



Inventory & Schedule of Condition



Address	[REDACTED]
Date	November 8th 2025 10:00
Clerk	[REDACTED]
Client	Daniel Estate Agents

Contents

Disclaimers	2
Areas	4
Schedule of Condition	4
Cleanliness Schedule	4
Keys	5
Alarms	6
Meter Readings	7
Entrance & Hallway	7
Reception Room	16
Bathroom	26
Kitchen	33
Bedroom 1 (Next to kitchen)	47
En-Suite	57
Bedroom 2	63
Bedroom 3	72
Declaration	80

Disclaimers

Glossary of Terms:

Brand New - Unused or still in packaging. Will also include room elements in a refurbished or new build property (flooring/heating/electrical items/lighting etc.)

Newly Painted - Freshly painted before start of tenancy.

Good Condition - Used, may show slight wear or marks/defects as noted in report.

Fair Condition - Signs of wear, abrasions, scratches, marks, discolouration or light soiling throughout.

Poor Condition - Heavy wear, abrasions, scratches, marks, discolouration or heavy soiling throughout.

Very Poor Condition - Broken or unusable.

About the Inspection:

This report provides an impartial, accurate and easy to follow schedule of condition of all new defects comparing against the inventory report provided, on a room by room basis. It has been prepared on the understanding that where no comment on the condition of an element or item is made by the inventory assessor, the element or item is taken to be in good serviceable condition and without defect(s) or is the same as the inventory report provided. This report will specifically comment on, and identify defects or elements and their condition that have been observed during the inspection and will be described in the narrative of the report and evidenced in the photographs contained in the report. Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not necessarily the actual fabric. The description of the listed items is for identification purposes only. The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or valuer. they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so.

This report 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. Fixtures and fittings are listed and described; they are not tested unless specified and no comment is made as to the working condition unless specified.

What is inspected:

The inventory clerk carries out a visual inspection of the inside of the property, comparing against the inventory provided, from floor to ceiling together with any contents, fixtures, fittings or loose items. Inaccessible areas and loft areas will not be inspected. Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc. Any electrical appliances, smoke alarms, CO2 detectors, electrical items or fittings will be tested for power supply only either by self-test button audible check (beep test) or visual check of power LED light where practical or easily accessible. No comment is made as to the alarm being in proper working order or that the property complies with the Smoke and Carbon Monoxide Alarm (England) Regulations 2015. Boilers, gas fires, water supply, fire alarms and radiators are not tested. With electrical appliances tested, an account will not be given as to the efficiency or safety of the items, we merely state if power is seen or if any new defects.

Tenant guidance notes:

It is expected that the property and its contents at check out will be in the same or a better state of cleanliness as noted in the original inventory/at check in. If the original inventory at check in states that the property is 'cleaned to a professional standard' it is strongly advised to employ a professional cleaning contractor to perform an end of

tenancy clean. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used a landlord guarantee must be given by the cleaning company – any reputable cleaning company will do this, receipts should be retained and produced if required. At the time of check out all cleaning must be completed, all tenant's items removed and the property left tidy with all items in the same room as described at check in at the end of the tenancy before the check can commence, failure to vacate the property fully at the agreed check out appointment time will result in a cancellation fee (amount depends on size of property) charged.

The main areas for concern are set out below:

- Carpets should be professionally steam cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains and upholstery 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 original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, dirty marks and fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumbles Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

OWNERSHIP:

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

ACTIONS/RESPONSIBILITIES

Please note that the 'Actions' and 'Responsibilities' noted in the check out report are suggestions only and merely the opinion of the clerk. The person responsible for the deposit return should make their own decisions on specific liabilities. J&M Inventories are a third-party inventory provider and do not add comments from any party to the report. Any tenant comments must be discussed directly with the landlord/managing agents.

1. SCHEDULE OF CONDITION

Ref	Name	Condition
1.1	Property Particulars	2 Bedroom Flat; 1 Shared Bathroom; 1 Ensuite Bathroom
1.2	Overall Condition	The property was professionally cleaned prior to check-in and is presented in good condition throughout, with no major defects observed. Fixtures and fittings appear well maintained, and all rooms are free from excessive wear or damage. Minor signs of use consistent with residential occupancy are present, such as light scuffing to walls and general wear to flooring in high-traffic areas.
1.3	Decorative Order	The property is in good decorative order with minor scuff marks on the walls throughout.
1.4	Electrical Appliances	All appliances were tested for power and are found in good working order
1.5	Heating	Tested and working
1.6	Instruction Manuals	NA

2. CLEANLINESS SCHEDULE

Ref	Name	Condition
2.1	Overall General Cleanliness	Cleaned to a professional standard
2.2	Flooring	Cleaned to a professional standard

2. CLEANLINESS SCHEDULE (CONT.)

2.3	Glazing	Cleaned to a professional standard
2.4	Upholstery/Furniture	Cleaned to a professional standard with minor stains found on the couch in the living room
2.5	Curtains/Blinds	Cleaned to a professional standard
2.6	Lighting	Cleaned to a professional standard
2.7	Electrical Appliances	Cleaned to a professional standard
2.8	Kitchen	Cleaned to a professional standard
2.9	Bathroom(s)	Cleaned to a professional standard

3. KEYS

Ref #3.1

3. KEYS (CONT.)

Ref	Name	Description
3.1	Check in	4x Yale Flat keys 1x Key Fob Building entrance Pin: 9353A
3.2	Check out	

4. ALARMS

Ref #4.1



Ref #4.1

Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Detectors	The property is fitted with buildings' central smoke and heat detectors	NA

5. METER READINGS



Ref #5.1



Ref #5.1

Ref	Name	Serial No.	Reading	Location	Supplier
5.1	Electric Meter	Serial Number: D13A221966	6233 KWh	Ground Floor communal Cupboard (Pin # C543210)	

6. ENTRANCE & HALLWAY



Ref #6.1



Ref #6.1



Ref #6.1



Ref #6.1

6. ENTRANCE & HALLWAY (CONT.)



08 Nov 2025 10:29

Ref #6.1



08 Nov 2025 10:29

Ref #6.1



08 Nov 2025 10:29

Ref #6.2



08 Nov 2025 10:29

Ref #6.2



08 Nov 2025 10:29

Ref #6.2



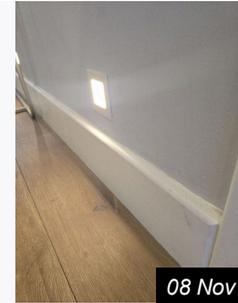
08 Nov 2025 10:29

Ref #6.2



08 Nov 2025 10:30

Ref #6.2



08 Nov 2025 10:30

Ref #6.2

6. ENTRANCE & HALLWAY (CONT.)



08 Nov 2025 10:30

Ref #6.2



08 Nov 2025 10:30

Ref #6.2



08 Nov 2025 10:30

Ref #6.3



08 Nov 2025 10:30

Ref #6.3



08 Nov 2025 10:31

Ref #6.3



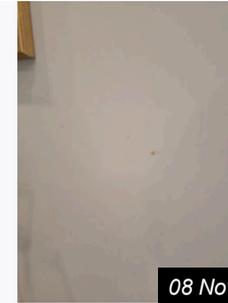
08 Nov 2025 10:31

Ref #6.3



08 Nov 2025 10:31

Ref #6.3



08 Nov 2025 10:31

Ref #6.3

6. ENTRANCE & HALLWAY (CONT.)



08 Nov 2025 10:31

Ref #6.3



08 Nov 2025 10:31

Ref #6.4



08 Nov 2025 10:31

Ref #6.4



08 Nov 2025 10:31

Ref #6.4



08 Nov 2025 10:32

Ref #6.4



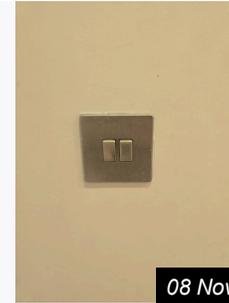
08 Nov 2025 10:32

Ref #6.4



08 Nov 2025 10:32

Ref #6.5



08 Nov 2025 10:32

Ref #6.5

6. ENTRANCE & HALLWAY (CONT.)



08 Nov 2025 10:32

Ref #6.5



08 Nov 2025 10:32

Ref #6.5



08 Nov 2025 10:32

Ref #6.6



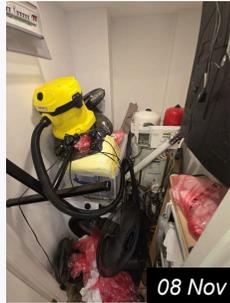
08 Nov 2025 10:33

Ref #6.6



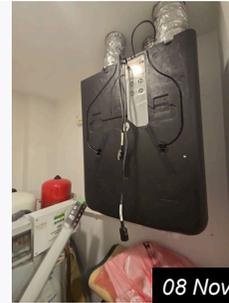
08 Nov 2025 10:33

Ref #6.6



08 Nov 2025 10:33

Ref #6.6



08 Nov 2025 10:33

Ref #6.6



08 Nov 2025 10:33

Ref #6.6

6. ENTRANCE & HALLWAY (CONT.)



08 Nov 2025 10:33

Ref #6.6



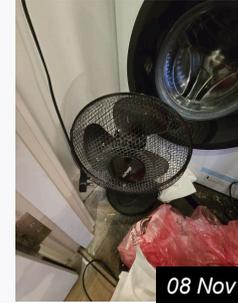
08 Nov 2025 10:34

Ref #6.6



08 Nov 2025 10:34

Ref #6.6



08 Nov 2025 10:34

Ref #6.6



08 Nov 2025 10:34

Ref #6.6



08 Nov 2025 10:34

Ref #6.6



08 Nov 2025 10:35

Ref #6.6



08 Nov 2025 10:35

Ref #6.6

6. ENTRANCE & HALLWAY (CONT.)



08 Nov 2025 10:35

Ref #6.6



08 Nov 2025 10:35

Ref #6.7



08 Nov 2025 10:35

Ref #6.7



08 Nov 2025 10:36

Ref #6.7



08 Nov 2025 10:36

Ref #6.7



08 Nov 2025 10:36

Ref #6.7



08 Nov 2025 10:36

Ref #6.7



08 Nov 2025 10:36

Ref #6.7

6. ENTRANCE & HALLWAY (CONT.)

Ref #6.7



Ref #6.7



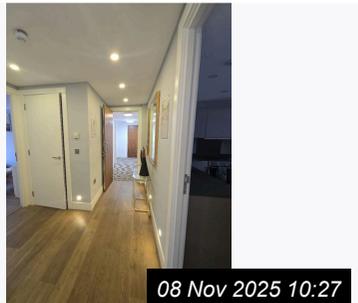
Ref #6.7

Ref	Name	Description	Condition
6.1	Door	The entrance door is a wooden door with a woodgrain finish, metal handle, and number 6 in silver while the internal hallway door is solid white with a metal handle and lock.	Entrance door shows minor edge wear otherwise preserved well; hallway door has no visible damage or wear.
6.2	Flooring/Skirting	Light oak effect laminate flooring with white painted wooden skirting boards.	Flooring has scattered surface marks and minor scuffs skirting boards have scuffs and minor paint chips visible throughout.
6.3	Walls	Painted plaster walls in a light colour with electrical sockets and light switches fitted at standard height.	Multiple scuff marks, scratches, small dents and areas of chipped paint are visible throughout, with some surface stains and minor damage near trim and door frame.
6.4	Ceiling/Lighting	Smooth white ceiling with multiple recessed spotlights and integrated smoke detector, supplementary wall-mounted floor lights fitted along skirting.	Ceiling and lighting fittings appear clean and intact with no visible damage or discolouration; all lights operational.

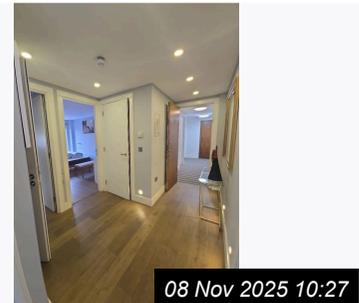
6. ENTRANCE & HALLWAY (CONT.)			
6.5	Electrical Switches/Sockets	Brushed metal finish with white plastic double socket and individual switches, matching brushed metal double, triple, and single rocker light switches.	All covers are well-fitted and clean with no visible signs of damage, wear, or discolouration.
6.6	Storage Cupboard	Storage cupboard with a white painted door and frame, wooden effect flooring, housing a washing machine, various utility appliances, mechanical and electrical equipment, multiple fans, storage bins, and household items.	Cupboard door shows minor scuffs, interior is cluttered but surfaces and equipment appear intact, no visible structural damage, some signs of heavy use and wear on floor and around appliances.
6.7	Additional Items/Fixtures list	Gold framed mirror, glass console table with gold frame, black leaf metal ornament, tall black and brown ceramic vase, gold oval tray, two gold wire wall art pieces, white window-shaped wall mirror, white wall thermostat, silver colour video intercom.	Gold framed mirror and console table in good condition with minor surface wear, metal leaf ornament and gold tray in good condition, ceramic vase has large broken section at top, both gold wall art pieces and white mirror in good condition, thermostat and intercom both intact and functional.



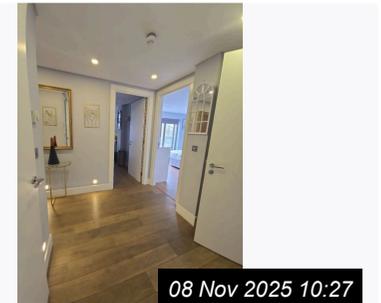
Ref #6



Ref #6



Ref #6



Ref #6

6. ENTRANCE & HALLWAY (CONT.)



08 Nov 2025 10:28

Ref #6

7. RECEPTION ROOM



08 Nov 2025 10:47

Ref #7.1



08 Nov 2025 10:47

Ref #7.1



08 Nov 2025 10:48

Ref #7.1



08 Nov 2025 10:48

Ref #7.1

7. RECEPTION ROOM (CONT.)



08 Nov 2025 10:48

Ref #7.1



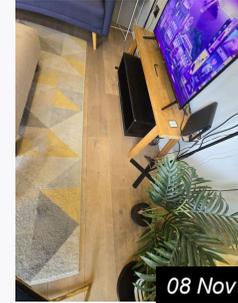
08 Nov 2025 11:08

Ref #7.1



08 Nov 2025 11:08

Ref #7.1



08 Nov 2025 11:08

Ref #7.1



08 Nov 2025 11:08

Ref #7.1



08 Nov 2025 10:48

Ref #7.2



08 Nov 2025 10:48

Ref #7.2



08 Nov 2025 10:50

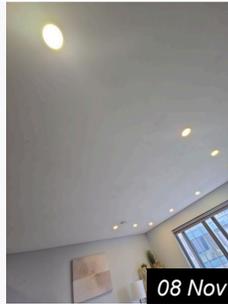
Ref #7.3

7. RECEPTION ROOM (CONT.)



08 Nov 2025 11:08

Ref #7.3



08 Nov 2025 11:08

Ref #7.3



08 Nov 2025 11:09

Ref #7.3



08 Nov 2025 11:09

Ref #7.3



08 Nov 2025 10:51

Ref #7.4



08 Nov 2025 10:51

Ref #7.4



08 Nov 2025 10:51

Ref #7.4



08 Nov 2025 10:51

Ref #7.4

7. RECEPTION ROOM (CONT.)



08 Nov 2025 10:51

Ref #7.4



08 Nov 2025 10:52

Ref #7.4



08 Nov 2025 11:09

Ref #7.5



08 Nov 2025 11:09

Ref #7.5



08 Nov 2025 11:09

Ref #7.5



08 Nov 2025 11:09

Ref #7.5



08 Nov 2025 11:09

Ref #7.5



08 Nov 2025 11:10

Ref #7.5

7. RECEPTION ROOM (CONT.)



08 Nov 2025 11:10

Ref #7.5



08 Nov 2025 11:10

Ref #7.5



08 Nov 2025 11:10

Ref #7.6



08 Nov 2025 11:10

Ref #7.6



08 Nov 2025 11:10

Ref #7.6



08 Nov 2025 11:10

Ref #7.6



08 Nov 2025 11:10

Ref #7.6



08 Nov 2025 11:10

Ref #7.6

7. RECEPTION ROOM (CONT.)



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6

7. RECEPTION ROOM (CONT.)



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:11

Ref #7.6



08 Nov 2025 11:12

Ref #7.6

7. RECEPTION ROOM (CONT.)



08 Nov 2025 11:12

Ref #7.6



08 Nov 2025 11:12

Ref #7.6



08 Nov 2025 11:12

Ref #7.6



08 Nov 2025 11:12

Ref #7.6



08 Nov 2025 11:12

Ref #7.6



08 Nov 2025 11:12

Ref #7.6



08 Nov 2025 11:13

Ref #7.6



08 Nov 2025 10:53

Ref #7.7

7. RECEPTION ROOM (CONT.)



08 Nov 2025 10:53

Ref #7.7



08 Nov 2025 10:53

Ref #7.7



08 Nov 2025 10:53

Ref #7.7

Ref	Name	Description	Condition
7.1	Flooring/Skirting	Engineered wood flooring in a light to mid oak tone with wide planks and white painted skirting boards.	Flooring shows minor wear and some surface marks skirting boards have light scuffing and minor marks.
7.2	Walls	Light grey painted plastered walls with white skirting boards and a mounted decorative item.	Multiple areas of visible patching and repairs, minor scuff marks and surface imperfections, no major structural damage observed.
7.3	Ceiling/Lighting	Smooth white ceiling with multiple evenly spaced recessed spotlights	Ceiling and lighting fittings show no visible signs of wear or damage
7.4	Electrical Switches/sockets	Brushed metal double and single switches with matching double power sockets in white and silver, including some units with additional data and telecom ports.	All switches and sockets are securely fitted with minimal visible wear, some minor marks or scuffs noted on surrounding wall areas, no visible damage to faceplates.

7. RECEPTION ROOM (CONT.)

7.5	Furniture/Additional Items	Light grey fabric three-seater sofa with angled arms and large cushions, dark blue fabric two-seater sofa with button detail and multiple colourful cushions, square beige upholstered ottoman, round white metal side table, blue velvet accent chair with gold legs.	Light grey sofa shows minor creasing and wear to cushions, dark blue sofa has visible stains and marks on seat area, beige ottoman appears slightly marked, white side table and blue accent chair appear in good condition with no obvious damage.
7.6	Additional Items list	Wood and metal glass TV stand with black shelf, flatscreen JVC television, round white side table, modern standing lamps with white and black shades, oval ring LED floor lamp, assorted artificial plants in black and white pots, tall beige broken ceramic vase, decorative shelving unit with books and ornaments, large canvas wall art, abstract wall clock, brass magazine rack, small wooden side table with drawer, glass and gold console table, golden yellow table lamp, and arched window mirror.	TV stand and shelf display light general wear, television screen without visible damage, white side table minor surface marks, lamps in working order, black shelf shows scuffs, broken top on beige ceramic vase, artificial plants intact, books and ornaments in good order, canvas art clean, wall clock functional, brass magazine rack slight tarnish, wooden side table drawer operational, console table minor marks, table lamp working.
7.7	Windows/Curtains	Large floor-to-ceiling double-glazed sliding glass doors with grey aluminium frames and a beige roller blind fitted inside the recess.	No visible signs of damage or wear on glass, frames, handles, or roller blind; all components appear intact and well-maintained.



08 Nov 2025 10:45

Ref #7



08 Nov 2025 10:46

Ref #7



08 Nov 2025 10:46

Ref #7



08 Nov 2025 10:46

Ref #7

7. RECEPTION ROOM (CONT.)



08 Nov 2025 10:46

Ref #7



08 Nov 2025 11:03

Ref #7

8. BATHROOM



08 Nov 2025 10:38

Ref #8.1



08 Nov 2025 10:38

Ref #8.1



08 Nov 2025 10:38

Ref #8.1



08 Nov 2025 10:38

Ref #8.1

8. BATHROOM (CONT.)



08 Nov 2025 10:39

Ref #8.2



08 Nov 2025 10:39

Ref #8.2



08 Nov 2025 10:39

Ref #8.2



08 Nov 2025 10:40

Ref #8.2



08 Nov 2025 10:40

Ref #8.2



08 Nov 2025 10:40

Ref #8.3



08 Nov 2025 10:40

Ref #8.3



08 Nov 2025 10:40

Ref #8.3

8. BATHROOM (CONT.)



08 Nov 2025 10:41

Ref #8.4



08 Nov 2025 10:41

Ref #8.4



08 Nov 2025 10:41

Ref #8.5



08 Nov 2025 10:41

Ref #8.6



08 Nov 2025 10:42

Ref #8.6



08 Nov 2025 10:42

Ref #8.6



08 Nov 2025 10:42

Ref #8.7



08 Nov 2025 10:42

Ref #8.7

8. BATHROOM (CONT.)



08 Nov 2025 10:42

Ref #8.7



08 Nov 2025 10:42

Ref #8.7



08 Nov 2025 10:43

Ref #8.7



08 Nov 2025 10:43

Ref #8.7



08 Nov 2025 10:43

Ref #8.7



08 Nov 2025 10:43

Ref #8.8



08 Nov 2025 10:43

Ref #8.8



08 Nov 2025 10:43

Ref #8.8

8. BATHROOM (CONT.)



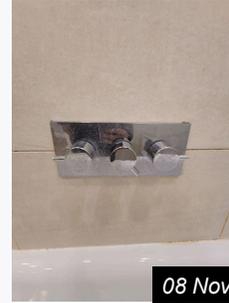
08 Nov 2025 10:43

Ref #8.9



08 Nov 2025 10:43

Ref #8.9



08 Nov 2025 10:43

Ref #8.9



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:44

Ref #8.9

8. BATHROOM (CONT.)



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:44

Ref #8.9



08 Nov 2025 10:45

Ref #8.10



08 Nov 2025 10:45

Ref #8.10

Ref	Name	Description	Condition
8.1	Door	White wooden door with a smooth surface and a silver metal handle and lockset.	Minor scuff marks and chipping visible along the bottom edge with some light surface scratches present; handle and lockset appear intact.
8.2	Flooring/Skirting	Large light beige ceramic tiles used for bathroom flooring with matching skirting tiles along the walls	Flooring and skirting are generally intact with minor marks and some visible discolouration on skirting and grout lines

8. BATHROOM (CONT.)			
8.3	Walls	Large rectangular beige ceramic tiles with subtle horizontal patterns fitted on bathroom walls with light-coloured grout lines.	Walls show some light staining and discolouration in areas with no obvious cracks or missing tiles.
8.4	Ceiling/Lighting	Smooth white plasterboard ceiling featuring six recessed downlights and a circular extractor fan.	Ceiling and lighting appear clean with no visible marks or damage all lights functioning.
8.5	Electrical Switches/Sockets	Brushed metal shaver socket with dual voltage capability set into tiled wall.	Slight gap visible between socket plate and tiles with minor misalignment but no visible damage to the socket itself.
8.6	Heating	Chrome wall-mounted heated towel rail with horizontal bars and a polished finish.	Visible rust and discolouration on multiple areas of the frame near the joints, otherwise intact.
8.7	Vanity/Sink	White rectangular ceramic sink with integrated overflow, wall-mounted chrome mixer tap, and a gloss white vanity unit with a single pull-out drawer beneath.	Vanity and sink are clean with no visible chips, cracks, or stains; drawer and tap appear to be in good working order.
8.8	WC	Close-coupled white ceramic WC with dual flush chrome button and white plastic seat and lid.	WC is clean with no visible damage or staining and all fittings appear intact.
8.9	Shower/Bath	White acrylic bath with mosaic tile panel, chrome mixer tap, wall-mounted showerhead, flexible hose, and clear glass shower screen.	Bath and fittings generally clean with minor limescale on showerhead, visible discolouration and black mould to silicone and grout lines at tile joints, some sealant yellowing.
8.10	Additional Items/Fixtures	Freestanding black metal toilet roll holder with one roll and a metal toilet brush with a white holder.	Both items appear clean with no visible signs of wear or damage.

8. BATHROOM (CONT.)



08 Nov 2025 10:37

Ref #8



08 Nov 2025 10:37

Ref #8



08 Nov 2025 10:37

Ref #8

9. KITCHEN



08 Nov 2025 10:46

Ref #9.1



08 Nov 2025 10:46

Ref #9.1



08 Nov 2025 10:46

Ref #9.1



08 Nov 2025 10:46

Ref #9.1

9. KITCHEN (CONT.)



08 Nov 2025 10:46

Ref #9.1



08 Nov 2025 10:47

Ref #9.1



08 Nov 2025 10:47

Ref #9.2



08 Nov 2025 10:47

Ref #9.2



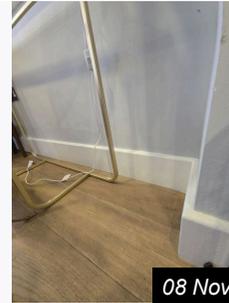
08 Nov 2025 10:47

Ref #9.2



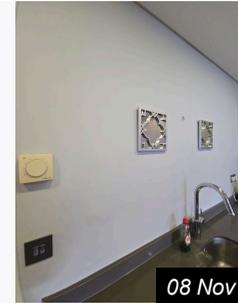
08 Nov 2025 10:47

Ref #9.2



08 Nov 2025 10:48

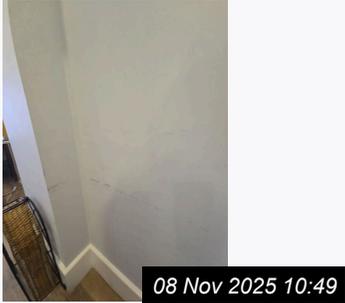
Ref #9.2



08 Nov 2025 10:48

Ref #9.3

9. KITCHEN (CONT.)



08 Nov 2025 10:49

Ref #9.3



08 Nov 2025 10:50

Ref #9.4



08 Nov 2025 10:50

Ref #9.4



08 Nov 2025 11:13

Ref #9.4



08 Nov 2025 11:14

Ref #9.4



08 Nov 2025 10:51

Ref #9.5



08 Nov 2025 10:51

Ref #9.5



08 Nov 2025 10:54

Ref #9.6

9. KITCHEN (CONT.)



08 Nov 2025 10:54

Ref #9.6



08 Nov 2025 10:54

Ref #9.6



08 Nov 2025 10:54

Ref #9.6



08 Nov 2025 10:54

Ref #9.6



08 Nov 2025 10:55

Ref #9.6



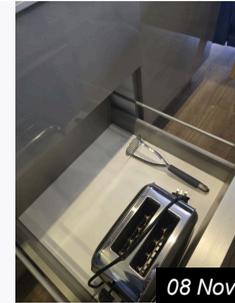
08 Nov 2025 10:55

Ref #9.6



08 Nov 2025 10:55

Ref #9.6



08 Nov 2025 10:55

Ref #9.6

9. KITCHEN (CONT.)



08 Nov 2025 10:55

Ref #9.6



08 Nov 2025 10:55

Ref #9.6



08 Nov 2025 10:55

Ref #9.7



08 Nov 2025 10:56

Ref #9.7



08 Nov 2025 10:56

Ref #9.7



08 Nov 2025 10:56

Ref #9.7



08 Nov 2025 10:56

Ref #9.8



08 Nov 2025 10:56

Ref #9.8

9. KITCHEN (CONT.)



08 Nov 2025 10:57

Ref #9.8



08 Nov 2025 10:57

Ref #9.8



08 Nov 2025 10:57

Ref #9.8



08 Nov 2025 10:57

Ref #9.8



08 Nov 2025 10:57

Ref #9.8



08 Nov 2025 10:58

Ref #9.9



08 Nov 2025 10:58

Ref #9.9



08 Nov 2025 10:58

Ref #9.9

9. KITCHEN (CONT.)



08 Nov 2025 10:58

Ref #9.9



08 Nov 2025 10:58

Ref #9.9



08 Nov 2025 10:59

Ref #9.9



08 Nov 2025 10:59

Ref #9.9



08 Nov 2025 11:00

Ref #9.10



08 Nov 2025 11:00

Ref #9.10



08 Nov 2025 11:00

Ref #9.10



08 Nov 2025 11:00

Ref #9.10

9. KITCHEN (CONT.)



08 Nov 2025 11:00

Ref #9.10



08 Nov 2025 11:00

Ref #9.11



08 Nov 2025 11:00

Ref #9.11



08 Nov 2025 11:00

Ref #9.11



08 Nov 2025 11:00

Ref #9.12



08 Nov 2025 11:01

Ref #9.12



08 Nov 2025 11:01

Ref #9.13



08 Nov 2025 11:01

Ref #9.13

9. KITCHEN (CONT.)



08 Nov 2025 11:01

Ref #9.13



08 Nov 2025 11:01

Ref #9.14



08 Nov 2025 11:01

Ref #9.14



08 Nov 2025 11:01

Ref #9.14



08 Nov 2025 11:01

Ref #9.14



08 Nov 2025 11:02

Ref #9.14



08 Nov 2025 11:02

Ref #9.14



08 Nov 2025 11:02

Ref #9.14

9. KITCHEN (CONT.)



08 Nov 2025 11:04

Ref #9.14



08 Nov 2025 11:04

Ref #9.14



08 Nov 2025 11:04

Ref #9.14



08 Nov 2025 11:07

Ref #9.14



08 Nov 2025 11:07

Ref #9.14



08 Nov 2025 11:07

Ref #9.14



08 Nov 2025 11:07

Ref #9.14



08 Nov 2025 11:03

Ref #9.15

9. KITCHEN (CONT.)



08 Nov 2025 11:03

Ref #9.15



08 Nov 2025 11:03

Ref #9.15



08 Nov 2025 11:06

Ref #9.16



08 Nov 2025 11:06

Ref #9.16



08 Nov 2025 11:07

Ref #9.16



08 Nov 2025 11:07

Ref #9.16



08 Nov 2025 11:07

Ref #9.16



08 Nov 2025 11:07

Ref #9.16

9. KITCHEN (CONT.)

Ref #9.16

Ref	Name	Description	Condition
9.1	Door	White painted wooden door with a modern metal handle and keyhole, simple and flat panel design.	Minor scuffs and small marks visible on both surfaces, no major damage.
9.2	Flooring/Skirting	Engineered wood flooring in a light to medium oak finish with matching white painted skirting boards.	Flooring shows light surface wear and some scratches with minor scuffs on skirting boards; no significant damage visible.
9.3	Walls	Painted plaster walls in light grey with mounted decorative mirrors and electrical switches.	Walls have visible scuff marks and minor surface dirt, no major damage observed.
9.4	Ceiling/Lighting	Smooth white plasterboard ceiling with multiple recessed LED downlights in a modern layout.	Ceiling has minor marks and several small stains visible with slight paint chipping around some downlights but appears structurally intact.
9.5	Electrical Switches/sockets	Stainless steel double light switch and double electrical socket with switched controls both with brushed metal plates and modern squared design.	Both switches and sockets show no visible damage or wear and are securely fixed with clean surfaces.

9. KITCHEN (CONT.)			
9.6	Kitchen Units	Gloss finish kitchen units in light beige with integrated handles and soft-close drawers and cupboards, featuring upper, lower and tall storage options.	Kitchen units show minor signs of use, with some small marks inside shelves and light wear around handles, but overall appear well-preserved with no visible structural damage.
9.7	Sink	Stainless steel single basin sink with integrated drainer and a tall chrome mixer tap.	Sink shows visible water marks and light surface scratches with functional tap handle and no visible damage to basin or fittings.
9.8	Countertop/Kitchen Splashback	Grey solid surface countertop with integrated draining grooves and matching upstand, featuring a coordinated glass splashback section behind the hob.	Countertop and splashback are free from major wear or visible damage; upstand and wall above the upstand near the sink show some peeling paint and minor marks.
9.9	Fridge/Freezer	Integrated fridge freezer unit with gloss beige exterior, multiple clear shelves and drawers, and separate fridge and freezer compartments.	Fridge appears clean and well maintained with no visible damage, freezer drawers show moderate ice buildup and some visible frost.
9.10	Dishwasher	Integrated stainless steel dishwasher with digital control panel and standard internal racks for crockery, cutlery, and pans.	No visible signs of damage or heavy wear, internal trays and dispenser appear intact, minor water marks present from normal use.
9.11	Microwave	Built-in stainless steel microwave with digital controls and glass turntable, integrated into kitchen cabinetry.	No visible signs of wear or damage, interior and exterior appear clean and well maintained.
9.12	Hob	Black glass electric hob with four cooking zones and silver control knobs.	Visible heavy staining and residue on all zones with one hob switched on; wear present.

9. KITCHEN (CONT.)			
9.13	Oven	Stainless steel built-in oven with digital display, two control knobs, and a glass front door featuring wire racks and a baking tray inside.	Minor signs of use visible on the interior including some residues on the base and racks, exterior in good condition with no noticeable damage.
9.14	Additional Items list	Set of black-handled kitchen knives in a clear acrylic block, white patterned electric kettle and toaster, black and white capsule coffee machine, assorted mugs and glasses in pastel colours and clear glass, sets of bowls and plates in mixed colours and patterns, square and arched decorative mirrors, small metallic rhinoceros wall hook, metal and wicker wine rack, and cylindrical silver pedal bin.	All items display minimal signs of wear with no visible chips or cracks on crockery or glassware, appliances and bin are clean and intact, mirrors and metal rack free from damage, rhinoceros hook in good condition.
9.15	Extractor Hood	Stainless steel extractor hood with an integrated light and mesh grease filter located above a ceramic hob.	Extractor hood shows minor grease and dirt buildup on filter and glass, no visible structural damage or missing components.
9.16	Dining Table	Rectangular light wood dining table with a matching bench and four green upholstered chairs, positioned in the kitchen area.	Dining table and bench show minor surface marks with light discolouration; chairs display some visible stains and minor wear on upholstery.

9. KITCHEN (CONT.)



08 Nov 2025 10:45

Ref #9



08 Nov 2025 10:45

Ref #9

10. BEDROOM 1 (NEXT TO KITCHEN)



08 Nov 2025 11:32

Ref #10.1



08 Nov 2025 11:32

Ref #10.1



08 Nov 2025 11:32

Ref #10.1



08 Nov 2025 11:32

Ref #10.1

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



08 Nov 2025 11:32

Ref #10.2



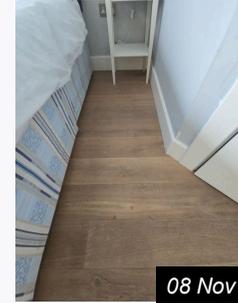
08 Nov 2025 11:33

Ref #10.2



08 Nov 2025 11:33

Ref #10.2



08 Nov 2025 11:33

Ref #10.2



08 Nov 2025 11:33

Ref #10.2



08 Nov 2025 11:47

Ref #10.2



08 Nov 2025 11:47

Ref #10.2



08 Nov 2025 11:48

Ref #10.2

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



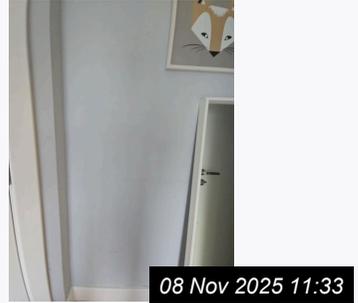
08 Nov 2025 11:33

Ref #10.3



08 Nov 2025 11:33

Ref #10.3



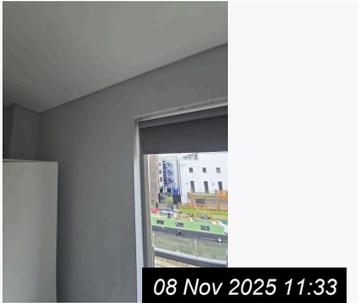
08 Nov 2025 11:33

Ref #10.3



08 Nov 2025 11:33

Ref #10.3



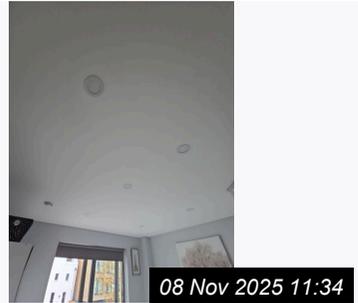
08 Nov 2025 11:33

Ref #10.3



08 Nov 2025 11:33

Ref #10.3



08 Nov 2025 11:34

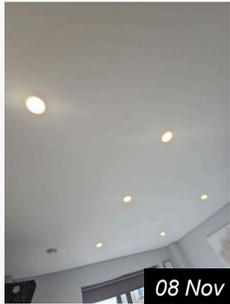
Ref #10.4



08 Nov 2025 11:34

Ref #10.4

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



08 Nov 2025 11:34

Ref #10.4



08 Nov 2025 11:34

Ref #10.5



08 Nov 2025 11:35

Ref #10.5



08 Nov 2025 11:35

Ref #10.5



08 Nov 2025 11:35

Ref #10.5



08 Nov 2025 11:35

Ref #10.5



08 Nov 2025 11:35

Ref #10.5



08 Nov 2025 11:35

Ref #10.6

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



08 Nov 2025 11:37

Ref #10.6



08 Nov 2025 11:37

Ref #10.6



08 Nov 2025 11:37

Ref #10.6



08 Nov 2025 11:38

Ref #10.6



08 Nov 2025 11:38

Ref #10.7



08 Nov 2025 11:38

Ref #10.7



08 Nov 2025 11:38

Ref #10.7



08 Nov 2025 11:39

Ref #10.7

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



08 Nov 2025 11:39

Ref #10.7



08 Nov 2025 11:39

Ref #10.8



08 Nov 2025 11:39

Ref #10.8



08 Nov 2025 11:39

Ref #10.8



08 Nov 2025 11:40

Ref #10.8



08 Nov 2025 11:40

Ref #10.8



08 Nov 2025 11:40

Ref #10.8



08 Nov 2025 11:40

Ref #10.8

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



08 Nov 2025 11:40

Ref #10.8



08 Nov 2025 11:40

Ref #10.9



08 Nov 2025 11:40

Ref #10.9



08 Nov 2025 11:40

Ref #10.9



08 Nov 2025 11:40

Ref #10.9



08 Nov 2025 11:41

Ref #10.9



08 Nov 2025 11:41

Ref #10.9



08 Nov 2025 11:41

Ref #10.9

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



08 Nov 2025 11:41

Ref #10.9



08 Nov 2025 11:41

Ref #10.9



08 Nov 2025 11:41

Ref #10.9



08 Nov 2025 11:42

Ref #10.9



08 Nov 2025 11:42

Ref #10.9



08 Nov 2025 11:42

Ref #10.9



08 Nov 2025 11:42

Ref #10.9



08 Nov 2025 11:42

Ref #10.9

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)



08 Nov 2025 11:42

Ref #10.9



08 Nov 2025 11:42

Ref #10.9



08 Nov 2025 11:42

Ref #10.9



08 Nov 2025 11:43

Ref #10.9



08 Nov 2025 11:43

Ref #10.9

Ref	Name	Description	Condition
10.1	Door	White painted wooden door with a modern chrome lever handle and three metal hinges.	Minor paint chipping visible on the lower edge and slight marks near the handle, otherwise intact.
10.2	Flooring/Skirting	Light oak wooden plank flooring with white painted skirting boards throughout the room.	Flooring shows scattered scratches, scuff marks, and minor stains; skirting boards have visible chips, scuffs, and paint damage.

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)

10.3	Walls	Painted plaster walls in light grey throughout, with white skirting and some fitted electrical outlets.	Walls show minor marks and scuffs, a visible crack near the door edge, some paint chips by the window, and general signs of light use.
10.4	Ceiling/Lighting	White smooth plaster ceiling with multiple recessed LED downlights evenly spaced.	Ceiling and lighting appear intact with no visible stains, damage, or discolouration; all lights operational.
10.5	Electrical Switches/sockets	Brushed metal faceplate electrical switches and double sockets with integrated switches, finished in silver with white socket inserts.	All switches and sockets appear intact with minor surface marks and slight paint wear around edges, no visible cracks or significant damage.
10.6	Windows/Curtains	Large double-glazed sliding glass doors with silver aluminium frames and a grey fabric roller blind fitted above.	Glass doors are intact with no visible cracks minor scuff marks are present on the frame and handle roller blind appears functional with no tears slight paint defects around the window reveal.
10.7	Bed/Mattress	Double bed with a blue upholstered headboard and white button-tufted mattress.	Mattress and bed frame appear clean with no visible stains or damage and minimal signs of wear.
10.8	Wardrobe	White three-door wardrobe made of laminate with metal handles, includes shelving and a hanging rail for storage.	Wardrobe exhibits a significant crack on the inside of the left door, bowing and cracks on internal panels, and a detached hinge at the bottom of the right door, with visible wear inside.

10. BEDROOM 1 (NEXT TO KITCHEN) (CONT.)

10.9

Furniture/Additional Items

White four-drawer chest of drawers, white wooden chair, two white wooden bedside tables each with drawer and lower shelf, two blue table lamps with fabric shades, white arched wall mirror, white framed full-length mirror, two framed wall artworks, blue patterned fabric storage basket, wall-mounted cream thermostat.

Chest of drawers shows no visible damage, chair appears structurally sound, one bedside table has surface scuffs and paint wear, lamps are functional with no visible defects, mirrors are intact with no cracks, artworks and storage basket appear in good order, thermostat housing is intact.



08 Nov 2025 11:24

Ref #10



08 Nov 2025 11:31

Ref #10



08 Nov 2025 11:31

Ref #10



08 Nov 2025 11:32

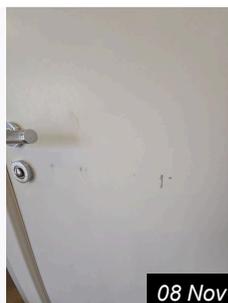
Ref #10

11. EN-SUITE



08 Nov 2025 11:54

Ref #11.1



08 Nov 2025 11:54

Ref #11.1



08 Nov 2025 11:54

Ref #11.1



08 Nov 2025 11:54

Ref #11.1

11. EN-SUITE (CONT.)



08 Nov 2025 11:54

Ref #11.1



08 Nov 2025 11:55

Ref #11.2



08 Nov 2025 11:55

Ref #11.2



08 Nov 2025 11:55

Ref #11.2



08 Nov 2025 11:55

Ref #11.3



08 Nov 2025 11:55

Ref #11.3



08 Nov 2025 11:55

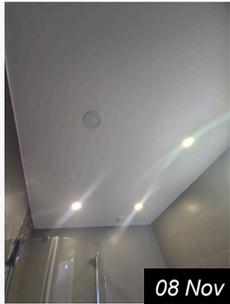
Ref #11.3



08 Nov 2025 11:56

Ref #11.4

11. EN-SUITE (CONT.)



08 Nov 2025 11:56

Ref #11.4



08 Nov 2025 11:56

Ref #11.5



08 Nov 2025 11:56

Ref #11.6



08 Nov 2025 11:56

Ref #11.6



08 Nov 2025 11:56

Ref #11.7



08 Nov 2025 11:56

Ref #11.7



08 Nov 2025 11:56

Ref #11.7



08 Nov 2025 11:56

Ref #11.7

11. EN-SUITE (CONT.)



08 Nov 2025 11:57

Ref #11.8



08 Nov 2025 11:57

Ref #11.8



08 Nov 2025 11:57

Ref #11.8



08 Nov 2025 11:57

Ref #11.9



08 Nov 2025 11:57

Ref #11.9



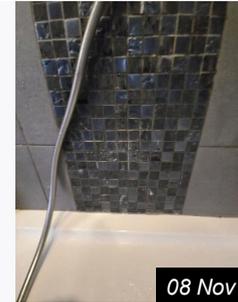
08 Nov 2025 11:57

Ref #11.9



08 Nov 2025 11:57

Ref #11.9



08 Nov 2025 11:57

Ref #11.9

11. EN-SUITE (CONT.)



08 Nov 2025 11:58

Ref #11.9

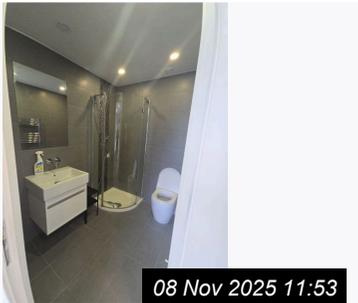


08 Nov 2025 11:58

Ref #11.9

Ref	Name	Description	Condition
11.1	Door	White wooden flush door with chrome lever handle and standard keyhole fitting.	Minor scuffs and small surface marks visible on lower section of door, chrome handle in good order, door otherwise structurally intact.
11.2	Flooring/Skirting	Grey ceramic floor tiles with matching tiled skirting and wooden flooring visible at the threshold area	Floor tiles and skirting appear generally intact with some visible grout lines, threshold area shows exposed and damaged edging with signs of wear
11.3	Walls	Walls are finished with large matte grey ceramic tiles and feature minimal grout lines, with integrated fittings for switches and fixtures.	Walls show no visible signs of damage, cracks, or staining and grout lines appear intact throughout.
11.4	Ceiling/Lighting	White plastered ceiling with three recessed LED downlights and a round ventilation cover.	Ceiling and lighting appear clean with no visible damage or marks and all light fittings operational.

11. EN-SUITE (CONT.)			
11.5	Electrical Switches/Sockets	Brushed metal electrical socket with a shaver outlet and integrated switch mounted on a tiled wall.	No visible signs of damage or wear; appears well maintained.
11.6	Heating	Wall-mounted chrome heated towel rail with horizontal bars located in the en-suite.	No visible signs of wear or damage, surface appears clean and well maintained.
11.7	Vanity/Sink	White rectangular ceramic basin with wall-mounted chrome tap and single handle, integrated into a white vanity unit with pull-out storage drawer, set against grey tiled wall.	No visible chips cracks or stains on basin or tap, drawer functions smoothly, no apparent damage or excessive wear.
11.8	WC	Wall-hung white ceramic WC with matching seat and lid, integrated dual flush button, and adjacent to a glass shower enclosure.	WC is clean with no visible damage, chips, or cracks, and flush plate appears intact.
11.9	Shower/Bath	Corner shower cubicle with clear glass doors chrome frame and modern mosaic tiled accent wall featuring a chrome thermostatic mixer and detachable handset.	Shower base has some staining mixer and fittings show signs of limescale and general water marking glass appears intact and functional.



08 Nov 2025 11:53

Ref #11



08 Nov 2025 11:54

Ref #11



08 Nov 2025 11:54

Ref #11



08 Nov 2025 11:54

Ref #11

12. BEDROOM 2



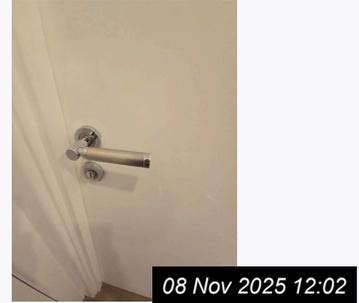
08 Nov 2025 12:02

Ref #12.1



08 Nov 2025 12:02

Ref #12.1



08 Nov 2025 12:02

Ref #12.1



08 Nov 2025 12:02

Ref #12.1



08 Nov 2025 12:02

Ref #12.1



08 Nov 2025 12:03

Ref #12.2



08 Nov 2025 12:03

Ref #12.2



08 Nov 2025 12:03

Ref #12.2

12. BEDROOM 2 (CONT.)



08 Nov 2025 12:03

Ref #12.2



08 Nov 2025 12:03

Ref #12.2



08 Nov 2025 12:03

Ref #12.2



08 Nov 2025 12:04

Ref #12.2



08 Nov 2025 12:04

Ref #12.2



08 Nov 2025 12:04

Ref #12.3



08 Nov 2025 12:04

Ref #12.3



08 Nov 2025 12:04

Ref #12.3

12. BEDROOM 2 (CONT.)



08 Nov 2025 12:04

Ref #12.3



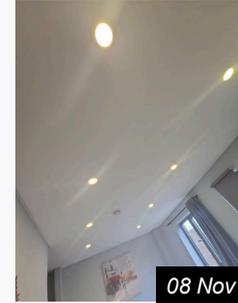
08 Nov 2025 12:04

Ref #12.3



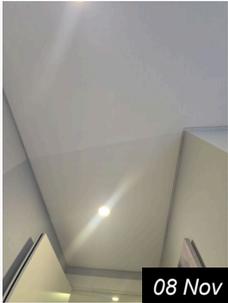
08 Nov 2025 12:04

Ref #12.3



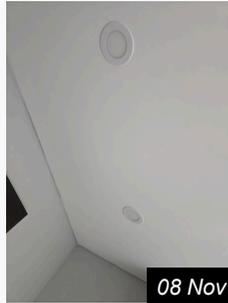
08 Nov 2025 12:04

Ref #12.4



08 Nov 2025 12:05

Ref #12.4



08 Nov 2025 12:09

Ref #12.4



08 Nov 2025 12:09

Ref #12.4



08 Nov 2025 12:09

Ref #12.4

12. BEDROOM 2 (CONT.)



08 Nov 2025 12:05

Ref #12.5



08 Nov 2025 12:05

Ref #12.5



08 Nov 2025 12:05

Ref #12.5



08 Nov 2025 12:05

Ref #12.5



08 Nov 2025 12:05

Ref #12.5



08 Nov 2025 12:05

Ref #12.5



08 Nov 2025 12:05

Ref #12.6



08 Nov 2025 12:06

Ref #12.6

12. BEDROOM 2 (CONT.)



08 Nov 2025 12:06

Ref #12.6



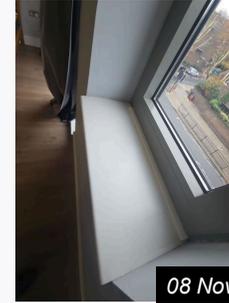
08 Nov 2025 12:06

Ref #12.6



08 Nov 2025 12:06

Ref #12.6



08 Nov 2025 12:06

Ref #12.6



08 Nov 2025 12:06

Ref #12.6



08 Nov 2025 12:06

Ref #12.7



08 Nov 2025 12:06

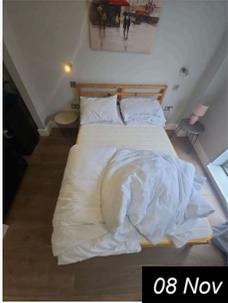
Ref #12.7



08 Nov 2025 12:07

Ref #12.7

12. BEDROOM 2 (CONT.)



08 Nov 2025 12:07

Ref #12.7



08 Nov 2025 12:07

Ref #12.8



08 Nov 2025 12:07

Ref #12.8



08 Nov 2025 12:07

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8

12. BEDROOM 2 (CONT.)



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8



08 Nov 2025 12:08

Ref #12.8

Ref	Name	Description	Condition
12.1	Door	White wooden flush door with chrome lever handle and matching key lock.	Light surface marks and minor scratches visible on both upper and lower sections of the door.
12.2	Flooring/Skirting	Light brown wood effect laminate flooring with wide planks and white painted skirting boards throughout	Flooring has multiple scuffs, scratches and marks with some visible stains; skirting boards show minor paint chips and light scuffing

12. BEDROOM 2 (CONT.)			
12.3	Walls	Painted plaster walls in light grey with standard skirting boards and some wall-mounted electrical sockets.	Walls show multiple areas of patching, visible scuffs, minor dents, several filled holes, and marks throughout.
12.4	Ceiling/Lighting	White plaster ceiling with multiple recessed LED downlights and two brushed metal adjustable wall lights.	Ceiling and lighting fixtures are clean and free from visible damage or staining with all lights functional.
12.5	Electrical Switches/Sockets	Brushed metal faceplate switches and double sockets with white inserts and metallic toggles installed on the walls.	All switches and sockets appear in good condition with no visible cracks or damage, some minor surface marks and paint edges present on the faceplates.
12.6	Windows/Curtains	Large double-glazed window with grey aluminium frame and deep white sill, paired with floor-length grey fabric curtains on a metal curtain pole and a beige roller blind on a separate smaller window.	Window frames appear undamaged and clean, sills show no visible marks or cracks, curtains have some creasing and minor trailing at the bottom, roller blind is fully intact and functional.
12.7	Bed/Mattress	Light wooden slatted bed frame with a white mattress featuring yellow trim in Bedroom 2.	Bed frame and mattress in good condition with no visible stains, tears, or structural damage.
12.8	Furniture/Additional Items	Black wire frame side table with light wood top one round side table with marbled effect top and metal legs one beige table lamp with shade tall black chest of six drawers compact black open shelf unit with loose blue and teal cushions white wall-mounted clothes airer white folding ironing board rectangular wooden desk with black metal frame grey mesh office chair circular mirror with starburst frame three canvas wall prints two with city scenes and one abstract.	Side tables and lamp in good condition no visible damage black chest of drawers has some surface marks and minor chips compact shelf unit in good condition with light scuffs cushions show light use clothes airer and ironing board both intact with no visible damage desk and chair in good condition with minimal wear mirror and wall art all good with no visible damage.

12. BEDROOM 2 (CONT.)



08 Nov 2025 12:01

Ref #12



08 Nov 2025 12:01

Ref #12



08 Nov 2025 12:01

Ref #12



08 Nov 2025 12:02

Ref #12



08 Nov 2025 12:02

Ref #12



08 Nov 2025 12:02

Ref #12



08 Nov 2025 12:02

Ref #12

13. BEDROOM 3



08 Nov 2025 12:10

Ref #13.1



08 Nov 2025 12:11

Ref #13.1



08 Nov 2025 12:11

Ref #13.1



08 Nov 2025 12:11

Ref #13.1



08 Nov 2025 12:11

Ref #13.2



08 Nov 2025 12:11

Ref #13.2



08 Nov 2025 12:11

Ref #13.2



08 Nov 2025 12:11

Ref #13.2

13. BEDROOM 3 (CONT.)



08 Nov 2025 12:12

Ref #13.2



08 Nov 2025 12:12

Ref #13.2



08 Nov 2025 12:12

Ref #13.2



08 Nov 2025 12:12

Ref #13.2



08 Nov 2025 12:12

Ref #13.3



08 Nov 2025 12:12

Ref #13.3



08 Nov 2025 12:12

Ref #13.3



08 Nov 2025 12:12

Ref #13.3

13. BEDROOM 3 (CONT.)



08 Nov 2025 12:12

Ref #13.3



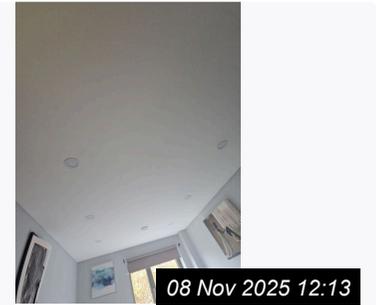
08 Nov 2025 12:12

Ref #13.3



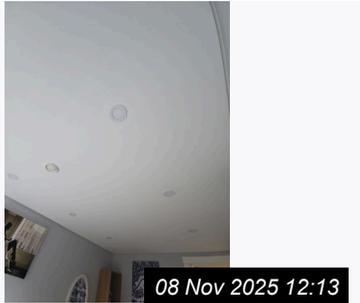
08 Nov 2025 12:13

Ref #13.3



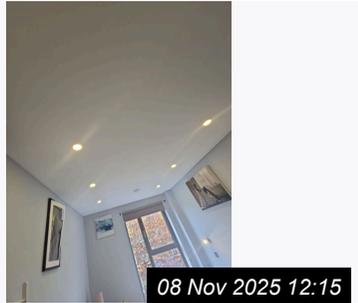
08 Nov 2025 12:13

Ref #13.4



08 Nov 2025 12:13

Ref #13.4



08 Nov 2025 12:15

Ref #13.4



08 Nov 2025 12:15

Ref #13.4



08 Nov 2025 12:16

Ref #13.4

13. BEDROOM 3 (CONT.)



08 Nov 2025 12:16

Ref #13.4



08 Nov 2025 12:16

Ref #13.4



08 Nov 2025 12:16

Ref #13.5



08 Nov 2025 12:16

Ref #13.5



08 Nov 2025 12:16

Ref #13.5



08 Nov 2025 12:16

Ref #13.5



08 Nov 2025 12:16

Ref #13.6



08 Nov 2025 12:17

Ref #13.6

13. BEDROOM 3 (CONT.)



08 Nov 2025 12:17

Ref #13.6



08 Nov 2025 12:17

Ref #13.6



08 Nov 2025 12:17

Ref #13.7



08 Nov 2025 12:17

Ref #13.7



08 Nov 2025 12:17

Ref #13.7



08 Nov 2025 12:17

Ref #13.7



08 Nov 2025 12:18

Ref #13.8



08 Nov 2025 12:18

Ref #13.8

13. BEDROOM 3 (CONT.)



08 Nov 2025 12:18

Ref #13.8



08 Nov 2025 12:18

Ref #13.8



08 Nov 2025 12:18

Ref #13.8



08 Nov 2025 12:18

Ref #13.8



08 Nov 2025 12:18

Ref #13.8



08 Nov 2025 12:18

Ref #13.8



08 Nov 2025 12:19

Ref #13.8



08 Nov 2025 12:19

Ref #13.8

13. BEDROOM 3 (CONT.)



08 Nov 2025 12:19

Ref #13.8



08 Nov 2025 12:19

Ref #13.8



08 Nov 2025 12:19

Ref #13.8



08 Nov 2025 12:19

Ref #13.8



08 Nov 2025 12:19

Ref #13.8



08 Nov 2025 12:19

Ref #13.8

Ref	Name	Description	Condition
13.1	Door	White painted wooden door with silver metal handle and hinges standard flush design	Handle is detached from the door otherwise no visible damage or wear to door surface
13.2	Flooring/Skirting	Wood effect laminate flooring in light oak tone with white painted skirting boards throughout.	Flooring shows light scuff marks and minor scratches with no visible major damage; skirting in good order with occasional minor marks.

13. BEDROOM 3 (CONT.)			
13.3	Walls	The walls are painted light grey with a smooth finish and standard white skirting boards.	Multiple areas of the walls show signs of wear including small holes, blemishes, and patches of discolouration.
13.4	Ceiling/Lighting	Smooth white plaster ceiling with multiple recessed LED downlights evenly distributed and modern brushed-metal wall-mounted reading lights with white shades.	Ceiling and lighting fixtures are in good condition with no visible signs of damage, stains, or wear.
13.5	Electrical Switches/sockets	Brushed metal double light switches, brushed metal double socket outlet with white inserts, and brushed metal single light switch are fitted in Bedroom 3.	All switches and sockets appear in good condition with minimal surface marks and no visible damage except for minor wall paint chipping around one fitting.
13.6	Windows/Curtains	Large double-glazed aluminium-framed window with a single side opening panel and a brown fabric roller blind fitted above the window.	Windows and frame show no visible damage or wear roller blind in good working order with no noticeable marks or fraying.
13.7	Bed/Mattress	Double-size bed with a wooden frame and a white mattress featuring yellow trim, includes two pillows and a duvet.	Mattress and bedframe show no visible stains, marks, or damage and appear well-maintained.
13.8	Furniture/Additional Items	Beige upholstered bench with tufted design wooden legs white three-drawer chest tall wooden shelving unit with iron and yellow lamp mounted oval wall mirror abstract wall art decorative wall rack with hangers round white metal side table with pink lamp two additional framed artworks wall-mounted thermostat and light switch.	Bench upholstery in good order with minimal visible wear chest has visible marks and light stains on top shelving unit shows no significant damage mirror and wall art in good condition rack and table structurally sound lamps and accessories functioning as intended thermostat has no apparent damage.

13. BEDROOM 3 (CONT.)



Ref #13



Ref #13



Ref #13



Ref #13

Declaration

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

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /