Capture



Inventory & Check In

22nd August 2024

ADDRESS

DESCRIPTION

Two bedroom property

CLIENT

CLERK

Foxtons

02071835182
contact@captureinventory.co.uk

aiic
Association of Independent Inventory Clerks

Capture

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- Bedroom 1 20
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- En Suite 43
- Lounge/Kitchen 50
- Balcony 73

Declaration 75

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1. CheckList

Ref	Name	Answer	Comments
1.1	Were the Tenants present?	No	
1.2	Were Keys handed over at Check in?	No	
1.3	Does the property appear to be professionally cleaned?	Yes	With omissions
1.4	Has a cleaning Receipt been seen?	Yes	
1.5	Have you secured all doors and turned off the lights upon completion?	Yes	



Ref # 1.4

2. Schedule Of Condition

Ref	Name	Condition
2.1	Bathroom	Crack marks to both Basins Bathroom: Toilet seat and lid loose, hinge not intact Bath mirror side panel moderate silvered, 1X mixer tap cover detached Ensuite: Limescale, mildew and tarnishing to Shower Units
2.2	Ceiling(s)	Numerous blu-tack marks /remains to Bedroom 1 Settlement cracks and light scuff to Lounge/Kitchen
2.3	Curtain / Blinds	Blinds not tested Both Bedroom 1 blind pulls snapped, chrome items to 1X blind Bedroom 2 curtain not fully intact with rail
2.4	Flooring	Scratches and dents to hard flooring Moderate dark scratches in Entrance Hallway 1X Bedroom 2 beading chipped and detached Discoloration to groutings Moth bite to Wardrobe carpets, heavier in Bedroom 2

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2. SCHEDULE OF CONDITION (CONT.)

Ref	Name	Condition
2.5	Kitchen Area	Cracks, marks and laminate peeling to Kitchen Units, handles tarnished Moderate chips and cracks to Kickboards Chips to Worktop Moderate scratches to Sink
2.6	Kitchen white goods	Freezer drawers chipped and taped
2.7	Oven / Hob / Cooker	Extractor missing light covers Moderate burnt marks and scratches to Hob
2.8	Upholstery	Scattered grey scuff to bed bases Scattered marks and light fraying to mattresses Moderate usage marks to sofa
2.9	Wall(s)	Fingermarks, scuff, nails/hooks, chips in places Numerous blu-tack marks/remains to Bedroom 1, Bedroom 2 and Lounge/Kitchen Grease spots to Lounge/Kitchen Cracks and shading to Bathroom Fitment holes, patchy paintwork to Bedroom 1 Mildew to Bedroom 2 and Lounge/Kitchen Moderate cracks in Bedroom 2
2.10	Window(s)	Tape remains to frames throughout Ring marks, cracks and scratches in places Mildew to sealants

3. Meter Readings

Ref	Name	Description	Reading
3.1	Electric Meter	Location: Communal Hallway Cupboard (next to lift) Serial No: D05A11086	26518 kWh



Ref # 3.1

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4. Keys

Ref	Name	Description
4.1	Keys	2X black fobs 2X red fobs 2X Yale (Flat Top) 2X Yale (Flat Bottom) 2X mailbox 1X black/chrome small key (Use Unknown) Collected from and returned to Foxtons London Bridge
4.2	Check Out Keys	



Ref # 4.1

5. Smoke & Carbon Monoxide Alarms Summary

Ref	Name	Answer	Comments
5.1	Is there a working smoke alarm on every floor?	Yes	1X Smoke in Entrance Hallway
5.2	Is there a working carbon monoxide alarm?	N/A	



Ref # 5.1

6. Appliance Serial

Ref	Name	Condition
6.1	Washer Dryer	Brand: Zanussi Serial: 11700930
6.2	Oven	Brand: Bosch Serial: HHF113BA0B/05

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6. APPLIANCE SERIAL (CONT.)

Ref	Name	Condition
6.3	Fridge / Freezer	Brand: Smeg Serial: 6061225191
6.4	Dishwasher	Brand: Bosch Serial: 019010508613005553

7. Exterior Front

Ref	Name	Description	Condition
7.1	Door	1X brown wooden door Chrome numerical plate '108' 1X chrome spyhole 1X chrome door pull knob 1X smaller chrome door pull knob 1X chrome Yale lock with returned dead lock 1X chrome chain with catcher 1X chrome Yale lock with returned thumb lock	Odd white paint residue to door surfaces Light scratches to interior latch Interior knob lightly loose 1X QR code sticker exterior top right Light scratches exterior throughout Light angle nick exterior low level Tarnishing to top Yale lock Scratches LHS of thumb lock
7.2	Door Frame	White wooden 1X brown wooden threshold	Wood knots showing to exterior at mid level 3X blue soft closer interior Moderate mark to threshold Black shading next to fire chain



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1

Capture

7. EXTERIOR FRONT (CONT.)

Ref	Name	Description	Condition



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.1



Ref # 7.2



Ref # 7.2



Ref # 7.2



Ref # 7.2



Ref # 7.2

8. Entrance / Hallway

Ref	Name	Description	Condition
8.1	Ceiling	Painted white	
8.2	Lighting	2X chrome wall mounted light fixtures, each with 1X shade	Tested and working
8.3	Walls	Painted cream	Fingermarks RHS wall throughout Moderate grey smudge marks to Bathroom light switch Scuff marks mid to low level throughout 2X painted over indents, 2X chrome nails RHS wall high level 1X chrome nail above radiator 1X white plastic single hook facing wall high level 1X chrome nail above sockets high level Angle chips RHS of bathroom mid to low level

Capture

8. ENTRANCE / HALLWAY (CONT.)			
Ref	Name	Description	Condition
8.4	Skirting	Cream wooden	Angle chips and moderate scuff throughout
8.5	Switch	Chrome	1X hole to radiator switch
8.6	Socket outlet	Chrome Part white plastic	Not tested Light white paint marked
8.7	Heating	1X white metal Dimplex wall mounted radiator	Light dust noted Front panel loose below vent
8.8	Flooring	Brown vinyl	Scattered scratches and dents to surfaces Moderate dark scratches forward of bathroom
8.9	Cupboard	1X brown wooden door 2X chrome lever handles 1X white wooden frame To interior: Painted white Cream wooden flooring 1X white DPS water tank 1X cream wall mounted fuse box 1X white metal stepping ladder Assorted manuals in package 1X black handled broom	Moderate stains and paint chips to flooring Scuff to walls throughout Interior handle cover detached Light rub and moderate black shading to frame above door Latch not intact with catcher, door unable to firmly shut
8.10	Storage Unit	Brown laminate wall mounted 4X doors 4X knobs	Usage mark to interior
8.11	Furnishing	1X light brown wooden wall mounted pattern with 5X chrome hooks 1X white Hikvision telecom 1X white Hyperoptic router	
8.12	Smoke & C O Alarms	1X Smoke alarm	Alarm tested for power only. Audible alarm noted
8.13	Additional Items / Information	1X grey rubber door wedge 1X clear door wedge	Moderate grey shaded and discoloured Moderate yellow discoloured

Capture

8. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition



Ref #8



Ref #8



Ref #8



Ref #8



Ref # 8.1



Ref # 8.1



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3

Capture

8. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.3



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.4



Ref # 8.5



Ref # 8.5



Ref # 8.5



Ref # 8.6

Capture

8. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition



Ref # 8.6



Ref # 8.7



Ref # 8.7



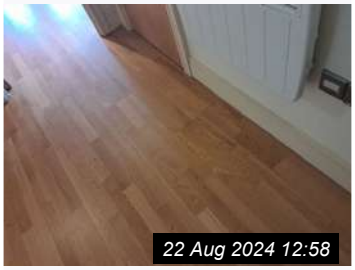
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Ref # 8.9



Ref # 8.9

Capture

8. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition



Ref # 8.9



Ref # 8.9



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Ref # 8.9



Ref # 8.9



Ref # 8.9



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.11



Ref # 8.11



Ref # 8.11



Ref # 8.12

Capture

8. ENTRANCE / HALLWAY (CONT.)			
Ref	Name	Description	Condition



Ref # 8.13

9. Bathroom

Ref	Name	Description	Condition
9.1	Door	1X brown wooden door 2X chrome lever handles 1X chrome thumb lock 1X chrome sliding lock 1X chrome batten with 5X hooks	Both handles loose Scattered white paint interior Angle nicks to interior bottom edge Light scuff exterior mid to low level Gaps to side panel
9.2	Door Frame	White wooden 1X brown wooden threshold	Threshold cracked and chipped Light grey marked to LHS Grey shading to frame Moderate rubs and light chips above door
9.3	Ceiling	Painted white	
9.4	Lighting	1X chrome ceiling mounted to light fixture 1X shade 2X recessed spotlights	Test and working Shade tarnished Light debris within shade 1X not working
9.5	Walls	Part painted cream Part white tile with white grouting	1X nail to each side of medicine cabinet 1X patch of finger marks RHS of bath unit tiles mid level Crack and shading to LHS tiles upon recessed section and RHS of Toilet 1X 4cm grey discolouration rear wall mid level Dripping mark rear wall mid to low level Grey shading low level throughout Light brown spots along shower screen 1X blue tape remain behind toilet lid
9.6	Toilet	1X white ceramic toilet White chrome flush button 1X white plastic toilet seat and lid	Faint discolouration to seat LHS hinge not intact, seat and lid loose LHS seats soft closer missing

Capture

9. BATHROOM (CONT.)			
Ref	Name	Description	Condition
9.7	Basin	1X ceramic wash basin 1X chrome waste 1X integrated overflow 1X chrome mixer tap	Scratches and paint chips to tap, tiny debris also noted Scattered crack marks throughout basin Very light hair and dust noted No plug seen Light marks to waste
9.8	Worktop	White marbled	Very light grey mark behind basin Gap to surround behind toilet Grey marks possibly pattern behind toilet
9.9	Medicine Cabinet	Chrome wall mounted 1X mirrored door To interior: 3X door shelves 3X shelves	Moderate tarnishing to exterior
9.10	Bath / Bath Panels	1X glass shower screen 1X mirrored side panel 1X white ceramic bathtub 1X chrome waste 1X chrome plug 1X chrome plug control 1X chrome mixer tap 1X chrome riser 1X chrome handheld showerhead with grey hose	1X chip to plug Mixer tap LHS cover detached Micer tap LHS appears lightly not intact Minor scuff to interior bathtub Moderate silvering and wiping marks to mirror panel Light scale to handheld showerhead
9.11	Socket outlet	Chrome	Not tested
9.12	Heating	1X white metal radiator with 1X integrated towel rail	Light nicks to top left Towel rail lightly loose
9.13	Flooring	White tile with grey grouting with matching upstand	Discolouration to grouting noted 1X pea-sized chip RHS upon entry Grey shading to top
9.14	Toilet roll holder	Chrome wall mounted	
9.15	Towel holder	Chrome wall mounted	Very light tarnished and loose
9.16	Mirror	1X rectangular wall integrated mirror	1X 2cm silvering to centre
9.17	Shelves	2X glass shelves	
9.18	Accessories	1X white wall mounted Silavent extractor fan	

Capture

9. BATHROOM (CONT.)

Ref	Name	Description	Condition



Ref #9



Ref #9



Ref #9



Ref #9



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1

Capture

9. BATHROOM (CONT.)

Ref	Name	Description	Condition



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.3



Ref # 9.4



Ref # 9.4



Ref # 9.4



Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.5

Capture

9. BATHROOM (CONT.)

Ref	Name	Description	Condition



Ref # 9.5



Ref # 9.5



Ref # 9.5



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Ref # 9.6



Ref # 9.6



Ref # 9.6

Capture

9. BATHROOM (CONT.)

Ref	Name	Description	Condition



Ref # 9.6



Ref # 9.6



Ref # 9.6



Ref # 9.7



Ref # 9.7



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Ref # 9.8



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Ref # 9.8



Ref # 9.9



Ref # 9.9



Ref # 9.9

Capture

9. BATHROOM (CONT.)

Ref	Name	Description	Condition



Ref # 9.9



Ref # 9.9



Ref # 9.9



Ref # 9.9



Ref # 9.10



Ref # 9.10



Ref # 9.10



Ref # 9.10



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Ref # 9.10

Capture

9. BATHROOM (CONT.)

Ref	Name	Description	Condition



Ref # 9.10



Ref # 9.10



Ref # 9.10



Ref # 9.11



Ref # 9.12



Ref # 9.12



Ref # 9.13



Ref # 9.13



Ref # 9.13



Ref # 9.13



Ref # 9.13



Ref # 9.14



Ref # 9.15



Ref # 9.16



Ref # 9.16



Ref # 9.17

Capture

9. BATHROOM (CONT.)			
Ref	Name	Description	Condition



Ref # 9.18

10. Bedroom 1

Ref	Name	Description	Condition
10.1	Door	1X brown wooden door 2X chrome lever handles	Side panel gapped top and bottom Scuffs exterior low level Angle chips exterior bottom edge White scratches interior low level White shading interior bottom left Both handles loose Exterior handle cover detached
10.2	Door Frame	White wooden 1X brown wooden threshold	3X blue soft closer interior Moderate rubs above door White touch up mark interior RHS high level Light grey marks below interior middle hinge
10.3	Ceiling	Painted white	Numerous blu-tack marks /remains upon bed 4X chrome nails with light grey rub upon window
10.4	Lighting	4X recess spotlights	Tested and working
10.5	Walls	Painted cream	1X horizontal furniture rub LHS wall mid level Light shading noted in places Numerous blu-tack marks/remains throughout Grey shading LHS of window and along low level Light pink marks above RHS wall socket Moderate scuff throughout Fitment holes LHS wall high level Brown dripping mark below window Patchy paintwork noted in places
10.6	Skirting	Cream wooden 1X chrome doorstop with black tip	Black stain behind door Scattered scuff and angle chips in places
10.7	Window(s) / Sill	Black UPVC frame 2X double glazed glass panels 1X chrome lever handle White wooden window sill	Brown ring marks to sill centre and RHS Scattered grey marks and light chips to sill Tape remains to frame throughout

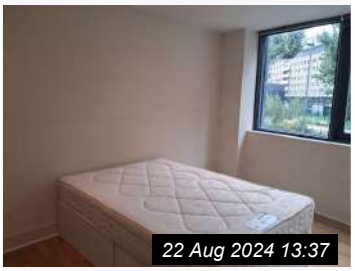
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10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
10.8	Blinds	2X grey roller blinds, each with 1X white beaded pull	Not tested Both blind pulls snapped Numerous chrome items to LHS blind
10.9	Switch	Chrome	Hole to radiator switch
10.10	Socket outlet	Chrome	Not tested
10.11	Heating	1X white Dimplex wall mounted radiator	Front panel lightly loose Grey shading to vent Scattered brown spots to top
10.12	Flooring	Brown vinyl with white wooden beading	Usage scratches, faint scuff and indents in places Light black marks upon window LHS Moderate scuff, grey shading and crack noted to beading throughout Discolouration upon LHS of wardrobe to beading
10.13	Bed / Mattrress	1X white double bed base 1X white double bed mattress	Scattered grey scuff to base Scattered marks and light fraying to mattress
10.14	Wardrobe	Brown laminate 2X parts glass panel black metal sliding door To interior: 3X chrome clothing rails 8X shelves 1X chrome and black detached rail 1X pack of wheels accessory Grey fitted carpet flooring	Moderate scuff to interior throughout Laminate chips and not intact to 2nd shelf front panel Moth bits scattered to carpet 2X 50p-sized grey stain to RHS carpet 4X fitment holes to RHS side panel
10.15	Additional Items / Information	1X white rubber wedge	Chipped and black stained



Ref #10



Ref #10



Ref #10



Ref #10

Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



Ref #10



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.1



Ref # 10.2



Ref # 10.2

Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



Ref # 10.2



Ref # 10.2



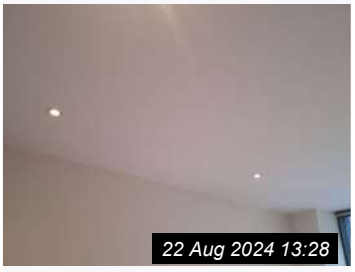
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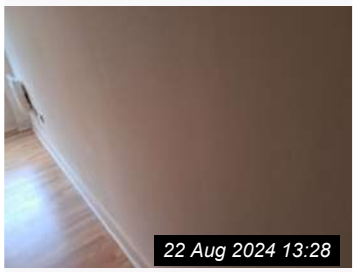
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Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



Ref # 10.5



Ref # 10.5



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Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



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Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



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Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



Ref # 10.7



Ref # 10.8



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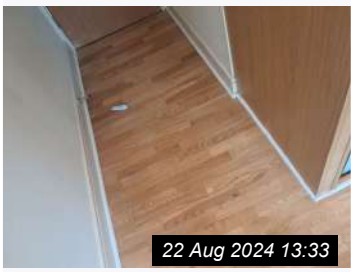
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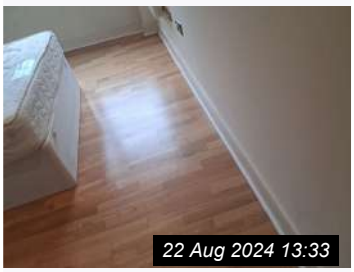
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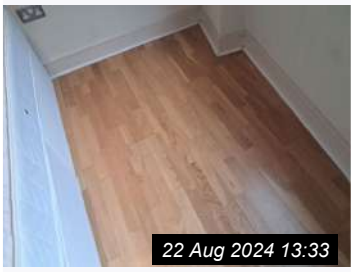
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10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



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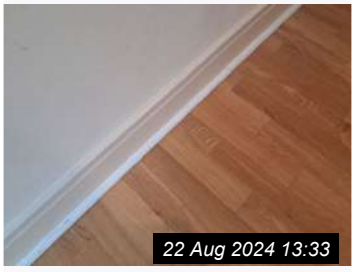
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Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



Ref # 10.13



Ref # 10.13



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Capture

10. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition



Ref # 10.14



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Ref # 10.15

11. Bedroom 2

Ref	Name	Description	Condition
11.1	Door	1X brown wooden door 2X chrome lever handles	Side panel low level gapped White marks exterior high level Light finger rubs to handles Latch stuck to interior, door unable to firmly shut Both handles lightly loose Light black adhesive remain interior and side panel high level Angle chips exterior top and bottom edge
11.2	Door Frame	White wooden 1X brown wooden threshold	Moderate scuff above door Grey shading to threshold 2X blue door soft closer to interior
11.3	Ceiling	Painted white	Light spots upon wardrobe and bed

Capture

11. BEDROOM 2 (CONT.)			
Ref	Name	Description	Condition
11.4	Lighting	5X recessed spotlights	Tested and working
11.5	Walls	Painted cream	Blu-tack marks/remains throughout 4X fitment holes rear wall high level 1X moderate grey rub facing wall low level Smudge marks to light switch Scuff mid to low level throughout Mildew along walls, more prominent below middle window Moderate cracks in places Grey shading possibly mildew rear wall low level Faint vertical mark LHS of middle window high to mid level 1X yellow post-it above en suite
11.6	Skirting	Cream wooden 1X chrome doorstop with black tip	Dusty behind door Grey shading and cracks in places Scattered scuff noted
11.7	Window(s) / Sill	Facing wall: Black UPVC frame 2X double glazed glass panels 1X chrome lever handle 1X white wooden window sill Middle window: Black UPVC frame 1X double glazed glass panel 1X white wooden window sill RHS window: Black UPVC frame 1X double glazed glass panel 1X white wooden window sill	Scratches and ringmarks to facing wall sill Mildew to sealants Scuff to sill RHS Faint marks and tape remain marks throughout frame Glass not clean to exterior Tape remains to frame throughout Lights nick and swelling to sill Tape remains throughout frame Light grey mark to sill RHS
11.8	Curtains	2X grey and white window length curtains	Curtains not fully intact with rail Light mark to reverse
11.9	Blinds	4X brown Roman blinds, each with 1X pull cord and 1X brown acorn	Not tested Light white shading to left most blind Blind for middle window appear not intact
11.10	Switch	Chrome	Hole to radiator switch Discolouration and scratches noted
11.11	Socket outlet	Chrome	Not tested Light scratches noted
11.12	Heating	1X white metal Dimplex radiator	RHS panel appear not intact

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition
11.13	Flooring	Brown vinyl with white wooden beading	Light scratches and indents noted Black stains LHS of bed Beading: Loose behind door Scuffed and cracked in places Grey tape marks RHS of facing wall window Chipped and detached upon wardrobe
11.14	Bed / Mattrress	1X cream double bed base 1X cream double bed mattress	Scuff to base surround Light marks to mattress
11.15	Wardrobe	Brown wooden 3X sliding doors, 1X with mirror inset To interior: 6X shelves 3X drawers 3X chrome clothing rails 2X detached rail Grey fitted carpet flooring 1X red loose slat	Scattered white spots to doors exterior Light angle nicks to drawers Moderate scuff to interior throughout Bottom rail dusty Moderate moth bites to carpet, heavier to RHS 1X tennis size grey shading RHS wall
11.16	Additional Items / Information	1X clear door wedge	Moderate discoloured



Ref #11



Ref #11



Ref #11



Ref #11



Ref # 11.1



Ref # 11.1



Ref # 11.1



Ref # 11.1

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.1



Ref # 11.1



Ref # 11.1



Ref # 11.1



Ref # 11.1



Ref # 11.1



Ref # 11.1



Ref # 11.2



Ref # 11.2



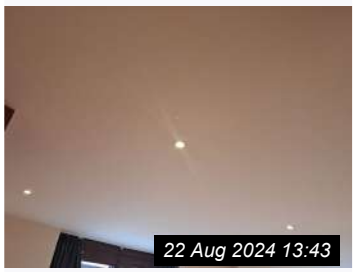
Ref # 11.2



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Ref # 11.3



Ref # 11.3



Ref # 11.3



Ref # 11.3



Ref # 11.5

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.5



Ref # 11.5



Ref # 11.5



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Ref # 11.5

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.5



Ref # 11.5



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Ref # 11.5

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.5



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Ref # 11.5

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.5



Ref # 11.5



Ref # 11.5



Ref # 11.5



Ref # 11.6



Ref # 11.6



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Ref # 11.6



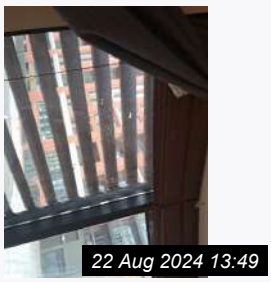
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Ref # 11.7



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Ref # 11.7



Ref # 11.7



Ref # 11.7

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.7



Ref # 11.7



Ref # 11.7



Ref # 11.7



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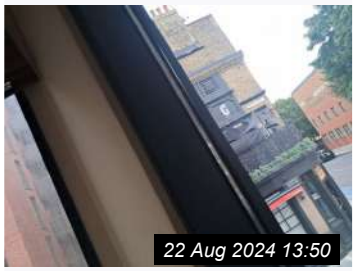


Ref # 11.7

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.7



Ref # 11.8



Ref # 11.8



Ref # 11.8



Ref # 11.9



Ref # 11.9



Ref # 11.9



Ref # 11.9



Ref # 11.9



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Ref # 11.9



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Ref # 11.9



Ref # 11.9



Ref # 11.10



Ref # 11.10

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.10



Ref # 11.11



Ref # 11.11



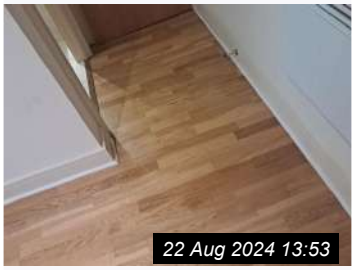
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Ref # 11.13



Ref # 11.13



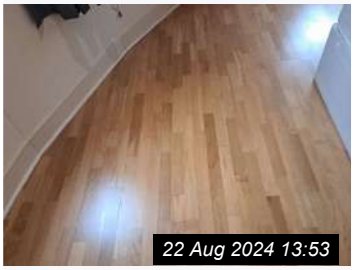
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Ref # 11.13



Ref # 11.13



Ref # 11.13

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.13



Ref # 11.13



Ref # 11.13



Ref # 11.13



Ref # 11.14



Ref # 11.14



Ref # 11.14



Ref # 11.14



Ref # 11.14



Ref # 11.15



Ref # 11.15



Ref # 11.15



Ref # 11.15



Ref # 11.15



Ref # 11.15



Ref # 11.15

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.15



Ref # 11.15



Ref # 11.15



Ref # 11.15



Ref # 11.15



Ref # 11.15



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Ref # 11.15



Ref # 11.15



Ref # 11.15

Capture

11. BEDROOM 2 (CONT.)

Ref	Name	Description	Condition



Ref # 11.15



Ref # 11.16

12. En Suite

Ref	Name	Description	Condition
12.1	Door	1X brown wooden door 2X chrome lever handles 1X chrome thumb lock 1X chrome batten with 4X chrome hooks	Black shading to interior Light white mark above exterior handle Both handles moderately loose Interior handle cover detached Side panel high level detached Scattered scuff exterior mid level Taped to door low level
12.2	Door Frame	White wooden 1X brown wooden threshold	Light mark and shading to threshold
12.3	Ceiling	Painted white	Light grey mark upon shower unit
12.4	Lighting	1X ceiling mounted fixture 1X white shade 2X recessed spotlights	Tested and working Light mark to shade
12.5	Walls	Part painted cream Part white tile with white grouting	Patchy paint behind radiator Cracks surrounding shower unit Moderate amount of dripping mark rear wall low level 2X 3M hooks rear wall high level Discolouration to grouting within shower unit Light scratches mid to low level 1X blue square soft closer behind toilet 2X tiny black spots LHS of towel ring
12.6	Toilet	1X white ceramic toilet Hidden cistern 1X chrome flush button 1X white plastic toilet seat and lid	RHS hinge appears not intact but not loose Orange liquid stain to the toilet Light debris and faint water marks to seat Lid and seats misaligned
12.7	Basin	1X white ceramic wash basin 1X chrome waste 1X chrome plug 1X integrated overflow 1X chrome mixer tap	Tarnishing to chrome fixtures Moderate amount of crack marks to basin throughout Water marks noted

Capture

12. EN SUITE (CONT.)

Ref	Name	Description	Condition
12.8	Worktop	White marbled	Gapping surrounding above worktops Light yellow stain behind basin
12.9	Shower Unit / Cubicle	1X 2-folded glass shower screen door 1X white UPVC shower base 1X chrome waste 1X chrome mixer tap 1X chrome riser 1X chrome handheld showerhead 1X grey hose	Mixer tap RHS loose Limescale to handheld showerhead Scattered mildew to sealant throughout Moderate tarnishing to waste Grey shading surrounding waste
12.10	Socket outlet	Chrome	Not tested
12.11	Heating	1X chrome wall mounted ladder style radiator	Light tape remain to low level
12.12	Flooring	White tile with grey grouting 1X chrome and black doorstop Matching upstand	Orange liquid stain upon toilet Very light debris noted Light discolouration to grouting Over paint mark to the upstand
12.13	Toilet roll holder	Chrome wall mounted	
12.14	Towel holder	Part chrome, part white wall mounted	Lightly loose
12.15	Mirror	1X rectangular wall integrated mirror	2X red mark to centre
12.16	Shelves	2X glass wall mounted shelves	
12.17	Accessories	1X cream Silavent wall mounted extractor fan	



Ref #12



Ref #12



Ref #12



Ref #12

Capture

12. EN SUITE (CONT.)

Ref	Name	Description	Condition



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.2



Ref # 12.3



Ref # 12.3



Ref # 12.3

Capture

12. EN SUITE (CONT.)

Ref	Name	Description	Condition



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.5



Ref # 12.5



Ref # 12.5



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Ref # 12.5

Capture

12. EN SUITE (CONT.)

Ref	Name	Description	Condition



Ref # 12.5



Ref # 12.5



Ref # 12.5



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Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.8

Capture

12. EN SUITE (CONT.)

Ref	Name	Description	Condition



Ref # 12.8



Ref # 12.8



Ref # 12.9



Ref # 12.9



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Ref # 12.9



Ref # 12.10



Ref # 12.11

Capture

12. EN SUITE (CONT.)

Ref	Name	Description	Condition



Ref # 12.11



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.13



Ref # 12.14



Ref # 12.15



Ref # 12.15



Ref # 12.16



Ref # 12.17

Capture

13. Lounge/Kitchen

Ref	Name	Description	Condition
13.1	Door	1X brown wooden door 2X chrome lever handles	Side panel gapped and loose Chips to exterior bottom edge Scratches to both handles Light white shading interior low level 1X 2cm grey stain above interior handle Light grey scuff exterior low level 1X tiny indents and light scratch exterior mid level
13.2	Door Frame	White wooden	2X blue soft closer to interior Light scratches interior LHS mid level
13.3	Ceiling	Painted white	Light grey mark above rear wall radiator Scattered settlement cracks in places 2X black scuff, light pink mark, light touch up mark upon dining area 2X nails LHS of balcony Light scuff above wall unit and to centre of room
13.4	Lighting	11X recessed spotlights 5X worktop spotlights	Tested and working
13.5	Walls	Painted cream 1X chrome splashback	Numerous blu-tack marks/remains facing wall Angle chips upon windows 2X nails, few fitment holes rear wall Grey shading patches to rear wall mid level 1X picture hook, 1X nail facing wall 2X brass hooks RHS of Balcony door Grease spots LHS of splashback Moderate marks to splashback Scuffs and cracks throughout Finger marks patches rear wall above sofa and next to RHS window Scattered grey spots RHS of right most window Mildews along windows Dripping marks and mildew spots below windows RHS of balcony
13.6	Skirting	Cream wooden 1X chrome doorstop	Gaps below radiator RHS of entry Doorstop missing end tip Scattered scuff and angle chips noted Cracks and grey shading in places
13.7	Window(s) / Sill	Facing wall: 1X balcony door Black UPVC frame 4X double glazed glass panels 2X chrome lever handles with integrated Yale lock, 1X in-situ White wooden window sill RHS wall: Black UPVC frame 2X double glazed glass panels 2x chrome lever handles 2X white wooden window sill	Shading and marks to sills Tape remain to frames throughout Grey scuff and nicks to balcony sill 1X white plastic hook to balcony door top left Grey shading and joinery cracks to sill Tape remains to RHS frame Ring marks and scuff to RHS sill

Capture

13. LOUNGE/KITCHEN (CONT.)			
Ref	Name	Description	Condition
13.8	Blinds	4X brown roller blinds, edge with 1X white beaded cord 1X brown Roman blind with 1X brown pull cord 1X brown acorn 3X brass wall mounted blind for holders	Not tested
13.9	Switch	Chrome	Holes to radiator switch Tarnishing to appliance switch
13.10	Socket outlet	Chrome	Not tested Light stains
13.11	Heating	3X white Dimplex wall mounted radiators	Scuff to facing wall radiator Grey shading to raar wall radiator vent
13.12	Flooring	Part brown vinyl Part grey tile with grey grouting 1X brown wooden threshold	Moderate usage scratches and indents to vinyl flooring Discolouration to tiles grouting
13.13	Wall Units	White laminate 2X shelves 6X doors 6X chrome handles To interior: 6X shelves	Cracks marks to door RHS of Extractor Swelling to exterior LHS of Extractor Tarnishing to handles Light black marks to interior perimeter 1X nick to fridge door reverse Cracks to fridge door exterior
13.14	Base Units	White laminate 4X doors 5X drawers 9X chrome handles To interior: 1X blue plastic container 1X green dust pan Assorted cleaning items 1X chrome dish drainer 1X orange lid Assorted miscellaneous items Kickboards: White laminate	Moderate chips and cracks to Kickboards Light peeling and nicks to Dishwasher and Washing Machine doors Drawers: 1X 5p sized chip to bottom drawer corner Light nicks to edges Handles tarnished 2nd drawer handle lightly loose Light brown stain to Sink unit back panel Light crack to sink unit door exterior Freezer unit: Moderate cracks and chips to base panel Black mark to door side panel Cracks and laminate peeling to door exterior Crack to slat below oven Swelling to laminate between drawers and Freezer
13.15	Hob	Smeg ceran Hob 4X burners 4X chrome dials	Not tested Moderate burnt marks and scratches throughout Finger smear to dials

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition
13.16	Oven	Chrome/black Bosch Oven Serial: HHF113BA0B/05 2X dials 1X handle 1X door with viewing screen To interior: 1X chrome wire rack 1X grey metal baking tray with 1X chrome inset	Not tested
13.17	Extractor Hood	Chrome Smeg Extractor Serial: 6062072700 2X switches 2X lights 2X filters	Not tested Both light covers missing Filters tarnished
13.18	Worktop(s)	Black marble	Chips upon Dishwasher, Sink and Hob Fingermarks RHS of Hob
13.19	Sink	1X 1.5 stainless steel sink 2X wastes 1X waste catcher 1X integrated overflow 1X integrated drainage 1X mixer tap	Light water marks noted Waste catcher handle loose Moderate scratches throughout sink
13.20	Fridge / Freezer	White Smeg Fridge / Freezer Serial: 6061225191 4X door shelves, 1X with clear flip cover, 2X with white divider 4X glass shelves with white rim 2X crispers Freezer: 3X white wire drawers	Not tested Yellow discoloration to interior Scratches to crispers Cracks to base panel Freezer: Top drawer chipped 2nd drawer chipped and taped Discoloration to door seal
13.21	Washer Dryer	White Zanussi Washer Dryer Serial: 11700930 1X dial 1X button	Not tested Very light brown stains to soap tray and seal
13.22	Dishwasher	Chrome Bosch Dishwasher Serial: 019010508613005553 6X buttons 2X grey wire drawers 1X grey cutlery tidy	Not tested
13.23	Microwave	Black Russell Hobbs Microwave 1X handle	Not tested Burnt white mark to interior top panel

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition
13.24	Sofa	1X brown leather 2-seater sofa 2X back cushions 2X seat cushions 1X grey fabric 2-seater sofa 2X back cushions 2X seat cushions	Moderate usage marks to brown sofa
13.25	Armchair	Red leather	Black shading noted
13.26	Dining Table / Chairs	1X brown wooden circular dining table on brown wooden legs 6X part brown leather, part chrome dining chairs	Moderate scratches and discolouration patches to top 1X moderate indent to centre In used condition Worn to dining chairs back seat, some wobbly Scratches and white marks to chairs
13.27	Additional Items	1X chrome wall mounted holder 1X grey rubber doorstop	. Doorstop grey shaded and worn



Ref #13



Ref #13



Ref #13



Ref #13



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.1

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.2



Ref # 13.2



Ref # 13.2



Ref # 13.2



Ref # 13.3



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Capture

13. LOUNGE/KITCHEN (CONT.)

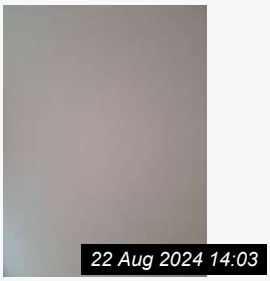
Ref	Name	Description	Condition



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Ref # 13.3



Ref # 13.4



Ref # 13.5



Ref # 13.5



Ref # 13.5



Ref # 13.5

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.5



Ref # 13.5



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



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Capture

13. LOUNGE/KITCHEN (CONT.)

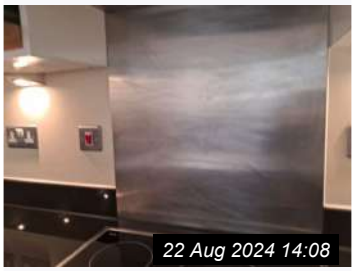
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13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.6



Ref # 13.6



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.7



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



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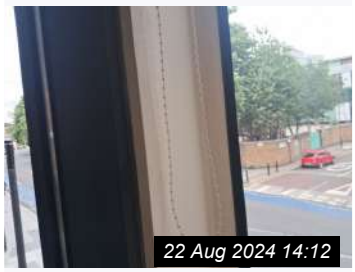
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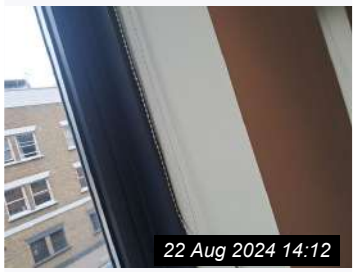
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Ref # 13.9

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.9



Ref # 13.9



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.12



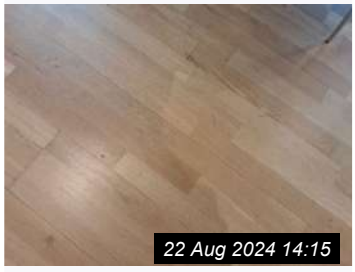
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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.13



Ref # 13.13



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.14



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



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Ref # 13.16



Ref # 13.16

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.16



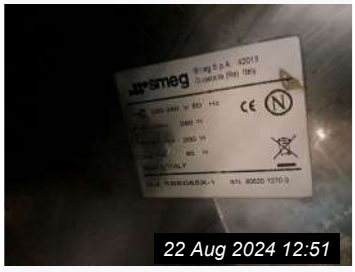
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Ref # 13.19



Ref # 13.19



Ref # 13.19

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.19



Ref # 13.19



Ref # 13.20



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Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.20



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Ref # 13.22



Ref # 13.22

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.22



Ref # 13.22



Ref # 13.23



Ref # 13.23



Ref # 13.23



Ref # 13.23



Ref # 13.24



Ref # 13.24



Ref # 13.24



Ref # 13.24



Ref # 13.24



Ref # 13.24



Ref # 13.24



Ref # 13.24



Ref # 13.25



Ref # 13.25

Capture

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.25



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26



Ref # 13.26

13. LOUNGE/KITCHEN (CONT.)

Ref	Name	Description	Condition



Ref # 13.27



Ref # 13.27

14. Balcony

Ref	Name	Description	Condition
14.1	Garden Description	White panel ceiling with 3X cream mounted vents Part grey metal railing Part grey metal panel Part white concrete surround Brown wooden decking flooring	1X paint over circular mark with brown stain to ceiling upon entry Heavy dust to vents Heavy grey shading to white concrete walls Moderate tarnishing to grey metal sections Light discolouration to flooring Moderate brown and grey stain to flooring RHS
14.2	Additional Items / Information	2X grey and white net blind 1X brown wooden doormat 1X chrome square top outside table 2X part brown wooden, part chrome outside chair each with 1X blue and white stripped cushion	Heavy black marked Heavily discoloured In weathered condition Stained throughout



Ref #14



Ref #14

Capture

14. BALCONY (CONT.)

Ref	Name	Description	Condition



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.1



Ref # 14.2



Ref # 14.2



Ref # 14.2



Ref # 14.2



Ref # 14.2



Ref # 14.2

Capture

14. BALCONY (CONT.)

Ref	Name	Description	Condition



Ref # 14.2



Ref # 14.2



Ref # 14.2



Ref # 14.2



Ref # 14.2

Declaration

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

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

Capture