

Inventory & Schedule of Condition



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Prepared on behalf of Miss S Smith

Property inspected by Karolina Wiercinska

Address

XXX
XXX
XXX
XXX



Carried Out

August
31st 2025
12:00

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Disclaimers

Working Order and Condition

This report relates only to the furniture, furnishings, fixtures, fittings, and all Landlord's equipment and contents noted within the property. It does not provide any guarantee of, or comment upon, the adequacy or safety of such items. It is solely a record of the items present at the property on the date of inspection, together with their superficial condition. In older properties, it is assumed that the general condition of fabric and contents will show reasonable age-related wear and tear unless otherwise stated.

Structural

This report does not constitute a structural survey. Structural faults, latent defects, or hidden issues will not appear. Fixtures and fittings are described only for identification and condition at the time of inspection, not for their working order or compliance with statutory requirements.

Descriptions

Where terms such as 'oak', 'pine', 'chrome', or 'silver' are used, they refer to the item's appearance or finish only, not its actual material composition, unless supporting documentation is available. Descriptions are provided for identification purposes only and do not constitute an opinion on authenticity, value, or provenance.

Maintenance

Any maintenance issues identified at the start of, or during, a tenancy should be reported promptly and directly to the Landlord or Managing Agent. It is not the role of the inventory clerk or Yellow Brick Surveyors to manage or action repairs.

Furnishings

Where the report states 'fire label seen', this indicates that the label was observed at the time of inspection. It does not confirm full compliance with the **Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1993)**. Curtains are described by approximate length (sill, skirting, or floor). Minor shrinkage due to cleaning or washing is not recorded.

Fire Safety Equipment

If smoke detectors, heat alarms, or carbon monoxide monitors are present, they are noted as such. It is the Tenant's responsibility to check functionality regularly and replace batteries where necessary. Any faults must be reported immediately to the Landlord or Managing Agent.

General

This report has been prepared on the principle that all items are free from obvious soiling, fault, or damage except where stated. Items are considered in good condition unless noted otherwise. Where tenants are in residence at the time of the inspection, the report may be limited, and some items may not be fully accessible. In such cases, inaccuracies may occur, for which neither the clerk nor Yellow Brick Surveyors can accept responsibility.

Multiple & Matching Items

Items are generally listed from left to right upon entering a room. Where there are multiple or identical items, these may be grouped together.

Lofts & Cellars

Lofts and cellars are not inspected unless formally converted into habitable areas and safely accessible. Contents stored in these areas are not included.

Locked Rooms & Outbuildings

Rooms, cupboards, or outbuildings that are locked and not accessible at the time of inspection are excluded from this report. Any belongings stored within remain the responsibility of the Landlord.

Windows and Doors

Locks, latches, and keys are checked where accessible. Windows are not fully opened and tested; any defects should be reported separately as maintenance issues.

Heavy Items

Heavy or bulky items such as wardrobes, beds, and large appliances are not moved. The condition of flooring, walls, or other surfaces beneath or behind them is not recorded.

Ownership Note

This report is the property of **Yellow Brick Surveyors Ltd**. It must not be reproduced, copied, or altered without written permission.

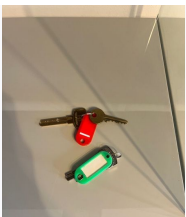
1. KEYS HANDED OVER AT CHECK IN

Ref	Name	Description	Additional Comments
1.1	Keys	x2 sets given to Tenant	



31 Aug 2025 14:07

Ref #1.1



31 Aug 2025 14:07

Ref #1

2. METER READINGS

Ref	Type	Location	Serial No.	Reading	Additional Comments
2.1	Electric Meter	Outside the flat main door - on the right hand side	20L3481949	14214	



31 Aug 2025 12:41

Ref #2.1



31 Aug 2025 12:41

Ref #2.1

2.2	Water Meter	Outside the main building - in the lawn	98M313249	01030	
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2. METER READINGS (CONT.)



31 Aug 2025 12:57

Ref #2.2



31 Aug 2025 12:59

Ref #2.2

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARM(S)

Ref	Name	Location Room & Floor	Test Result	Additional Comments
3.1	Smoke Alarm(s)	x1 Entrance/ Hallway	Push Button Test - Working	



31 Aug 2025 12:44

Ref #3.1 - Entrance/Hallway

3.2	Heat Alarm	x1 Kitchen	Push Button Test - Working	
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31 Aug 2025 12:45

Ref #3.2 - Kitchen

4. LEGIONELLA RISK ASSESSMENT SUMMARY

Ref	Name	Condition	Additional Comments
4.1	Previous Risk Assessment If Known	Unknown	
4.2	Occupation Level	Pre Tenancy	

4. LEGIONELLA RISK ASSESSMENT SUMMARY (CONT.)

4.3	Review Date Information	A visual assessment of the water system was carried out on 31/08/25. ; The property is supplied by the mains, with hot and cold water outlets in regular use. No unusual or complex water systems were identified, and no evidence of significant risk factors (such as stagnant water or uncovered storage tanks) was observed at the time of inspection. The risk from Legionella bacteria is considered to be low provided that normal usage and maintenance continue, including regular flushing of outlets and cleaning of shower heads.; Arrangements should be made to review this assessment regularly and specifically whenever there is reason to suspect it is no longer valid. A review must be undertaken at least every two years, or sooner if there is a change of tenancy or if other circumstances arise that may alter the level of risk.; Date of assessment: 31/08/25 Next review due: No later than 31/08/27 or sooner if tenancy changes or risks alter.	
4.4	If there any Tenant, resident or regular visitor that are/may be particularly susceptible to Legionella duets age, health of lifestyle this will increase overall risk factor	Unknown	

5. LEGIONELLA RISK ASSESSMENT

Ref	Name	Answer	Comments	Additional Comments
5.1	Is there a Cold Water System present at the property?	Yes		
5.2	property? Is there a Hot Water System present at the property?	Yes		
5.3	Is the cold water temperature at outlets below 20°C or less within 2 minutes of continual running?	Yes		
5.4	Is the hot water temperature at outlets above 50°C or more within 1 minute of continual running?	Yes		
5.5	Is the temperature setting such that the hot water is heated to and stored at a temperature of 60°C?	Yes		
5.6	Are there any visible signs of nutrient build up on any of the outlets: (e.g. scale, corrosion, algae)?	No		
5.7	Have all outlets been run and toilets flushed ?	Yes		

5. LEGIONELLA RISK ASSESSMENT (CONT.)

5.8	Are there any open or uncovered water storage tanks ?	No	
5.9	Is there any signs of damage or visible defects to the water system or any of the outlets or components?	No	
5.10	Are there any obvious dead legs of pipework ?	No	
5.11	Any risk identified ?	No	

6. LEGIONELLA - ADVICE FOR TENANTS

Ref	Name	Condition	Additional Comments
6.1	Legionella - Important Information:	Domestic hot and cold water systems can provide an environment in which Legionella bacteria may grow. This can cause Legionnaires' disease, a potentially fatal form of pneumonia contracted by inhaling small droplets of contaminated water. To reduce the risk, it is important that hot water in the system is maintained at a sufficiently high temperature, cold water is kept cold, and water is circulated regularly through all outlets.	
6.2	Tell Your Landlord or Letting Agent If:	1. Cold water continues to run warm after you have flushed through any water standing in the pipes. Cold water should not be above 20°C.; 2. You notice any problems with the water supply, such as debris, discolouration, or unusual odours.; 3. The boiler or hot water cylinder is not working properly, particularly if the hot water is not reaching a sufficiently high temperature. Hot water should reach at least 50°C after running for one minute.	

6. LEGIONELLA - ADVICE FOR TENANTS (CONT.)

6.3	Practical Precautions For Tenants:	Legally, it is the landlord's responsibility to take precautions to prevent Legionella bacteria being present in the hot or cold water system. ; However, tenants and residents also have an important part to play in reducing risks by following these simple precautions:: Showers If showers are used only occasionally, flush them through by running water for at least two minutes every week. Try to keep out of the way while doing this. Clean, descale and disinfect shower heads regularly — at least once every three months.; Holidays If you are away for more than a week, or if the property is left unoccupied for a prolonged period, all outlets should be flushed weekly to prevent stagnation and microbial growth. Each outlet should be flushed through for at least two minutes. Where possible, keep a simple record of the date and frequency of flushing, including water temperature checks if available.; Garden Hoses and Taps Infrequently used outlets, including outside taps, sprinklers or garden equipment that produce water spray (aerosols), should be flushed weekly for at least two minutes. Garden hoses should always be detached, cleaned and flushed thoroughly before use, particularly during warmer weather.	
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7. CHECK IN DOCUMENTS

Ref	Name	Description	Additional Comments
7.1	Electrical Safety Certificate	Date signed: 29/08/25	
7.2	Energy Performance Certificate (EPC)	RRN: 9618-9916-7200-6608-9964 Date of assessment: 18/10/2018	
7.3	Inventory / Schedule of Condition Report	Inventory to be sent separately to tenant by landlord.	

8. ADDITIONAL COMMENTS

Ref	Name	Answer	Comments	Additional Comments
8.1	Has there been any significant changes of note since the inventory was compiled?	No		
8.2	Are there any significant maintenance issues to be addressed?	No		

9. SCHEDULE OF CONDITION SUMMARY

Ref	Name	Condition	Additional Comments
9.1	General Cleanliness	The property is generally clean to a domestic standard throughout and does not appear to have been professionally cleaned by a third party.	
9.2	General Decoration Condition	The property is generally in good condition throughout, and any defects observed have been recorded within this report.	
9.3	Additional Information		

10. ENTRANCE HALLWAY

Ref	Name	Description	Condition	Additional Comments
10.0.1	- Door	Grey metal security door with letterbox, handle, and peephole.	Door appears in good condition with no visible signs of damage or significant wear.	
  Ref #10.0.1 Ref #10.0.1				
10.0.2	- Flooring	Light oak-effect laminate planks with a natural wood grain pattern covering the entrance hallway.	Flooring is in good condition with minimal signs of wear and isolated minor scuff marks or small debris visible near skirting board.	
   Ref #10.0.2 Ref #10.0.2 Ref #10.0.2				
10.0.3	- Walls	Plastered and painted walls in white, features skirting boards and built-in utility fittings such as sockets, coat hooks, and an intercom handset.	Walls show minor scuffs, small marks, light dents, patched area above door with unfinished plaster, overall presentable but with some local wear.	

10. ENTRANCE HALLWAY (CONT.)



31 Aug 2025 13:32

Ref #10.0.3



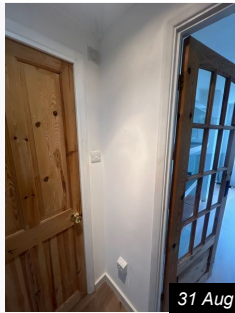
31 Aug 2025 13:32

Ref #10.0.3



31 Aug 2025 13:32

Ref #10.0.3



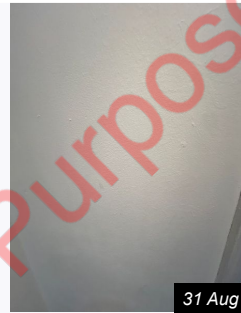
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Ref #10.0.3



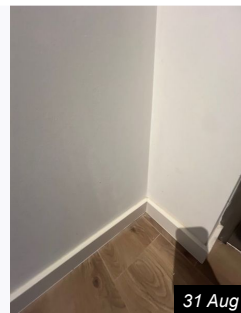
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31 Aug 2025 13:32

Ref #10.0.3



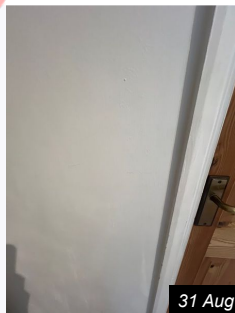
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Ref #10.0.3



31 Aug 2025 13:32

Ref #10.0.3



31 Aug 2025 13:32

Ref #10.0.3

10.0.4 - Skirting Boards

White-painted wooden skirting boards with a simple flat profile running along the base of the walls in the entrance hallway.

Skirting boards show minor scuff marks and light discoloration in some areas with no visible structural damage or missing sections.

10. ENTRANCE HALLWAY (CONT.)



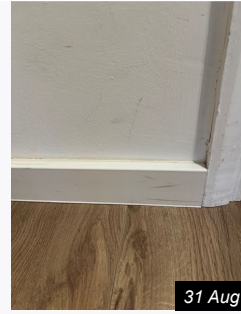
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Ref #10.0.4



31 Aug 2025 13:33

Ref #10.0.4



31 Aug 2025 13:33

Ref #10.0.4



31 Aug 2025 13:33

Ref #10.0.4



31 Aug 2025 13:33

Ref #10.0.4

10.0.5	- Ceiling	Painted textured plaster ceiling with access hatch, smoke detector, and ceiling light fitting present.	Ceiling generally intact with minor marks and discoloration visible on hatch area, no evidence of major damage.	
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31 Aug 2025 13:34

Ref #10.0.5



31 Aug 2025 13:34

Ref #10.0.5

10.0.6	- Light Fittings	Ceiling-mounted twin spotlight fitting with one warm white and one cool white bulb housed in a white holder.	Both light bulbs are working with differing colours; no visible damage to the fitting or surrounding ceiling.	
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31 Aug 2025 13:34

Ref #10.0.6

10. ENTRANCE HALLWAY (CONT.)

10.0.7	- Switches / Sockets	White plastic single light switch, white fan isolator switch, white Openreach master socket, white double switch and socket outlet, white dimmer switch present in the entrance hallway.	Minor scuff marks and slight discolouration on some faceplates, edges of wall around some units show touch-up paintwork, otherwise functional and intact with no visible cracks or major damage.
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31 Aug 2025 13:34

Ref #10.0.7



31 Aug 2025 13:34

Ref #10.0.7



31 Aug 2025 13:34

Ref #10.0.7



31 Aug 2025 13:34

Ref #10.0.7



31 Aug 2025 13:34

Ref #10.0.7

10.0.8	- Additional Items	Wall-mounted coat rack with four white double hooks and an ivory wall-mounted intercom handset with buttons.	Coat rack has minor marks and a missing screw cover intercom unit shows discoloration and light surface marks with a coiled cord.
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31 Aug 2025 13:34

Ref #10.0.8



31 Aug 2025 13:34

Ref #10.0.8

10.0.9	- Consumer unit	White Schneider consumer unit with multiple circuit breakers and clear labelling located in the entrance hallway.	Consumer unit appears clean and in good condition with no visible signs of damage or wear.
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10. ENTRANCE HALLWAY (CONT.)



31 Aug 2025 13:35

Ref #10.0.9



31 Aug 2025 13:35

Ref #10.0.9

10.0.10

- Loft hatch

Timber loft hatch with a cream-painted finish and secure black latch fitting.

Loft hatch appears intact with no visible signs of damage or wear; minor discolouration to the paint on the edges.



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Ref #10.0.10



31 Aug 2025 13:29

Ref #10



31 Aug 2025 13:29

Ref #10



31 Aug 2025 13:29

Ref #10



31 Aug 2025 13:29

Ref #10

11. DINING ROOM

Ref	Name	Description	Condition	Additional Comments
11.0.1	- Door	Timber framed door with multiple glass panels and a metallic handle.	No visible damage or significant wear; door and glass panels appear intact and well-maintained.	

11. DINING ROOM (CONT.)



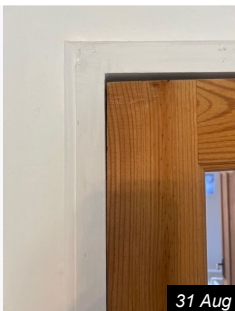
Ref #11.0.1

11.0.2

- Door Frame

Timber door frame with a visible natural wood finish alongside white painted architrave.

Light scuff marks and minor surface scratches on white painted sections with some small visible chips near the edges.



Ref #11.0.2



Ref #11.0.2



Ref #11.0.2



Ref #11.0.2

11.0.3

- Flooring

Light oak effect laminate flooring with natural wood grain pattern and subtle texture.

Overall presenting well with minor surface dents and a small chip visible on one plank.



Ref #11.0.3



Ref #11.0.3



Ref #11.0.3

11. DINING ROOM (CONT.)



31 Aug 2025 13:59

Ref #11.0.3

11.0.4

- Walls

Painted plaster walls in white and light grey with shelving, wall-mounted features, and a large round mirror.

Multiple areas of surface damage noted including a hole near the ceiling, cracks, dents, small marks, and visible patching.



31 Aug 2025 13:59

Ref #11.0.4



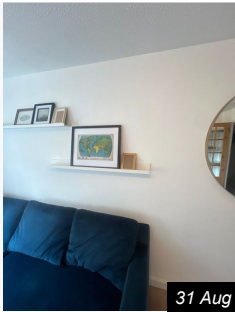
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Ref #11.0.4



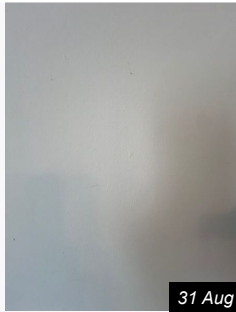
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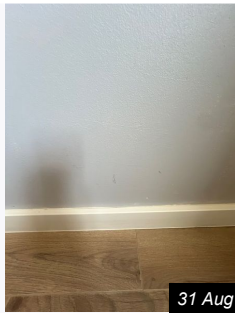
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31 Aug 2025 13:59

Ref #11.0.4

11. DINING ROOM (CONT.)



31 Aug 2025 13:59

Ref #11.0.4



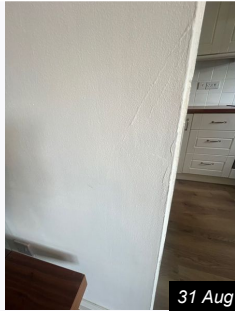
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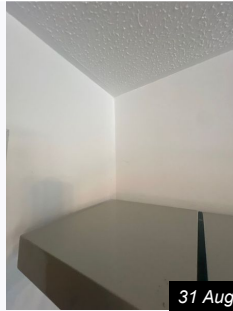
31 Aug 2025 14:00

Ref #11.0.4



31 Aug 2025 14:00

Ref #11.0.4



31 Aug 2025 14:00

Ref #11.0.4

11.0.5

- Ceiling

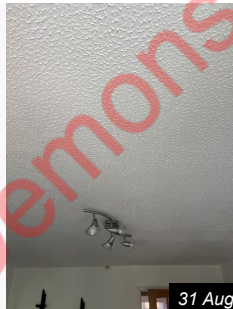
White textured ceiling with a central modern multi-bulb light fixture

No visible cracks stains or other signs of damage



31 Aug 2025 14:00

Ref #11.0.5



31 Aug 2025 14:00

Ref #11.0.5

11.0.6

- Light Fittings

Four-arm ceiling light fitting with silver metal finish and frosted glass shades.

Light fittings are intact with all shades present one bulb is not working otherwise no visible damage or wear.



31 Aug 2025 14:00

Ref #11.0.6



31 Aug 2025 14:00

Ref #11.0.6

11. DINING ROOM (CONT.)

11.0.7

- Window(s)

White uPVC double glazed windows with opening top light and fitted blind.

Frames have minor marks and scuffs with cracking to internal sealant and paint on the sill, visible circular stain and some general wear present.



31 Aug 2025 14:01

Ref #11.0.7



31 Aug 2025 14:01

Ref #11.0.7



31 Aug 2025 14:01

Ref #11.0.7



31 Aug 2025 14:01

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31 Aug 2025 14:01

Ref #11.0.7



31 Aug 2025 14:01

Ref #11.0.7



31 Aug 2025 14:01

Ref #11.0.7

11.0.8

- Window Lock

White metal lever handle window lock with integrated keyhole fitted to a uPVC window frame.

No visible damage or corrosion minor surface marks present lock appears functional.



31 Aug 2025 14:01

Ref #11.0.8



31 Aug 2025 14:01

Ref #11.0.8



31 Aug 2025 14:02

Ref #11.0.8

11. DINING ROOM (CONT.)

11.0.9	- Window Sill	Painted white timber window sill with standard rectangular profile located below a uPVC window frame.	Paintwork is visibly marked and discoloured showing ring stains and spots of dirt with cracked and flaking areas along edges and corners and evidence of mould build-up around silicone joints.
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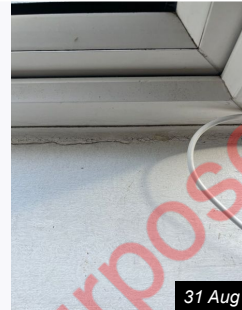
31 Aug 2025 14:02

Ref #11.0.9



31 Aug 2025 14:02

Ref #11.0.9



31 Aug 2025 14:02

Ref #11.0.9



31 Aug 2025 14:02

Ref #11.0.9



31 Aug 2025 14:02

Ref #11.0.9



31 Aug 2025 14:02

Ref #11.0.9

11.0.10	-Curtains/Blinds	White sheer floor-length curtains paired with white horizontal blinds covering the dining room window.	Both curtains and blinds appear clean with no visible stains, tears, or damage.
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31 Aug 2025 14:02

Ref #11.0.10



31 Aug 2025 14:02

Ref #11.0.10



31 Aug 2025 14:03

Ref #11.0.10

11.0.11	- Switches / Sockets	White plastic double and single power sockets, telephone or media outlet, fused switch with indicator, and rotary dimmer switch present on painted walls.	Slight paint marking and minor wear visible on edges of socket plates, otherwise all sockets and switches appear generally intact with no obvious damage.
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11. DINING ROOM (CONT.)



31 Aug 2025 14:03

Ref #11.0.11



31 Aug 2025 14:03

Ref #11.0.11



31 Aug 2025 14:03

Ref #11.0.11



31 Aug 2025 14:05

Ref #11.0.11

11.0.12

- Shelving unit

Modern shelving unit with clear glass sides, two wooden shelves in a walnut finish, and three grey shelves.

Light surface scratches and minor marks visible on wooden and grey shelves, otherwise structurally sound.



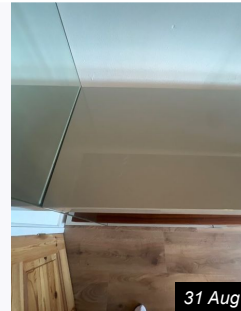
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Ref #11.0.12



31 Aug 2025 14:03

Ref #11.0.12



31 Aug 2025 14:04

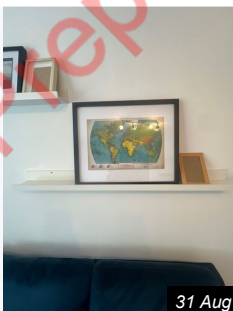
Ref #11.0.12

11.0.13

- Shelves

White wall-mounted shelves with black brackets featuring framed pictures and small decorative items displayed on top.

Shelves appear clean with no visible damage or marks and brackets are intact.



31 Aug 2025 14:04

Ref #11.0.13



31 Aug 2025 14:04

Ref #11.0.13

11. DINING ROOM (CONT.)

11.0.14	- Table / Chairs	Square wooden dining table with light oak finish and two dark grey upholstered chairs with wooden legs.	Table and chairs show no visible signs of damage or significant wear and appear well maintained.
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Ref #11.0.14



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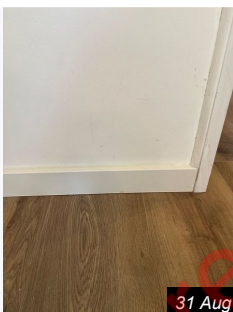
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Ref #11.0.14

11.0.15	- Skirting Boards	White painted wooden skirting boards installed at the base of the dining room walls with a flat profile and straight edges.	Minor scuff marks and light surface dirt present, edges and paintwork largely intact, no significant damage observed.
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31 Aug 2025 14:05

Ref #11.0.15



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Ref #11.0.15



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Ref #11.0.15



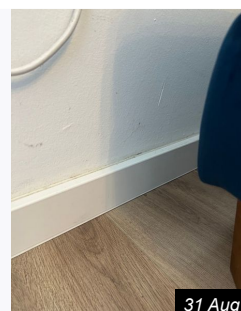
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Ref #11.0.15



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Ref #11.0.15



31 Aug 2025 14:05

Ref #11.0.15

11. DINING ROOM (CONT.)

11.0.16	- Mirror	Large round wall-mounted mirror with a thin metallic gold frame positioned above the dining table.	The mirror is intact with no visible cracks, chips or scratches on the glass or frame.
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31 Aug 2025 14:05

Ref #11.0.16

11.0.17	- Sofa	L shaped sofa upholstered in deep blue fabric with three back cushions and one matching pillow.	Sofa shows several visible fabric marks and minor creases but no obvious damage or tears.
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31 Aug 2025 14:05

Ref #11.0.17



31 Aug 2025 14:06

Ref #11.0.17



31 Aug 2025 14:06

Ref #11.0.17



31 Aug 2025 14:06

Ref #11.0.17

11.0.18	- Heating	White electric panel heater with horizontal vent and wall-mounted design located below window.	Heater remains clean and free from visible damage or signs of wear.
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11. DINING ROOM (CONT.)



31 Aug 2025 14:06

Ref #11.0.18

11.0.19

- Additional Items

Pair of black metal wall-mounted candle holders with geometric design and a small white shelf below one holder.

No visible signs of wear or damage both holders and shelf appear secure and intact.



31 Aug 2025 14:06

Ref #11.0.19



31 Aug 2025 14:06

Ref #11.0.19



31 Aug 2025 13:37

Ref #11



31 Aug 2025 13:54

Ref #11



31 Aug 2025 13:54

Ref #11



31 Aug 2025 13:54

Ref #11

12. BEDROOM

Ref	Name	Description	Condition	Additional Comments
12.0.1	- Door	Timber panelled door with natural finish and silver lever handle.	Multiple scuff marks and paint chips on the surface and edges with some minor scratches visible.	

12. BEDROOM (CONT.)



31 Aug 2025 13:21

Ref #12.0.1



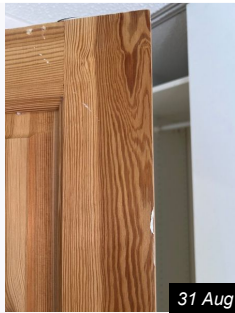
31 Aug 2025 13:22

Ref #12.0.1



31 Aug 2025 13:22

Ref #12.0.1



31 Aug 2025 13:22

Ref #12.0.1

12.0.2

- Door Frame

White painted timber door frame with simple rectangular profile and visible brass hinges.

Frame shows minor scuffs marks paint chips and general signs of wear throughout.



31 Aug 2025 13:22

Ref #12.0.2



31 Aug 2025 13:22

Ref #12.0.2



31 Aug 2025 13:22

Ref #12.0.2



31 Aug 2025 13:22

Ref #12.0.2



31 Aug 2025 13:22

Ref #12.0.2

12.0.3

- Ceiling

White textured ceiling with a central modern metal light fitting and a visible large rectangular patch repair.

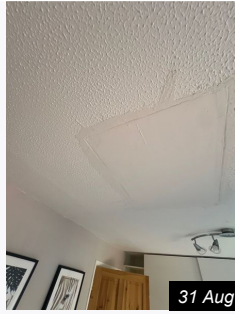
Visible signs of patch repair with uneven surface and minor cracking around the repaired area but no major damage elsewhere.

12. BEDROOM (CONT.)



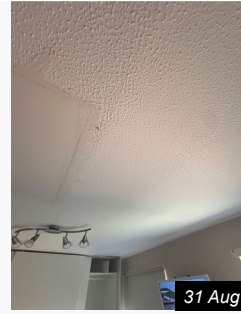
31 Aug 2025 13:23

Ref #12.0.3



31 Aug 2025 13:23

Ref #12.0.3



31 Aug 2025 13:23

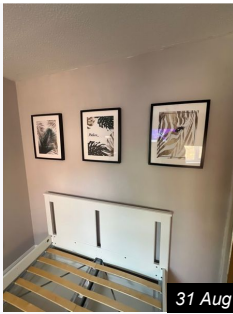
Ref #12.0.3

12.0.4

- Walls

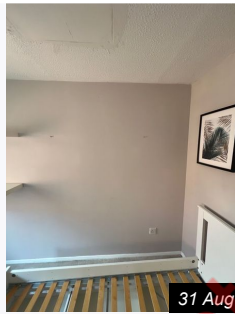
Painted plaster walls in light grey with white skirting boards and fitted electrical outlets, featuring wall-mounted frames and shelving.

Walls show several small holes, minor scuff marks, and some areas of discolouration, with overall structurally sound plaster and intact paint.



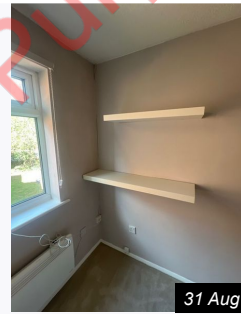
31 Aug 2025 13:20

Ref #12.0.4



31 Aug 2025 13:20

Ref #12.0.4



31 Aug 2025 13:20

Ref #12.0.4



31 Aug 2025 13:20

Ref #12.0.4



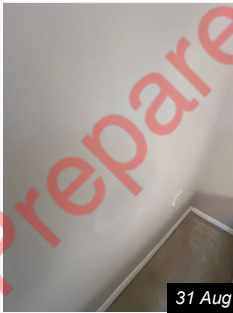
31 Aug 2025 13:20

Ref #12.0.4



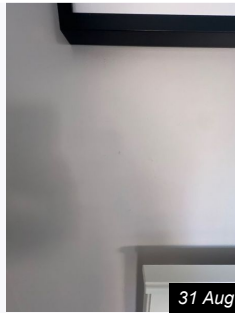
31 Aug 2025 13:20

Ref #12.0.4



31 Aug 2025 13:21

Ref #12.0.4



31 Aug 2025 13:21

Ref #12.0.4

12.0.5

- Window(s)

White uPVC double-glazed windows with side and top opening panels and fitted privacy blinds.

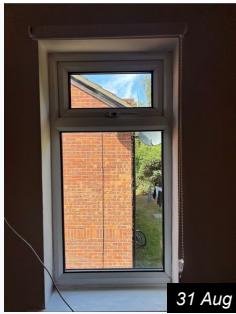
Frames show marks, chipped paint, and visible discoloration; seals and edges have minor dirt and signs of wear but no major visible damage.

12. BEDROOM (CONT.)



31 Aug 2025 13:23

Ref #12.0.5



31 Aug 2025 13:24

Ref #12.0.5



31 Aug 2025 13:24

Ref #12.0.5



31 Aug 2025 13:24

Ref #12.0.5



31 Aug 2025 13:24

Ref #12.0.5



31 Aug 2025 13:24

Ref #12.0.5



31 Aug 2025 13:24

Ref #12.0.5



31 Aug 2025 13:24

Ref #12.0.5

12.0.6	- Flooring	Carpet flooring in light beige colour with a short pile throughout the bedroom.	Carpet shows visible marks, some staining and evidence of wear in high traffic areas.	
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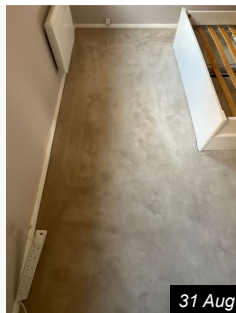
31 Aug 2025 13:21

Ref #12.0.6



31 Aug 2025 13:21

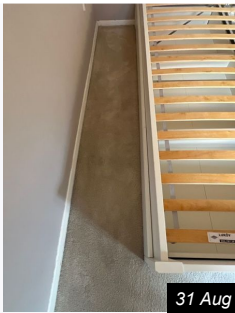
Ref #12.0.6



31 Aug 2025 13:21

Ref #12.0.6

12. BEDROOM (CONT.)



31 Aug 2025 13:21

Ref #12.0.6

12.0.7	- Window Lock	White metal lever window lock with integrated keyhole on a uPVC window frame in the bedroom.	Window lock shows no visible signs of damage or excessive wear and appears to be securely fitted.
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31 Aug 2025 13:23

Ref #12.0.7



31 Aug 2025 13:23

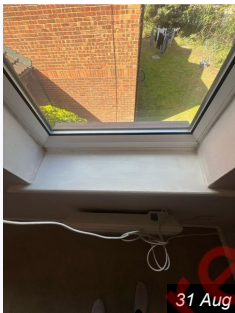
Ref #12.0.7



31 Aug 2025 13:23

Ref #12.0.7

12.0.8	- Window Sill	Painted timber window sill in white finish with rectangular shape and standard depth.	Multiple marks, areas of paint peeling and some signs of black mould or dampness are present, especially around the corners and edges.
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31 Aug 2025 13:24

Ref #12.0.8



31 Aug 2025 13:24

Ref #12.0.8



31 Aug 2025 13:24

Ref #12.0.8



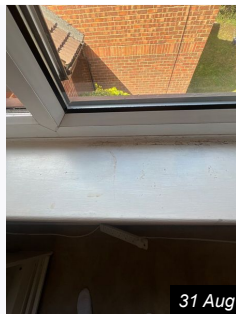
31 Aug 2025 13:24

Ref #12.0.8



31 Aug 2025 13:24

Ref #12.0.8



31 Aug 2025 13:24

Ref #12.0.8

12. BEDROOM (CONT.)



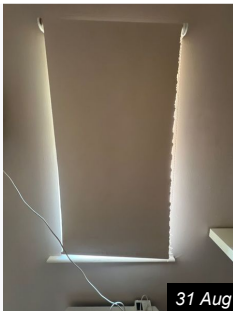
Ref #12.0.8

12.0.9

- Curtains/Blinds

Beige fabric roller blinds covering the bedroom window, plain in design with a manually operated cord.

Blinds show fraying and damage to the right edge, several visible stains and mild marks on the fabric, lower edge is slightly distorted.



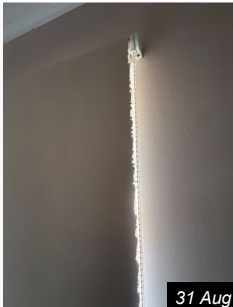
Ref #12.0.9



Ref #12.0.9



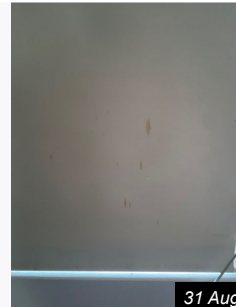
Ref #12.0.9



Ref #12.0.9



Ref #12.0.9



Ref #12.0.9



Ref #12.0.9

12.0.10

- Heating

Wall-mounted white electric panel heater with horizontal vent and integrated control panel.

Heater casing and vent appear clean with no visible damage or marks; power cable is loosely coiled on top.

12. BEDROOM (CONT.)



31 Aug 2025 13:25

Ref #12.0.10

12.0.11

- Light Fittings

Curved brushed metal ceiling track light fitting with four adjustable spotlights and clear plastic shades.

No visible signs of damage or wear, all bulbs working.



31 Aug 2025 13:26

Ref #12.0.11



31 Aug 2025 13:26

Ref #12.0.11



31 Aug 2025 13:26

Ref #12.0.11

12.0.12

- Built-in Wardrobe

Built-in wardrobe with sliding matte white doors, internal hanging rails, mesh drawers, and fixed shelves.

Light scuff marks and minor stains on doors and interior panels, with some visible wear on shelving and drawer edges.



31 Aug 2025 13:26

Ref #12.0.12



31 Aug 2025 13:26

Ref #12.0.12



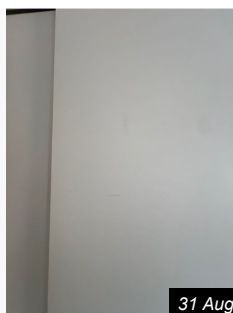
31 Aug 2025 13:26

Ref #12.0.12



31 Aug 2025 13:27

Ref #12.0.12



31 Aug 2025 13:27

Ref #12.0.12



31 Aug 2025 13:27

Ref #12.0.12

12. BEDROOM (CONT.)



31 Aug 2025 13:27

Ref #12.0.12



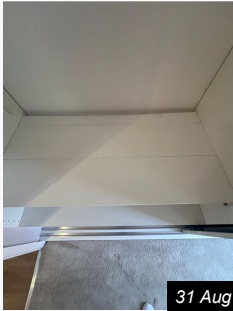
31 Aug 2025 13:27

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31 Aug 2025 13:27

Ref #12.0.12



31 Aug 2025 13:27

Ref #12.0.12



31 Aug 2025 13:27

Ref #12.0.12



31 Aug 2025 13:27

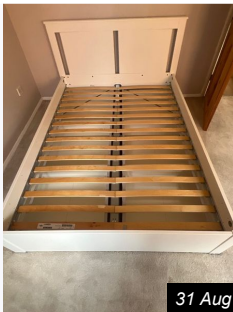
Ref #12.0.12

12.0.13

- Bed

White wooden bed frame with a slatted base and integrated underbed storage drawers.

Minor scuffing visible on some slats with overall framework and storage drawer in good condition.



31 Aug 2025 13:28

Ref #12.0.13



31 Aug 2025 13:28

Ref #12.0.13



31 Aug 2025 13:28

Ref #12.0.13



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Ref #12.0.13

12.0.14

- Decor

Three black-framed wall art pieces featuring botanical and animal print designs on a light grey wall above a white headboard.

Decor items appear in good condition with frames and prints intact and no visible damage or marks.

12. BEDROOM (CONT.)



31 Aug 2025 13:28

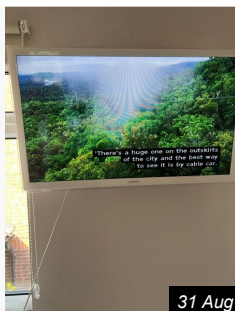
Ref #12.0.14

12.0.15

- Television

Wall-mounted flat-screen television with white frame and visible screen displaying broadcast.

Television appears intact with no visible cracks or scratches and screen functioning properly.



31 Aug 2025 13:28

Ref #12.0.15

12.0.16

- Switches /
Sockets

White plastic wall-mounted switches and sockets including a dimmer switch, double light switch, fused spur, and two single switched sockets.

The switches and sockets show signs of wear with visible paint overlap, gaps around the dimmer switch, and some discoloration on socket faces; otherwise intact with no major cracks.



31 Aug 2025 13:36

Ref #12.0.16



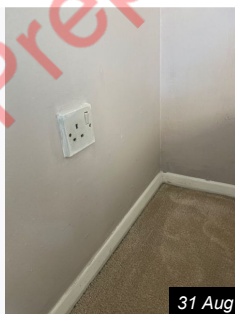
31 Aug 2025 13:36

Ref #12.0.16



31 Aug 2025 13:36

Ref #12.0.16

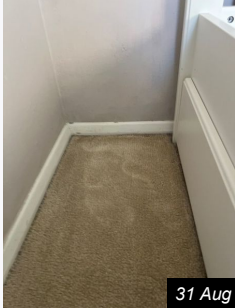


31 Aug 2025 13:36

Ref #12.0.16

12. BEDROOM (CONT.)

12.0.17	- Skirting Boards	White-painted wooden skirting boards running along the base of the bedroom walls providing edge protection and a tidy finish between the wall and carpet.	Minor marks, scratches and small chips visible, areas of scuffing and superficial wear, otherwise structurally intact.	
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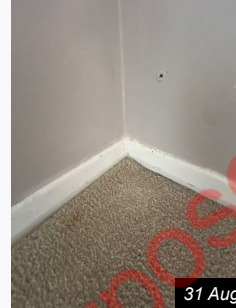
31 Aug 2025 13:36

Ref #12.0.17



31 Aug 2025 13:36

Ref #12.0.17



31 Aug 2025 13:36

Ref #12.0.17



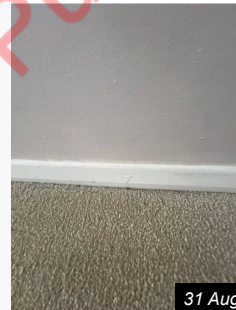
31 Aug 2025 13:36

Ref #12.0.17



31 Aug 2025 13:36

Ref #12.0.17



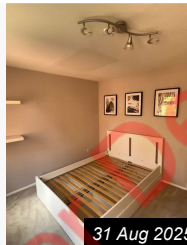
31 Aug 2025 13:36

Ref #12.0.17



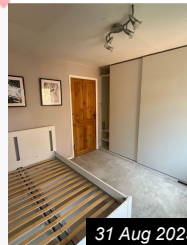
31 Aug 2025 13:16

Ref #12



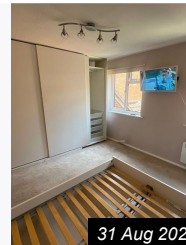
31 Aug 2025 13:16

Ref #12



31 Aug 2025 13:16

Ref #12



31 Aug 2025 13:16

Ref #12

13. BATHROOM/TOILET

Ref	Name	Description	Condition	Additional Comments
13.0.1	- Door	Wooden panelled door with natural finish and brass handle fitted in the bathroom.	Door shows minor scuffs near the bottom with some visible dark marks on the surface and light wear on the frame.	

13. BATHROOM/TOILET (CONT.)



31 Aug 2025 13:07

Ref #13.0.1

13.0.2

- Door Frame

White-painted timber door frame surrounding a panelled wooden door in the bathroom or toilet.

Minor paint chipping and visible wear on the latch area with some filled holes and rough paintwork.



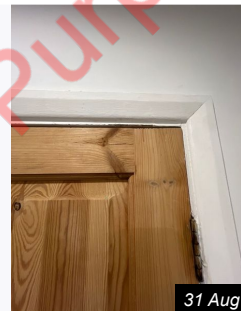
31 Aug 2025 13:13

Ref #13.0.2



31 Aug 2025 13:13

Ref #13.0.2



31 Aug 2025 13:13

Ref #13.0.2



31 Aug 2025 13:15

Ref #13.0.2

13.0.3

- Bath/Shower

White acrylic bath with chrome mixer tap and shower attachment, glass shower screen, and grey textured wall tiles.

Bath and shower fittings appear in good condition with no visible cracks or stains, minor discoloration to some grout or sealant near tile edges.



31 Aug 2025 13:08

Ref #13.0.3



31 Aug 2025 13:08

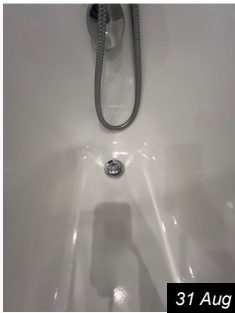
Ref #13.0.3



31 Aug 2025 13:08

Ref #13.0.3

13. BATHROOM/TOILET (CONT.)



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Ref #13.0.3



31 Aug 2025 13:08

Ref #13.0.3



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Ref #13.0.3



31 Aug 2025 13:08

Ref #13.0.3



31 Aug 2025 13:08

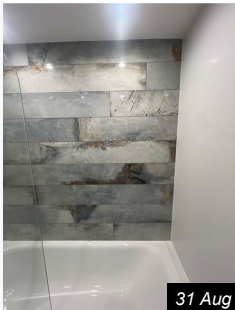
Ref #13.0.3

13.0.4

- Walls

The walls feature large rectangular grey stone-effect tiles around the bath and shower area and smooth white tiles throughout the remaining bathroom and toilet area.

All tiled walls appear clean and intact with no visible cracks, chips or staining.



31 Aug 2025 13:09

Ref #13.0.4



31 Aug 2025 13:09

Ref #13.0.4



31 Aug 2025 13:09

Ref #13.0.4



31 Aug 2025 13:09

Ref #13.0.4



31 Aug 2025 13:09

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Ref #13.0.4

13. BATHROOM/TOILET (CONT.)



Ref #13.0.4

13.0.5

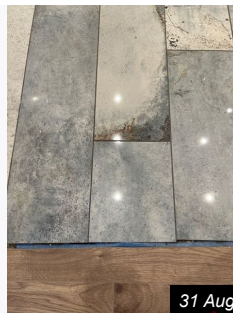
- Flooring

Grey ceramic or porcelain tiles with a stone-effect pattern and matte finish used as bathroom flooring.

No visible cracks, chips, or stains present, edges appear intact, and overall surface is well maintained.



Ref #13.0.5



Ref #13.0.5

13.0.6

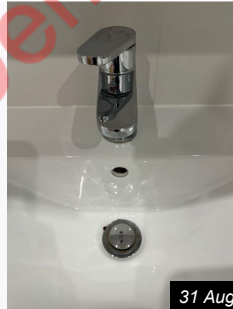
- Basin

White ceramic basin with chrome mixer tap and integrated metal towel rail.

Basin is clean with no visible cracks or chips, minor stain visible near the plug area.



Ref #13.0.6



Ref #13.0.6

13.0.7

- Toilet

Wall-mounted white ceramic toilet with matching seat and chrome dual flush button.

Toilet is clean and intact with no visible damage or signs of wear.

13. BATHROOM/TOILET (CONT.)



31 Aug 2025 13:11

Ref #13.0.7



31 Aug 2025 13:11

Ref #13.0.7



31 Aug 2025 13:11

Ref #13.0.7

13.0.8

- Cabinet

Mirrored front bathroom cabinet with white laminate interior and adjustable shelving.

General minor marks and stains on the inner shelves, particularly in the centre, with no visible structural damage.



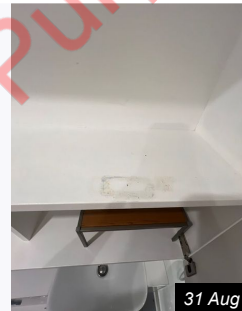
31 Aug 2025 13:11

Ref #13.0.8



31 Aug 2025 13:12

Ref #13.0.8



31 Aug 2025 13:12

Ref #13.0.8



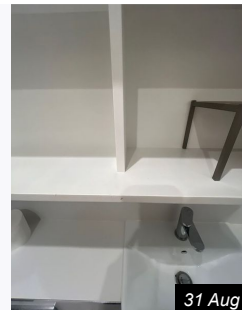
31 Aug 2025 13:12

Ref #13.0.8



31 Aug 2025 13:12

Ref #13.0.8



31 Aug 2025 13:12

Ref #13.0.8

13.0.9

- Towel Rack

White metal wall-mounted heated towel rack with horizontal bars and integrated power switch.

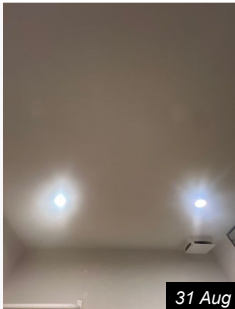
No visible signs of damage or wear, appears well maintained.



31 Aug 2025 13:13

Ref #13.0.9

13. BATHROOM/TOILET (CONT.)

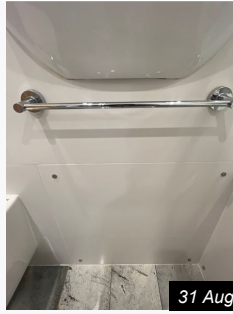
13.0.10	- Extractor Fan	White plastic extractor fan with square cover, branded MANROSE, mounted on the bathroom ceiling.	Fan cover is intact with minor marks visible around the installation area on the ceiling, no visible cracks or dents on the unit.	
 31 Aug 2025 13:14 Ref #13.0.10				
13.0.11	- Lighting	Recessed ceiling spotlights with a white finish are installed above the bathroom area, providing even overhead illumination.	All ceiling lights appear functional with no visible damage or discoloration around the fittings.	
 31 Aug 2025 13:14 Ref #13.0.11  31 Aug 2025 13:14 Ref #13.0.11				
13.0.12	- Ceiling	Smooth white painted ceiling with recessed spotlights and extractor vent.	Ceiling appears clean and free from visible signs of wear or damage.	
 31 Aug 2025 13:14 Ref #13.0.12  31 Aug 2025 13:14 Ref #13.0.12				
13.0.13	- Additional Items	Chrome toilet roll holder with white toilet paper, chrome towel bar, wall-mounted green trailing plant in a pot.	Toilet roll holder and towel bar are in good condition with no visible damage or wear, plant pot and leaves appear clean and intact.	

13. BATHROOM/TOILET (CONT.)



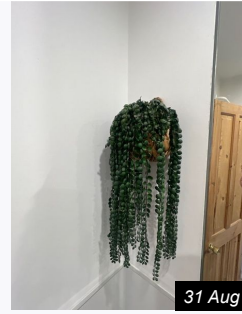
31 Aug 2025 13:14

Ref #13.0.13



31 Aug 2025 13:14

Ref #13.0.13



31 Aug 2025 13:15

Ref #13.0.13



31 Aug 2025 13:06

Ref #13



31 Aug 2025 13:06

Ref #13



31 Aug 2025 13:06

Ref #13



31 Aug 2025 13:06

Ref #13



31 Aug 2025 13:06

Ref #13

14. KITCHEN

Ref	Name	Description	Condition	Additional Comments
14.0.1	- Flooring	Wood-effect laminate flooring with natural grain pattern and light to medium brown tones throughout kitchen area.	Generally good with one visible chip on a plank and minor scuffing present.	



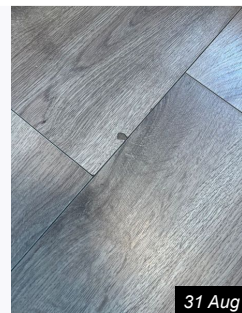
31 Aug 2025 13:41

Ref #14.0.1



31 Aug 2025 13:41

Ref #14.0.1



31 Aug 2025 13:41

Ref #14.0.1

14. KITCHEN (CONT.)

14.0.2

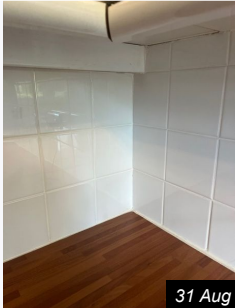
- Walls

Walls consist of white glazed ceramic tiles around worktops and sink area, with remaining sections painted in light brown and grey, sockets fitted into tiled areas.

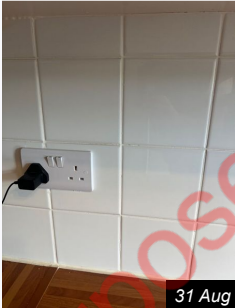
Tiled areas show some scratches, minor cracks, and discolouration to grout, painted sections display minor scuffs, marks, and some uneven surfaces.



Ref #14.0.2



Ref #14.0.2



Ref #14.0.2



Ref #14.0.2



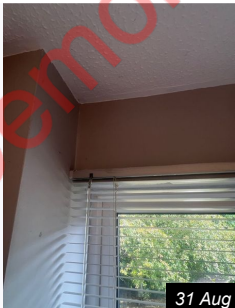
Ref #14.0.2



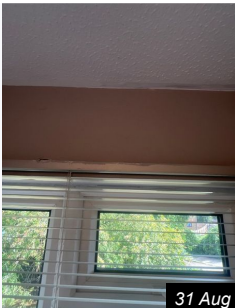
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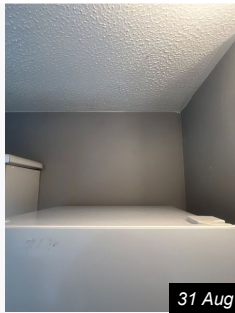


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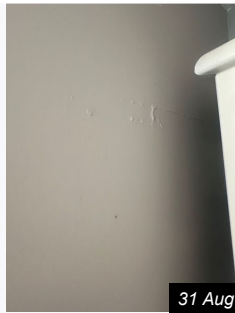
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14. KITCHEN (CONT.)



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Ref #14.0.2



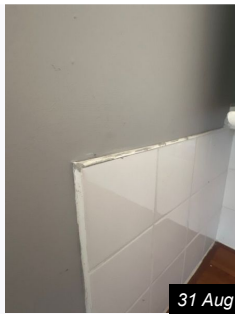
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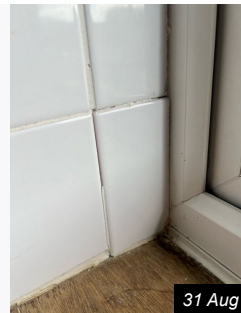
31 Aug 2025 13:42

Ref #14.0.2



31 Aug 2025 13:43

Ref #14.0.2



31 Aug 2025 13:52

Ref #14.0.2



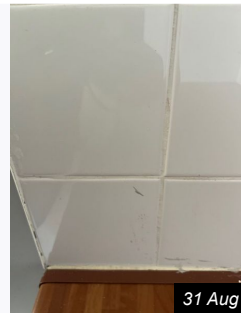
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Ref #14.0.2

14.0.3 - Ceiling

Textured white ceiling with a flush-mounted smoke detector and a modern metal four-bulb light fitting.

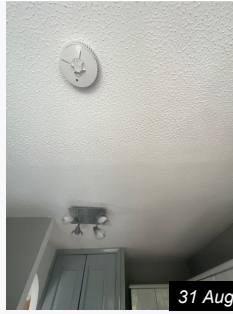
Ceiling shows no visible signs of damage, staining, or cracking.

14. KITCHEN (CONT.)



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Ref #14.0.3



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Ref #14.0.3

14.0.4

- Light Fittings

Four-bulb ceiling fitting with brushed metal body and semi-circular clear plastic surrounds.

One plastic surround is cracked and chipped, all bulbs are present and operational, light fitting otherwise clean with minor wear.



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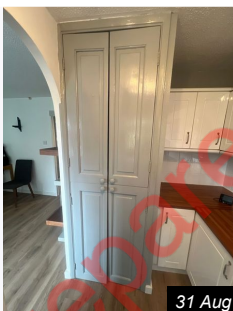
Ref #14.0.4

14.0.5

- Built-In Cupboard

Tall built-in kitchen cupboard with painted double doors, internal shelving, and housing for a hot water cylinder with exposed copper pipework, wood slat shelf, and white painted interior.

Cupboard doors and frame in good condition with light surface marks, some paint wear and minor scuffing visible inside, shelving and internal walls show signs of moderate wear, and floor covering in the base is damaged.



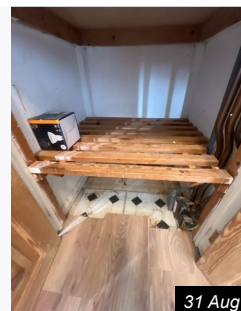
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14. KITCHEN (CONT.)



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14.0.6

- Kitchen units

White gloss-finished kitchen units with panelled doors and metal handles, including wall and base cupboards with internal shelving and drawers.

Minor scuffs, some small chips and surface marks on doors, slight discolouration around handles, internal shelves show light signs of wear and minor stains.



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Ref #14.0.6



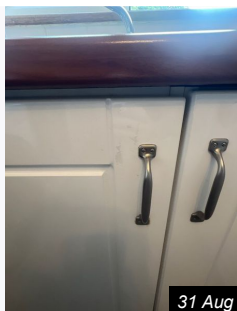
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14. KITCHEN (CONT.)



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Ref #14.0.6



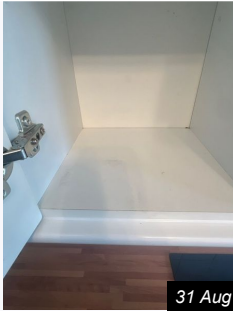
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Ref #14.0.6

14.0.7 - Extractor Hood

Stainless steel extractor hood with vented filter panel control buttons on the front and integrated light.

Surface marks and visible grease residue on the filter; light is operational; no visible dents or major damage.

14. KITCHEN (CONT.)



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Ref #14.0.7



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Ref #14.0.7



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Ref #14.0.7

14.0.8

- Sink

Stainless steel single bowl sink with drainer and chrome mixer tap, set in a wooden worktop.

Shows signs of limescale and watermarks on the drainer and some minor surface marks in the bowl.



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Ref #14.0.8



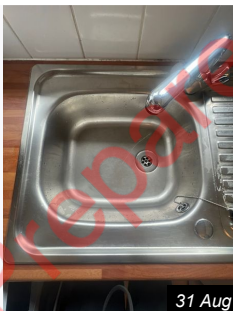
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Ref #14.0.8



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14.0.9

- Hob

Black glass Bosch induction hob with four cooking zones and touch controls.

Hob surface appears clean with no visible scratches, marks, or damage.



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Ref #14.0.8

14. KITCHEN (CONT.)



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Ref #14.0.9



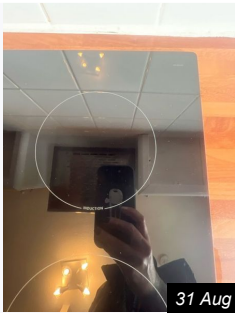
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14.0.10

- Oven

Stainless steel electric oven with digital display, black handle, interior lighting, multiple wire shelves, and a glass door.

Minor staining and grease marks inside with some signs of use on internal surfaces, otherwise no visible damage and exterior appears clean.



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Ref #14.0.10



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Ref #14.0.10



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Ref #14.0.10



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Ref #14.0.10

14. KITCHEN (CONT.)



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Ref #14.0.10

14.0.11

- Washing Machine

White freestanding Beko front-loading washing machine with digital display, stainless steel drum, and transparent glass door.

Visible mould growth and dirt present on the inner door seal, minor staining on the detergent drawer, overall shows signs of wear but appears functional.



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Ref #14.0.11



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Ref #14.0.11



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Ref #14.0.11

14.0.12

- Fridge / Freezer

Tall white Bosch fridge freezer with separate fridge and freezer compartments glass shelving internal door racks and wine rack.

Multiple dents to exterior panels adhesive residue marks to door one internal door rack cracked and upper freezer seal discoloured.



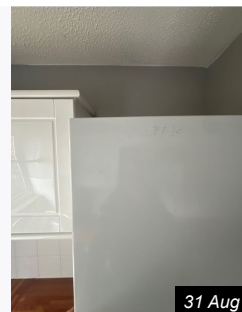
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14. KITCHEN (CONT.)



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Ref #14.0.12



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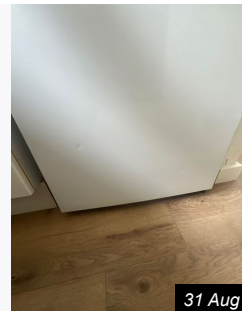
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14. KITCHEN (CONT.)

14.0.13	- Window(s)	UPVC double-glazed windows in white with integrated venetian blinds above the kitchen sink area.	Signs of mould or staining present on window reveals some visible gaps between window frame and wall and minor dirt on frames.	
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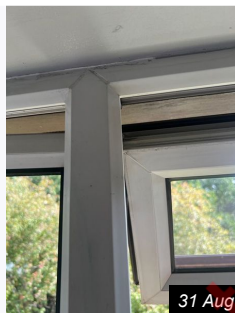
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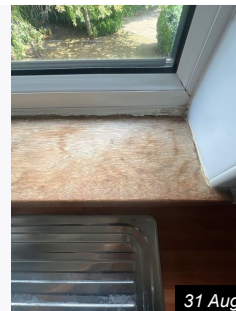
14.0.14	- Window Sill	Wooden window sill with a light brown finish located above the kitchen sink adjacent to white PVC window frames.	Heavily worn with water damage and noticeable discolouration along the length and surface, especially to the back edge beneath the window.	
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Ref #14.0.14



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Ref #14.0.14

14. KITCHEN (CONT.)

14.0.15	- Window Lock	White metal window lock handle with a rectangular base and visible securing screws attached to a uPVC window frame in the kitchen.	No visible signs of damage or corrosion, lock and fittings appear intact and operational.	
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Ref #14.0.15



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Ref #14.0.15

14.0.16	- Curtains/Blinds	White horizontal slat blinds fitted above the kitchen window, made of plastic or similar material, with a cord control mechanism.	Blinds show noticeable surface wear and peeling on several slats, otherwise intact.	
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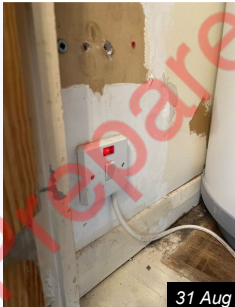
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Ref #14.0.16

14.0.17	- Switches / Sockets	White plastic switches and sockets with integrated switches and indicator lights, mounted on tiled and plastered kitchen walls, featuring standard UK three-pin sockets.	All switches and sockets appear securely fitted with no visible cracks or damage, minor paint wear and marks are present on surrounding walls and tiles.	
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14. KITCHEN (CONT.)



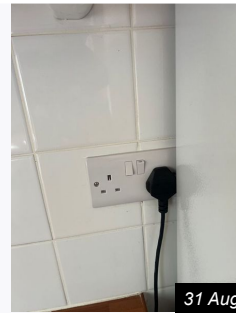
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14.0.18

- Skirting Boards

White painted wooden skirting boards with a simple squared profile, installed along the kitchen floor edge.

Multiple scuff marks, scratches, minor paint chipping, and some dirt visible on surface.



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Ref #14.0.18



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Ref #14.0.18



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14.0.19

- Worktop(s)

Wood-effect laminate worktops in a medium brown finish with straight edges and metal joining strips adjoining the sections.

Worktops are generally clean with minor surface marks and light scratches, slight discoloration visible near the sink, and no significant damage observed.



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Ref #14.0.19



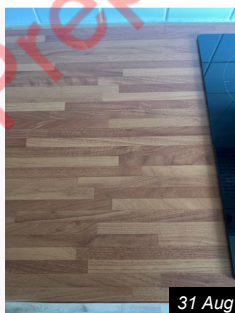
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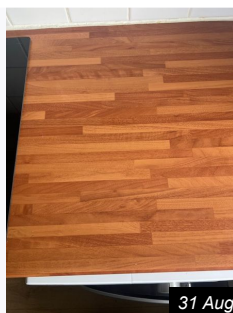
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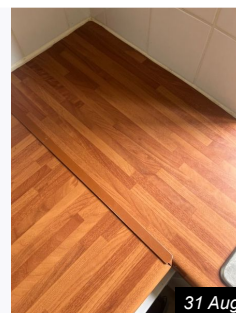
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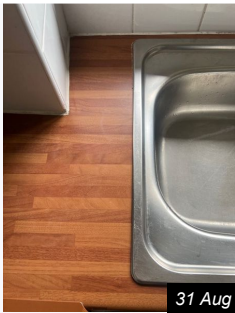
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14. KITCHEN (CONT.)



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Ref #14

Documents



Declaration

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

Signed by the		
Signatures		
Print Name		
Date	/	/

Signed by the

Signatures

Print Name

Date / /

Prepared for Demonstration Purposes