

# Inventory & Schedule of Condition



## INVENTORY SERVICES

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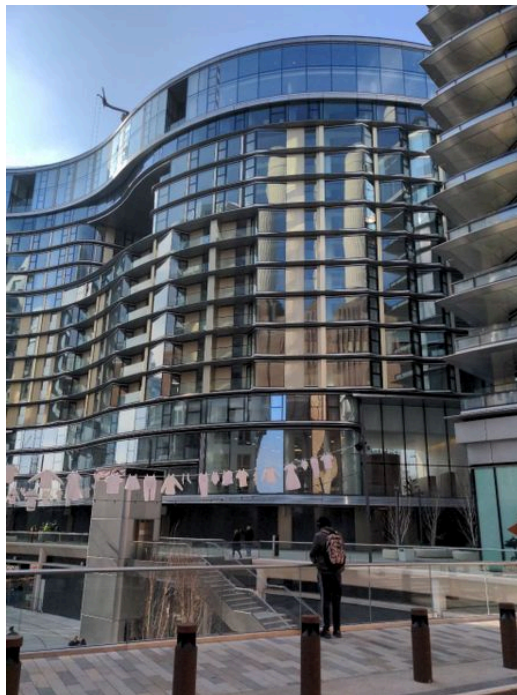
Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Reference: SAMPLE-0001

### Address

123 Sample Street  
Sample City  
Sampleshire  
AB1 2CD



### Carried Out

**March  
2nd 2023**

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## Disclaimers

### 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 Inventory Associate, 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 Inventory Associate 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 Inventory Associate 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 Inventory Associate 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 Inventory Associate 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 do not test any 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 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 Inventory Associate 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 Inventory Associate, 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. KS Inventory Services will take no responsibility for damage or malfunction during the testing of such alarms.

**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 an acceptable standard except where noted:** Flooring has been vacuumed and swept; surfaces and sanitary ware clean with only minor issues and or observations as noted in the report.

**Light cleaning required where noted:** Surfaces are slightly grubby and or marked and not dust free; flooring requires light cleaning,

vacuuming and or sweeping. Appliances or sanitary ware require light cleaning. Walls scuffed or marked with issues and or observations as noted in the report.

**Poor standard; professional cleaning required where noted:** 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 Inventory Associate 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 Inventory Associates 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 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 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 Inventory Associate will only take room pictures for context purposes only and will always seek to ensure that no personal effects are recorded. Please inform the IA 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 Inventory Associate 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 Inventory Associate 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 Inventory Associate 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. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	General Cleanliness	Professionally cleaned	
1.2	Bathroom	Clean	<b>Gauhar Bizakova:</b> Door handle to ensuite not working - Ed saw. 06 Mar 2023 17:14
1.3	Ceiling(s)	Clean	
1.4	Curtain / Blinds	Clean	
1.5	Hard Flooring	Clean	
1.6	Kitchen Area	Clean	
1.7	Kitchen white goods	Clean	
1.8	Oven / Hob / Cooker	Clean	
1.9	Wall(s)	Clean  Good order - minor marks as noted	
1.10	Window(s)	Clean  Minor paint mark in reception	
1.11	Woodwork	Clean	

2. METER READINGS				
Ref	Name	Description	Reading	Additional Comments
2.1	Electric Meter	Location: Communal hall (T-Bar)  Serial No:	03493 kWh	
2.2	Heat Meter	Location: Utility cupboard  Serial No: 6RAM4068889389	2181 kWh	
2.3	Water Meter	Location: Utility cupboard  Serial No: 310822911	15.273 m3	

2. METER READINGS (CONT.)



Ref # 2.1



Ref # 2.2



Ref # 2.3

3. KEYS

Ref	Name	Description	Additional Comments
3.1	2 x sets	Each set consists of:  1 x security key for flat door	
3.2	Additional keys	1 x key card - purpose unknown	<b>Gauhar Bizakova:</b> I do not have these. Who has them? 04 Mar 2023 13:49



Ref #3

4. SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
4.1	Smoke Alarm	Utility cupboard	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	
4.2	Smoke Alarm	Reception	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	
4.3	Smoke Alarm	Study room	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	<b>Gauhar Bizakova:</b> The plastic covering was taken out when I arrived. 06 Mar 2023 17:16
4.4	Smoke Alarm	Inner hallway	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	
4.5	Smoke Alarm	Inner hallway cupboard	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	

**4. SMOKE & CARBON MONOXIDE ALARMS (CONT.)**

4.6	Smoke Alarm	Bedroom 1	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	
4.7	Smoke Alarm	Bedroom 2	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	
4.8	Smoke Alarm	Bedroom 3	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	
4.9	Smoke Alarm	Bedroom 3	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	
4.10	Heat Alarm	Kitchen	Alarm not tested, sprinkler system inside property. Unsure if alarms are centralised. Green light seen	



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Ref # 4.1



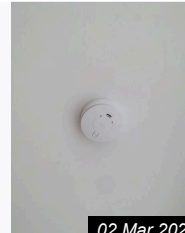
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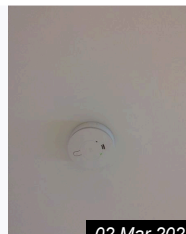
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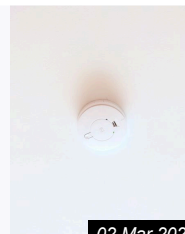
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Ref # 4.7



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Ref # 4.8



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Ref # 4.9



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Ref # 4.10

5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION				
Ref	Name	Description	Condition	Additional Comments
5.1	Door	Smooth dark wood Gold coloured metal lever handle Gold coloured metal spyhole with cover Gold coloured metal lock Gold coloured metal number '101' Gold coloured metal doorbell Gold coloured metal letterbox  Return of door as same Gold coloured metal security lock with receiver on frame	Minor marks to exterior low level Handles and security lock are scratched  Doorbell working	
5.2	Door Frame	Dark wood  Integrated strip light to exterior	Angle chips to exterior right hand side high to low level Wear and chips around door keep and door closer  Strip light - working	
5.3	Ceiling	Painted white	Appears freshly painted	
5.4	Ceiling Fixtures	Inspection hatch painted  White plastic heat alarm  White plastic smoke alarm  Ceiling mounted white vent  4 x white plastic caps  Large black vent above windows	Inspection hatch - minor finger marks	
5.5	Lighting	14 x spotlights with white surrounds	All bulbs working	
5.6	Walls	Part painted white  Part cream tiles	Painted areas: Appears freshly painted Angle chips left hand side of entry phone and right hand side of windows mid to low level Minor scuff right hand side of bedroom 1 low level	
5.7	Wall Fixtures	White plastic 'Comelit' entry phone  White plastic digital heating control  Large black vent		
5.8	Skirting	Wood painted white	Angle chips either side of inner hallway	
5.9	Window(s) / Sill	Frame and surround grey metal Single glazed 2 x fixed glass panels 2 x sliding doors 2 x brushed steel pull handles Return of doors same	Minor white mark to left hand side low level	
5.10	Switch	White plastic		

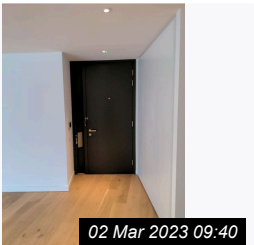
5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)				
5.11	Socket outlet	White plastic		
5.12	Flooring	Light wood	Minor white mark to centre of kitchen Minor grey mark forward of window right hand side	
5.13	Kitchen units	White wooden units White and grey laminate doors and drawers White wooden kickboards beneath	Units appear new	
5.14	Base units from left to right	Drawer unit Integrated grey plastic cutlery divider		
5.14.1	-	Single cupboard, 1 x shelf		
5.14.2	-	Integrated wine cooler		
5.14.3	-	Single cupboard, 1 x shelf Contains: Appliance switches		
5.14.4	-	Single under sink cupboard Contains: Integrated grey plastic waste bin		
5.14.5	-	Single cupboard, 1 x shelf		
5.14.6	-	1 x drawer below oven		
5.15	Wall units from left to right	Single cupboard, 1 x shelf		
5.15.1	-	Double cupboard above extractor, no shelves Contains: 1 x box file containing Appliance manuals Instruction manuals		
5.15.2	-	Single cupboard, 1 x shelf		
5.15.3	-	Single cupboard, 1 x shelf		
5.15.4	-	Single cupboard above fridge, no shelves		
5.16	Wine Cooler	Integrated 'mQuvee' wine cooler Brushed steel fronted Glass panel to door Brushed steel pull handle  Internal contains: 5 x light wooden slatted shelves	Tested for power Appears new	

5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)				
5.17	Extractor Hood	'Siemens' brushed steel extractor hood	Tested for power Smear marks Appears new	
5.18	Hob	'Siemens' black ceramic induction hob	Tested for power Appears new	
5.19	Grill	Brushed steel fronted 'Siemens' Control and digital clock to top Door with glass viewing panel Brushed steel pull handle  Internal contains: 1 x stainless steel rack shelf 1 x grey metal grill pan	Tested for power Appears new	
5.20	Oven	Brushed steel fronted 'Siemens' Control and digital clock to top Door with glass viewing panel Brushed steel pull handle  Internal contains: 2 x stainless steel rack shelves 1 x grey metal grill pan	Tested for power Appears new	
5.21	Worktop(s)	Grey granite marble effect worktop	Appears new	
5.22	Sink	Sink and draining board granite marble effect matching worktop 1 x gold coloured metal waste 1 x gold coloured metal plug 1 x gold coloured metal overflow 1 x gold coloured metal mixer tap	Appears new	
5.23	Fridge / freezer	Integrated 'Siemens' Fridge compartment to top Return of door: 4 x clear plastic shelves  Internal: 4 x clear glass shelves with brushed steel trim 1 x clear plastic salad crisper 1 x white plastic ice tray 2 x white plastic ice packs  Freezer compartment below: 1 x clear plastic drawer 2 x white plastic drawers with clear plastic fronts	Appears new	
5.24	Dishwasher	Integrated 'Siemens' Contains: 2 x grey metal rack shelves 1 x grey plastic cutlery holder	Appears new	



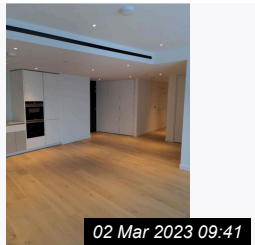
## 5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)

5.25	Utility cupboard	<p>Frame and surround wood painted white 3 x doors smooth wood painted white</p> <p>Interior painted white Flooring grey vinyl with white patterns</p> <p>Contains: White plastic smoke alarm White vent White metal box housing pipework Multiple valves to low level Heat meter Water meter White metal 'Nuair' heating system Siemens washer / dryer White plastic sockets Grey metal and white plastic switches</p>	<p>Door - rubber seal loose to left hand side door</p> <p>White dust to interior</p> <p>Washer dryer - tested for power Appears new</p>	
5.26	Built-In Cupboard	<p>Frame and surround wood painted white 2 x doors smooth wood painted white</p> <p>Interior painted white Flooring light wood</p> <p>Contains: White metal cover Grey metal and white plastic switches</p>		
5.27	Additional items	<p>Blue plastic folder Contains: Appliance manuals Instruction manuals</p>		



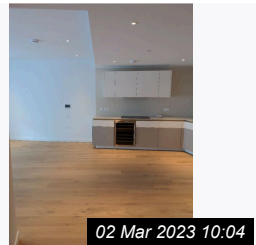
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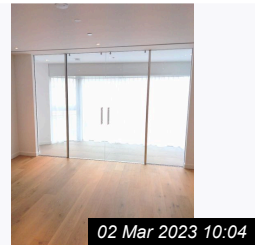
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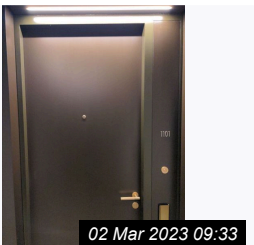
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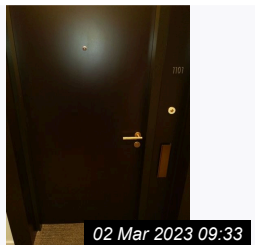
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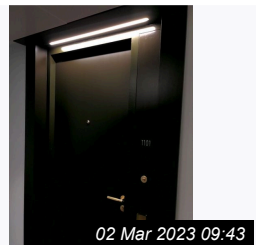
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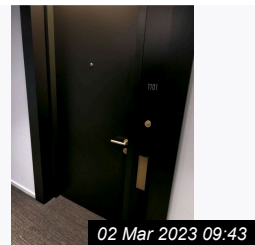
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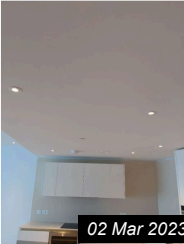
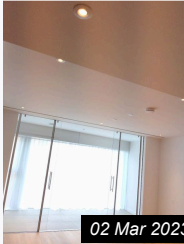
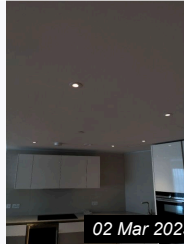
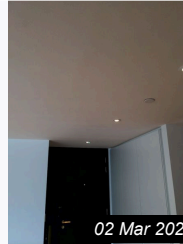

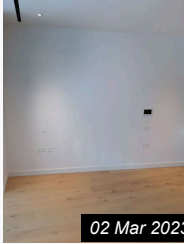
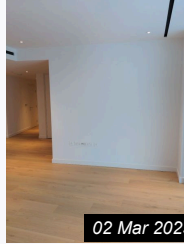
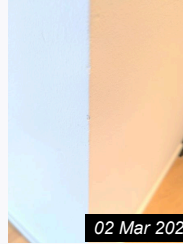


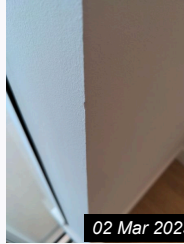

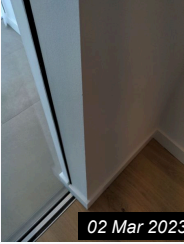
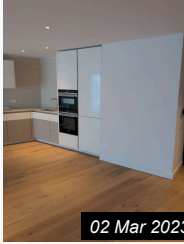
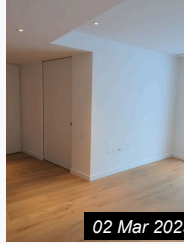
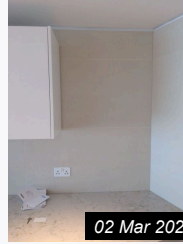
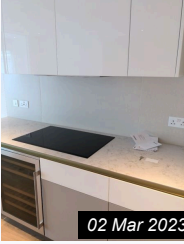
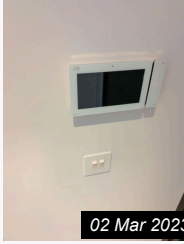
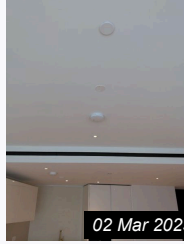
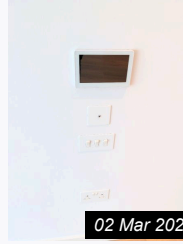
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Ref # 5.1

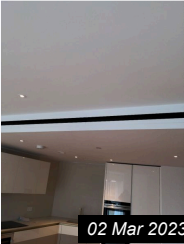
5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)



5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)


 <p>02 Mar 2023 09:41</p> <p>Ref # 5.5</p>	 <p>02 Mar 2023 09:42</p> <p>Ref # 5.5</p>	 <p>02 Mar 2023 10:03</p> <p>Ref # 5.5</p>	 <p>02 Mar 2023 10:04</p> <p>Ref # 5.5</p>
 <p>02 Mar 2023 09:41</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 09:41</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 09:41</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 09:50</p> <p>Ref # 5.6</p>
 <p>02 Mar 2023 09:54</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 09:54</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 09:54</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 09:55</p> <p>Ref # 5.6</p>
 <p>02 Mar 2023 09:58</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 10:04</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 10:04</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 10:10</p> <p>Ref # 5.6</p>
 <p>02 Mar 2023 10:10</p> <p>Ref # 5.6</p>	 <p>02 Mar 2023 09:50</p> <p>Ref # 5.7</p>	 <p>02 Mar 2023 09:59</p> <p>Ref # 5.7</p>	 <p>02 Mar 2023 10:00</p> <p>Ref # 5.7</p>

5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)



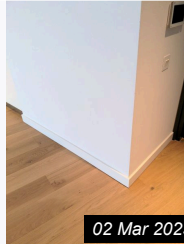
02 Mar 2023 10:21

Ref # 5.7




02 Mar 2023 09:55

Ref # 5.8




02 Mar 2023 09:56

Ref # 5.8




02 Mar 2023 09:58

Ref # 5.9



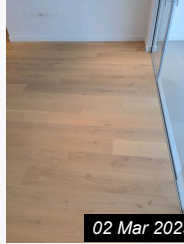
02 Mar 2023 09:58

Ref # 5.9



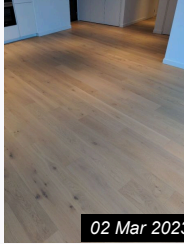
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Ref # 5.12



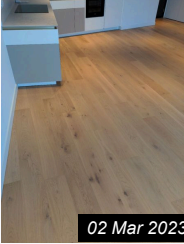
02 Mar 2023 09:41

Ref # 5.12




02 Mar 2023 09:41

Ref # 5.12




02 Mar 2023 09:41

Ref # 5.12




02 Mar 2023 09:56

Ref # 5.12




02 Mar 2023 09:56

Ref # 5.12



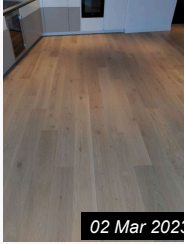
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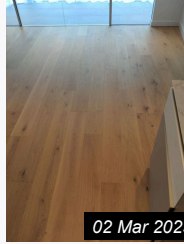
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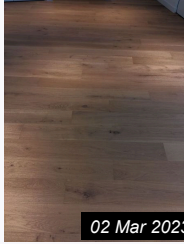
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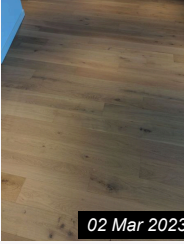
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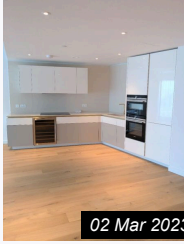
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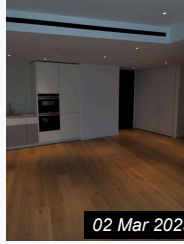
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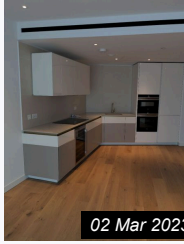
02 Mar 2023 09:40

Ref # 5.13



02 Mar 2023 09:58

Ref # 5.13






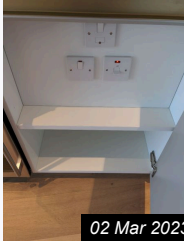

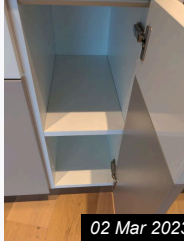


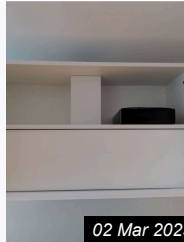



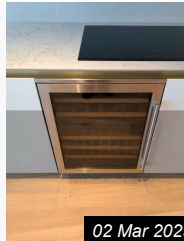







02 Mar 2023 09:58











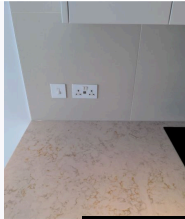




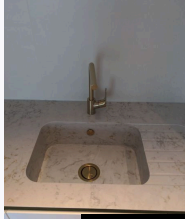




Ref # 5.13




5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)

 <p>02 Mar 2023 10:00</p> <p>Ref # 5.13</p>	 <p>02 Mar 2023 10:00</p> <p>Ref # 5.13</p>	 <p>02 Mar 2023 10:04</p> <p>Ref # 5.13</p>	 <p>02 Mar 2023 10:09</p> <p>Ref # 5.14</p>
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 <p>02 Mar 2023 10:09</p> <p>Ref # 5.14.6</p>	 <p>02 Mar 2023 10:10</p> <p>Ref # 5.15</p>	 <p>02 Mar 2023 10:10</p> <p>Ref # 5.15.1</p>	 <p>02 Mar 2023 10:10</p> <p>Ref # 5.15.2</p>
 <p>02 Mar 2023 10:10</p> <p>Ref # 5.15.3</p>	 <p>02 Mar 2023 10:15</p> <p>Ref # 5.15.4</p>	 <p>02 Mar 2023 10:11</p> <p>Ref # 5.16</p>	 <p>02 Mar 2023 10:11</p> <p>Ref # 5.16</p>
 <p>02 Mar 2023 10:12</p> <p>Ref # 5.16</p>	 <p>02 Mar 2023 10:10</p> <p>Ref # 5.17</p>	 <p>02 Mar 2023 10:10</p> <p>Ref # 5.18</p>	 <p>02 Mar 2023 10:11</p> <p>Ref # 5.19</p>

5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)


 <p>02 Mar 2023 10:12</p> <p>Ref # 5.19</p>	 <p>02 Mar 2023 10:12</p> <p>Ref # 5.19</p>	 <p>02 Mar 2023 10:12</p> <p>Ref # 5.19</p>	 <p>02 Mar 2023 10:12</p> <p>Ref # 5.19</p>
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 <p>02 Mar 2023 10:13</p> <p>Ref # 5.20</p>	 <p>02 Mar 2023 10:13</p> <p>Ref # 5.20</p>	 <p>02 Mar 2023 10:08</p> <p>Ref # 5.21</p>	 <p>02 Mar 2023 10:08</p> <p>Ref # 5.21</p>
 <p>02 Mar 2023 10:08</p> <p>Ref # 5.21</p>	 <p>02 Mar 2023 10:09</p> <p>Ref # 5.21</p>	 <p>02 Mar 2023 10:08</p> <p>Ref # 5.22</p>	 <p>02 Mar 2023 10:08</p> <p>Ref # 5.22</p>
 <p>02 Mar 2023 10:08</p> <p>Ref # 5.22</p>	 <p>02 Mar 2023 10:09</p> <p>Ref # 5.22</p>	 <p>02 Mar 2023 10:09</p> <p>Ref # 5.22</p>	 <p>02 Mar 2023 10:13</p> <p>Ref # 5.23</p>

5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)




02 Mar 2023 10:13

Ref # 5.23




02 Mar 2023 10:13

Ref # 5.23




02 Mar 2023 10:14

Ref # 5.23




02 Mar 2023 10:14

Ref # 5.23




02 Mar 2023 10:14

Ref # 5.23



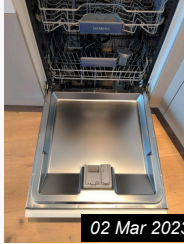
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02 Mar 2023 10:14

Ref # 5.23



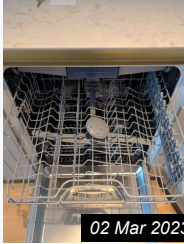
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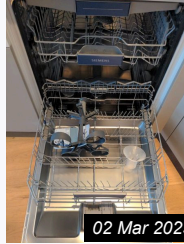
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02 Mar 2023 10:11

Ref # 5.24




02 Mar 2023 10:11

Ref # 5.24



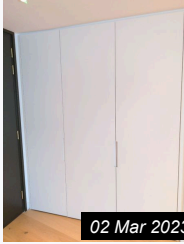
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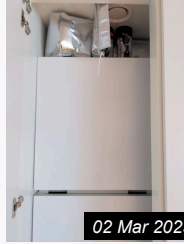
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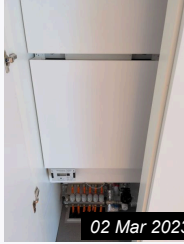
02 Mar 2023 09:50

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02 Mar 2023 09:50

Ref # 5.25



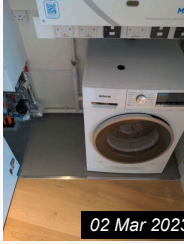
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02 Mar 2023 09:52

Ref # 5.25



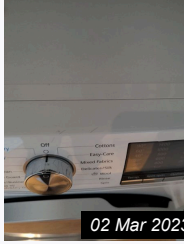
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02 Mar 2023 09:52

Ref # 5.25




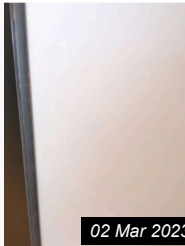
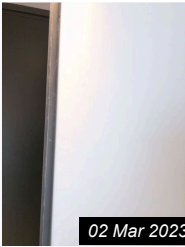









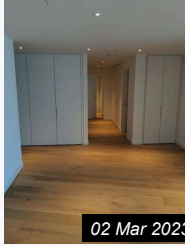

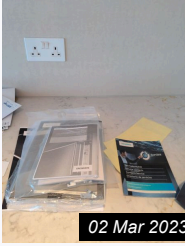


02 Mar 2023 09:52


Ref # 5.25




5. ENTRANCE, OPEN PLAN KITCHEN AND RECEPTION (CONT.)

 <p>02 Mar 2023 09:53</p> <p>Ref # 5.25</p>	 <p>02 Mar 2023 09:53</p> <p>Ref # 5.25</p>	 <p>02 Mar 2023 09:53</p> <p>Ref # 5.25</p>	 <p>02 Mar 2023 09:53</p> <p>Ref # 5.25</p>
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 <p>02 Mar 2023 10:03</p> <p>Ref # 5.26</p>	 <p>02 Mar 2023 10:03</p> <p>Ref # 5.26</p>	 <p>02 Mar 2023 10:04</p> <p>Ref # 5.26</p>	 <p>02 Mar 2023 10:06</p> <p>Ref # 5.27</p>
 <p>02 Mar 2023 10:06</p> <p>Ref # 5.27</p>			


6. STUDY ROOM				
Ref	Name	Description	Condition	Additional Comments
6.1	Door	Grey metal frames 2 x clear glass sliding doors 2 x brushed steel pull handles	Minor white mark to left hand side low level	
6.2	Door frame	Grey metal frame and track		
6.3	Ceiling	Painted white	Appears freshly painted	
6.4	Ceiling fixtures	Sprinkler  White plastic smoke alarm  Black vent above windows		
6.5	Lighting	2 x spotlights with white surrounds	Bulbs working	
6.6	Walls	Painted white	Appears freshly painted Minor scuffs and indents left hand side of window low level	
6.7	Skirting	Wood painted white	Minor paint mark right hand side of door	
6.8	Flooring	Grey stone tiles	Appears new	
6.9	Window(s) / Sill	Frame and surround grey metal Double glazed windows Grey metal lever handle Sill grey metal		
6.10	Curtains	White metal curtain track 1 x pair of white net curtains	Curtains - appear new	
6.11	Sockets outlet	White plastic		




Ref #6




Ref #6




Ref #6




Ref #6



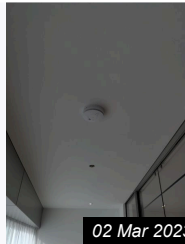
Ref # 6.1




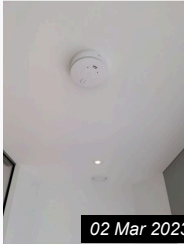
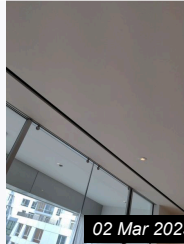
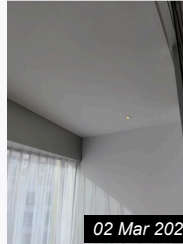
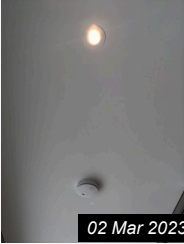

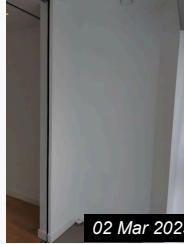

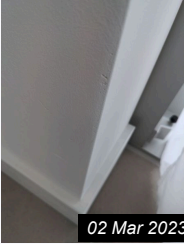



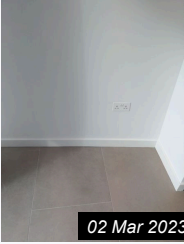

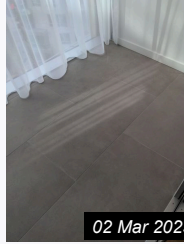
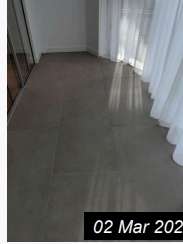
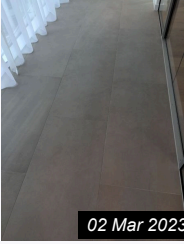
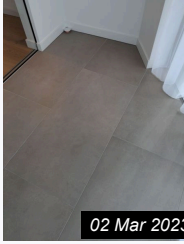
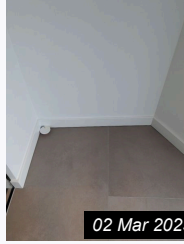

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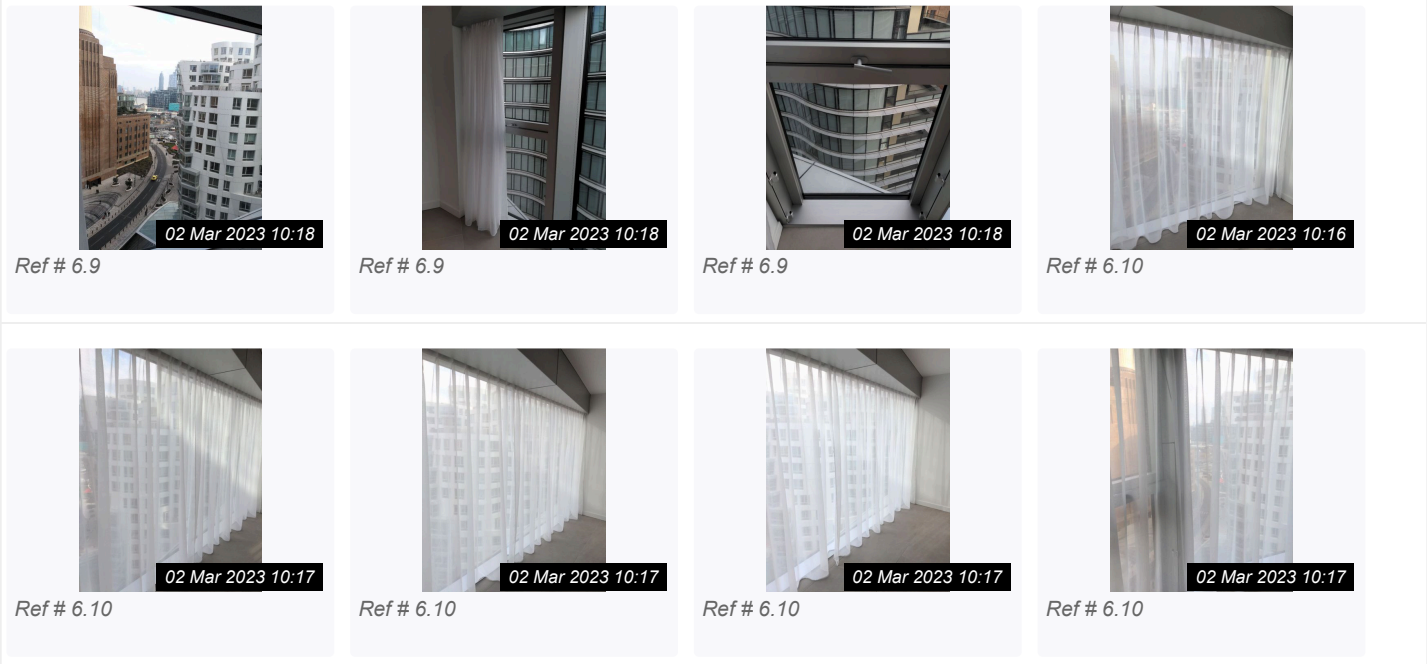
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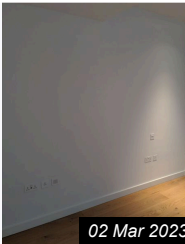
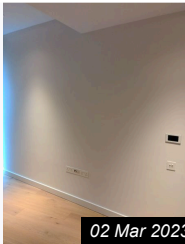
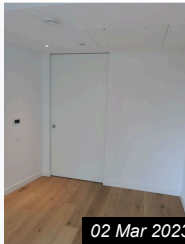

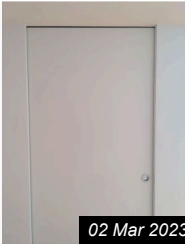
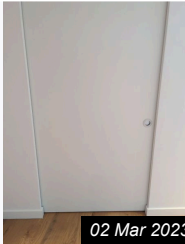
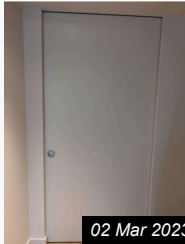
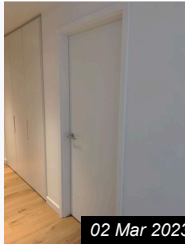

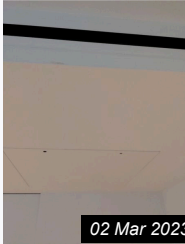
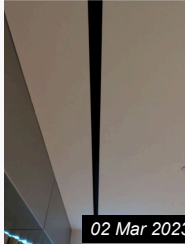

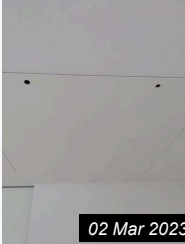
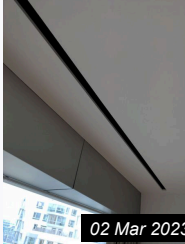
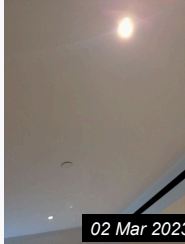
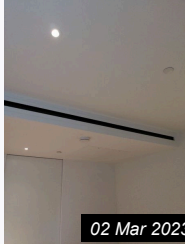
Ref # 6.4

6. STUDY ROOM (CONT.)			
 <p>02 Mar 2023 10:20</p> <p>Ref # 6.4</p>	 <p>02 Mar 2023 10:20</p> <p>Ref # 6.4</p>	 <p>02 Mar 2023 10:21</p> <p>Ref # 6.4</p>	 <p>02 Mar 2023 10:16</p> <p>Ref # 6.5</p>
 <p>02 Mar 2023 10:17</p> <p>Ref # 6.5</p>	 <p>02 Mar 2023 10:17</p> <p>Ref # 6.6</p>	 <p>02 Mar 2023 10:17</p> <p>Ref # 6.6</p>	 <p>02 Mar 2023 10:20</p> <p>Ref # 6.6</p>
 <p>02 Mar 2023 10:20</p> <p>Ref # 6.6</p>	 <p>02 Mar 2023 10:20</p> <p>Ref # 6.6</p>	 <p>02 Mar 2023 10:16</p> <p>Ref # 6.7</p>	 <p>02 Mar 2023 10:20</p> <p>Ref # 6.7</p>
 <p>02 Mar 2023 10:20</p> <p>Ref # 6.7</p>	 <p>02 Mar 2023 10:16</p> <p>Ref # 6.8</p>	 <p>02 Mar 2023 10:16</p> <p>Ref # 6.8</p>	 <p>02 Mar 2023 10:16</p> <p>Ref # 6.8</p>
 <p>02 Mar 2023 10:17</p> <p>Ref # 6.8</p>	 <p>02 Mar 2023 10:17</p> <p>Ref # 6.8</p>	 <p>02 Mar 2023 10:20</p> <p>Ref # 6.8</p>	 <p>02 Mar 2023 10:18</p> <p>Ref # 6.9</p>

6. STUDY ROOM (CONT.)

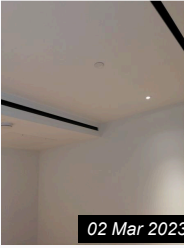


7. BEDROOM 1				
Ref	Name	Description	Condition	Additional Comments
7.1	Door	Smooth wood painted white Sliding door Brushed steel circular handles Return of door same		
7.2	Door Frame	Grey metal track		
7.3	Ceiling	Painted white	Appears freshly painted White tape next to smoke alarm	
7.4	Ceiling Fixtures	White plastic smoke alarm  Inspection hatch painted white  Black vent  2 x white plastic caps	Caps are paint marked	
7.5	Lighting	4 x spotlights with white surrounds		
7.6	Walls	Painted white	Appears freshly painted Minor brown mark below vent Minor scuff to low level next to socket	
7.7	Wall Fixtures	Black vent  White plastic electronic heating controls		
7.8	Skirting	Wood painted white		

7. BEDROOM 1 (CONT.)				
7.9	Window(s) / Sill	Frame and surround grey metal Double glazed windows Grey metal lever handle Sill grey metal		
7.10	Curtains	2 x white metal tracks 1 x pair of white net curtains 1 x pair of grey curtains	Curtains - appear new	
7.11	Switch	White plastic		
7.12	Socket outlet	White plastic		
7.13	Flooring	Light wood	Minor white paint specks right hand side of door	
<div><div><p>02 Mar 2023 10:23</p><p>Ref #7</p></div><div><p>02 Mar 2023 10:23</p><p>Ref #7</p></div><div><p>02 Mar 2023 10:25</p><p>Ref #7</p></div><div><p>02 Mar 2023 10:26</p><p>Ref #7</p></div></div>				
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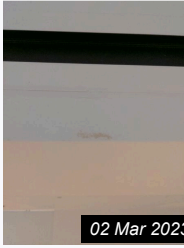


7. BEDROOM 1 (CONT.)




02 Mar 2023 10:24

Ref # 7.5



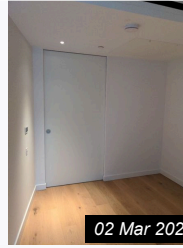
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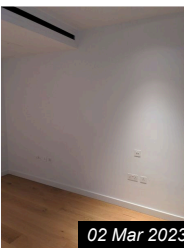
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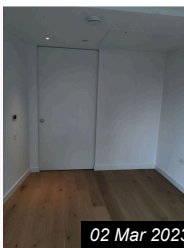
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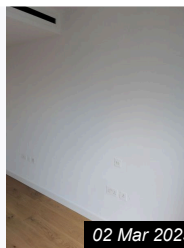
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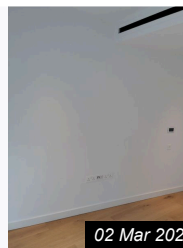
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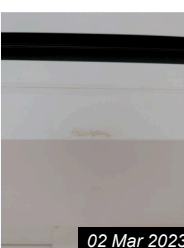
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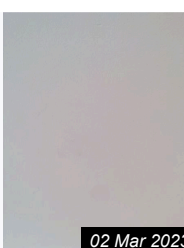
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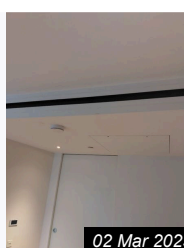
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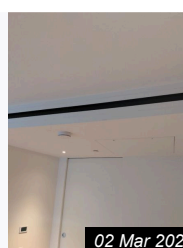
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02 Mar 2023 10:23

Ref # 7.7



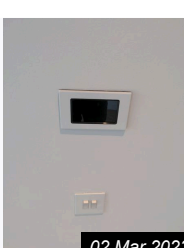
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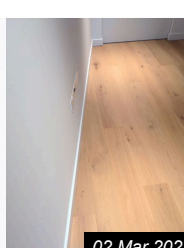
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02 Mar 2023 10:26

Ref # 7.7




02 Mar 2023 10:24

Ref # 7.8




02 Mar 2023 10:25

Ref # 7.9




02 Mar 2023 10:25

Ref # 7.9



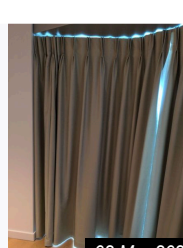
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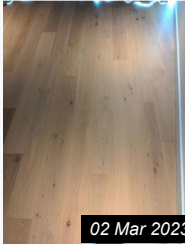
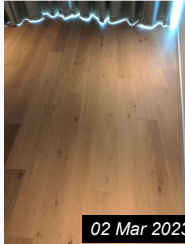
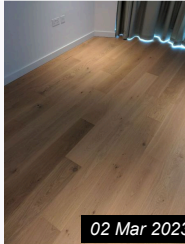
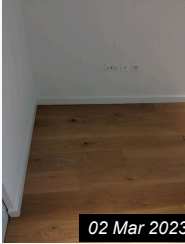

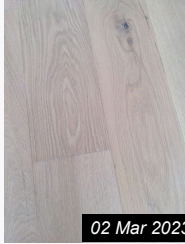
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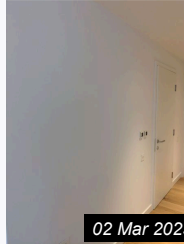


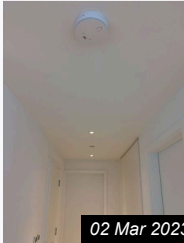
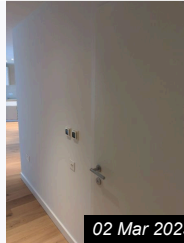
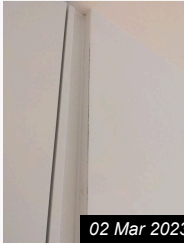

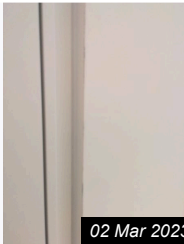
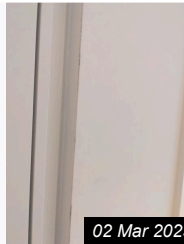
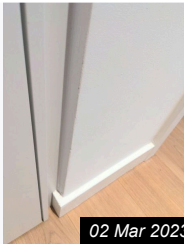



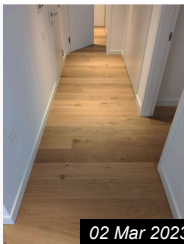
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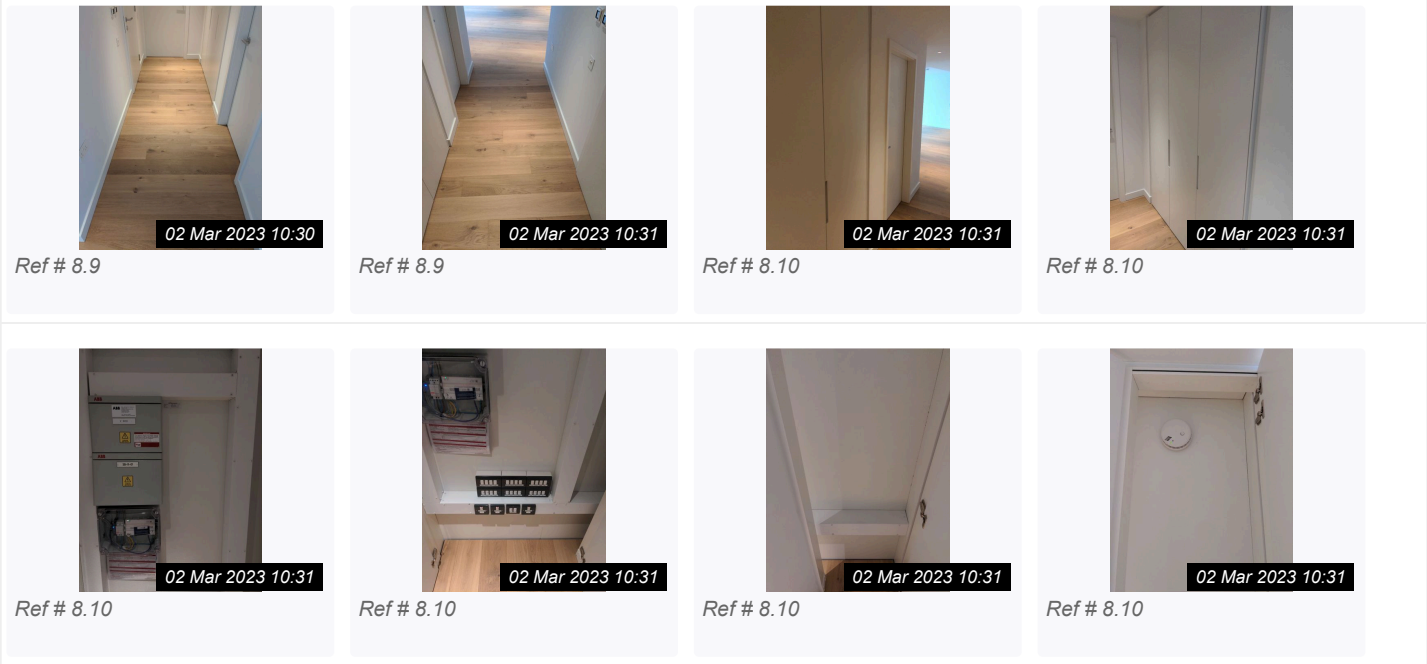
7. BEDROOM 1 (CONT.)				
 02 Mar 2023 10:24 Ref # 7.10	 02 Mar 2023 10:23 Ref # 7.13	 02 Mar 2023 10:23 Ref # 7.13	 02 Mar 2023 10:23 Ref # 7.13	
 02 Mar 2023 10:23 Ref # 7.13	 02 Mar 2023 10:25 Ref # 7.13	 02 Mar 2023 10:28 Ref # 7.13		

8. INNER HALLWAY				
Ref	Name	Description	Condition	Additional Comments
8.1	Ceiling	Painted white	Appears freshly painted	
8.2	Ceiling Fixtures	White plastic smoke alarm White plastic cap		
8.3	Lighting	2 x spotlights with white surrounds		
8.4	Walls	Painted white	Appears freshly painted Minor scuff to angle right hand side of cupboard high to low level Angle chips right hand side of cupboard low level	
8.5	Wall Fixtures	2 x wall mounted white plastic 'Devi' electronic heating controls for bathroom		
8.6	Skirting	Wood painted white	Hairline crack left hand side of bathroom	
8.7	Switch	White plastic		
8.8	Socket outlet	White plastic		
8.9	Flooring	Light wood		



8. INNER HALLWAY (CONT.)				
8.10	Built-In Cupboard	Frame and surround wood painted white 3 x doors smooth wood painted white  Interior decorated as per room  Contains: Grey metal fuse box Clear plastic fuse box Grey metal and white plastic switches White plastic smoke alarm 1 x white wooden shelf		
<div><div><div>02 Mar 2023 10:30</div></div><div>Ref #8</div></div> <div><div><div>02 Mar 2023 10:30</div></div><div>Ref #8</div></div> <div><div><div>02 Mar 2023 10:30</div></div><div>Ref #8</div></div> <div><div><div>02 Mar 2023 10:31</div></div><div>Ref #8</div></div>				
<div><div><div>02 Mar 2023 10:30</div></div><div>Ref # 8.3</div></div> <div><div><div>02 Mar 2023 10:30</div></div><div>Ref # 8.3</div></div> <div><div><div>02 Mar 2023 10:31</div></div><div>Ref # 8.4</div></div> <div><div><div>02 Mar 2023 10:32</div></div><div>Ref # 8.4</div></div>				
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<div><div><div>02 Mar 2023 10:31</div></div><div>Ref # 8.5</div></div> <div><div><div>02 Mar 2023 11:03</div></div><div>Ref # 8.6</div></div> <div><div><div>02 Mar 2023 10:30</div></div><div>Ref # 8.9</div></div> <div><div><div>02 Mar 2023 10:30</div></div><div>Ref # 8.9</div></div>				

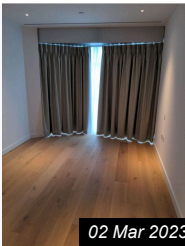
8. INNER HALLWAY (CONT.)



9. BEDROOM 2				
Ref	Name	Description	Condition	Additional Comments
9.1	Door	Smooth wood painted white Brushed steel lever handle Return of door same		
9.2	Door Frame	Wood painted white		
9.3	Ceiling	Painted white	Appears freshly painted	
9.4	Ceiling Fixtures	Inspection hatch painted white  Black vent  2 x white plastic caps	Inspection hatch - minor rubs  Caps are paint marked	
9.5	Lighting	4 x spotlights with white surrounds	Bulbs working	
9.6	Walls	Painted white	Appears freshly painted Minor scuffs and indents to right hand side of wardrobe low level	
9.7	Wall Fixtures	White plastic electronic heating control  Black vent		
9.8	Skirting	Wood painted white		
9.9	Window(s) / Sill	Frame and surround grey metal Double glazed windows Grey metal lever handle Sill grey metal	Curtains - appear new	

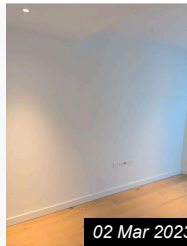
**9. BEDROOM 2 (CONT.)**

9.10	Curtains	2 x white metal tracks 1 x pair of white net curtains 1 x pair of grey curtains	Curtains - appear new	
9.11	Switch	White plastic		
9.12	Socket outlet	White plastic		
9.13	Flooring	Light wood Grey metal and rubber doorstop	White paint specks scattered	
9.14	Built-In Wardrobe	Frame and surround wood painted white 3 x doors smooth wood painted white  Interior painted white Flooring light wood  Contains: White wooden shelf White metal hanging rail		



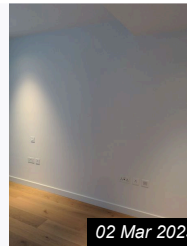
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Ref #9



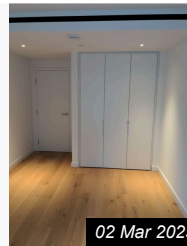
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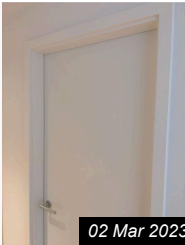
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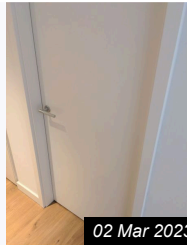
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Ref #9



02 Mar 2023 10:34

Ref # 9.1



02 Mar 2023 10:34

Ref # 9.1



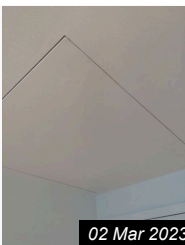
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Ref # 9.1



02 Mar 2023 10:39

Ref # 9.3



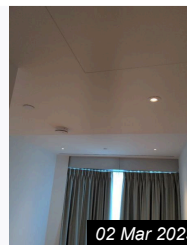
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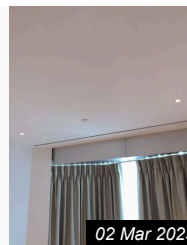
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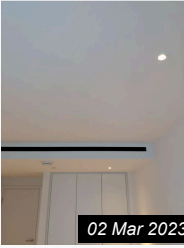
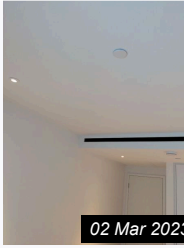
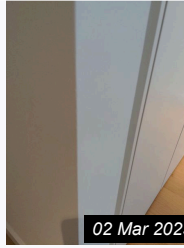

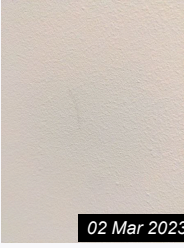
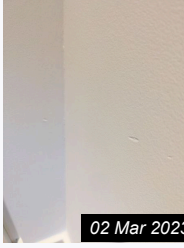
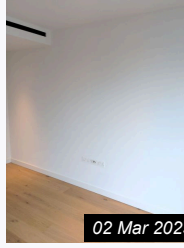
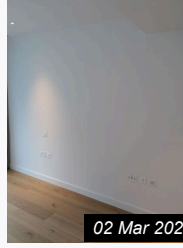
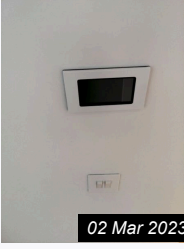
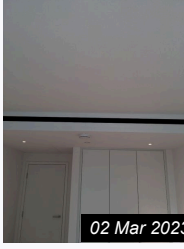
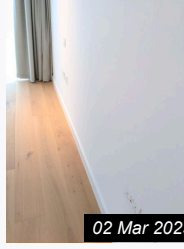
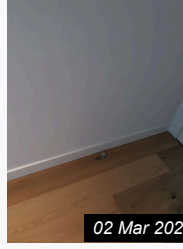
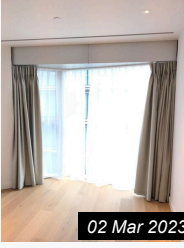

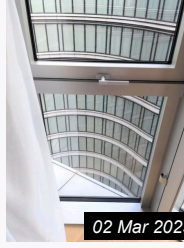
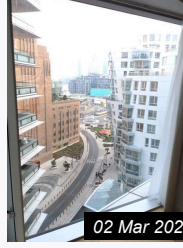
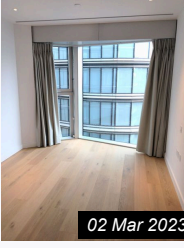
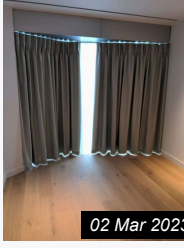
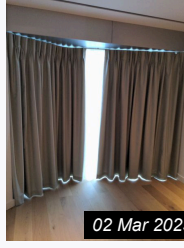
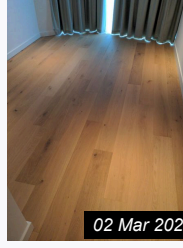
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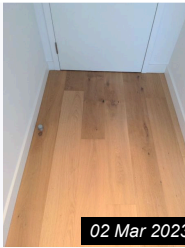
9. BEDROOM 2 (CONT.)			
 <p>02 Mar 2023 10:36</p> <p>Ref # 9.5</p>	 <p>02 Mar 2023 10:36</p> <p>Ref # 9.5</p>	 <p>02 Mar 2023 10:36</p> <p>Ref # 9.6</p>	 <p>02 Mar 2023 10:37</p> <p>Ref # 9.6</p>
 <p>02 Mar 2023 10:37</p> <p>Ref # 9.6</p>	 <p>02 Mar 2023 10:37</p> <p>Ref # 9.6</p>	 <p>02 Mar 2023 10:38</p> <p>Ref # 9.6</p>	 <p>02 Mar 2023 10:39</p> <p>Ref # 9.6</p>
 <p>02 Mar 2023 10:36</p> <p>Ref # 9.7</p>	 <p>02 Mar 2023 10:38</p> <p>Ref # 9.7</p>	 <p>02 Mar 2023 10:38</p> <p>Ref # 9.8</p>	 <p>02 Mar 2023 10:39</p> <p>Ref # 9.8</p>
 <p>02 Mar 2023 10:38</p> <p>Ref # 9.9</p>	 <p>02 Mar 2023 10:38</p> <p>Ref # 9.9</p>	 <p>02 Mar 2023 10:38</p> <p>Ref # 9.9</p>	 <p>02 Mar 2023 10:38</p> <p>Ref # 9.9</p>
 <p>02 Mar 2023 10:39</p> <p>Ref # 9.9</p>	 <p>02 Mar 2023 10:36</p> <p>Ref # 9.10</p>	 <p>02 Mar 2023 10:37</p> <p>Ref # 9.10</p>	 <p>02 Mar 2023 10:35</p> <p>Ref # 9.13</p>

9. BEDROOM 2 (CONT.)




02 Mar 2023 10:36

Ref # 9.13



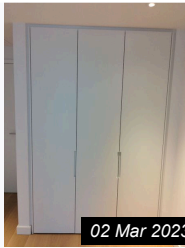
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Ref # 9.13




02 Mar 2023 10:38

Ref # 9.13



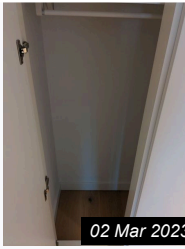
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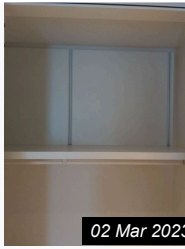
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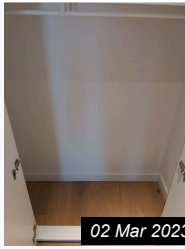
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Ref # 9.14




02 Mar 2023 10:37

Ref # 9.14



02 Mar 2023 10:37

Ref # 9.14



02 Mar 2023 10:38

Ref # 9.14

10. BEDROOM 3				
Ref	Name	Description	Condition	Additional Comments
10.1	Door	Smooth wood painted white Brushed steel lever handle Return of door same		
10.2	Door Frame	Wood painted white		
10.3	Ceiling	Painted white	Appears freshly painted	
10.4	Ceiling Fixtures	2 x white plastic smoke alarms 2 x white plastic caps	1 x smoke alarm is paint marked	
10.5	Lighting	6 x spotlights with white surrounds	Bulbs working	
10.6	Walls	Painted white	Appears freshly painted	

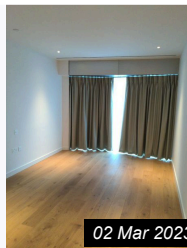
## 10. BEDROOM 3 (CONT.)

10.7	Wall Fixtures	White plastic electronic heating control  2 x white plastic electronic 'Devi' heating controls for ensuite  Black vent		
10.8	Skirting	Wood painted white		
10.9	Window(s) / Sill	Frame and surround grey metal Double glazed sash windows Grey metal lever handle Sill grey metal		
10.10	Curtains	2 x white metal tracks 1 x pair of white net curtains 1 x pair of grey curtains	Curtains - appear new	
10.11	Switch	White plastic		
10.12	Socket outlet	White plastic		
10.13	Flooring	Light wood  Grey metal and rubber doorstop		
10.14	Built-In Wardrobe	Frame and surround wood painted white 4 x doors smooth wood painted white  Interior painted white Flooring light wood  Contains: 2 x white wooden shelves 2 x LED lights under shelves 2 x white hanging rails	Lights working	



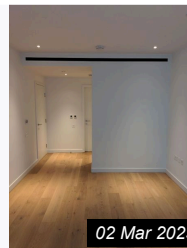
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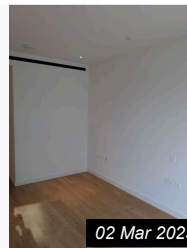
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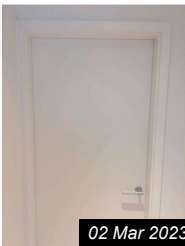
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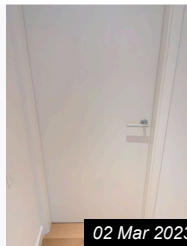
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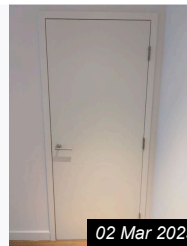
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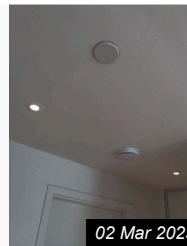
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02 Mar 2023 10:42

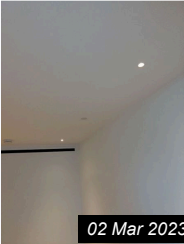
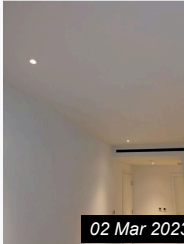
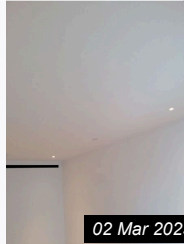
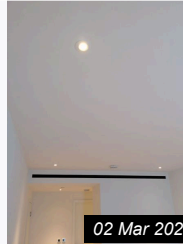
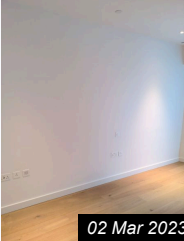
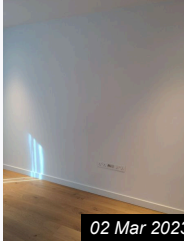
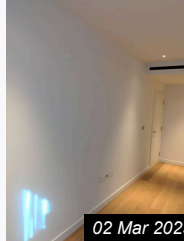
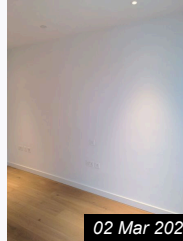

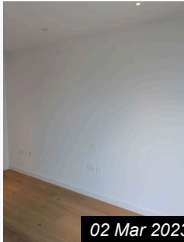
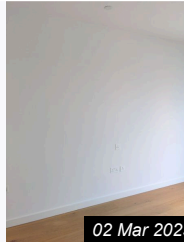
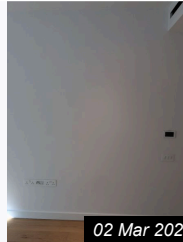
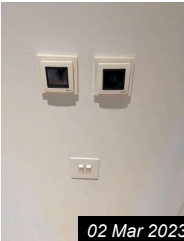
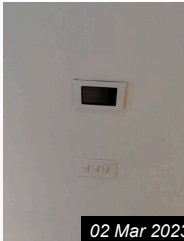
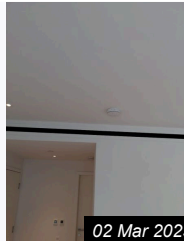
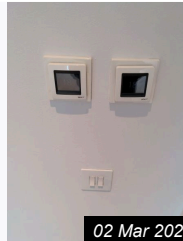
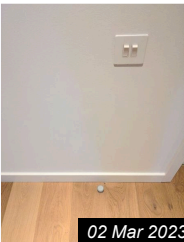
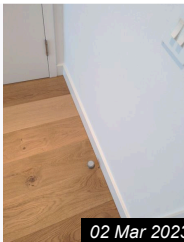

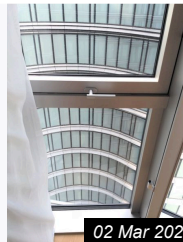
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Ref # 10.4




10. BEDROOM 3 (CONT.)			
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10. BEDROOM 3 (CONT.)




02 Mar 2023 10:45

Ref # 10.9




02 Mar 2023 10:46

Ref # 10.9



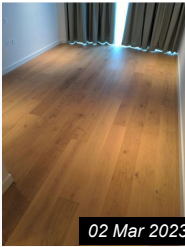
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02 Mar 2023 10:44

Ref # 10.10



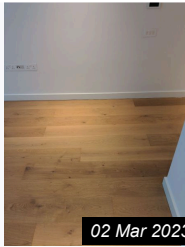
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Ref # 10.13




02 Mar 2023 10:41

Ref # 10.13




02 Mar 2023 10:44

Ref # 10.13




02 Mar 2023 10:42

Ref # 10.14




02 Mar 2023 10:43

Ref # 10.14



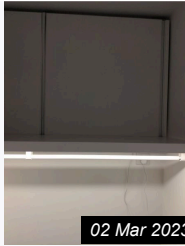
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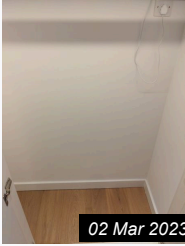
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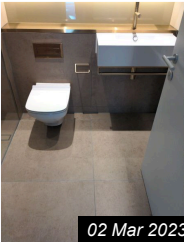



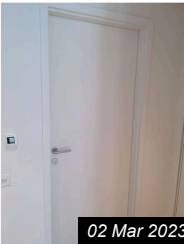
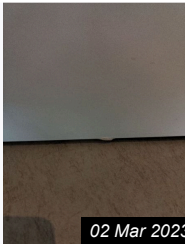




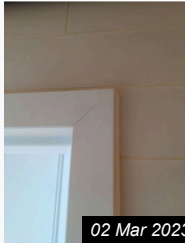
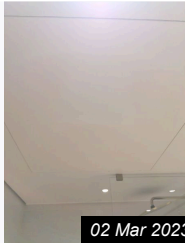
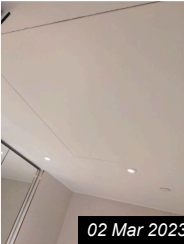
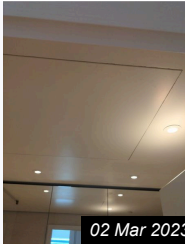
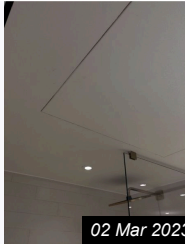
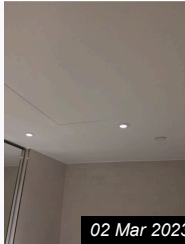

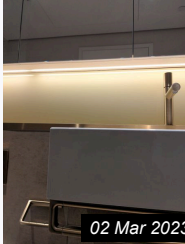
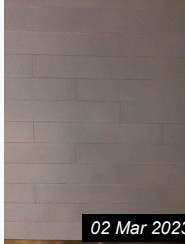
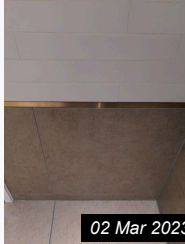
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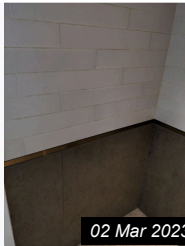
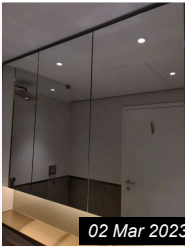



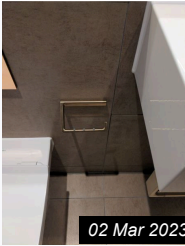






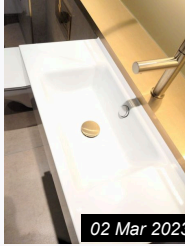
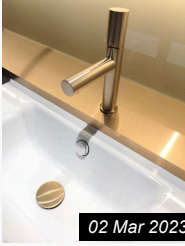
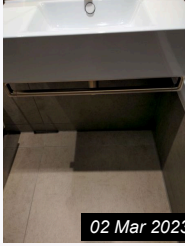
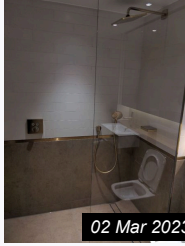
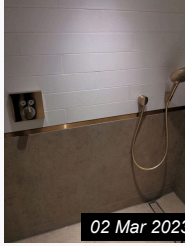
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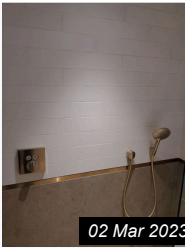

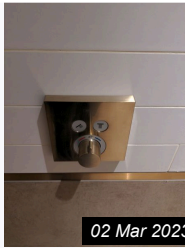









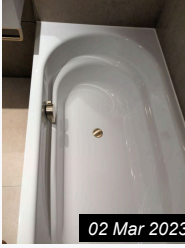
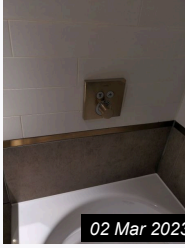




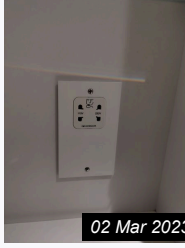
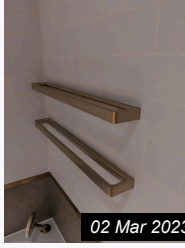
11. EN SUITE				
Ref	Name	Description	Condition	Additional Comments
11.1	Door	Smooth wood painted white Brushed steel lever handle  Return of door same Gold coloured metal coat hook Brushed steel turn lock	Angle chip to bottom edge Turn lock is slightly loose	
11.2	Door Frame	Wood painted white	Hairline cracks to joins	
11.3	Ceiling	Painted white	Appears freshly painted	



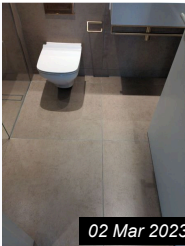
11. EN SUITE (CONT.)				
11.4	Ceiling Fixtures	Inspection hatch painted white White plastic cap		
11.5	Lighting	4 x spotlights with white surrounds 1 x strip light under cabinet	Spotlights - all bulbs working Strip light - working	
11.6	Walls	Part grey tiles Part grey patterned tiles with gold trim Part gold coloured splashback	Grouting slightly discoloured in shower area Minor black marks to right hand side of splashback	
11.7	Wall Fixtures	White wooden cabinet 3 x mirrored doors interior: 6 x clear glass shelves Gold coloured metal toilet roll holder Gold coloured metal shelf		
11.8	Toilet	White vitreous base Concealed cistern Gold coloured metal dual flush White plastic toilet seat and cover Stainless steel risers		
11.9	Basin	White vitreous wall mounted basin Gold coloured metal waste Gold coloured metal plug White metal overflow Gold coloured metal mixer tap Gold coloured metal towel rail beneath		
11.10	Shower Unit / Cubicle	Shower screen: Gold coloured bracket fixed to wall 1 x fixed glass panel Base grey tiles Waste matching base Gold coloured metal wall mounted shower controls Gold coloured metal shower hose Gold coloured metal shower head with holder Gold coloured metal monsoon showerhead Gold coloured metal soap tray with mirrored top	Bracket is paint marked	
11.11	Bath	White vitreous bath Bath panel tiled to match walls Gold coloured metal wall mounted bath controls Gold coloured metal showerhead and shower hose Gold coloured metal overflow Gold coloured metal waste Gold coloured metal plug		
11.12	Socket outlet	White plastic		

11. EN SUITE (CONT.)				
11.13	Heating	2 x gold coloured metal heated towel rails		
11.14	Flooring	Grey patterned tiles	Grouting discoloured	
<div><div><div>02 Mar 2023 10:49</div><div>Ref #11</div></div><div><div>02 Mar 2023 10:49</div><div>Ref #11</div></div><div><div>02 Mar 2023 10:49</div><div>Ref #11</div></div><div><div>02 Mar 2023 10:49</div><div>Ref #11</div></div></div>				
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11. EN SUITE (CONT.)			
 <p>02 Mar 2023 10:52</p>	 <p>02 Mar 2023 10:56</p>	 <p>02 Mar 2023 10:56</p>	 <p>02 Mar 2023 10:56</p>
Ref # 11.6	Ref # 11.6	Ref # 11.6	Ref # 11.6
 <p>02 Mar 2023 10:50</p>	 <p>02 Mar 2023 10:50</p>	 <p>02 Mar 2023 10:55</p>	 <p>02 Mar 2023 10:51</p>
Ref # 11.7	Ref # 11.7	Ref # 11.7	Ref # 11.7
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Ref # 11.7	Ref # 11.7	Ref # 11.7	Ref # 11.8
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Ref # 11.8	Ref # 11.8	Ref # 11.9	Ref # 11.9
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Ref # 11.9	Ref # 11.9	Ref # 11.10	Ref # 11.10


11. EN SUITE (CONT.)			
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 <p>02 Mar 2023 10:52</p> <p>Ref # 11.10</p>	 <p>02 Mar 2023 10:55</p> <p>Ref # 11.10</p>	 <p>02 Mar 2023 10:50</p> <p>Ref # 11.11</p>	 <p>02 Mar 2023 10:50</p> <p>Ref # 11.11</p>
 <p>02 Mar 2023 10:50</p> <p>Ref # 11.11</p>	 <p>02 Mar 2023 10:50</p> <p>Ref # 11.11</p>	 <p>02 Mar 2023 10:50</p> <p>Ref # 11.11</p>	 <p>02 Mar 2023 10:50</p> <p>Ref # 11.11</p>
 <p>02 Mar 2023 10:50</p> <p>Ref # 11.11</p>	 <p>02 Mar 2023 10:52</p> <p>Ref # 11.11</p>	 <p>02 Mar 2023 10:55</p> <p>Ref # 11.12</p>	 <p>02 Mar 2023 10:52</p> <p>Ref # 11.13</p>

11. EN SUITE (CONT.)




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Ref # 11.14



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Ref # 11.14



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Ref # 11.14

12. BATHROOM				
Ref	Name	Description	Condition	Additional Comments
12.1	Door	Smooth wood painted white Brushed steel lever handle  Return of door same Gold coloured metal coat hook Brushed steel turn lock	Turn lock is slightly loose	
12.2	Door Frame	Wood painted white	Hairline cracks to joins	
12.3	Ceiling	Painted white	Appears freshly painted	
12.4	Ceiling Fixtures	Inspection hatch painted white		
12.5	Lighting	4 x spotlights with white surrounds  1 x strip light under cabinet	Spotlights - all bulbs working  Strip light - working	
12.6	Walls	Part grey tiles  Part grey patterned tiles with gold trim  Part gold coloured splashback		
12.7	Wall Fixtures	White wooden cabinet 3 x mirrored doors interior: 6 x clear glass shelves  Gold coloured metal toilet roll holder  Gold coloured metal shelf		
12.8	Toilet	White vitreous base Concealed cistern Gold coloured metal dual flush White plastic toilet seat and cover Stainless steel risers		
12.9	Basin	White vitreous wall mounted basin Gold coloured metal waste Gold coloured metal plug White metal overflow Gold coloured metal mixer tap  Gold coloured metal towel rail beneath		



## 12. BATHROOM (CONT.)

12.10	Shower Unit / Cubicle	<p>Shower screen: Gold coloured bracket fixed to wall 1 x fixed glass panel Base grey tiles Waste matching base</p> <p>Gold coloured metal wall mounted shower controls Gold coloured metal shower hose Gold coloured metal shower head with holder Gold coloured metal monsoon showerhead Gold coloured metal soap tray with mirrored top</p>		
12.11	Socket outlet	White plastic		
12.12	Heating	2 x gold coloured metal heated towel rails		
12.13	Flooring	Grey patterned tiles		



02 Mar 2023 10:59

Ref #12



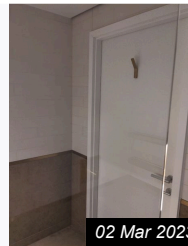
02 Mar 2023 10:57

Ref #12



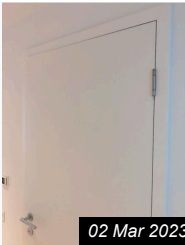
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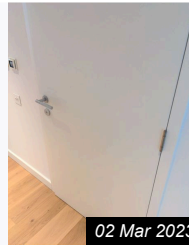
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02 Mar 2023 10:57

Ref # 12.1



02 Mar 2023 10:57

Ref # 12.1



02 Mar 2023 10:58

Ref # 12.1



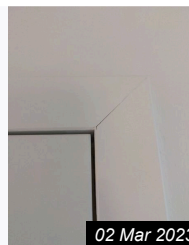
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02 Mar 2023 10:58

Ref # 12.1



02 Mar 2023 10:57

Ref # 12.2



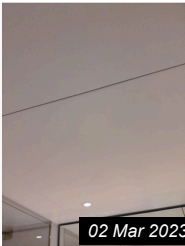
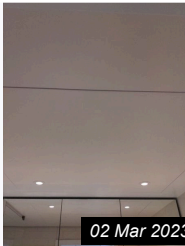
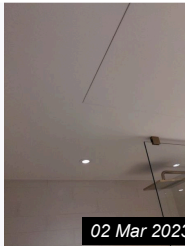
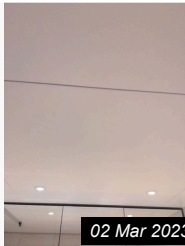
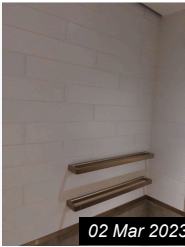

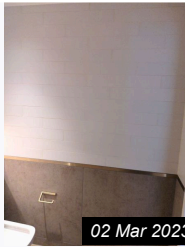
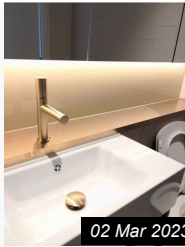


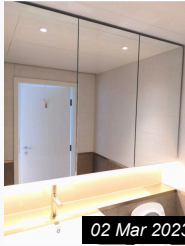



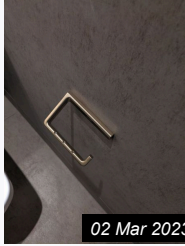



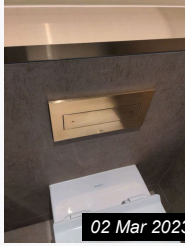
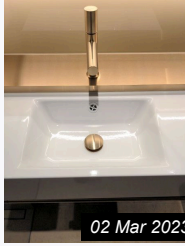
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02 Mar 2023 10:58

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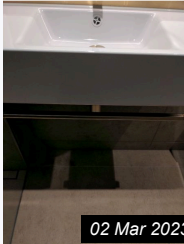
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12. BATHROOM (CONT.)




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Ref # 12.9




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Ref # 12.9




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Ref # 12.9




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Ref # 12.10



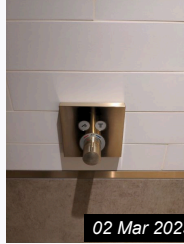
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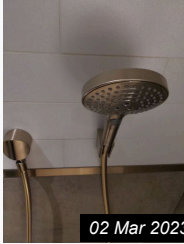
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Ref # 12.10



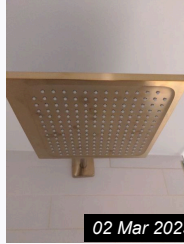
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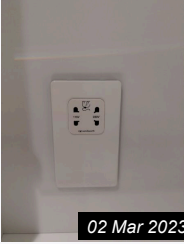
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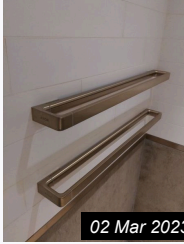
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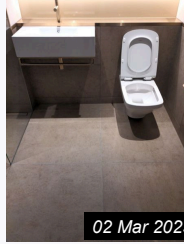
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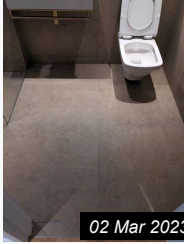
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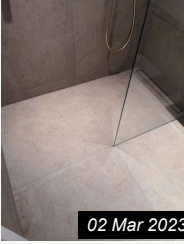
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Ref # 12.13




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02 Mar 2023 10:58

Ref # 12.13



02 Mar 2023 10:58

Ref # 12.13

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.



