

# Inventory & Schedule of Condition



**PROPERTY TRACK**  
INVENTORY SERVICES

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Property inspected by Nicky

## Address

Test house  
Any Town  
Wiltshire



## Carried Out

**July**  
**1st 2026**

## Tenant

Nicky Burn

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## Disclaimers

### Important Information

#### What is an Inventory Report?

This Inventory Check-In Report provides a fair, objective and impartial record of the general condition of the contents of the Property as well as its internal condition at the outset of the lease of the Property.

#### What are the benefits of using this Report?

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are 'strongly recommended' as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant's interests to carefully check this Inventory Check-In Report and to highlight any discrepancies as soon as possible and in any event no later than 14 days after this Inventory Check-In Report has been delivered to you. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a Final Inspection Report and may affect the retention or release of a tenancy deposit.

#### Is the report aimed at the landlord or the tenant?

Inventory Check-In Report is objective and contains photographic evidence, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

#### What does this Report tell you?

This Inventory Check-In Report provides a clear and easy to follow statement of condition for each of the main elements of the property on a room-by-room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Clerk. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. Please Note: where no comment on the condition of an element or item of contents is made by the Inventory Clerk, the element or item is taken to be in good condition and without defect.

#### What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, this Inventory Check-In Report provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the Inventory Check-In Report and the superficial condition of same. This report is not a building survey, a structural survey, or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

#### What is inspected and not inspected?

The Inventory Clerk 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. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds, and kitchen appliances if appropriate, but will exclude other contents. Gardens and their contents will be inspected and reported upon. The inspection is non-invasive. This means that the Inventory Clerk does not take up carpets, floor coverings or floorboards, move large items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.

**1. METER READINGS**

| Ref | Type           | Location                      | Serial No. | Reading  |
|-----|----------------|-------------------------------|------------|----------|
| 1.1 | Water Meter    | Pavement at front of property | 313960388  | 72466    |
| 1.2 | Gas Meter      | Side of property              | 123456     | 7649.533 |
| 1.3 | Electric Meter | Side of property              | 876543     | 2251     |



Ref #1.1



Ref #1.2



Ref #1.2



Ref #1.3

**2. SMOKE ALARM(S)**

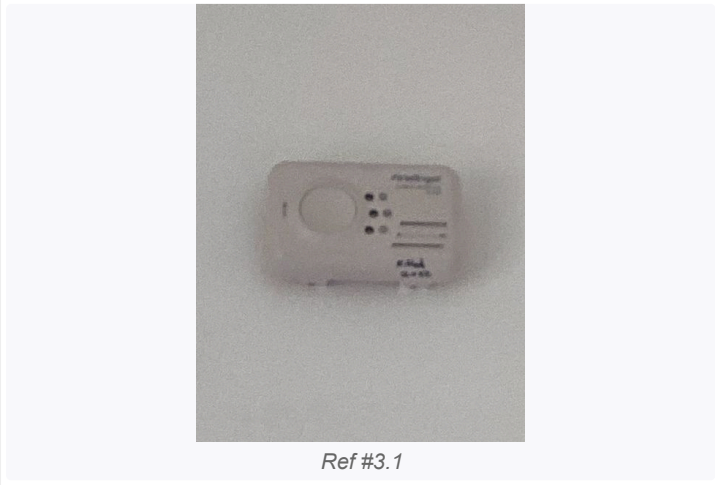
| Ref | Name                                              | Answer | Comments                                                                            |
|-----|---------------------------------------------------|--------|-------------------------------------------------------------------------------------|
| 2.1 | Alarm tested for power only. Audible alarm heard? | Yes    | White smoke alarm mounted on ceiling in hallway                                     |
| 2.2 | Alarm tested for power only. Audible alarm heard? | No     | White smoke alarm fixed to the ceiling power on landing<br><b>Needs Maintenance</b> |
| 2.3 | Alarm tested for power only. Audible alarm heard? |        | Location of alarm:                                                                  |

2. SMOKE ALARM(S) (CONT.)



3. CARBON MONOXIDE ALARM(S)

| Ref | Name                                              | Answer | Comments                                                                         |
|-----|---------------------------------------------------|--------|----------------------------------------------------------------------------------|
| 3.1 | Alarm tested for power only. Audible alarm heard? | No     | White carbon monoxide alarm installed on ceiling in kitchen<br>Needs Maintenance |
| 3.2 | Alarm tested for power only. Audible alarm heard? |        | Location of alarm:                                                               |



4. KEYS

| Ref | Name | Description                                              |
|-----|------|----------------------------------------------------------|
| 4.1 | Keys | Front door key<br>Back door key<br><br>Returned to agent |

4. KEYS (CONT.)



Ref #4.1

5. FRONT GARDEN

| Ref | Name               | Description                                                                                                                             | Condition                                                                              |
|-----|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 5.1 | Garden Description | Front garden features a small lawn area bordered by low shrubs and perennial plants, with paved pathway and decorative gravel sections. | Lawn and planting beds are well maintained with no visible damage or signs of neglect. |



Ref #5

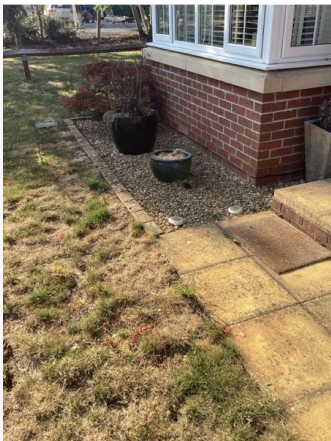


Ref #5.1



Ref #5.1

| 6. EXTERIOR FRONT                                                                                             |      |             |           |
|---------------------------------------------------------------------------------------------------------------|------|-------------|-----------|
| Ref                                                                                                           | Name | Description | Condition |
| No items associated with this room.                                                                           |      |             |           |
| <div></div> <div>Ref #6</div> |      |             |           |

| 7. CLEANLINESS OVERVIEW                                                                                           |                                 |        |          |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------|--------|----------|
| Ref                                                                                                               | Name                            | Answer | Comments |
| 7.1                                                                                                               | General cleanliness of property | Good   |          |
| <div></div> <div>Ref #7</div>  |                                 |        |          |
| <div></div> <div>Ref #7</div> |                                 |        |          |
| <div></div> <div>Ref #7</div>  |                                 |        |          |
| <div></div> <div>Ref #7</div> |                                 |        |          |

| 8. ODOURS |              |        |                           |
|-----------|--------------|--------|---------------------------|
| Ref       | Name         | Answer | Comments                  |
| 8.1       | Odours noted | Yes    | Smell of urine on landing |

| 9. ENTRANCE / HALLWAY |                  |                                                                                                                                                                               |                                                                                                                                |
|-----------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Ref                   | Name             | Description                                                                                                                                                                   | Condition                                                                                                                      |
| 9.1                   | Door             | White composite front door with vertical panel detailing, three rectangular glazed inserts, long brushed metal handle, and frosted side panels.                               | Door surface and glazing are in clean condition with no visible damage, minor scuffing present on the lower edge of the frame. |
| 9.2                   | Ceiling          | White textured plaster ceiling with coving along the edges and a visible bulkhead feature.                                                                                    | Ceiling appears intact with no visible stains, cracks, or signs of water damage.                                               |
| 9.3                   | Lighting         | Ceiling-mounted light fitting with a cylindrical dark brown lampshade featuring decorative swirl patterns.                                                                    | Lampshade is intact with minor marks visible and no obvious signs of damage or wear.                                           |
| 9.4                   | Walls            | Walls are painted cream above dado rail and finished with vertical grey and white striped wallpaper below, with white woodwork trim and skirting.                             | Minor marks and scuffs, some screw holes visible, otherwise intact with no significant damage observed.                        |
| 9.5                   | Heating          | White metal panel radiator with vertical ridges and thermostatic valve located on the right side.                                                                             | Radiator casing has minor marks and the valves show some tarnishing but no visible damage.                                     |
| 9.6                   | Flooring         | Wood-effect laminate flooring in a medium oak finish extends throughout the entrance and hallway area with carpeted stairs in a light beige colour.                           | Laminate flooring is in good condition with no visible damage while the edge of the stair carpet is fraying and slightly worn. |
| 9.7                   | Woodwork         | White painted skirting boards with a smooth finish running along the base of neutral coloured walls above light wood laminate flooring.                                       | Skirting boards are intact with no visible damage or marks and paintwork appears even throughout.                              |
| 9.8                   | Sockets/switches | White plastic double switched sockets, single switched sockets, a BT Openreach telephone/ data point, and a dual rocker light switch are present in the entrance and hallway. | All sockets, switches, and data point show no visible damage or wear and appear intact and securely mounted.                   |



Ref #9



Ref #9

9. ENTRANCE / HALLWAY (CONT.)



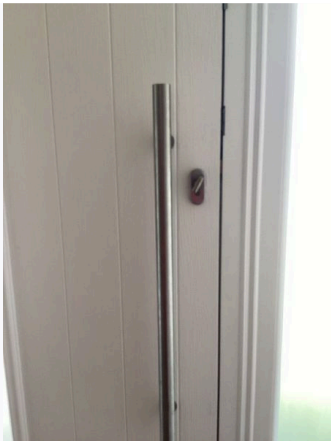
Ref #9.1



Ref #9.1



Ref #9.1



Ref #9.1

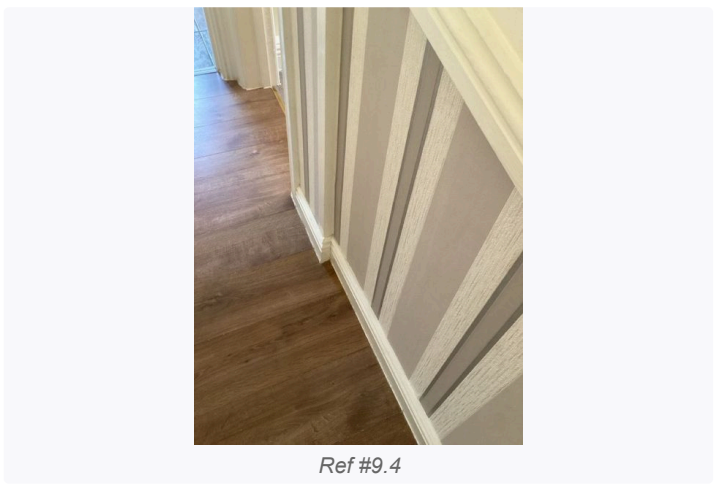
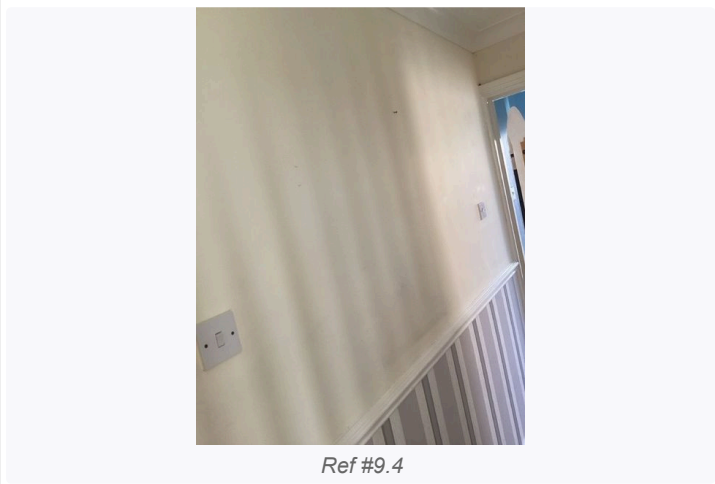
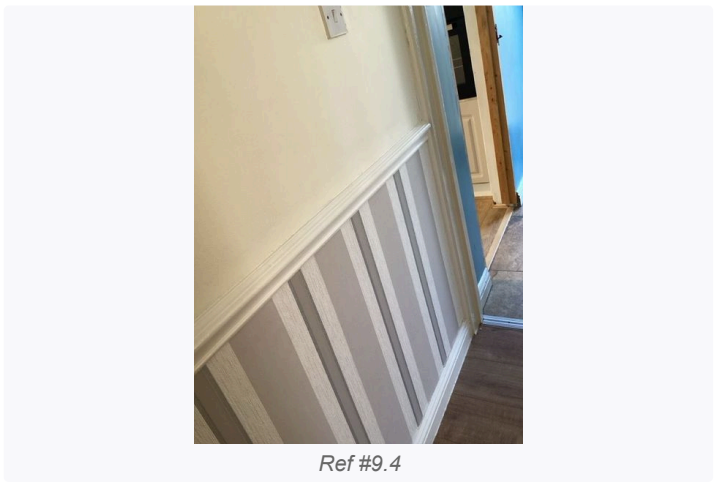
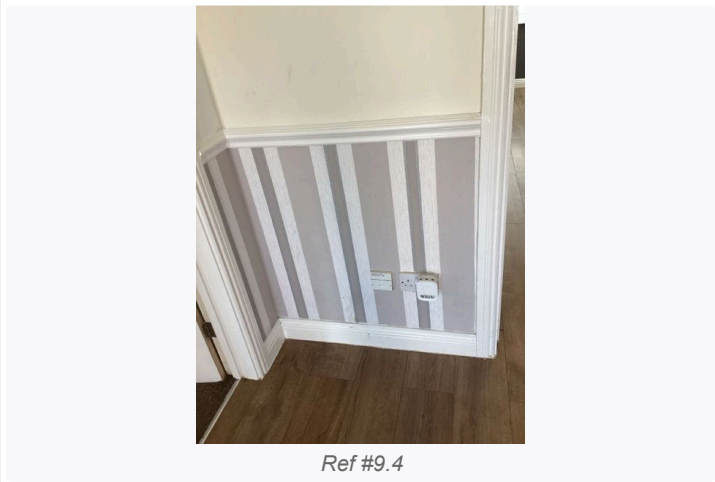
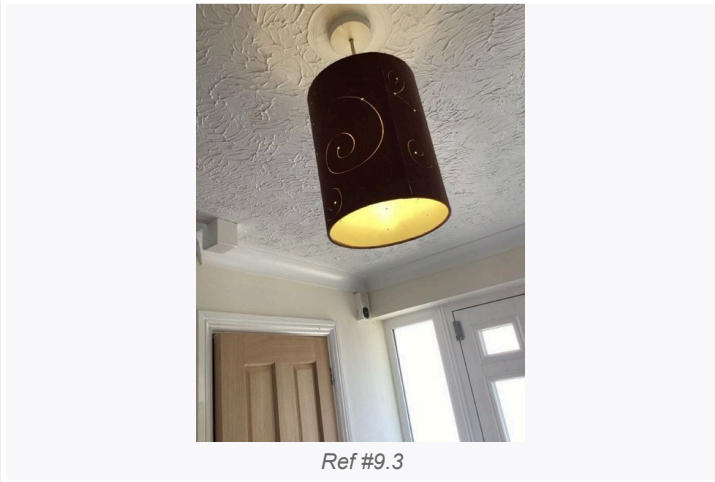


Ref #9.2



Ref #9.2

9. ENTRANCE / HALLWAY (CONT.)



9. ENTRANCE / HALLWAY (CONT.)



Ref #9.4



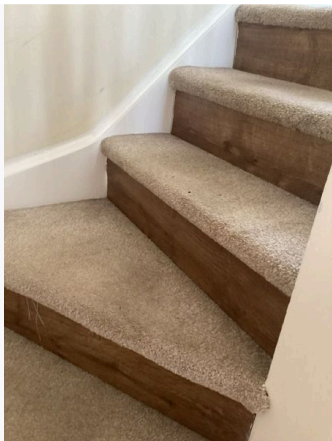
Ref #9.5



Ref #9.6



Ref #9.6



Ref #9.6



Ref #9.6

9. ENTRANCE / HALLWAY (CONT.)



Ref #9.6



Ref #9.6



Ref #9.7



Ref #9.7

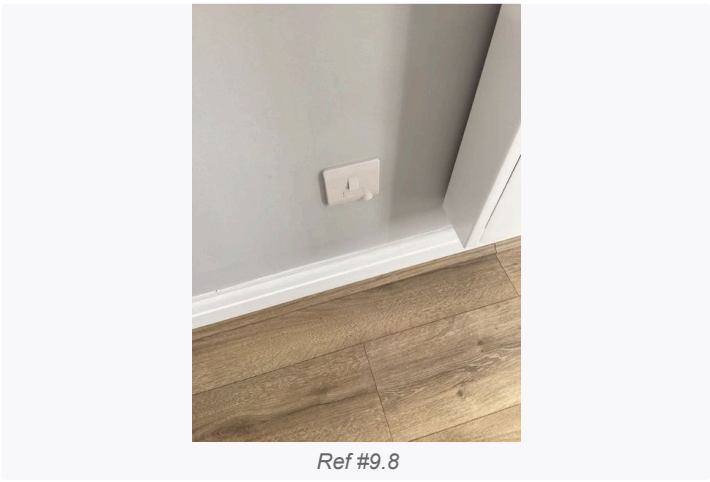
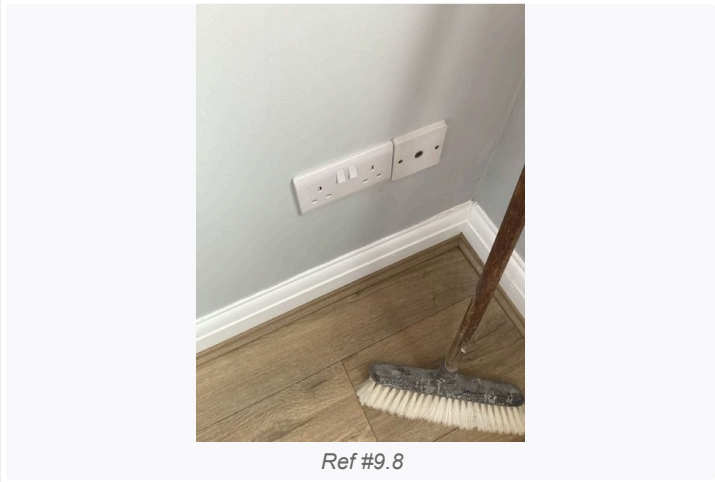


Ref #9.7



Ref #9.8

9. ENTRANCE / HALLWAY (CONT.)



10. TOILET

| Ref  | Name     | Description                                                                                | Condition                                                                          |
|------|----------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 10.1 | Door     | White six-panel wooden door with a silver lever handle and a mounted coat hook at the top. | Minor scuffs and paint chips near the lock edge, otherwise intact and functioning. |
| 10.2 | Ceiling  | Smooth white painted plasterboard ceiling with no visible fixtures                         | Ceiling is intact with no signs of damage, stains or cracks visible                |
| 10.3 | Lighting | Ceiling-mounted light fitting with a white plastic holder and exposed white bulb.          | Lighting is operational with no visible damage or significant wear.                |

| 10. TOILET (CONT.) |             |                                                                                                                                                                                        |                                                                                                                                                                           |
|--------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.4               | Walls       | Painted plaster walls in a matte dark blue finish with part-tiled areas in white rectangular ceramic tiles above the sink and behind fixtures.                                         | Walls show signs of light marking and scuffing in several areas with no obvious significant damage or cracks, tiles appear intact with no visible chips or missing grout. |
| 10.5               | Window      | White uPVC double-glazed window with obscure patterned glass and vertical central handle.                                                                                              | Window frame, handle, and glass appear in good condition with no visible signs of damage or wear.                                                                         |
| 10.6               | Toilet      | Close-coupled white ceramic toilet with matching seat and lid, dual flush button and standard pan design.                                                                              | No visible chips or cracks, minor staining inside the bowl, exterior surface and seat appear intact and clean.                                                            |
| 10.7               | Sink        | White ceramic pedestal sink with two separate chrome taps for hot and cold, circular overflow, and a metallic drain cover.                                                             | Minor marks and some staining on the rim, generally intact with no visible cracks or major damage, taps and waste appear functional.                                      |
| 10.8               | Heating     | White metal panel radiator with vertical ridges and thermostatic control valve, mounted on a blue wall above wooden flooring.                                                          | Radiator and valves appear intact with no visible damage, rust, or leaks.                                                                                                 |
| 10.9               | Flooring    | Engineered wood planks in a natural light oak finish with visible knots and grain patterns fitted throughout the toilet area.                                                          | Multiple scratches and scuffs present with prominent knots and occasional chips and water stains observed near the skirting and radiator.                                 |
| 10.10              | Accessories | Chrome wall-mounted toilet roll holder with toilet roll, black and white plastic toilet brush and holder, metallic pedal bin, octagonal metallic wall mirror, framed pictures on wall. | Toilet brush and holder appear clean, toilet roll holder is intact, bin shows light surface marks, mirror in good order, no visible damage to accessories.                |
| 10.11              | Woodwork    | Painted white timber skirting boards and architraves with a grooved texture and moulded profiles around the perimeter of the toilet.                                                   | Generally good with minor scuffs, light paint wear and faint marking in some areas.                                                                                       |



Ref #10

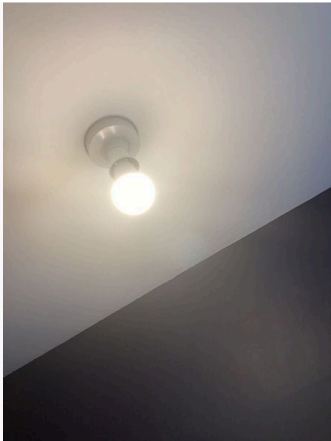


Ref #10

10. TOILET (CONT.)



Ref #10.1



Ref #10.1



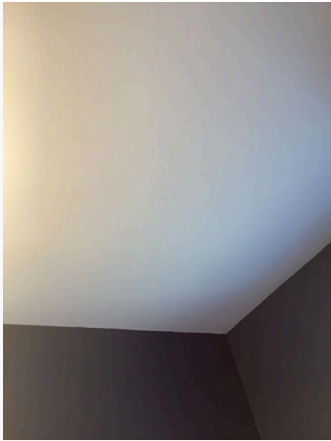
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Ref #10.1

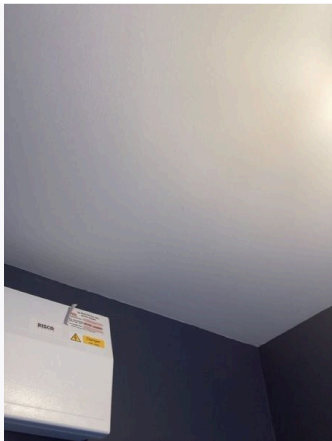


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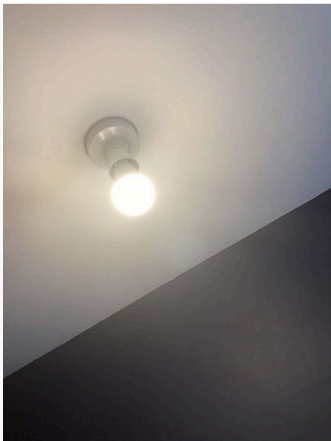


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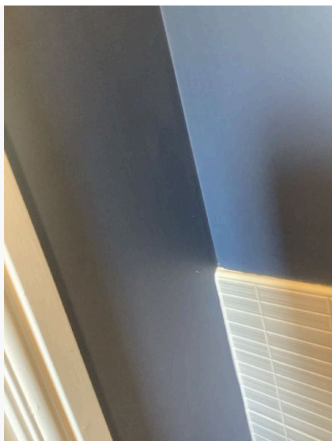
10. TOILET (CONT.)



Ref #10.2



Ref #10.3



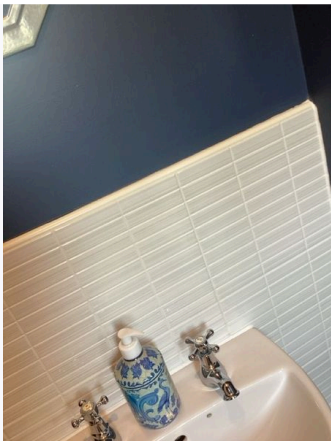
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Ref #10.4



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10. TOILET (CONT.)



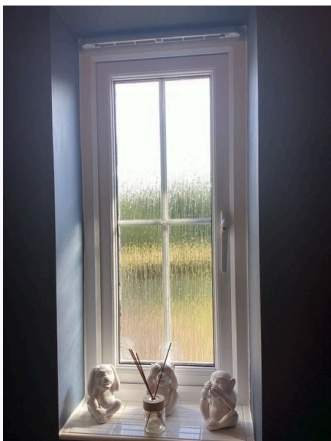
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Ref #10.4



Ref #10.4



Ref #10.5



Ref #10.5



Ref #10.5

10. TOILET (CONT.)



Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6

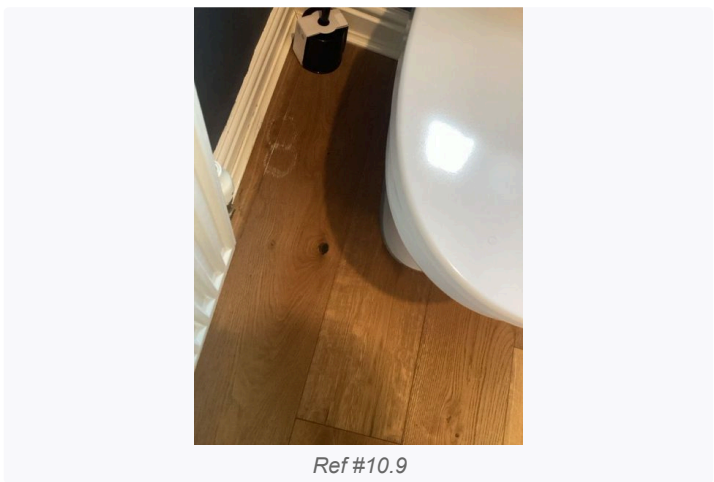
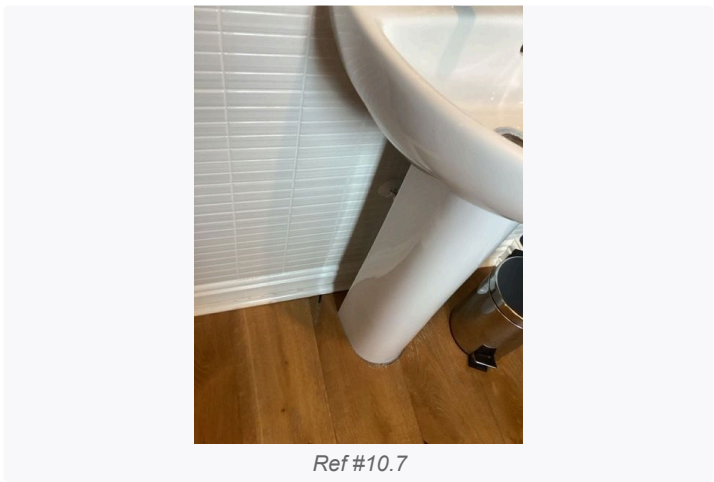
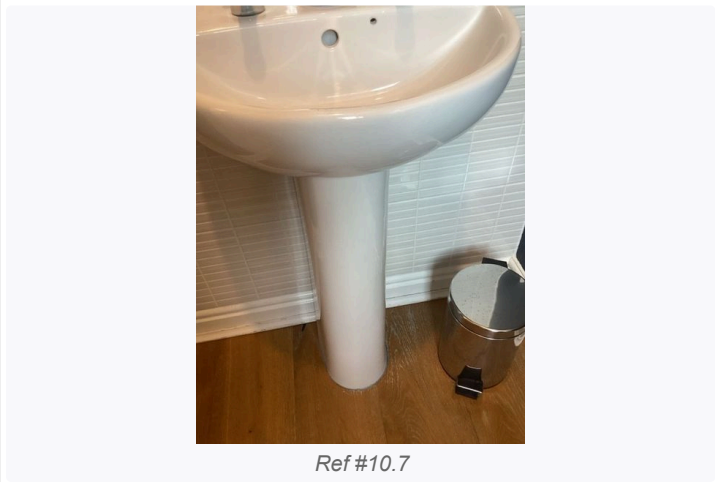


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10. TOILET (CONT.)



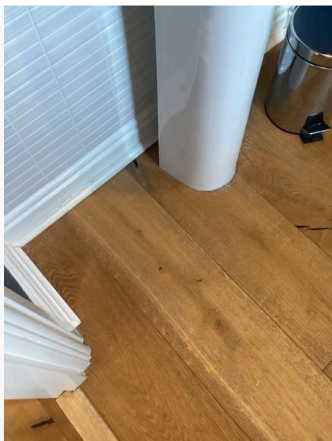
10. TOILET (CONT.)



Ref #10.9



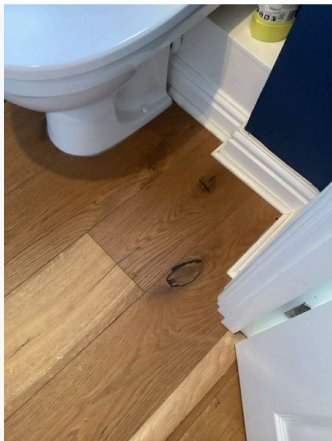
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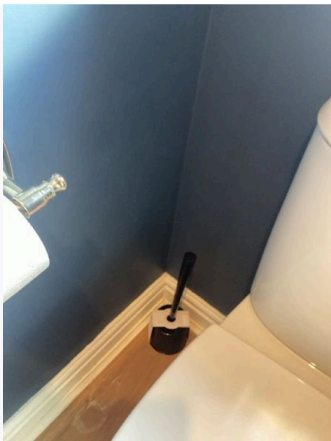
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Ref #10.9



Ref #10.10

10. TOILET (CONT.)



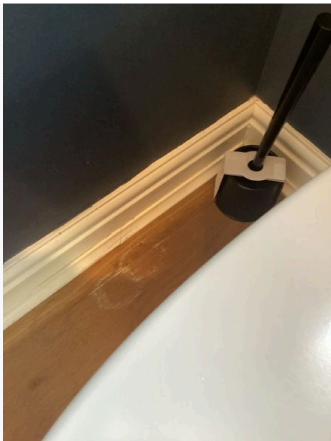
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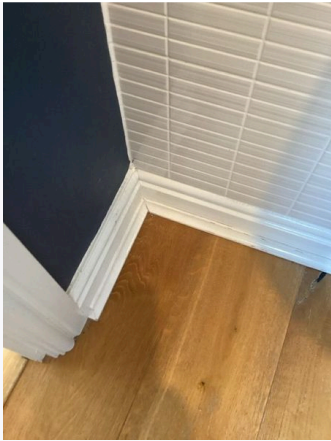
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Ref #10.10



Ref #10.11



Ref #10.11

10. TOILET (CONT.)



Ref #10.11

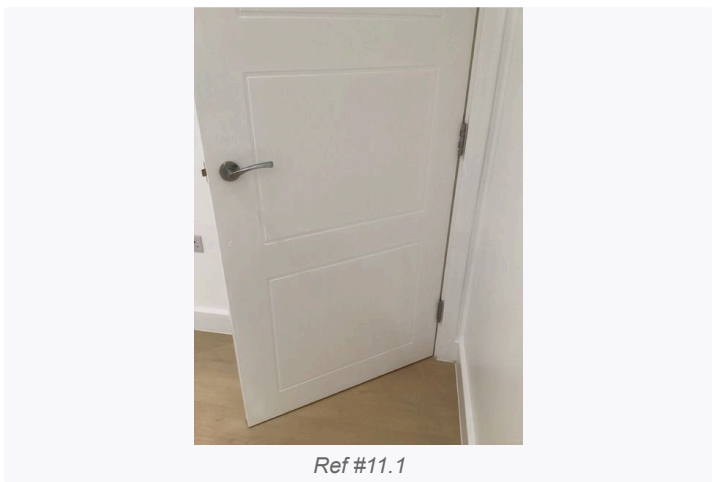
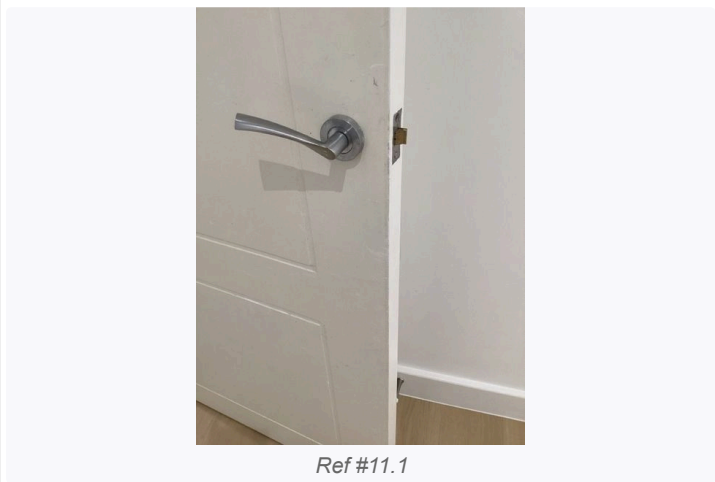
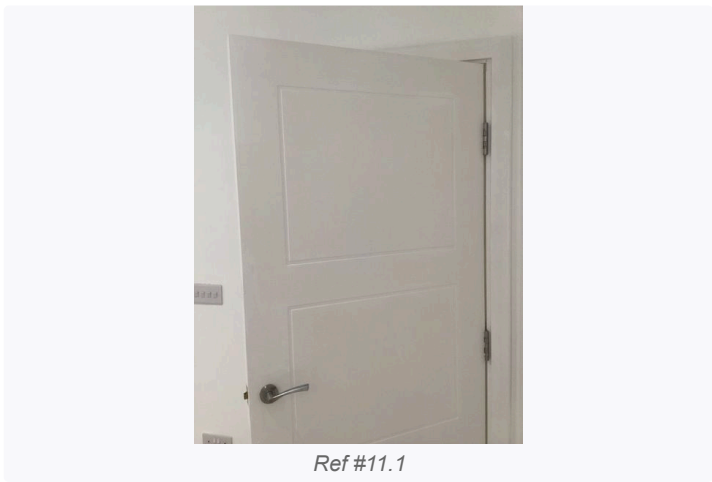
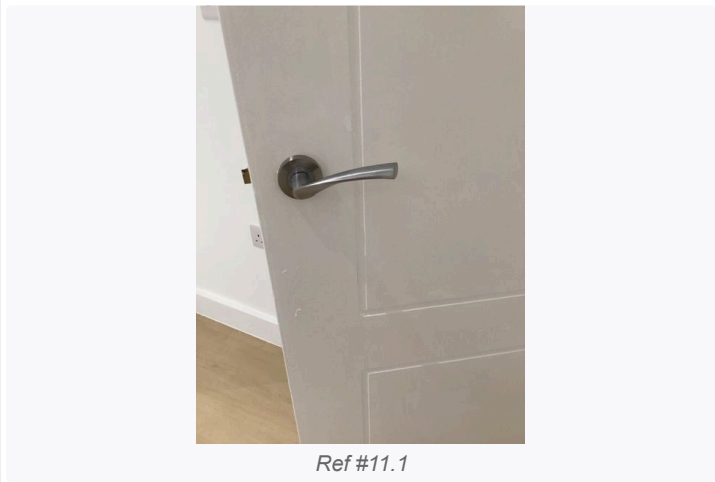
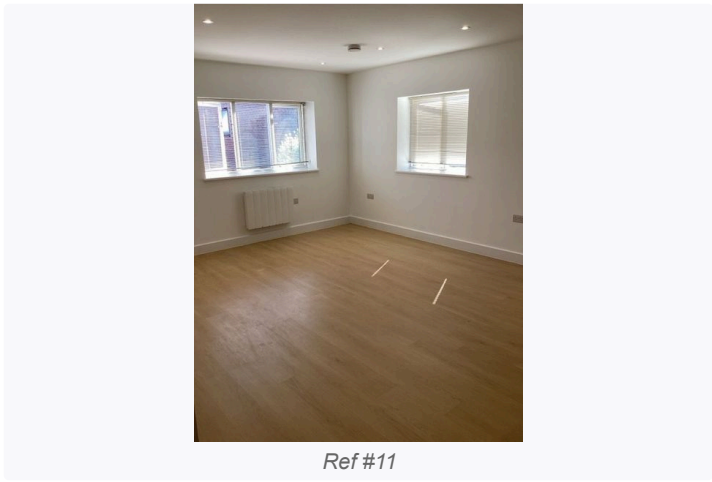


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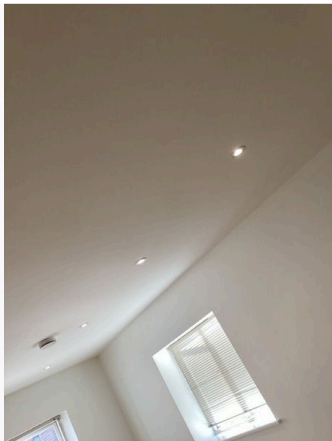
11. LOUNGE

| Ref   | Name             | Description                                                                                                                                                            | Condition                                                                                                                                                        |
|-------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.1  | Door             | White painted wooden door with two rectangular recessed panels and a silver metal lever handle.                                                                        | Minor scuff marks and scratches are visible on the door surface with some wear to the paintwork particularly near the handle area.                               |
| 11.2  | Ceiling          | Smooth white plaster ceiling with recessed spotlights and ceiling-mounted smoke detector.                                                                              | No visible marks cracks or stains ceiling and fittings appear intact.                                                                                            |
| 11.3  | Lighting         | Ceiling-mounted recessed spotlights with white trim arranged in a linear pattern.                                                                                      | All lights appear to be functioning with no visible damage or wear to the fittings.                                                                              |
| 11.4  | Walls            | Painted plastered walls in an off-white shade with multiple plug sockets and skirting board present.                                                                   | Walls show minor surface imperfections and unevenness, overall intact with no visible cracks or severe damage.                                                   |
| 11.5  | Window           | Three-panel casement window with white painted wooden frames, clear glass panes and fitted with a metal restrictor and Venetian blind, set within a deep white reveal. | Paint chipped and areas of exposed wood visible on lower frames, rust present on restrictor arm, general wear and slight signs of moisture damage on sill edges. |
| 11.6  | Curtains/Blinds  | Venetian blinds in light beige colour with a plastic tilt wand and horizontal slats.                                                                                   | Blinds show signs of dust, slight warping on lower slats, and minor surface marks.                                                                               |
| 11.7  | Heating          | White metal panel radiator with vertical ridges and two control valves located at the bottom corners.                                                                  | No visible damage or signs of wear, paintwork intact and fittings appear secure.                                                                                 |
| 11.8  | Flooring         | Light oak effect laminate flooring throughout the lounge.                                                                                                              | No visible signs of wear, damage or staining.                                                                                                                    |
| 11.9  | Woodwork         | White painted timber skirting boards running along the base of the walls.                                                                                              | Skirting boards are generally intact with no visible chips or cracks and surface paint appears undamaged.                                                        |
| 11.10 | Sockets/switches | White plastic fittings including single light switch, multiple double power sockets, and a media outlet, all flush-mounted against the wall.                           | All sockets and switches are intact with minor scuffs and surrounding paint unevenness but no visible cracks or significant damage.                              |

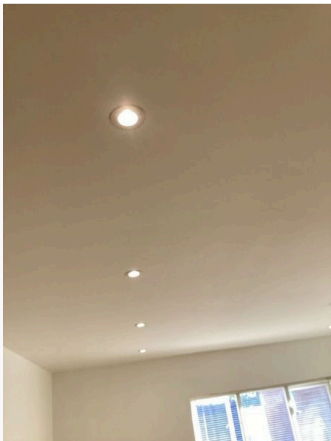
11. LOUNGE (CONT.)



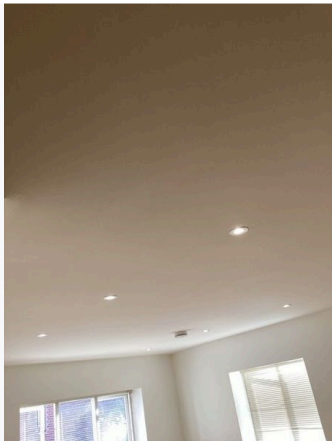
11. LOUNGE (CONT.)



Ref #11.2



Ref #11.3



Ref #11.3



Ref #11.4



Ref #11.4



Ref #11.4

11. LOUNGE (CONT.)



11. LOUNGE (CONT.)



Ref #11.5



Ref #11.6



Ref #11.6



Ref #11.6



Ref #11.7



Ref #11.8

11. LOUNGE (CONT.)



Ref #11.8



Ref #11.9



Ref #11.9



Ref #11.10



Ref #11.10



Ref #11.10

11. LOUNGE (CONT.)



12. KITCHEN

| Ref  | Name           | Description                                                                                                                                                                                | Condition                                                                                                                                                                                  |
|------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12.1 | Door           | White four-panel wooden door with a silver lever handle and visible hinges.                                                                                                                | Minor scuffs and marks visible on the surface<br>small screw holes above centre panel handle and hardware intact little visible wear on fittings.                                          |
| 12.2 | Ceiling        | White painted plasterboard ceiling with recessed spotlights and a smoke detector fitted.                                                                                                   | Ceiling shows minor marks and faint discolouration in places with no visible cracks or significant damage observed.                                                                        |
| 12.3 | Lighting       | Ceiling-mounted pendant light with white plastic fitting and exposed bulb.                                                                                                                 | Light is operational with no visible damage or wear to fitting or bulb.                                                                                                                    |
| 12.4 | Walls          | Painted plaster walls in a neutral cream tone with white skirting boards and electrical sockets present.                                                                                   | Walls show marks, scuffs and areas of visible discolouration, particularly above worktops and in corners.                                                                                  |
| 12.5 | Window         | Double glazed white uPVC casement window with two opening panels obscure glazing to lower half fitted with locking handles set within a tiled window sill.                                 | Window frame and glazing in good condition<br>minor marks and wear to surrounding plaster in reveals some small areas of filler or patching visible no visible damage to tiles or handles. |
| 12.6 | Heating        | White metal panel radiator with vertical ridges and thermostatic valve located on tiled floor against a painted wall.                                                                      | Paint peeling and corrosion visible along the top edge, minor marks and surface rust present, thermostatic valve intact.                                                                   |
| 12.7 | Flooring       | Ceramic floor tiles in a light beige colour with a subtle mottled pattern and dark grout lines.                                                                                            | Floor tiles appear in good condition with minor surface marks and slight discolouration to some grout lines.                                                                               |
| 12.8 | Kitchen Units  | Kitchen units are finished in a cream-coloured laminate with simple flat-fronted doors, fitted with long brushed steel bar handles, and feature various cupboards and drawers for storage. | Units show signs of wear including visible chipped edges, minor surface marks, and some worn handles but are largely intact and functional.                                                |
| 12.9 | Extractor Hood | Stainless steel extractor hood with control buttons located at the front, mesh filter panels and integrated lighting.                                                                      | Extractor hood appears clean with minor surface marks and no visible damage to the body or controls.                                                                                       |

| 12. KITCHEN (CONT.) |                  |                                                                                                                                                                           |                                                                                                                                               |
|---------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 12.10               | Hob              | Black glass ceramic electric hob with four cooking zones and touch controls.                                                                                              | Hob surface is clean with no visible scratches, chips, or damage.                                                                             |
| 12.11               | Oven             | Stainless steel AEG built-in double oven with glass doors and multiple wire racks.                                                                                        | Oven appears clean with no visible signs of damage or significant wear.                                                                       |
| 12.12               | Worktop(s)       | Laminate worktops with a wood-effect grey and brown striated finish, integrated upstands, and inset with a stainless steel sink and electric hob.                         | Worktops show light surface scratches and minor signs of use, but no major damage or chips visible.                                           |
| 12.13               | Sink             | Stainless steel double bowl sink with drainer and chrome dual-handle mixer tap.                                                                                           | Light surface scratches and some staining visible on sink and drainer, minor limescale around tap and base, otherwise appears functional.     |
| 12.14               | Fridge / Freezer | Integrated Montpellier fridge freezer with white interior, transparent plastic shelves and drawers, multiple door compartments, and separate fridge and freezer sections. | Interior appears clean with all main components present, some freezer drawer fronts are detached but visible, minor rust to lower hinge area. |
| 12.15               | Washing Machine  | Freestanding white Logik washing machine with front loading door and digital control panel.                                                                               | Visible mould and discolouration on the door seal and inner drum area, detergent drawer appears clean, exterior in good condition.            |
| 12.16               | Dishwasher       | Integrated AEG Electrolux dishwasher with stainless steel and black control panel featuring multiple wash settings and two internal racks.                                | Minor visible surface marks on the top edge and control panel, interior appears clean and free from damage.                                   |
| 12.17               | Sockets/switches | Stainless steel double sockets with integrated switches and red indicator lights, modern design, installed on a tiled splashback in the kitchen.                          | Minor surface marks and residue from stickers present, no visible cracks or significant damage.                                               |

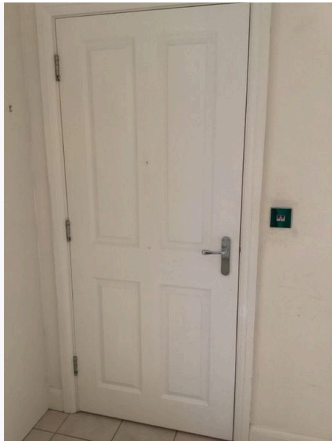


Ref #12



Ref #12

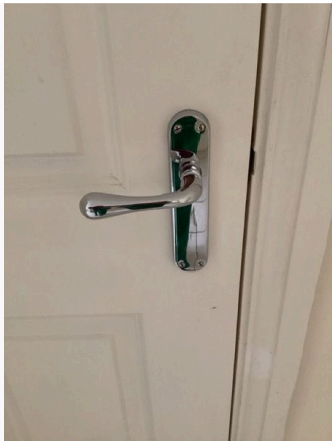
12. KITCHEN (CONT.)



Ref #12.1



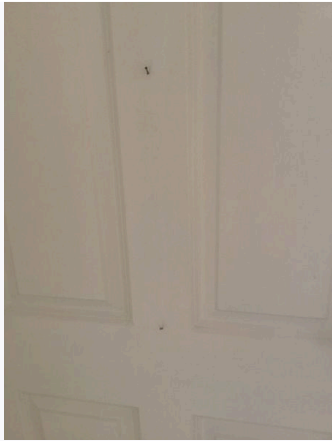
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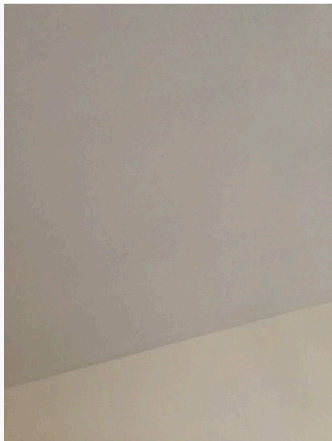


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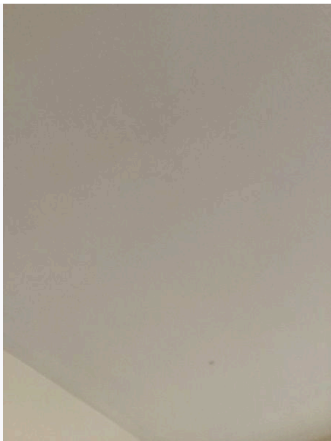


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12. KITCHEN (CONT.)



Ref #12.2



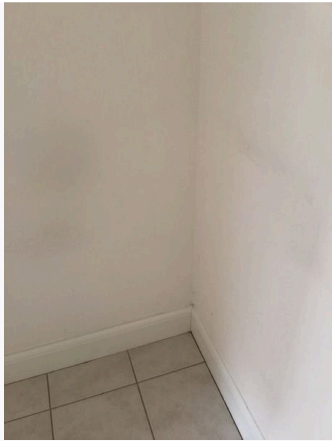
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Ref #12.2



Ref #12.3

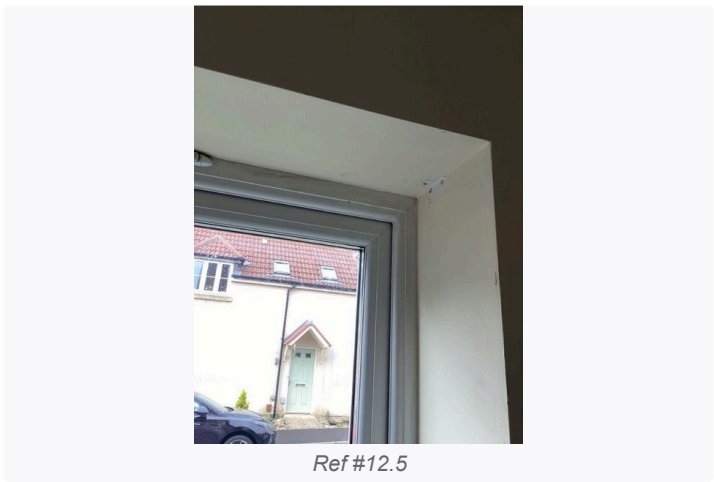


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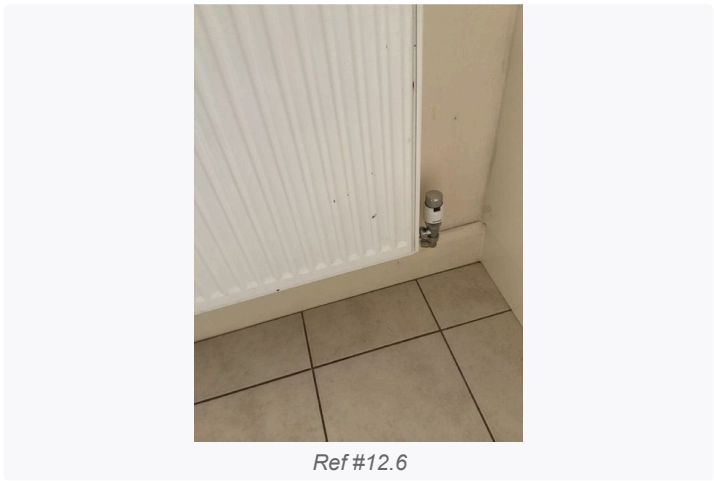


Ref #12.4

12. KITCHEN (CONT.)



12. KITCHEN (CONT.)



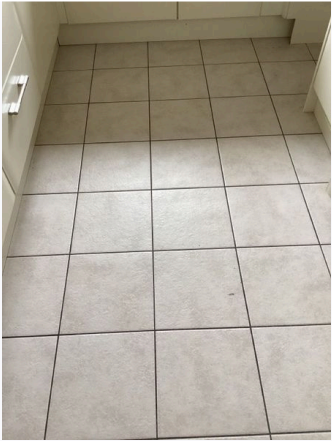
12. KITCHEN (CONT.)



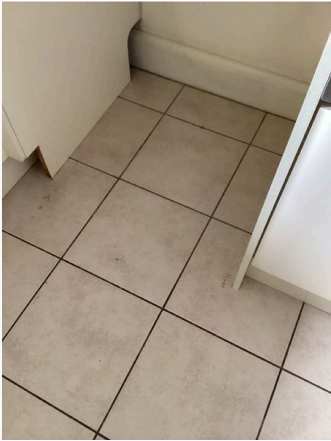
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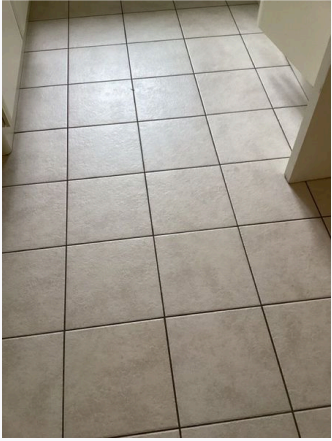
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Ref #12.7



Ref #12.7

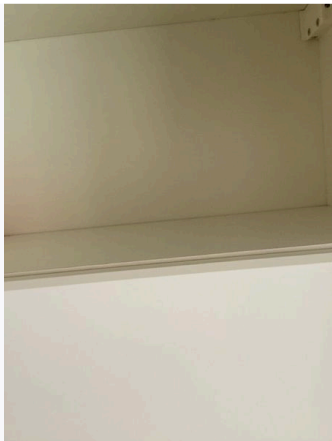


Ref #12.7



Ref #12.7

12. KITCHEN (CONT.)



Ref #12.8



Ref #12.8



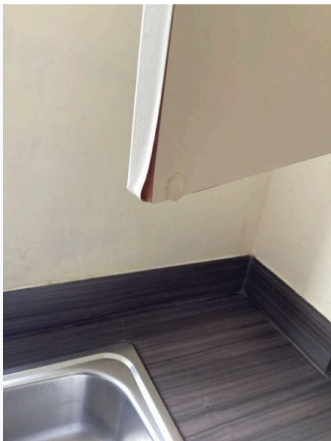
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Ref #12.8

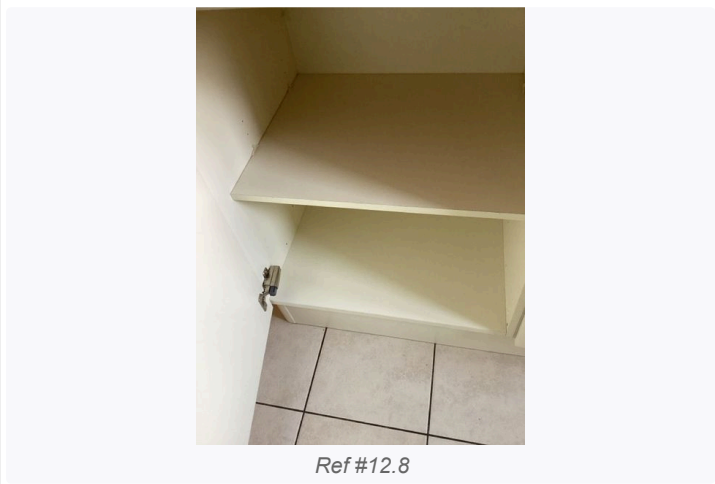
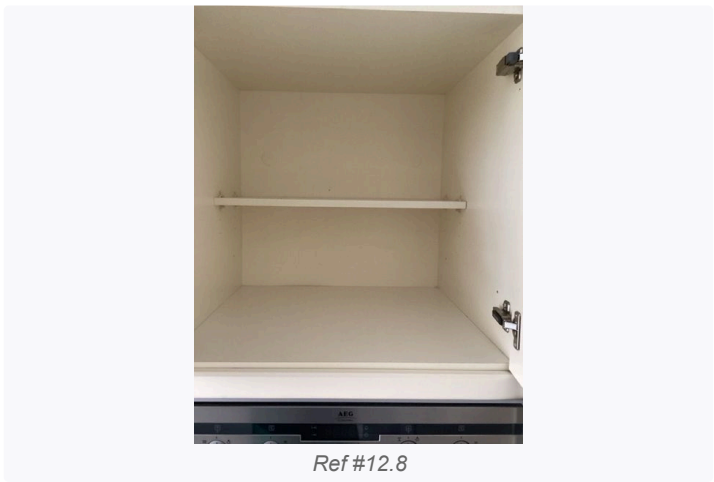
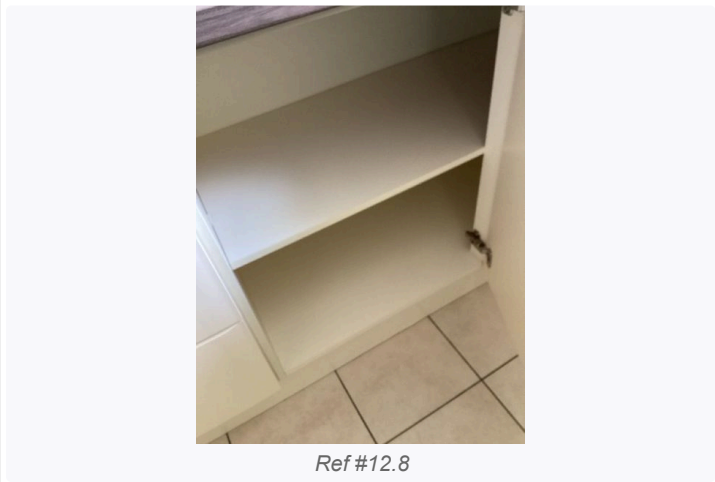


Ref #12.8



Ref #12.8

12. KITCHEN (CONT.)



12. KITCHEN (CONT.)



Ref #12.8



Ref #12.8



Ref #12.8



Ref #12.8



Ref #12.8



Ref #12.8

12. KITCHEN (CONT.)



Ref #12.8



Ref #12.9



Ref #12.9



Ref #12.9



Ref #12.10



Ref #12.11

12. KITCHEN (CONT.)



Ref #12.11



Ref #12.11



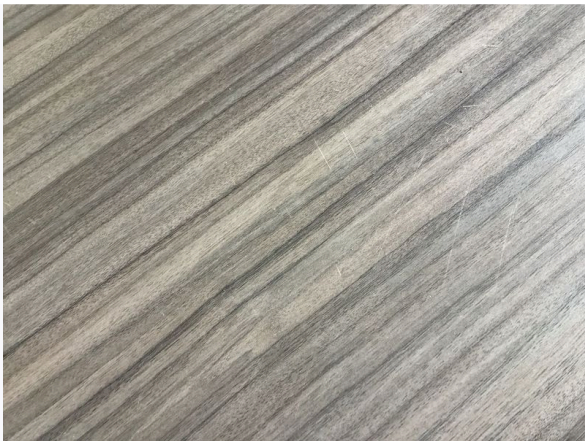
Ref #12.11



Ref #12.12



Ref #12.12



Ref #12.12

12. KITCHEN (CONT.)



Ref #12.12



Ref #12.13



Ref #12.13



Ref #12.13



Ref #12.13



Ref #12.13

12. KITCHEN (CONT.)



Ref #12.13



Ref #12.13



Ref #12.13



Ref #12.14



Ref #12.14



Ref #12.14

12. KITCHEN (CONT.)



Ref #12.14



Ref #12.14



Ref #12.14



Ref #12.15

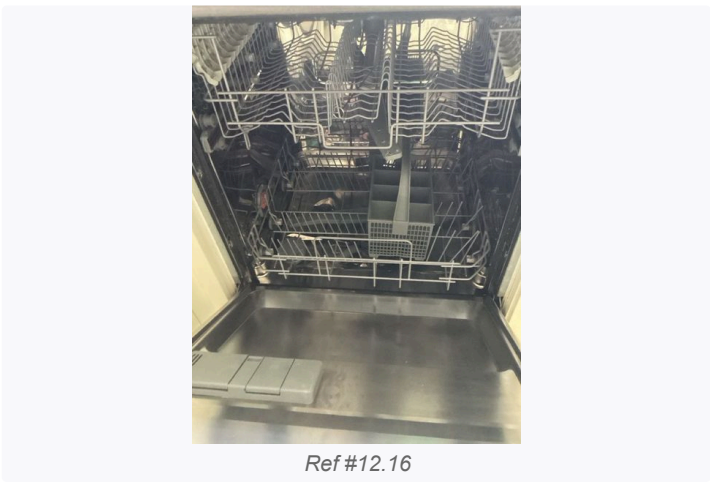


Ref #12.15



Ref #12.15

12. KITCHEN (CONT.)



12. KITCHEN (CONT.)



13. STAIRS & LANDING

| Ref  | Name             | Description                                                                                                                                | Condition                                                                                                                                             |
|------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13.1 | Ceiling          | White textured plaster ceiling with a fitted smoke alarm and a loft hatch.                                                                 | Ceiling appears generally intact with some minor surface marks and signs of wear near the corners.                                                    |
| 13.2 | Lighting         | Ceiling-mounted cone-shaped light fitting with opaque white shade and central bulb.                                                        | Light fitting is functional with some minor surface marks on the shade and no visible damage.                                                         |
| 13.3 | Walls            | Painted plaster wall in an off-white colour.                                                                                               | Minor scuffs and surface marks present, otherwise structurally intact.                                                                                |
| 13.4 | Heating          | White metal panel radiator with vertical ridges and thermostatic valve installed on the wall above carpeted floor.                         | Radiator shows minor scuffs and marks to the top edge but otherwise appears intact with no visible damage.                                            |
| 13.5 | Flooring         | Beige carpet fitted on the stairs and landing with wood effect covering on stair risers and adjacent flooring.                             | Carpet on stairs is frayed at the edges and shows visible wear, landing carpet is flattened and displays multiple stains and areas of discolouration. |
| 13.6 | Staircase        | Staircase with beige carpeted treads and wooden risers featuring white painted spindles and handrails.                                     | The carpet shows minor marks and wear, with some fraying at the edges; balustrade and handrails are intact and painted.                               |
| 13.7 | Sockets/switches | White plastic electrical socket and two white plastic light switches with single toggles fitted to the wall in the stairs and landing area | Socket and switches appear clean with some minor discolouration and paint marks around the edges no visible cracks or damage                          |

13. STAIRS & LANDING (CONT.)



Ref #13



Ref #13



Ref #13.1



Ref #13.1



Ref #13.1



Ref #13.2

13. STAIRS & LANDING (CONT.)



Ref #13.3



Ref #13.4



Ref #13.5



Ref #13.5



Ref #13.5



Ref #13.5

13. STAIRS & LANDING (CONT.)



Ref #13.5



Ref #13.6



Ref #13.6



Ref #13.6



Ref #13.6



Ref #13.6

13. STAIRS & LANDING (CONT.)



Ref #13.7



Ref #13.7



Ref #13.7

14. BEDROOM 1

| Ref  | Name     | Description                                                                                                     | Condition                                                                                                                                               |
|------|----------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14.1 | Door     | Timber panelled door with a large textured glass upper panel and brass handles and lock fitting.                | Door shows minor surface marks, previous handle fixture holes, and some wear around the lock area but no major damage.                                  |
| 14.2 | Ceiling  | Textured white ceiling with a stippled finish.                                                                  | Ceiling shows patchy discolouration and unevenness, with no visible cracks or holes.                                                                    |
| 14.3 | Lighting | White fabric drum ceiling lampshade with central bulb and simple pendant fitting.                               | Some minor discolouration and visible marks on lampshade with no visible damage to fitting or bulb.                                                     |
| 14.4 | Walls    | Plastered walls with one wall painted grey and the other painted light blue, fitted with cream skirting boards. | Walls are in good condition with no visible cracks or major marks, minor scuffs observed near skirting boards.                                          |
| 14.5 | Window   | White uPVC double glazed windows with horizontal blinds and white painted surrounding sills and frames.         | Windows are in generally good condition with some dirt, minor wear and scuffing visible on frames and sills, and no visible signs of structural damage. |

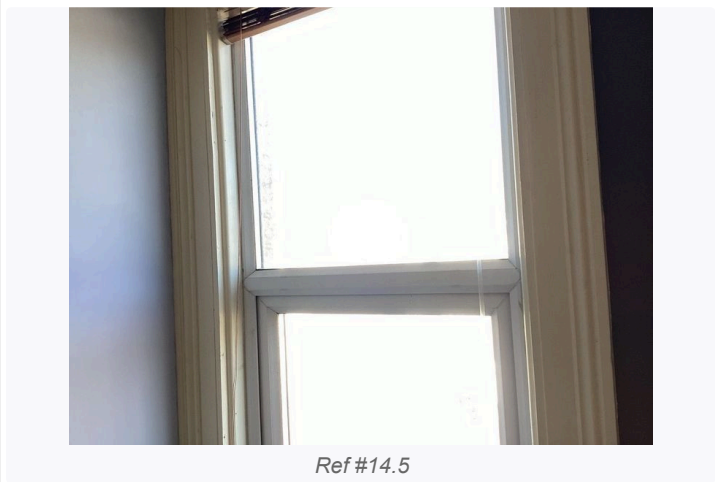
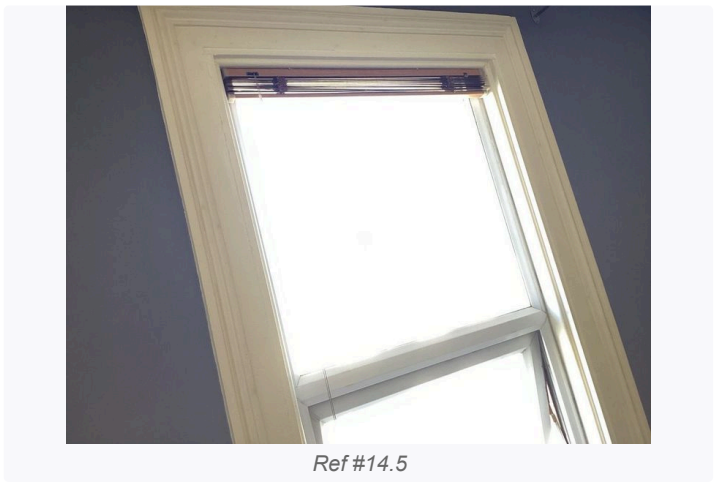
| 14. BEDROOM 1 (CONT.) |                                |                                                                                                                                                                                                    |                                                                                                                                                                                            |
|-----------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14.6                  | Heating                        | Two white metal panel radiators with horizontal alignment and manual control valves located under the windows                                                                                      | Both radiators appear in good condition with no visible damage or signs of rust                                                                                                            |
| 14.7                  | Flooring                       | Grey carpet flooring with a short pile and consistent colour throughout the room.                                                                                                                  | Flooring appears clean with no visible stains, tears, or significant wear.                                                                                                                 |
| 14.8                  | Additional Items / Information | Built-in white painted wardrobe with panelled doors and black handles, upper storage cupboard, single hanging rail, lower carpeted area, and framed decorative wall art with gold and blue border. | Wardrobe shelf is sagging in the middle, doors and handles show minor scuffing, hanging rail appears intact, carpeted floor is clean, wall art and frame are free of visible damage.       |
| 14.9                  | Woodwork                       | Painted timber skirting boards in an off-white or cream colour with a plain profile surrounding the perimeter of Bedroom 1.                                                                        | Skirting boards show light scuffing chipped paint and minor marks visible throughout.                                                                                                      |
| 14.10                 | Sockets/switches               | White plastic double socket with switches and white plastic single light switches.                                                                                                                 | Double socket appears in good condition with no visible damage. One light switch shows surface marking and paint chipping around the edges, while another shows cracking on the faceplate. |



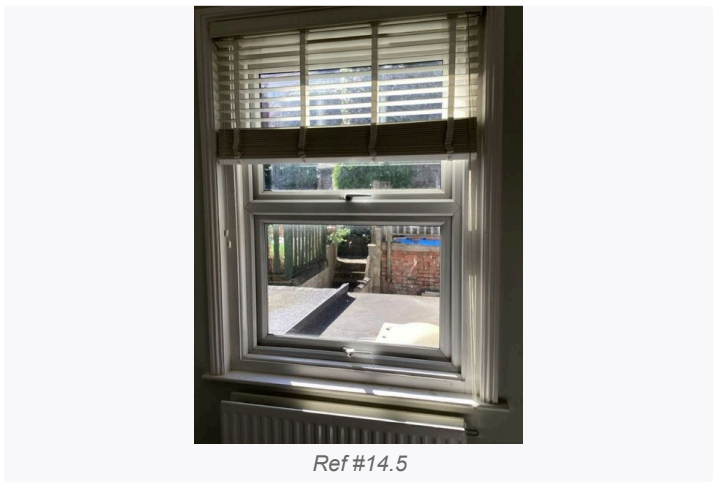
14. BEDROOM 1 (CONT.)



14. BEDROOM 1 (CONT.)



14. BEDROOM 1 (CONT.)



14. BEDROOM 1 (CONT.)



Ref #14.6



Ref #14.6



Ref #14.7



Ref #14.7

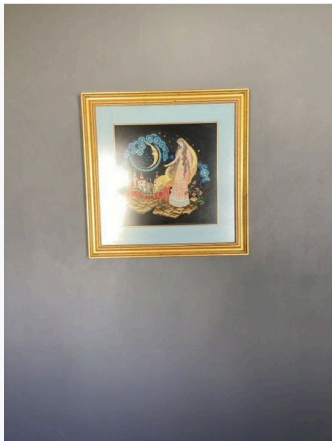


Ref #14.7



Ref #14.8

14. BEDROOM 1 (CONT.)



Ref #14.8



Ref #14.8



Ref #14.8



Ref #14.8



Ref #14.9

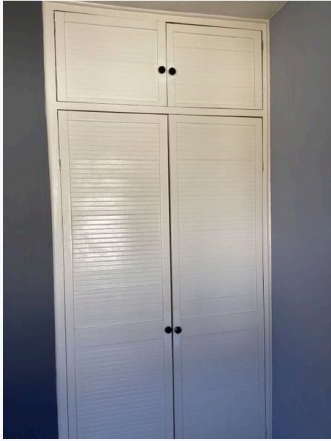


Ref #14.9

14. BEDROOM 1 (CONT.)



Ref #14.9



Ref #14.10



Ref #14.10



Ref #14.10

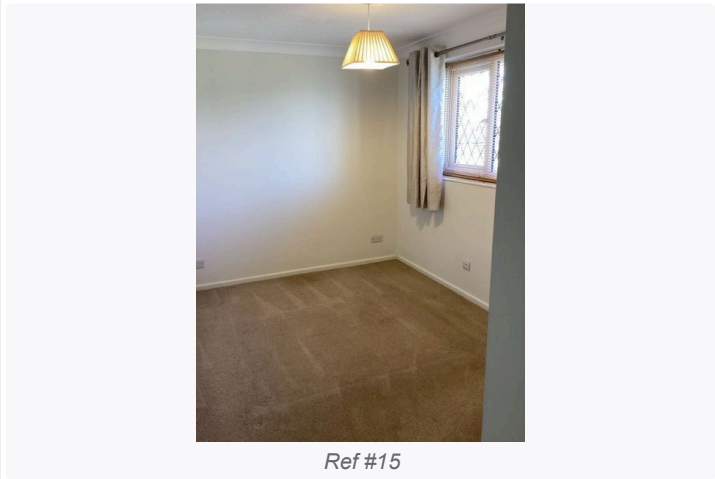


Ref #14.10

15. BEDROOM 2

| Ref  | Name    | Description                                                                                                         | Condition                                                                                           |
|------|---------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 15.1 | Door    | Timber-veneered door with vertical grain pattern featuring a metallic handle and two wall hooks on the upper panel. | The door is in good condition with no visible scratches, dents or chips and fixtures appear intact. |
| 15.2 | Ceiling | Smooth white painted ceiling with no visible decorative features.                                                   | Ceiling shows some discolouration and patchiness, with no visible cracks or structural damage.      |

| 15. BEDROOM 2 (CONT.) |                                |                                                                                                                                      |                                                                                                                                                                                                           |
|-----------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15.3                  | Lighting                       | Square cream pleated fabric lampshade suspended from ceiling pendant with visible compact fluorescent bulb inside.                   | Shade appears slightly misshapen with minor creasing visible on fabric otherwise no obvious signs of damage or wear.                                                                                      |
| 15.4                  | Walls                          | Painted plaster walls in light neutral colours with white skirting boards.                                                           | Walls display visible cracks in several areas and minor scuffs at skirting level but are otherwise intact.                                                                                                |
| 15.5                  | Window                         | White uPVC double glazed tilt and turn window with integrated handle and trickle vent.                                               | Window frame and glass in good condition with no visible cracks; window sill has visible cracks and some scuff marks.                                                                                     |
| 15.6                  | Heating                        | White metal panel radiator with vertical ridges and a thermostatic valve mounted on the wall in Bedroom 2.                           | Minor discolouration and marks on the top edge, otherwise no visible damage or leaks.                                                                                                                     |
| 15.7                  | Flooring                       | Light beige carpet flooring wall-to-wall fitted in bedroom 2.                                                                        | The carpet shows several areas of discolouration and visible marks with indentations likely from furniture presents generally worn appearance.                                                            |
| 15.8                  | Additional Items / Information | Built-in wardrobe with sliding white louvred doors, an internal hanging rail, upper storage shelf, and dual wall-mounted coat hooks. | Wardrobe doors and frame show signs of superficial scuffs and minor paint inconsistencies, interior shelf and rail have light marks, wall hooks firmly attached, overall structure intact and functional. |
| 15.9                  | Woodwork                       | White painted timber skirting boards and architrave around the doorway                                                               | Skirting boards show minor scuff marks and some discolouration; architrave has chipped paint and minor wear visible                                                                                       |
| 15.10                 | Sockets/switches               | White plastic double socket outlets with integrated switches fitted to painted walls at skirting level in Bedroom 2.                 | Sockets and switches appear intact with no visible damage or significant wear on the faceplates or switches.                                                                                              |



15. BEDROOM 2 (CONT.)



Ref #15.1



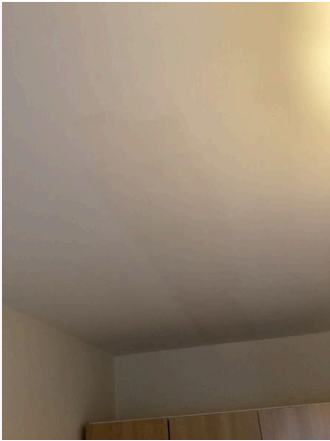
Ref #15.1



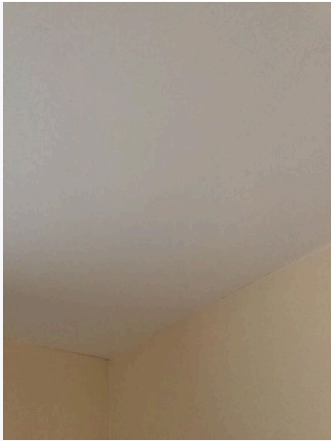
Ref #15.1



Ref #15.1



Ref #15.2



Ref #15.2

15. BEDROOM 2 (CONT.)



Ref #15.2



Ref #15.2



Ref #15.2



Ref #15.3

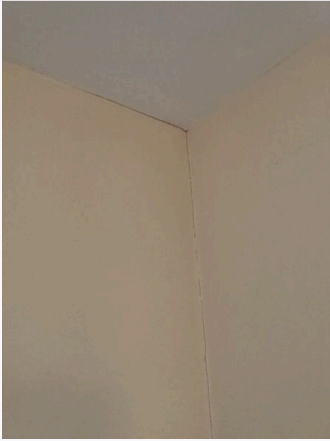


Ref #15.3



Ref #15.4

15. BEDROOM 2 (CONT.)



Ref #15.4



Ref #15.4



Ref #15.4



Ref #15.4

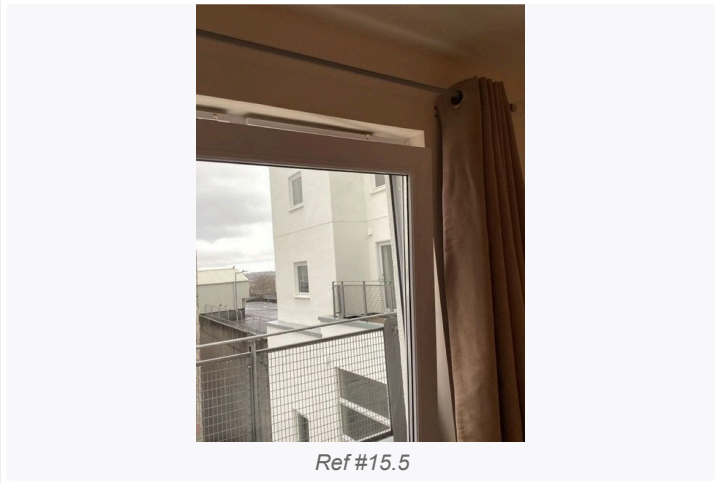
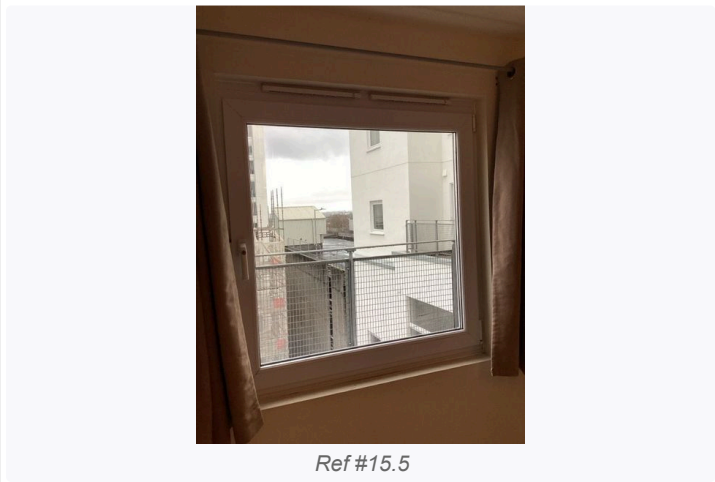
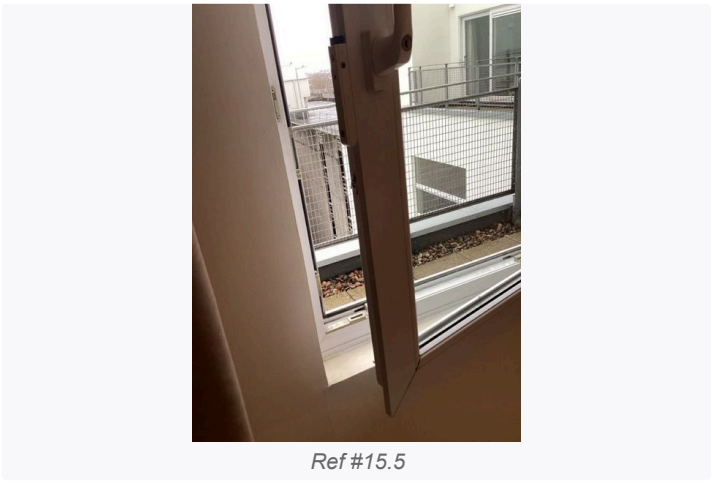


Ref #15.5



Ref #15.5

15. BEDROOM 2 (CONT.)



15. BEDROOM 2 (CONT.)



Ref #15.6



Ref #15.7



Ref #15.7



Ref #15.7



Ref #15.8



Ref #15.8

15. BEDROOM 2 (CONT.)



Ref #15.8



Ref #15.8



Ref #15.8



Ref #15.8



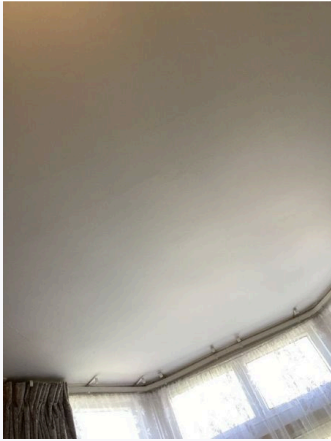
Ref #15.8



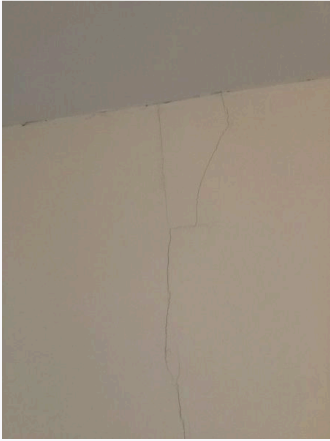
Ref #15.9

| 15. BEDROOM 2 (CONT.)                                                              |  |                                                                                     |  |
|------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|
|   |  |   |  |
| Ref #15.9                                                                          |  | Ref #15.10                                                                          |  |
|  |  |  |  |
| Ref #15.10                                                                         |  | Ref #15.10                                                                          |  |

| 16. BEDROOM 3 |          |                                                                                                                             |                                                                                                                                                   |
|---------------|----------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref           | Name     | Description                                                                                                                 | Condition                                                                                                                                         |
| 16.1          | Door     | White painted wooden door with a modern chrome lever handle and standard latch mechanism.                                   | Minor paint chipping and scuffing visible on the edge near the latch, handle and latch appear intact.                                             |
| 16.2          | Ceiling  | Smooth white painted plaster ceiling with plain coving around the perimeter.                                                | Ceiling has visible minor cracks and some small imperfections but no significant damage.                                                          |
| 16.3          | Lighting | Single ceiling-mounted pendant light featuring a white fitting and an exposed bulb.                                         | Lighting is operational with no visible damage or wear to the fitting or bulb.                                                                    |
| 16.4          | Walls    | Painted plasterboard walls in a light cream colour with a standard skirting board and electrical socket present.            | There are visible vertical cracks in the plaster to one area while the remaining wall sections appear intact with no significant marks or damage. |
| 16.5          | Window   | White uPVC window with double glazing, diamond leaded design, white window handles, and a security restrictor cable fitted. | Multiple cracks visible along window sill and reveals, some signs of paint deterioration, and minor dirt accumulation in window tracks.           |
| 16.6          | Heating  | Cream-coloured metal panel radiator with horizontal vents and manual valves on both sides.                                  | Some minor scuff marks and a small area of chipped paint visible on the radiator front.                                                           |

| 16. BEDROOM 3 (CONT.)                                                               |                  |                                                                                                                            |                                                                                                                                             |
|-------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 16.7                                                                                | Flooring         | Grey carpet flooring fitted wall-to-wall with a short pile and uniform appearance.                                         | Flooring appears clean with no visible stains or tears, minor pressure marks present from foot traffic and furniture.                       |
| 16.8                                                                                | Sockets/switches | White plastic single light switch and two double electrical sockets, standard UK fittings, mounted on cream painted walls. | Light switch and sockets show minor marking on surrounding wall and some scuffs to casing, otherwise fittings appear intact and functional. |
|    |                  |                                          |                                                                                                                                             |
| Ref #16                                                                             |                  | Ref #16                                                                                                                    |                                                                                                                                             |
|   |                  |                                         |                                                                                                                                             |
| Ref #16.1                                                                           |                  | Ref #16.2                                                                                                                  |                                                                                                                                             |
|  |                  |                                        |                                                                                                                                             |
| Ref #16.2                                                                           |                  | Ref #16.3                                                                                                                  |                                                                                                                                             |

16. BEDROOM 3 (CONT.)



Ref #16.4



Ref #16.4



Ref #16.5



Ref #16.5



Ref #16.5



Ref #16.5

16. BEDROOM 3 (CONT.)



Ref #16.5



Ref #16.5



Ref #16.6



Ref #16.7



Ref #16.7



Ref #16.7

16. BEDROOM 3 (CONT.)



Ref #16.7



Ref #16.8



Ref #16.8



Ref #16.8

17. BATHROOM

| Ref  | Name     | Description                                                                                                 | Condition                                                                                                                                        |
|------|----------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 17.1 | Door     | White wooden panelled door with a silver lever handle and rectangular lock plate.                           | Surface shows signs of wear and minor staining with visible rust and damage around the handle area.                                              |
| 17.2 | Ceiling  | White painted timber panel ceiling with integrated ventilation grille.                                      | Timber ceiling shows some minor paint peeling and light discolouration along joints, otherwise intact.                                           |
| 17.3 | Lighting | Ceiling-mounted round flush light fitting with a white frosted cover.                                       | Light fitting appears intact with no visible damage or discolouration.                                                                           |
| 17.4 | Walls    | Lower half finished with white ceramic tiles upper half painted turquoise smooth finish                     | Tiles and paintwork in good order with minor scuff marks on painted sections no significant damage or staining visible                           |
| 17.5 | Toilet   | White ceramic close-coupled toilet with a dual flush button, rectangular seat and lid, and a modern design. | Toilet appears clean with no visible chips, cracks, or staining, fittings and seat intact, flush button present.<br><div>Needs Maintenance</div> |

| 17. BATHROOM (CONT.) |                   |                                                                                                   |                                                                                                                                            |
|----------------------|-------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 17.6                 | Basin             | White ceramic pedestal basin with rectangular shape and chrome single lever mixer tap.            | Basin is in good functional condition with some limescale and tarnishing visible on the tap.                                               |
| 17.7                 | Bath / Bath Panel | Acrylic white bath with a curved pale cream-coloured bath panel and integrated chrome hand grips. | Bath panel has visible scuffing and a crack near the edge, sealant appears worn, bath surface itself appears clean with no obvious damage. |
| 17.8                 | Heating           | White wall-mounted heated towel rail with horizontal bars and manual valves, made of metal.       | Areas of chipped paint, some rust and discolouration visible on lower bars and valve fittings.                                             |
| 17.9                 | Flooring          | Wood-effect vinyl flooring in a medium oak shade with a plank design.                             | Light marks and minor surface debris visible, no significant damage or lifting observed.                                                   |
| 17.10                | Accessories       | Rectangular wall-mounted mirror with a light wood frame.                                          | Mirror and frame appear clean with no visible damage or noticeable wear.                                                                   |



Ref #17

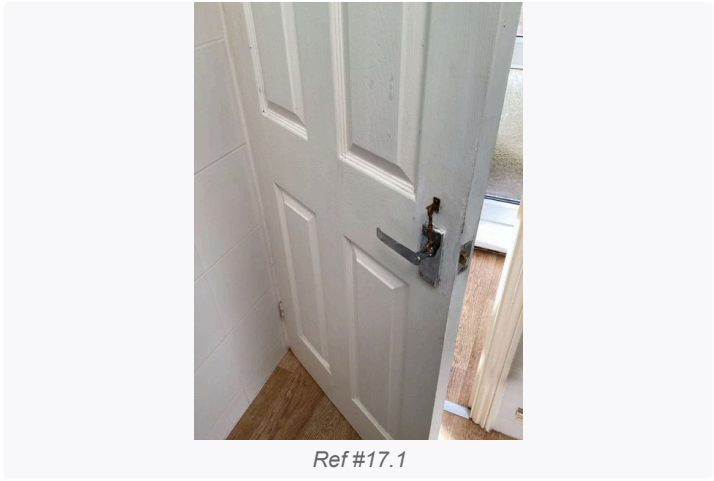
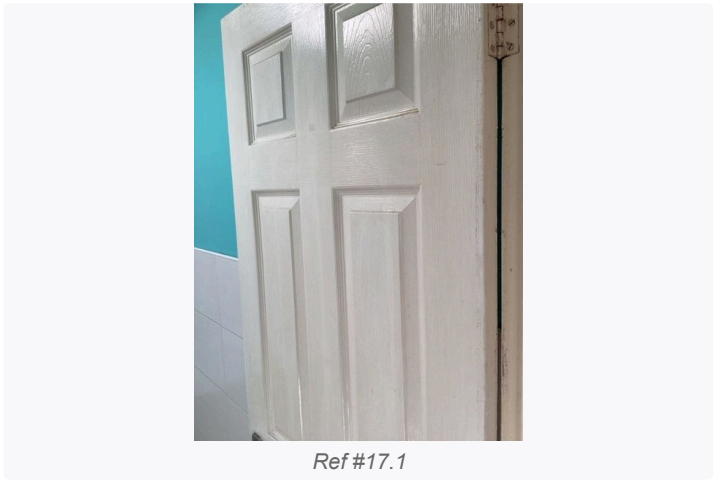
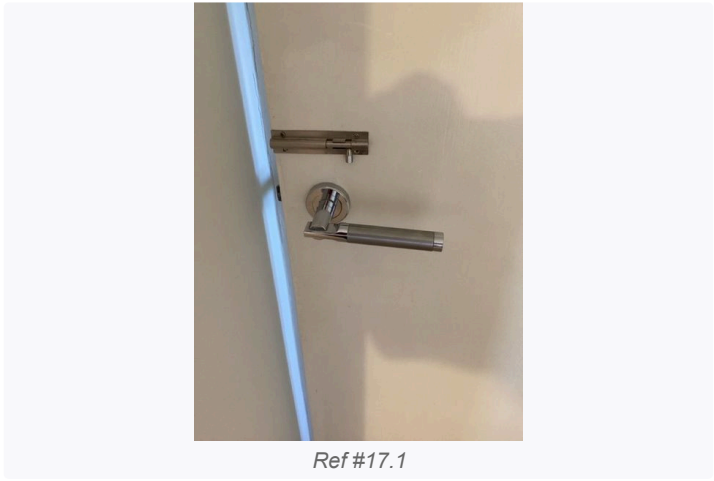
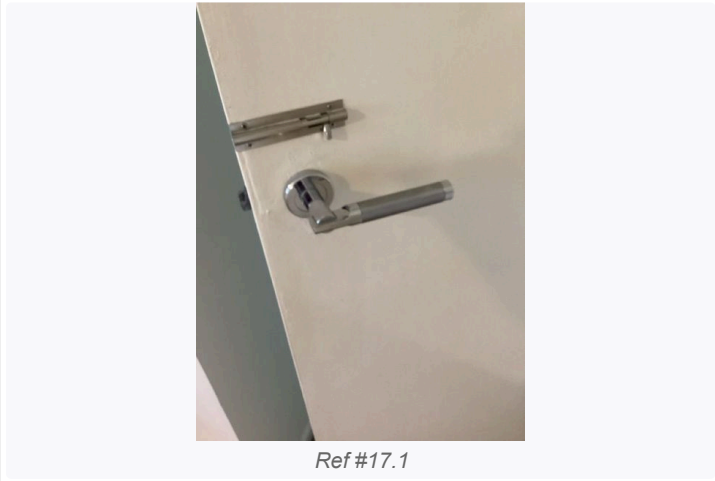


Ref #17

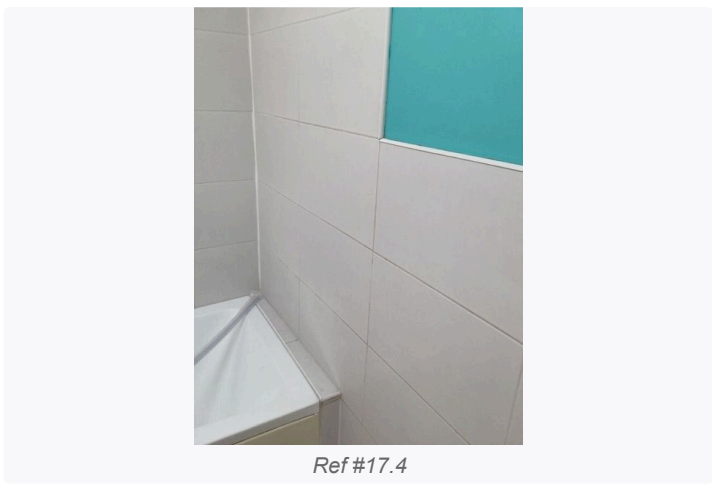
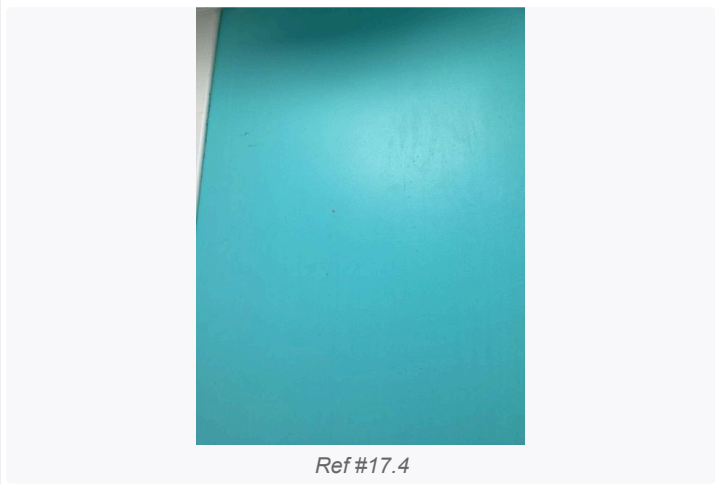
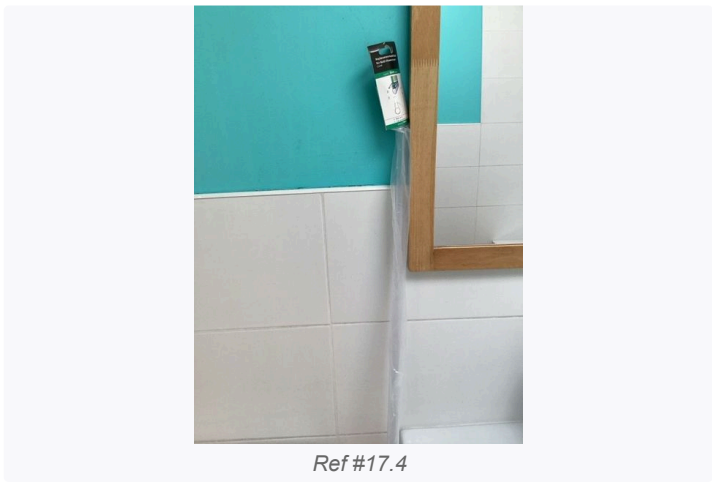


Ref #17

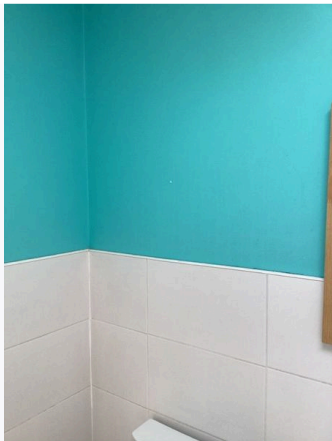
17. BATHROOM (CONT.)



17. BATHROOM (CONT.)



17. BATHROOM (CONT.)



Ref #17.4



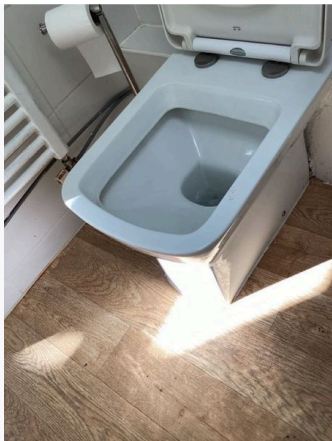
Ref #17.4



Ref #17.5



Ref #17.5



Ref #17.5



Ref #17.5

17. BATHROOM (CONT.)



Ref #17.5



Ref #17.6



Ref #17.6



Ref #17.6

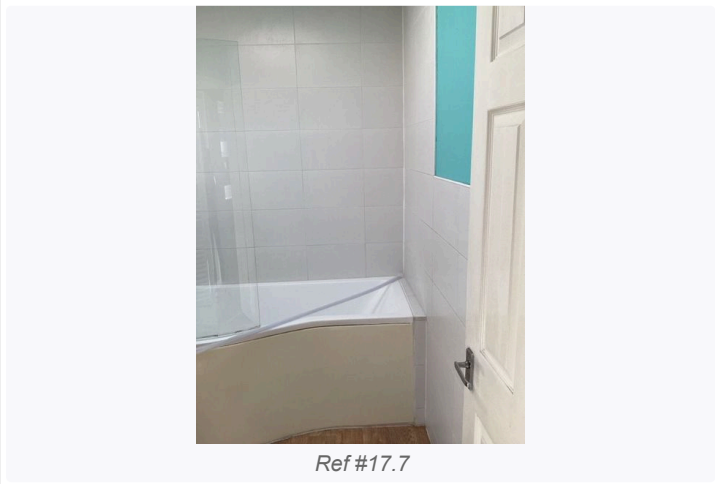


Ref #17.6



Ref #17.6

17. BATHROOM (CONT.)



17. BATHROOM (CONT.)



Ref #17.7



Ref #17.7



Ref #17.8



Ref #17.8



Ref #17.8



Ref #17.8

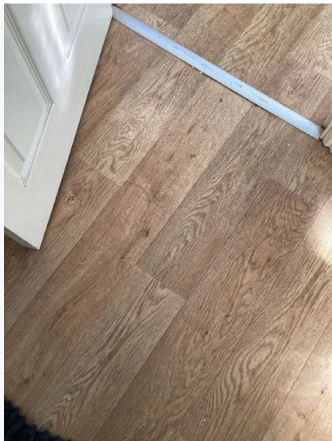
17. BATHROOM (CONT.)



Ref #17.9



Ref #17.9



Ref #17.9



Ref #17.9



Ref #17.10

18. REAR GARDEN

| Ref  | Name               | Description                                                                                                                                | Condition                                                                                                                                                                 |
|------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18.1 | Garden Description | Lawn area with green grass, some overgrown patches, mature border shrubbery, dark timber fencing, paved patio section adjacent to property | Grass showing uneven growth and some overgrown areas, shrubs appear untidy, fencing generally intact, paving slabs have visible staining and weeds growing between joints |

| 18. REAR GARDEN (CONT.) |         |                                                                                                                                               |                                                                                                                                                                                    |
|-------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18.2                    | Shed(s) | Timber shed with a pitched felt roof, wooden panelled walls, single window, lockable door, fitted workbench, shelving and wooden plank floor. | General wear with marks and scuffing to internal surfaces, signs of damp and water staining on ceiling panels, some dirt and surface wear to floor, otherwise structurally intact. |



Ref #18



Ref #18.1



Ref #18.1



Ref #18.1



Ref #18.1

18. REAR GARDEN (CONT.)



Ref #18.2



Ref #18.2



Ref #18.2



Ref #18.2

Miscellaneous Responsibilities

| Ref                                                                                              | Action Required   | Comments                    |
|--------------------------------------------------------------------------------------------------|-------------------|-----------------------------|
| <a href="#">2.2</a> Smoke Alarm(s) » Alarm tested for power only. Audible alarm heard?           | Needs Maintenance | Alarm not heard when tested |
| <a href="#">3.1</a> Carbon monoxide alarm(s) » Alarm tested for power only. Audible alarm heard? | Needs Maintenance | Alarm not heard when tested |
| <a href="#">17.5</a> Bathroom » Toilet                                                           | Needs Maintenance | Toilet does not flush       |

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within 14 days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Pending signing by the Tenant

NICKY BURN

Date        /        /

Signed by the

Signatures

Print Name

Date        /        /