

Inventory + Check-in

Address



Property type

2 Bedroom Furnished

Date

11th January 2022

Instructed by



Link to photos



Supporting Document

Arnold Inventories, Inventory and Check-In
Report dated 1st May 2017

All items are as per check-in unless otherwise
stated







Property summary

	Check-In	Check-Out
Condition	Good condition	Good Condition
Cleanliness	Cleaned to a good domestic level	Cleaned to good domestic level
- Kitchen & Appliances	Some light drip marks seen to kitchen more noticeably by extractor hood	Washing machine soap tray and rubber seal not clean Slight build up of fluff / lint to dryer filter Surface dust and cobwebs and grease (above extract) to walls and ceiling
- Bathroom(s)	Clean	Clean
- Flooring	Carpets appear to be steam cleaned however some light debris seen Skirting is lightly dusty	Carpets do not to have been steamed cleaned
- Windows, curtains, and blinds	Windows dusty to interior	Windows not clean
- Other	Garden Areas: Balcony generally tidy, in seasonal condition	
Alarms - Smoke	Smoke alarm present on every floor. All smoke alarms tested for power.	Smoke alarm present on every floor. All smoke alarms tested for power.
Alarms - Carbon Monoxide	Carbon monoxide alarm(s) present. Tested for power. No solid fuel burning appliance located in property.	Carbon monoxide alarm(s) present. Tested for power. No solid fuel burning appliance located in property.
Comments	Tenants were present at start of the report	Various bulbs out, 2x chandeliers have been taken down





Keys

Key Description	Pick-up Location	Other Comments
Keys consisting of: 3 x  1 x 	Collected from tenant	
	Drop-off Location	
	Dropped to agent	

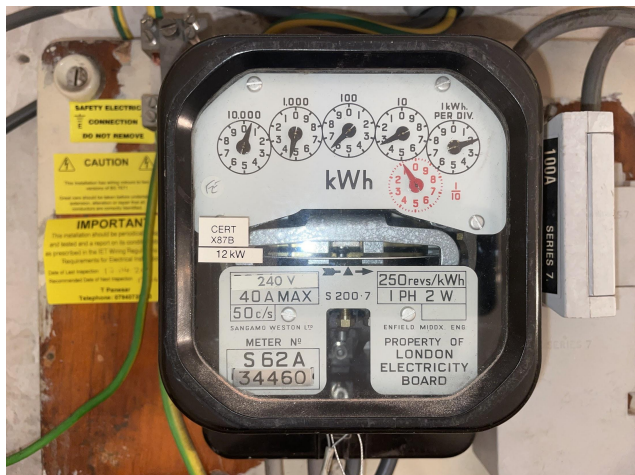


Utilities

	Location/Note	Serial Number	Check-in Reading	Check-out Reading
Electricity	In the high level cupboard near entrance	S62A34460	03445.5	04632.1
Gas	In the high level cupboard above the stairs	060573S	3332.3	3885.2



Utilities + Keys



Electricity Meter



Gas Meter



Keys



Front Door & First Floor Landing

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
1.	Door	<p>Grey painted to exterior and white painted to interior</p> <p>To exterior: Chrome numbers '47A' 1 x lion brass door knocker 1 x brass spyhole 1 x brass Yale lock 1 x chrome Banham lock 1 x brass letter hole and chrome sign saying 'No free newspapers are junk mail'</p> <p>To interior: Continuation of fitments Continuation of spyhole, white over painted Continuation of letterbox with brass cover Continuation of Banham lock</p>	<p>Many rubs and scuffs seen throughout Heavier chipping seen to low level left side Some paint flaking and shady marks seen Circular chipping around the door knocker handle Numbers are tarnished Door knocker tarnished</p> <p>Many over painted defects seen Some settlement cracking seen to casements Some finger marks and shading marks seen throughout Some kick marks and chipping seen to edges 1 x screw appears to be loose</p>	
2.	Door surround	<p>White painted 1 x pane of glass seen to top</p> <p>Continuation of the deadlock</p>	<p>Glass is dusty to interior with some cobwebs seen Door surround in used condition with many usage marks and paint flaking and chipping seen throughout Generally appears to be in aged condition White plastic fitment and some cabling seen attached to RHS interior leading to skirting</p>	
3.	Ceiling	White painted	Some light settlement cracking seen	



			Some light shading marks, some paint flaking and chipping seen to corners Some occasional light rubs seen Very light cobwebs	
4.	Woodwork	White painted skirting	Skirting has some cabling seen attached to the left side leading to first floor landing Skirting is dusty Many usage marks seen throughout Some paint flaking and chipping seen to edges Some settlement cracking seen Some drip mark and rub marks seen throughout Generally appears to be in used condition	
		White painted coving	Some very light cobwebs and settlement cracking seen Some occasional shading marks seen	
		White painted dado rail	1 x large chipping seen to high level Some rub marks and usage marks seen Some over painted defects	
5.	Lights	1 x brass ceiling rose with brass metal chain attached to brass framed light fitting with 6 x panes of glass and holding 3 x light bulbs	2 x not working Some light cobwebs and dust seen	
		1 x brass ceiling rose with brass metal chain attached to brass framed light fitting with 6 x panes of glass and holding 3 x light bulbs	1 x metal rose not seen 2 x lights not working	
6.	Switches	Brass	Some usage marks seen Switch next to bathroom is lightly tarnished	
7.	Sockets	Brass	Some usage marks and white paint marks seen	



8.	Walls	White painted	<p>Many usage marks seen, heavier at mid to low level, more noticeably next to kitchen Some settlement cracking and paint chipping seen Some finger rub marks seen Some kick mark and rub marks seen, more noticeably upon entry mid to low level Some finger rubs and drip marks seen by handrail Some occasional shading marks seen and further very light cobwebs Some very light chipping and gapping seen around the front door entrance 1 x indentation seen to right side mid level with some patchy marks around, please refer to pictures</p>	
9.	Windows	<p>1 x skylight with black surround, possibly metal</p> <p>2 x chrome fitments 1 x pane of frosted glass String seen attached to 2 x white plastic fitments</p>	<p>Too high to inspect, generally appears to be in used condition Some dust seen 1 x chrome fitment appears to be partly detached</p>	
10.	Curtains	None		
11.	Flooring	<p>Part brown entrance matting carpet</p> <p>Part natural wood effect</p> <p>Part brown carpet</p>	<p>In used condition with many shading marks and light debris seen</p> <p>Wood section has many usage marks and small indentations and scuffs seen throughout, heavier forward of the entry Lightly tarnished Generally appears in light used condition</p> <p>Generally appears to be in used condition Many usage marks seen throughout, heavier seen by the stairs and edges</p>	



			<p>Some fraying seen throughout 1 x larger shady marks seen upon first floor landing Some light discolouration seen at edges Some light fraying seen Some possibly very light bubbling seen Some further drip marks and spot marks seen</p>	
12.	Heating	1 x white painted radiator White painted radiator framed cover	<p>Unable to fully inspect due to cover covering the radiator Frame itself has many usage marks and scuffs seen, more noticeably RHS on top surface Some occasional blemish marks seen and spot marks Some white over painted marks seen to sides Some odd scuffs and rubs seen throughout</p>	
13.	Smoke and CO alarms	1 x white plastic mounted smoke alarm	<p>Tested and working Beeping sound heard Light seen</p>	
14.	Furnishings	1 x white painted storage cupboard at high level with 1 x door	<p>Some grubby marks and finger marks seen to exterior Too high to inspect</p>	
15.		1 x black framed Ruth Orkin Print	<p>Some splitting seen to frame edges high level left side</p>	
16.		1 x brown glossed hanging rail with 4 x triple brass hooks	<p>Generally appears to be in used condition Some tarnishing seen to brass furnishings Hanger is loose and not fitted correctly</p>	
17.		1 x brown natural wood handrail with 3 x white over painted fitments	<p>Generally appears to be in used condition with many small indentation scratches and usages marks seen throughout Some light white paint mark and spot marks seen</p>	
18.		1 x gold framed blue lady print	<p>Some light chipping seen to frame, possibly part of the design</p>	



19.		1 x brown natural wood ornamental wood framed mirror	Some possible cracking and silvering seen to mirror Generally appears to be in used condition, possibly part of the design	
20.		1 x brown natural wood effect table with 4 x legs, antique design	Many usage marks, scratches, blemish marks seen throughout 4 x circular ring brown marks seen to top, possibly part of the design 1 x strip of wood appears to be missing RHS low level leading edge	
21.		1 x grey Honeywell thermostat	Appears to be in used condition with many grubby marks and paint marks and some dust seen	
22.		1 x white painted staircase with white painted spindles and 1 x white painted newel	Some chipping seen to edge, more noticeably to newel left side Some chipping seen to newels, heavier to low levels Some further light scuffs and rubs seen Some chipping seen to base rail	
23.		1 x under stairs cupboard storage unit with 2 x white painted doors Doors have chrome and glass pull handles To interior: Gas meter	Cupboard is in cupboard condition Unable to fully inspect and unable to take gas meter reading due to cupboard being in the high level	



Front Door And First Floor Landing



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Front Door And First Floor Landing



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Front Door And First Floor Landing



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Front Door And First Floor Landing



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Front Door And First Floor Landing



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Kitchen

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
24.	Door	White painted to both sides 1 x chrome handle seen to both sides	Some paint flaking seen to edges Some over defects and cracking seen to casements Heavy chipping seen to high level exterior left side Further paint flaking seen to casement edges	
25.	Door surround	White painted	Some cabling seen attached Some light rubs and scuffs seen Some occasional odd chipping seen, more noticeably to low levels	
26.	Ceiling	White painted	Some settlement cracking seen Sellotape attached above the sink Some light cobwebs seen Occasional light shading marks seen Some further small sellotape seen attached Some very light finger marks seen	
27.	Woodwork	White painted skirting Part natural wood effect kickboard White painted coving	Skirting has many usage marks, drips, scuffs and rubs and chips seen throughout Skirting is dusty Some cabling seen attached Many usage marks or scratches to RHS Kickboard has some light marks seen to low level Some occasional rubs and scuffs seen Some splash and light debris seen Some light black shading seen next to section by the window forward of entry Some occasional light settlement cracking seen. Some light shady marks seen at places	



28.	Lights	6 x recessed spotlight bulbs 1 x wall mounted circular with string chrome fitment with 2 x chrome light fittings leading to 2 x bulbs	2 x not working 1 x bulb not working	
29.	Switches	Chrome	In good condition	
30.	Sockets	Chrome	Some light scratches and usage marks seen Heavier usage marks seen to sockets by kitchen units	
31.	Walls	Light aqua painted Part black tiled	Some rubs and scuffs seen throughout mid to low level Some more noticeable chipping seen 1 x large chip seen to RHS wall next to socket Some further light shading marks and scuffs and rubs seen throughout More usage marks and black shady marks seen next to fridge Some settlement cracking seen and some light discolouration seen to corners by the window forward of entry Some black speckled discolouration seen to wall by the window forward of the entry Some further drip marks seen by the bins 1 x further circular chipping seen by the window next to dishwasher at low level	
32.	Windows	2 x windows Both are white painted with white painted surrounds and 2 x white painted casements	Windows are clean to interior Both windows has many over paint defects seen and some cracking seen to casements Some white over painted marks seen to window edges	



		<p>Each casement holding 1 x pane of glass</p> <p>1 x window has black tiled window sill</p> <p>1 x white over painted double hook 1 x brass twist lock 2 x black pull handles</p> <p>Another window has: 1 x chrome lock fitment 2 x brass pull handles, white over painted 1 x brass double hook</p>	<p>Window by the sink has heavier cracking and paint flaking seen, more noticeably to low level Some Blu-Tack attached at left side high level 3 x small pinholes seen to high level RHS Some chipping seen to tiled window sill leading edge, please refer to picture</p> <p>Twist lock is tarnished Handles are tarnished</p> <p>Lock fitment tarnished Handles are tarnished, marked and loose</p>	
33.	Curtains	1 x off-white roller blind with white plastic toggle cord and off-white plastic fitment	<p>Blind appears generally in used condition with many drip marks and spot marks seen throughout Some shading seen to interior and exterior Toggle cord is lightly discoloured</p>	
34.	Flooring	Natural red wood effect slatted boards	<p>Many usage marks, scratches, small gouges, indentations and small splitting and gapping seen throughout, possibly part of design Lighter gapping seen to main tread areas at entry forward of the kitchen units Some further larger gapping seen by the dishwasher Some white paint mark and shading mark and many indentation marks seen throughout, heavier to main tread areas</p>	



			Some further splitting and chipping seen to floor forward of the storage units	
35.	Heating	1 x off-white painted radiator 1 x valve cap is grey and white over painted	1 x valve cap missing Radiator has some minor scuffs and rubs	
36.	Smoke and CO alarms	None		
37.	Furnishings	WORKTOP: grey laminate surface	Some small usage marks and some shady marks seen, more noticeably around the sink, heavier behind the sink Some light discolouration seen to corners Many knife cut marks seen throughout, possibly part of design Chrome joint has many scuffs and light tarnishing seen	
38.		UNITS: natural wood effect laminate 6 x high level units with chrome matching handles 3 x low level units each having chrome matching handle 1 x drawer with 1 x chrome matching handle To interior: White laminate	Handles are tarnished at places Some light discolouration and very minor chipping seen to edges Some light debris seen to interior, more noticeably at low levels Some orange discolouration seen to unit at low level next to dryer Some further chipping to edges and usage marks seen to unit at lower level left side of the washing machine Some light laminate flaking seen to fascias, more noticeably right side next to washing machine High level units above the sink, doors are slightly loose To high level units, 1 x stripe orange mark seen to fascia next to extractor hood Low level unit left side of the washing machine, chrome handle is loose	



39.		<p>SINK: 1 x chrome sink with integrated chrome draining board 1 x chrome plughole with 1 x chrome serrated plug 1 x chrome integrated tap mixer with 2 x white controls</p>	<p>Sink is lightly tarnished Many usage marks and shady marks seen, heavier by the sink base Some light limescale seen to integrated tap mixer Some light debris seen to sink, requires further cleaning</p>	
40.	Appliances	<p>FRIDGE FREEZER: 1 x chrome and black Liebherr freestanding fridge freezer</p> <p>Freezer section to interior: 1 x white wired shelf</p> <p>To fridge section:</p> <p>4 and ½ glass shelves with white plastic surrounds 2 x clear plastic salad crispers</p> <p>4 x full length door shelves with chrome wires 1 x door shelf has 1 x clear plastic lid 2 x door shelves 2 x clear plastic fitments</p>	<p>Light tested and working</p> <p>To interior, many usage marks and some pink marks seen Some occasional light drip marks</p> <p>Light grubby marks seen to salad crispers, cracking to both crispers, 1 x heavier cracking seen to interior side of a salad crisper</p> <p>Exterior of fridge has some light debris</p>	
41.		<p>DRYER: 1 x off-white Zanussi dryer</p>	<p>To interior lightly dusty Filters are dusty Generally appears to be in used condition Tested and working</p>	



42.		<p>HOB: 1 x chrome Firenzi hob 4 x gas burners 2 x black metal trivets 4 x black control dials 1 x black spark device</p>	<p>Tested and working Burners have burn marks Trivets are lightly tarnished</p>	
43.		<p>OVEN: 1 x Firenzi chrome oven 1 x glass and black handle 2 x control dials 1 x black push button seen to exterior</p> <p>To interior:</p> <p>2 x chrome wire trays 2 x assorted black grill pans 1 x chrome wire insert</p>	<p>Exterior of the oven appears to be lightly grubby with some shady marks and scuffs seen</p> <p>2 x push buttons are missing</p> <p>Light burn marks seen to interior Some white shady marks seen to interior of the oven Dark brown rubber seal appears lightly detached Some drip marks seen to glass Trays appears to be lightly tarnished</p>	
44.		<p>WASHING MACHINE: 1 x white Bosch washing machine</p>	<p>Soap tray is clean Seal requires further cleaning as there is some debris seen is heavily stained</p>	
45.		<p>DISHWASHER: 1 x white Bosch dishwasher To interior: 2 x off-white trays 1 x grey plastic cutlery holder</p>	<p>In good condition</p>	
46.		<p>EXTRACTOR HOOD: 1 x grey unbranded extractor hood</p>	<p>To interior slightly greasy 1 x small crack seen to left side low level Some light yellow discolouration seen 1 x light not working</p>	



47.	Furnishings	1 x white freestanding decorative doorstop, flower design	In used condition	
48.		1 x freestanding brown natural wood effect 2-tier shelving unit	Many usage scratches and marks seen throughout Generally appears to be in used condition Some tarnishing seen throughout, possibly part of antique design	
49.		<p>2 x cupboard</p> <p>Cupboard 1: 2 x white painted doors</p> <p>2 x chrome pull handles seen to exterior Door surround is white painted</p> <p>To interior: White painted walls 1 x white shelf 1 x further natural wood effect slatted shelf</p> <p>Flooring is natural wood effect slatted boards 2 x small cans of paint</p>	<p>Some small pinholes seen to high levels Some light scuffs and rubs seen throughout Some usage marks Some shading marks seen to interior Some occasional grubby mark and further scuffs and rubs</p> <p>White shelf is bent Slatted shelf lightly tarnished Many scuffs and rubs seen throughout Generally appears to be in used condition Cupboard generally in cupboard condition with many scuffs and rubs and finger marks seen throughout</p> <p>Tool in used condition In used condition</p>	



		<p>1 x fridge shelf 1 x chrome small bin 1 x red and grey gardening tool 1 x flowered patterned possibly table cloth</p>		
50.		<p>1 x white umbrella 1 x orange possibly water tank</p> <p>2 x white sockets 1 x further white plastic fitment with some wiring Plumbing</p>	<p>Umbrella in used condition Usage marks and gouges seen throughout In used condition</p>	
51.		<p>Cupboard 2: White painted door White painted surround</p> <p>1 x chrome pull handle</p> <p>To interior: White painted walls</p> <p>1 x part white plastic, part clear plastic 6-tier shelving unit with drawers Many miscellaneous household items seen to interior 1 x chrome ladder 1 x blue and grey mop bucket with mop handle</p>	<p>Cupboard 2 in cupboard condition</p> <p>Surround with some pink marks seen throughout Some small indentation marks and small chips seen throughout</p> <p>Interior is in cupboard condition Walls with many usage marks, scuffs and rubs seen throughout, heavier mid to low level Some light discolouration seen to corners Generally appears to be in used condition</p> <p>Ladder generally appears to be in used condition Mop bucket and handle are in used condition</p> <p>Vase in used condition</p>	



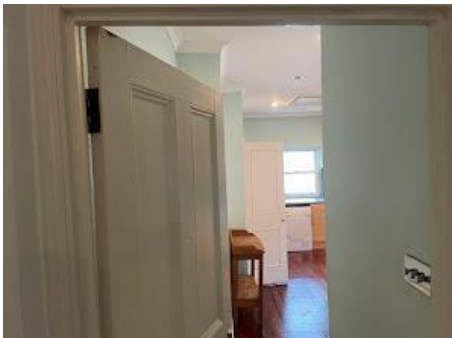
		1 x white plastic thermostat, Honeywell 1 x white and blue Greek style ceramic vase with grey dustpan and brush		
52.		Some assorted paint buckets 1 x white and chrome Vaillant boiler Flooring is natural wood effect slatted boards 1 x black metal picture hook	In good condition	
53.		1 x silver wall mounted clock	In good condition	
54.		1 x white plastic carbon monoxide alarm, Honeywell	Tested and working Light seen	
55.		1 x metal hook, part green and part brown with pig ornament	In good condition	
56.		1 x white laundry wired hang rail	In good condition	
57.		1 x white floor brush	In used condition	
58.		1 x grey plastic cutlery holder	Some debris seen	
59.		1 x pink glass vase	Some usage marks seen	
60.		1 x white and black, green plastic spray bottle	In good condition	
61.		2 x white plastic ice cube trays	In good condition	



62.		1 x natural wood dining table with 2 x matching stools	Generally appears to be in tarnished condition Many usage marks, scuffs, rubs and pins seen throughout, possibly part of a design Some occasional chip and angle scuffs seen	
63.		2 x brown wood chairs, one chair with arms	Both chairs are tarnished Some blemish rubs, scuffs and usage marks seen throughout Some brown marks seen Generally appears to be in used condition, possibly part of design	
64.		1 x chrome and black flip-top Brabantia bin	Some grubby marks and residue marks seen Generally appears to be in used condition Requires further cleaning	
65.		1 x further grey plastic and black bin with lid	Generally appears to be in used condition	
66.		1 x chrome vent, wall mounted	In good condition	
67.		1 x off-white ceiling hatch 1 x brass circular fitting and 1 x white over painted lock fitment with 1 x chrome and brass lock	Too high to inspect fully Some finger marks, grubby marks seen throughout Heavier by the lock fitments	



Kitchen



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Kitchen



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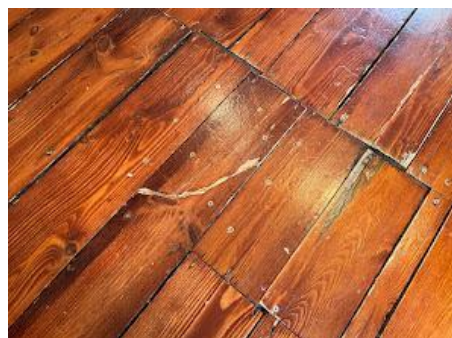
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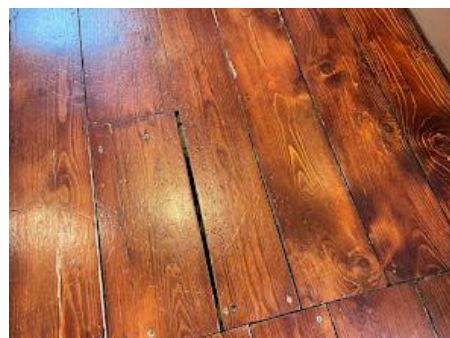
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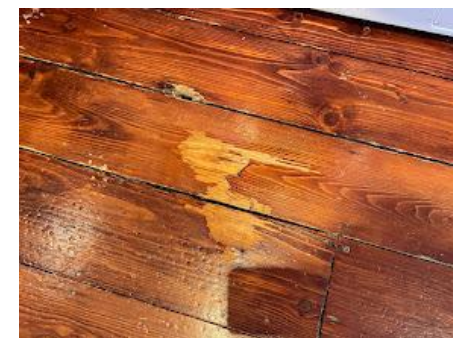
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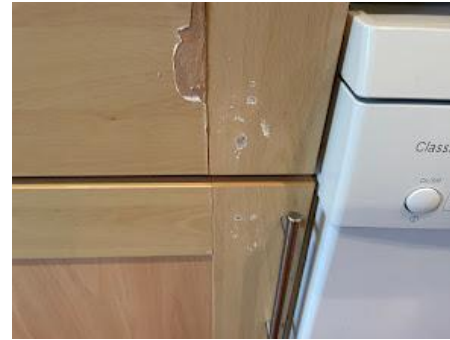
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Kitchen



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REF: 2.69 2022:01:11 11:08:04



REF: 2.70 2022:01:11 11:08:09



REF: 2.71 2022:01:11 11:08:14



REF: 2.72 2022:01:11 11:08:17



Kitchen



REF: 2.73 2022:01:11 11:08:20



REF: 2.74 2022:01:11 11:08:23



REF: 2.75 2022:01:11 11:08:27



REF: 2.76 2022:01:11 11:08:29



REF: 2.77 2022:01:11 11:08:31



REF: 2.78 2022:01:11 11:08:34



REF: 2.79 2022:01:11 11:08:47



REF: 2.80 2022:01:11 11:08:51



REF: 2.81 2022:01:11 11:08:53



REF: 2.82 2022:01:11 11:08:58



REF: 2.83 2022:01:11 11:09:00



REF: 2.84 2022:01:11 11:09:09



Bathroom

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
68.	Door	White painted door 1 x brass handle seen to both sides Lock fitting seen to interior 1 x brass hook seen to interior	Brass furnishings are tarnished Door has many over painted defects 1 x larger chip seen to interior by the lock Some paint flaking seen throughout, heavier to high level Some occasional odd chip seen and rub marks 1 x over painted chip seen to high level Some drip marks seen to high level, more noticeably to exterior	
69.	Door surround	White painted	Some settlement cracking seen throughout Some chipping seen, more noticeably to low level exterior	
70.	Ceiling	White painted	Some shading marks seen Some light settlement cracking seen Some light cobwebs seen	
71.	Woodwork	White painted skirting	Many usage marks seen throughout Sill is dusty with some light rubs and scuffs and some residue marks seen Some paint flaking seen heavier by the bath Some angle chipping seen	
72.	Lights	1 x part brass and glass shade light fitting	Light tested and working Brass furnishing appears to be lightly tarnished To high to inspect fully	
73.	Switches	None		
74.	Sockets	White plastic	Some grubby marks seen	
75.	Walls	Yellow painted	Painted section has many usage marks seen, heavier to mid to low level Some large gapping seen at low level left side of the bath	



		Part grey marble effect tiled with brown strip seen to high level	<p>Heavier usage marks seen around the toilet Some light settlement cracking seen, more noticeably by the windows mid to low levels Some further shady marks seen heavier to high levels by the window RHS Some grubby marks seen and some over painted defects seen Some angle chipping seen and further residue marks seen Some light paint flaking</p> <p>Some light grubby marks seen to edges Some light settlement cracking seen Some discolouration seen to grouting, heavier by the bath unit Some further grubby marks seen to bath unit to high levels</p>	
76.	Windows	<p>1 x white painted window 1 x white painted surround 2 x white painted casements, each holding 1 x pane of frosted glass 1 x chrome lock fitment and 2 x brass pull handles</p>	<p>Pull handles and lock fitments are tarnished To the casement, some discolouration seen to edges, heavier at low level right hand corner Possible some chipping and flaking seen Some little gapping Some light settlement cracking seen and scuffs seen throughout Some paint flaking seen to casements Generally appears to be in slight aged condition Paint flaking seen throughout 2 x chip marks seen to high level mid section, possibly caused by window casement Some chipping seen to window surround and low level RHS</p>	
77.	Curtains	1 x off-white roller blind with 1 x off-white toggle, plastic cord	Blind generally appears to be in used condition with many shady marks and dust seen to interior	



			Some light drip marks and finger marks seen throughout, heavier at mid to low levels	
78.	Flooring	Natural wood effect flooring	Some light tarnishing and shading marks seen throughout Some heavier tarnishing seen by left side of the toilet Some further light rubs and scuffs seen Some very light debris seen Some heavier tarnishing seen to floor section left side of the radiator fitment Some light gapping and chipping seen to floorboards left side of the sink next to bath	
79.	Heating	1 x white painted radiator with 2 x grey valves	Many usage marks seen Some chipping seen to left side Valves are yellow over painted	
80.	Smoke and CO alarms	None		
81.	Furnishings	1 x white toilet mat	In used condition	
82.		1 x brass towel rail	In good condition	
83.		1 x dark natural wood effect shelf unit 1 x shelf	Generally appears to be tarnished with many usage marks, scuffs and rubs seen throughout, possibly part of antique design	
84.		1 x ceramic white lion head ornament	Generally appears to be in used condition Some cracking seen, possibly part of a design Some occasional very minor chip and residue marks seen	
85.		TOILET: 1 x white toilet Brass flush 1 x white toilet seat and lid	Flush is tarnished\ Toilet seat is very loose with some tarnishing seen to chrome fitments Some light discolouration seen to interior of the seat Some chipping seen to angle to interior of the toilet seat	



86.		1 x white plastic freestanding toilet brush and holder	In used condition	
87.		1 x freestanding chrome wire toilet paper holder	Lightly tarnished	
88.		SINK: 1 x white sink 2 x integrated chrome taps with white handles 1 x brass plughole 1 x brass plug 1 x chrome chain fitment	No chain attached to plug Chrome furnishings are tarnished Sink has some very small chips seen to left side of the basin Some further small very angle chips Sink requires further cleaning as there is some light dust and some light shading marks seen	
89.		1 x glass shelf with brass fittings	Shelf appears to be pointing down	
90.		1 x brass circular towel holder	Generally appears to be tarnished and lightly loose	
91.		1 x brass plug with chain attached and screw attached	Generally appears to be tarnished	
92.		1 x oval shaped mirror with brass fittings	Brass fittings are lightly tarnished Mirror has some very light silvering seen at low level	
93.		1 x cream flip-top bin	Generally appears to be in used condition	
94.		BATH: 1 x bath with white and yellow painted side panels 2 x brass handles 1 x brass plughole 1 x brass plug 1 x brass control 1 x chrome integrated tap mixer leading to 1 x chrome flex leading to Chrome showerhead attached to the chrome riser with integrated clear plastic soap trays	Brass fittings are tarnished with some chipping seen Chrome plughole is tarnished Chrome fittings are lightly tarnished with some heavier discolouration and tarnishing seen to chrome flex Soap dish is heavily stained Bath has some shading marks, heavier by the wall leading to waste hole Some light angle chipping seen, heavier by the RHS leading edge next to toilet	



95.		1 x chrome shower curtain fitment	Lightly tarnished	
96.		2 x white and orange shower curtains	In heavy used condition Discolouration and marks seen throughout Possibly, previously it was white and now have heavy orange discolouration	
97.		1 x white ceramic soap dish	In used condition	
98.		1 x light brown wicker laundry basket with lid	In used condition	
99.		<p>1 x storage cupboard White painted door and 1 x brass handle seen to exterior Door surround is white painted</p> <p>To interior: White painted walls 3 x brown wood effect shelves Flooring continuation of the bathroom 1 x further wicker basket with 2 x scattered brown cushions 1 x white plastic socket 1 x purple pillow case cover 1 x further white floor mat 1 x white plastic basket with chrome handle 1 x part white and grey plunger</p>	<p>Brass handle loose Doors have some light shading marks throughout Some occasional scuff and dust seen, more noticeably to exterior Door surround with many over painted defects and odd chips to angle Cupboard is in cupboard condition Flooring with some gapping to left side 1 x large hole seen to wall RHS low level Cushions in used condition</p> <p>Floor mat in used condition Plastic basket in used condition Plunger in used condition</p>	



Bathroom



REF: 3.1 2022:01:11 11:10:09



REF: 3.2 2022:01:11 11:10:13



REF: 3.3 2022:01:11 11:10:15



REF: 3.4 2022:01:11 11:10:19



REF: 3.5 2022:01:11 11:10:22



REF: 3.6 2022:01:11 11:10:24



REF: 3.7 2022:01:11 11:10:30



REF: 3.8 2022:01:11 11:10:33



REF: 3.9 2022:01:11 11:10:36



REF: 3.10 2022:01:11 11:10:38



REF: 3.11 2022:01:11 11:10:41



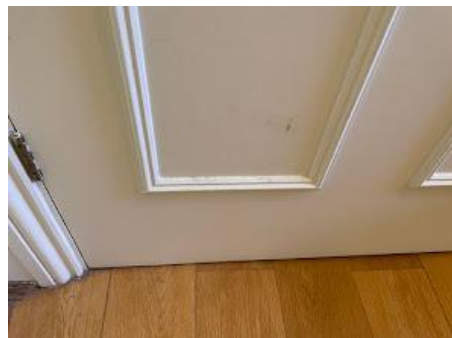
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Bathroom



REF: 3.13 2022:01:11 11:10:50



REF: 3.14 2022:01:11 11:10:54



REF: 3.15 2022:01:11 11:10:59



REF: 3.16 2022:01:11 11:11:07



REF: 3.17 2022:01:11 11:11:10



REF: 3.18 2022:01:11 11:11:12



REF: 3.19 2022:01:11 11:11:16



REF: 3.20 2022:01:11 11:11:18



REF: 3.21 2022:01:11 11:11:21



REF: 3.22 2022:01:11 11:11:27



REF: 3.23 2022:01:11 11:11:30



REF: 3.24 2022:01:11 11:11:34



Bathroom



REF: 3.25 2022:01:11 11:11:36



REF: 3.26 2022:01:11 11:11:39



REF: 3.27 2022:01:11 11:11:41



REF: 3.28 2022:01:11 11:11:43



REF: 3.29 2022:01:11 11:11:46



REF: 3.30 2022:01:11 11:11:48



REF: 3.31 2022:01:11 11:11:50



REF: 3.32 2022:01:11 11:11:53



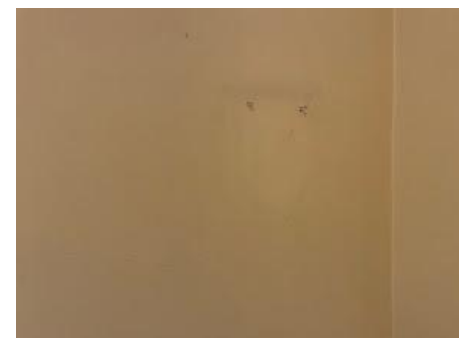
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REF: 3.34 2022:01:11 11:12:04



REF: 3.35 2022:01:11 11:12:08



REF: 3.36 2022:01:11 11:12:11



Bathroom



REF: 3.37 2022:01:11 11:12:15



REF: 3.38 2022:01:11 11:12:19



REF: 3.39 2022:01:11 11:12:22



REF: 3.40 2022:01:11 11:12:25



REF: 3.41 2022:01:11 11:12:29



REF: 3.42 2022:01:11 11:12:33



REF: 3.43 2022:01:11 11:12:37



REF: 3.44 2022:01:11 11:12:44



REF: 3.45 2022:01:11 11:12:46



REF: 3.46 2022:01:11 11:12:49



REF: 3.47 2022:01:11 11:12:54



REF: 3.48 2022:01:11 11:13:00



Bedroom One

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
100.	Door	White painted door 1 x brass handle seen to both sides To interior high level: 1 x metal coat hanger with 3 x ornaments and 3 x hooks seen	Brass handles are tarnished with some white over painted marks seen Door has some light settlement cracking and chip seen to low levels, more noticeably to leading edges Some further light cracking seen to casements at high level Hangers are tarnished	
101.	Door surround	White painted	Some over painted defects and some odd chipping seen to angles	
102.	Ceiling	White painted	Some shady marks seen, more noticeably forward of the window Some light settlement cracking seen Occasional grubby marks seen	
103.	Woodwork	White painted skirting White painted coving	Woodwork has many usage marks, drip marks and orange discolouration seen at places Some chipping seen to angles Woodwork is dusty Generally appears to be in used condition with many usage marks seen throughout Coving has some very light cobwebs seen Some light shady marks seen at edges	
104.	Lights	1 x decorative chandelier with brass rose and blue ceramic and brass wired flower patterned design chandelier with 5 x light bulbs	1 x bulb not working 2 x white flower fitments not seen	



		5 x blue and 3 x hanging flower fitments	Generally appears to be in aged condition, possibly part of design	
105.	Switches	Brass	In good condition	
106.	Sockets	White plastic	Some usage marks see throughout Some occasional very minor gapping seen	
107.	Walls	Off-white painted	Many usage marks seen, heavier mid to low level with scuffs, heavier by the fireplace edges and left side wall upon entry Some light settlement cracking seen Some shading seen to corners 1 x brass pin and 2 x pinholes seen to the wall at the left side	
108.	Windows	1 x white painted window with white painted surround 2 x white painted casements, each holding 1 x pane of glass 1 x chrome lock fitment 2 x brass pull handles	Lock fitment and brass handles are tarnished Casements have some paint flaking throughout Some chipping seen to angles Settlement cracking Windows are dusty to interior Some occasional further light angle chipping seen	
109.	Curtains	4 x folding white Venetian blinds with brass lock fitment	High level blind at right side missing brass lock handle Brass fittings are tarnished Blinds have many usage marks, some angle chipping and paint flaking seen throughout Generally appears to be in light used condition Generally appears to be in lightly aged with some dust seen	
110.	Flooring	Blue carpet	Generally appears to be in used condition Many indentation marks, furniture indentation marks seen throughout	



			Some shady marks, spot marks and blemish marks seen throughout Some heavier wear and tear seen to main tread areas, heavier forward of entry Some light fraying seen to corners	
111.	Heating	1 x white radiator with 2 x grey valves	Radiator has some scuffs and rubs seen throughout	
112.	Smoke and CO alarms	None		
113.	Furnishings	1 x off-white socket attached to skirting with some cabling and further socket seen to flooring, please refer to picture	In good condition	
114.		<p>1 x storage cupboard with 1 x white painted door 1 x brass handle seen to exterior</p> <p>To interior of door: 2 x hooks, one is brass, one is silver</p> <p>Door surround is white painted</p> <p>To interior: Continuation of the carpet Off-white skirting Walls are white painted 1 x white painted shelf 1 x brass hanging rail</p>	<p>Handle appears to be tarnished Interior hooks appears to be detached 1 x further fitment hole Doors have some light shading and scuff 1 x chip seen to low level to interior</p> <p>Door surround with some usage marks and very odd chipping seen</p> <p>Skirting – dusty and discoloured Many usage marks seen throughout walls</p> <p>Some angle chipping seen to shelf Hanging rail is tarnished</p>	
115.		1 x white laminate freestanding shelving unit with 2 x shelves 1 x gold framed lady print	<p>Generally appears to be in used condition Some shading marks seen Print generally appears to be in used condition, possibly part of design Shoe hook fitment in used condition</p>	



		<p>1 x white and plastic shoe hook fitment</p> <p>1 x chrome and black foldable shoe rack</p> <p>Assorted style of hangers</p> <p>1 x off-white freestanding fan</p> <p>White over painted vent</p> <p>Grey wired stand</p> <p>Natural white painted framed mirror</p> <p>1 x off-white plastic rose with 1 x cord leading with 1 x light bulb</p>	<p>Shoe rack in used condition</p> <p>Wire stand tarnished and lightly mis-shaped</p> <p>Mirror frame is tarnished, possibly part of design</p> <p>Light tested and working</p> <p>Cupboard is in cupboard condition</p> <p>Some scratches and rubs seen throughout, heavier at high and mid levels</p>	
116.		1 x brass metal framed mirror	Appears to be antique design	
117.		1 x white framed poppy and sky print	<p>Generally appears to be in used condition</p> <p>Some indentation marks seen to corners</p>	
118.		<p>1 x fireplace with white painted surround</p> <p>To interior:</p> <p>Black painted</p> <p>Continuation of the carpet</p>	<p>Generally appears to be in good condition</p> <p>Surround has some black marks and usage marks, heavier mid to low level</p>	
119.		1 x black and white Willy Ronis print	In good condition	
120.		1 x wood chair with arms	<p>Many tarnishing marks and scuffs and rubs seen throughout</p> <p>Generally appears to be in used condition, possibly antique design</p>	
121.		1 x brass and chrome small metal bin	Tarnished	
122.		1 x chrome and blue framed Claude Monet print	Generally appears to be in used condition	



Bedroom One



REF: 4.1 2022:01:11 11:13:30



REF: 4.2 2022:01:11 11:13:33



REF: 4.3 2022:01:11 11:13:38



REF: 4.4 2022:01:11 11:13:41



REF: 4.5 2022:01:11 11:13:44



REF: 4.6 2022:01:11 11:13:47



REF: 4.7 2022:01:11 11:13:51



REF: 4.8 2022:01:11 11:13:54



REF: 4.9 2022:01:11 11:13:58



REF: 4.10 2022:01:11 11:14:05



REF: 4.11 2022:01:11 11:14:09



REF: 4.12 2022:01:11 11:14:12



Bedroom One



REF: 4.13 2022:01:11 11:14:14



REF: 4.14 2022:01:11 11:14:17



REF: 4.15 2022:01:11 11:14:19



REF: 4.16 2022:01:11 11:14:21



REF: 4.17 2022:01:11 11:14:25



REF: 4.18 2022:01:11 11:14:29



REF: 4.19 2022:01:11 11:14:42



REF: 4.20 2022:01:11 11:14:49



REF: 4.21 2022:01:11 11:14:55



REF: 4.22 2022:01:11 11:14:57



REF: 4.23 2022:01:11 11:15:04



REF: 4.24 2022:01:11 11:15:07



Bedroom One



REF: 4.25 2022:01:11 11:15:12



REF: 4.26 2022:01:11 11:15:19



REF: 4.27 2022:01:11 11:15:23



REF: 4.28 2022:01:11 11:15:31



REF: 4.29 2022:01:11 11:15:37



REF: 4.30 2022:01:11 11:15:43



REF: 4.31 2022:01:11 11:15:46



REF: 4.32 2022:01:11 11:15:51



REF: 4.33 2022:01:11 11:15:59



REF: 4.34 2022:01:11 11:16:09



Reception

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
123.	Door	White painted doors with 1 x brass handle seen to both sides	Brass handles are tarnished Door has many usage marks, scuffs and rubs seen throughout Some occasional light blemish marks and some heavy chipping seen to interior below the lock Some further odd chipping seen to angles Some flaking seen Generally appears to be in aged condition	
124.	Door surround	Part white painted Part natural wood effect	To exterior, some angle chipping and usage marks seen Some occasional drip marks to interior Lightly tarnished with some discolouration seen to mid to low level Some over painted marks seen Some gapping seen to joins, more noticeably at high level	
125.	Ceiling	White painted	Some light shading mark seen 2 x brown marks seen forward of entry 1 x further square shady mark seen forward of entry	
126.	Woodwork	Skirting is in natural brown wood White painted coving	Skirting is slightly dusty Some gapping seen to top Some scuffs and rubs seen throughout Some tarnishing seen Some light angle chipping seen to leading edges, heavier by the window Some indentation marks seen throughout Possibly light gapping seen to left side forward of the entry	



127.	Lights	1 x black metal fitting with 5 x loop [39:59] with 5 x frosted glass light shades	3 x not working Generally appears to be tarnished, possibly part of design	
128.	Switches	Brass and white plastic	In good condition	
129.	Sockets	Brass and white plastic	Some white over painted marks and occasional grubby marks seen Some usage marks seen	
130.	Walls	Grey painted	Some rubs and scuffs and shady marks seen throughout, heavier at mid to lower level Some light settlement cracking seen Some furniture shading marks seen Some over painted defects 2 x over painted nails seen right side of the fireplace Some very light cobwebs seen	
131.	Windows	2 x white painted windows with white painted surrounds and white painted casements 1 x window has 4 x white painted casements, each holding 1 x pane of glass 1 x window has 2 x white painted casements, each holding 1 x pane of glass In total, 3 x chrome lock fittings and 6 x brass pull handles 2 x brass hooks seen to window on the right low level	Lock fittings and brass handles are tarnished Generally windows have many over painted defects and some light cobwebs Some paint flaking seen throughout Some shading, heavier by the low level casements with some chipping seen Some light gapping seen to left side window casement low level centre Windows are dusty to interior 1 x white over painted wire sticking out to from window casement low level left side	
132.	Curtains	3 x cream pull-out blinds with 2 x cream knitted pulls	Generally appears to be in used condition Many shading marks seen to interior and exterior	



		<p>1 x white cord and brown wooden acorn pull</p> <p>2 x high level strip curtains in part cream and part grey with raised strips with some brass pins seen to high levels</p>	<p>Some occasional light spot marks seen Some fraying seen to edges Blind RHS window has some heavier stains and cord is slightly discoloured</p> <p>Generally appears to be in used condition with some shady marks seen Some very light fraying Too high to inspect fully</p>	
133.	Flooring	Natural wood effect flooring	<p>Some shading marks seen throughout Some light debris Some white paint spot marks, more noticeably left side forward of the entry Some hole fitments seen next to radiator Some further small indentation marks and scuffs seen throughout Some shady marks seen Generally appears in good condition</p>	
134.	Heating	2 x white painted radiators with 3 x grey valve caps	<p>1 x valve cap not seen Some light scuffs and rubs seen to radiators</p>	
135.	Smoke and CO alarms	None		
136.	Furnishings	1 x antique flower patterned natural wood effect 4-leg freestanding decorative table	Many scuffs and blemish marks and some tarnishing seen, possibly part of antique design	
137.		<p>2 x brown natural wood effect shelving units Left side has 1 x shelf Right side unit has 2 x shelves</p>	<p>Some usage marks seen throughout Lightly dusty Slightly tarnished Some white over painted marks seen Some occasional odd chip Generally appears to be used condition</p>	



138.		1 x decorative antique large brass framed mirror	Many defects seen as part of design	
139.		1 x fireplace with brown natural wood effect mantelpiece Black speckled granite surround and hearth To interior, black painted 1 x black and brass grill	Mantelpiece has some tarnishing seen, heavier at low levels Heath – some cracking and scuffs seen throughout, together with surround Generally appears to be in light use condition	
140.		2 x black wires coming out from wall RHS of the radiators	In good condition	
141.		1 x white over painted vent	In good condition	
142.		3 x assorted size matching natural wood effect small tables	Generally appears to be lightly tarnished with many usage marks and scuffs seen throughout, possibly part of antique design	
143.		1 x natural wood effect and yellow and flower patterned lamp shade with 1 x bulb 1 x white and blue surround shade	Tested and working Shade has some finger marks and rubs seen, generally appears to be in used condition with some light fraying seen	
144.		1 x silver framed winter nature print with a horseman	Generally appears to be in used condition Some small dents, marks seen to corners Print coming out at high level from the frame	



Reception



REF: 5.1 2022:01:11 11:48:12



REF: 5.2 2022:01:11 11:48:16



REF: 5.3 2022:01:11 11:48:25



REF: 5.4 2022:01:11 11:48:27



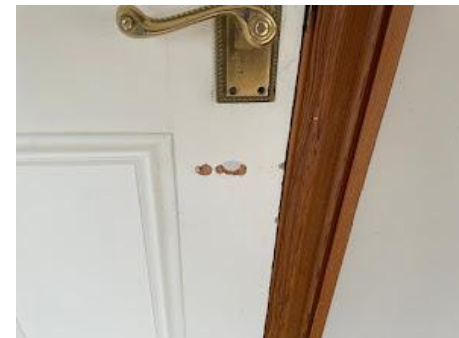
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REF: 5.6 2022:01:11 11:48:32



REF: 5.7 2022:01:11 11:48:33



REF: 5.8 2022:01:11 11:48:39



REF: 5.9 2022:01:11 11:48:42



REF: 5.10 2022:01:11 11:48:44



REF: 5.11 2022:01:11 11:48:46



REF: 5.12 2022:01:11 11:48:52



Reception



REF: 5.13 2022:01:11 11:48:54



REF: 5.14 2022:01:11 11:49:01



REF: 5.15 2022:01:11 11:49:02



REF: 5.16 2022:01:11 11:49:07



REF: 5.17 2022:01:11 11:49:09



REF: 5.18 2022:01:11 11:49:12



REF: 5.19 2022:01:11 11:49:15



REF: 5.20 2022:01:11 11:49:17



REF: 5.21 2022:01:11 11:49:19



REF: 5.22 2022:01:11 11:49:24



REF: 5.23 2022:01:11 11:49:26



REF: 5.24 2022:01:11 11:49:31



Reception



REF: 5.25 2022:01:11 11:49:36



REF: 5.26 2022:01:11 11:49:39



REF: 5.27 2022:01:11 11:49:41



REF: 5.28 2022:01:11 11:49:43



REF: 5.29 2022:01:11 11:49:46



REF: 5.30 2022:01:11 11:49:50



REF: 5.31 2022:01:11 11:49:52



REF: 5.32 2022:01:11 11:50:00



REF: 5.33 2022:01:11 11:50:03



REF: 5.34 2022:01:11 11:50:25



REF: 5.35 2022:01:11 11:50:28



REF: 5.36 2022:01:11 11:50:34



Reception



REF: 5.37 2022:01:11 11:50:37



REF: 5.38 2022:01:11 11:50:41



REF: 5.39 2022:01:11 11:50:48



REF: 5.40 2022:01:11 11:50:52



REF: 5.41 2022:01:11 11:51:09



REF: 5.42 2022:01:11 11:51:30



Stairs & Second Floor Landing

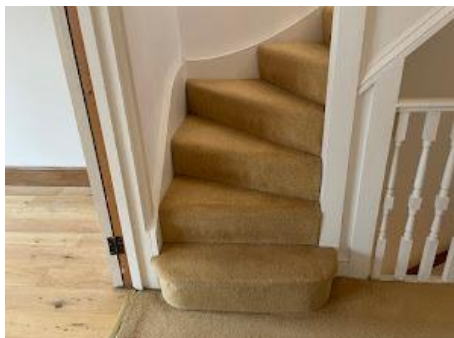
Ref.	Item	Description	Condition at Check-in	Condition at Check-out
145.	Door	None		
146.	Door surround	None		
147.	Ceiling	White painted	Heavier to patch marks seen to start of a stair and second floor landing, please refer to picture Some occasional scuff and rubs seen	
148.	Woodwork	White painted skirting	Skirting is clean Some light rubs and scuffs seen Some occasional odd angle chipping	
149.	Lights	2 x recessed halogen spotlights	Tested and working	
150.	Switches	White plastic	In good condition	
151.	Sockets	White plastic	In good condition	
152.	Walls	White painted	Some shady marks and grubby marks seen throughout Some scuffs and rubs seen and with some usage marks and fingermarks seen heavier mid to low level 2 x chips in holes seen to left side low level wall at the second floor landing One of them is over painted, please refer to pictures	
153.	Windows	1 x white UPVC window 2 x white casements Each casement holding 2 x panes of glass 2 x white integrated pull handles 1 x white lock fitment with 2 x brass keys seen	Please refer to picture Windows clean to interior	



154.	Curtains	None		
155.	Flooring	Light brown carpet	Light use order Some very light fraying seen to edges Some occasional light spot marks All very minor paint spot marks seen	
156.	Heating	Not seen		
157.	Smoke and CO alarms	1 x white plastic ceiling mounted smoke alarm	Tested and working Beeping sound heard Light seen	
158.	Furnishings	1 x white staircase with white handrail White painted spindles and 2 x newels	Some light scuff and rubs seen Some occasional light odd chipping seen to edges Some further few scratches seen to newels	



Stairs & Second Floor Landing



REF: 6.1 2022:01:11 11:51:39



REF: 6.2 2022:01:11 11:51:43



REF: 6.3 2022:01:11 11:51:47



REF: 6.4 2022:01:11 11:51:52



REF: 6.5 2022:01:11 11:51:53



REF: 6.6 2022:01:11 11:51:55



REF: 6.7 2022:01:11 11:52:16



REF: 6.8 2022:01:11 11:52:19



REF: 6.9 2022:01:11 11:52:25



REF: 6.10 2022:01:11 11:52:32



REF: 6.11 2022:01:11 11:52:37



REF: 6.12 2022:01:11 11:52:39



Stairs & Second Floor Landing



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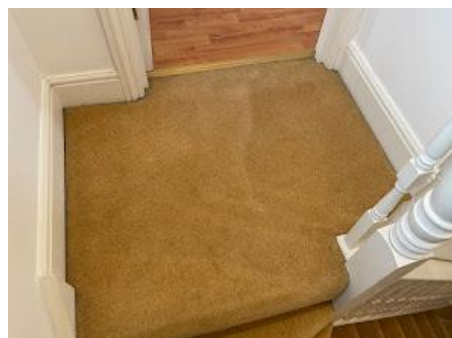
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Bedroom Two

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
159.	Door	White painted with 1 x chrome handle seen to both sides 1 x natural brown wood effect framed mirror seen to interior	Door has some occasional light scuff and rubs seen Some light over painted defects seen Some occasional light chipping seen to angles	
160.	Door surround	White painted	Some odd chipping seen Light rub and scuffs	
161.	Ceiling	White painted	Some shady marks, grubby marks and light scuffs seen Some occasional light blemish marks seen	
162.	Woodwork	Natural wood effect skirting	Some white over painted defects Some light tarnishing in places Odd discoloured and chips seen Some heavier tarnishing seen to skirting by the balcony window Skirting is clean	
163.	Lights	6 x recessed halogen spotlights	1 x not working	
164.	Switches	White plastic	In good condition	
165.	Sockets	White plastic	In good condition	
166.	Walls	White painted	Number of rubs and scuffs seen throughout, heavier to mid to lower section Some occasional odd angle chipping seen Some very minor paint flaking seen in places Some bubbling, light swelling and discolouration seen to wall by the skylight window right side low level, please refer to pictures Some odd indentation marks seen	



167.	Windows	<p>In total with 4x windows 2 x VELUX skylight windows with natural wood effect casements and surround Each window holding 1 x pane of glass Each has 1 x chrome handle VELUX window on the left has integrated grey blind Window on the right has 1 x grey window handle</p> <p>Remaining 2 x windows are white UPVC laminate windows Window 1 on the left has 2 x UPVC window casements Each holding 1 x pane of glass Loose casements or doors Each door has 1 x white handle with Yale lock fitment seen to both sides In total with 6 x chrome Yale keys seen to interior 1 x low level natural wood effect sill</p> <p>Window 2 White UPVC laminate window with white surround</p>	<p>Windows are dusty to interior RHS window has some tarnishing and discolouration seen to window casements to low level, please refer to pictures Some cobwebs seen Some black cabling seen coming out at low level left side, please refer to pictures</p> <p>Windows are dusty to interior Some light rubs and scuffs seen to window casement</p> <p>Windows are dusty to interior</p>	
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		<p>2 x white window casements Each casement holding 2 x panes of glass 2 x integrated white pull handle 1 x white lock fitment with 2 x brass Yale keys seen to lock fitment, please refer to picture</p>		
168.	Curtains	<p>2 x white roller blinds with white plastic toggle cords Off-white plastic fitments attached</p> <p>1 x white curtain pole with 2 x floor length white curtains</p>	<p>Blinds have some light marks seen to both sides In light use condition with some fraying seen to edges Roller blind at the balcony door is not operational Curtains appears to be in used condition with some shady marks seen and light dust seen throughout Some occasional light spot marks seen</p>	
169.	Flooring	Natural brown wood effect laminate	<p>Some very lightly greasy and some occasional light white paint spot marks seen Some odd chipping and some scuffs seen to main thread areas Generally appears to be in good condition</p>	
170.	Heating	1 x off-white radiator with 2 x valve caps seen	Some very minor light rubs and scuffs seen	
171.	Smoke and CO alarms	Not seen		
172.	Furnishings	1 x discolouration cream freestanding chest of drawers with 7 x drawers and 7 x matching pull handles	<p>Appears to be lightly tarnished Some scuffs and rubs possibly part of the design</p>	



173.		1 x brass freestanding light fitting with 2-tiers	Unable to test Lightly tarnished	
174.		1 chrome bin with lid	Lightly tarnished part of the design	
175.		1 x double divan bed with pink floral divan bed base	Bed base appear to generally in use condition with some light fraying and some usage marks seen Some occasional light spot and stain marks seen	
176.		1 x cream flower ornament double mattress	Generally appears to be in used condition Some stain marks seen Some light fraying to corners	
177.		1 x double white mattress protector	In heavy use condition with many stains and paint seen throughout	
178.		1 x white divan base cover sheet	In use condition	
179.		1 x black framed black and white print	In good condition	
180.		1 x grey and 1 x brown balcony doormat	In used condition	
181.		1 x small storage cupboard with white painted door Grey flower porcelain pull handle Natural wood effect door surround To interior	Handle slightly loose Cupboard is cupboard condition Unable to fully inspect due to poor lighting, please refer to picture	
182.		1 x small natural wood effect drawer with 2 x drawers 2 x metal pull handles 1 x white plastic box Some natural wood pieces with chrome pull seen to	In good condition	



		RHS far end corner, please refer to pictures		
183.		1 x natural wood effect laminate with black clear glass door and frosted glass seen to drawers Drawer unit with 4 x drawers 4 x integrated chrome pulls	Some light scuffs and rubs seen, odd chipping seen	
184.		1 x integrated wardrobe with 2 x doors are cream painted 2 x integrated pull handles To interior: White laminate with 3 x large shelves 3 x further smaller shelves Metal wired shoe rack	Some tarnishing seen, possibly part of the design	
185.		Integrated chest of 5 x drawers with matching fascias to exterior 5 x integrated pull handles	Cupboard is in good cupboard condition Some light scratches and scuffs and some light discolouration seen in places	
186.		Balcony with red painted metal rail and discoloured wood decking flooring	Heavily weathered, tarnished Some marks seen	
187.		1 x slatted foldable wooden chair	Tarnished	

Bedroom Two





REF: 7.1 2022:01:11 11:53:33



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REF: 7.8 2022:01:11 11:54:12



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Bedroom Two



REF: 7.13 2022:01:11 11:54:34



REF: 7.14 2022:01:11 11:54:38



REF: 7.15 2022:01:11 11:54:41



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REF: 7.24 2022:01:11 11:55:16



Bedroom Two



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REF: 7.27 2022:01:11 11:55:31



REF: 7.28 2022:01:11 11:55:44



REF: 7.29 2022:01:11 11:55:48



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REF: 7.31 2022:01:11 11:56:11



REF: 7.32 2022:01:11 11:56:25



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Bedroom Two



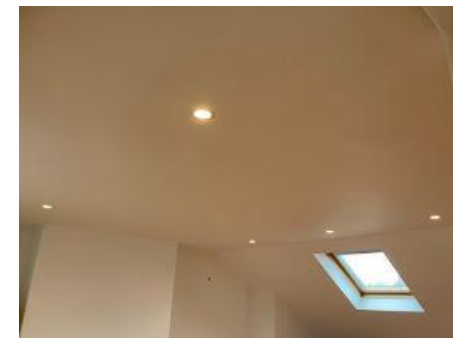
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En-Suite

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
189.	Door	White painted door into both sides 1 x chrome handle to both side 1 x triple chrome hook seen to interior	Some odd chipping and scuffs and rubs seen	
190.	Door surround	White painted	Some angle chipping seen heavier to high level	
191.	Ceiling	White painted	Some occasional light shady marks seen Some light rub and scuffs seen Some occasional fingermarks seen	
192.	Woodwork	Natural wood effect skirting	Lightly dusty Some light white over painted marks and some very minor tarnishing seen at places Some odd chipping seen Some heavier tarnishing seen to skirting by the shower unit	
193.	Lights	3 x recessed halogen spotlights	All tested and working	
194.	Switches	None		
195.	Sockets	None		
196.	Walls	White painted Part white tiled with 2 x strips seen mid level, 1 x blue patterned and another 1 x is navy blue	Some small over painted defects seen Some light discolouration seen to grouting heavier by the shower unit	
197.	Windows	1 x VELUX window with natural wood effect surround	Window casement is slightly tarnished heavier to casement corners and edges Some light white over painted marks seen	



		1 x grey plastic fitment 1 x natural wood effect casement that holds 1 x pane of glass and 1 x chrome handle	Handle lightly tarnished Windows are dusty to interior	
198.	Curtains	Integrated grey blind	In good condition	
199.	Flooring	Natural wood floorboards	Some light tarnishing seen throughout, heavier by the shower and toilet Some very minor gaping seen forward of the radiator Number of small indentations and scuffs seen heavier by main tread areas	
200.	Heating	1 x off-white painted radiator with 2 x valves	Some light scuffs and rubs seen	
201.	Smoke and CO alarms	Not seen		
202.	Furnishings	1 x chrome towel rail	In good condition	
203.		SHOWER: 1 x shower with 1 x chrome waste hole 1 x white shower tray 1 x chrome flex leading to 1 x chrome showerhead Attached rear 1 x chrome riser Chrome control dial Shower cubicle door 1 x shower cubicle with white casements 4 x panes of glass, 2 x of them are sliding doors 2 x integrated white pull handles	Some light discolouration and watermarks seen to shower screen Some light limescale seen at low level Some light rub and scuffs seen Some light tarnishing seen to chrome furnishings Some heavier tarnishing seen to chrome waste hole Some grubby marks seen to shower cubicle casements, heavier at low level	
204.		1 x circular mirror	In good condition	



205.		WASH BASIN: 1 x wash basin with chrome rail at low level 1 x chrome plughole 1 x chrome plug 1 x chrome overflow 1 x chrome integrated tap mixer	Some light tarnishing seen to chrome furnishings Occasional light scuff and light white paint marks seen to basin	
206.		1 x cut wired chrome and white cotton laundry basket with circular natural wood effect lid with 1 x circular hole seen to centre, 2 x chrome wire handles seen	In light used condition	
207.		1 x freestanding chrome shelving unit with 2 x grey glass shelves and 2 x wired shelves	Generally appears to be in used condition Some tarnishing and discolouration seen to edges Some rusting seen to edges Generally appears to be in used condition	
208.		Further 1x more shelving unit Chrome with 3 x grey glass shelves and 4 x black wheels	In good condition	
209.		TOILET: 1 x showing toilet with Integrated chrome flush\ 1 x off-white toilet seat with lid	Lightly discoloured Some discolouration seen to chrome fitments Some discolouration seen to toilet interior edge, please refer to pictures	
210.		1 x chrome freestanding toilet brush and holder	In new condition	



211.		1 x white plastic Silavent vent	In good condition	
212.		1 x blue rug	In good condition	
213.		1 x grey wall mounted circular plastic fitment	In good condition	



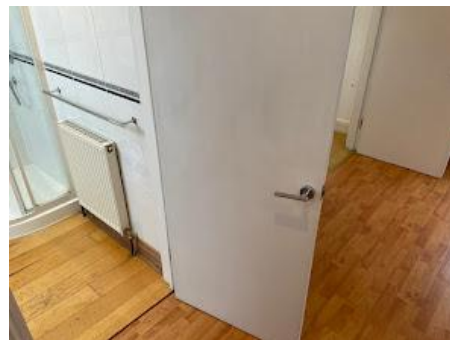
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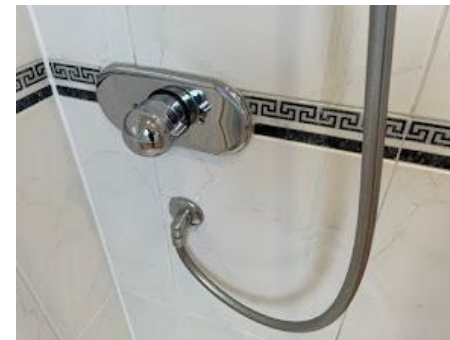
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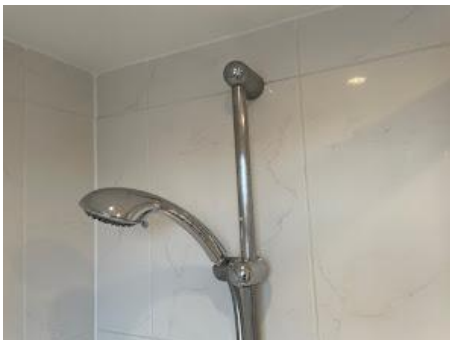
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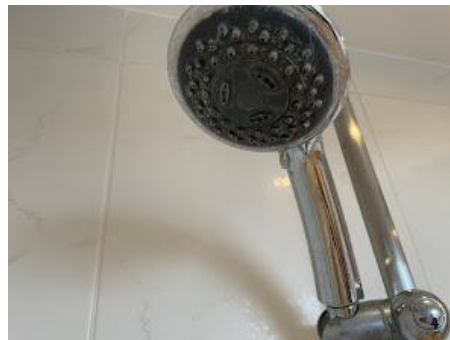
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En-Suite



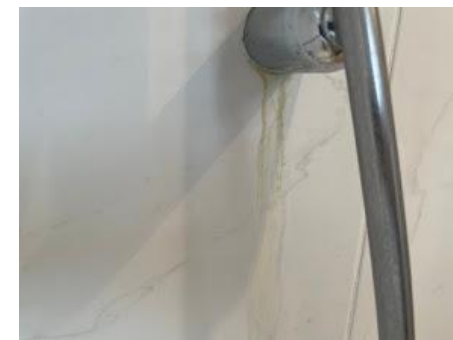
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CLEANLINESS DEFINITIONS:

Professional level clean: Carpets have been steam cleaned, windows clean to interior, all kitchen appliances cleaned, and all bathroom furnishings clean and polished.

Professional level with exceptions: Up to six items would benefit from further cleaning e.g. washing machine soap tray not clean, dust to skirting, extractor filters slightly greasy, light dust/debris to floor, dishwasher seals marked etc.

Good domestic clean: More than seven items would benefit from further cleaning.

Low domestic clean: Numerous areas not clean and property is dirty to the eye.

Not clean: No evidence of cleaning.

SUMMARY OF REPORTS

Inventory: Schedule of all contents, fixtures, and fittings at a property prior to the commencement of a Tenancy

Check In: Internal condition of the property and contents prior to the commencement of a Tenancy

Check Out: Internal condition of the property and contents at the end of a Tenancy

TENANT GUIDANCE

At the end of the tenancy all personal items must be removed, and cleaning be concluded prior to the check-out date. The property must be restored to the condition it was found on the date the tenancy commenced. The managing agent or landlord must be informed of any items removed from, or added to, the property and failure to do so may result in charges being made for their replacement. It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should items not be in their original position at check out and as a result the clerk lists items as 'not seen', Arnold Inventories is not responsible.

The property must be ready to be handed over along with the keys at the appointed time of the check out. If you are not ready to leave, it will not be possible to carry out the check out and a charge for a cancellation will be incurred. At the termination of the tenancy the inventory will be checked, and any discrepancies will be reported to the Managing Agent and Instructing Principal where applicable.

- Decorations: All fresh marks or damage to walls and woodwork will be recorded in the check out, and a judgement will be made as to whether this constitutes fair wear and tear.
- Beds: Beds, bases, mattress, and pillows will be examined for staining and damage not previously recorded in the inventory. Linen and bedding should be left clean and pressed. Beds should not be made as they need to be examined but bedding & linen should be clean and placed neatly in an appropriate area (e.g., airing cupboard). Unlaundered linen will not be checked.
- Polished Furniture: Polished furniture will be checked for scratches, ring marks, burns, soiling and damage to joints.
- Soft Furnishings: Soft furnishings will be checked for staining, soiling or excessive discolouration.
- Gardens: If the owner has not employed a gardener at the property, the tenant will be required to maintain the garden. This includes the cutting of lawns, weeding of beds, and maintaining the garden according to the season. If any doubt about responsibilities, we recommend consultation with the Managing Agent.

Keys: All keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should you have extra keys cut these should also be returned. All keys must be labelled clearly.



DISCLAIMERS:

- This report has been prepared by ARNOLD INVENTORIES LIMITED ('Arnold Inventories')
- Any proposed amendments must be made with respect to the reference number in the report. We will not review amendments unless they accompany a reference number and detail what has been missed or needs to be updated.
- External photos not taken by the clerk will NOT be added to the report.
- If either the tenant, landlord or respective agent considers there to be discrepancies in this report these changes should be agreed unanimously amongst all parties and sent to Arnold Inventories within 7 days of receipt of the report. After 7 working days have passed, or the report has been agreed, Arnold Inventories is no longer responsible for any errors or omissions.
- Electronic confirmation via email, a digital signature or no further comments after 7 days will constitute acceptance of this report.
- If the 'condition' column is left blank then the item is free from obvious defects, damage or soiling or is in the same condition as noted previously.
- Every effort has been made to carefully check the property and its contents. If problems with access or light prevented us from detailing a room in its entirety, or if items could not be found in their original location, this will be denoted in the report.
- Any items in storage containers, boxes or bags have been excluded from the inventory on the assumption that they were going to be removed from the property, unless we were informed otherwise prior to the appointment.
- Our clerks are not experts in fabrics, woods, art, antiques, or horticulture and this report should not be used for valuation purposes, nor should it be taken to be a structural survey of the property.
- All descriptions within this inventory are for identification purposes only. At the time of Check Out a comparison will be made between the original inventory and the state of the property and contents at the commencement of the tenancy.
- For Health and Safety reasons our clerks will not inspect attics or any items at high level which cannot be reached without the aid of any other objects of furnishings.
- Any electrical appliances tested will be for power only and this will only be carried out where practical. Boilers, gas fires, water supply, fire alarms and radiators are not tested. Where the inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by Arnold Inventories, this will be for power supply and does not guarantee items are in working order and that the property complies with all relevant regulations. Arnold Inventories is not responsible for damage to alarms during the testing.
- Where easily accessible or advised prior to the appointment we will take meter readings. However, Arnold Inventories is not responsible for the absence of these readings if the access is obstructed or location unclear.
- Arnold Inventories cannot be held liable for any damage that occurs whilst inspecting the property for day-to-day use.

DATA PROTECTION

We will not share any personal data with 3rd parties, unless instructed to do so. We will store reports that we have carried out on our server. The information this will hold will include the address of the property. We will only send the reports to the landlord or the landlord's direct representative (estate agent or property manager), in accordance with standard practice and on receipt of a works order being supplied. Upon receiving a works order from a client, this shall be taken as an authorisation from the landlord that we are allowed to send the report we've carried out to the agent that requested the report.

