

Inventory & Schedule of Condition



DNA Property Services

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Prepared on behalf of Maddox Noel

Property inspected by Dan Smith

Address

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Carried Out

**August
19th 2026**

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Notes

Inventory:

The condition of items and rooms are deemed to be clean, undamaged and fit for purpose unless otherwise stated in the inventory. You will receive a full copy of the inventory to keep. You must refer to the inventory at check out time, so keep it in a safe place.

At Mid term inspection:

If a midterm inspection has been booked, you will be informed of the date in writing and will be expected to allow a clerk to enter the property to carry out the inspection. At this point you must inform the clerk of any damage or maintenance issues with the property so they can be dealt with.

At Check out inspection:

It will be expected for the property and its contents to be returned to the condition and location at check in - use the inventory as a guide. Any items missing from location may be deemed lost / broken and charged for.

Disclaimers

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc.

YOU MUST RETURN THE INVENTORY WITHIN 7 DAYS OTHERWISE WE UNDERSTAND THAT YOU AGREE WITH THE CONTENTS THROUGHOUT THE REPORT.

If no amendments are made, this inventory & schedule of condition will be regarded as a true record of the condition of the property and will be used to assess all damage for check-out purposes at the end of the tenancy.

An inventory is a report, which includes the internal condition of the property and an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist with the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

Unless specifically stated in this Inventory & Schedule of Condition, the property is considered to be clean at the start of the tenancy. The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop – water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc and for part, or all, of the cost of damages. It is accepted that the flooring and carpets are clean and free from marks and stains unless detailed pictures of any marks or stains are included within this inventory.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, blue tack marks, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc being driven into walls and an excessive number of picture hooks. Always seek the permission of the Landlord/Managing Agent before putting up pictures or making any alterations to the property and its contents. It is deemed that the property is in good decorative order unless specific detailed pictures of any damage are included within this inventory.

Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Ventilation

It is important to ensure that the property is adequately ventilated in order to avoid damage & staining from condensation.

Parking Areas

Please be aware that oil causes permanent staining and damage to certain surfaces (especially tarmac). You may be charged for any damage or deterioration caused by leakage of oil onto surface areas.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over as per the Agent's instructions prior to the inventory check out, or if the tenant is attending the check out appointment they must hand them over to the agent attending.

This inventory is not intended to form any part of a survey and does not comment on functionality of the property.

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of DNA Property Services who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

Whilst pictures of windows and doors may be included within the photographic inventory, they are not tested to ensure that they are in working order.

Property left in lofts, cellars and locked rooms, which have not been seen and recorded are the sole responsibility of the landlord. Any room that is excluded from the tenancy will not be photographed for the purpose of the inventory. Loft spaces and cellars will not be included unless they are habitable areas included within the tenancy.

Meter readings may only be taken if the meters are easily accessible. In any event, the relevant utility company should read meters.

This inventory relates only to the furniture and all the Landlords equipment and contents in the property. It is no guarantee, 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 preparing the inventory and the superficial condition of same.

FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "fire Regulation Label Attached" this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations. The inventory should not be used as an accurate description of each and every piece of furniture and equipment nor as a structural survey report.

Heavy items of furniture such as beds, wardrobes, sofas, kitchen appliances & mattresses etc., will not be moved. No responsibility can be taken by the inventory provider for areas or items that cannot be fully inspected.

USING THE INVENTORY

Multiple items may be grouped together and may require locating. Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated. Any visible cracks to walls and ceilings will be documented and form part of this inventory.

This Inventory will be checked at the end of the tenancy. The property should be clean and tidy on leaving. Particular attention will be paid to the condition of the bathroom and

kitchen although a cleaning charge will be added if the property is unsatisfactory.

All items should be ready, and in the same location as shown on the inventory. Items that have been stored away for the duration of the tenancy must be unpacked and returned to their original location. Leaving items in the loft or shed etc. may result in their being listed as missing and a charge been made. All kitchen equipment should be laid out and in the location shown. If the Property Inspector has to search for the items it could result in charges being made to the Tenant. At the end of the tenancy, the inventory report is fully checked, and any significant discrepancies will be noted. This report will indicate whether, in our opinion, there is any liability to the Tenant, or where such dilapidation might be considered as fair wear and tear.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Overview - Odours	Neutral - no pet / smoking / cooking / odours
1.2	General Cleanliness	The property has been professionally cleaned
1.3	General decorative condition	The property is in very good decorative condition, freshly painted throughout
1.4	General flooring condition	The flooring is in good condition; carpets are brand new

2. METER READINGS			
Ref	Name	Description	Reading
2.1	Gas Meter	Location: bedroom 1 cupboard	See picture
 19 Aug 2026 09:19 Ref #2.1  19 Aug 2026 09:19 Ref #2.1			
2.2	Electric Meter	Location: hallway	See picture
 19 Aug 2026 09:50 Ref #2.2  19 Aug 2026 09:50 Ref #2.2			

3. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS			
Ref	Name	Location Room & Floor	Test Result
3.1	Smoke Alarm(s)	Bedroom ceilings x 4 Hallway ceiling Lounge ceiling Kitchen ceiling Landing ceiling	Alarm tested for power only. Audible alarm noted

3. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS (CONT.)				
 19 Aug 2026 09:27 Ref #3.1  19 Aug 2026 09:27 Ref #3.1  19 Aug 2026 09:27 Ref #3.1				
 19 Aug 2026 09:45 Ref #3.1  19 Aug 2026 09:45 Ref #3.1  19 Aug 2026 09:45 Ref #3.1				
 19 Aug 2026 09:50 Ref #3.1  19 Aug 2026 09:50 Ref #3.1  19 Aug 2026 09:50 Ref #3.1				
 19 Aug 2026 09:50 Ref #3.1				
3.2	Carbon Monoxide Alarm(s)	Kitchen wall		Alarm tested for power only. Audible alarm noted

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS (CONT.)

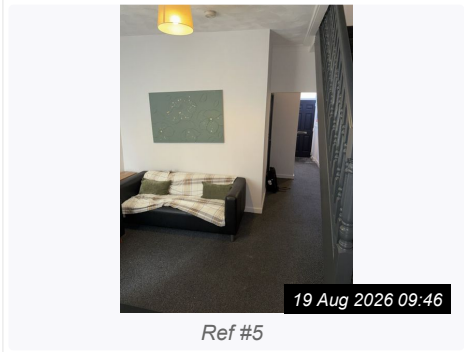
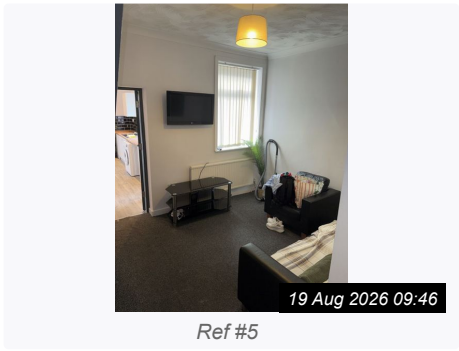
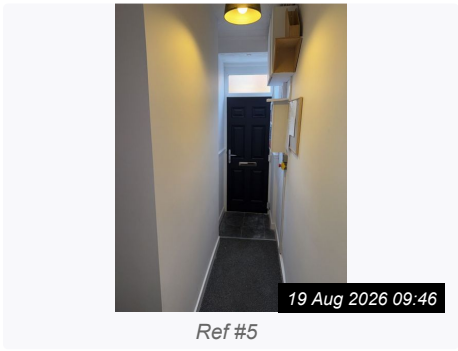
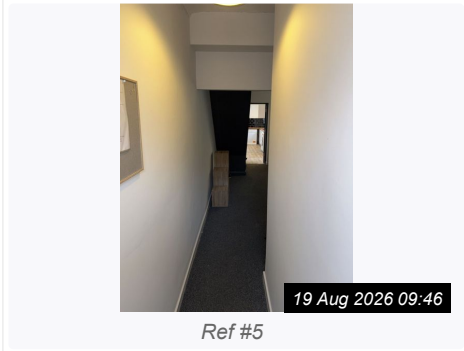


4. EXTERIOR FRONT

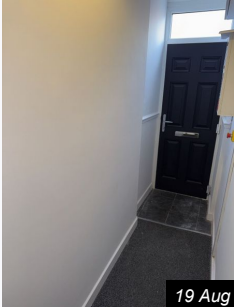
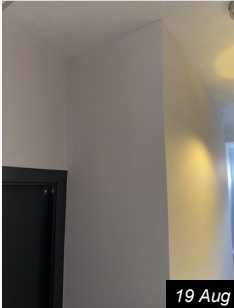
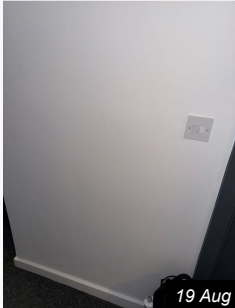
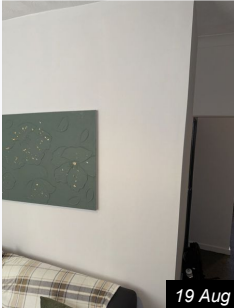


Ref	Name	Description	Condition
No items associated with this room.			

5. ENTRANCE / LOUNGE



5. ENTRANCE / LOUNGE (CONT.)			
Ref	Name	Description	Condition
5.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
5.2	Door	Dark blue / black composite door with silver fixtures	All in good, working order; Clean and good
 19 Aug 2026 09:45 Ref #5.2  19 Aug 2026 09:46 Ref #5.2			
5.3	Door Frame	Wooden white painted	Clean and good
 19 Aug 2026 09:46 Ref #5.3  19 Aug 2026 09:46 Ref #5.3			
5.4	Ceiling	Textured plaster white painted	Clean and good
 19 Aug 2026 09:46 Ref #5.4  19 Aug 2026 09:46 Ref #5.4  19 Aug 2026 09:46 Ref #5.4  19 Aug 2026 09:46 Ref #5.4			

5. ENTRANCE / LOUNGE (CONT.)			
5.5	Lighting	2 x ceiling mounted pendant fittings with pale shades	All in good, working order; Clean and good
 19 Aug 2026 09:46 Ref #5.5  19 Aug 2026 09:46 Ref #5.5			
5.6	Walls	Smooth plaster white painted	Appears freshly painted
 19 Aug 2026 09:46 Ref #5.6  19 Aug 2026 09:46 Ref #5.6  19 Aug 2026 09:47 Ref #5.6			
 19 Aug 2026 09:47 Ref #5.6  19 Aug 2026 09:47 Ref #5.6  19 Aug 2026 09:47 Ref #5.6			
 19 Aug 2026 09:47 Ref #5.6  19 Aug 2026 09:47 Ref #5.6  19 Aug 2026 09:47 Ref #5.6			

5. ENTRANCE / LOUNGE (CONT.)



Ref #5.6



Ref #5.6

5.7	Skirting	Wooden white painted	Clean and good; Appears freshly painted
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Ref #5.7



Ref #5.7

5.8	Window(s) / Sill	White UPVC window with white wooden sill	All in good, working order; Clean and good
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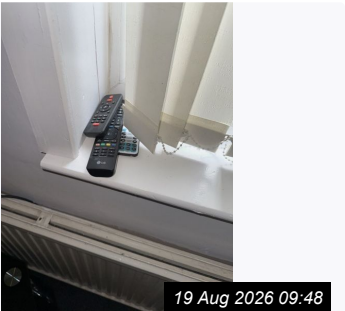
Ref #5.8

5.9	Blinds	White vertical blinds	Clean and good; All in good, working order
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Ref #5.9

5.10	Flooring	Grey carpet	Clean and good; Brand New
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5. ENTRANCE / LOUNGE (CONT.)			
 19 Aug 2026 09:48 Ref #5.10  19 Aug 2026 09:48 Ref #5.10  19 Aug 2026 09:48 Ref #5.10			
 19 Aug 2026 09:48 Ref #5.10  19 Aug 2026 09:48 Ref #5.10			
5.11	TV	Black flatscreen TV and remotes	Appears in good condition
 19 Aug 2026 09:48 Ref #5.11  19 Aug 2026 09:48 Ref #5.11			
5.12	Artwork	Wall mounted canvas	Clean and good
 19 Aug 2026 09:48 Ref #5.12			
5.13	Sofa 1	Black faux leather sofa	Clean; well worn arms and seats; throw present

5. ENTRANCE / LOUNGE (CONT.)



19 Aug 2026 09:48

Ref #5.13



19 Aug 2026 09:48

Ref #5.13



19 Aug 2026 09:48

Ref #5.13

5.14

Armchair

Black faux leather armchair

Clean and good



19 Aug 2026 09:49

Ref #5.14

5.15

TV unit

Black glass TV unit

Clean and good



19 Aug 2026 09:49

Ref #5.15

5.16

Shelving unit

Wooden shelving unit

Clean and good; 2 pot plants present



19 Aug 2026 09:49

Ref #5.16

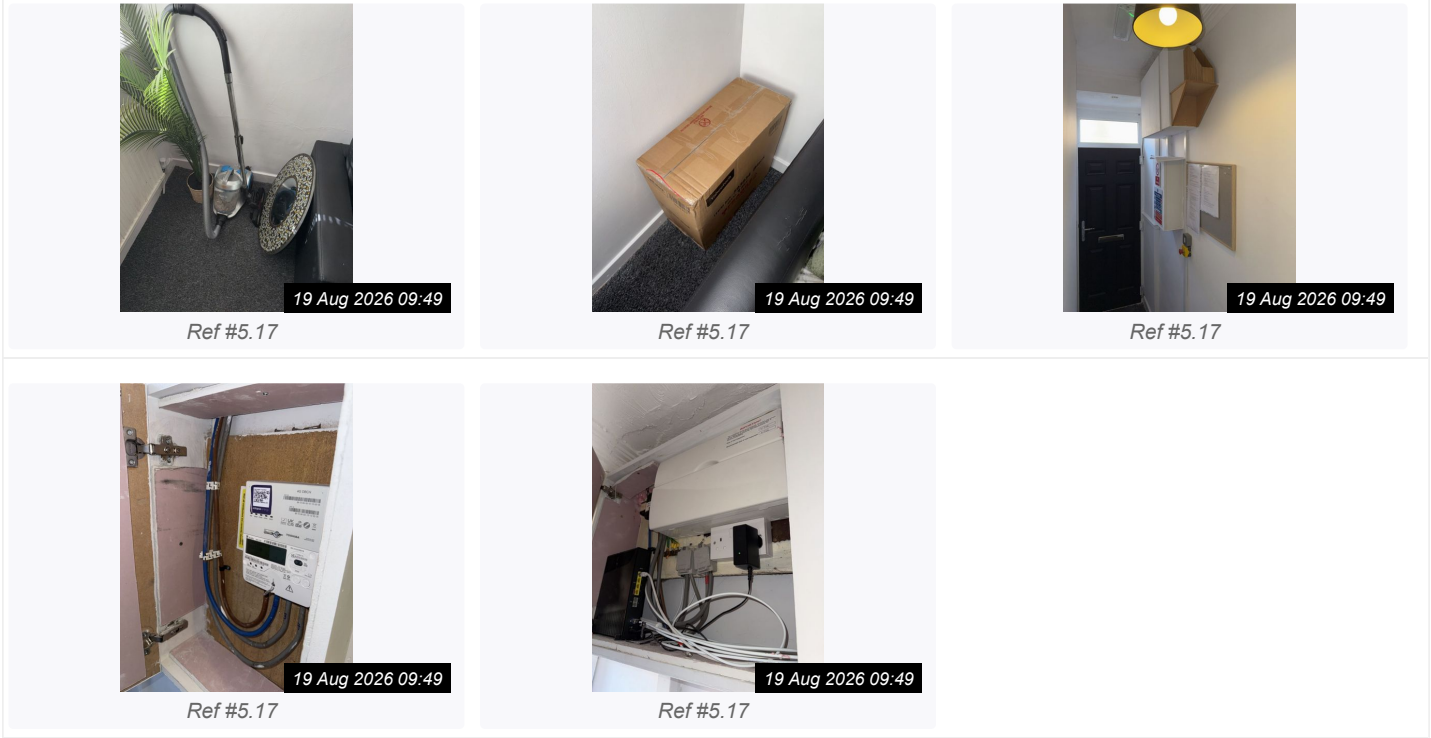
5.17

Miscellaneous Items

Potted plant, vacuum, mirror, cardboard box;
2 x white painted wall mounted cupboards hosting
fuse box and meters

Clean and good

5. ENTRANCE / LOUNGE (CONT.)



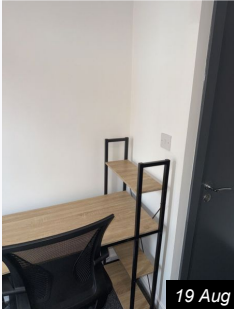
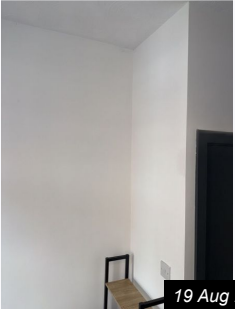
6. BEDROOM 1 (GROUND FLOOR)



Ref	Name	Description	Condition
6.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
6.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good



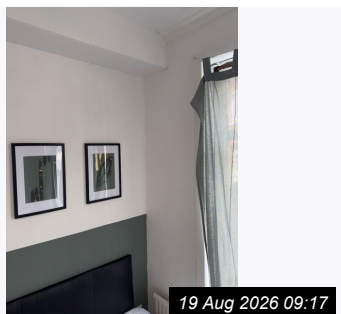
6.3	Door Frame	Wooden grey painted	Clean and good
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6. BEDROOM 1 (GROUND FLOOR) (CONT.)			
 19 Aug 2026 09:17 Ref #6.3  19 Aug 2026 09:17 Ref #6.3			
6.4	Ceiling	Textured plaster white painted	Clean and good
 19 Aug 2026 09:17 Ref #6.4  19 Aug 2026 09:17 Ref #6.4  19 Aug 2026 09:17 Ref #6.4			
6.5	Lighting	Ceiling mounted pendant fitting with pale shade	All in good, working order; Clean and good
 19 Aug 2026 09:17 Ref #6.5			
6.6	Walls	Smooth plaster white painted with one green feature strip	In good condition; Appears freshly painted
 19 Aug 2026 09:17 Ref #6.6  19 Aug 2026 09:17 Ref #6.6  19 Aug 2026 09:17 Ref #6.6			

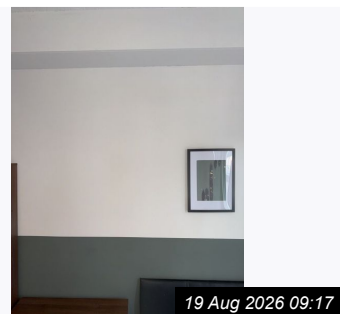
6. BEDROOM 1 (GROUND FLOOR) (CONT.)



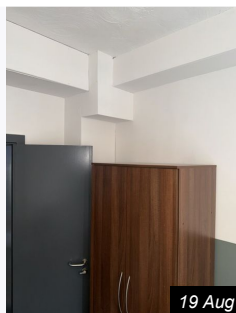
Ref #6.6



Ref #6.6



Ref #6.6



Ref #6.6

6.7	Skirting	Wooden white painted	In good condition; Appears freshly painted
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Ref #6.7

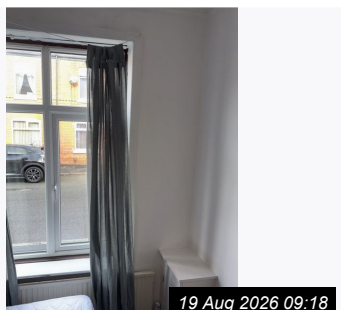


Ref #6.7

6.8	Window and window furnishings	White UPVC windows with white sills; Grey voiles on wire	All in good, working order; Clean and good
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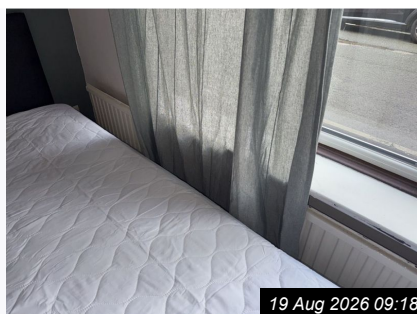
Ref #6.8



Ref #6.8

6.9	Heating	White wall mounted radiator	Clean; slightly tarnished to the front and edges
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6. BEDROOM 1 (GROUND FLOOR) (CONT.)

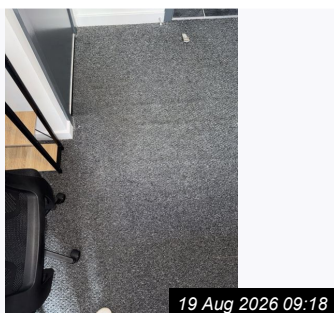


Ref #6.9

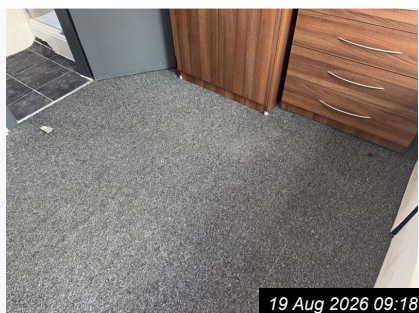


Ref #6.9

6.10	Flooring	Grey carpet	Clean and good; Brand New
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Ref #6.10



Ref #6.10



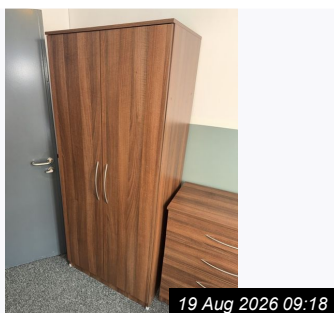
Ref #6.10

6.11	Desk and chair	Wooden desk with black office chairs	All in good, working order; Clean and good
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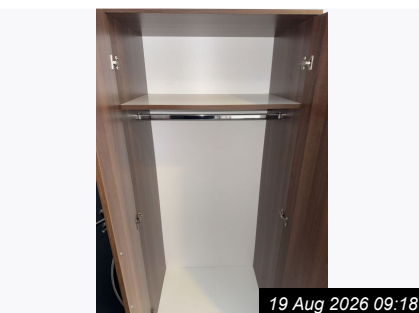


Ref #6.11

6.12	Wardrobe	Wooden wardrobe	Clean and good; All in good, working order
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Ref #6.12



Ref #6.12

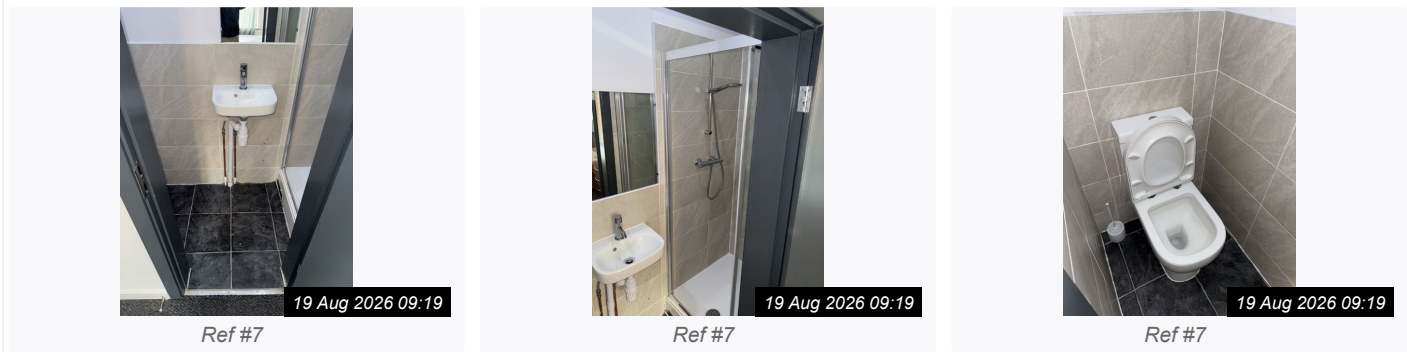
6.13	Accessories	2 wall mounted framed prints	Clean and good
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6. BEDROOM 1 (GROUND FLOOR) (CONT.)			
 19 Aug 2026 09:19 Ref #6.13			
6.14	Chest of Drawers	Wooden chest of drawers	All in good, working order; Clean and good
 19 Aug 2026 09:18 Ref #6.14  19 Aug 2026 09:18 Ref #6.14			
6.15	Bed and mattress	Divan bed with black faux leather headboard; White mattress with protector	All in good, working order; marks to the base; Protector brand new; Stains to the mattress
 19 Aug 2026 09:18 Ref #6.15  19 Aug 2026 09:19 Ref #6.15  19 Aug 2026 09:19 Ref #6.15			
 19 Aug 2026 09:19 Ref #6.15  19 Aug 2026 09:19 Ref #6.15  19 Aug 2026 09:19 Ref #6.15			

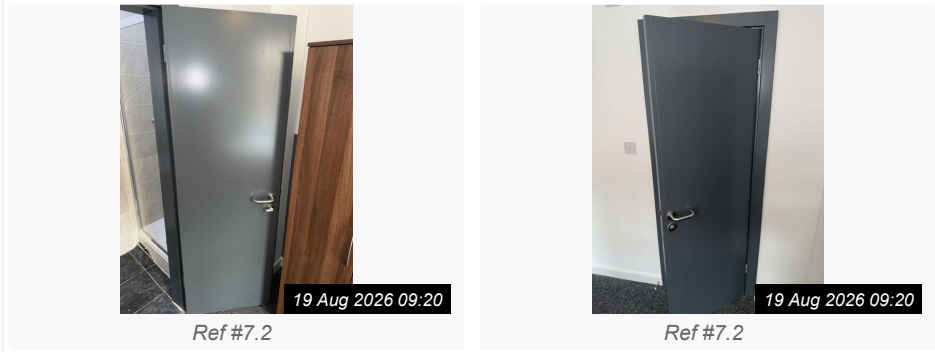
6. BEDROOM 1 (GROUND FLOOR) (CONT.)



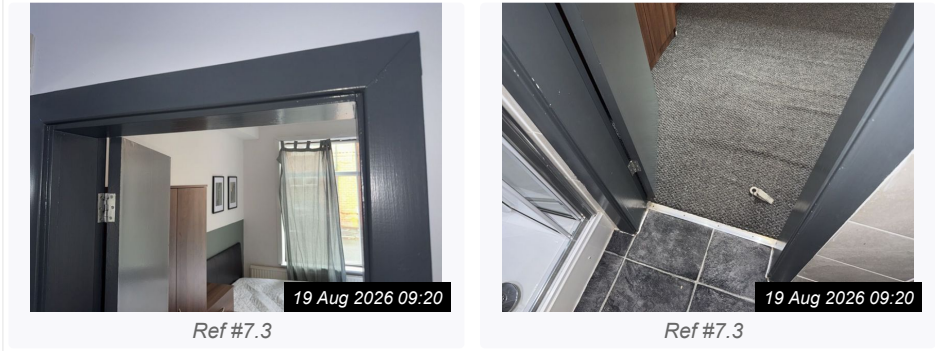
7. EN SUITE

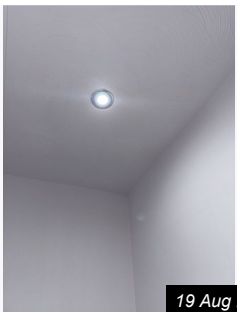


Ref	Name	Description	Condition
7.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
7.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good



7.3	Door Frame	Wooden grey painted	Clean and good
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7. EN SUITE (CONT.)			
7.4	Ceiling	Textured plaster white painted	Clean and good
  <i>Ref #7.4</i> <i>Ref #7.4</i>			
7.5	Extractor Fan	White wall mounted	Clean and good
 <i>Ref #7.5</i>			
7.6	Lighting	2 ceiling spotlights	All in good, working order
  <i>Ref #7.6</i> <i>Ref #7.6</i>			
7.7	Walls	Smooth plaster white painted with stone coloured wall tiles	Clean and good; Appears freshly painted
   <i>Ref #7.7</i> <i>Ref #7.7</i> <i>Ref #7.7</i>			

7. EN SUITE (CONT.)			
 19 Aug 2026 09:20 Ref #7.7  19 Aug 2026 09:20 Ref #7.7  19 Aug 2026 09:20 Ref #7.7			
7.8	Toilet	White ceramic toilet	All in good, working order; Clean and good
 19 Aug 2026 09:21 Ref #7.8  19 Aug 2026 09:21 Ref #7.8			
7.9	Basin	White ceramic sink with silver fixtures	All in good, working order; Clean and good
 19 Aug 2026 09:21 Ref #7.9			
7.10	Shower Unit / Cubicle	Shower cubicle with glass screen door, white tray and sealant, stone coloured wall tiles and silver fixtures	Clean and good
 19 Aug 2026 09:21 Ref #7.10  19 Aug 2026 09:21 Ref #7.10  19 Aug 2026 09:21 Ref #7.10			

7. EN SUITE (CONT.)			
 19 Aug 2026 09:21 Ref #7.10			
7.11	Flooring	Grey tile effect lino	Clean and good
 19 Aug 2026 09:21 Ref #7.11  19 Aug 2026 09:21 Ref #7.11			
7.12	Heating	White towel rail	Clean and good
 19 Aug 2026 09:21 Ref #7.12			
7.13	Mirror	Wall mounted mirror	Clean and good
 19 Aug 2026 09:21 Ref #7.13			

8. KITCHEN



19 Aug 2026 09:39

Ref #8



19 Aug 2026 09:39

Ref #8

Ref	Name	Description	Condition
8.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
8.2	Door	Grey wooden door with silver fixtures; White UPVC back door with frosted glass and white fixtures	All in good, working order; Clean and good



19 Aug 2026 09:39

Ref #8.2



19 Aug 2026 09:40

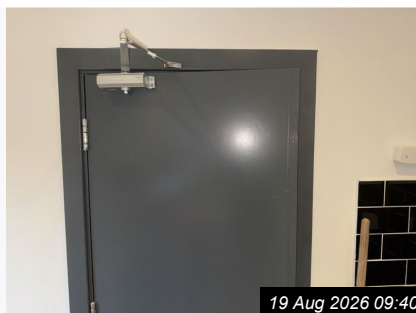
Ref #8.2



19 Aug 2026 09:40

Ref #8.2

8.3	Door Frame	Wooden grey painted	Clean and good
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19 Aug 2026 09:40

Ref #8.3



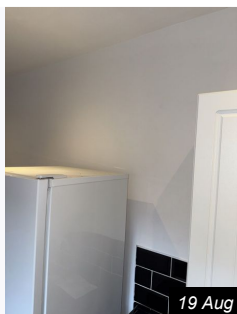
19 Aug 2026 09:40

Ref #8.3

8.4	Ceiling	Smooth plaster white painted	Stained and marked
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8. KITCHEN (CONT.)			
 19 Aug 2026 09:40 Ref #8.4  19 Aug 2026 09:40 Ref #8.4			
8.5	Lighting	8 ceiling spotlights	All in good, working order
 19 Aug 2026 09:40 Ref #8.5  19 Aug 2026 09:40 Ref #8.5			
8.6	Walls	Smooth plaster white painted	In good condition; Appears freshly painted
 19 Aug 2026 09:40 Ref #8.6  19 Aug 2026 09:40 Ref #8.6  19 Aug 2026 09:40 Ref #8.6			
 19 Aug 2026 09:40 Ref #8.6  19 Aug 2026 09:40 Ref #8.6  19 Aug 2026 09:40 Ref #8.6			

8. KITCHEN (CONT.)



Ref #8.6

19 Aug 2026 09:40



Ref #8.6

19 Aug 2026 09:41



Ref #8.6

19 Aug 2026 09:41

8.7	Skirting	Wooden white painted	Clean and good
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Ref #8.7

19 Aug 2026 09:41



Ref #8.7

19 Aug 2026 09:41

8.8	Window(s) / Sill	White UPVC window with white wooden sill	All in good, working order; Clean and good
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Ref #8.8

19 Aug 2026 09:41

8.9	Heating	White wall mounted radiator	Clean; tarnished to the top
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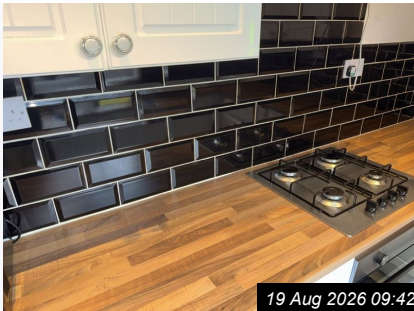
Ref #8.9

19 Aug 2026 09:41

8.10	Flooring	Wooden laminate flooring	Clean and good
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8. KITCHEN (CONT.)			
 19 Aug 2026 09:41 Ref #8.10  19 Aug 2026 09:41 Ref #8.10  19 Aug 2026 09:41 Ref #8.10			
 19 Aug 2026 09:41 Ref #8.10			
8.11	Kitchen Units	White fitted kitchen	All in good, working order; Clean and good; some usage marks and tarnishing to the handles
 19 Aug 2026 09:41 Ref #8.11  19 Aug 2026 09:41 Ref #8.11  19 Aug 2026 09:41 Ref #8.11			
 19 Aug 2026 09:41 Ref #8.11  19 Aug 2026 09:41 Ref #8.11  19 Aug 2026 09:41 Ref #8.11			

8. KITCHEN (CONT.)			
 19 Aug 2026 09:42 Ref #8.11  19 Aug 2026 09:42 Ref #8.11  19 Aug 2026 09:42 Ref #8.11			
 19 Aug 2026 09:42 Ref #8.11  19 Aug 2026 09:42 Ref #8.11			
8.12	Extractor Hood	Stainless steel wall mounted	All in good, working order; Clean and good
 19 Aug 2026 09:42 Ref #8.12  19 Aug 2026 09:42 Ref #8.12			
8.13	Hob	Stainless steel gas hob	Clean and good
 19 Aug 2026 09:42 Ref #8.13			
8.14	Oven	Integrated electric oven	Clean and good

8. KITCHEN (CONT.)			
 19 Aug 2026 09:44 Ref #8.14  19 Aug 2026 09:44 Ref #8.14  19 Aug 2026 09:44 Ref #8.14			
8.15	Worktop(s) and splashbacks	Black ceramic effect and wood effect worktops and black tiled splashbacks	Clean and good
 19 Aug 2026 09:42 Ref #8.15  19 Aug 2026 09:42 Ref #8.15  19 Aug 2026 09:42 Ref #8.15			
 19 Aug 2026 09:42 Ref #8.15  19 Aug 2026 09:43 Ref #8.15  19 Aug 2026 09:43 Ref #8.15			
 19 Aug 2026 09:43 Ref #8.15  19 Aug 2026 09:43 Ref #8.15  19 Aug 2026 09:43 Ref #8.15			
8.16	Sink	Stainless steel sink	All in good, working order; Clean and good

8. KITCHEN (CONT.)



19 Aug 2026 09:43

Ref #8.16

8.17

Fridge / Freezer

Freestanding white fridge freezer

Clean and good



19 Aug 2026 09:43

Ref #8.17



19 Aug 2026 09:43

Ref #8.17



19 Aug 2026 09:43

Ref #8.17

8.18

Washing Machine

White freestanding washing machine

Clean and good



19 Aug 2026 09:43

Ref #8.18



19 Aug 2026 09:43

Ref #8.18



19 Aug 2026 09:43

Ref #8.18

8.19

Dishwasher

White freestanding dishwasher

Clean and good



19 Aug 2026 09:43

Ref #8.19



19 Aug 2026 09:43

Ref #8.19

8.20

Microwave

Black freestanding microwave

Clean and good

8. KITCHEN (CONT.)



19 Aug 2026 09:43

Ref #8.20



19 Aug 2026 09:44

Ref #8.20

8.21	Miscellaneous Items	Bin, fire blanket, spare paint	Appears in good condition
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19 Aug 2026 09:44

Ref #8.21



19 Aug 2026 09:44

Ref #8.21



19 Aug 2026 09:44

Ref #8.21



19 Aug 2026 09:44

Ref #8.21

9. STAIRS AND LANDINGS



19 Aug 2026 09:22

Ref #9



19 Aug 2026 09:22

Ref #9



19 Aug 2026 09:22

Ref #9

9. STAIRS AND LANDINGS (CONT.)



Ref #9



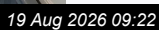
Ref #9



Ref #9



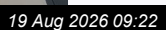
Ref #9



Ref #9



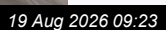
Ref #9



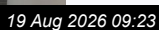
Ref #9

Ref	Name	Description	Condition
9.1	Overview	Decoration continues from the hallway with grey painted woodwork and ceiling mounted pendant fitting with black shade	In good condition; clean; Appears freshly painted

10. BEDROOM 2 (FIRST FLOOR FRONT)



Ref #10



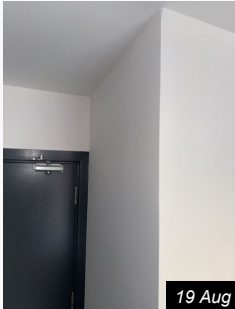
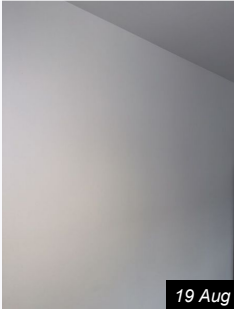
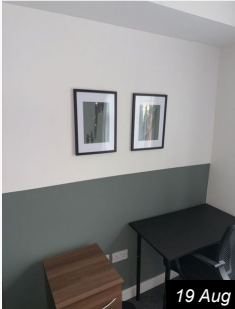
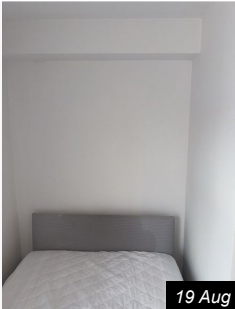
Ref #10



Ref #10

Ref	Name	Description	Condition
10.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours

10. BEDROOM 2 (FIRST FLOOR FRONT) (CONT.)			
10.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good
 19 Aug 2026 09:22 Ref #10.2  19 Aug 2026 09:23 Ref #10.2			
10.3	Door Frame	Wooden grey painted	Clean and good
 19 Aug 2026 09:23 Ref #10.3  19 Aug 2026 09:23 Ref #10.3			
10.4	Ceiling	Smooth plaster white painted	Clean and good
 19 Aug 2026 09:23 Ref #10.4  19 Aug 2026 09:23 Ref #10.4  19 Aug 2026 09:23 Ref #10.4			
10.5	Lighting	Ceiling mounted pendant fitting with pale shade	All in good, working order; Clean and good
 19 Aug 2026 09:23 Ref #10.5			

10. BEDROOM 2 (FIRST FLOOR FRONT) (CONT.)			
10.6	Walls	Smooth plaster white painted with one green feature strip	In good condition; Appears freshly painted
 19 Aug 2026 09:23 Ref #10.6  19 Aug 2026 09:23 Ref #10.6  19 Aug 2026 09:23 Ref #10.6			
 19 Aug 2026 09:23 Ref #10.6  19 Aug 2026 09:23 Ref #10.6  19 Aug 2026 09:23 Ref #10.6			
 19 Aug 2026 09:24 Ref #10.6  19 Aug 2026 09:24 Ref #10.6  19 Aug 2026 09:24 Ref #10.6			
 19 Aug 2026 09:24 Ref #10.6  19 Aug 2026 09:24 Ref #10.6			
10.7	Skirting	Wooden white painted	In good condition; Appears freshly painted

10. BEDROOM 2 (FIRST FLOOR FRONT) (CONT.)



Ref #10.7



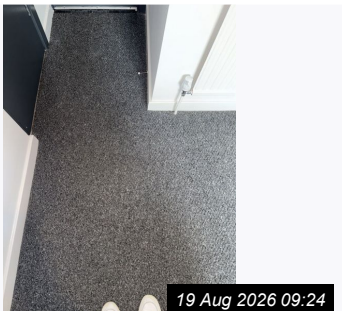
Ref #10.7

10.8	Heating	White wall mounted radiator	Clean; slightly tarnished to the front and edges
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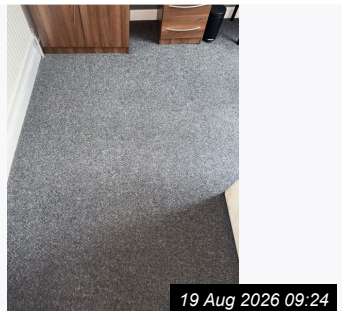


Ref #10.8

10.9	Flooring	Grey carpet	Clean and good; Brand New
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Ref #10.9



Ref #10.9



Ref #10.9

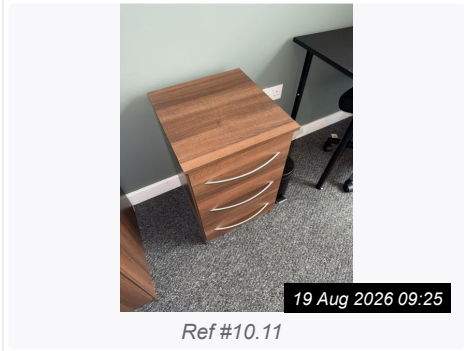
10.10	Desk and chair	Wooden desk with black office chairs	All in good, working order; Clean and good
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Ref #10.10

10.11	Bedside table	Wooden bedside	All in good, working order; Clean and good
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10. BEDROOM 2 (FIRST FLOOR FRONT) (CONT.)



10.12	Bed and mattress	Divan bed with grey headboard; Checked mattress with protector	All in good, working order; Clean and good
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10.13	Window and window furnishings	White UPVC windows with white sills; White voiles	All in good, working order; Clean and good
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10. BEDROOM 2 (FIRST FLOOR FRONT) (CONT.)			
 19 Aug 2026 09:24 Ref #10.13  19 Aug 2026 09:24 Ref #10.13  19 Aug 2026 09:24 Ref #10.13			
 19 Aug 2026 09:24 Ref #10.13			
10.14	Wardrobe	Wooden wardrobe	Clean and good; All in good, working order
 19 Aug 2026 09:24 Ref #10.14  19 Aug 2026 09:25 Ref #10.14			
10.15	Accessories	2 wall mounted framed prints	Clean and good
 19 Aug 2026 09:25 Ref #10.15			

11. EN SUITE			
 19 Aug 2026 09:25 Ref #11  19 Aug 2026 09:25 Ref #11  19 Aug 2026 09:25 Ref #11			
Ref	Name	Description	Condition
11.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
11.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good
 19 Aug 2026 09:26 Ref #11.2  19 Aug 2026 09:26 Ref #11.2			
11.3	Door Frame	Wooden grey painted	Clean and good
 19 Aug 2026 09:26 Ref #11.3  19 Aug 2026 09:26 Ref #11.3  19 Aug 2026 09:26 Ref #11.3			
11.4	Ceiling	Textured plaster white painted	Clean and good
 19 Aug 2026 09:26 Ref #11.4  19 Aug 2026 09:26 Ref #11.4			

11. EN SUITE (CONT.)			
11.5	Extractor Fan	White wall mounted	Clean and good
 19 Aug 2026 09:26 Ref #11.5			
11.6	Lighting	2 ceiling spotlights	All in good, working order
 19 Aug 2026 09:26 Ref #11.6  19 Aug 2026 09:26 Ref #11.6			
11.7	Walls	Smooth plaster white painted with stone coloured wall tiles	Clean and good; Appears freshly painted
 19 Aug 2026 09:26 Ref #11.7  19 Aug 2026 09:26 Ref #11.7  19 Aug 2026 09:26 Ref #11.7			
 19 Aug 2026 09:26 Ref #11.7  19 Aug 2026 09:26 Ref #11.7			
11.8	Toilet	White ceramic toilet	All in good, working order; Clean and good

11. EN SUITE (CONT.)



Ref #11.8



Ref #11.8



Ref #11.8

11.9	Basin	White ceramic sink with silver fixtures	All in good, working order; Clean and good
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Ref #11.9

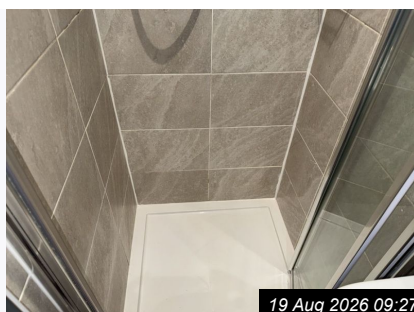


Ref #11.9

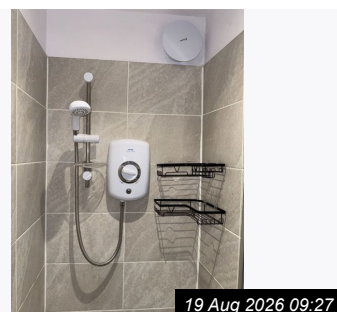
11.10	Shower Unit / Cubicle	Shower cubicle with glass screen door, white tray and sealant, stone coloured wall tiles and silver fixtures	Clean and good
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Ref #11.10



Ref #11.10



Ref #11.10

11.11	Flooring	Grey tile effect lino	Clean and good
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Ref #11.11



Ref #11.11

11.12	Heating	White towel rail	Clean and good
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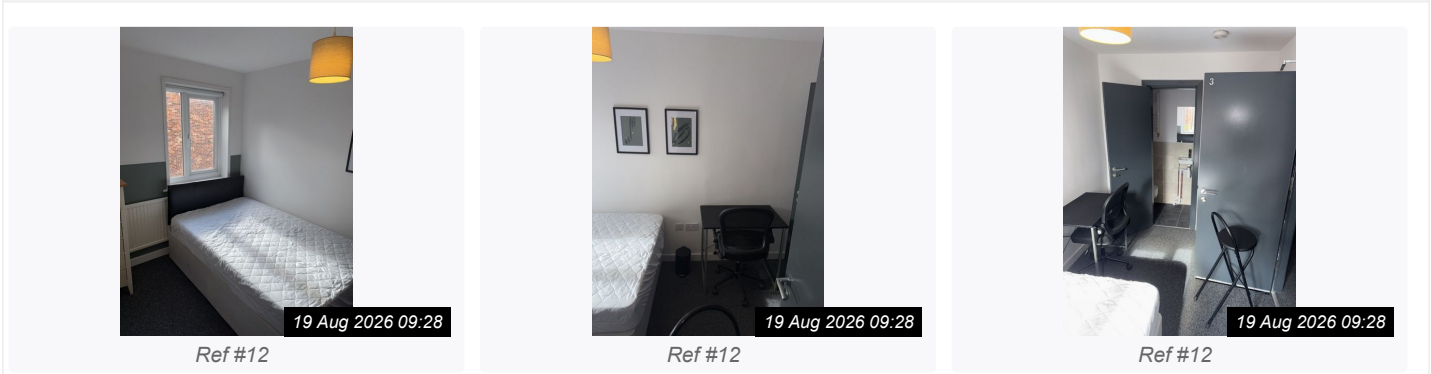
11. EN SUITE (CONT.)



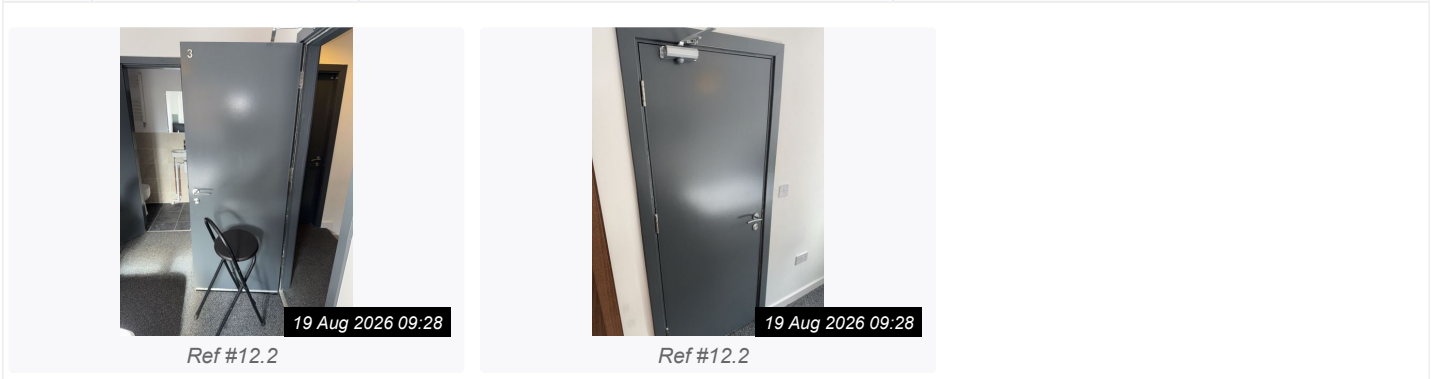
11.13	Mirror	Wall mounted mirror	Clean and good
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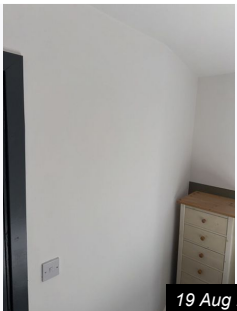


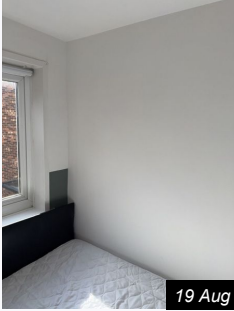
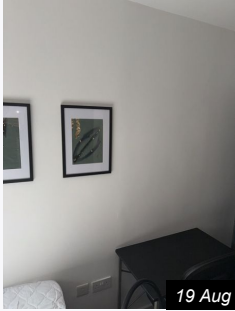
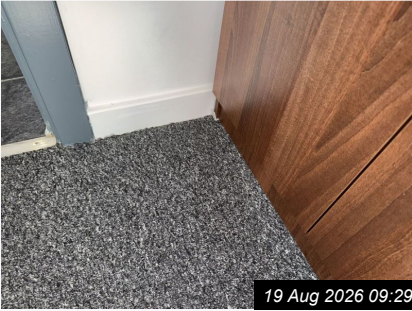
12. BEDROOM 3 (FIRST FLOOR MIDDLE)



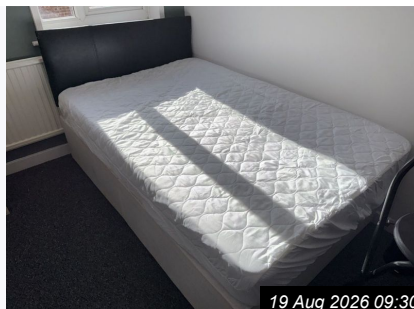
Ref	Name	Description	Condition
12.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
12.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good



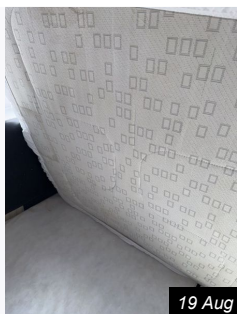
12. BEDROOM 3 (FIRST FLOOR MIDDLE) (CONT.)			
12.3	Door Frame	Wooden grey painted	Clean and good
  Ref #12.3 Ref #12.3			
12.4	Ceiling	Textured plaster white painted	Clean and good
  Ref #12.4 Ref #12.4			
12.5	Lighting	Ceiling mounted pendant fitting with pale shade	All in good, working order; Clean and good
 Ref #12.5			
12.6	Walls	Smooth plaster white painted with one green feature strip	In good condition; Appears freshly painted
   Ref #12.6 Ref #12.6 Ref #12.6			

12. BEDROOM 3 (FIRST FLOOR MIDDLE) (CONT.)			
 19 Aug 2026 09:29 Ref #12.6  19 Aug 2026 09:29 Ref #12.6  19 Aug 2026 09:29 Ref #12.6			
 19 Aug 2026 09:29 Ref #12.6			
12.7	Skirting	Wooden white painted	In good condition; Appears freshly painted
 19 Aug 2026 09:29 Ref #12.7  19 Aug 2026 09:29 Ref #12.7			
12.8	Heating	White wall mounted radiator	Clean and good
 19 Aug 2026 09:29 Ref #12.8			
12.9	Flooring	Grey carpet	Clean and good; Brand New

12. BEDROOM 3 (FIRST FLOOR MIDDLE) (CONT.)

 19 Aug 2026 09:29 Ref #12.9  19 Aug 2026 09:29 Ref #12.9  19 Aug 2026 09:29 Ref #12.9			
12.10	Desk and chair	Wooden desk with black office chairs	All in good, working order; Clean and good
 19 Aug 2026 09:29 Ref #12.10			
12.11	Chest of Drawers	Wooden chest of drawers	All in good, working order; Clean and good
 19 Aug 2026 09:30 Ref #12.11  19 Aug 2026 09:30 Ref #12.11			
12.12	Bed and mattress	Divan bed with black faux leather headboard; White mattress with protector	All in good, working order; Protector brand new; Stains to the mattress
 19 Aug 2026 09:30 Ref #12.12  19 Aug 2026 09:30 Ref #12.12  19 Aug 2026 09:30 Ref #12.12			

12. BEDROOM 3 (FIRST FLOOR MIDDLE) (CONT.)



19 Aug 2026 09:30

Ref #12.12



19 Aug 2026 09:30

Ref #12.12



19 Aug 2026 09:30

Ref #12.12



19 Aug 2026 09:30

Ref #12.12



19 Aug 2026 09:30

Ref #12.12



19 Aug 2026 09:30

Ref #12.12

12.13 Window and window furnishings

White UPVC windows with white sills

All in good, working order; Clean and good



19 Aug 2026 09:29

Ref #12.13

12.14 Wardrobe

Wooden wardrobe

Clean and good; All in good, working order



19 Aug 2026 09:30

Ref #12.14



19 Aug 2026 09:30

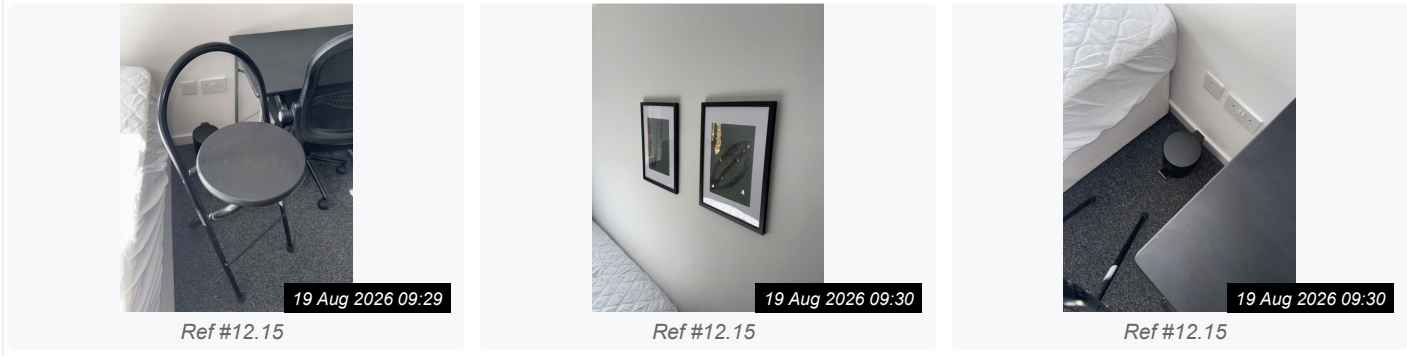
Ref #12.14

12.15 Accessories

2 wall mounted framed prints;
Black metal stool;
Bin

Clean and good

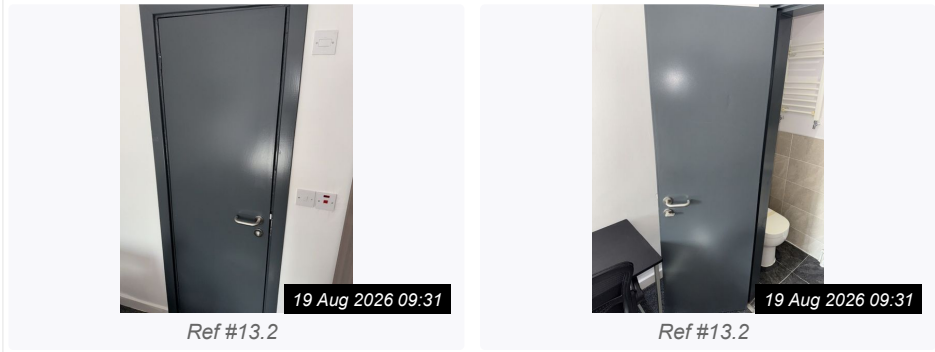
12. BEDROOM 3 (FIRST FLOOR MIDDLE) (CONT.)



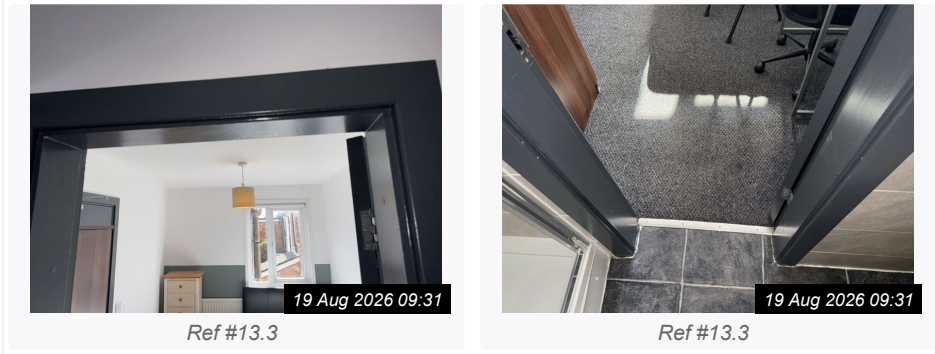
13. EN SUITE

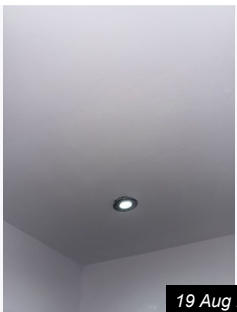


Ref	Name	Description	Condition
13.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
13.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good



13.3	Door Frame	Wooden grey painted	Clean and good
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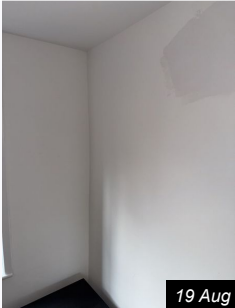
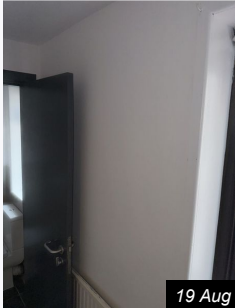


13. EN SUITE (CONT.)			
13.4	Ceiling	Textured plaster white painted	Clean and good
  <i>Ref #13.4</i> <i>Ref #13.4</i>			
13.5	Extractor Fan	White wall mounted	Clean and good
 <i>Ref #13.5</i>			
13.6	Lighting	2 ceiling spotlights	All in good, working order
  <i>Ref #13.6</i> <i>Ref #13.6</i>			
13.7	Walls	Smooth plaster white painted with stone coloured wall tiles	Clean and good; Appears freshly painted
   <i>Ref #13.7</i> <i>Ref #13.7</i> <i>Ref #13.7</i>			

13. EN SUITE (CONT.)			
 19 Aug 2026 09:32 Ref #13.7  19 Aug 2026 09:32 Ref #13.7			
13.8	Toilet	White ceramic toilet	All in good, working order; Clean and good
 19 Aug 2026 09:32 Ref #13.8  19 Aug 2026 09:32 Ref #13.8  19 Aug 2026 09:32 Ref #13.8			
13.9	Basin	White ceramic sink with silver fixtures	All in good, working order; Clean and good
 19 Aug 2026 09:32 Ref #13.9  19 Aug 2026 09:32 Ref #13.9			
13.10	Shower Unit / Cubicle	Shower cubicle with glass screen door, white tray and sealant, stone coloured wall tiles and silver fixtures	Clean and good
 19 Aug 2026 09:32 Ref #13.10  19 Aug 2026 09:32 Ref #13.10  19 Aug 2026 09:32 Ref #13.10			

13. EN SUITE (CONT.)			
 19 Aug 2026 09:32 Ref #13.10			
13.11	Flooring	Grey tile effect lino	Clean and good
 19 Aug 2026 09:33 Ref #13.11  19 Aug 2026 09:33 Ref #13.11			
13.12	Heating	White towel rail	Clean and good
 19 Aug 2026 09:32 Ref #13.12			
13.13	Mirror	Wall mounted mirror	Clean and good
 19 Aug 2026 09:32 Ref #13.13			

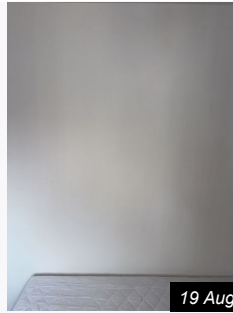
14. BEDROOM 4 (SECOND FLOOR REAR)			
 19 Aug 2026 09:33 Ref #14  19 Aug 2026 09:33 Ref #14  19 Aug 2026 09:33 Ref #14			
Ref	Name	Description	Condition
14.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
14.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good
 19 Aug 2026 09:33 Ref #14.2  19 Aug 2026 09:33 Ref #14.2  19 Aug 2026 09:33 Ref #14.2			
14.3	Door Frame	Wooden grey painted	Clean and good
 19 Aug 2026 09:33 Ref #14.3  19 Aug 2026 09:34 Ref #14.3			
14.4	Ceiling	Textured plaster white painted	Clean and good
 19 Aug 2026 09:34 Ref #14.4  19 Aug 2026 09:34 Ref #14.4  19 Aug 2026 09:34 Ref #14.4			

14. BEDROOM 4 (SECOND FLOOR REAR) (CONT.)			
14.5	Lighting	Ceiling mounted pendant fitting with pale shade	All in good, working order; Clean and good
 19 Aug 2026 09:34 Ref #14.5  19 Aug 2026 09:34 Ref #14.5			
14.6	Walls	Smooth plaster white painted with one green feature strip	In good condition; Appears freshly painted
 19 Aug 2026 09:34 Ref #14.6  19 Aug 2026 09:34 Ref #14.6  19 Aug 2026 09:34 Ref #14.6			
 19 Aug 2026 09:34 Ref #14.6  19 Aug 2026 09:34 Ref #14.6  19 Aug 2026 09:34 Ref #14.6			
 19 Aug 2026 09:34 Ref #14.6  19 Aug 2026 09:34 Ref #14.6  19 Aug 2026 09:34 Ref #14.6			

14. BEDROOM 4 (SECOND FLOOR REAR) (CONT.)



Ref #14.6



Ref #14.6



Ref #14.6

14.7	Skirting	Wooden white painted	In good condition; Appears freshly painted
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Ref #14.7



Ref #14.7

14.8	Blinds	White venetian blind	All in good, working order; Clean and good
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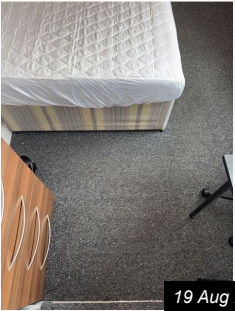
Ref #14.8

14.9	Heating	White wall mounted radiator	Clean; slightly tarnished to the front and edges
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Ref #14.9

14.10	Flooring	Grey carpet	Clean and good; Brand New
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14. BEDROOM 4 (SECOND FLOOR REAR) (CONT.)			
 19 Aug 2026 09:35 Ref #14.10  19 Aug 2026 09:35 Ref #14.10  19 Aug 2026 09:35 Ref #14.10			
 19 Aug 2026 09:35 Ref #14.10			
14.11	Desk and chair	Wooden desk with black office chairs	All in good, working order; Clean and good
 19 Aug 2026 09:35 Ref #14.11			
14.12	Chest of Drawers	Wooden chest of drawers	All in good, working order; Clean and good
 19 Aug 2026 09:36 Ref #14.12  19 Aug 2026 09:36 Ref #14.12			
14.13	Bed and mattress	Divan bed with black faux leather headboard; Blue mattress with protector	All in good, working order; Protector brand new; Mattress clean and good

14. BEDROOM 4 (SECOND FLOOR REAR) (CONT.)

 19 Aug 2026 09:36 Ref #14.13  19 Aug 2026 09:36 Ref #14.13  19 Aug 2026 09:36 Ref #14.13			
 19 Aug 2026 09:36 Ref #14.13  19 Aug 2026 09:36 Ref #14.13  19 Aug 2026 09:36 Ref #14.13			
 19 Aug 2026 09:36 Ref #14.13			
14.14	Window and window furnishings	Black UPVC windows with white sills	All in good, working order; Clean and good
 19 Aug 2026 09:35 Ref #14.14			
14.15	Wardrobe	Wooden wardrobe	Clean and good; All in good, working order

14. BEDROOM 4 (SECOND FLOOR REAR) (CONT.)



19 Aug 2026 09:35

Ref #14.15



19 Aug 2026 09:35

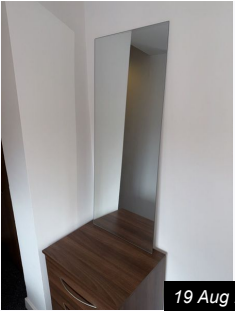
Ref #14.15

14.16	Accessories	2 wall mounted framed prints; ; Freestanding mirror; Bin	Clean and good
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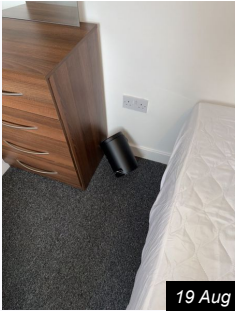
19 Aug 2026 09:36

Ref #14.16



19 Aug 2026 09:36

Ref #14.16



19 Aug 2026 09:36

Ref #14.16

15. EN SUITE



19 Aug 2026 09:37

Ref #15



19 Aug 2026 09:37

Ref #15



19 Aug 2026 09:37

Ref #15

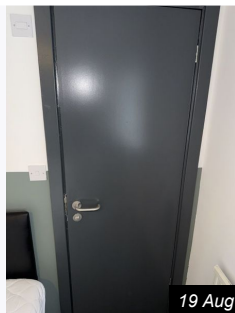
Ref	Name	Description	Condition
15.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
15.2	Door	Grey wooden door with silver fixtures	All in good, working order; Clean and good

15. EN SUITE (CONT.)



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Ref #15.2



19 Aug 2026 09:37

Ref #15.2

15.3

Door Frame

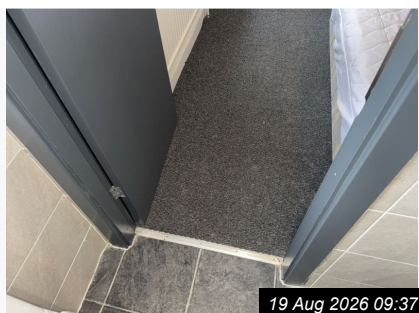
Wooden grey painted

Clean and good



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Ref #15.3



19 Aug 2026 09:37

Ref #15.3

15.4

Ceiling

Textured plaster white painted

Clean and good



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Ref #15.4



19 Aug 2026 09:37

Ref #15.4

15.5

Extractor Fan

White wall mounted

Clean and good



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Ref #15.5

15.6

Lighting

2 ceiling spotlights

All in good, working order

15. EN SUITE (CONT.)			
 19 Aug 2026 09:37 Ref #15.6			
15.7	Walls	Smooth plaster white painted with stone coloured wall tiles	Clean and good; Appears freshly painted
 19 Aug 2026 09:37 Ref #15.7  19 Aug 2026 09:37 Ref #15.7  19 Aug 2026 09:37 Ref #15.7			
 19 Aug 2026 09:38 Ref #15.7			
15.8	Toilet	White ceramic toilet	All in good, working order; Clean and good
 19 Aug 2026 09:38 Ref #15.8  19 Aug 2026 09:38 Ref #15.8			
15.9	Basin	White ceramic sink with silver fixtures	All in good, working order; Clean and good

15. EN SUITE (CONT.)



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Ref #15.9



19 Aug 2026 09:38

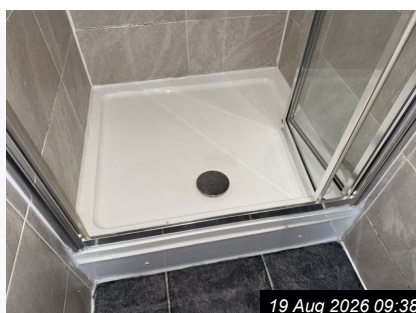
Ref #15.9

15.10

Shower Unit / Cubicle

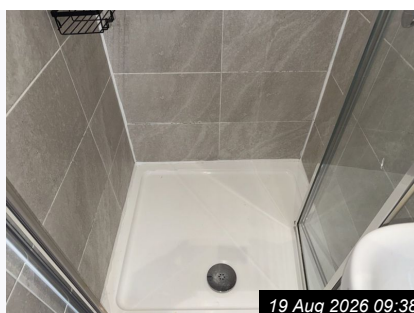
Shower cubicle with glass screen door, white tray and sealant, stone coloured wall tiles and silver fixtures

Clean and good



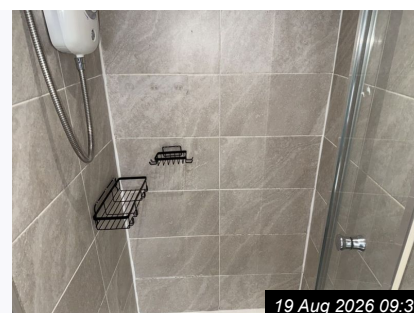
19 Aug 2026 09:38

Ref #15.10



19 Aug 2026 09:38

Ref #15.10



19 Aug 2026 09:38

Ref #15.10



19 Aug 2026 09:38

Ref #15.10

15.11

Flooring

Grey tile effect lino

Clean and good



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Ref #15.11

15.12

Heating

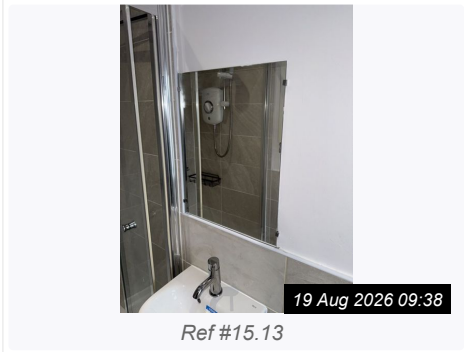
White towel rail

Clean and good

15. EN SUITE (CONT.)



15.13	Mirror	Wall mounted mirror	Clean and good
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16. REAR YARD



Ref	Name	Description	Condition
16.1	Description	Rear yard with concrete floor and brick walls; grey wooden rear gate	Neat and tidy; All in good, working order

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 / /