

New Inventory and Check In

Media Mews, Gardens Way, Norfolk, NN4 56H



Prepared By Donna Morgan

On Behalf of Morgan Property Inventories

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Disclaimers

About this report

This report provides an impartial and easy to follow list of the main features of the property on a room by room basis, together with details of its contents (if present).

It has been prepared on the understanding that where no comment on the condition of an element or item is made by the clerk, the element or item is taken to be in good serviceable condition and without defect(s). This report will specifically comment on, and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report and evidenced where appropriate in the photographs contained in the report. Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only.

New items will only be described as such when they are present in a new building, still in their wrappings, and or the clerk has been provided with a receipt which will be added to the report as evidence.

Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

What is inspected?

The clerk carries out a detailed visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings within the property boundaries. We do not inspect communal areas however where health & safety issues arise or there is clear risk to the public, the clerk will inform the client / tenant via email or telephone if the risk is to life and or imminent.

The inspection is 'non invasive'. This means that the clerk does not take up carpets, floor coverings or floor boards, move or upturns large items of furniture, test services, remove secured panels or undo electrical fittings. They also only test specific kitchen appliances and only refers to lights and switches where used to complete the report. Inaccessible areas and loft areas will not be inspected unless there is a fixed staircase that confirms to building regulations. This is a matter of health & safety of our Inventory Associates and therefore will not be compromised. Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

Windows / doors are checked only to ensure that they are issue free and or have no visible signs of broken glass. Any issues with regards to door handles, hinges etc will be described within in the report in the context of the overall item comments. It is the responsibility of the tenant to report any non-opening windows / fire doors / exit doors to the Landlord or Managing Agent as a matter of priority in regards to safety.

Health & Safety

As shown in the "what is inspected" area; where health & safety issues arise or there is clear risk to the public, the clerk will inform the client via email or telephone if the risk is to life and or imminent. This area of the report will also show the number of smoke and carbon monoxide alarms, their location, type (if known) and whether an audible sound has been noted during testing.

Smoke and carbon monoxide alarms - As of **October 2015** it became **compulsory** for all rental properties, both private and social, to be fitted with appropriate smoke and carbon monoxide alarms to each level and where solid burning fuel units are present. Alarms are recorded in the **Health & Safety** section and noted where they are sited within the property, that they have been tested for power only on the day the inventory report / check-in is compiled and whether an audible tone is detected during that test and the results shown at the front of the report. If an audible sound or power cannot be verified or the required alarm(s) are not present the landlord / managing agent will be informed immediately.

Ongoing testing of the alarms - tenant(s) are responsible for the ongoing checking of any and all alarms during the tenancy. It is recommended that they are **tested weekly**. The landlord / managing agent should be informed of any issues or faults relating to the functioning of the units immediately.

Please note: Where this inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by the clerk, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property complies with the 2015 regulations. Morgan Property Inventories will take no responsibility for damage or malfunction during the testing of such alarms.

Blinds / Curtains - In 2014 new safety requirements aiming to address child safety risks posed by blinds and curtains were introduced by the British Standards Institution.

The requirements mean that any blind which is installed with cords and chains has to have breakaway connectors and cord and chain safety retainers. The cords and chains must also be maintained at a minimum 1.5 metres from floor level. All new blinds or curtain tracks which are fitted by a professional must now pass the new standard, meeting the necessary safety requirements and test methods. If an accident involving a non-compliant blind or curtain track takes place in a rental property, the landlord could face prosecution from trading standards.

All reports will state (in the appropriate fields) if wall mounted safety brackets are or are not in place where blind / curtains are listed and whether safety warning signs are attached accompanied with referenced pictures.

For more info visit: The British Blind and Shutter Association (BBSA) <https://bbsa.org.uk/news/659-landlords-window-blind-safety>

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (Amended 1993) - This regulation applies to properties let furnished which must carry the required labels. Such items include all upholstered furniture, beds, divans, bases, headboards, including childrens', pillows, 3 piece-suites, sofa beds and garden furniture.

All such furnishings are checked (where possible) for labels and commented upon in the appropriate fields in this report. Furnishings that do not comply must either be removed or replaced by the managing agent / landlord as applicable.

For more info visit: Furniture Industry Research Association (FIRA) <https://www.fira.co.uk/images/FIRA-Flammability-Guide-PDF-with-links.pdf>

Schedule of Condition - In order to understand our reports we do not use acronyms only clear, concise descriptive terminology. As part of the Schedule of Condition; we will rate the overall cleanliness of the property using the following guide:

Cleaned to a professional standard: The items are believed to be or confirmed as new. The Inventory Associate has seen a receipt indicating that the property has been cleaned by a professional cleaning company and or affirms that all areas are dust free; floors and carpets clean, woodwork is clean and bathroom(s) and kitchen areas are clean with no issues except where stated.

Cleaned to a low professional standard with omissions: Flooring has been vacuumed and swept; surfaces and sanitary ware clean with only minor issues and or observations as noted in the report.

Cleaned to a good domestic standard: Surfaces are slightly grubby and or marked and not dust free; flooring requires further cleaning, vacuuming and or sweeping. Appliances or sanitary ware require additional light cleaning. Walls scuffed or marked with issues and or observations as noted in the report.

Poor standard; not cleaned: Property requires cleaning to a professional standard throughout or in areas as indicated. Major issues and or observations as noted in the report.

We also understand that some words to describe whether an item or area requires cleaning can be emotive so we only use the following words to describe individual items and or areas in regards to their cleanliness.

Dusty: The item has a covering of dust that is removable with a vacuum cleaner, floor brush or cloth.

Grubby: The item is in need of cleaning requiring the use of domestic cleaning products / materials.

We indicate whether the item is slightly grubby, grubby or very grubby to explain the severity of the issue with referenced pictures and comprehensive descriptions as evidence and then summarised in the overall Schedule of Condition.

Please note that although the **Schedule of Condition** provides an overall view of the property it is the descriptions and condition comments that should always be referred to when making any decisions in regards to claims against a deposit and that we / the report owner and or reader will / should presume items and or areas to be 'in good / clean condition' unless otherwise stated.

What this report does not tell you

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. The clerk will also not comment on questions relating to deposits; all such matters should be directed to the managing agent and or landlord.

This report offers no guarantee of, or reports on, the adequacy of and or safety of any equipment or contents, it merely provides a record that such items exist in the property at the date of the inventory.

Ownership of the report

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

Tenant guidance note

Prior to leaving the property at the end of your tenancy, you should revisit this report as it is expected that the property and its contents will be returned to the landlord in a similar condition of cleanliness as noted in the original inventory. Please refer to guidance issued by the managing agent / landlord on how to look after the property.

Check In Procedure

If the inventory report and check in has been commissioned to be completed on the same day then the report will be compiled and the tenant(s) shown the report on the clerk handheld device. Tenant(s) will be asked to sign the report to acknowledge and record the number and types of keys handed over but will still have an opportunity to review the full report and make any comments online (if this facility is made via available by the commissioning authority).

All our reports are reviewed for accuracy and grammar and once any corrective work is complete tenants will be asked to review the report and re sign via the shared email link (if this facility is made via available by the commissioning authority).

Interim / Condition Property Reports

Interim and or condition property reports are meant to highlight any existing or potential maintenance and repair issues which helps to prevent long time maintenance and or issues by addressing problems at an early stage. Reports are conducted throughout the tenancy to check that the property is being kept in good order and will address any issues regarding the use of the property in regards to unauthorised pets or additional tenants not shown on the relevant required letting documents.

Interim property reports are not meant to be an inventory of the property and will look to only highlight any issues as seen or advised

at point of inspection.

The clerk will only take room pictures for context purposes only and will always seek to ensure that no personal effects are recorded. Please inform the clerk of any issues relating to the fabric of the property at time of the report; any issues in regards to legal matters, deposits and or complaints should always be addressed to the landlord or managing agent.

Check Out Procedure

At check out the clerk will ask you to hand over all keys as provided by the managing agent / landlord at the beginning of the tenancy including any keys cut from the original set. Window and or room keys (unless otherwise advised) can remain in situ. The clerk will then refer to the original inventory and check in reports (where provided) making comments against any areas / items that have changed from the original report information. This can and will include any cleaning issues or damage but equally will highlight if the property has been improved during the tenancy such as being in a cleaner state or changes to decor. Please advise the Inventory Associate of anything you wish to them to note that relate to the property and or issues.

The clerk cannot advise on matters regarding the deposit and is an independent third party so will not divulge the contents of the report except to the commissioning authority.

Manual / Certificate Information

Where possible certificate information will be included in this report. Where EPC information is not provided; the governments website to search for the EPC for the rental property can be accessed via the following link:

Government EPC

Register: <https://www.epcregister.com/reportSearchAddressByPostcode.html>

The Gas Safe website provides advice and guidance including a list of registered Gas Safe engineers in your postcode <https://www.gassaferegister.co.uk>

If you have not been provided with an appliance manual the best option is to search for the appliance online using the model name and number as indicated on the unit.

Report Signing - Please note

This report must be signed (if hard copy provided) by the tenant(s) and or commented on / signed online via the unique URL (if service is provided) and returned to the issuing agent within the specified days as indicated by the landlord / managing agent from the commencement of the tenancy.

Once you have signed online you will receive an automatic email stating that all relevant parties have received notification of the signed report and or any comments therein. There is no requirement for further action.

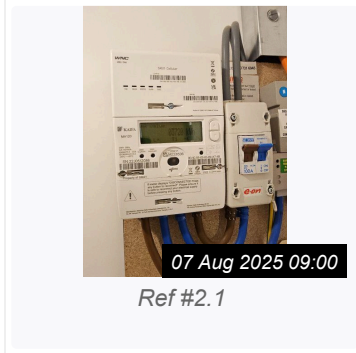
If the report is not signed and or returned by you (the tenant) within the specified timescale (refer to the managing agent), the report will be closed and the contents deemed as accepted and any future discrepancies will then not be admissible

1. PROPERTY OVERVIEW

Ref	Name	Notes
1.1	General Notes	<p>Cleanliness - The property has been cleaned to a professional with a few minor omissions noted within.</p> <p>Decor - Generally in good decorative order throughout. All ceramic tiling is intact and clean.</p> <p>Windows - Are good working order throughout and with all glazing intact and generally clean with a few minor omissions as noted within.</p> <p>Kitchen - In good order throughout. All appliances have been tested for power and clean; with a few minor omissions as noted within. All units are in good, clean order. the sink and worktop are in good order with light fair wear and tear seen to sink.;</p> <p>Bathrooms - Are in good order. The sanitary wear is intact and in good clean order.</p> <p>Keys - Have been tested and are working and returned to the agency.;</p> <p>All located meter readings have been taken.</p> <p>All smoke alarms are compliant in position and tested for audio.</p> <p>Parking is situated in an allocated parking bay to underground car park. Bay number to be confirmed with Landlord.</p>

2. METER READINGS

Ref	Name	Meter Location	Serial Number	Reading
2.1	Electric Meter	Recessed cupboard	22J0512086	03720
2.2	Water Meter	Communal Hallway Cupboard	09020912	00958.4

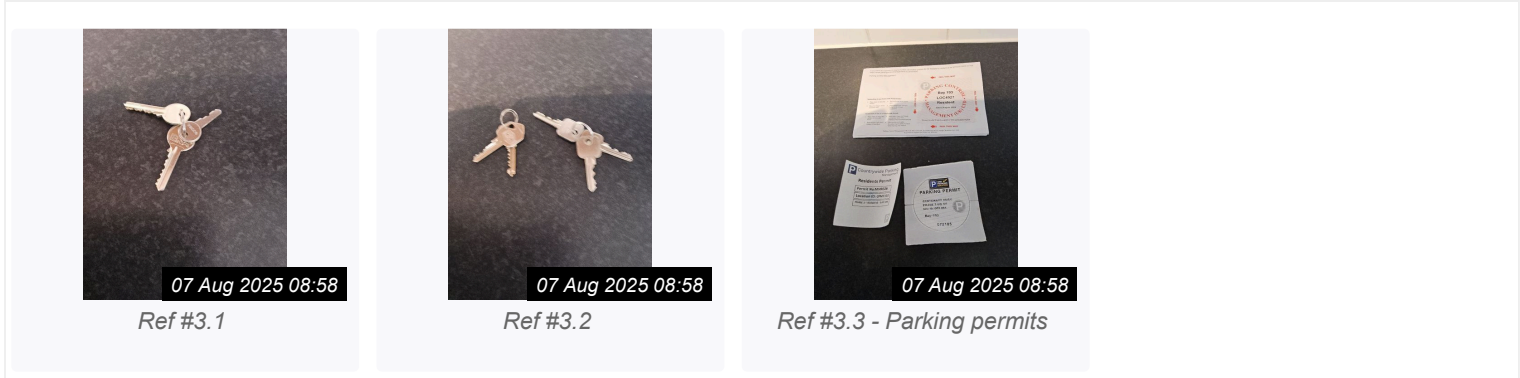


3. KEYS

Ref	List of Keys	Type	Quantity	Key Code	Notes
3.1	Front door	Yale Key	3		

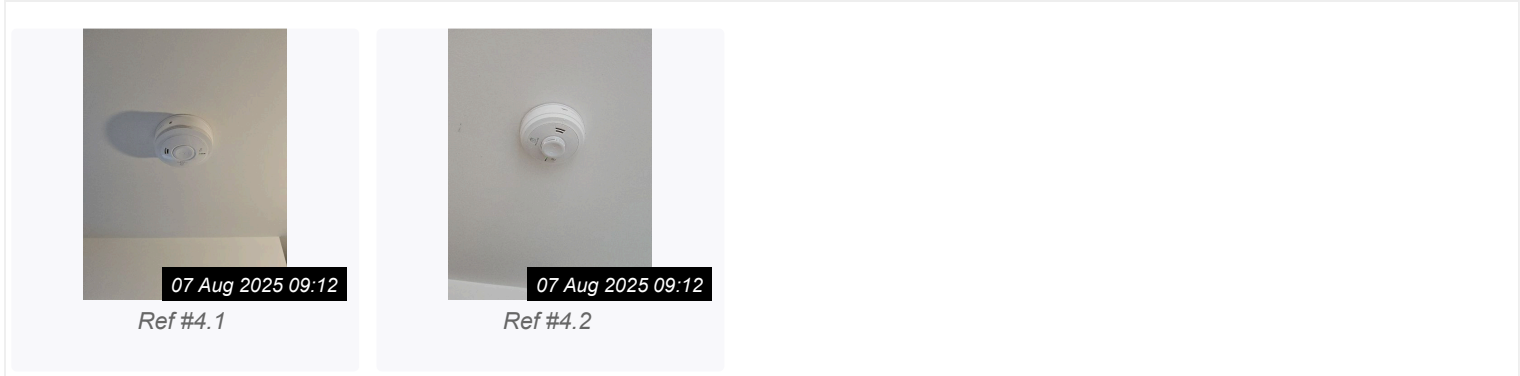
3. KEYS (CONT.)

3.2	Communal door	Yale Key	5		
3.3	Parking permits	N/A	3		



4. ALARMS

Ref	List Of Safety Alarms	Floor	Room	Condition	Expiry Date
4.1	Smoke Alarm	Ground	Entrance Hallway	Tested and working	November 2034
4.2	Heat Alarm	Ground	Kitchen	Tested and working	November 2034



5. ENTRANCE HALLWAY

Ref	Name	Description	Quantity	Colour	Condition
Doors					
5.1	Door type	Laminated wood effect with fire door closer		Wood effect	Chipped and marked in places
5.2	Frame	Painted		white	Chipped and marked in places
5.3	Handles	Lever handle with lock		Chrome effect	Tested and working; Key seen

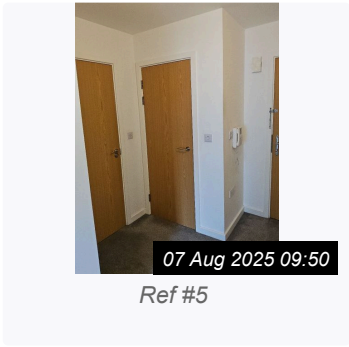
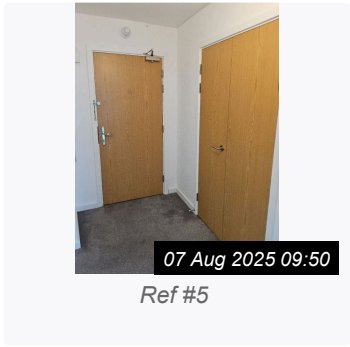
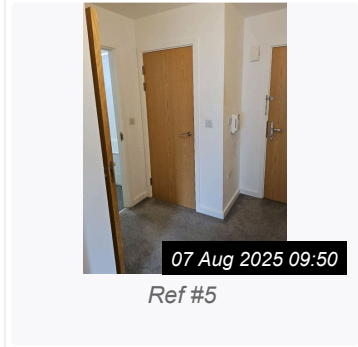
5. ENTRANCE HALLWAY (CONT.)					
5.4	Threshold	Aluminium		Stainless steel	Securely fitted and intact
5.5	Accessories	Security chain; Spy hole and cover		Chrome effect	intact
5.5.1	- Accessories	Doorbell		Chrome effect	Tested and working
Ceiling					
5.6	Ceiling Décor	Plaster painted		White	Good, clean decorative order
5.7	Lighting	Pendant fitting		White	In working order
5.8	Fire & Safety	Smoke Alarm			Tested for power only. Audible alarm noted
Walls					
5.9	Wall Décor	Plaster painted		Cream	In good decorative order Occasional light scuff
5.10	Heating	EON branded boiler		White	Power seen Cover secure
5.11	Electrics	Telephone entry system		White	All in good, working order
5.11.1	- Electrics	Thermostat. Heatmiser branded	1	White	Securely fitted and intact Power seen
5.11.2	- Electrics	Switches and sockets		White	Securely fitted and intact
5.11.3	- Electrics	Doorbell chime	1	White	Tested and working
5.12	Fixtures and fittings (Wall)	Coat hooks to plinth		Wood, black	Securely fitted and intact
Woodwork					
5.13	Skirting	Painted wood		White	In good decorative order Painted over defects
Flooring					

5. ENTRANCE HALLWAY (CONT.)

5.14	Fixture and fitting (Flooring)	Fitted carpet		Grey	Good used condition Wet cleaned No significant marks seen
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Furniture/Decorative Items

5.15	Built-In Cupboard 1	Double laminate wood effect doors with lever handle. Fitted lino to floor. Bayonet light fitting. Houses, electric meter, fuse box, EON branded boiler and Indesit branded washing machine.		Cream	Clean and clear Occasional scuff to interior walls Light working
5.16	Built-In Cupboard 2	Single laminate wood effect door with lever handle. Fitted carpet to floor. Bayonet light fitting. Houses, 4 slatted wood shelves.		Cream, Beige	In good decorative condition Shelves intact Light working
5.16.1	- Internet router	EON branded		White	Not tested
5.17	Electrics	Door bell chime		White	All in good, working order
5.18	Washing Machine	Indesit branded with 6 push buttons and three dials. Serial number -: 727543128		White	All in good, working order Residue and light mould spots to soap tray Light mould spots to sealant



5. ENTRANCE HALLWAY (CONT.)



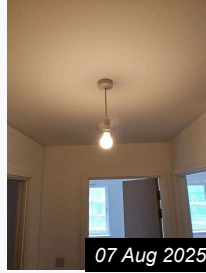
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Ref #5.1



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Ref #5.3



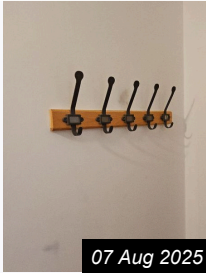
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Ref #5.7



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Ref #5.11 - Telephone entry system



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Ref #5.12



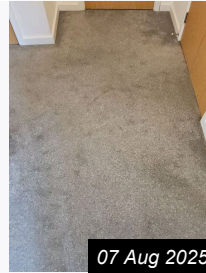
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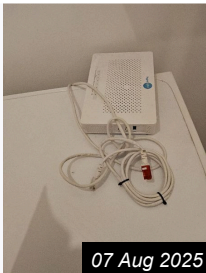
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Ref #5.16 - Built In Cupboard



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Ref #5.16 - Built In Cupboard Interior



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Ref #5.16.1 - Wi-fi router



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Ref #5.18 - Washing Machine

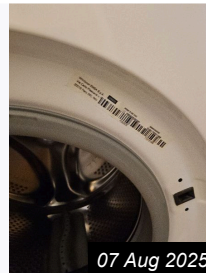
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Ref #5.18 - Washing Machine

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Ref #5.18 - Washing Machine

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Ref #5.18 - Washing Machine

1

6. RECEPTION					
Ref	Name	Description	Quantity	Colour	Condition
Doors					
6.1	Door type	Single laminate door	1	Wood effect	Good working order
6.2	UPVC	UPVC French double glazed doors with integrated UPVC frame	1	White	Good working order Generally clean with light debris seen to threshold
6.3	Frame	Painted wood		White	Good clean decorative order
6.4	Handles	Lever handle	1	Chrome effect	Tested and working Securely fitted
6.4.1	- Handles	Lever handle with lock	1	Chrome effect	Tested and working Securely fitted Key seen x 1
6.5	Threshold	Aluminium		Stainless steel	Securely fitted and intact
Ceiling					
6.6	Ceiling Décor	Painted plaster		White	In good clean order
6.7	Lighting	Pendant fitting	4	White	All working Clean
Walls					
6.8	Wall Décor	Painted plaster		Cream	Good, clean decorative order; Occasional light scuffs
6.9	Heating	Panelled radiator with thermostatic controls	2	White	Appears in good condition; Clean
6.10	Electrics	Switches and sockets		White	Securely fitted
6.10.1	- Electrics	TV aerial socket	1	White	Securely fitted
6.10.2	- Electrics	Telephone socket	1	White	Securely fitted

6. RECEPTION (CONT.)

6.10.3	- Electrics	Thermostat; Heatmiser branded	1	White	Securely fitted Power seen
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Woodwork

6.11	Skirting	Painted wood		White	In good decorative order Clean
6.12	Window Sill	Painted wood		White	In good decorative order Clean

Flooring

6.13	Type (Internal)	Fitted carpet		Grey	Good used condition Light wear to pile Wet cleaned No significant marks seen
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Windows

6.14	Window type	White UPVC double glazed casement; chrome lever handle with lock. No key		White	All in good, working order Glazing Intact Glazing and frames clean
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Curtains/Blinds

6.15	Fixtures and Fittings (Curtain)	Curtain rail	1	White	Securely fitted and intact
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6. RECEPTION (CONT.)

7. BALCONY

Ref	Name	Description	Quantity	Colour	Condition
7.1	Balcony	UPVC grey composite decked floor. Obscured glass privacy screen x 2. Black metal railings. Light with glass cover		Various	Floor swept Glazing and railings in good order and clean Light working

8. KITCHEN					
Ref	Name	Description	Quantity	Colour	Condition
Doors					
8.1	Frame	Painted wood		White	Good used condition; A few light scuffs and chips Painted over defects
8.2	Threshold	Aluminium		Stainless steel	Securely fitted and intact
Ceiling					
8.3	Ceiling Décor	Painted with coving		White	Good clean decorative order
8.4	Lighting	Recessed spotlights	4	Chrome effect	All in good, working order
8.5	Fire & Safety	Heat alarm		White	Tested for power only. Audible alarm noted
Walls					
8.6	Wall Décor	Subway style ceramic tiles		White	In good clean condition Light discoloration to grouting Light mould spots to sealant behind sink
8.7	Wall Décor	Painted Plaster		Cream	In good decorative order Painted over defects
8.8	Wall Lighting	Under unit strip lights	3	White	All in good, working order
8.9	Heating	Panelled radiator with thermostatic valves	1	White	Good clean order
8.10	Electrics	Switches and sockets		Chrome effect	Securely fitted and intact; Clean
Woodwork					
8.11	Skirting	Painted wood		White	In good decorative order Painted over defects Clean

8. KITCHEN (CONT.)					
8.12	Window Sill	UPVC		White	Good used condition Light scratches Clean
Flooring					
8.13	Type (Internal)	Laminated wood effect		Oak effect	In good clean condition
Windows					
8.14	Window type	UPVC double glazed with lever handles and locks. Keys x 2		White	All in good, working order; Glazing intact Clean throughout
Curtains/Blinds					
8.15	Blind type	Roller blind		Cream; Floral	All in good, working order No safety cleat fitted Occasional light spot mark
Appliances					
8.16	Oven	Hotpoint branded double oven with digital display and dial. Houses, two wires racks, one tray with trivet; Serial number -; 141646018603		Stainless steel	Clean and good Glazing intact Light working
8.17	Hob	Four burner gas hob with four dials. Brand and serial number not seen		Stainless steel	All in good, working order Clean
8.18	Extractor Hood	Hotpoint branded with 2 x inset spotlights, glazed hood, filter x 1 and 4 push buttons		Stainless steel	All in good, working order Clean Heat scorch marks to filter
8.19	Microwave oven with glass plate	Hotpoint branded. Serial number not legible. 1 dial and 4 push buttons		Stainless steel	All in good, working order Light working Clean

8. KITCHEN (CONT.)

8.20	Dishwasher	Indesit branded; Serial number - 769991575490 1 x Dial and 2 push buttons Houses, 2 wire baskets and utensil holder		White	All in good, working order Clean
8.21	Fridge / Freezer	Bosch branded Serial number - 25611027632001 5 Glass shelves 5 Door compartments 1 Crisper 3 Freezer drawers		White	All in good, working order; Cleaned to a professional standard; Light working
8.22	Washing machine / Dryer	Hoover branded; Serial number - 31830068; 1 Dial and 6 push buttons		White	All in good, working order Cleaned to a professional standard

Units

8.23	Unit Type	Wall units - Pull up hinged units with D handle and 1 shelf.	3	Grey	All in good, working order Cleaned to a professional standard
8.24	Unit Type	Pull out vegetable rack with 2 trays and D handle.	1	Grey, Chrome effect	All in good, working order Cleaned to a professional standard
8.25	Unit Type	Half height hinged wall unit above microwave oven with D handle	1	Grey	All in good, working order Cleaned to a professional standard
8.26	Unit Type	Open wine rack shelving; 5 Shelves	1	Grey	Appears in good condition Cleaned to a professional standard
8.27	Unit Type	Half height hinged wall unit above oven with D handle	1	Grey	All in good, working order Cleaned to a professional standard

8. KITCHEN (CONT.)

8.28	Unit Type	Matching fascia to fridge freezer	1	Grey	All in good, working order Clean
8.29	Unit Type	Single base unit with D handle and shelf. Houses associated pipework to sink	1	Grey	All in good, working order Cleaned to a professional standard Child safety catch to door
8.30	Unit Type	Matching fascia to washing machine with D handle	1	Grey	All in good, working order Clean
8.31	Unit Type	Single base unit with carousel shelving and D handle	1	Grey	All in good, working order Cleaned to a professional standard
8.32	Unit Type	Single base unit with three drawers and three D Handles	1	Grey	All in good, working order Cleaned to a professional standard
8.33	Unit Type	Single base unit with three drawers and three D Handles	1	Grey	All in good, working order Cleaned to a professional standard A few low value items seen
8.34	Unit Type	Single base unit with three drawers and three D Handles	1	Grey	All in good, working order Cleaned to a professional standard
8.35	Unit Type	Single base unit with pull out carousel shelves and D handle	1	Grey	All in good, working order Cleaned to a professional standard
8.36	Unit Type	Single base unit, half height below oven with D handle and shelf.	1	Grey	All in good, working order Cleaned to a professional standard

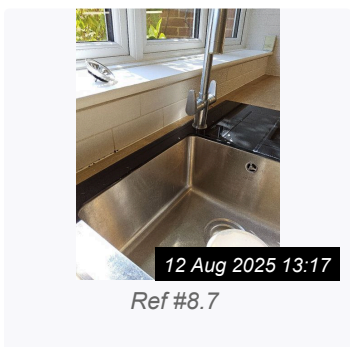
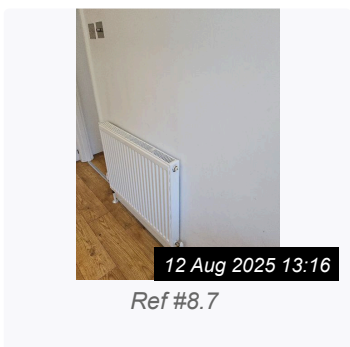
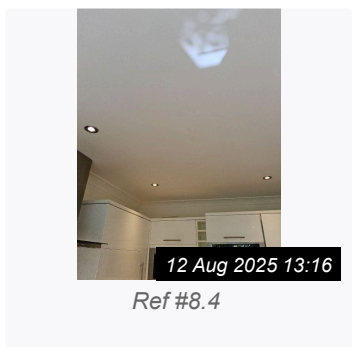
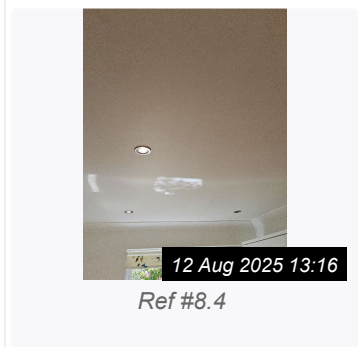
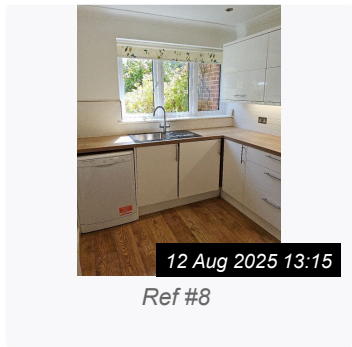
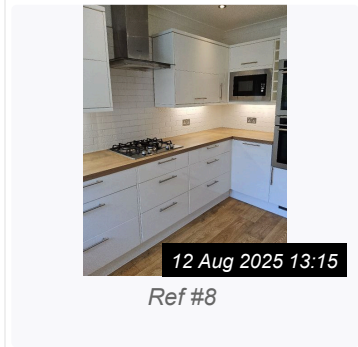
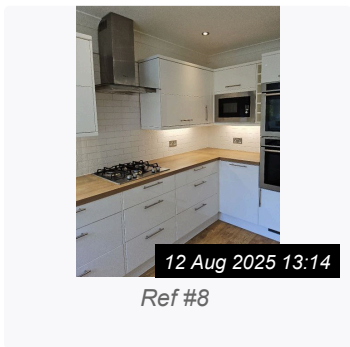
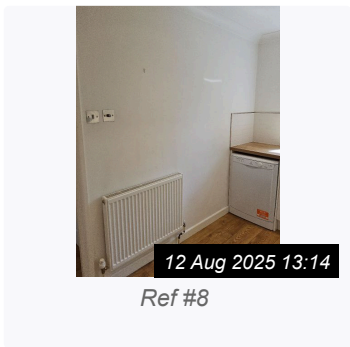
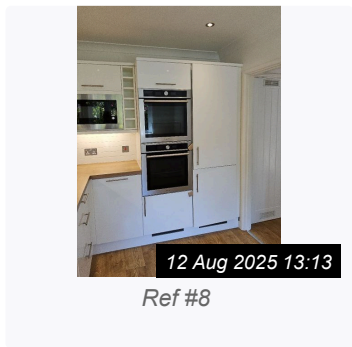
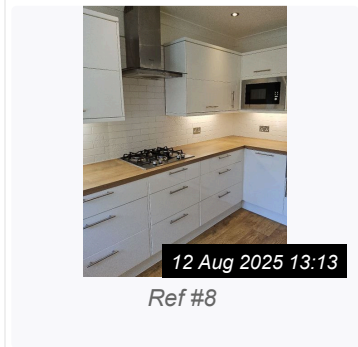
Sink

8. KITCHEN (CONT.)

8.37	Sink	Single bowl with drainer	1	Black glass, stainless steel	Appears in good condition A few light cleaning scratches
8.38	Sink Taps	Mixer taps	1	Stainless steel	All in good, working order Cleaned to a professional standard

Worktop

8.39	Worktop type	Medium Wood		Oak effect	Intact Cleaned to a professional standard
8.40	Kickboard			Grey	Securely fitted Clean

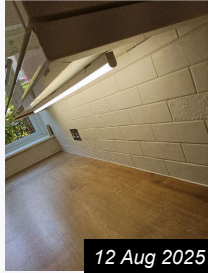


8. KITCHEN (CONT.)



12 Aug 2025 13:17

Ref #8.7



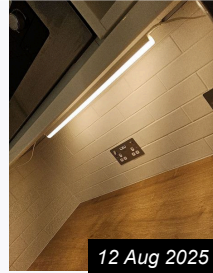
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Ref #8.8



12 Aug 2025 13:17

Ref #8.8



12 Aug 2025 13:17

Ref #8.9



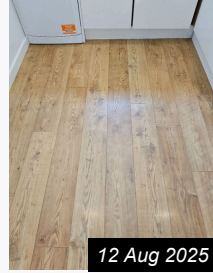
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Ref #8.13



12 Aug 2025 13:19

Ref #8.14



12 Aug 2025 13:19

Ref #8.15



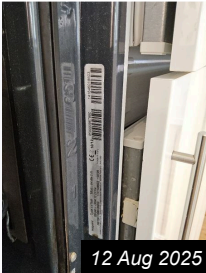
12 Aug 2025 13:21

Ref #8.16



12 Aug 2025 13:21

Ref #8.16



12 Aug 2025 13:21

Ref #8.16



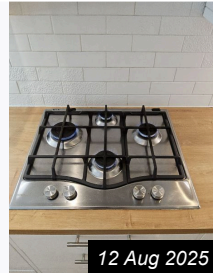
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Ref #8.16



12 Aug 2025 13:21

Ref #8.16



12 Aug 2025 13:22

Ref #8.17



12 Aug 2025 13:22

Ref #8.18



12 Aug 2025 13:32

Ref #8.19



12 Aug 2025 13:32

Ref #8.19



12 Aug 2025 13:23

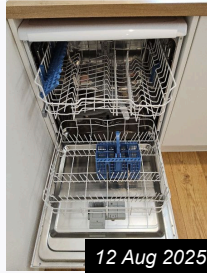
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8. KITCHEN (CONT.)



12 Aug 2025 13:23

Ref #8.20



12 Aug 2025 13:23

Ref #8.20



12 Aug 2025 13:23

Ref #8.21



12 Aug 2025 13:23

Ref #8.21



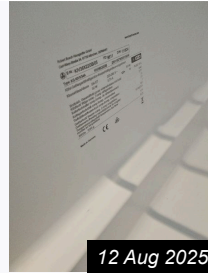
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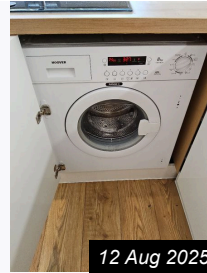
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Ref #8.21



12 Aug 2025 13:24

Ref #8.21



12 Aug 2025 13:24

Ref #8.22



12 Aug 2025 13:25

Ref #8.22



12 Aug 2025 13:25

Ref #8.22



12 Aug 2025 13:25

Ref #8.22



12 Aug 2025 13:26

Ref #8.23



12 Aug 2025 13:26

Ref #8.23



12 Aug 2025 13:26

Ref #8.23



12 Aug 2025 13:26

Ref #8.23



12 Aug 2025 13:26

Ref #8.23



12 Aug 2025 13:27

Ref #8.24



12 Aug 2025 13:27

Ref #8.25



12 Aug 2025 13:27

Ref #8.26



12 Aug 2025 13:27

Ref #8.27

8. KITCHEN (CONT.)



12 Aug 2025 13:28

Ref #8.29



12 Aug 2025 13:28

Ref #8.31



12 Aug 2025 13:28

Ref #8.32



12 Aug 2025 13:28

Ref #8.32



12 Aug 2025 13:29

Ref #8.32



12 Aug 2025 13:29

Ref #8.33



12 Aug 2025 13:29

Ref #8.33



12 Aug 2025 13:29

Ref #8.34



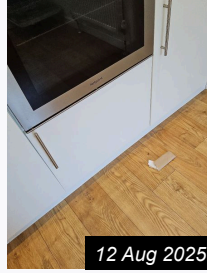
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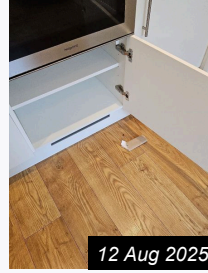
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Ref #8.35



12 Aug 2025 13:32

Ref #8.36



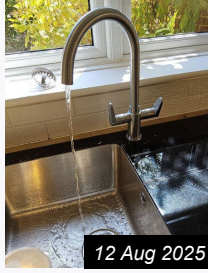
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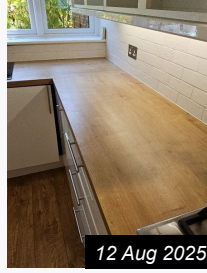
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Ref #8.37



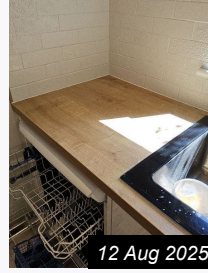
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Ref #8.38



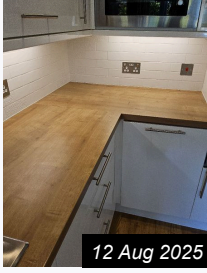
12 Aug 2025 13:33

Ref #8.39



12 Aug 2025 13:33

Ref #8.39



12 Aug 2025 13:33

Ref #8.39

9. BEDROOM					
Ref	Name	Description	Quantity	Colour	Condition
Doors					
9.1	Door type	Single laminated wood effect door	1	Wood effect	All in good, working order Notice seen to interior door
9.2	Frame	Painted wood		White	Good clean decorative order Painted over defects
9.3	Handles	Lever handle	1	Chrome effect	All in good, working order
9.4	Threshold	Aluminium		Stainless steel	Securely fitted and intact
Ceiling					
9.5	Ceiling Décor	Painted plaster		White	Good clean decorative order
9.6	Lighting	Pendant fitting	1	White	All in good, working order
Walls					
9.7	Wall Décor	Painted plaster		Cream	Good decorative order
9.8	Heating	Panelled radiator with thermostatic valves	1	White	Appears in good condition Clean
9.9	Electrics	Switches and sockets		White	Securely fitted and intact Clean
9.9.1	- Electrics	Telephone socket	2	White	Securely fitted and intact Clean
9.9.2	- Electrics	TV aerial point	1	White	Securely fitted and intact Clean
9.9.3	- Electrics	Thermostat - Heatmiser branded	1	White	Securely fitted Power seen

9. BEDROOM (CONT.)

9.10	Fixtures and fittings (Wall)	Doorstop to skirting with rubber tip	1	Chrome effect	Securely fitted
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Woodwork

9.11	Skirting	Painted wood		White	Good, clean decorative order
9.12	Window Sill	Painted wood		White	Good, clean decorative order

Flooring

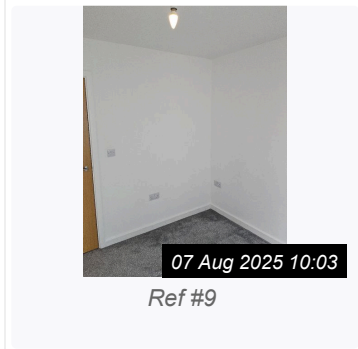
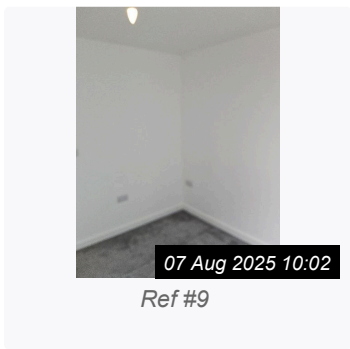
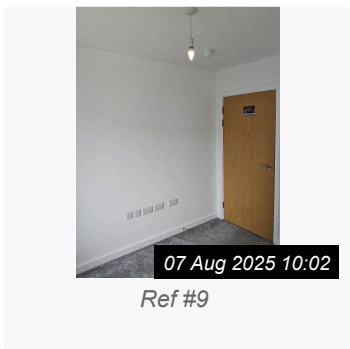
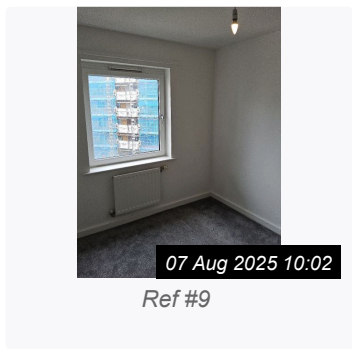
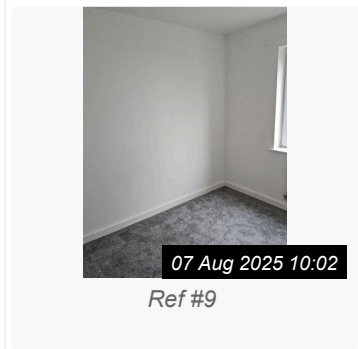
9.13	Type (Internal)	Fitted carpet		Grey	Good used condition Wet cleaned No significant marks seen Light furniture indentations
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Windows

9.14	Window type	UPVC double glazed with lever handle and lock. No key seen.		White	All in good, working order Clean throughout
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Curtains/Blinds

9.15	Fixtures and Fittings (Curtain)	Curtain rail	1	White	Securely fitted
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9. BEDROOM (CONT.)

The image grid contains eight photographs of a bedroom. Each photo has a timestamp '07 Aug 2025 10:03' or '10:04' and a reference number. The photos show: a wooden door (Ref #9.1), a ceiling light fixture (Ref #9.6), a radiator (Ref #9.8), wall switches (Ref #9.9), carpet (Ref #9.13), and a window view (Ref #9.14).

10. BATHROOM

Ref	Name	Description	Quantity	Colour	Condition
Doors					
10.1	Door type	Four panelled door		Pine effect	All in good, working order Light splash marks to lower
10.2	Frame	Painted wood		White	Lightly scratched and worn in areas
10.3	Handles	Twist knob		Stainless steel	All in good, working order Slightly loose in fitting
10.4	Lock	Hook and eye	1	Stainless steel	Tested and working
10.5	Threshold	Aluminium		Stainless steel	Securely fitted Lightly scratched
Ceiling					
10.6	Ceiling Décor	Painted with coving		White	Good clean decorative order

10. BATHROOM (CONT.)					
10.7	Lighting	Recessed spotlights	4	Chrome effect	All in good, working order
10.8	Electric	Pull cord with acorn		White	Cord discoloured Tested and working
Walls					
10.9	Wall Décor	Painted walls		Cream	Good used condition Light chips to angles Painted over defects Occasional light scuff
10.10	Tiled - Subway style	Ceramic		Green	Good clean decorative order
10.11	Heating	Vintage style radiator with thermostatic valves and integrated heated towel rail	1	White, chrome effect	All in good, clean order
10.12	Fixtures and fittings (Wall)	Toilet roll holder	1	Chrome effect	Clean Loose in fitting
10.12.1	- Accessories	Towel ring	1	Chrome effect	Clean Securely fitted
Woodwork					
10.13	Skirting	Painted wood		White	Clean Light scuffs and chips throughout
10.14	Window Sill	Painted plaster		Cream	Paint chips throughout A few light marks seen
Flooring					
10.15	Type (Internal)	Laminated wood effect		Light wood effect	Good clean order Light gapping to edges
Windows					
10.16	Window type	UPVC double glazed with lever handles and locks. 2 x keys	2	White	All in good, working order Corners dirty Glazing clean to interior Glazing intact

10. BATHROOM (CONT.)**Bathroom Furniture**

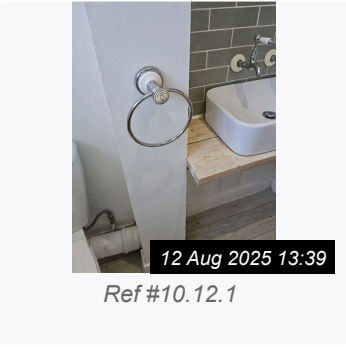
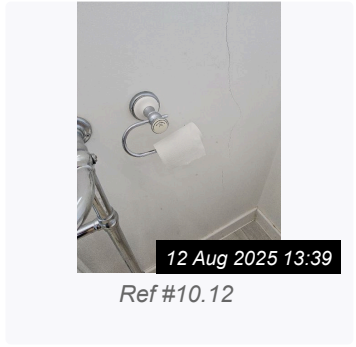
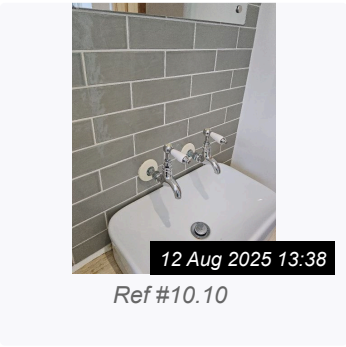
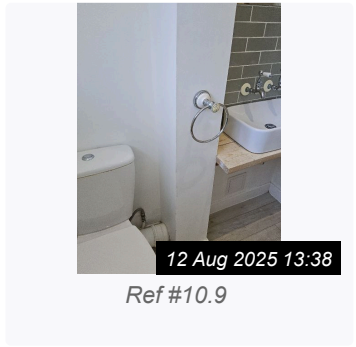
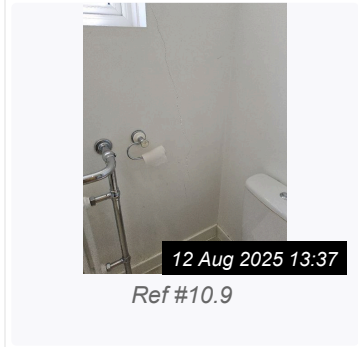
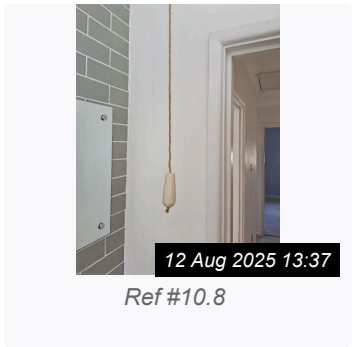
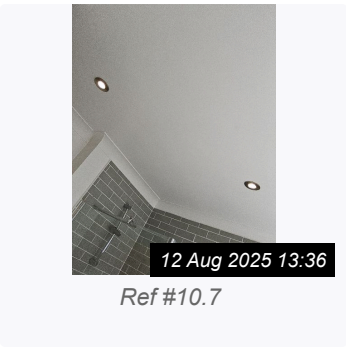
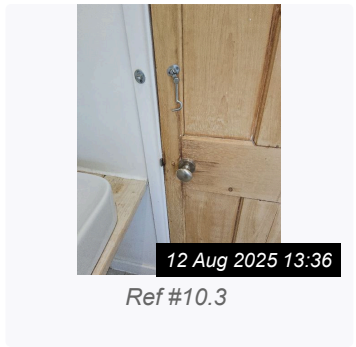
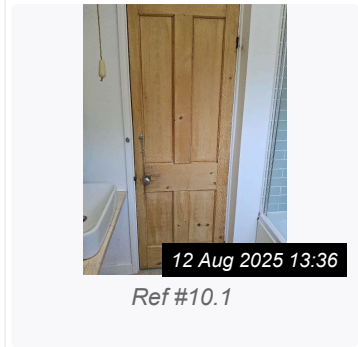
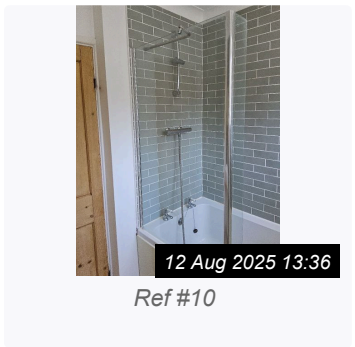
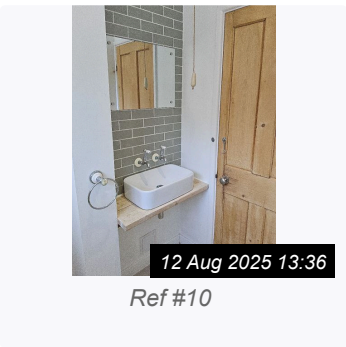
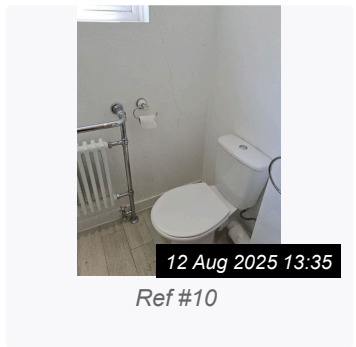
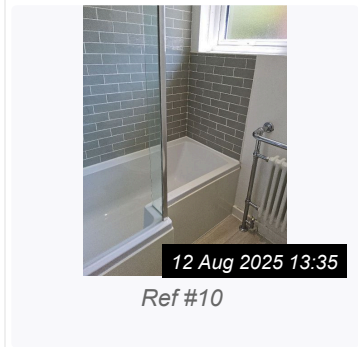
10.17	Fixtures and fitting (Bathroom)	Surround shelf to basin	1	Hardwood	Securely fitted Clean
10.18	Fixtures and fitting (Bathroom)	Rectangular mirror	1	Glass	Clean and intact

Sanitary ware

10.19	Basin	Butler style basin with chrome pop up plug		White	All in good, working order Cleaned to an acceptable standard
10.20	Basin taps	Double sink taps		Chrome effect	All in good, working order Cleaned to an acceptable standard
10.21	Bath	P Shaped bath with matching bath panel and plug to chain		White	Panel securely fitted Good used condition Plug seen Cleaned to a professional standard
10.22	Bath taps	Double bath taps		Chrome effect	All in good, working order Cleaned to a professional standard
10.23	Shower	Shower head		Chrome effect	All in good, working order Light scale to nozzles
10.24	Shower	Shower mains		Chrome effect	All in good, working order Cleaned to an acceptable standard
10.25	Shower	Shower hose		Chrome effect	Cleaned to a professional standard
10.26	Shower	Shower bracket	1	Chrome effect	Cleaned to a professional standard

10. BATHROOM (CONT.)

10.27	Shower	Shower screen	Chrome, glass	All in good, working order Cleaned to a professional standard
10.28	WC	Low level WC and cistern with push flush	White	Good used condition Cleaned to a professional standard; Seat securely fitted



10. BATHROOM (CONT.)

The grid contains 13 photographs of bathroom fixtures:

- Ref #10.15**: Toilet and light wood flooring. Timestamp: 12 Aug 2025 13:40
- Ref #10.15**: Light wood flooring. Timestamp: 12 Aug 2025 13:40
- Ref #10.16**: Window with white frame. Timestamp: 12 Aug 2025 13:40
- Ref #10.17**: Sink on a wooden vanity. Timestamp: 12 Aug 2025 13:41
- Ref #10.18**: Mirror on a grey tiled wall. Timestamp: 12 Aug 2025 13:41
- Ref #10.19**: Front view of the sink. Timestamp: 12 Aug 2025 13:41
- Ref #10.20**: Close-up of the sink. Timestamp: 12 Aug 2025 13:41
- Ref #10.21**: Bathtub. Timestamp: 12 Aug 2025 13:42
- Ref #10.22**: Bathtub with shower head. Timestamp: 12 Aug 2025 13:42
- Ref #10.23**: Hand holding a shower head. Timestamp: 12 Aug 2025 13:42
- Ref #10.24**: Shower enclosure. Timestamp: 12 Aug 2025 13:43
- Ref #10.28**: Toilet. Timestamp: 12 Aug 2025 13:43
- Ref #10.28**: Toilet. Timestamp: 12 Aug 2025 13:43

11. BEDROOM 2

Ref	Name	Description	Quantity	Colour	Condition
Doors					
11.1	Door type	Single laminate wood effect door		Wood effect	All in good, working order

11. BEDROOM 2 (CONT.)					
11.2	Frame	Painted wood		White	Good clean decorative order Painted over defects
11.3	Handles	Lever handle	1	Chrome effect	All in good, working order
11.4	Threshold	Aluminium		Stainless steel	Securely fitted and intact
Ceiling					
11.5	Ceiling Décor	Painted plaster		White	Good clean decorative order
11.6	Lighting	Pendant fitting	1	White	All in good, working order
Walls					
11.7	Wall Décor	Painted plaster		Cream	Good decorative order
11.8	Heating	Panelled radiator with thermostatic valves	1	White	Appears in good condition Clean
11.9	Electrics	Thermostat - Myson branded	1	White	Securely fitted Power seen
11.10	Electrics	Switches and sockets		White	Securely fitted
11.10.1	- Electrics	Telephone socket	1	White	Securely fitted
Woodwork					
11.11	Skirting	Painted wood		White	Good clean decorative order
11.12	Window Sill	Painted wood		White	Good clean decorative order Light scratches
Flooring					

11. BEDROOM 2 (CONT.)

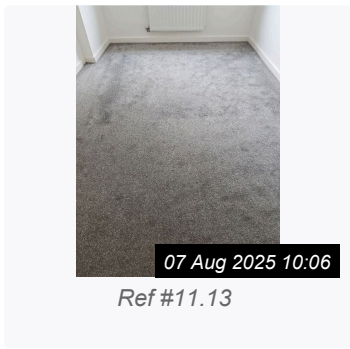
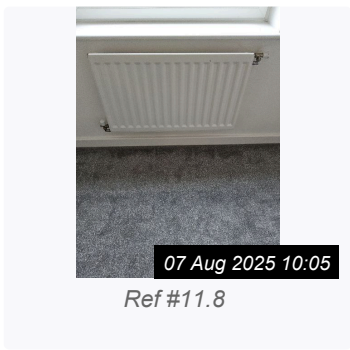
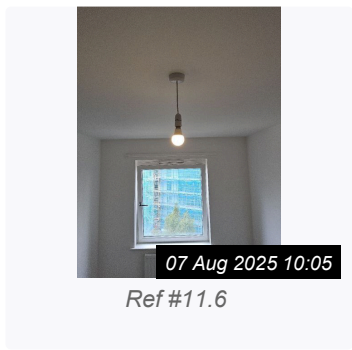
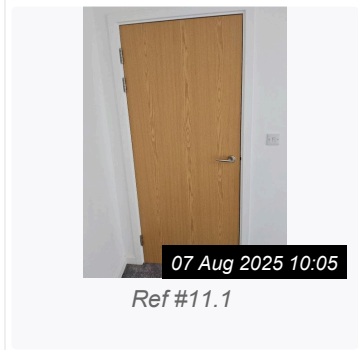
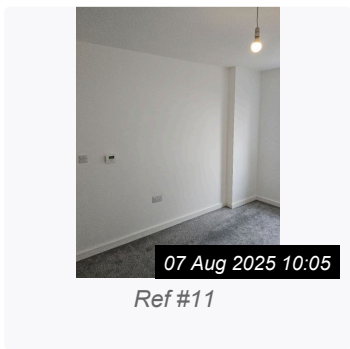
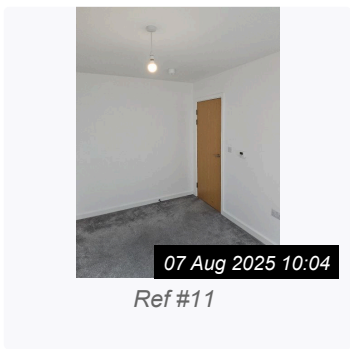
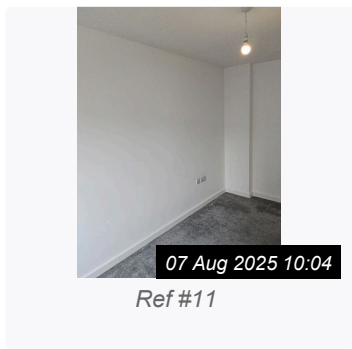
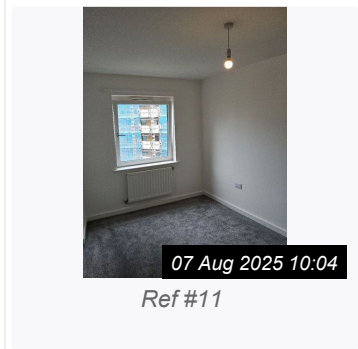
11.13	Type (Internal)	Fitted carpet		Grey	Good used condition Light wear to pile Light furniture indentations Wet cleaned No significant marks seen
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Windows

11.14	Window type	UPVC double glazed with lever handle and lock. No key seen.	1	White	All in good, working order Clean throughout; Glazing intact
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Curtains/Blinds

11.15	Fixtures and Fittings (Curtain)	Curtain rail	1	White	Securely fitted
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11. BEDROOM 2 (CONT.)



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 / /