INVENTORY & CHECK IN REPORT



[redacted]

Date: 05/08/2026

On behalf of: Landlord

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This report includes most of the key photos, you can view and download the complete, organized image gallery via this link: **SAMPLE INV&CI ALL PHOTOS**

REPORT SUMMARY

	CHECK IN CONDITION	CHECK OUT CONDITION
Doors	Recently painted En-suite door stain marked to exterior, swollen to low level and rubbing on floor Some wear present, as noted	
Flooring	Generally in good order Scuff marks and chip marks to steps as noted Several tiles cracked in reception and kitchen Scratch marks to wooden flooring, as noted Tape residue to edges and 1 chip mark in bedroom 2	
Skirting boards	Recently painted Some marks present where noted	
Walls	Freshly painted Scuff marks along stairs Possible shoe marks present to rear wall by sofa Scuff marks to forward wall at low-level in dining area Few rub marks below right-hand side kitchen window Purple rub mark present to low-level at bottom of stairs leading to top floor 3 small indentation marks present on top landing, left-hand side of balustrade at low-level Multiple sticky residues present to rear wall at mid-to low-level in bedroom 2 Few minor rub marks in bedroom 3	

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Electrical fittings	In good order Front cover missing to MK5 controller in WC	
Windows	In good order Both bedroom 1 windows do not stay open Left-hand side barrel lock coming away and frame cracked by right-hand side barrel lock of left-hand side window in bedroom 1 Walk-in wardrobe window cannot be opened due to 2 screws present to frame Bedroom 2 window does not stay open and frame is cracked near right hand side barrel lock	
Curtains / blinds	Both blinds in bedroom 1 are not working due to strings on linings missing Marks to all blinds as noted	
Ceiling	In good order Painting in progress at time of inspection to centre of reception room ceiling due to a leak	
Lighting	1 spotlight dim in kitchen area 1 not working in en-suite 1 not working in shower room All spotlights slightly flickering on top floor landing and in bedroom 3	
Furnishings	Please review the itemised sections room by room	
Kitchen & Appliances	Generally in good order Washing machine unit door chipped by hinges, found detached, being fitted by handyman at the end of the inspection	

	1 freezer drawer cracked 1 fridge door shelf cracked and taped 1 crisper drawer lightly cracked Multiple dents to freestanding fridge exterior	
Bathrooms	WC sink slightly loose from wall, sealant cracked Small chip mark to bath screen in en-suite Several small chip marks to sink in en-suite	
Signs of pets / smoking / strong odours	Some pet hairs seen to patio furniture covers Some odour of sewage present in guest WC	
Outdoor areas	Terrace off kitchen in good exterior order **Important Note:** The rooftop area photographed does not feature safety balustrades, fences, or protective guarding. It is understood that this area does not form part of the demised premises and is strictly off-limits to tenants. No liability is accepted for unauthorized use or access.	
Areas not accessible	Flooring under furniture where noted Mattresses not inspected due to beds fully made up	

CLEANLINESS		
	CHECK IN CONDITION	**CHECK OUT CONDITION**
OVERALL CLEANLINESS:	Professionally cleaned with some omissions Final cleaning and ironing in progress at time of inspection	
FLOORING:	In clean order Final clean in progress	
SURFACES:	In clean order Some dust present where noted	
WINDOWS:	Dusty to exterior	
BATHROOMS:	Professionally cleaned	
KITCHEN & APPLIANCES:	Professionally cleaned with omissions Dust to washing machine door seal Built in fridge requires final clean	
FURNISHINGS AND CONTENTS:	Generally clean Residue to sofa under seat cushions	
OUTDOOR AREAS:	In clean order	

KEYS

CHECK IN KEYS	CHECK OUT KEYS
1 set of keys was collected from negotiator at the property yesterday 1 set of keys was collected from cleaner at the property during the inspection, both sets returned to [redacted]: **Communal Door:** 2 x Anker keys **Flat Door (Top Lock):** 2 x Yale-type keys **Flat Door (Bottom Lock):** 2 x Yale-type key **Attendance:** Cleaner and handyman were present No tenant, landlord, or third-party representatives were present at the time of the inspection	
	

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SMOKE / CARBON MONOXIDE / HEAT / FIRE ALARMS

SMOKE ALARMS

Location	Check In Condition	Check Out Condition
Hallway ceiling	Tested for power, sound heard	
Reception room ceiling	Tested for power, sound heard	
Top landing ceiling x2	Tested for power, sound heard	
Bedroom 1 ceiling	Tested for power, sound heard	
Bedroom 2 ceiling	Tested for power, sound heard	
Bedroom 3 ceiling	Tested for power, sound heard	

CARBON MONOXIDE ALARMS

Location	Check In Condition	Check Out Condition
Reception room ceiling	Tested for power, sound heard	
Top landing boiler cupboard	Tested for power, sound heard	

HEAT ALARMS

Location	Check In Condition	Check Out Condition
Kitchen ceiling	Tested for power, sound heard	

FIRE ALARMS

Location	Check In Condition	Check Out Condition
Reception room ceiling	Hardwired, unable to test	

UTILITIES

ELECTRIC METER

Serial No.	Location	Check In Reading	Check Out Reading
19L3722493	Communal landing cupboard near flat 6 entrance	33641kwh	
			

GAS METER

Serial No.	Location	Check In Reading	Check Out Reading
E6S16997711961	Hallway cupboard under bottom right hand side shelf	07074m3	
			

WATER METER

Serial No.	Location	Check In Reading	Check Out Reading
03T027618	Communal landing cupboard near flat 6 entrance	01421	
			

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GAS SHUT OFF VALVE			
	Location	**Check In**	**Check Out**
	Near gas meter	Not tested	
			

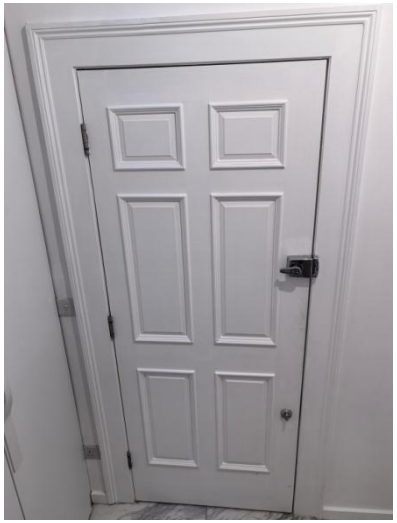
STOPCOCK VALVE			
	Location	**Check In**	**Check Out**
	Near water meter	Not tested	
			

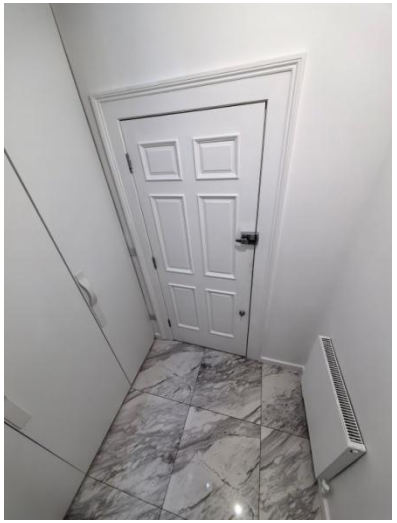
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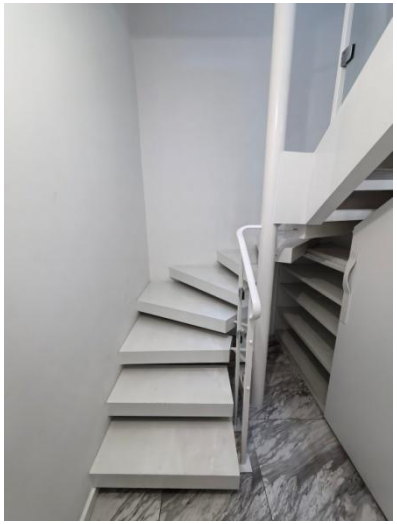
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ENTRANCE, STAIRWAY AND 1ST LANDING

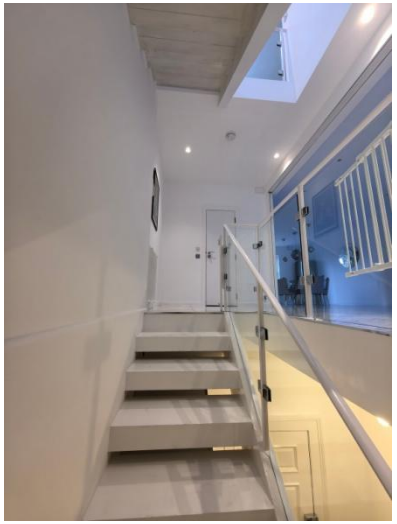








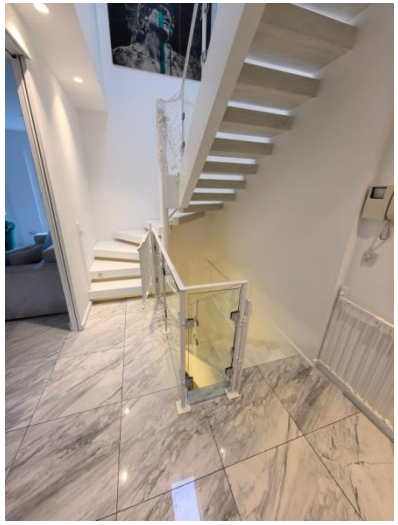


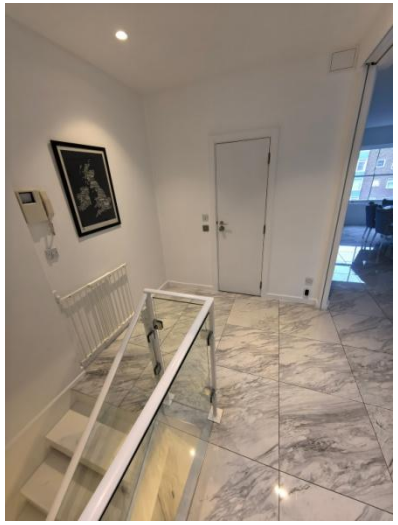


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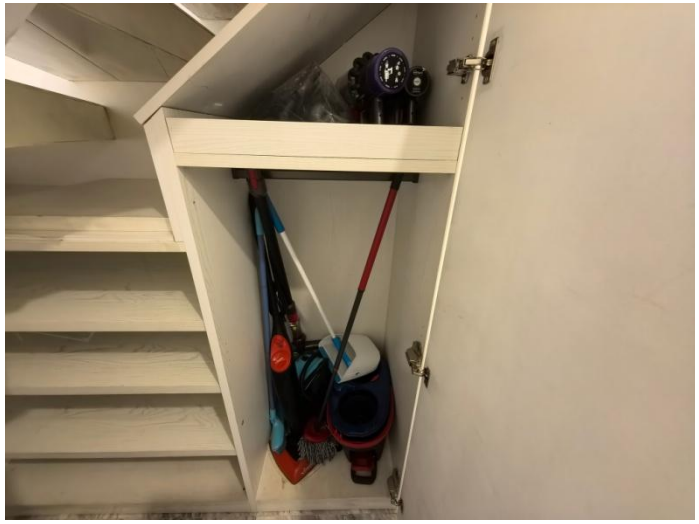
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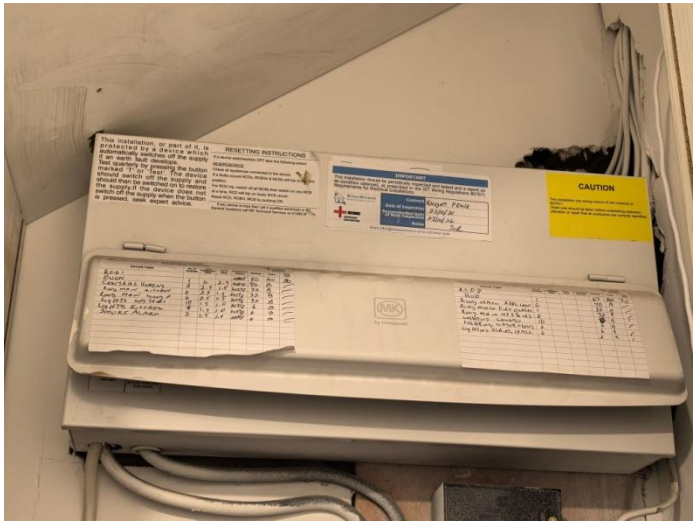






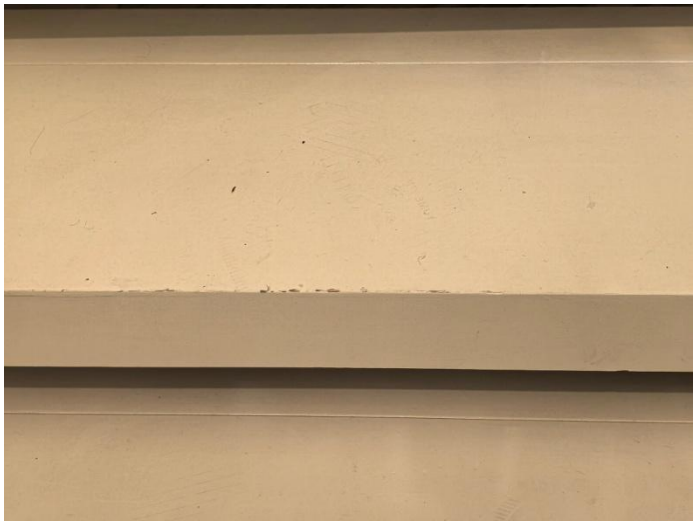
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Chip and scuff marks to steps

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Sample of marks to walls along stairs		*Chip mark to balustrade*

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ENTRANCE, STAIRWAY AND 1ST LANDING

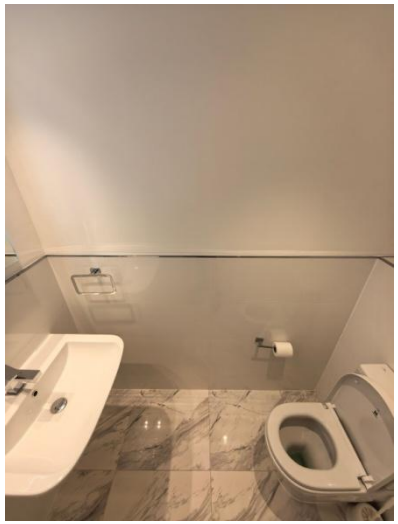
	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
1.	**Exterior door surround:** White painted	Scattered small paint chip marks to mid-low-level	
2.	**Exterior front door and fittings:** White painted 6 panel door with brass no.6, chrome and brushed chrome Astra lock with finger pull and chrome and brass Yale type lock	Scattered scuff and rub marks present Shading to edges Few small paint chip marks present	
3.	**Interior door surround:** White painted with chrome latch receiver		
4.	**Interior front door and fittings:** White painted 6 panel door with chrome Era latch and chrome and brushed chrome twist lock	Finger marks present mid-level Light scuff marks to low-level	
5.	**Entrance flooring:** White and grey marble tiles	Tape residue present forward on entry Scattered paint marks present	
6.	**Staircase:** White painted wooden steps	Scattered scuff marks present Scattered painted over chip marks and a few paint chip marks to front edge of steps, 1 heavier to mid stairway	
7.	**Landing flooring:** White and grey marble tiles	Grouting discoloured Occasional small paint marks present Small piece of tape present by stairs	

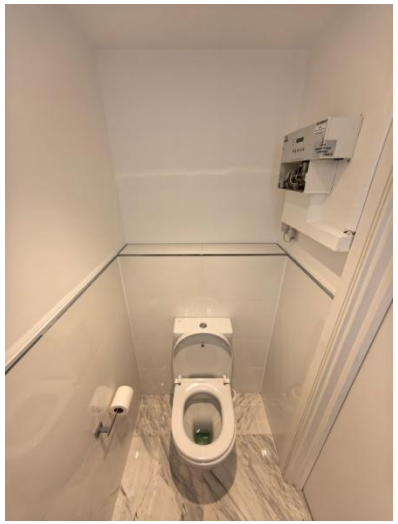
8.	**Skirting boards:** White painted		
9.	**Walls:** White painted	Scuff and rub marks to low level along stairs	
10.	**Electrical fittings:** White plastic as fitted Brushed chrome fire curtain escape switch White and black plastic wall mounted fitting on right-hand side of WC entrance	 Tested and not working Paint marked and loose from wall Usage unknown	
11.	**Entry phone:** Cream plastic wall mounted	Paint marked and lightly dusty Not tested	
12.	**Smoke alarm:** White plastic ceiling mounted	Tested for power, sound heard	
13.	**Heating:** White painted single panel radiator	All fittings present Minor rub marks to front	
14.	**Ceiling:** White painted		
15.	**Lighting:** 1 ceiling mounted pendant with no shade and no ceiling rose 4 ceiling mounted recessed spotlights	Tested and working Tested and working	

16.	**Bannister/handrail:** White painted metal handrail with glass balustrades with chrome fittings	Small chip mark to top left-hand side corner of 2nd balustrade from top of stairs	
17.	**Hallway cupboard:** White laminate fitted cupboard with 3 flat panel doors with white metal pulls Interior- White wood shelving, white fuse box with flap, grey metal hanging rail and gas meter	Clear plastic wrapping present to interior shelving, peeling and bubbling in areas 1 incomplete white plastic stick-on hook to interior of middle door Scuff and rub marks to interior doors Some scuff marks to open shelves to left-hand side Fuse box dusty Pull loose to left-hand side door	
18.	**ADDITIONAL FITTINGS AND CONTENTS**		
19.	1 light blue and black Mlmlant multiple purpose steam cleaner	Dusty, not tested	
20.	1 red and grey handled mop	In use order	
21.	1 black and red Vileda upright vacuum cleaner	In use order, not tested	
22.	1 white and blue long handled dustpan and brush	In use order and requires cleaning	
23.	1 blue, grey and red plastic mop bucket	In use order	
24.	1 blue and light blue broom	In use order	
25.	2 assorted grey Dyson handheld bag less vacuum cleaners with assorted attachments in a plastic bag	In use order Power tested to both	
26.	1 wall mounted black laminate framed UK and Ireland map print	Few paint marks present to frame	
27.	2 fitted white metal and plastic child gates		

GUEST WC













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GUEST WC

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28.	**Door surround:** White painted	Light shrinkage present Chipped and lightly swollen to interior right-hand side low-level Few scattered minor marks present	
29.	**Door:** White painted flat panel door with chrome lever handles and brushed chrome pulls with twist lock and key hole	Small chip marks to interior left-hand side and right-hand side edges at low-level	
30.	**Flooring:** White and grey marble tiles	Grouting discoloured Few paint marks present Rust colour marks on left-hand side of toilet	
31.	**Walls:** Partly white ceramic tiles with chrome trim Partly white painted		
32.	**Electrical fittings:** White metal wall mounted MK5 controller	Front cover missing Not tested	
33.	**Ceiling:** White painted		
34.	**Lighting:** 3 ceiling mounted recessed spotlights	Tested and working	

35.	**Toilet:** White ceramic toilet and cistern with chrome pushbutton flush and white plastic seat and lid		
36.	**Sink/taps:** White ceramic sink with chrome mixer tap, waste exit and pop-up plug	Rear sealant cracked to right-hand side, sink slightly loose from wall Pop-up mechanism tested and working	
37.	**ADDITIONAL WC FITTINGS AND CONTENTS**		
38.	1 wall mounted rectangular unframed mirror with integrated lighting	Lights tested and working	
39.	1 wall mounted chrome towel ring	Paint marked	
40.	1 wall mounted chrome toilet roll holder		
41.	1 white plastic toilet brush and holder		

RECEPTION, DINING ROOM AND KITCHEN








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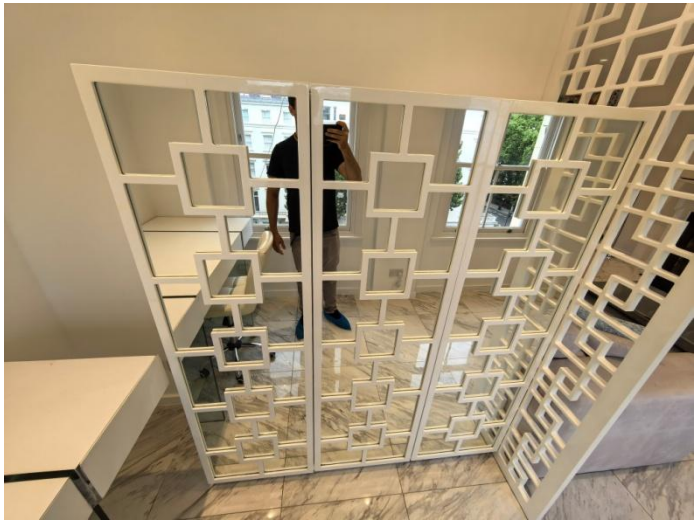



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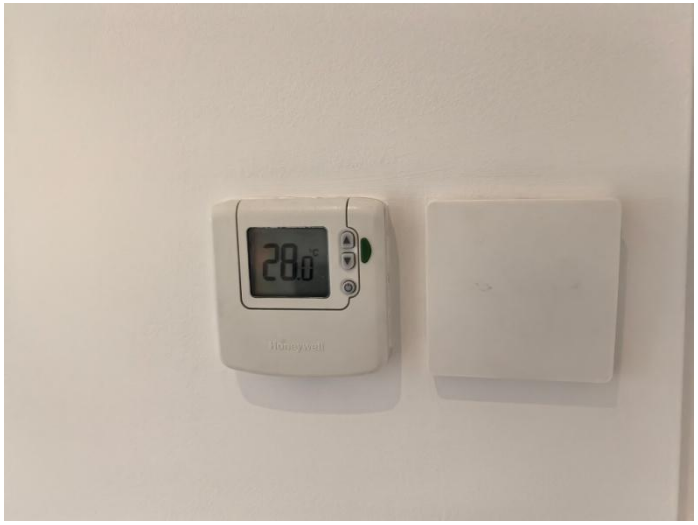





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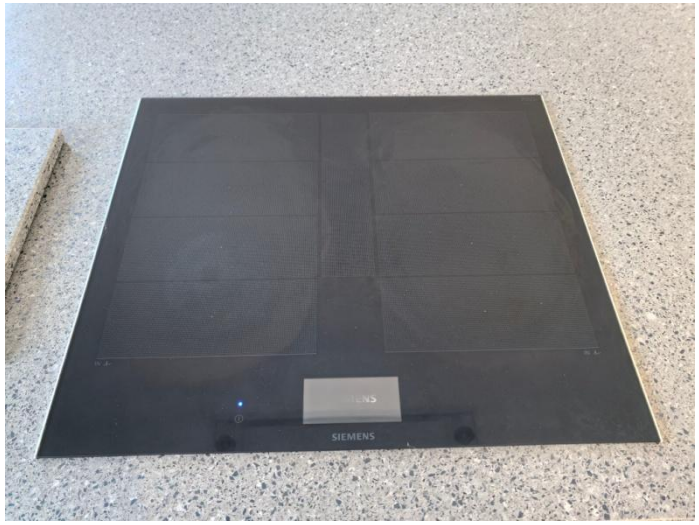


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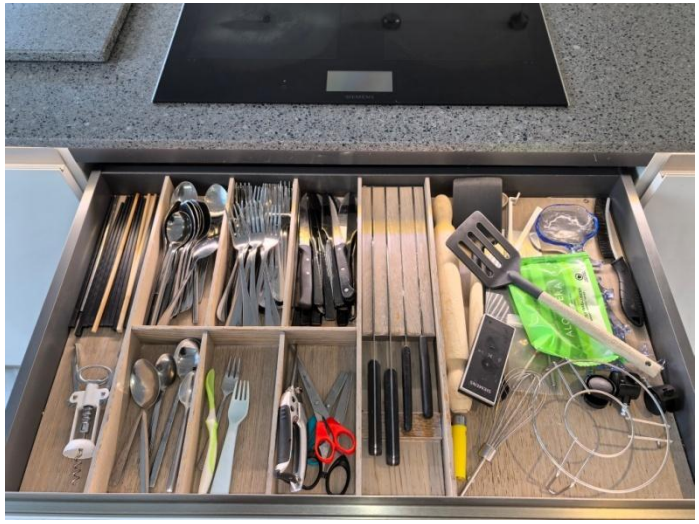


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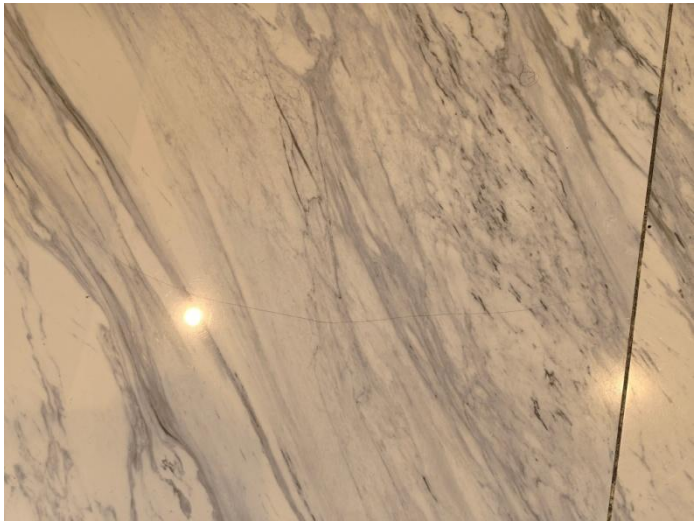





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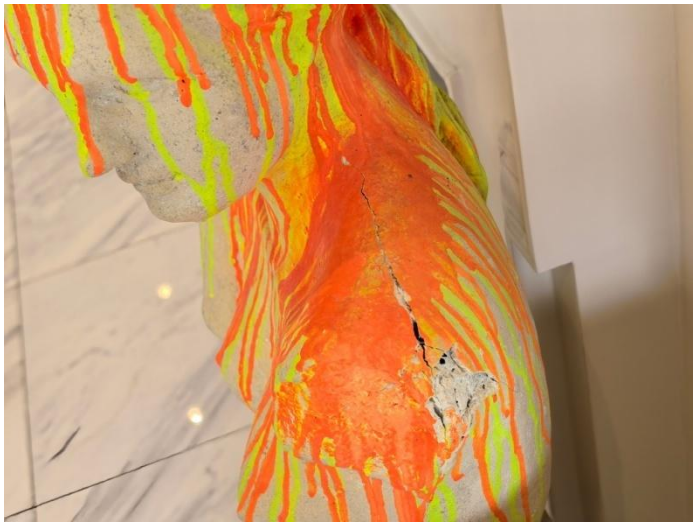
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Sample of floor tiles cracked



Damage to sculpture



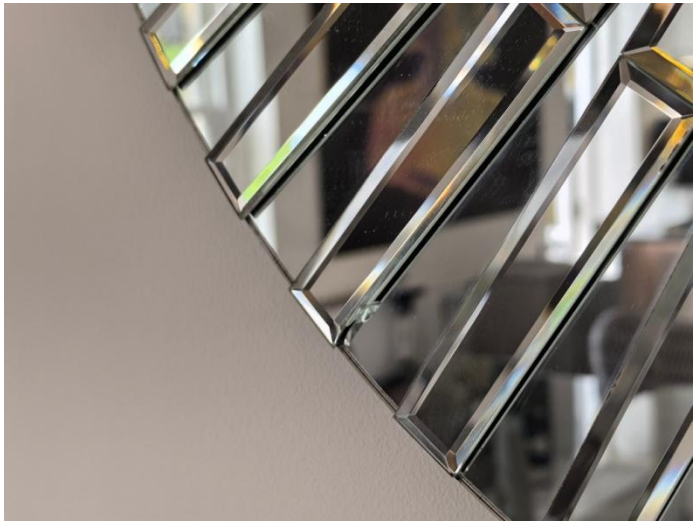
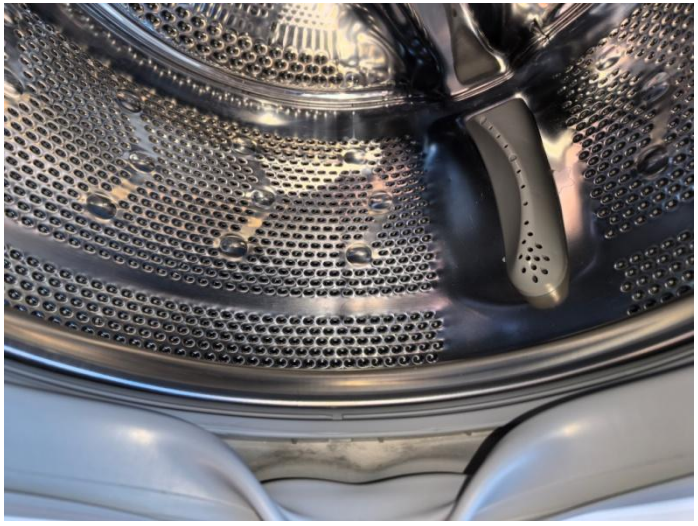
Residue to sofa under seat cushions



Burn marks to chair backrest

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Mirror cracked	*Blue marks to dining chair backrest*	*Residue to freezer door seal*
		
Freezer drawer cracked	*Limescale and dust to washing machine door seal*	*Sample of dents to fridge*

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Condition of sofa

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RECEPTION, DINING ROOM AND KITCHEN

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42.	**Flooring:** White and grey marble tiles	Grouting discoloured 1 tile cracked forward on entry, right hand side 2 tiles cracked forward of sofa near coffee table 1 tile cracked by right-hand side window in study area 3 tiles cracked in kitchen area, 2 forward of sink and 1 forward of washing machine	
43.	**Skirting boards:** White painted	Few rub marks present below front windows and in kitchen and dining areas	
44.	**Kickboards:** Aluminium	Splash marks present Paint marks present Detached below washing machine	
45.	**Walls:** White painted with small access panel opening to toilet cistern to rear wall at low-level	Some finger marks to access panel Possible shoe marks present to rear wall by sofa Scuff marks to forward wall at low-level in dining area and below canvas Few rub marks below right-hand side kitchen window	
46.	**Electrical fittings:** White plastic as fitted	Power seen, not tested	

	White plastic wall mounted thermostat	Tested for power, sound heard Brown spot marks present	
	White plastic ceiling mounted smoke alarm	Tested for power, sound heard Brown spot marks present	
	White plastic ceiling mounted carbon monoxide alarm	Tested for power, sound heard Brown spot marks present	
	White plastic ceiling mounted fire alarm	Hardwired, not tested	
	White plastic ceiling mounted heat alarm	Tested for power, sound heard	
	White and black plastic wall mounted camera	Not tested, green light seen	
47.	**Windows:** 4 white wooden framed double glazed sash windows with 2 brushed chrome finger pulls, 1 lock and 1 barrel lock each	Dusty to exterior Some finger marks present to glazing Some paint marks present to glazing of window Brown drip marks/residue present to dining area windowsill and frame at low-level	
48.	**French doors:** 2 white wooden framed double glazed doors, 1 with brushed chrome lever handle and Chubb lock with 1 key	Watermarks and some paint marks to glazing Handle loose and Chubb lock difficult operate	
49.	**Ceiling:** White painted	Patchy paintwork to centre, water damage freshly painted over by handyman during inspection	

50.	**Lighting:** 8 shelving unit mounted strip lights 20 ceiling mounted recessed spotlights 3 ceiling mounted pendants, 2 small 1 large, with spherical tinted glass shades with fairy lights interior 3 strip lights, 1 under wall unit and 2 under worktop island	 Tested and working Tested and working, spotlight near sink dim Tested and working Tested and working Tested and working	
51.	**Fireplace:** White painted wooden mantle, black granite in a surround and hearth and concrete and bricked interior with fire basket with coal	 Plastic wrapping present to mantle top Interior in aged condition	
52.	**FURNISHINGS AND CONTENTS**		
53.	1 wall mounted black Sony flat screen TV	Power tested	
54.	1 black Sky box	Power tested	
55.	4 assorted remote controls		
56.	2 black and chrome window keys		
57.	1 chrome triple floor lamp with 3 frosted glass shades	Tested and not working All 3 shades chipped Lightly tarnished and scratch marked to base	
58.	1 white stone sculpture with orange and fluorescent yellow paint drip marks	Chipped and cracked to left shoulder	
59.	1 square mirrored coffee table	Scattered surface scratch marks present Finger marks present	
60.	1 grey suede upholstered 3 seater sofa with 3 seat cushions, 2 scatter cushions	Scattered stain and spot marks present throughout, especially to seat cushions and	

		armrests Few pink spot marks to right-hand side seat cushion Requires cleaning under seat cushions, area not fully inspected	
61.	2 blue, green and white patterned scatter cushions		
62.	2 green suede lounge chairs with brass legs with black rubber feet	1 spot marked to seat and wobbly 1 burn marked to left armrest and spot marked	
63.	1 white leather office chair on castors with chrome and black base	Scattered light scratch and scuff marks present	
64.	1 white laminate desk with 3 drawers and glass base	Clear plastic wrapping present to laminate, mostly missing to top, sticker residue present Chip marks to top edge of left-hand side drawer Further small chip marks to edge of right-hand side drawer Some residue to interior drawers Scuff, surface scratch and usage marks to top surface	
65.	1 freestanding glossy white cabinet with 3 glossy white framed mirrored doors Interior- Glossy white shelving with clear plastic wrapping		
66.	1 fitted glossy white room divider panel	Not fully inspected due to sofa and cabinet obstructing	
67.	1 built-in glossy white unit with 4 flat panel push-to-open doors, shelving unit above with strip lights and fitted mirror Interior- White laminate shelving	Clear plastic wrapping present Pink staining to interior left-hand side unit	

68.	1 wall mounted large multicoloured canvas painting of Monnalisas		
69.	1 wall mounted round bevelled mirror with bevelled mirrored tiled surround	1 small crack and several small chip marks present to surround	
70.	1 large rectangular clear glass topped dining table with chrome base	Scattered scratch marks present throughout (see video)	
71.	6 blue and white patterned upholstered fabric dining chairs with white wooden legs	Minor staining to seat of 2 chairs 2 blue marks present to backrest of 1 chair	
72.	1 white leather barstool with chrome base with adjustable height	Scratch marks present to seat Slightly peeling to backrest	
73.	2 assorted clothes airiers		
74.	1 grey wicker laundry bin with lid	Lining being washed at time of inspection	
75.	1 wall mounted large Medusa Hologram artwork	Scattered splash marks present	
76.	1 grey granite worktop saver		
77.	**Kitchen units:** A range of glossy white laminate units including drawers with brushed chrome finger pulls Interior- White laminate shelving with clear plastic wrapping Grey plastic liner in under sink unit Quooker water tank in under sink unit 2 grey plastic bins in unit on right-hand side of hob Light wood drawer insert cutlery tray in top drawer	Washing machine unit door found detached Quooker tank seen with red light flashing White and grey plastic partial child lock and multiple sticker residues to under sink unit doors at high level Swelling to vertical panel in under sink unit Minor swelling to edges of base units front fascias in areas Stain marks / sticker residue to underside of shelf in unit above sink	

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78.	**Worktops:** Grey granite	1 minor chip mark present to front inner edge around sink	
79.	**Sink/taps:** Stainless steel sink with Quooker mixer tap, waste exit and filter plug	Watermarks and some limescale present Quooker tap boiling water tested and not working	
80.	**Extractor fan:** White Siemens single panel extractor fan with 4 recessed spotlights	Tested and working	
81.	**Hob:** Black ceramic Siemens induction hob	Minor scratch and usage marks present Power tested	
82.	**Oven:** Stainless steel and black Siemens oven with control knob and 6 pushbuttons Interior- 2 chrome wire shelves 1 perforated oven tray	Cleaning wipe marks present Stubborn burnt on residue present Not tested	
83.	**Combination steam oven:** Built in black and stainless steel Siemens combination steam oven with control knob and 6 pushbuttons Interior- 2 oven trays 1 chrome wire shelf	Cleaning in progress Not tested	
84.	**Fridge freezer** Built-in white Siemens fridge freezer	Top freezer drawer cracked	

	Interior- 5 door shelves, 1 with lid 5 glass shelves with chrome and white trim 1 crisper drawer 3 freezer drawers 3 assorted ice bricks	Bottom door shelf cracked and tape residue present Some residue present Requires final clean Not tested	
85.	**Freestanding fridge:** Freestanding stainless steel AEG fridge Interior- 5 door shelves, 1 with lid 1 egg tray 1 chrome bottles rack 5 glass shelves with chrome trim 2 crisper drawers	Bottom door shelf lightly cracked Minor crack to bottom crisper drawer Multiple dents present to exterior Heavy dust to top surface Not tested	
86.	**Washer dryer:** Built-in white Hoover washer dryer	Dusty to door seal Requires further cleaning Not tested	
87.	**Microwave:** Freestanding black Sharp microwave with glass turn plate	Few splash marks and residue present to interior Generally clean Not tested	
88.	**Dishwasher:** Built-in stainless steel Bosch dishwasher Interior- 2 grey and red crockery racks 1 grey cutlery rack	Some limescale and splash marks to doors edges Generally clean Not tested	

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89.	KITCHEN CONTENTS		
90.	4 London landmarks ceramic mugs		
91.	1 green ceramic mug		
92.	4 chrome coasters		
93.	12 assorted drinking glasses	3 chipped	
94.	7 assorted white ceramic dinner plates	2 chipped	
95.	5 assorted ceramic side plates	1 chipped	
96.	6 cream ribbed plastic cereal bowls		
97.	4 pint glasses		
98.	1 small mottled glass bowl		
99.	1 small glass and stainless steel teapot		
100.	1 black Nespresso DeLonghi coffee machine		
101.	1 black and chrome VonShef electric mixer	Appears to be incomplete	
102.	1 red and black DeLonghi Nespresso coffee machine		
103.	1 brushed chrome and black John Lewis kettle	Limescaled	
104.	Assorted miscellaneous items in drawer below oven	As per photo	
105.	Assorted cleaning products		
106.	1 grey plastic caddy		
107.	1 black handled carving knife		
108.	1 black handled breadknife		
109.	2 black handled steak knives		
110.	2 black handled paring knives		

111.	1 pair of stainless steel and black heavy duty scissors		
112.	1 white and chrome bottle opener corkscrew		
113.	Assorted cutlery	As per photo	
114.	1 blue tinted plastic serving spoon		
115.	1 wooden and grey plastic slatted spatula	Worn	
116.	1 light wooden and grey plastic spatula		
117.	1 wooden rolling pin		
118.	1 hand mixer with 2 assorted attachments		
119.	1 oval bamboo bowl		
120.	1 wooden chopping board	In use order	
121.	1 stainless steel box cheese grater		
122.	1 wooden handled non-stick frying pan	Scratch marked Handle detached, broken	
123.	1 chrome handled non-stick wok pan	Scratch marked	
124.	Assorted appliances instruction manuals		
125.	2 assorted brushed chrome and white plastic power sockets	Brand-new, in packaging	
126.	1 set of 3 keys with Eiffel tower key ring	Not for this property	

TERRACE








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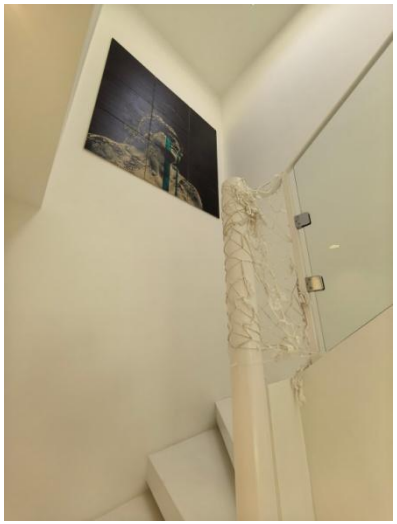
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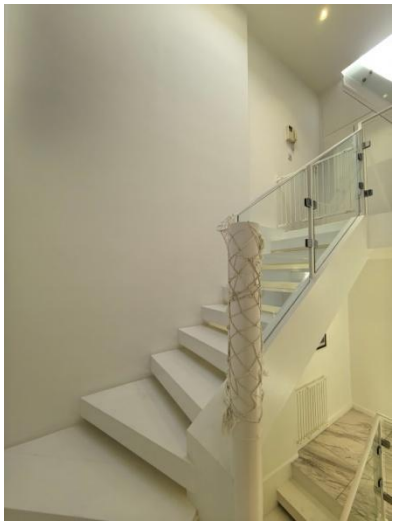
	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
127.	**Flooring/paving:** Wooden boards	Weathered Some debris present Light debris underneath 1 floorboard cracked by left-hand side railing Floorboard slightly warped to centre	
128.	**Walls:** Brickwork		
129.	**Power socket:** Black and grey outdoor plug with flap	Not tested	
130.	**Railing:** Black painted metal with grey bamboo fencing	Weathered	
131.	**OUTDOOR CONTENTS**		
132.	1 wall mounted white and black camera	Not tested	
133.	2 wall mounted black metal brackets with grey wicker hanging planter	Weathered	
134.	1 metal watering can		
135.	2 wall mounted wooden framed black plastic vertical garden sets		
136.	2 assorted size grey metal framed glass lantern candle holders	Rusty	
137.	1 green, black and grey barbecue with lid	Dust and cobwebs present Not fully inspected	

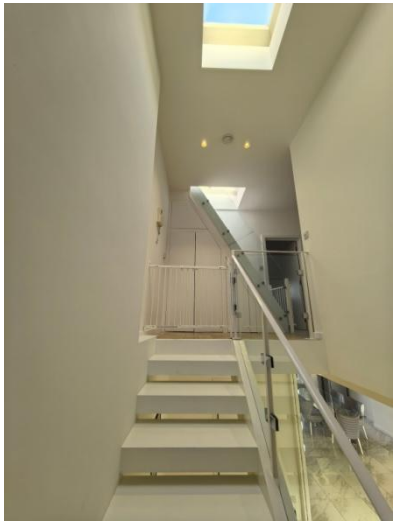
138.	3 assorted barbeque tools		
139.	1 box containing a bag of charcoal		
140.	2 assorted size round grey metal side tables		
141.	1 grey metal framed grey wicker patio chair with matching footstool		
142.	1 grey metal framed grey wicker double seater sofa with blue seat cushion and 2 scatter cushions	Stain and burn marks present to seat cushion Spot marks to scatter cushions	
143.	2 black patio furniture covers	Weathered Pet hairs present	
144.	1 black metal framed black rattan folding table		
145.	2 red metal and material folding sun lounges	Dust and cobwebs present Not fully inspected	
146.	5 handrail hanging rectangular grey planters with dead plants		
147.	2 small square wooden slatted tabletops	Incomplete Weathered	

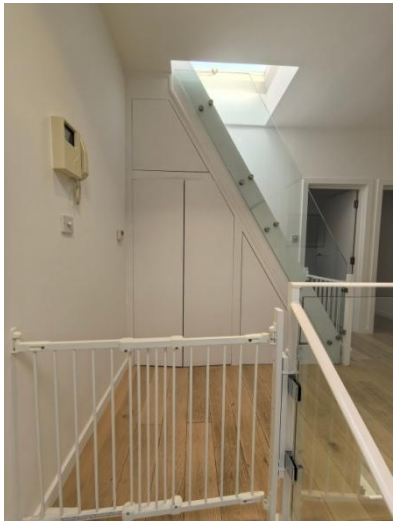
STAIRWAY AND TOP LANDING

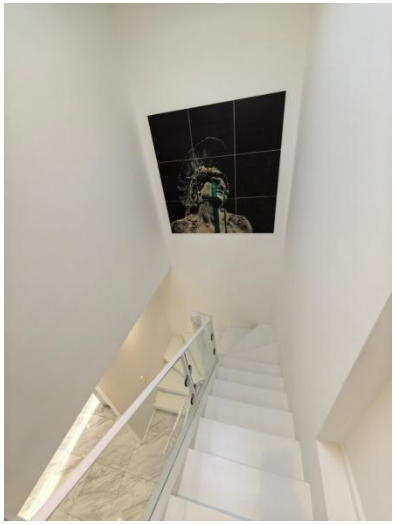






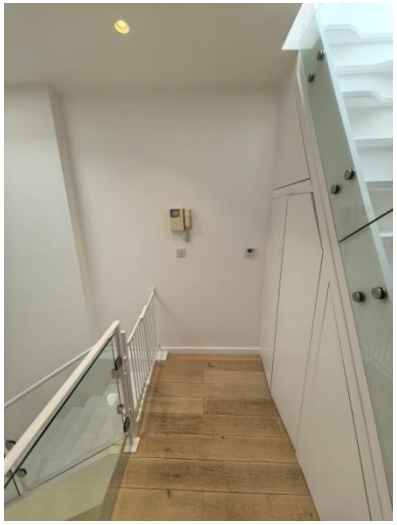
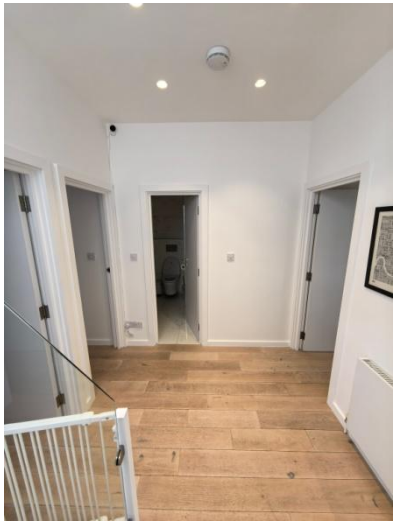






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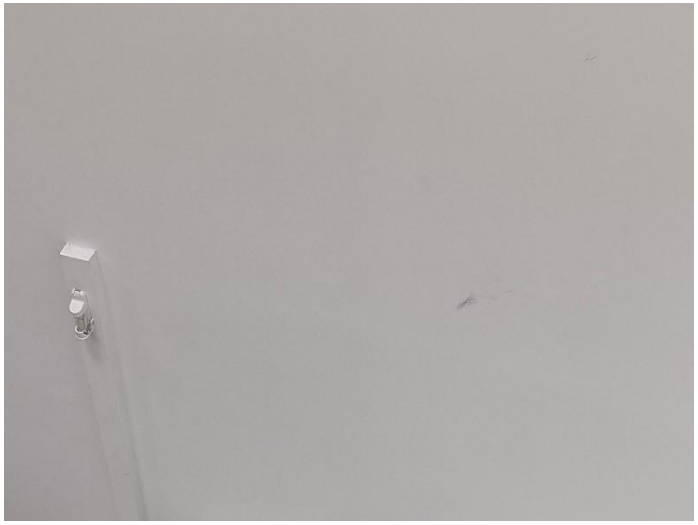


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Small chip marks to steps





Marks to walls along stairs







Sample of scratch marks to flooring

STAIRWAY AND TOP LANDING

	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
148.	**Staircase:** White painted wooden steps	Light rub, scuff marks and discolouration Small painted over chip marks to front edge of steps in areas	
149.	**Flooring:** Light wood strip flooring	Scattered scratch and scuff marks present Crack/wood defect present forward of shower room	
150.	**Skirting boards:** White painted		
151.	**Walls:** White painted	Few light rub marks to mid-low-level along stairs Purple rub mark present to low-level at bottom of stairs 3 small indentation marks present on landing on left-hand side of balustrade at low-level	
152.	**Electrical fittings:** White plastic as fitted Cream plastic wall mounted video entry phone White plastic wall mounted Honeywell thermostat	Not tested Not tested	

	2 white plastic ceiling mounted smoke alarms	Tested for power, sound heard	
	White and black plastic wall mounted camera with wall plug	Not tested	
153.	**Ceiling:**		
	White painted with white framed skylight	Skylight weathered Drip marks to frame, dust and some cobwebs present	
154.	**Lighting:**		
	6 ceiling mounted recessed spotlights	Tested and working	
155.	**Bannister/handrail:**		
	White painted metal handrail with glass balustrades with chrome fittings	Finger marks and some paint marks present to balustrades White rope net seen to corner, to cover gap	
156.	**Child gates:**		
	2 white metal and plastic child gates		
157.	**Roof top access hatch**		
	White framed with 2 gas lift hinges and white lever handle with integrated lock	Weathered Rub marks and discolouration to frames Tape residue to handle Dusty to exterior	
158.	**Rooftop:**		
	As per photos	Strictly off-limits. This area does not form part of the demised premises and must not be used or accessed by the tenants	
159.	**Under stairs cupboard:**		
	3 white painted doors	Dusty	
	Interior-	Sticker residue to boiler	
	Light wood strip flooring, white painted walls		

	and ceiling, white and silver Vaillant boiler, white hot water cylinder, small white cylinder, water softener, pipe work and electrical fittings	Flooring incomplete Boiler, water cylinder, water softener and electrical fittings not tested	
160.	**Carbon monoxide alarm:** White plastic Kidde	Tested for power, sound heard	
161.	**ADDITIONAL FITTINGS AND CONTENTS**		
162.	1 white metal ironing board with grey cover	Cover stained	
163.	1 red and black cable reel	Not tested	
164.	1 black and purple Phillips steam iron	Not tested	
165.	1 wall mounted black laminate framed print	As per photo	
166.	1 wall mounted tears of Achilles artwork		

BEDROOM 1








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Condition of wooden flooring





Chip mark to window

Chip marks to bedside table

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BEDROOM 1

	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
167.	**Door surround:** White painted		
168.	**Door:** White painted flat panel door with chrome lever handles and white and grey plastic stick-on lock	Few scuff marks and paint marks to exterior low-level	
169.	**Flooring:** Light wood strip flooring	Scattered scratch marks present Multiple light stain marks present Not inspected under bed and furniture	
170.	**Skirting boards:** White painted		
171.	**Walls:** White painted		
172.	**Electrical fittings:** White plastic as fitted White plastic ceiling mounted smoke alarm	 Tested for power, sound heard	
173.	**Windows:** 2 white wooden framed double glazed sash windows with brushed chrome finger pulls, lock and 2 barrel locks each	Dusty to exterior Both windows do not stay open Left-hand side barrel lock coming away and frame cracked by right-hand side barrel lock on	

		left-hand side window	
174.	**Blinds:** 2 grey fabric Roman blinds with chrome beaded cords	Not working due to strings on lining missing Grubby marks to both blinds Loose thread to left-hand side blind at low-level 1 white rod found detached, 3 missing in total	
175.	**Heating:** Double panel white painted radiator	All fittings present	
176.	**Ceiling:** White painted		
177.	**Lighting:** 5 ceiling mounted recessed spotlights	Tested and working	
178.	**Bed/mattress:** Cream leather Ottoman double bed base with cream leather buttoned headboard and interior storage space Double mattress	Does not stay open Storage space as per photo Mattress fully made up, not inspected	
179.	**FURNISHINGS AND CONTENTS**		
180.	2 pillows with white pillowcases		
181.	1 double duvet with white cover	Duvet not fully inspected	
182.	1 cream polyester throw		
183.	1 white double fitted sheet		
184.	1 mattress protector		
185.	2 small gold coloured partly beaded scatter cushions	Stain marked	

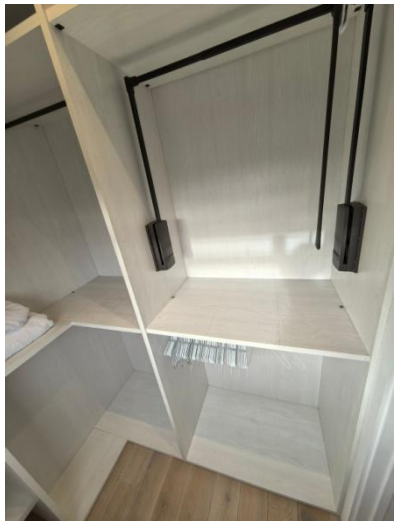
186.	2 wall mounted large rectangular mirrored framed mirrors	Some finger marks present	
187.	2 mirrored bedside units with drawer with crystal effect plastic pull each	1 chipped to bottom right-hand side corner by drawer and to front right-hand side leg Plastic wrappings to legs Surface scratch marks to top Pull loose to both units Small chip mark to top right-hand side corner of drawer front fascia and minor chip mark to bottom right-hand side corner by drawer front fascia of the other unit	
188.	2 Perspex spiral staircase type table lamps with white canvas shades	Tested and working Both slightly chipped to corners of base Shades dented and grubby	
189.	1 rectangular glossy white and chrome over bed console table on castors with clear plastic wrapping	Some scuff marks present to top surface	
190.	1 freestanding chrome double hanging rail		
191.	1 glossy white and chrome 2 drawer side unit	Scuff marked and discoloured to top surface	
192.	3 glossy white chest of 5 push-to-open drawers with clear plastic wrapping opening to white laminate and black felt interiors	Scuff and usage marks present, especially to top surface Possible small burn mark to front left-hand side corner of top of left-hand side unit Pink staining to top of right-hand side unit	

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WALK-IN WARDROBE













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WALK-IN WARDROBE

	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
193.	**Door surround:** White painted		
194.	**Door:** White painted flat panel door with brushed chrome pulls with keyhole to exterior, twist lock to interior white wooden baton with 4 chrome coat hooks to interior	2 hooks partly broken Minor chip marks to exterior right-hand side edge at low-level	
195.	**Flooring:** Light wood strip flooring	Stain marked on entry Scratch and scuff marks present	
196.	**Skirting boards:** White painted		
197.	**Walls:** White painted		
198.	**Window:** White wooden framed double glazed sash window with brushed chrome finger pulls, lock and 2 barrel locks	Dusty, mainly to exterior 1 screw present to either side preventing window from opening	
199.	**Blind:** Grey roller blind with metal beaded cords	Tested and working Scratch marked to low-level and grubby	
200.	**Heating:** Single panel white painted radiator	All fittings present Paint marks present	

201.	**Ceiling:** White painted		
202.	**Lighting:** 2 ceiling mounted recessed spotlights	Tested and working	
203.	**Built-in wardrobe:** White wood laminate fitted corner open wardrobe with 2 black hanging rails and 1 black pull down fitted white wood laminate corner wardrobe with assorted shelves, 5 grey metal hanging rails and 1 pull down hanging rail	Clear plastic wrapping present in areas Stain and scuff marks present to middle shelf Further light scuff marks to left-hand side shelves	
204.	1 waterproof mattress cover		

EN-SUITE BATHROOM








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Swelling to door	*Chip mark to shower screen*	*Sample of small chip mark to sink*

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EN-SUITE BATHROOM

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205.	**Door surround:** White painted	Few scuff marks and small paint chip mark to interior left-hand side mid-to low-level	
206.	**Door:** White painted flat panel door with chrome lever handles, twist lock and small white wooden baton with 4 chrome coat hooks	Swollen to low-level, rubbing on floor Chipped to exterior bottom right-hand side corner Pink stain / residue marks present exterior at mid-to low-level	
207.	**Flooring:** Grey and white marble tiles	Grouting discoloured Grouting disintegrated and tile slightly loose when stepped upon to centre by bath (being fixed by handyman at time of inspection)	
208.	**Walls:** Grey and white marble tiles including ledge with chrome trim	Grouting discoloured in areas Grouting slightly cracked to corner on right-hand side of sink	
209.	**Extractor fan:** White plastic wall mounted extractor fan	Unable to test, unable to locate switch	
210.	**Heating:** Wall mounted rectangular mirrored electric heater	Not tested	
211.	**Ceiling:** White painted		

212.	**Lighting:** 5 ceiling mounted recessed spotlights	Tested and 1 not working	
213.	**Toilet:** White ceramic toilet with white plastic seat and lid and wall mounted chrome double pushbutton flush		
214.	**Sink/taps:** White ceramic sink with chrome mixer tap, waste exit and filter plug	1 small chip mark present on left-hand side of waste exit 2 further small chip marks on right-hand side of waste exit 1 small chip mark to left-hand side Plastic wrapping to left-hand side and right-hand side edges	
215.	**Under sink unit:** Glossy white with 2 drawers with clear plastic wrapping	Stain marks present to interior	
216.	**Bath/shower:** White plastic bath with grey marble tiled exterior panel, glass shower screen, chrome waste exit with pop-up plug, chrome jets, retractable handheld showerhead, wall mounted shower control valve and wall mounted showerhead	1 small chip mark present to right-hand side edge of shower screen at low-level	
217.	**ADDITIONAL BATHROOM FITTINGS AND CONTENTS**		
218.	2 wall mounted chrome wire corner shower tidies		
219.	1 small white and brushed metal pedal bin		
220.	1 wall mounted chrome and frosted glass toilet brush and holder		
221.	1 light grey bathmat	White paint mark present	

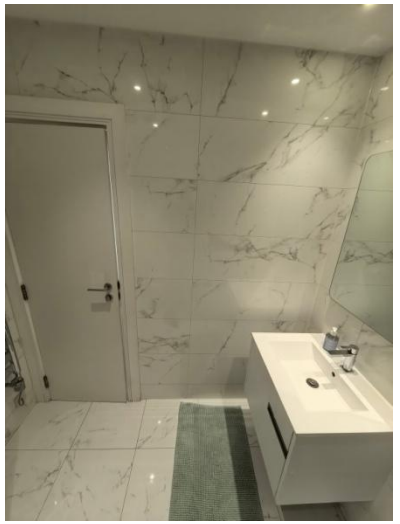
222.	1 white hand towel		
223.	1 shell shaped glass soap dish		
224.	1 wall mounted chrome shaving mirror with extendable arm and integrated light	Light tested and not working	
225.	1 wall mounted chrome towel ring		
226.	2 wall mounted medicine cabinets with unframed mirror fronted door with integrated lighting Interior- Metal with 3 glass shelves in total	Old fitment hole to back panel in each cabinet Stain marks to interior low-level, heavier to left-hand side cabinet Silvering to doors edges Lights tested and not working	

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SHOWER ROOM













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Chip marks and swelling to door

Brown marks to under sink drawer

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SHOWER ROOM

	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
227.	**Door surround:** White painted		
228.	**Door:** White painted flat panel door with chrome lever handles and twist lock	Exterior handle slightly loose Small chip marks and light swelling to bottom edges, mainly to exterior door Light splash marks to interior low level	
229.	**Flooring:** White and grey marble tiles	Grouting partly disintegrated on entry	
230.	**Walls:** White and grey marble tiles with chrome trims including ledge	Light drip marks present to rear wall at mid-to low-level	
231.	**Extractor fan:** White plastic wall mounted extractor fan	Not tested, unable to locate switch	
232.	**Heating:** Wall mounted chrome heated ladder towel rail	All fittings present Splash marks present	
233.	**Ceiling:** White painted		
234.	**Lighting:** 5 ceiling mounted recessed spotlights	Tested and 1 not working	

235.	**Toilet:** White ceramic toilet with white plastic seat and lid and wall mounted chrome double pushbutton flush	Only large pushbutton flush working	
236.	**Sink/taps:** White acrylic sink with chrome mixer tap, waste exit and push plug	Clear plastic wrapping to left-hand side and right-hand side edges	
237.	**Under sink unit:** White laminate drawer with chrome finger pull Interior- Dark wood laminate with additional drawer	Clear plastic wrapping to front fascia and exterior sides Some brown stain marks to interior drawer Clear plastic wrapping to inner drawer	
238.	**Shower unit:** Chrome framed glass shower cubicle with sliding door with chrome pull, floor mounted brushed chrome waste exit, wall mounted chrome shower control valve, handheld showerhead and riser bar	Cleaning wipe marks present to glass Pulls slightly loose	
239.	**ADDITIONAL SHOWER ROOM FITTINGS AND CONTENTS**		
240.	1 wall mounted unframed mirror with integrated lighting	Light tested and not working	
241.	1 wall mounted chrome towel ring		
242.	1 white hand towel		
243.	1 green bathmat	Light debris present	
244.	1 wall mounted chrome toilet roll holder		
245.	1 wall mounted chrome and frosted glass toilet brush and holder		
246.	1 small white and brushed metal pedal bin		
247.	2 wall mounted chrome wire shower tidies		

BEDROOM 2








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Chip mark, tape residue and scratch marks to flooring

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Chip mark to window frame	*Stain marks to bed base*	

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BEDROOM 2

	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
248.	**Door surround:** White painted	Pinned cabling to exterior right-hand side	
249.	**Door:** White painted flat panel door with chrome lever handles	Patchy paintwork and small chip marks to exterior low-level	
250.	**Flooring:** Light wood strip flooring	1 chip mark present by rear wall skirting Tape residue to edges in areas Scattered scratch marks present, heavier in areas, especially by radiator Not inspected under bed and furniture	
251.	**Skirting boards:** White painted		
252.	**Walls:** White painted	Minor indentation from door handle impact present to left-hand side wall Multiple small splash marks/sticky residues present to rear wall at mid-to low-level	
253.	**Electrical fittings:** White plastic as fitted White plastic ceiling mounted smoke alarm	 Tested for power, sound heard	
254.	**Windows:** White wooden framed double glazed casement window with 2 brushed chrome	Windows not stay open Chipped to right-hand side by barrel lock	

	finger pulls, 1 lock and 2 barrel locks		
255.	**Blind:** Grey roller blind with chrome beaded cord	1 black mark and light wrinkles to low-level Tested and working	
256.	**Heating:** Double panel white painted radiator	All fittings present	
257.	**Ceiling:** White painted		
258.	**Lighting:** 5 ceiling mounted recessed spotlights	Tested and working	
259.	**Bed/mattress:** Green upholstered Ottoman double bed base with buttoned headboard and opening to storage space Double mattress	Paint marks, stain and grubby marks to sides Fully made up, mattress not inspected Some itewms seen in storage, as per photo	
260.	**FURNISHINGS AND CONTENTS**		
261.	1 double mattress protector		
262.	1 white double fitted sheet		
263.	1 double duvet with white cover		
264.	4 pillows with white pillowcases		
265.	1 cream polyester throw		
266.	2 white and blue baby bed rail guards		
267.	1 white hand towel		
268.	2 white bath towels		
269.	1 white plastic Probreeze tower fan with remote control	Not tested	

270.	1 freestanding glossy white laminate wardrobe with 2 doors and 2 drawers Interior- White laminate with MDF panel and chrome hanging rails with white plastic clothes hangers	Round yellow sticker residue to exterior right-hand side Appears to be in new order	
271.	1 water proof double mattress protector		
272.	2 pillows and some spare white linen	As per photo	
273.	1 wall mounted glossy white laminate framed decorative mirror	Some finger marks present	
274.	1 glossy white laminate and chrome 2 drawer bedside unit	Clear plastic wrapping present	

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BEDROOM 3








Address: [redacted]
Date: 5th August 2026

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Wear to door	*Light marks to wall*	*Marks to blind*

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BEDROOM 3

	ITEM DESCRIPTION	CHECK IN CONDITION In good order, unless otherwise stated	CHECK OUT CONDITION As per check in, unless otherwise stated
275.	**Door surround:** White painted		
276.	**Door:** White painted flat panel door with chrome lever handles	Minor painted over chip marks and minor scuff marks to exterior low-level Some patchy paintwork to leading edge	
277.	**Flooring:** Light wood strip flooring	Scattered scratch marks present Not inspected under bed Several spot marks present near radiator	
278.	**Skirting boards:** White painted	Some dust present to left-hand side wall skirting near bed	
279.	**Walls:** White painted	Pinned cabling to forward wall right-hand side corner Minor rub marks present below window Minor rub marks to left-hand side wall at mid-to low-level	
280.	**Electrical fittings:** White plastic as fitted	Sticker present to left-hand side wall double dimmer switch (not in use, use switch in the hall)	

	White and black plastic wall mounted camera with wall plug White plastic ceiling mounted smoke alarm	Not tested Tested for power, sound heard	
281.	**Windows:** White wooden framed double glazed sash window with brushed chrome finger pulls and lock	Right-hand side pull slightly loose 1 key found Sticker residue to frame by lock Dusty to exterior and lightly dusty to interior	
282.	**Blind:** Grey roller blind with chrome beaded cord	Tested and working Grubby marks present	
283.	**Heating:** Double panel white painted radiator	All fittings present	
284.	**Ceiling:** White painted		
285.	**Lighting:** 6 ceiling mounted recessed spotlights	Tested and working	
286.	**Bed:** White lacquered double bed base with headboard, foot and side board and large double compartment drawer Double mattress	Scattered scuff marks and some small chip marks present Clear plastic wrapping and sticker residue to side facing window Mattress fully made up, not inspected	
287.	**FURNISHINGS AND CONTENTS**		
288.	2 pillows with white pillowcases		
289.	1 double duvet with white cover		

290.	1 white double fitted sheet		
291.	1 double mattress protector	Not inspected	
292.	1 cream polyester throw		
293.	1 spare white double duvet cover		
294.	1 light grey bath towel		
295.	1 brown bath towel		
296.	1 spare white double duvet cover		
297.	2 white facecloths	Seen holding window open	
298.	1 waterproof mattress protector		
299.	1 blue velvet single seater sofa bed with scatter cushion	Stain marks present, especially to seater area Zip damaged	
300.	1 wall fitted white laminate wardrobe with 4 metal framed mirrored doors with metal pulls Interior- Grey wooden shelving, 2 strip lights, 3 metal hanging rails, 1 pull down hanging rail and 2 grey wooden drawers with metal pulls	Lights not working Clear plastic wrapping present to surface above drawers Some sticker residue to top shelf in left-hand side unit	

TERMS & CONDITIONS

1. PrimeView Property Services describes the property's contents, condition and cleanliness for rental purposes only. This document is not guarantee of, or report on, the adequacy of or safety of any such contents, merely a record that such items exist in the property at time of inspection

2. Unless the inspection is carried out in daylight hours, the garden and exterior of the property have not been thoroughly inspected

3. PrimeView Property Services clerks are not experts in materials, textiles, timbers, antiques, decoration or design forms. The report is for identification purposes only and in no way constitutes a valuation or statement of authenticity.
   All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.

4. Properties with large amounts of small items possibly included but not limited to, kitchen items such as cutlery, crockery, glassware, overcrowded drawers etc., prints or paintings, small ornaments and linen items will **NOT** be individually itemized or described and instead be recorded as an 'assortment'

5. Every effort has been made to carefully check the property and its contents, however, PrimeView Property Services clerks cannot move heavy furniture, nor can attempt entry to inaccessible places.

6. Lighting, electrical appliances, smoke alarms and carbon monoxide alarms will be tested where practical, and in any event for power supply only.
   Chairs or ladders will not be used. Due to the height of some clerks being taller than others there will only be a visual inspection .In any event it is the landlord's responsibility to insure that the property has the correct working smoke alarms and carbon monoxide alarms in place.

7. Electrical equipment, gas appliances, burglar alarms, fire alarms, sprinklers and panic alarms are **NOT** tested.

8. Carpets, rugs and other floor coverings have been inspected only where accessible and to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.

9. Items in boxes, bags and other containers are assumed to be awaiting removal and will not be fully inspected or itemised but only photographed if found unsealed.

10. Mattresses will be inspected where they are accessible and only protected by a fitted sheet and/or mattress protector, which may be lifted where practical. However, where a bed is fully made up with additional bedding, including but not limited to duvets, blankets, bedspreads, multiple layers of bedding or decorative coverings, it will not be dismantled or stripped for inspection. PrimeView Property Services cannot accept responsibility for any stains, damage or defects concealed beneath the bedding.

11. This report has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.

12. Newspapers, magazines, books, compact discs, DVD's, videotapes and other similar items will not be listed individually but will be stated as "assorted".

13. Please note that any queries / omissions regarding the contents of this report need to be reported to PrimeView Property Services within 5 working days of receiving the report. Otherwise the descriptions and conditional comments made will be considered accurate even if no signatures have been added to the report.

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14. PrimeView Property Services will not accept responsibility for items listed as '**not found**' on check out reports, should this be as a result of items moved and or not returned to original positions and or respective rooms by the tenant as laid out on the original inventory and or check in reports provided by the instructing principal

15. The inspection and report has been conducted and compiled on the requirement of the instructing principal within the restricts imposed by the environment possibly including but not limited to cleaning in progress, building works in progress, inaccessible areas or content, items requiring cleaning, unavailable keys and or access and poor lighting

16. All personal items should be removed prior to the Check Out and the tenant should be able to vacate the property and hand over all sets of keys by the end of the inspection

17. Meter readings may only be taken if accessible and clearly marked.

18. PrimeView Property Services does not accept responsibility for any omissions within any inspection conducted and report compiled with the tenants in situ or resident at time of inspection of the property.

19. This report and comments within will remain the property of PrimeView Property Services and cannot be used or duplicated without their written permission

20. PrimeView Property Services does not accept the responsibility for any actions associated with the task of delivery, agreement or signed declaration or lack thereof of any and all parties associated with this report and its validity

21. **IT IS THE RESPONSIBILITY OF THE LANDLORD AND THE TENANT, OR THE RESPECTIVE AGENT, TO AGREE BETWEEN THEMSELVES THE ACCURACY OF THIS REPORT.**

SIGNATURES

LANDORD (S)

Name:

Signature:

Date:

TENANT (S)

Name:

Signature:

Date:

PRIMEVIEW PROPERTY SERVICES

Name of clerk: Francesco Calandrini

Signature: 

Date: 5th August 2026

Address: [redacted]
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