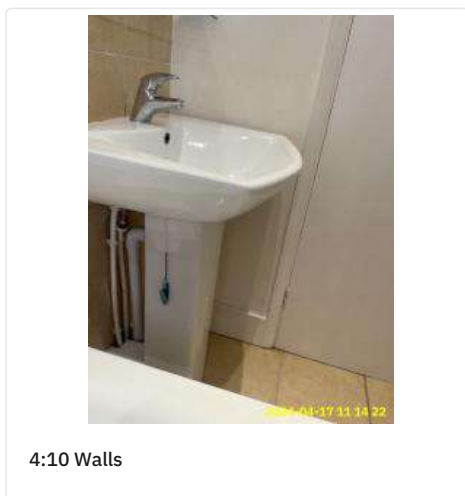
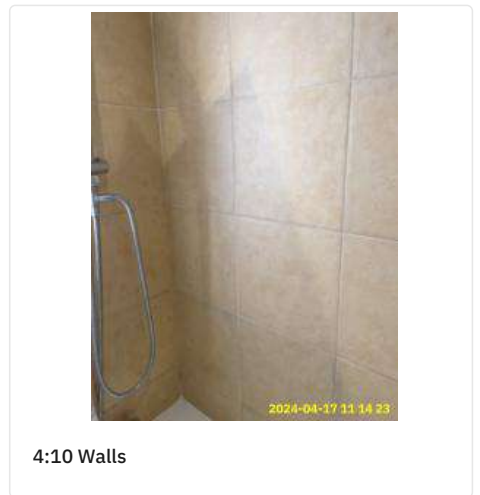
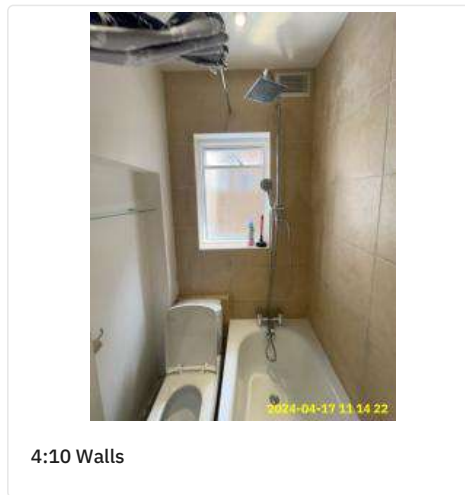
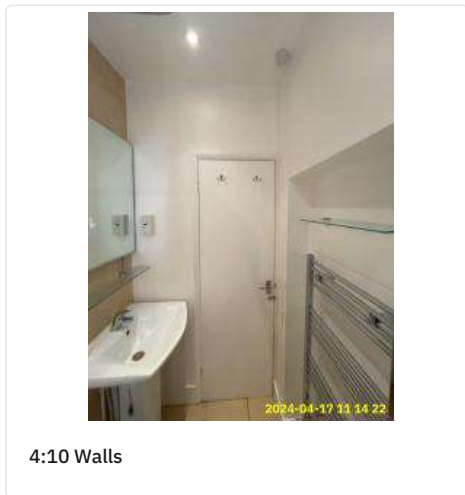
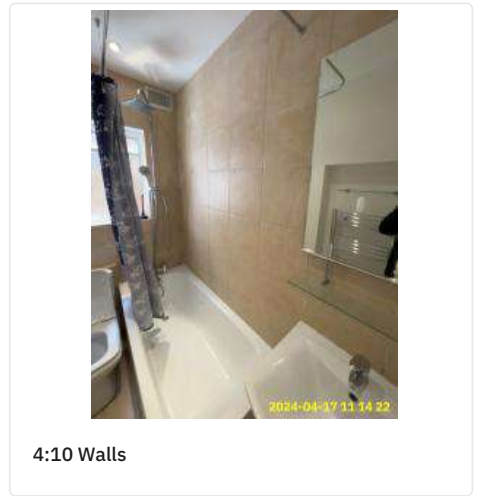
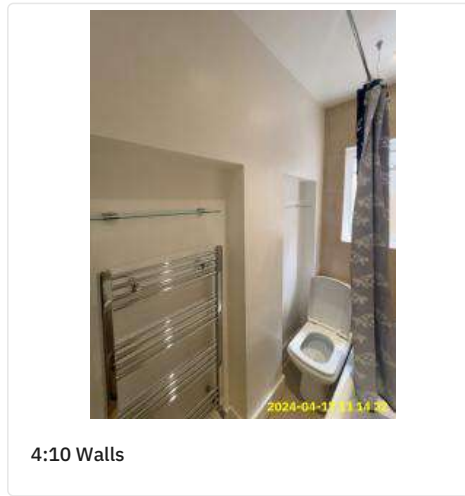
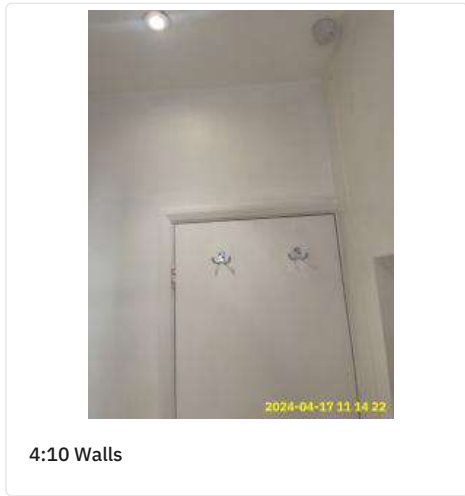


4:9 Toilet
Toilet seat stains



4:9 Toilet
Toilet seat stains

Name	Date	Condition	Cleanliness	Description
4:10 Walls	17 Apr 2024	Fair	Good	White, Plaster Finish, Painted, Cream, Part Tiled, Ceramic Paint coming off





4:10 Walls



4:10 Walls



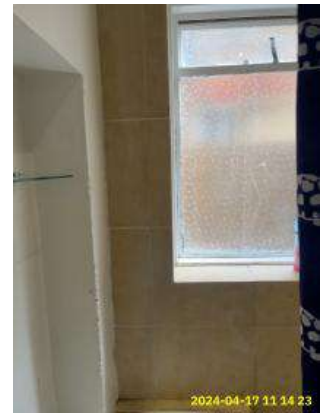
4:10 Walls



4:10 Walls



4:10 Walls



4:10 Walls



4:10 Walls



4:10 Walls



4:10 Walls



4:10 Walls



4:10 Walls



4:10 Walls

Paint coming off

Name	Date	Condition	Cleanliness	Description
4:11 Windows	17 Apr 2024	Fair	Fair	White, 1 x, UPVC (White), Double Glazed, Lever Handle(s) With Lock(s), Opaque Glass Mold stains



4:11 Windows



4:11 Windows



4:11 Windows

Mold stains



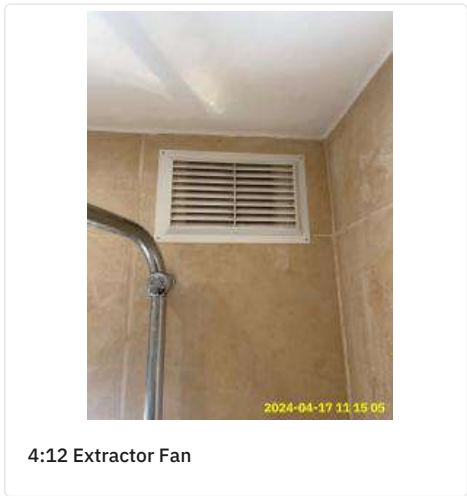
4:11 Windows

Mold stains

Name	Date	Condition	Cleanliness	Description
4:12 Extractor Fan	17 Apr 2024	Good	Good	1 x Wall Mounted Exhaust system



4:12 Extractor Fan



4:12 Extractor Fan

Name	Date	Condition	Cleanliness	Description
4:13 Switches/Socket	17 Apr 2024	Good	Good	White, 1 x Shavers Point Only with Double Switch



4:13 Switches/Socket



4:13 Switches/Socket



4:13 Switches/Socket

5: Bedroom 1

Name	Date	Condition	Cleanliness	Description
5:1 General Overview	17 Apr 2024	Good	Fair	May have negligible signs of wear, but no serious faults in appearance or functionality



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



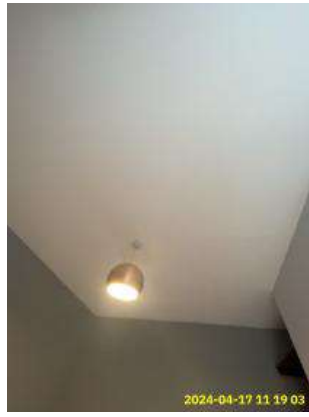
5:1 General Overview



5:1 General Overview



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5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview



5:1 General Overview

Name	Date	Condition	Cleanliness	Description
5:2 Ceiling	17 Apr 2024	Good	Good	White, Plaster Finish, Painted



5:2 Ceiling

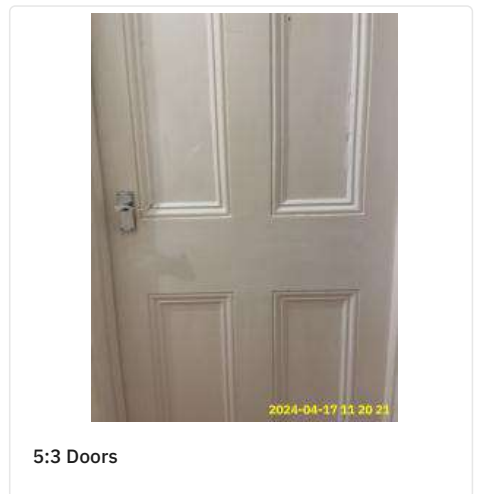
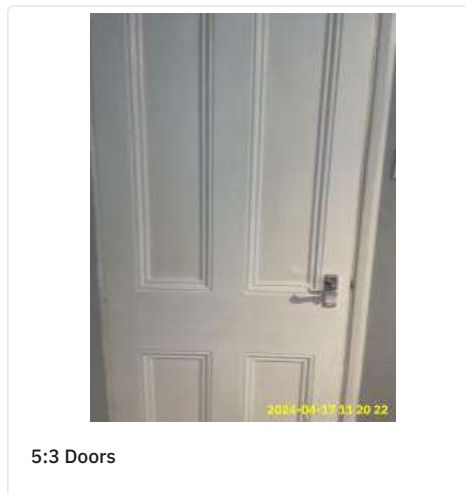
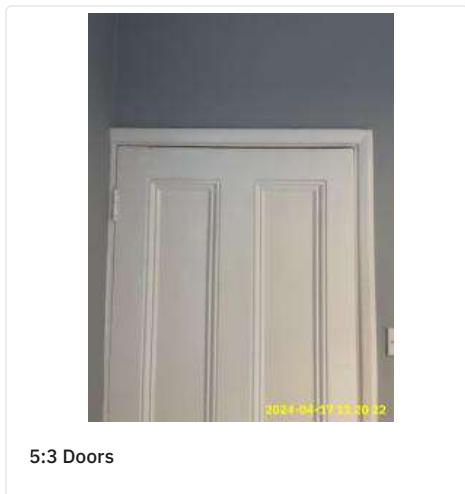
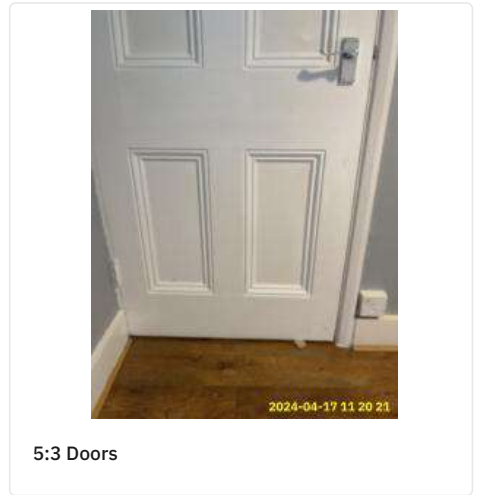
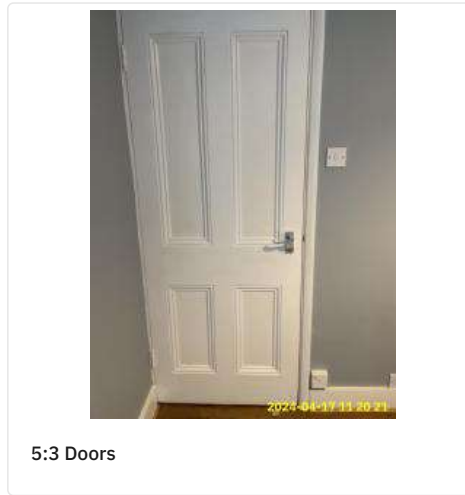
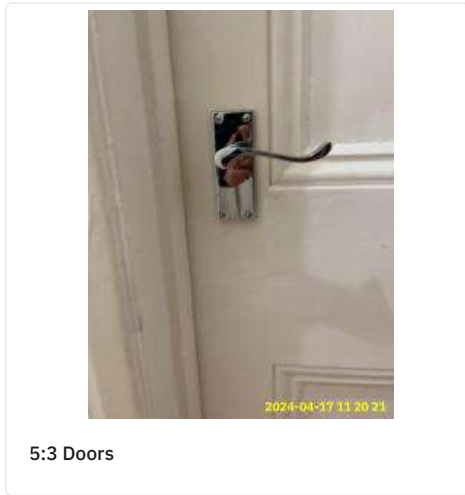
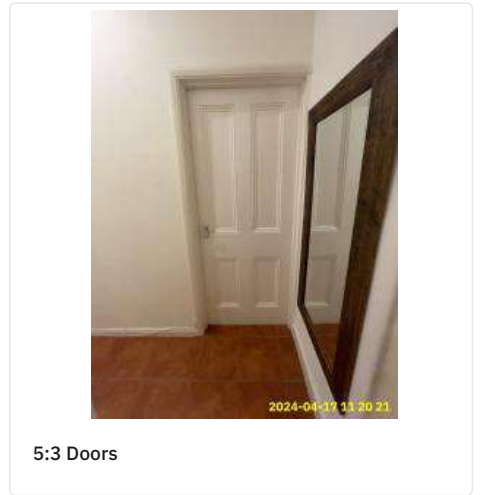
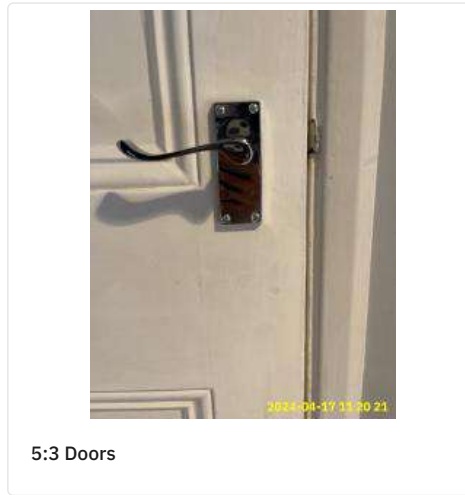
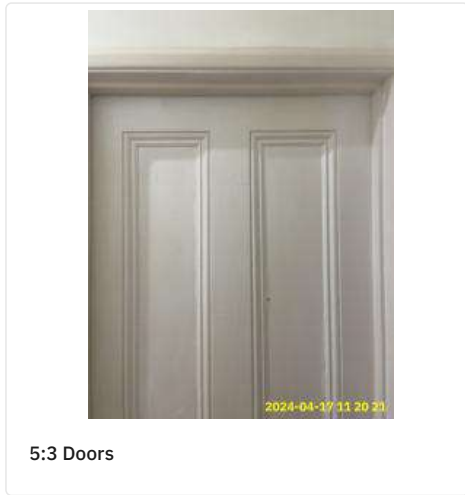


5:2 Ceiling



5:2 Ceiling

Name	Date	Condition	Cleanliness	Description
5:3 Doors	17 Apr 2024	Good	Good	White, Wood Painted, Flat Paneled, Lever Handle(s)





5:3 Doors

Name	Date	Condition	Cleanliness	Description
5:4 Flooring	17 Apr 2024	Fair	Good	Wood Effect, Laminate, Wall to Wall Fitted Scratches on the floor near window Cleaning



5:4 Flooring



5:4 Flooring



5:4 Flooring



5:4 Flooring



5:4 Flooring



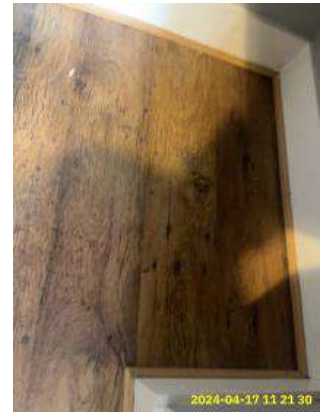
5:4 Flooring



5:4 Flooring



5:4 Flooring



5:4 Flooring



5:4 Flooring



5:4 Flooring

Scratches on the floor near window



5:4 Flooring

Scratches on the floor near window



5:4 Flooring

Scratches on the floor near window



5:4 Flooring

Scratches on the floor near window



5:4 Flooring

Scratches on the floor near window

Name	Date	Condition	Cleanliness	Description
5:5 Heating	17 Apr 2024	Good	Good	White, 1 x Radiator Single Panel, White Enamel



5:5 Heating



5:5 Heating



5:5 Heating



5:5 Heating



5:5 Heating



5:5 Heating



5:5 Heating



5:5 Heating

Name	Date	Condition	Cleanliness	Description
5:6 Lighting	17 Apr 2024	Good	Good	Yellow, 1 x Pendant with Bulb, Metal Shade



5:6 Lighting



5:6 Lighting



5:6 Lighting



5:6 Lighting



5:6 Lighting

Name	Date	Condition	Cleanliness	Description
5:7 Switches/sockets	17 Apr 2024	Good	Good	White, Single Switch x 1, Plastic ; White, Double Socket with Double Switch x 4, Plastic ; White, Single Telephone Point x 1, Plastic



5:7 Switches/sockets



5:7 Switches/sockets



5:7 Switches/sockets



5:7 Switches/Socket



5:7 Switches/Socket



5:7 Switches/Socket

Name	Date	Condition	Cleanliness	Description
5:8 Walls	17 Apr 2024	Good	Good	Grey, Plaster Finish, Painted



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



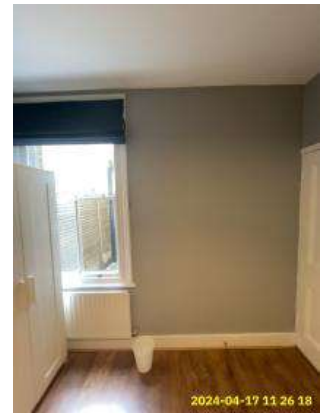
5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls



5:8 Walls

Name	Date	Condition	Cleanliness	Description
5:9 Windows/ Blinds	17 Apr 2024	Fair	Fair	Windows - White, 1 x, UPVC (White), Double Glazed, Lever Handle(s) With Lock(s); Blinds - Blue, Blind, Blackout, Roller



5:9 Windows/ Blinds



5:9 Windows/ Blinds



5:9 Windows/ Blinds



5:9 Windows/ Blinds



5:9 Windows/ Blinds



5:9 Windows/ Blinds



5:9 Windows/ Blinds



5:9 Windows/ Blinds



5:9 Windows/ Blinds

Name	Date	Condition	Cleanliness	Description
5:10 Bed	17 Apr 2024	Good	Good	White, Wooden, Double Bed with Mattress & Headboard



5:10 Bed



5:10 Bed



5:10 Bed



5:10 Bed



5:10 Bed



5:10 Bed



5:10 Bed



5:10 Bed



5:10 Bed



5:10 Bed

Name	Date	Condition	Cleanliness	Description
5:11 Unit	17 Apr 2024	Good	Good	Open Unit, with Wooden Shelves, 2 x Wooden Organiser



5:11 Unit



5:11 Unit



5:11 Unit



5:11 Unit



5:11 Unit



5:11 Unit



5:11 Unit

Name	Date	Condition	Cleanliness	Description
5:12 Furnishings	17 Apr 2024	Fair	Good	White, Wood Painted, 1 x Wardrobe, Free Standing, Double Door with Pull Handles, Internal Shelves, Hanger Rail; White, Wood Painted, 1 x Stool Scratch on the inside wall Cleaning



5:12 Furnishings



5:12 Furnishings



5:12 Furnishings



5:12 Furnishings



5:12 Furnishings



5:12 Furnishings



5:12 Furnishings



5:12 Furnishings
Scratch on the inside wall



5:12 Furnishings
Scratch on the inside wall



5:12 Furnishings
Scratch on the inside wall



5:12 Furnishings
Scratch on the inside wall



5:12 Furnishings
Scratch on the inside wall

6: Bedroom 2

Name	Date	Condition	Cleanliness	Description
6:1 General Overview	17 Apr 2024	Good	Good	May have negligible signs of wear, but no serious faults in appearance or functionality Scratches on the entry wall Cleaning



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



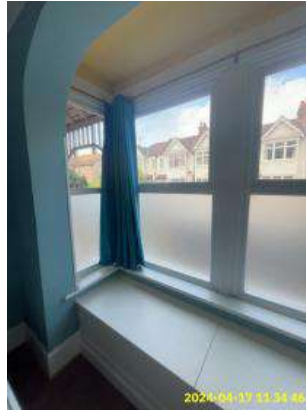
6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall



6:1 General Overview
Scratches on the entry wall

Name	Date	Condition	Cleanliness	Description
6:2 Ceiling	17 Apr 2024	Good	Good	White, Plaster Finish, Painted



6:2 Ceiling



6:2 Ceiling



6:2 Ceiling



6:2 Ceiling



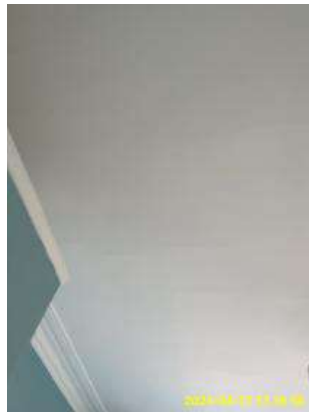
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6:2 Ceiling



6:2 Ceiling



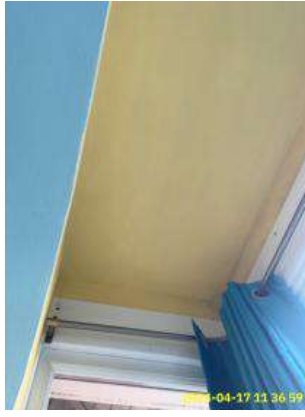
6:2 Ceiling



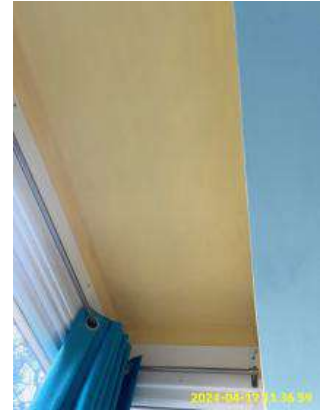
6:2 Ceiling



6:2 Ceiling



6:2 Ceiling



6:2 Ceiling

Name	Date	Condition	Cleanliness	Description
6:3 Doors	17 Apr 2024	Good	Good	White, Wood Painted, Flat Paneled, Lever Handle(s), Coat Hooks



6:3 Doors



6:3 Doors



6:3 Doors



6:3 Doors



6:3 Doors



6:3 Doors



6:3 Doors



6:3 Doors

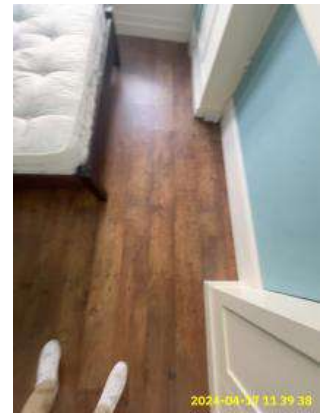
Name	Date	Condition	Cleanliness	Description
6:4 Flooring	17 Apr 2024	Good	Good	Wood Effect, Laminate, Wall to Wall Fitted



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring



6:4 Flooring

Name	Date	Condition	Cleanliness	Description
6:5 Heating	17 Apr 2024	Good	Good	White, 1 x Radiator Single Panel, White Enamel



6:5 Heating



6:5 Heating



6:5 Heating



6:5 Heating



6:5 Heating



6:5 Heating



6:5 Heating

Name	Date	Condition	Cleanliness	Description
6:6 Lighting	17 Apr 2024	Good	Good	Yellow, 1 x Pendant with Bulb, Plastic Shade; White, 1 x LED Strip



6:6 Lighting



6:6 Lighting



6:6 Lighting



6:6 Lighting



6:6 Lighting



6:6 Lighting



6:6 Lighting

Name	Date	Condition	Cleanliness	Description
6:7 Switches/Socket	17 Apr 2024	Good	Good	White, Single Switch x 1, Plastic ; White, Double Socket with Double Switch x 5, Plastic



6:7 Switches/Socket



6:7 Switches/Socket



6:7 Switches/Socket



6:7 Switches/Socket



6:7 Switches/Socket



6:7 Switches/Socket

Name	Date	Condition	Cleanliness	Description
6:8 Walls	17 Apr 2024	Fair	Good	Sky, Plaster Finish, Painted Scratches on the wall Cleaning



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls



6:8 Walls
Scratches on the wall



2024-04-17 11:45:02

6:8 Walls

Scratches on the wall



2024-04-17 11:45:02

6:8 Walls

Scratches on the wall



2024-04-17 11:45:02

6:8 Walls

Scratches on the wall



2024-04-17 11:45:02

6:8 Walls

Scratches on the wall



2024-04-17 11:45:03

6:8 Walls

Scratches on the wall



2024-04-17 11:45:02

6:8 Walls

Scratches on the wall



2024-04-17 11:45:02

6:8 Walls

Scratches on the wall



2024-04-17 11:45:03

6:8 Walls

Scratches on the wall

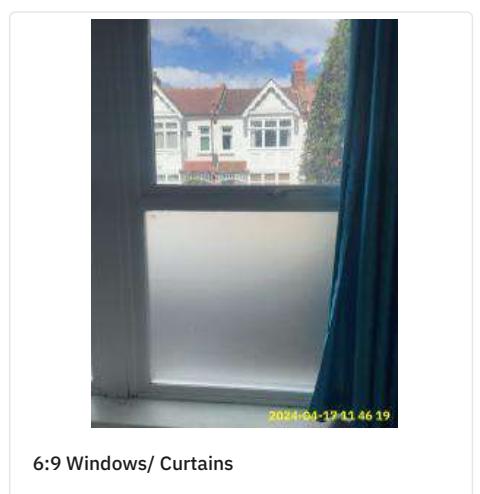
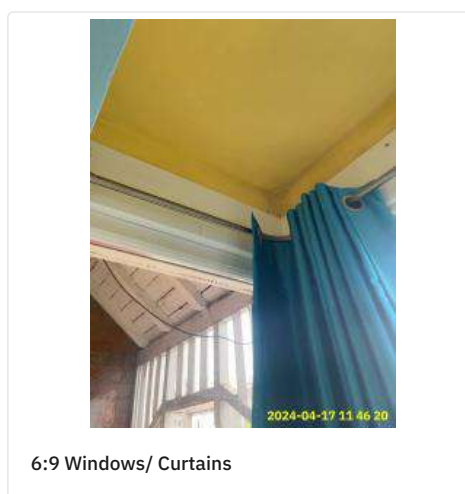
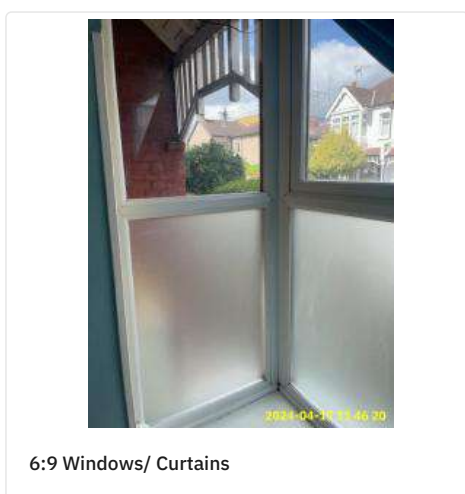
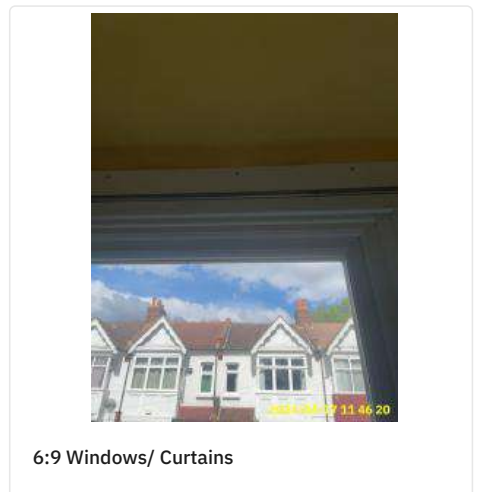
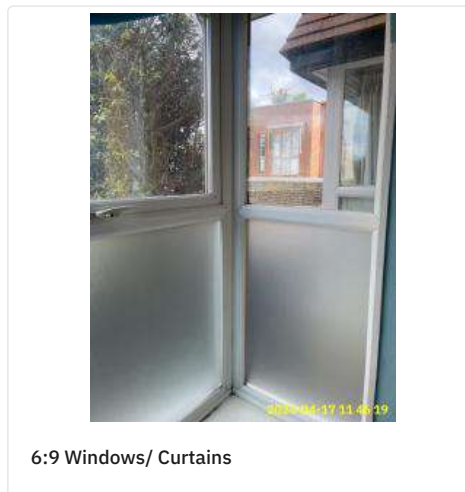
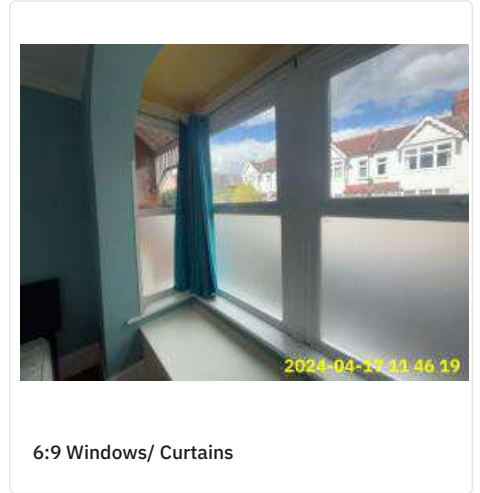
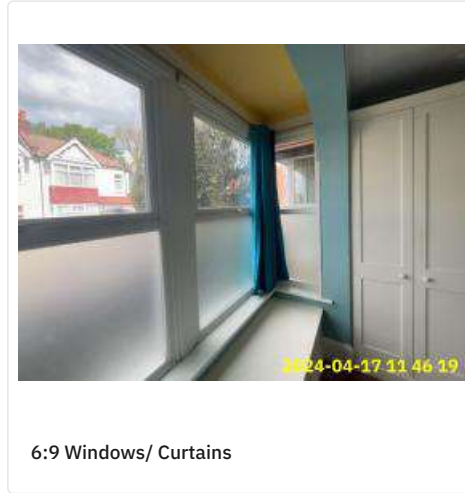


2024-04-17 11:45:02

6:8 Walls

Scratches on the wall

Name	Date	Condition	Cleanliness	Description
6:9 Windows/ Curtains	17 Apr 2024	Fair	Good	Windows - White, 2 x, UPVC (White), Double Glazed, Lever Handle(s) With Lock(s) ; Curtains - Blue, Cotton, Length To Sill, Scratches on the bottom Cleaning





6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains



6:9 Windows/ Curtains
Scratches on the bottom



6:9 Windows/ Curtains
Scratches on the bottom



6:9 Windows/ Curtains
Scratches on the bottom



6:9 Windows/ Curtains
Scratches on the bottom

Name	Date	Condition	Cleanliness	Description
6:10 Bed	17 Apr 2024	Good	Good	Wood Effect, Wooden, Double Bed with Mattress & Headboard



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed



6:10 Bed

Name	Date	Condition	Cleanliness	Description
6:11 Furnishings	17 Apr 2024	Good	Good	White, Wood Painted, 2 x Wardrobe, Free Standing, Double Door with Pull Handles, Internal Drawer, Hanger Rail; White, Wood Painted, 1 x Stool; 1 x Mirror, Metal Framed;



6:11 Furnishings



6:11 Furnishings



6:11 Furnishings



6:11 Furnishings



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6:11 Furnishings



6:11 Furnishings



6:11 Furnishings

7: Porch

Name	Date	Condition	Cleanliness	Description
7:1 General Overview	17 Apr 2024	Good	Good	May have negligible signs of wear, but no serious faults in appearance or functionality



7:1 General Overview



7:1 General Overview



7:1 General Overview



7:1 General Overview



7:1 General Overview



7:1 General Overview



7:1 General Overview



7:1 General Overview



7:1 General Overview



7:1 General Overview

Summary of Defects

General

Entrance/Hallway	
<p>General Overview</p> <p>Condition Fair</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none">Scratches on the front door
<p>Doors</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none">Scratches on the front door
<p>Lighting</p> <p>Condition Poor</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none">2 lights are not working

Living Room	
<p>Heating</p> <p>Condition Good</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none">Stained
<p>Walls</p> <p>Condition Fair</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none">Stained & cracked

Kitchen	
<p>Oven/Hob/Extractor Fan</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none">Paint discoloration on grab handle
<p>Washing Machine</p> <p>Condition Good</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none">Detergent stains

Bathroom	
<p>Walls</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Paint coming off
<p>Windows</p> <p>Condition Fair</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none"> • Mold stains

Cleaning

Entrance/Hallway	
<p>Walls</p> <p>Condition Fair</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none"> • Scratches on lower left wall • Scratches in Hallway left wall

Kitchen	
<p>Walls</p> <p>Condition Good</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none"> • Wall cleaning
<p>Windows</p> <p>Condition Good</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Stains

Bathroom	
<p>Toilet</p> <p>Condition Good</p> <p>Cleanliness Poor</p>	<ul style="list-style-type: none"> • Toilet seat stains

Bedroom 1	
<p>Flooring</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Scratches on the floor near window

Bedroom 1	
<p>Furnishings</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Scratch on the inside wall

Bedroom 2	
<p>General Overview</p> <p>Condition Good</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Scratches on the entry wall
<p>Walls</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Scratches on the wall
<p>Windows/ Curtains</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Scratches on the bottom

Maintenance

Kitchen	
<p>General Overview</p> <p>Condition Fair</p> <p>Cleanliness Fair</p>	<ul style="list-style-type: none"> • Floor damage
<p>Flooring</p> <p>Condition Fair</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Floor damage
<p>Sink</p> <p>Condition Poor</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none"> • Water dripping

Declarations

Assessor Declaration

I confirm that this report reflects my assessment of the property.



Tenant(s) Declaration(s)

I accept this report as an accurate assessment of the contents and condition of the property.