



## Inventory and Check-in Report



**Report Date:** 20/10/2023

**Property Address:** Address line 1  
Address line 2  
Town  
Postcode

2 BEDROOMS  
2 BATHROOMS  
UNFURNISHED FLAT

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**Tenant name:** Tenant 1 Name , Tenant 2  
Name

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**Produced By:** Magda Rac-Paczesny  
on behalf of Agent Name

For interactive online report with high quality images, please visit  
<http://viewreport.net/SoHJx9hPP40%3d>

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## **This Schedule of Condition Report**

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

### **When is it used?**

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

### **Why is it used?**

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

### **What is included in the Report?**

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

### **What if the tenant or landlord disputes the Report at the start of the tenancy term?**

Both Landlord and Tenant have seven days from the later of the start of the tenancy and the production of this report to challenge its contents, failing which, it will be assumed that this Report has been accepted. Both parties will be encouraged to sign the report confirming their acceptance.

### **What happens at the end of the tenancy term?**

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

### **What does a Tenant have to pay for?**

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

### **What does this report not tell you?**

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

### **Disputes**

Any disputes will be dealt with in accordance with the tenancy agreement.

### **Disclaimer**

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions

## Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

### Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

### External works

#### The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

#### The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

### Electrical repairs

#### The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

#### The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

### Cooking and heating appliances

#### The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

### Plumbing

#### The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

#### The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

### Doors and windows

#### The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

#### The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

### Structural and other repairs

#### The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

#### The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

### Fire safety standards

#### Landlord must:

- follow safety regulations
- provide a fire alarm on each storey and a carbon monoxide alarm in rooms with a usable fireplace or woodburner
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

#### Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these

### Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

### Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

### Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

### Smoke alarms and monoxide

From the 1 October 2015 landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. They will also have to put a carbon monoxide alarm in any room where a solid fuel is burnt, such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy. For example by pressing the test button until the alarm sounds.

## Overview

### Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

<b>Property:</b>	Newly Decorated	<b>Garden:</b>	Good
<b>Doors:</b>	New	<b>Skirting:</b>	New
<b>Woodwork:</b>	New	<b>Paintwork:</b>	New
<b>Windows:</b>	New	<b>Flooring:</b>	New
<b>Carpets:</b>	N/A	<b>Tiles:</b>	New
<b>Linen:</b>	N/A	<b>Curtains and Blinds:</b>	New
<b>Mattresses:</b>	N/A	<b>Kitchen:</b>	New
<b>Hob:</b>	New	<b>Oven:</b>	New
<b>Cooker hood:</b>	New	<b>Dishwasher:</b>	New
<b>Fridge / Freezer:</b>	New	<b>Washing machine:</b>	New
<b>Bathroom:</b>	New	<b>Fireplaces:</b>	N/A

### Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

<b>Meter readings:</b>	No action required	<b>Smoke alarms:</b>	No action required
<b>Carbon monoxide alarms:</b>	No action required	<b>Keys:</b>	No action required
<b>Manuals :</b>	No action required	<b>Exterior:</b>	No action required
<b>Hallway:</b>	No action required	<b>Reception room with open plan kitchen :</b>	Requires light clean
<b>Bedroom 1:</b>	No action required	<b>Rear garden :</b>	No action required
<b>Bathroom :</b>	Requires light clean	<b>Top floor landing :</b>	No action required
<b>Bedroom 2 (top floor) :</b>	No action required	<b>Bathroom (top floor):</b>	Requires light clean

### Additional Comments:

Newly decorated flat, needs light cleaning in places.

1x set of key has been handed over to the new tenant.

# Photographic Schedule of Conditions

## Meter readings:

### General (Meter readings)



Electric meter, located inside white plastic cabinet, LHS of the flat door  
 Reading. 00151  
 S/N. 22L3620538



Reading balance. £14.02



Gas meter, located inside white plastic cabinet, LHS of the flat door  
 Reading. 00067.293  
 S/N. E6S22075992161

## Smoke alarms:

### General (Smoke alarms)



White plastic, smoke detector in top floor landing  
 New  
 Tested and working



White plastic, smoke detector in hallway  
 New  
 Tested and working



White plastic, heat detector in the kitchen  
 New  
 Tested and working



White plastic, smoke detector in hallway (next to the front door)  
 New  
 Tested and working

## Carbon monoxide alarms:

### General (Carbon monoxide alarms)



White plastic, carbon monoxide detector next to the boiler (top floor landing)  
New  
Tested and working

## Keys:

### General (Keys)



1x set of keys  
Including  
1x cylinder lock key for the gate  
1x cylinder lock key for the flat door  
1x cylinder lock key for the rear door

## Manuals :

### General (Manuals )



Washing machine manuals in the landing



Manuals for hob and oven in the kitchen

## Exterior:

### General (Exterior)



General view



General view  
Flat door  
Meters located to LHS of the flat door

## Hallway:

### General (Hallway)



General view



General view

### Doors (Hallway)



Dark grey aluminium frame, front door with 2x obscure double-glazed panes, black lever handle, 1x cylinder lock  
Silver letterbox  
New  
Needs light cleaning



Additional image



White plastic, doorbell to LHS of the flat door  
Intact  
Working order



Aluminium threshold  
New  
Needs light cleaning



Dark grey aluminium door frame  
New



Internal view to match

### Flooring (Hallway)



Grey wood effect tiles  
New  
Grey door mat  
Needs cleaning near front door



Additional image

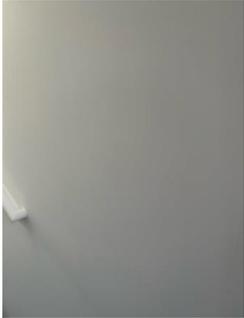


Matching floor to the 1st floor  
New  
Good and clean condition

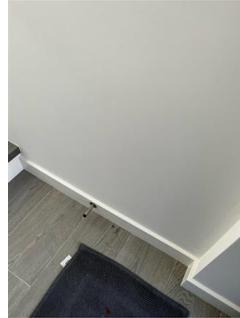


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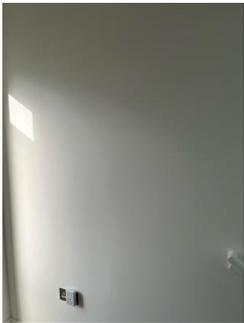
**Walls and skirting boards (Hallway)**



White painted walls  
Freshly painted



White painted wood skirting  
Freshly painted  
Silver door stopper with black buffer  
New



Additional image



Additional image



Additional image



Honeywell, white plastic thermostat  
New  
Intact



White painted wood skirting  
Freshly painted  
Silver door stopper with black buffer  
New

### Windows and Blinds (Hallway)

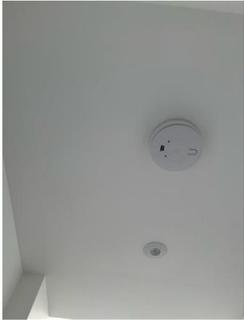


Dark grey, aluminium frame, double-glazed single door with black lever handle and cylinder lock  
Door leading to the rear garden  
Obscure glass effect sticker to the pane



Additional image

### Ceiling (Hallway)



White painted ceiling  
Freshly painted



Additional image

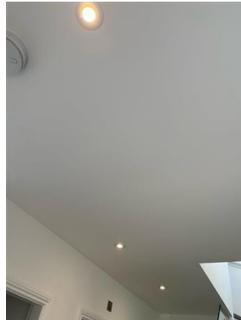


Skylight above staircase  
Mirrors to all walls around  
Intact

### Lighting (Hallway)



1x recessed spotlight to the ground floor  
New  
Working order



4x recessed spotlights to the 1st floor landing  
New  
All in working order

### Sockets and Switches (Hallway)



Brushed steel, single light switch  
New  
Intact



Brushed steel, single light switch and single fuse  
New  
Intact



Brushed steel, isolator  
New  
Intact



Brushed steel, double socket and white plastic doorbell receiver plugged in  
New  
Intact



Brushed steel, single light switch  
New  
Intact



Brushed steel, double light switch  
New  
Intact

### Appliances (Hallway)



Hoover, white front loaded washer dryer  
Intact



Clean soap dispenser



Clean seal



Hoover model. H3DS4855TACE-80

### Shelving and Units (Hallway)



Off-white painted, built in cabinet with 2x knob handles  
New  
Intact



Internal view  
Wood effect, laminated shelves inside



Fuses box inside  
White plastic, double socket  
Loose cable



Additional image



Off-white painted, built in cabinet with knob handles, storage under the stairs  
New  
Intact



Internal view  
White painted wood shelf above washer dryer  
Freshly painted



Internal view to match



Internal view



Internal view  
Under floor heating pipes to the back wall

## Stairs (Hallway)



Wooden stairs from ground to the first floor  
New  
Good condition



As above



White painted walls to the staircase and white painted wood handrail  
Freshly painted



Clear glass banister to the 1st floor landing  
Intact

**Reception room with open plan kitchen :**

**General (Reception room with open plan kitchen )**



General view



General view



General view

**Doors (Reception room with open plan kitchen )**



White painted, flat panel door brushed steel lever handle  
New  
Good and fully working order



Internal view to match



White painted wood, door frame  
Freshly painted

**Flooring (Reception room with open plan kitchen )**



Grey wood effect tiles  
New



Additional image



Additional image



Additional image

**Walls and skirting boards (Reception room with open plan kitchen )**



White painted walls  
Freshly painted



Honeywell, white plastic thermostat  
New  
Intact



Additional image



Additional image



Additional image



Additional image



White tiles above kitchen worktop  
New  
Needs light cleaning to LHS edge



Additional image



Additional image

**Windows and Blinds (Reception room with open plan kitchen )**



Dark grey, aluminium frame, double-glazed window with black lever handle  
Obscure glass effect sticker to the window panel  
New  
Working order  
No key attached



White painted wood, window sill  
Freshly painted



2x Matching window to the back wall, fully obscure glass panes  
1x key attached  
New



White painted wood, window sill  
Freshly painted



1x key is bent



Matching window to LHS  
1x key attached



White painted wood, window sill  
Freshly painted



Dark grey, aluminium frame, double-glazed window with black lever handle  
New  
Working order



2x window keys attached  
White painted wood, window sill  
Freshly painted



Off-white, roller blind with white plastic pull cord  
Good and working order

**Ceiling (Reception room with open plan kitchen )**



White painted ceiling  
Freshly painted

**Lighting (Reception room with open plan kitchen )**



10x recessed spotlights  
New  
All in working order

**Sockets and Switches (Reception room with open plan kitchen )**



Brushed steel, single light switch and double socket  
New  
Intact



Brushed steel, double socket  
New  
Intact



Brushed steel, double socket  
New  
Intact



Brushed steel, double sockets and phone / internet socket with cables  
New  
Intact



Brushed steel, double sockets  
New  
Intact



3x Brushed steel, double sockets  
New  
Intact



White plastic, single fuses inside wall cabinet  
New  
Intact

**Suites (Reception room with open plan kitchen )**



Stainless steel, single bowl sink with chrome mixer tap  
New  
Needs light cleaning inside



Sieve plug attached



Tap in good condition



Water stains to the bottom

**Appliances (Reception room with open plan kitchen )**



Bosch, brushed steel refrigerator freezer  
New  
Intact



Internal view  
3x door shelves, salad box, wine rack and 3x glass shelves  
New  
Manuals inside



Bosch model. KGN2NLFAG/01



Internal view  
4x drawers inside freezer  
New



Siemens, integrated dishwasher  
New



Siemens model. SN65M032GB/C9



Integrated extractor hood  
New  
Fan and both lights are in working order



Bosch, black glass, 4x rings electric hob  
New  
Slightly dusty



Additional image



Bosch, black glass and stainless steel oven  
New



Internal view  
1x wire shelf and 1x roasting tray  
New



Bosch model. HHF113BR0B/07

**Furnishings (Reception room with open plan kitchen )**



3x grey rubber mats  
New



Grey plastic, dishes rack  
Good condition



Grey plastic cutlery holder  
Good condition

**Shelving and Units (Reception room with open plan kitchen )**



Off-white, laminated, kitchen cabinets with brushed steel pull handles  
New



Internal view  
Needs light cleaning



Internal view  
Needs light cleaning



Internal view



Internal view



Additional image



Internal view



Internal view



Small tarnished marks to edges



Black granite, kitchen worktop  
New



No chips or cracks noticed



Needs light cleaning around sink



As above

## Bedroom 1:

### General (Bedroom 1)



General view



General view

### Doors (Bedroom 1)



White painted, flat panel door brushed steel lever handle  
New  
Good and fully working order



White painted wood, door frame  
Freshly painted  
New



Internal view to match

### Flooring (Bedroom 1)



Grey wood effect tiles  
New



Additional image



Additional image

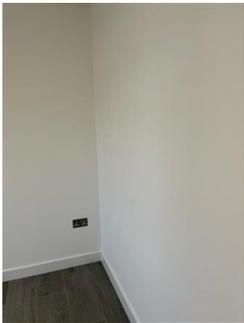
**Walls and skirting boards (Bedroom 1)**



White painted walls  
Freshly painted



Honeywell, white plastic thermostat  
New  
Intact



Additional image



Additional image



Additional image



Additional image



White painted wood skirting  
Freshly painted  
Silver door stopper with black buffer  
New



2x light scuffs to mid-level, near entrance

### Windows and Blinds (Bedroom 1)



Dark grey, aluminium frame, double-glazed window with black lever handle  
New  
Working order



1x key attached  
White painted wood, window sill  
Freshly painted



Off-white, roller blind with white plastic pull cord  
New  
Working order  
Light discolouration to the bottom

### Ceiling (Bedroom 1)



White painted ceiling  
Freshly painted

### Lighting (Bedroom 1)



4x recessed spotlights  
New  
All in working order

### Sockets and Switches (Bedroom 1)



Brushed steel, single light switch  
New  
Intact



Brushed steel, double socket  
New  
Intact



Brushed steel, double sockets  
New  
Intact



Brushed steel, double socket  
New  
Intact

### Shelving and Units (Bedroom 1)



Grey painted, built in wardrobe with silver bar handles  
New



Internal view  
Wood effect shelves, clothes rails and drawers inside  
New



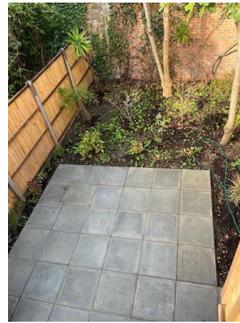
Internal view

### Rear garden :

#### General (Rear garden )



General view



General view

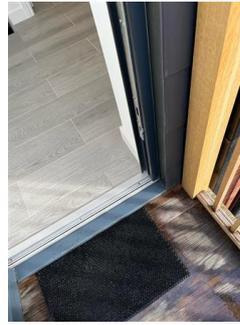


General view

### Doors (Rear garden )



Door leading from 1st floor landing  
New



Dark grey aluminium frame and  
threshold  
New



Door to external side

### Flooring (Rear garden )



Wooden floor to the top of the stairs  
Black door mat  
New



Grey concrete slabs  
New



Turf to the back

### Walls and skirting boards (Rear garden )



Wooden fence and gate under the  
stairs

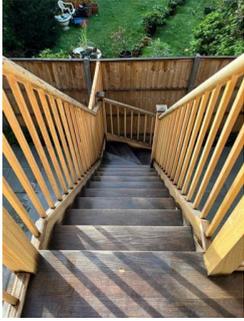


Brick wall to RHS



Wooden fence to LHS  
New

**Stairs (Rear garden )**



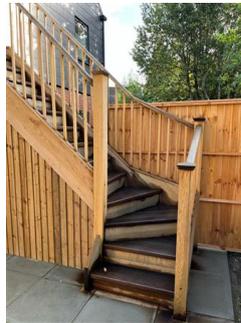
Wooden stairs with wooden banister  
New



Additional image



Additional image



Additional image

**Garden Furnishings (Rear garden )**



2x trees and few small plants / trees



Additional image



Additional image

**Bathroom :**

**General (Bathroom )**



General view



General view

**Doors (Bathroom )**



White painted, flat panel, sliding door with brushed steel pull handles  
New  
Good and fully working order



White painted wood, door frame  
Freshly painted



Internal view to match



Additional image

**Flooring (Bathroom )**



Grey wood effect tiles  
New



Additional image

**Walls and skirting boards (Bathroom )**



White painted walls  
Freshly painted



White and grey, marble effect tiles  
New  
Good and clean condition



Additional image



Additional image

### Ceiling (Bathroom )



White painted ceiling  
Freshly painted



White plastic, extractor fan  
New  
Good and working order

### Lighting (Bathroom )



2x recessed spotlights  
New  
Both in working order

### Heating (Bathroom )



Chrome towel heater, wall mounted  
New

### Sockets and Switches (Bathroom )



White plastic, shaver socket  
New  
Intact

**Suites (Bathroom )**



White pan with matching seat and flap  
Built-in cistern with chrome push buttons  
New



Internal view  
Needs cleaning



Additional image



White basin with chrome mixer tap and pop up waste  
New  
Needs light cleaning



Additional image



Built in shower cubicle with marble effect tiles to match walls  
New



White shower base  
New



Clear glass and chrome frame, folding door  
New  
Good and clean condition



Chrome shower control, wall mounted  
New



Chrome shower head and flexible hose  
New  
Intact



Chrome, shower head, wall mounted  
New

### Shelving and Units (Bathroom )



White laminated, double door vanity unit with knob handles  
New



Internal view  
White plastic toilet brush



Single, mirrored door with LED lights to the sides  
Intact  
Lights are in working order



Internal view  
Clean

### Top floor landing :

#### General (Top floor landing )



General view

#### Flooring (Top floor landing )



Grey wood effect tiles  
New

#### Walls and skirting boards (Top floor landing )



White painted walls  
Freshly painted



Additional image



Additional image

### Windows and Blinds (Top floor landing )



Dark grey, aluminium frame, double-glazed window with black lever handle, obscure glass effect sticker to the pane

New  
Working order



1x key attached



White painted wood, window sill  
Freshly painted

### Ceiling (Top floor landing )



White painted ceiling  
Freshly painted

### Lighting (Top floor landing )



2x recessed spotlights  
New  
Both lights are in working order

**Sockets and Switches (Top floor landing )**



Brushed steel, double socket and white plastic doorbell receiver plugged in  
New  
Intact



Brushed steel, single light switches and single fuse  
New  
Intact



Brushed steel, isolator  
New  
Intact

**Appliances (Top floor landing )**



Vaillant, white boiler  
New  
Not tested



GC number. 47-044-68

**Shelving and Units (Top floor landing )**



Grey painted, built in cabinets with brushed steel bar handles  
Freshly painted  
Intact



Additional image



Internal view  
Wood effect, laminated shelf and single door to internal storage



Internal view



Internal view  
Wood effect, laminated shelves  
New



Internal view  
Boiler inside



Pipes below boiler



Manuals to the top of the boiler

### Stairs (Top floor landing )



Wooden stairs and white painted walls  
to the staircase



Chippings to the wooden stairs from  
1st to 2nd floor at a number of places



As above



Additional image



Additional image



Additional image



White painted wood handrail  
Freshly painted



Additional image



Additional image



Additional image



Few chips to the steps edges



As above



Additional image

## Bedroom 2 (top floor) :

### General (Bedroom 2 (top floor) )



General view



General view

### Doors (Bedroom 2 (top floor) )



White painted, flat panel door brushed steel lever handle  
New  
Good and fully working order



White painted wood, door frame  
Freshly painted



Internal view to match



Additional image

### Flooring (Bedroom 2 (top floor) )



Grey wood effect tiles  
New



Additional image



Additional image

### Walls and skirting boards (Bedroom 2 (top floor) )



White painted walls  
Freshly painted



White painted wood skirting  
Freshly painted  
Silver door stopper with black buffer  
New



Honeywell, white plastic thermostat  
New  
Intact



Additional image



Additional image

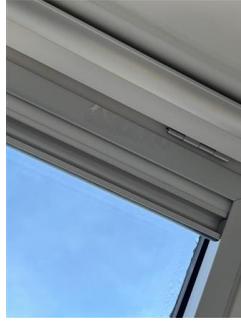


Additional image

**Windows and Blinds (Bedroom 2 (top floor )**



2x roof windows with integrated blinds  
New



Additional image



Roof window to RHS  
Off-white integrated blind  
New



Dark grey, aluminium frame, double-glazed window with black lever handle  
New  
Working order



1x key attached

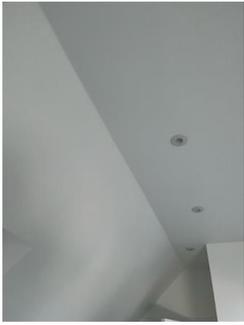


White painted wood, window sill  
Freshly painted



Off-white roller blind with white plastic pull cord  
New  
Light finger marks visible to low level  
Pull cord chain is not attached to the wall with provided plastic fitting

**Ceiling (Bedroom 2 (top floor) )**



White painted ceiling  
Freshly painted

**Lighting (Bedroom 2 (top floor) )**



6x recessed spotlights  
New  
All in working order

**Sockets and Switches (Bedroom 2 (top floor) )**



Brushed steel, single light switch and double socket  
New  
Intact



Brushed steel, double socket and phone/internet socket with cables  
New  
Intact



Brushed steel, double socket  
New  
Intact



Brushed steel, double socket  
New  
Intact



Brushed steel, double socket  
New  
Intact

**Shelving and Units (Bedroom 2 (top floor) )**



Grey painted, built in wardrobe with brushed steel bar handles  
New  
Freshly painted



Internal view  
Wood effect laminated shelf and clothes rail  
New



Internal view



Internal view



Additional image



Grey painted, single door with knob handle, built in storage  
New  
Freshly painted



Internal view of the storage



As above



Grey painted, double door with knob handle, built in storage  
New  
Freshly painted



Internal view



Additional image



Additional image

## Bathroom (top floor):

### General (Bathroom (top floor))



General view



General view

### Doors (Bathroom (top floor))



White painted, flat panel door brushed steel lever handle  
New  
Good and fully working order



White painted wood, door frame  
Freshly painted



Internal view to match



Thumb lock in working order

### Flooring (Bathroom (top floor))



Grey wood effect tiles  
New



Additional image

### Walls and skirting boards (Bathroom (top floor))



White painted walls  
Freshly painted  
  
Honeywell, white plastic thermostat  
New  
Intact



Additional image



Additional image



White and grey, marble effect tiles  
New  
Intact



Additional image

### Windows and Blinds (Bathroom (top floor))

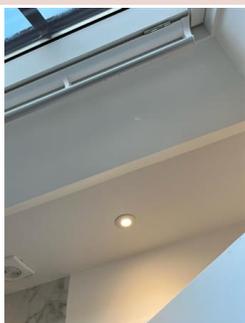


Roof window  
New



Handle to the top  
Good condition  
No blind attached

### Ceiling (Bathroom (top floor))



White painted ceiling  
Freshly painted



White plastic, extractor fan  
New  
Good and working order

### Lighting (Bathroom (top floor))



3x recessed spotlights  
All working

### Heating (Bathroom (top floor))



Chrome, electric towel heater  
New  
Intact



Additional image

### Sockets and Switches (Bathroom (top floor))



White plastic, shaver socket  
New  
Intact

### Suites (Bathroom (top floor))



White basin with chrome mixer tap  
New



Tap needs light cleaning  
Plug attached with chain



Additional image

### Appliances (Bathroom (top floor))



White pan with matching seat and flap  
Built-in cistern with chrome push buttons  
New



Internal view  
Needs cleaning



As above



Additional image



White bath with chrome knob and pop-up waste  
New



Additional image



Chrome shower head with flexible hose  
New



Additional image



Clear glass shower screen  
New



White bath side panel  
New

### Shelving and Units (Bathroom (top floor))



Single, mirrored door with LED lights to the sides  
Intact  
Lights are in working order



Internal view  
Clean



White laminated, 2x drawers vanity unit  
New



Internal view  
Plastic tray inside



Internal view



Grey painted, single door with knob handle, built in storage  
New  
Freshly painted



Internal view

## Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

### Certification of electronic signature:

#### Tenant signature(s):

Tenant 2 Name

Tenant 1 Name

#### Landlord / agent signature(s):

Landlord Name

#### Prepared by:

Magda Rac-Paczesny

Prepared On: 20/10/2023

A handwritten signature in blue ink, appearing to read 'MR Rac-Paczesny', written in a cursive style.

**Signing trail:**

24/10/2023 21:40:56 82.24.61.114 Signee Tenant 1 Name (tenant1@gmail.com) added to tenant signees list

24/10/2023 21:41:06 82.24.61.114 Signee Tenant 2 Name (tenant2@gmail.com) added to tenant signees list

24/10/2023 21:41:28 82.24.61.114 Signee Landlord Name (landlord@gmail.com) added to landlord signees list