

STENCEL INVENTORIES



INVENTORY AND SCHEDULE OF CONDITION REPORT PREPARED FOR



Property: Address

Client: Name

Date: Date Month 2025



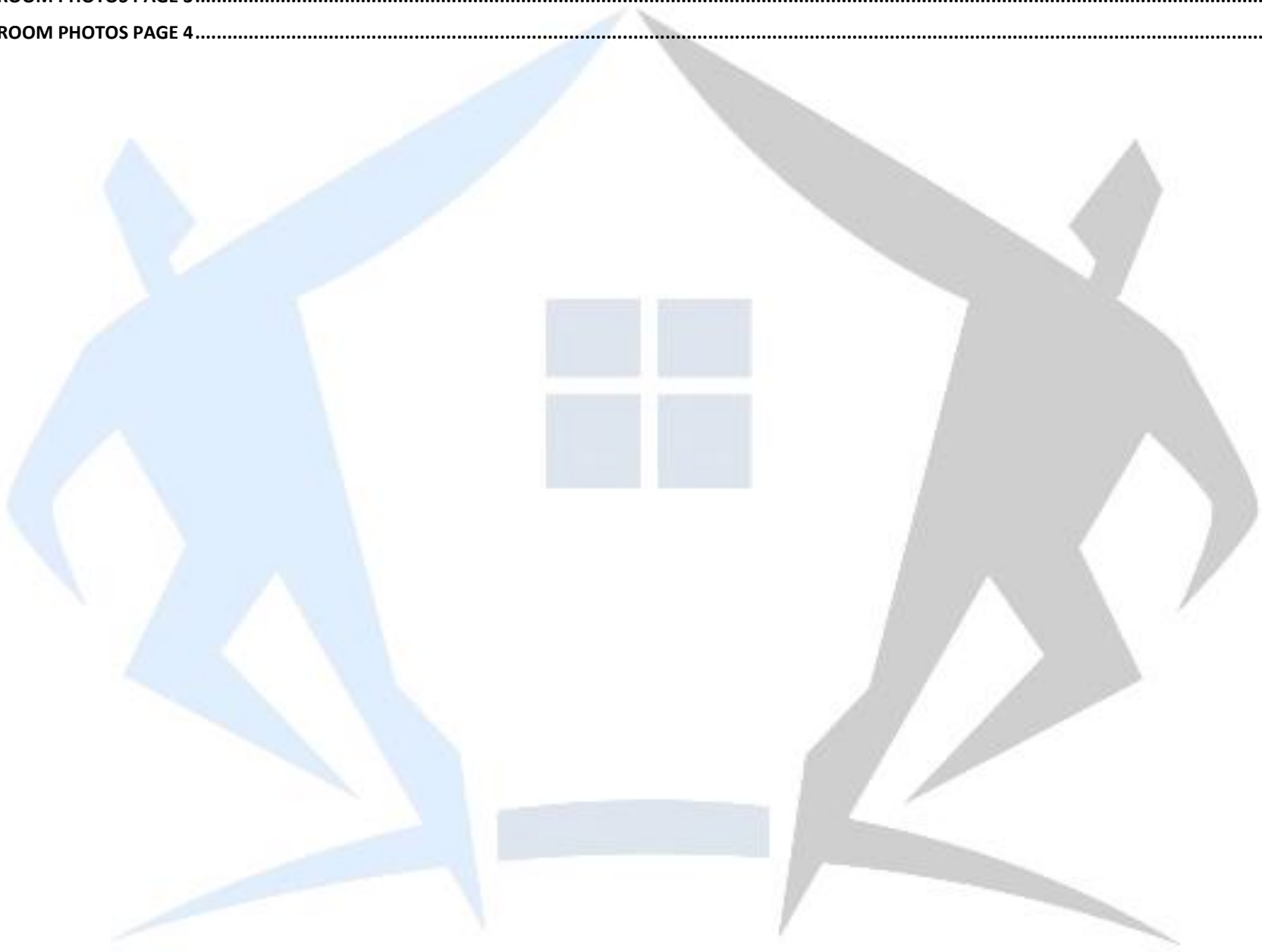
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DISCLAIMER

“The Clerk” means Terence Stencil or the person or persons appointed by Terence Stencil to inspect the Premises for the purpose of preparing the Inventory or carrying out the Check-in or Checkout procedure.

“The Premises” means the house, flat or other property, the contents of which are to be listed in the Inventory.

“The Inventory” means the list of the items at the Property to be prepared in accordance with the following Conditions.

1. All items listed in the inventory are considered to be in good and clean condition unless otherwise stated.
2. The inventory document is not a building survey and will not comment on the fabric of the building.
3. The clerk is not an expert in decorations, furnishings, fabrics etc. and is presenting only a layman’s description of these items. Items will not be identified by the period produced, or the materials used in the fabrication of these items.
4. The clerk will not test any electrical appliance, utility or other appliance and will not know if these items are in working order or comply with current safety regulations.
5. The inventory may state when a item has been noted as having the Furniture and Furniture (fire safety) regulation tag, It should not be assumed that other items not stated though, comply with this regulation. Compliance of these regulations is the onus of the landlord/ agent and the clerk cannot be held responsible through noncompliance of these parties.
6. The clerk will not inspect lofts, cellars etc. or the contents therein.
7. Gardens/ Outside areas will only be inspected if there is sufficient natural lighting. Landlord’s and agents are advised to take this into account especially during the winter months. House plants, garden plants will not be inspected. Garden shed items will only be listed if they are assumed to have a value of over £20 eg. A lawnmower. Other items will be grouped together.
8. Mattresses will be inspected to the topside and underside (where possible), but will not be inspected if the bed is already made up.
9. Carpets and rugs will be inspected to ascertain if they are clean, so that burns, stains and other marks can be ascertained. Heavy furniture will not be moved around to inspect under sofa’s or beds. If noticeable signs of furniture movement are present at the check out, the clerk will do his best to ascertain if this is the result of the concealment of stain, burns etc.
10. Windows are not checked to see if they are in operational condition. They will be visually inspected for defects, cracks etc. It is the tenant’s responsibility to inform the landlord/ agent if a window does not open or close correctly.
11. Items in `Dwarf ` cupboards or on top of kitchen cupboards, or in any unreachable area, will not be inspected and will be listed as Not inspected in the inventory document.
- 12. Any discrepancies regarding the accuracy of the report must be brought to the attention of Stencil Inventories within 7 days of receipt of the report. Otherwise the report will be accepted as accurate (check in only).**
13. Smoke detectors are tested if accessible. It is the responsibility of the tenant to perform regular checks on smoke detectors.

CHECK OUT GUIDANCE NOTES FOR TENANTS

It is fully expected that the property will have been restored to its original condition with any cleaning, maintenance or repairs completed.

All items must be returned to their original positions as indicated on the inventory. Any items packed away during the tenancy, must be unpacked, cleaned and returned to their places.

Beds should not be made up as the mattresses need to be inspected. Bedding and linen should be cleaned.

The inventory will be checked and any discrepancies in the condition of the property or items will be noted.

After making allowance for what is considered as fair wear and tear, the tenant may be liable to pay for repairs, replacement or cleaning of such noted items, by way of a agreed deduction from the security deposit.

Fair wear and tear will be assessed on the length of the tenancy, number of occupants etc.

The tenant must have properly vacated the property at the time of the inspection.

Gardens- Should be properly maintained and in good order.

Floors- Cleaned, stains removed and vacuumed. Professionally steam cleaned as regards to contractual obligations.

Decorations - After normal wear and tear is taken to account, any excessive marks, fittings, holes etc you may be charged for. It is highly recommended to get permission from either the landlord or agent before mounting any additional fittings.

Beds - These are examined for stains, marks and excessive wear. Please leave all beds unmade at the time of the check out.

Doors - Keys missing, broken locks, cracked panels.

Electrical items - Cleanliness, damage, if light bulbs are in operational order.

Furniture - Cleanliness, stains and marks, damage, missing items. The agent or the landlord must be informed of any additional items left behind or missing. Tenants could be liable for removal and replacement costs.

Crockery and cutlery - Damage, missing items, cleanliness. Any items packed away during the tenancy must be unpacked and returned to their original places

Linen - Cleanliness, pressed.

Outside areas - removal of rubbish, cleanliness.

Abbreviations	Abbreviations for the check out/ Recommended actions
LL	Landlord maintenance issues
T	Recommended Tenant liability (to be confirmed by the letting/estate agent/landlord or managing agent), according to the contractual obligations agreed upon ie: Tenancy agreement etc. between the agent/ landlord and the tenants
FWT	Fair, Wear and Tear

DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule and report, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule/report and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord`s equipment and contents in the property, It is not guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked/ will check the foregoing inventory report and consider this to be a fair, correct schedule of condition of the contents therein.

Alterations may be made to the Inventory document (as per addendum), with the consent of the Inventory Company, within 7 days of receipt of the PDF. No further amendments may be made after this time. If no additional amendment/ changes are received by the Inventory Company within a period of 7 days after the commencement of the tenancy and/ or receipt of the Inventory Report, then the Report shall be deemed to have been accepted by the tenant and landlord

Signed on behalf of tenant/s	 Signature	 Name in capitals	 Date
Signed on behalf of tenant/s	 Signature	 Name in capitals	 Date
Signed on behalf of tenant	 Signature	 Name in capitals	 Date
Signed on behalf of landlord	 Signature	 Name in capitals	 Date

SUMMARY – SCHEDULE OF CONDITION		
	<u>CHECK IN CONDITION</u>	<u>CHECK OUT CONDITION</u>
CLEANLINESS	The property has been cleaned by a professional cleaning company with omissions as noted	
GENERAL OVERVIEW	Fully furnished open plan 1 bedroom. Smoke detectors tested for power audio sounding	
DECORATIVE ORDER	Walls generally in good order. Few defects as noted	
LIGHTING	All bulbs in working order. Lampshades slightly dusty as noted	
WINDOWS	All in working order. Balcony door slightly stiff to slide. Clean to the interior. Light dust to the exterior	
CURTAINS/ BLINDS	Water staining to the reception room blinds	
SKIRTING/ WOODWORK	Light dust to the door frames and skirting boards as noted. General defects	
FLOORING/ CARPET	Scattered surface scratches, some stains and marks to the floors as noted. Fluff bits remaining	
FURNITURE	In used order. Various stains and marks to the sofa	
KITCHEN APPLIANCES	All appliances tested for power. Cleaning residue inside the oven. Hob clean. Cooker hood bulbs in working order, interior sticky, food splashes inside the microwave, scale residue inside the dishwasher. Fridge bulb not working. Ice remains inside the freezer, crack to 1 x fridge compartment. Mould staining to the washing machine and seal. Some oily spots to the kitchen unit underside	
BATHROOM FITTINGS	WC flush in working order. Scale remains to the interior. Sink interior clean. Pop-up in working order. Bath pop-up in working order. Scale residue remains to the fittings. Water damaged to the bath panel	
BEDDING/ LINEN	Stains to the toposide	
EXTERNAL FRONT/ BACK	N/A	
INSTRUCTION MANUALS	None present	

SUMMARY – SCHEDULE OF CONDITION		
	CHECK IN CONDITION	CHECK OUT CONDITION
Please note: <u>Any areas left blank in the condition column are regarded as being in good order, without visible defect, and/ or clean</u> Any discrepancies must be brought to the attention of Stencil Inventories within 7 days otherwise the report will be accepted as accurate. Please use the contact details below for any amendments. Stencil Inventories Email : info@stencilinventories.co.uk Tel. 07511430191/ 07511429886		
 Photographs shown within the report are compressed to allow for reports to be emailed electronically. Higher resolution photographs are accessible via the hyperlink Inventory photos		

METER READINGS				
	LOCATION	SERIAL NUMBER	READING IN	READING OUT
ELECTRICITY	Hallway cupboard	14K0025663	16923	
HEATING	Hallway cupboard	None seen	12859	
WATER	Hallway cupboard	15105160	00483	



Electric meter



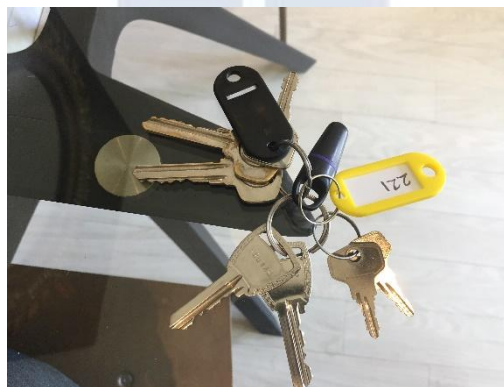
Heating meter



Water meter

ALARMS			
	LOCATION	CHECK IN	CHECK OUT
SMOKE DETECTOR	Entrance hall	Tested for power, audio sounding	
HEAT DETECTOR	Reception/ kitchen	Tested for power, audio sounding	
CARBON MONOXIDE ALARM	N/A		

KEYS			
CHECK IN		CHECK OUT	
KEYS	QUANTITY	KEYS	QUANTITY
Yale – Flat door	2		
Fob – Communal	1		
Yale – Balcony door	2		
Window keys	2		



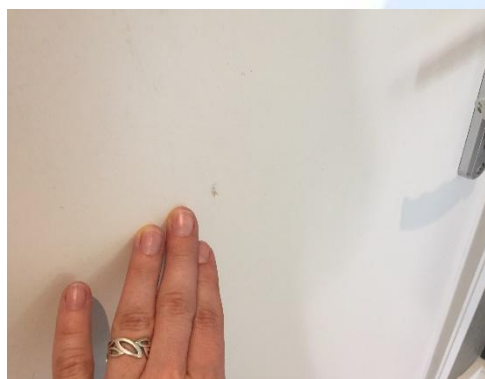
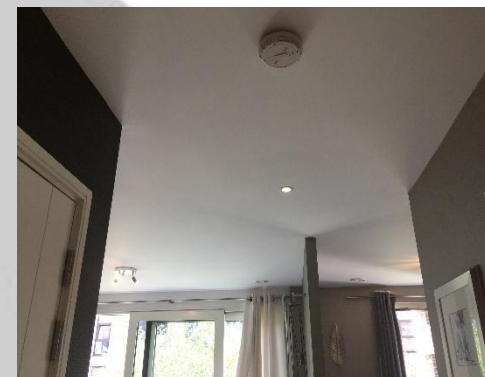
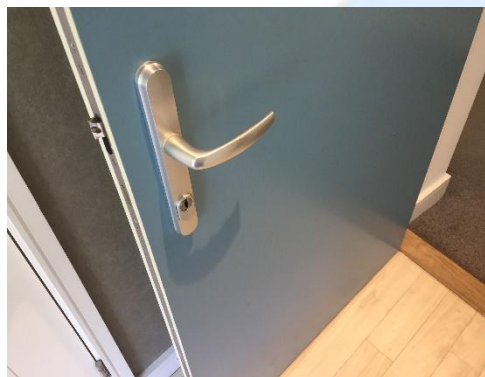
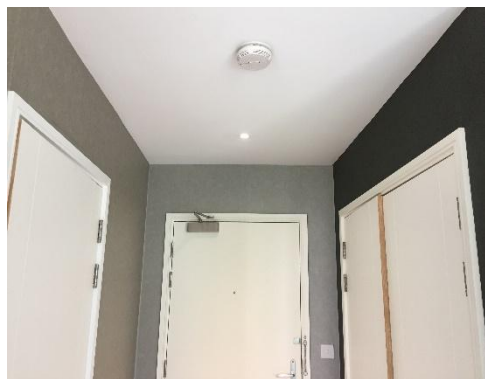
Keys

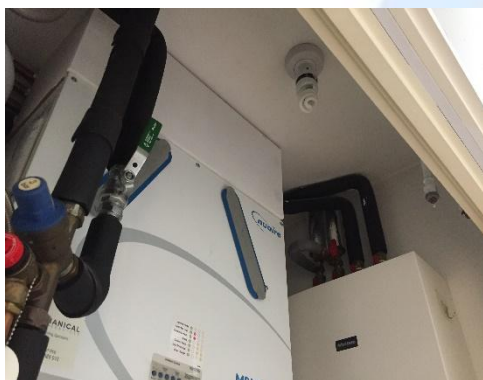
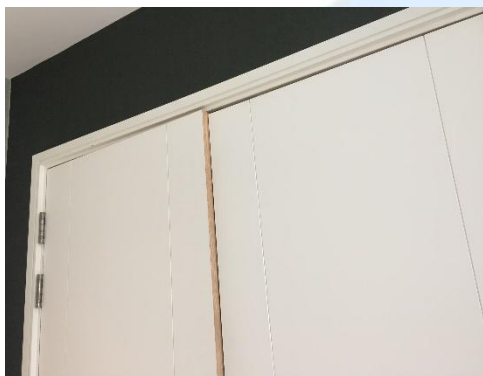
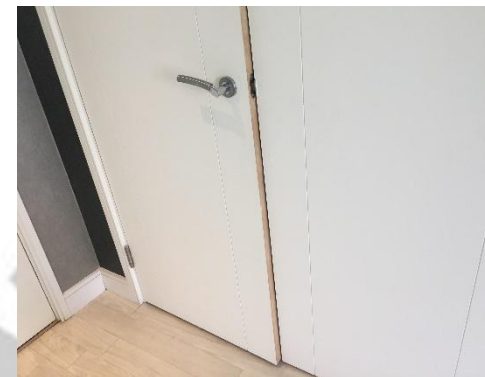
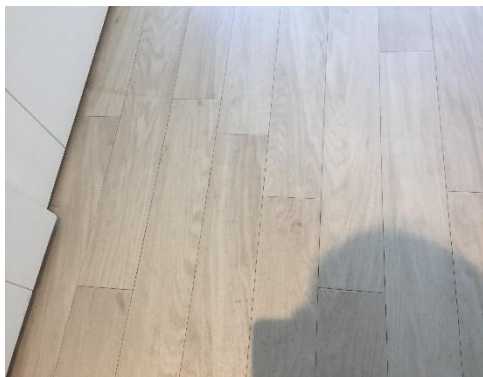
FRONT DOOR AND ENTRANCE HALL				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
DOOR EXTERIOR	Single panelled painted light blue with chrome lettering "1" Chrome spyhole Chrome handle with an integrated lock	Light scuffs to the base Scuffs to the handle Chrome ware slightly tarnished		
DOOR INTERIOR	Single panelled white laminate with chrome lever handle Chrome fire closer Chrome hinges Chrome spyhole return Chrome chain and latch Painted white frame	Light dust to the frame Few scuffs to the door at low level Small laminate chip to the door just left of the handle Scattered scuffs to the handle Some oily marks to the hinges Light shrinkage to the frame		
CEILING	Painted white	Slightly patchy paintwork forward of the reception area		
LIGHTING	2 x Inset spotlights	All bulbs in working order		
WALLS	Part grey stone effect wallpaper Part black snakeskin effect wallpaper	Both generally in good order Few black scuffs to the right wall behind the door at mid and low level Black scuff line above the bathroom door Angle grazing to the left wall right of the cupboard at mid and low level		
FLOORING	Light wooden effect Amtico	Scattered surface scratches Some residue marks behind the door Odd fluff bits remain Laminate indent/ chip left of the bathroom Patch of heavier movement marks forward of the cupboard		
SKIRTING	Painted white laminate Chrome and black rubber doorstopper	Clean Shrinkage to the joins and edges Intact		
SWITCHES/ SOCKETS	White acrylic light switch Fuse switch as fitted	All intact Light switches in working order		
MISCELLANEOUS ITEMS	Ceiling mounted smoke detector Wall mounted POLYPIPE thermostat Wall mounted print of a person silver framed	Tested for power. Audio sounding Slightly loose to the wall Not tested Frame dusty		

FRONT DOOR AND ENTRANCE HALL				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
CUPBOARDS	White laminate double doors with white laminate frame Chrome hinges Chrome lever handle	Laminate chip to the frame at top level Shrinkage to the joins Frame dusty Faded graze line to the left exterior door at mid level Few scuffs to the exterior doors at mid and low level Light laminate swelling to the base Doors in working order Latch lock fitted to the right door at top level not engaging completely 3 x Hooks to the left interior at top level		
	Black laminate panel with 3 x chrome hooks and 1 x chrome rail fitted to the right interior door	1 x Hook missing 1 x Hook bent Rail fitting slightly loose		
	Interior ceiling and walls painted white White metallic vent fitted	Ceiling paintwork patchy Slightly discoloured Various scuffs and marks to the walls		
	Flooring matching hallway	Residue marks at entry forward of the washing machine and right of it Light dust to the edges		
	Skirting painted cream laminate	Surface dusty Some white paint marks to the edges General scuffs		
	White acrylic fuse switches, sockets as fitted	Intact Light dust to the top Not tested		
	Range Tribune water tank with piping Grey and white water overflow tanks	Top dusty Intact		
	White metallic framed housing with wooden slatted tops	Some stains and marks to top Paint chipping to the frame Water staining under the piping		

FRONT DOOR AND ENTRANCE HALL				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
	Wall mounted white metallic housing with ventilation system White metallic housing with heat meter to the interior Wall mounted cream acrylic fuse box with grey front panel Wall mounted electric meter White metallic housing 1x Wall mounted Openreach socket 1x White HYPEROPTIC socket 1 x Grey handled floor brush 1 x Blue and grey handled vacuum 1 x Clear acrylic bowl	Not tested Finger marks to the exterior 1 x Hook to the exterior housing Various stickers to the exterior Intact Light dust to the surface Intact Top slightly dusty Not tested Not tested In used order In used order. Not tested In use order		
WASHER/ DRYER	White INDESIT washer dryer, model IWDC6125 Serial number 50193246 6 x Push buttons 3 x Programme dials	Tested for power Light scale residue to the soap tray Mould staining to the seal		

FRONT DOOR AND ENTRANCE HALL PHOTOS







RECEPTION/ KITCHEN				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
CEILING	Painted white 2 x White metallic vents	In good order Painted over shrinkage in the kitchen area		
LIGHTING	1 x Circular chrome light fitting with 3 x adjustable spotlights 3 x Inset spotlights	All bulbs in working order All bulbs in working order		
WALLS	Part grey stone effect wallpaper Part green snakeskin effect wallpaper Part painted white brickwork Painted white walls in the kitchen area black skin effect wallpaper	In good order Small paint mark under the thermostat Small brown spots behind the sofa Patch of small oil spots above the dining table Otherwise in good order Shrinkage visible to the joins at mid and top level Splash and drip marks visible at mid and low level 2 x Acrylic hooks Painted white wall newly painted Painted over defects		
FLOORING	Continuation of the entrance hall	Scattered surface scratches and scuffs Patch of stain marks in the reception area and forward of the balcony door Slightly discoloured with some defects in the kitchen area Small indent/ cut in the kitchen area		
SKIRTING	Painted white	Light building dust to the surface Painted over defects Angle grazing and scuffs visible in parts		
SWITCHES/ SOCKETS	White acrylic light switch panel, double sockets, appliance manual and fuse switch as fitted	All clean Intact		
WINDOWS	White metallic framed double glazed balcony sliding door consisting of sliding door and fixed pane Juliet balcony with glass panel to the front	Light cleaning smears to the interior Light dust to the exterior Interior frames discoloured Base frame to the interior sliding door dusty Cleaning smears to the glass panel		

RECEPTION/ KITCHEN

<u>AREA</u>	<u>DESCRIPTION</u>	<u>CONDITION</u>	<u>CHECK OUT NOTES</u>	
CURTAINS/ BLINDS	Chrome curtain rail with 3 x wall mounted brackets Cream cotton just above floor length eyelet curtains with back lining	Left hand side end bracket slightly bent Few small orange spots to the left curtain at mid and low level Some discolouration around the top rings Faded water staining to the left curtain back lining at low level Patch of small black scuffs to the back left curtain back lining at low level Small faded staining to the right curtain back lining at low level		
FURNITURE	2 x Brass effect metallic dining chairs with matching legs 1x Square glass top dining table with black acrylic frame 1x Light blue canvas sofa with removable seat cushion and 2 x removable back cushions 1x Brown laminate top and black metallic framed rectangular coffee table	Some corrosion type stains to the seats consistent with style Both frames slightly wobbly Some surface scratches visible Top clean Light cleaning smears and dust to the frame FFR label seen Few pieces of hair to the underside with small patches of beige spots Seat upholstery discoloured and stained with orange line to the front edge Spot stain to the right hand side with 2 x further smaller stains to the same area Right armrest heavily water stained Discolouration to the surface Left hand side armrest with some sun fading and water staining Back cushions slightly out of shape Wear to the frames Some surface scratches to the top Slightly patchy appearance Clean		

RECEPTION/ KITCHEN				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
	1x Grey metallic framed shelving unit with 3 x wooden effect shelves	Some paint marks to the frames Shelves not secure to the wall Stains and marks to the shelves consistent with style of the wood		
MISCELLANEOUS ITEMS RECEPTION	1x Wall mounted POLYPIPE thermostat	Intact. Not tested		
	1x Wall mounted BPT AGATA entry- phone	Intact. Not tested Clean		
	1x Wall mounted circular metallic clock	Not tested Top bracket slightly leaning downwards		
	1x Wall mounted circular mirror with brass effect frame	Surface clean		
	2 x Blue and white striped scatter cushions	Both in used order		
	2 x Grey and black swivel design scatter cushions	Both in used order		
	1 x Large cream velvet scatter cushion	In used order		
	1x Grey rectangular rug	Surface discoloured Various spot stains visible Fluff bits remaining		
	1 x Floor standing metallic tripod design lamp with beehive design lamp shade	Bulb in working order Some rust marks to the frame consistent with style		
	2 x Decorative suitcases, one with crocodile skin effect, one with canvas	Both dusty Not inspected to the interior		
	2 x Large glass and mirror effect vases	Various silver spots and chipping consistent with style Light dust to the exterior		
	1x Large white glass fruit bowl	Light dust to the surface		

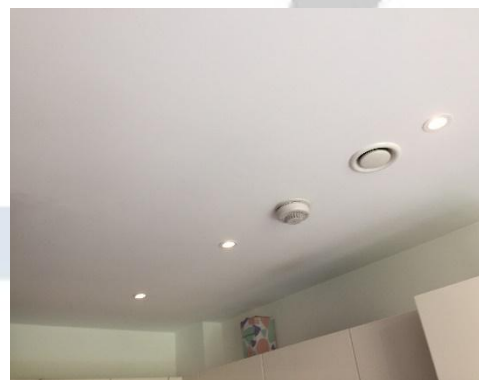
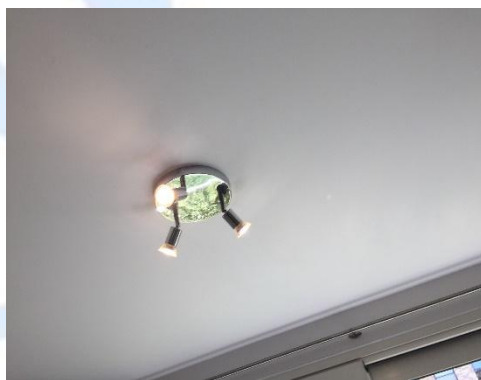
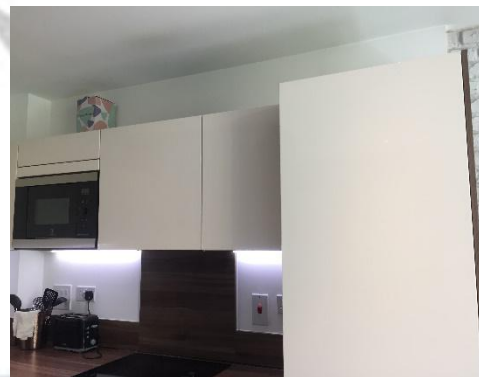
RECEPTION/ KITCHEN				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
	1 x Lamp with beige glass shade 1 x Brass effect large ceramic vase 1 x Decorative ornament grey seashell design 1 x SAMSUNG TV with a remote 1 x Silver design vase 3 x Small artificial plants succulent, one with Halloween decoration to the interior	Bulb in working order. Lamp shade dusty Slightly dusty Light dust to the surface Tested for power In used order In used order		
SINK	1 ½ stainless steel with drainage area 2 x Brass drainers 1 x Tap and spout	Interior and drainage area clean General surface scratches Few dents to the large sink interior and to the tap Tap intact Light scale residue to the tap spout and to the underside		
WORK TOP	Brown wooden effect laminate with matching upstand and backsplash	White shading behind the sink Few surface scratches left of the sink Patch of knife scratches left of the hob Light cleaning smears right of the hob Few indent cuts to the edges Oily spots to the backsplash Upstand sticky Worktop underside swelling by the sink area		
KITCHEN UNITS	Top and bottom gloss laminate cream units Bottom units with integrated chrome handles Under the sink with Halo bin unit with 3 x bins Bank of 3 x drawers Top drawer with an integrated cutlery tray	Interior clean All drawers in working order Some fluff bits and watermarks remaining to the interior and to the handles Top unit underside with oily spots Laminate edge loosening right of the cooker hood Top doors are all in working order		

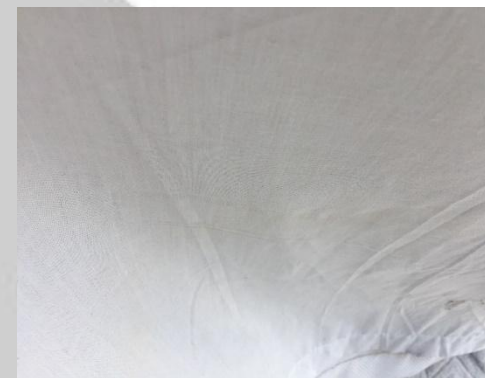
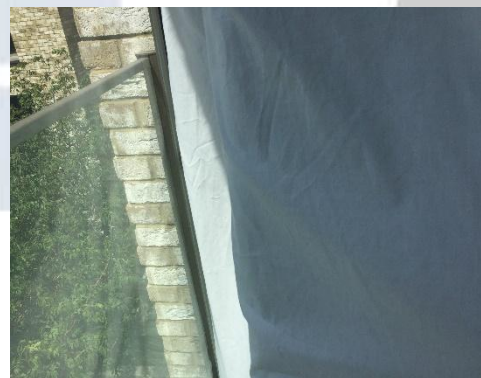
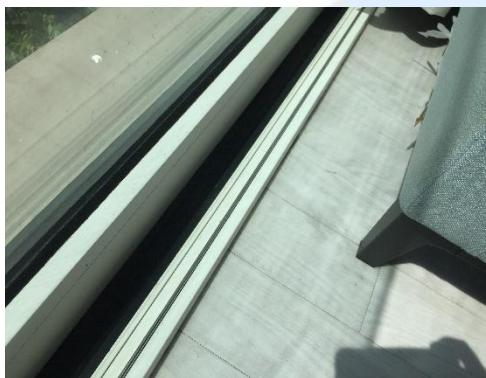
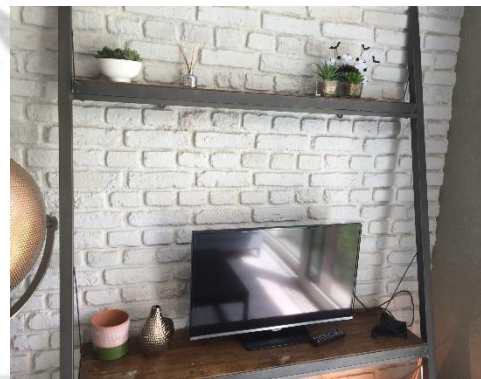
RECEPTION/ KITCHEN				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
		Some finger marks and cleaning smears to the exterior Slightly sticky to the interior in parts		
HOB	Integrated black ceramic 4 x Programme dials	Tested for power Cleaning smears to the surface Some surface scratches		
OVEN	Integrated ELECTROLUX with 2 x programme dials 3 x Push buttons and display 2 x Chrome shelves Grey oven tray to the interior Model EOB3400A0X Serial number 44937568	Bulb in working order Cleaning residue and cleaning product to the interior base and to the walls Exterior handle slightly loose		
EXTRACTOR FAN	Integrated flap style ELECTROLUX	Tested for power Bulbs in working order Exterior cover sticky Cleaning smears to the light covers Vents discoloured		
FRIDGE/ FREEZER	Integrated ELECTROLUX Model ENN2801E0W Serial number 44500095 5 x Glass shelves, one of with white acrylic rim 2 x Salad compartments 4 x Door compartments Top door compartment with flap cover	Bulb not working Interior clean Bottom door compartment cracked to the interior base Some stress cracks to the other door compartments 2 x Small indents to the fridge base frame Freezer not completely defrosted. Ice remaining Middle drawer cracked by the handle right hand side Door seal discoloured		
DISHWASHER	Integrated ELECTROLUX Model THE423DA2 Serial number 44702337 2 x Cutlery trays 1 x Cutlery basket to the interior	Scale residue remains to the interior base Chemical staining, indents and scuffs to the interior door		

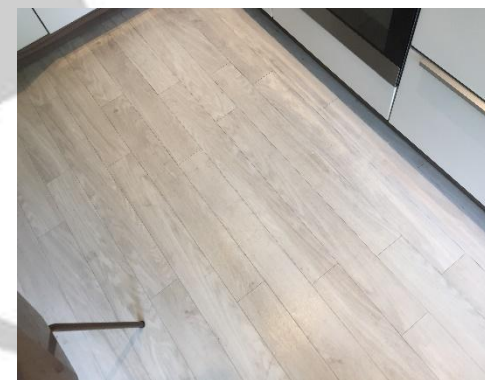
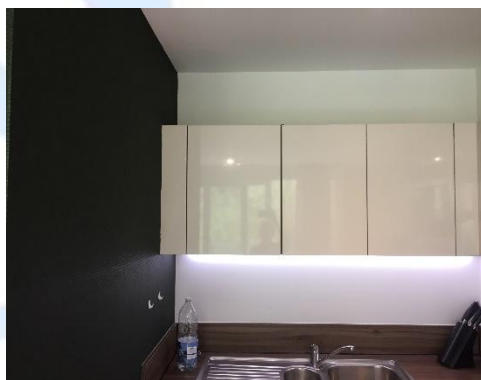
RECEPTION/ KITCHEN				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
MICROWAVE	Integrated ELECTROLUX Model AMS172560X Serial number 43400016 Glass turn table to the interior	Splash marks and some food residue to the interior walls and ceiling Bulb in working order		
MISCELLANEOUS ITEMS KITCHEN	1 x BREVILLE double toaster 1 x Chrome and black kettle by RUSSELL HOBBS 1 x Black knife block with 5 x chrome and black knives 1 x Metallic ice bucket with various utensils to the interior 3 x Assorted mugs 6 x Small glasses 2 x Jars with lid Set of white ceramic plates consisting of 6 x square dinner plates 3 x Matching square side plates 5 x Small square bowls 3 x Large square bowls 1 x Pan 2 x Lids Stainless steel cutlery including 5 x Forks 6 x Mismatching knives 8 x Mismatching tablespoons 4 x Mismatching teaspoons	Not tested Brunt-on grease to the surface In used order Not tested Scaled All in used order Not itemised, see photos All in used order All in used order All in used order		

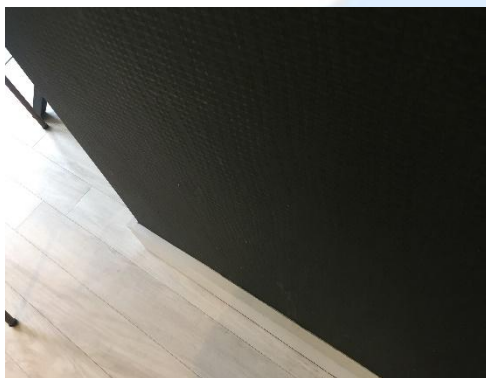
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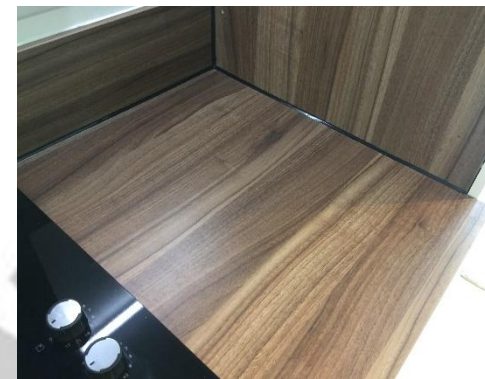


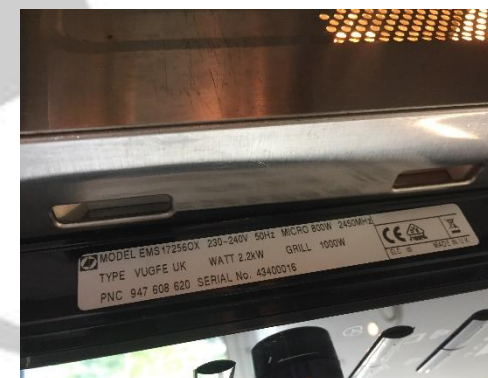
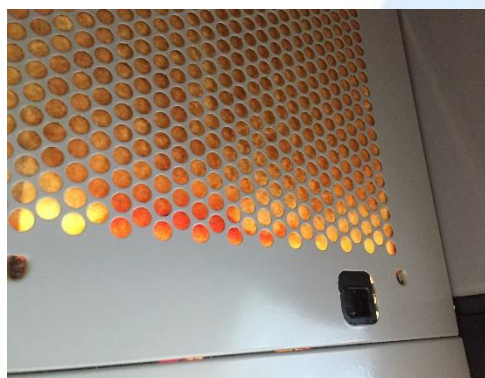
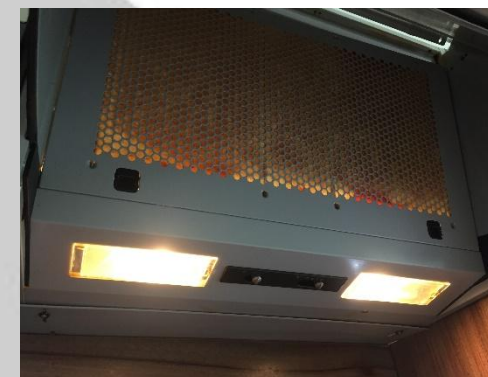












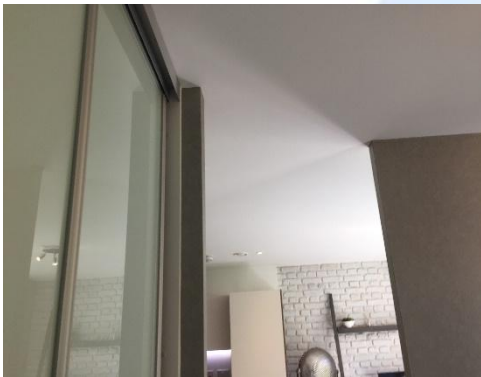
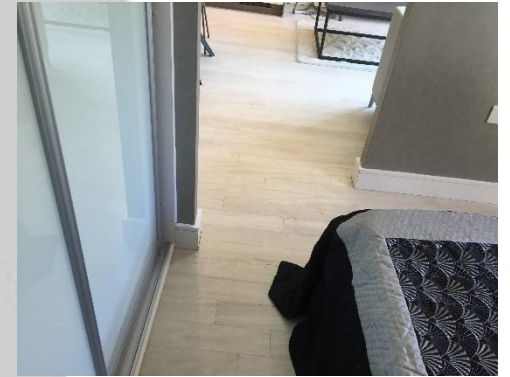


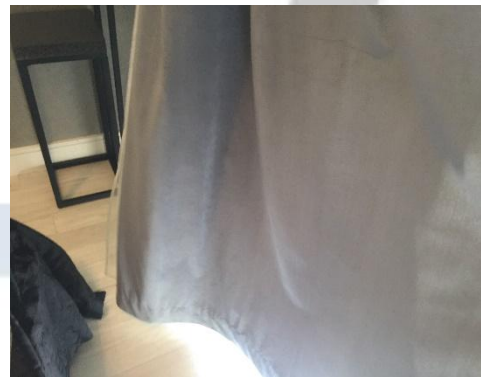


BEDROOM				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
CEILING	Painted white Cream metallic vent	Few scuffs at entry Small insect mark by the light fitting Clean		
LIGHTING	Chrome circular light fitting with 3 x bulbs and swivel design surround	All bulbs in working order Swivel design surround dusty		
WALLS	Grey stone effect wallpaper	Good order		
FLOORING	Continuation of the hallway	Shoeprints and scuffs at entry Orange staining opposite of the bed and forward of the windows Fluff bits remaining to the edges		
SKIRTING	Painted white	Some shrinkage, scuffs and light settlement dust		
SWITCHES/ SOCKETS	White acrylic light switch, double sockets, TV socket	As fitted All intact Clean		
WINDOWS	White metallic framed double glazed window consisting of fixed pane and opening window with white lever handle Integrated lock	Window is in working order Handle doesn't close fully Clean to the interior Light dust to the exterior		
CURTAINS/ BLINDS	Chrome wall mounted curtain rail with 3 x brackets 1x set of Grey velvet effect eyelet curtains Additional integrated linen and net curtain to the each side	Fittings intact In good order Slight greying to the fabric Otherwise in good order		
FURNITURE	2 x Small square stands with black metallic legs and brown laminate top 2 x Square black glass top nightstands with metallic frame Large wall mounted headboard grey canvas	Slightly wobbly to both frames Top dusty Marks to the frames Glass tops loosely fitted Settlement dust to the top and frame Top dusty Wear to the mid section 2 x Brown stains to the mid section		

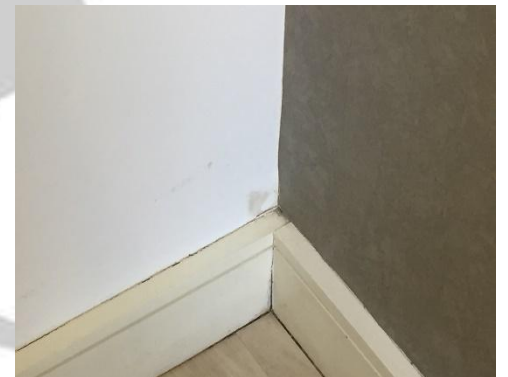
BEDROOM				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
	Grey canvas bed frame with black wooden legs ALBA cream double mattress	Some paint chipping to the legs Light discolouration to the upholstery 2 x Slats not fitted properly Dusty under the bed FFR label seen Various stains to the top Fabric knots to the top Underside in good order		
MISCELLANEOUS ITEMS	1x Wall mounted POLYPIPE thermostat 2 x Wall mounted silver framed prints of a person 2 x Wall mounted silver metallic leaves 2 x Black circular shade table lamps 2 x Grey velvet effect scatter cushions 1 x Black and grey cover	Loose Not tested Both frames dusty Both in good order 1 x Bulb in working order Other with no bulb fitted Both in good used order In used order		
WARDROBE	Built-in wardrobe with grey metallic frames to the exterior 3 x Sliding doors Painted white interior ceiling and facing wall wallpaper left wall and right wall 3 x Chrome rails White laminate hat shelf Mid- section shelving unit white laminate with 5 x shelves	Doors are in working order, but catching on each other Light finger marks to the exterior Pieces of hair to the base frame General scuffs to the ceiling and facing walls Some shoeprints and few marks to the flooring Small water leak type staining to the facing wall at low-level right-hand side Light dust to the interior skirting Scuffs and angle grazing to the skirting Laminate chipping and wear to the hat shelf front edge right hand side		

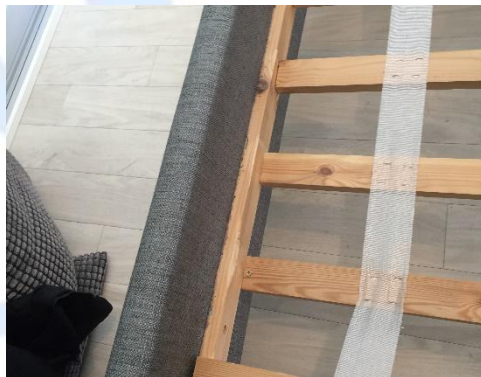
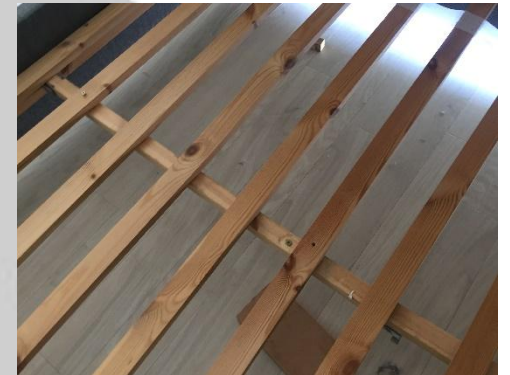
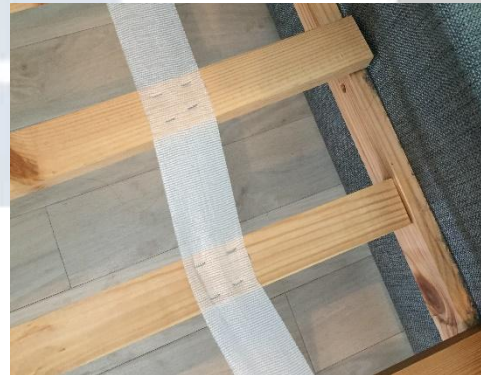
BEDROOM PHOTOS





BEDROOM PHOTOS PAGE 3

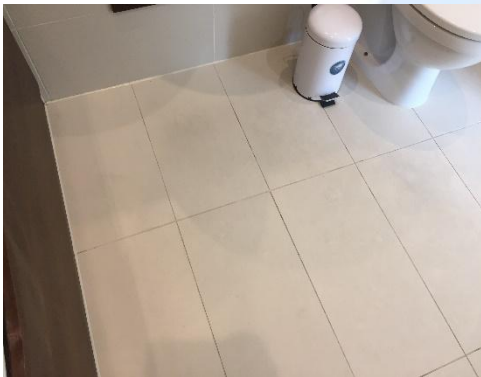




BATHROOM				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
DOOR EXTERIOR	Single panelled white laminate with chrome lever handle Chrome hinges Painted white frame	Light dust to the frame Some scuffs to the panel at mid and low level Light laminate chipping to the base		
DOOR INTERIOR	Matching exterior with chrome lever handle Chrome twist lock Painted white frame	Light dust to the frame Painted over defects to the right hand side frame at top level Lock in working order Some laminate swelling to the door panel at low level Few scuffs at mid level		
CEILING	Painted white White metallic vent fitted	Slightly discoloured to the joins Otherwise in good order Vent slightly dusty		
LIGHTING	4 x Inset spotlights	All bulbs in working order		
WALLS	Part painted white Part beige tiles	Tiles clean Grouting discoloured Some finger marks to the left wall right of the radiator at mid level Faded drip mark right of the WC at low level		
HEATING	Wall mounted white metallic towel rail heater	Light settlement dust to the top Not tested Intact Few scuffs at top level		
FLOORING	Beige floor tiles	Heavily discoloured throughout with shoeprints Shoeprint staining and fluff bits to the edges Small rust marks left of entry Grouting discoloured		
SKIRTING	Matching floor tiles with chrome edge	Few paint marks Chrome slightly tarnished Clean		
WC	White ceramic with white acrylic seat and lid Chrome wall mounted double flush	Flush in working order Cover slightly tarnished Seat, lid and underside yellowing Scale residue remains to the interior bowl and to the interior walls		

BATHROOM				
AREA	DESCRIPTION	CONDITION	CHECK OUT NOTES	
SINK/TAPS	White ceramic sink with chrome waste Chrome twist pop-up Chrome tap and spout	Interior clean Watermarks to the pop-up Pop-up is in working order Drip marks to the exterior Tap intact Minor watermarks to the surface Scale to the tap spout		
LEDGE	Ledge brown wooden effect laminate with matching backsplash Matching recess under the sink	2 x Ring mark indents right of the sink Surface scratches around the sink Residue spots left of the sink Light fluff bits remaining Light laminate wear to the edges Clean		
BATH/ SHOWER	White enamel bath with chrome waste Chrome pop-up Chrome adjuster Chrome mixing controls Chrome shower controls Chrome hose Chrome and grey showerhead Chrome riser rod Bath panel brown wooden effect laminate Chrome wall mounted bracket with rectangular glass screen	Anti slip interior discoloured White cleaning product residue to the interior walls Pop-up in working order Scale residue to the adjuster and pop-up cover Chemical staining and scale residue to the mixing control Hard scale to the mixing control and tap spout Hose clean Minor scale residue to the shower controls Chemical staining visible Showerhead clean Rubber outlets perishing Riser rod intact Scale residue to the surface White shading to the top edge Laminate swelling and cover loosening to the top mid section Light watermarks to the surface Base seal discoloured		

BATHROOM PHOTOS



BATHROOM PHOTOS PAGE 2



