

t: 02079364566

info@emphasisinventories.co.uk

www.emphasisinventories.co.uk

Inventory & Check In Report



Property Address
London
Postcode

Prepared by: Barbara Pinto

Prepared on: 08/05/2025

For: Test Agent

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Disclaimers

Disclaimer

Thanks for choosing Emphasis Inventories, we are an independent company and not affiliated with this property.

The purpose of this report is to record the condition of the property and its contents on the date shown.

Every effort has been made to carefully and correctly record the items, but it should be noted that our clerks are not experts in materials such as woods, fabrics, antiques or specialized materials, nor qualified property Surveyors.

The descriptions of the items are for identification purposes only so that they can be located and we can establish if the condition has changed between check in and check out.

Heavy items of furniture such as kitchen appliances, sofas, wardrobes and beds, will not be moved by our clerks and take no responsibility for the condition of any flooring underneath or the walls and skirting which surround the item.

Emphasis Inventories will not be responsible for any items which cannot be accessed easily or items which are out of sight, our clerks will not unpack boxes or inspect items which are out of reach.

Lofts & Cellars will not be inspected unless they are converted and safely accessible. Contents will therefore not be noted or checked.

If items are listed as 'in good order' it is accepted that they are free from any obvious soiling, fault or damage except where stated.

New items will be described as such when they are in a new building, still in their wrappings or with a receipt.

Our clerks will not be expected to count nor individually describe the number of books, CD's, DVD's, plants, cleaning items or miscellaneous items such as screws/nails and maintenance equipment unless specifically instructed to do so by the landlord or Managing Agency.

Electrical items will be tested for power only and we do not guarantee the safety of any such equipment or that they are fully working.

Boilers, Radiators & Water Supply will be tested for power / flow only where feasible and accessible and will not be fully tested. Gas fires will not be tested.

All meter readings will be taken when accessible and must be checked with relevant utility companies as we cannot be held responsible for any discrepancies

The Fire & Safety Regulations regarding Furnishings, Gas, Electrical and similar services are ultimately the responsibility of the Landlord or managing agent. Where the inventory notes Fire label seen, this should not be interpreted to mean that the item complies with the Furniture & Furnishings (Fire) (Safety) (Amendments) 1993 but is a record that the item had a label as described, or similar to that detailed, in the 'Guide to the Furniture & Furnishings' published by the Department of Trade & Industry on January 1997, (or subsequent edition), attached at the time the inventory report was compiled.

Smoke alarms and Carbon monoxide alarms will be tested only if there is a test button and the unit is reasonably reachable, the placement of the units remain the responsibility of the landlord or the managing agent.

Blinds will be described and listed within the report and checked for functionality. The safety regulations surrounding these remain the responsibility of the landlord or managing agent

Data Protection

General Data Protection Regulation - Privacy Notice

As part of our work, we may be provided with your personal data, in which case Emphasis will be a “data processor”. In respect of such data, Emphasis will comply with the data protection principles under the General Data Protection Regulation and estate agents’ data protection policies (in so far as they are relevant) in respect of the Processing of your Personal Data. The Personal Data we may process will include names, contact details and the addresses of properties moved in and/or out of.

Emphasis will only undertake processing of Personal Data as is reasonably required to perform the work and only when it has a legal basis normally in the form of a work contract. Emphasis will not disclose Personal Data to any person or company other than to whom disclosure is necessary for the performance of the Service and only when it has a legal basis normally in the form of a work contract. The report including the Personal Data will be stored by Emphasis, but the right to withdraw consent exists at any time. In addition to withdrawing consent there is also the right to get confirmation that the company holds personal data, access the data held, understand the purpose for why it is held, any disclosure of the data, storage timelines, the right to correct the data and where the data came from.

Emphasis receives Personal Data from landlords, tenants, estate agents, relocation companies or their representatives. Emphasis has in place appropriate technical and organisational measures against the accidental, unauthorised or unlawful processing, destruction, loss, damage or disclosure of your personal data, and adequate security programmes and processes to ensure that unauthorised persons do not have access to it or to any equipment used to process it. Individuals have the right to lodge a complaint with a supervisory body regarding how their Personal Data is stored, used and processed.

Checking Out

Upon completion of the tenancy the check out takes place.

Our clerks will return to the property and compare contents and conditions to that listed in the inventory and check in.

All of our clerks act within strict guidelines set out by the AIIC (Association of Independent Inventory Clerks) and will assess the property and record any differences, factors such as reasonable wear & tear are taken into account.

We do ask that the property contents are put back into their original location (as described in the inventory) to avoid any confusion. Failure to do this could result in items being listed as missing.

The tenant must be ready to fully vacate the property at the time of the check out unless stated in the contract or agreed with the landlord or managing agent.

During the check out our clerks will be checking the following:

Furniture:

We will be checking for missing items, soiling, stains, breakage, scratch marks, dents, chip marks & general cleanliness.

Flooring (all kinds):

We will be checking for scrapes, scratches, stains, burn marks, shading & general cleanliness.

Carpets & Rugs:

We will be checking for soiling, burn marks, stains, general cleanliness & any other obvious damage.

Curtains:

We will be checking for stains, discolouration, rips, burn marks & general cleanliness.

Towels / Bed linen/ Throws or similar items:

We will be checking for soiling, burn marks, shading, rips & general cleanliness.

Mattresses:

We will be checking for soiling, cleanliness & any other obvious damage.

Garden:

We will be checking for non-maintained fencing or bordering, patio condition, lawn condition, general cleanliness & any other obvious damage.

Animals:

The tenancy agreement may state the keeping of house pets in the property. Any damage, soiling or scratching will be reported.

The property should be maintained to its original condition after the tenancy is completed otherwise charges will be occurred. This may require interior repairs, fabric cleaning and professional cleaning. All items should be replaced to their original position in order to avoid any delays or confusion.

Check Out Actions / Responsibilities:

CC - Cleaning Charge

Not cleaned to a suitable standard as per check-in report, further cleaning costs may be charged

MI - Maintenance Issue

Requires maintenance in this particular area

T - Tenants Responsibility

In the clerks professional opinion, sole responsibility lies with the tenant

WT - Fair Wear & Tear

Factors such as condition at check in, length of tenancy, location of item, quality of item etc are taken into account when stating our opinion

NC - No charge

No recommended charge

U - Unable to recommend

Unable to make any recommendation, this could be due to the item not being listed at check in

PLEASE READ THIS REPORT THOROUGHLY PRIOR TO SIGNING / AGREEING TO IT.

Any comments, disagreements or discrepancies should be noted by the Tenant, Landlord or Managing agency within 7 working days from receipt of the report. Any disagreements regarding the check in should be reported to Emphasis within the above mentioned time frame so that the report can be remedied. Emphasis Inventories cannot be held responsible for any errors or omissions after the above mentioned time frame and limits any liability to the cost of the report.

Checklist		
Item	Value	Comments
Evidence of Smoking?	No	
Evidence of Pets?	No	
Keys Handed Over?	Yes	
Smoke Alarms & CO Alarms Tested?	Yes	
Odour Present?	No	
Meter Readings Obtained	Yes	
Cleaning Omissions?	No	

1. Schedule Of Condition



Schedule of Condition For:

Check In ☒ Check Out ☐

	Professionally Cleaned	Receipt seen	Cleaned with Omissions	Not Clean	Cleaning omissions / comments	Odour present
Property	X					No
Carpet	X					
Curtains	X					
Windows Exterior	X					
Windows Interior	X					

General condition		Any Major Issues	
In excellent order, brand new. All clean and intact. All lights working.			

Meter	Location	Serial No	Reading/s
Gas	n/a		
Electric	Entrance hall cupboard in the hatch under ventilation system	24J0286192	01298 kWh
Water	Entrance hall cupboard	8SEN03 004 8298	000001.094 m3
Heat	Entrance hall cupboard in the heat unit	84764995/6J/22	1712.8 kWh / 00074.851 m3 / 0028537 h
Other	Cooling meter - behind ceiling hatch / front door exterior	85026653/48/22	0000384.3 kWh / 00433.191 m3 / 0022392 h

Key list	Given to	Name (where applicable)
1x Yale Front Door / 1x Fob Communal Entrances / 1x Meter key for Cooling Meter	Concierge Desk Team	

Smoke Alarms				Carbon Monoxide Alarms			
Please also list all floors that do not meet legislation				Please also list all rooms that do not meet legislation			
Floor	Location	Heard?	Comment	Location	Appliance type present	Heard?	Comment
1	Entrance hall	Yes		Not required			
	Entrance hall cupboard	Yes		No solid fuel burner			
	Inner Hallway	Yes					
	Bedroom 1	Yes					
	Bedroom 2	Yes					
	Open Plan Kitchen	Yes					
	Living Room	Yes					

Inventory Clerk: Barbara Pinto Signature _____ Date: 8/5/25

Ref #1

Ref	Name	Condition
1.1	Type of Property	2 bedroom furnished property with: Inner hallway En suite shower room Balcony
1.2	Cleaning Standard	The property has been professionally cleaned (receipt not seen)
1.3	Decorative Condition	The property is in overall excellent decorative order Recently build Walls newly painted Tiled walls are all clean and intact including in both bathroom en suite and kitchen
1.4	Flooring	In excellent order Newly fitted Carpets clean and brand new Tiled floor is intact
1.5	Windows	In excellent order Glass panes intact Clean to interiors, clean to exteriors Keys not seen
1.6	Furnishings	In excellent order Fire label seen to the majority of the soft furnishings All furniture is brand new

1. Schedule Of Condition (Cont.)

Ref	Name	Condition
1.7	Fixtures / Fittings	In excellent order All fixtures in the property generally tested and working Kitchen worktop is clean and intact Wardrobes are secure
1.8	Curtains / blinds	In excellent order All roller blinds tested and working Curtains recently fitted and clean throughout
1.9	Sanitary ware	In excellent order Clean WC flush is tested and working Shower head not tested Minor water marks in some of the fittings Hot water tested and running
1.10	Kitchen Appliances	In excellent order Appliances were tested for power only where possible All appliances are clean and recently fitted Glass panes are intact All the integrated lights are working
1.11	Electric	In excellent order As fitted All lights in the property are working Light switches are intact
1.12	Linen	In excellent order Brand new Clean
1.13	CP12 Gas Certificate	Not seen
1.14	Telephone	Socket seen Not tested
1.15	Cable / Satellite	Socket seen Not tested
1.16	Main switches / fuses	Located in entrance hall built in utility cupboard In excellent order As fitted Key seen on the fuse box Fuse box not tested Recently fitted
1.17	Boiler Location & Gauge Reading	No boiler seen There is a heat unit located in the entrance hall utility cupboard In excellent order Recently fitted Not tested
1.18	Outside Areas	In excellent order Generally clean Some shaded marks in the wooden decking floor Recently fitted

1. Schedule Of Condition (Cont.)		
Ref	Name	Condition
1.19	Tenant present	No
1.20	Additional Notes	N/A

2. Manuals

Ref	Name	Description
2.1	Check In	Instruction manuals seen in the kitchen for: Washer and dryer machine Induction hob Extractor hood Oven Microwave grill Fridge freezer Instruction manuals are brand new and to be kept inside the property
2.2	Additional Photos	



3. Keys

Ref	Name	Description
3.1	Check In	1 key set collected and returned to the concierge desk 1 'Yale' type key for the front door of the apartment (serial number: [REDACTED]) 1 plastic fob for the communal main entrances and lifts Keys given to concierge desk team
3.2	Additional Photos	



Ref #3.2

4. Smoke Alarms

Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarms	Floor 1 Reception	Alarm tested and heard Expiry date not seen
4.1.1	-	Floor 1 Entrance hall	Alarm tested and heard Expiry date not seen
4.1.2	-	Floor 1 Entrance hall built in cupboard	Alarm tested and heard Expiry date not seen
4.1.3	-	Floor 1 Inner hallway	Alarm tested and heard Expiry date not seen
4.1.4	-	Floor 1 Bedroom 1	Alarm tested and heard Expiry date not seen
4.1.5	-	Floor 1 Bedroom 2	Alarm tested and heard Expiry date not seen
4.1.6	-	Floor 1 Kitchen	Alarm tested and heard Expiry date not seen
4.2	Additional Notes		All the alarms have been newly fitted All the alarms are connected between each other
4.3	Additional Photos		



4. Smoke Alarms (Cont.)

Ref	Name	Location Room & Floor	Test Result
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Ref #4.3



Ref #4.3



Ref #4.3



Ref #4.3



Ref #4.3

5. Carbon Monoxide Alarms

Ref	Name	Location Room & Floor	Test Result
5.1	Carbon Monoxide Alarms	Not required No solid fuel burner at the property	
5.2	Additional Photos		

6. Meter Readings

Ref	Name	Description	Reading
6.1	Gas Meter	Not seen	
6.2	Electric Meter	Located on the wall hatch located in entrance hall built in cupboard Serial number: 24J0286192	01298 kWh
6.3	Water Meter	Located in entrance hall built in cupboard Serial number: 8SEN0300478298	000001.094
6.4	Heat Meter	Located in the heat unit by built in cupboard in entrance hall Serial number: 84764995/6J/22	Reading 1: 0001712.9 kWh Reading 2: 00074.851m3 Reading 3: 0028537h
6.5	Cooling Meter	Located by the front door exterior ceiling hatch, it is necessary a chair to access this part Keys to access the hatch collected and returned to the concierge desk Serial number: 85026653/48/22	Reading 1: 0000384.3 kWh Reading 2: 00433.191m3 Reading 3: 0022392h
6.6	Additional Photos		



6. Meter Readings (Cont.)

Ref	Name	Description	Reading
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08 May 2025 08:59

Ref #6.4



08 May 2025 08:59

Ref #6.4



08 May 2025 09:10

Ref #6.5



08 May 2025 09:10

Ref #6.5



08 May 2025 09:10

Ref #6.5

7. Entrance Hall



Ref #7

Ref	Name	Description	Condition
7.1	Front Door Exterior	Dark green painted wooden flush panelled door with: Black and glass spyhole Black lever handle Black integrated 'Yale' type lock Black mail box with matching flap Black wall mounted plate with numeric '101' Door frame mounted spotlight	In good order Recently fitted Lock tested and working Spyhole is intact Multiple blemishes seen Smear marks throughout the door White discolouration seen Integrated light is working All fittings are intact
7.2	Front Door Interior	Dark green painted wooden flush panelled door with: Black spyhole with matching cover Black lever handle Black twist lock Black mail box with matching flap	In excellent order Smear marks seen A few scuffs Blemishes seen Twist lock tested and working
7.3	Ceiling	White painted	In excellent order Newly painted
7.4	Lighting	3 ceiling mounted white spotlights	In excellent order Working

7. Entrance Hall (Cont.)

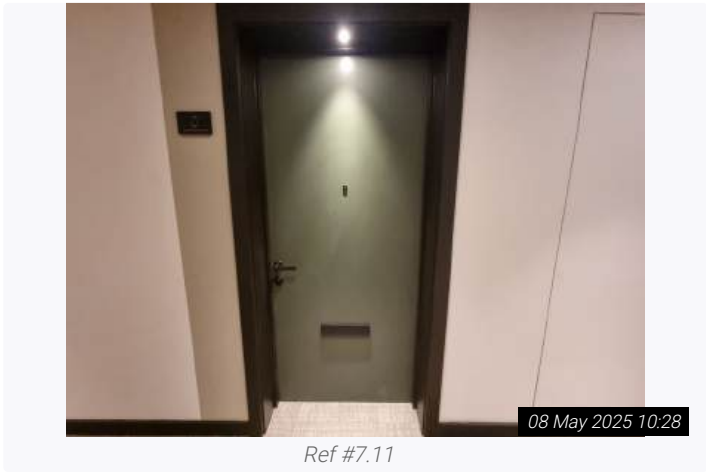
Ref	Name	Description	Condition
7.5	Walls	White painted	In excellent order Recently painted A few scuff marks seen and minor finger marks Angle chipping seen opposite of the utility cupboard towards the open plan kitchen
7.6	Skirting / Woodwork	White painted wooden skirting White painted wooden doorframe	In excellent order Light debris seen to top Minor scuffs
7.7	Flooring	Light wooden floorboards	In good order A few scuff marks Scattered forward the storage cupboard Some chips Light dust to the surface Wooden knots visible
7.8	Sockets / Switches	Chrome finished and black	In excellent order Recently fitted Light switch is tested and working
7.9	Cupboards	Built in cupboard on the right hand side for storage Built in double cupboard with: 2 white painted wooden flush panelled doors 1 black lever handle and reverse Interiors: Continuation of wooden floor White painted wooden skirting White painted walls -Dark wooden shelf -Black hanging rail -Integrated strip lights -Black double socket	In excellent order Clean Very light scuff marks Interior light working Hanging rail is intact

7. Entrance Hall (Cont.)

Ref	Name	Description	Condition
7.9.1	-	Utility cupboard on the left hand side Built in double utility cupboard with: 2 white painted wooden flush panelled doors 2 black lever handles 1 with reverse Interiors: White painted ceiling White painted walls Black tiled floor Contents include: -Fire strategy notice frame fitted to the left hand side door reverse -Ceiling mounted white plastic smoke alarm -Integrated interior lights -Ceiling mounted white plastic vent -1 white metal heat unit by 'Danfoss' -1 white plastic 'Hyperoptic' wireless router -1 white plastic Openreach box -A range of sockets and switches -Some cables and wires -1 metal fuse box with matching flap and 1 chrome key -White plastic sockets and switches -1 built hatch for the electricity meter -1 electricity meter -1 grey plastic water meter -1 white plastic washer and dryer machine by 'Siemens' (serial number: WN34A1U8GB/02) -A range of pipes -1 white ventilation system with integrated filters by 'Vectaire'	Exteriors in excellent order Minor blemishes to the door Green sticker on the right hand side lead edge Interiors water marks and scuffing seen to the floor Floor not fully clean Tiles intact Contents in general excellent order Recently fitted Some screw caps are gapping Power seen in the majority of the electric fittings Ventilation system filters with light dust to interior Washing machine power seen Not fully tested Not fully clean to the rubber sealant Multiple white stains to the rubber sealant Glass door is intact Fuse box not tested Keys seen
7.10	Miscellaneous	Ceiling mounted white plastic smoke alarm	In excellent order For results please refer to alarm table
7.10.1	-	2 skirting mounted black rubber doorstops	In excellent order Intact As fitted
7.10.2	-	1 ceiling mounted white plastic unknown device	In excellent order Not tested Use unknown
7.10.3	-	1 ceiling mounted white plastic sprinkler	In excellent order Not tested
7.10.4	-	1 wall mounted black thermostat controller with touch screen	In excellent order Power seen Paint speckles to the edges Some smear marks Not fully tested
7.10.5	-	1 wall mounted chrome finished and black video entry phone and home controller with touch screen	In excellent order Power seen Not fully tested
7.11	Additional Photos		

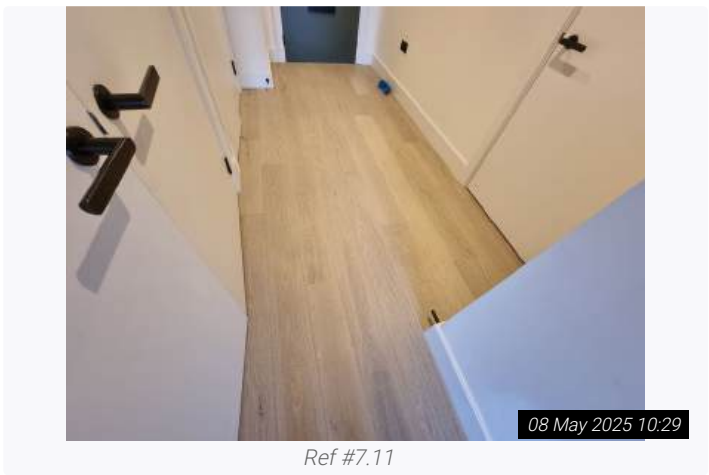
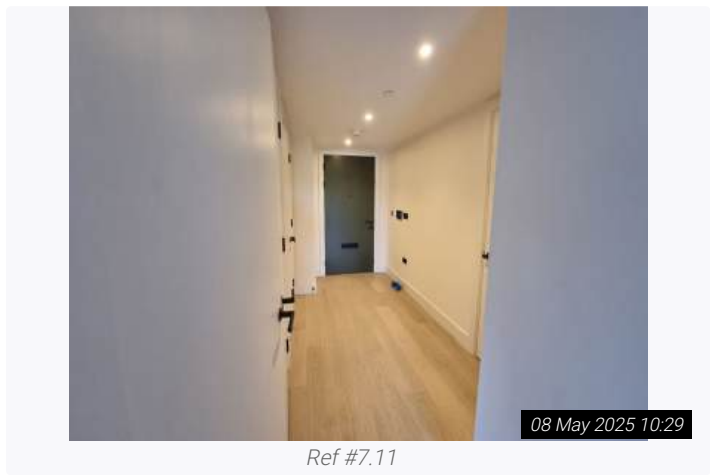
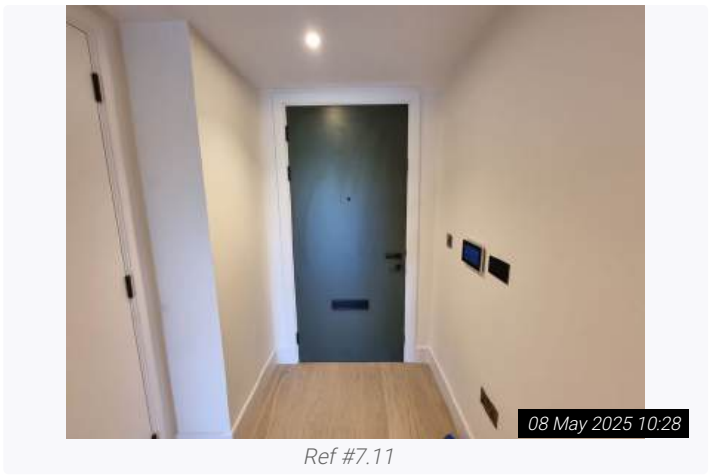
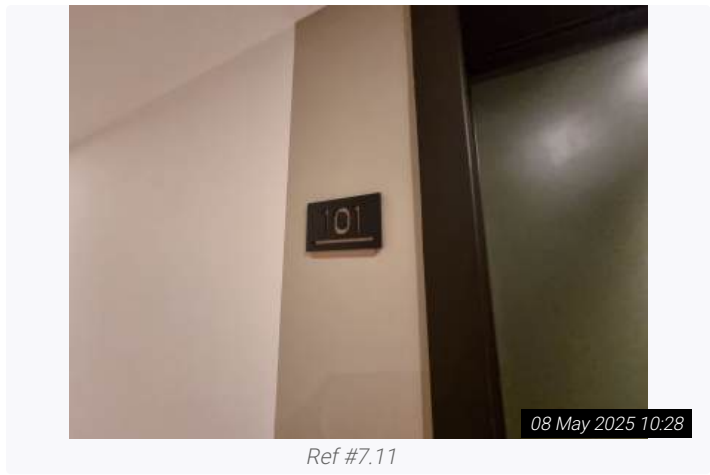
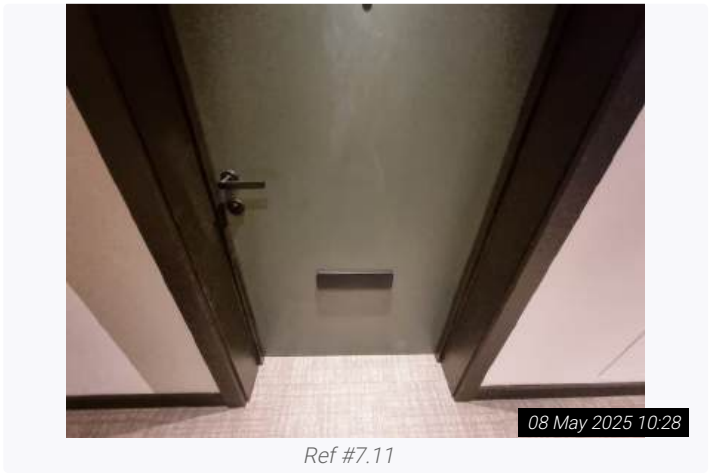
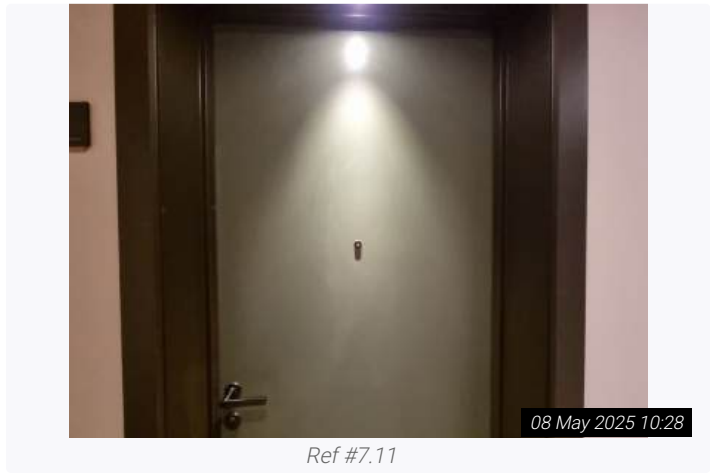
7. Entrance Hall (Cont.)

Ref	Name	Description	Condition
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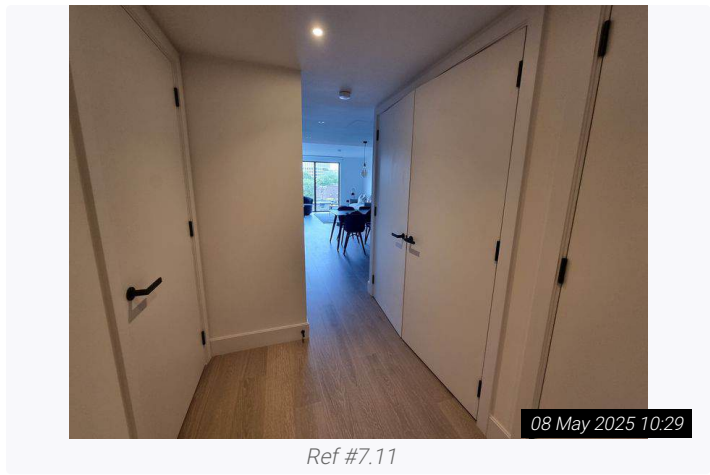
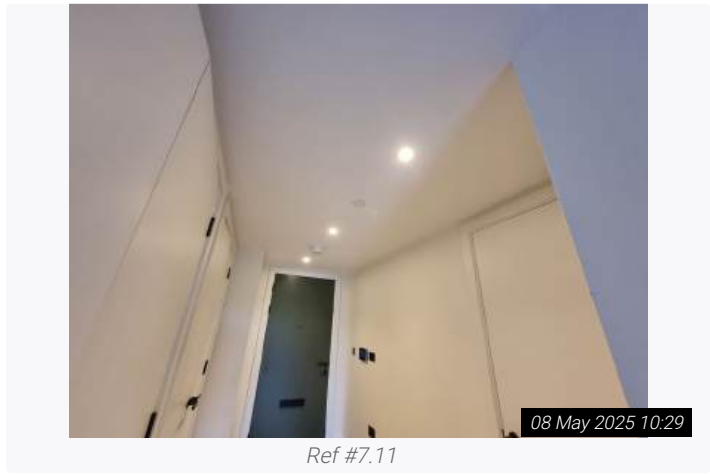
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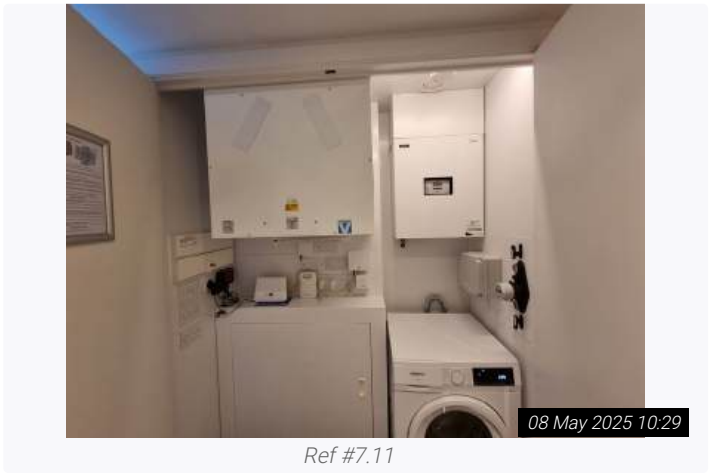
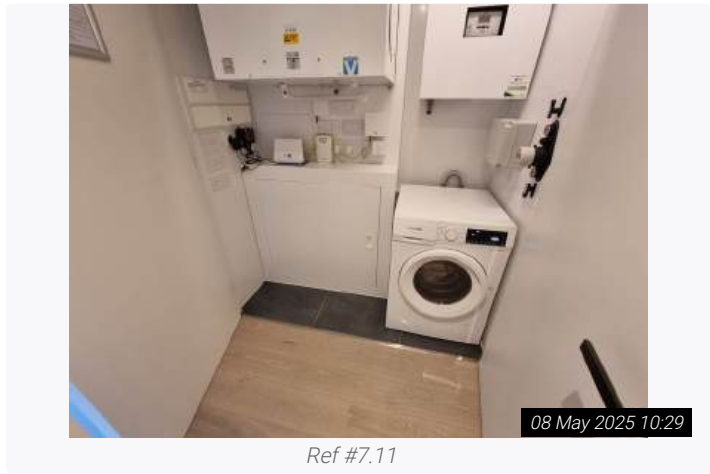
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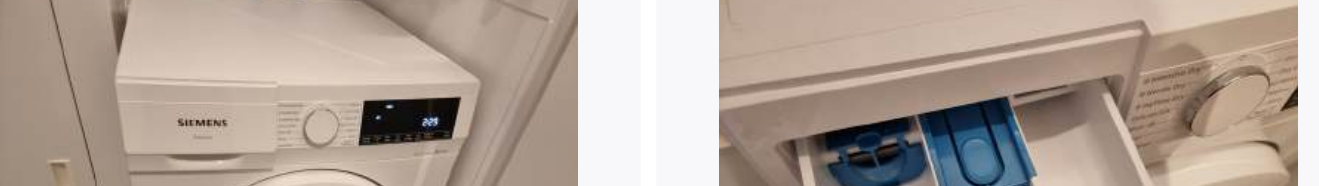
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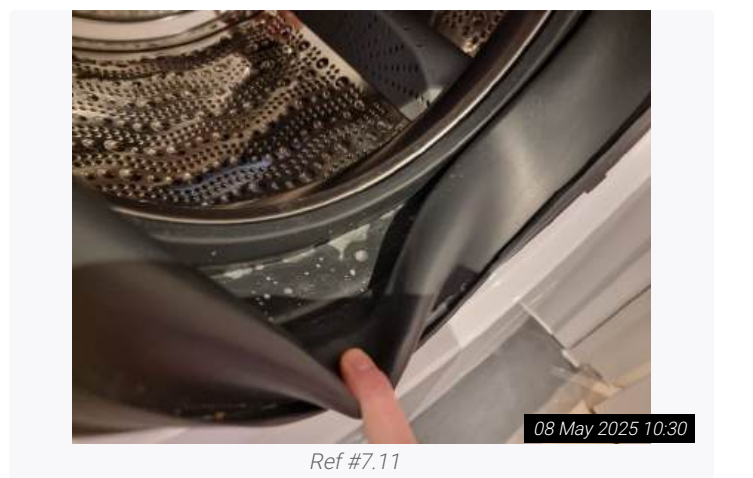
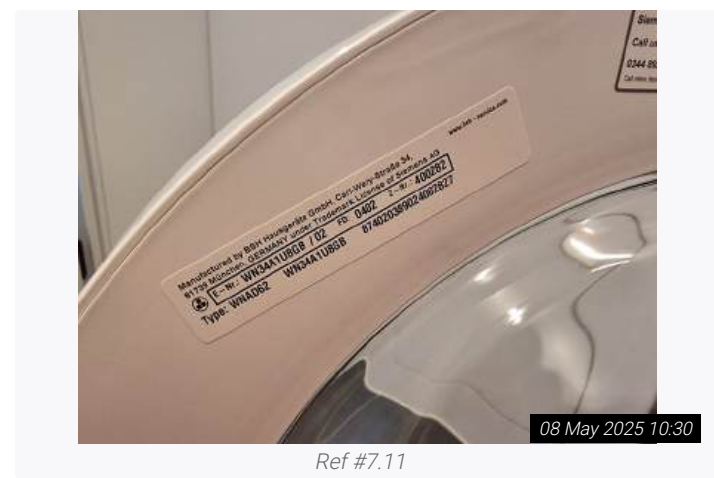


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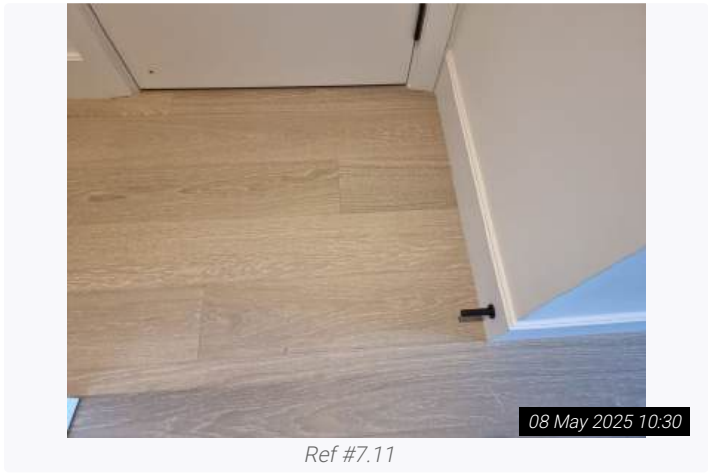
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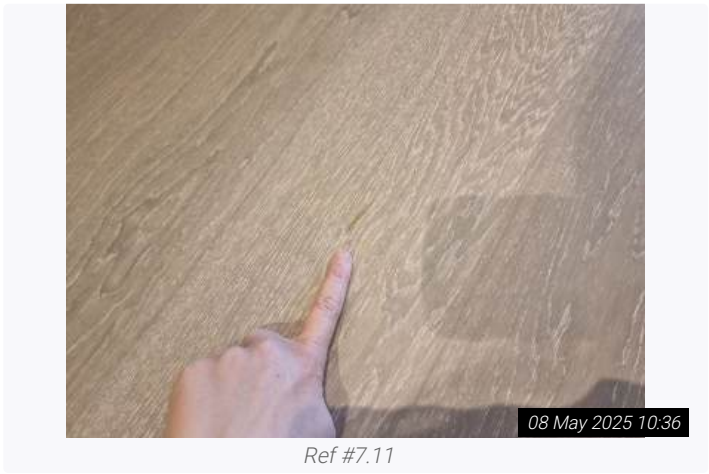
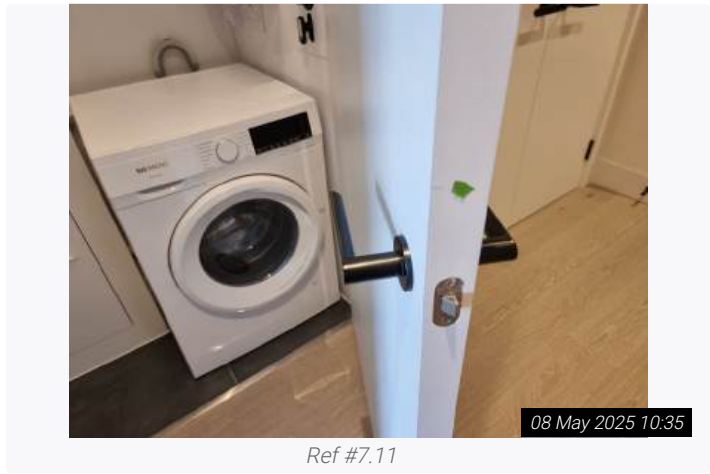
7. Entrance Hall (Cont.)

Ref	Name	Description	Condition
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7. Entrance Hall (Cont.)

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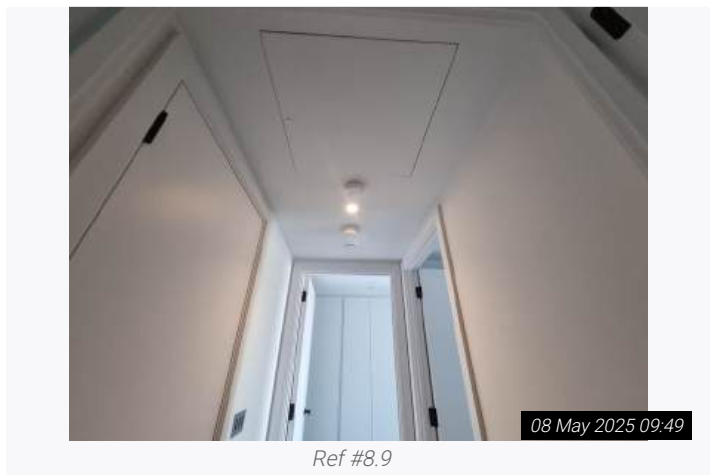
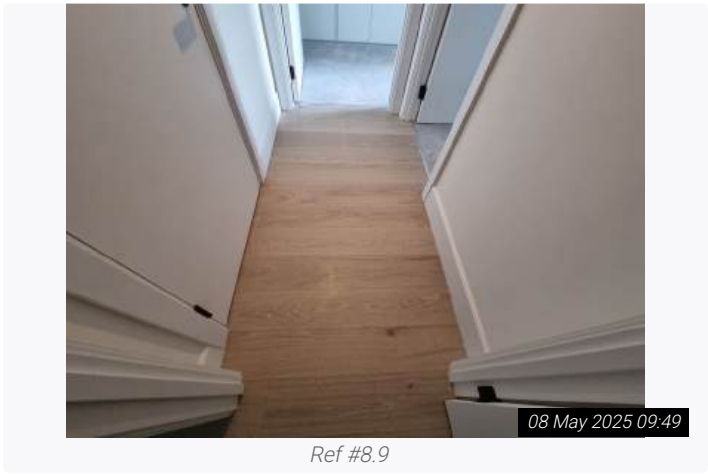
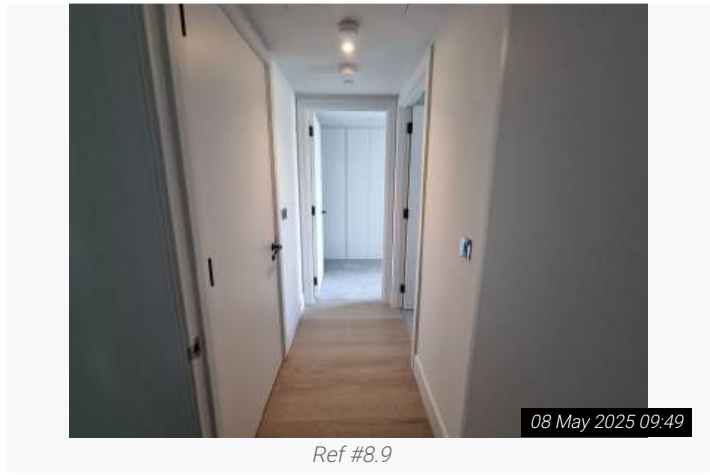
8. Inner Hallway



Ref	Name	Description	Condition
8.1	Door	White painted wooden flush panelled with: Black lever handle and reverse	In excellent order Red dot seen to exterior low level where the doorstop hits Door recently fitted Minor finger marks to the lead edge
8.2	Ceiling	White painted	In excellent order
8.3	Lighting	1 ceiling mounted white spotlight	In excellent order Working
8.4	Walls	White painted	In excellent order Newly painted Very light scuff marks
8.5	Skirting / Woodwork	White painted wooden	In excellent order Minor builders dust Very light scuffs
8.6	Flooring	Continuation of light wooden floorboards	In excellent order Wooden knots visible Light dust

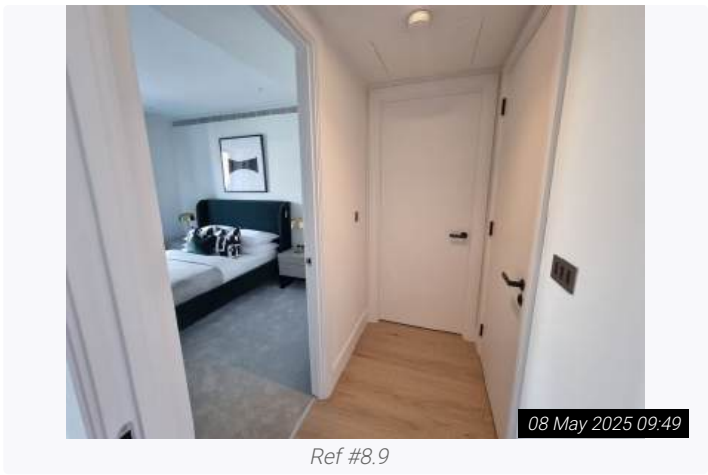
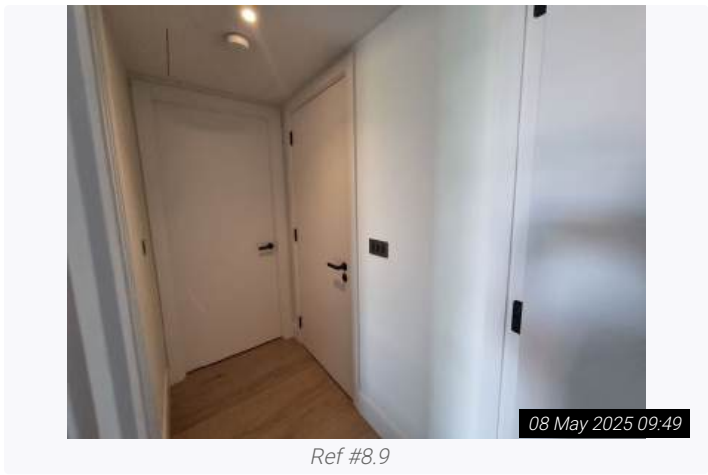
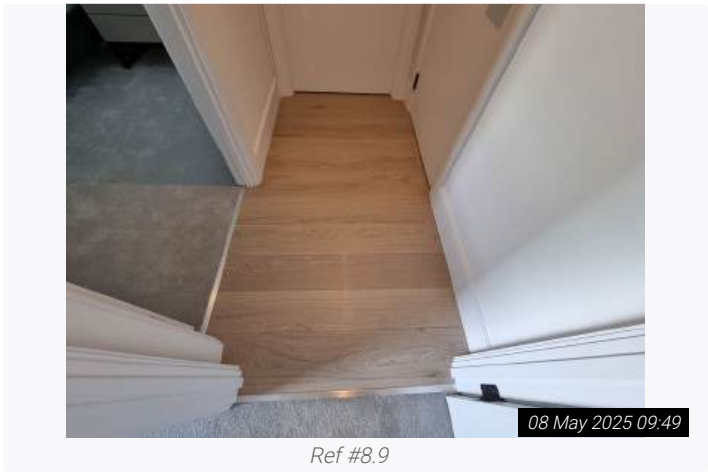
8. Inner Hallway (Cont.)

Ref	Name	Description	Condition
8.7	Sockets / Switches	Chrome finished and black plastic	In excellent order Minor smear marks seen Light switch is tested and working
8.8	Miscellaneous	Built in white painted ceiling hatch	In excellent order Interiors not inspected
8.8.1	-	1 ceiling mounted white plastic smoke alarm	In excellent order For results please see alarm table
8.8.2	-	1 ceiling mounted white plastic sprinkler	In excellent order Not tested
8.8.3	-	1 ceiling mounted white plastic device use unknown	In excellent order Not tested Use unknown
8.9	Additional Photos		

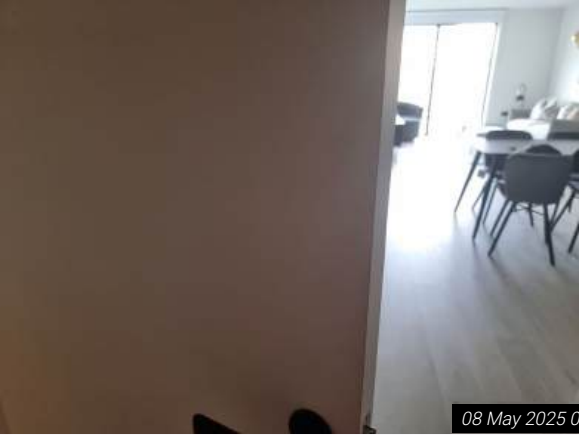


8. Inner Hallway (Cont.)

Ref	Name	Description	Condition
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8. Inner Hallway (Cont.)

Ref	Name	Description	Condition
 Ref #8.9  Ref #8.9			

9. Bathroom



Ref	Name	Description	Condition
9.1	Door	White painted wooden flush panelled with: Black lever handle and reverse Black twist lock 2 brown metal hooks	In excellent order Minor scuffing to the lead edge Twist lock tested and working, however stiff to operate Hooks are intact
9.2	Ceiling	White painted	In excellent order Newly painted
9.3	Lighting	3 ceiling mounted white spotlights	In excellent order Working
9.3.1	-	1 ceiling mounted rectangular LED strip light	In excellent order Working
9.3.2	-	Medicine cabinet mounted LED strip light	In excellent order Power seen to all on top and below
9.3.3	-	Bath panel mounted LED strip light	In excellent order Working
9.3.4	-	Sink mounted LED strip light	In excellent order Working

9. Bathroom (Cont.)

Ref	Name	Description	Condition
9.3.5	-	Vanity unit LED strip light mounted	In excellent order Working
9.4	Walls	Part beige and grey ceramic fitted tiles Part blue ceramic fitted tiles Part black mirrored glass pane Part white Corian	All in excellent order Clean Intact Recently fitted
9.5	Skirting / Woodwork	White painted wooden doorframe	In excellent order Some over painted chips visible Clean
9.6	Flooring	Grey and beige polished stone ceramic fitted tiles with chrome threshold	In excellent order Grouting very slightly discoloured All tiles are intact Minor splash marks to the centre
9.7	Heating	Wall mounted brown metal towel rail radiator	In excellent order Not tested Complete Minor blemishes visible
9.8	WC	White ceramic WC with: White plastic seat and lid Concealed cistern Brown metal flush with 2 integrated buttons	All in excellent order Recently fitted Buffer pads intact Clean Flush tested and working Some finger marks to the flush
9.9	Sink	White Corian sink with: Matching surroundings Brown metal waste Brown metal push plug Brown metal mixer tap Wall mounted matching dial	In good order Minor blemishes seen and a few scuffs Tiny paint speckles visible Smear marks to the fittings Hot water tested and running
9.10	Bath	White gloss effect bath with: Brown metal waste Brown metal pop up plug Brown metal tap Tiled bathtub	All in excellent order Clean Intact
9.11	Shower	Brown metal shower head Wall mounted brown metal shower riser rail Wall mounted brown metal double shower dial Clear glass shower screen on brown metal brackets	All in excellent order Brand new Recently fitted Minor blemishes and some smear marks seen to the hardware
9.12	Furnishings	Wall mounted brown metal WC paper holder	In good order Recently fitted A few scuff marks and some scratches
9.12.1	-	Wall mounted brown metal single hook by the sink	In good order Spot marks seen and some scuffs
9.12.2	-	2 wall mounted white polished stone shelves by the bath	In good order Light builders dust to top

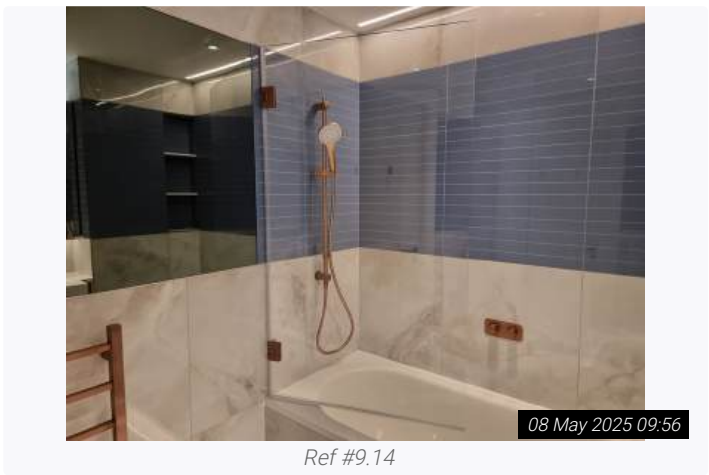
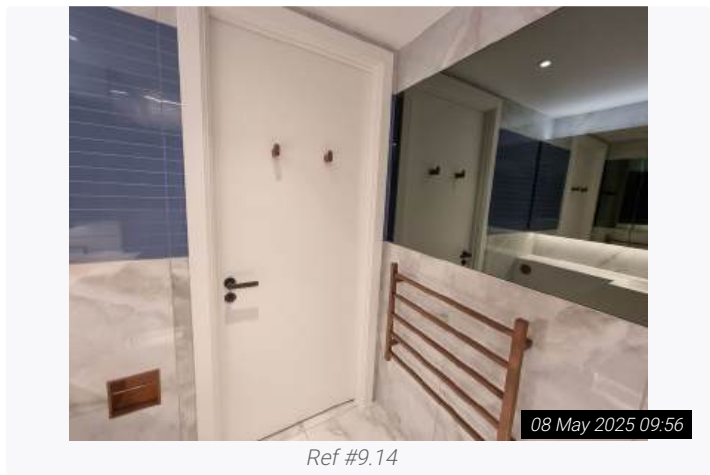
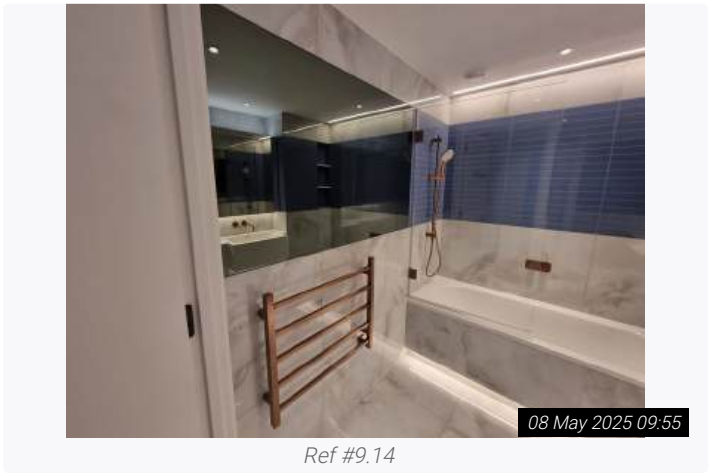
9. Bathroom (Cont.)

Ref	Name	Description	Condition
9.12.3	-	1 white Corian shelf with: Top panel by the cistern	In good order Recently fitted Minor light dust seen to top Few scuffs
9.12.4	-	1 white Corian vanity area under the sink with: Integrated hatch	In good order Few scuff marks and light dust
9.12.5	-	1 wall mounted mirrored medicine cabinet with: Wooden interiors Matching interior shelves Contents include: -1 metal integrated shaver socket -1 chrome finished make up mirror with LED integrated strip light -1 black thermostat controller	All in excellent order Clean and intact including the interiors Thermostat controller power seen Not fully tested LED light integrated in the small mirror power seen Shaver socket not tested All the hinge caps are present inside the cupboard A tiny defect seen to the exterior of the left hand side door to the bottom corner on the left hand side
9.13	Miscellaneous	Ceiling mounted white plastic vent	In excellent order Clean Not tested
9.13.1	-	Ceiling mounted white plastic motion sensor	In excellent order Power heard Not fully tested
9.14	Additional Photos		



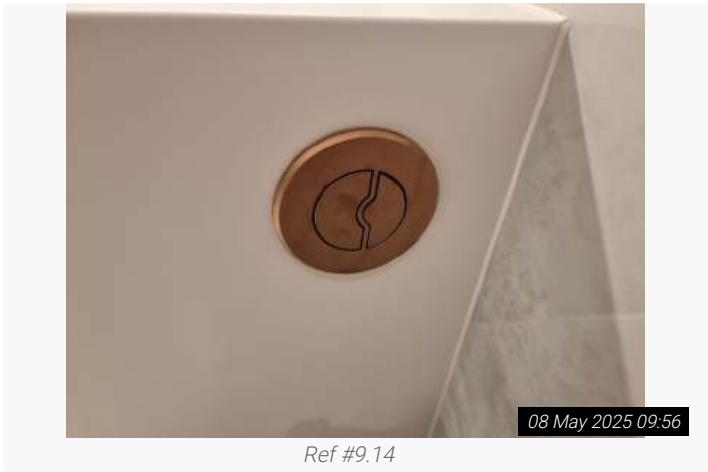
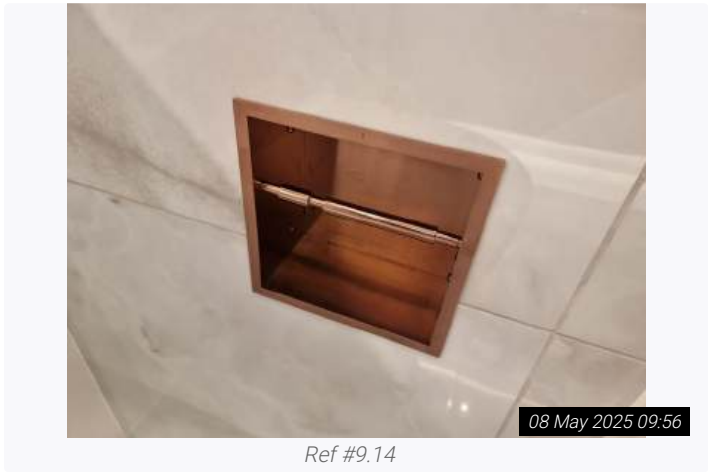
9. Bathroom (Cont.)

Ref	Name	Description	Condition
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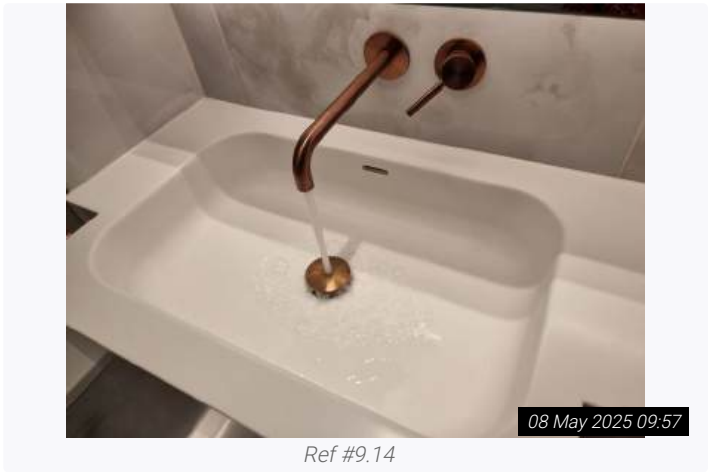
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Ref	Name	Description	Condition
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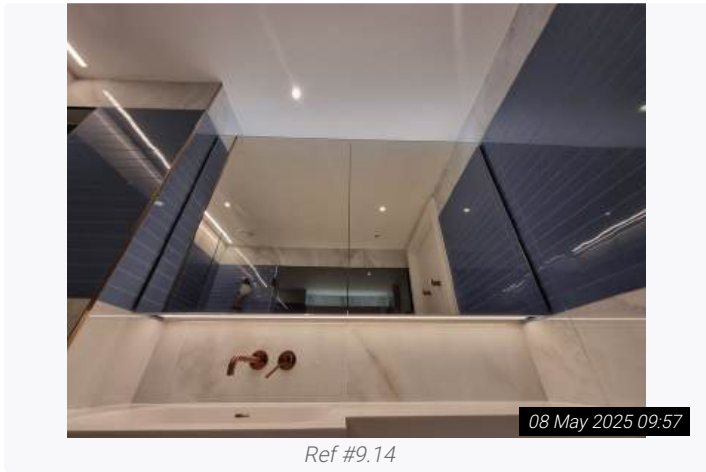
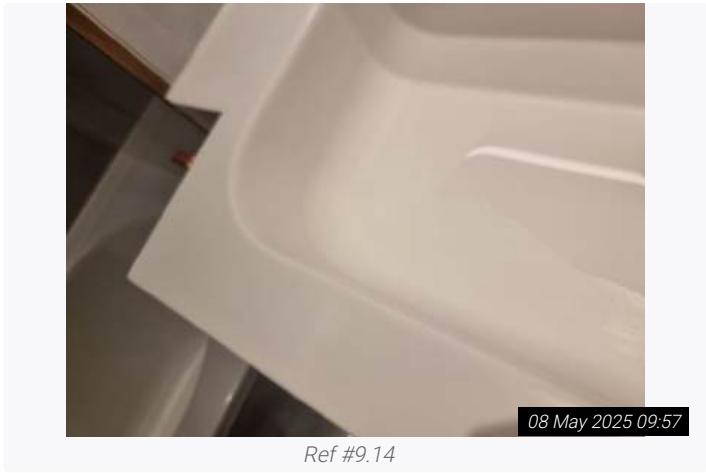
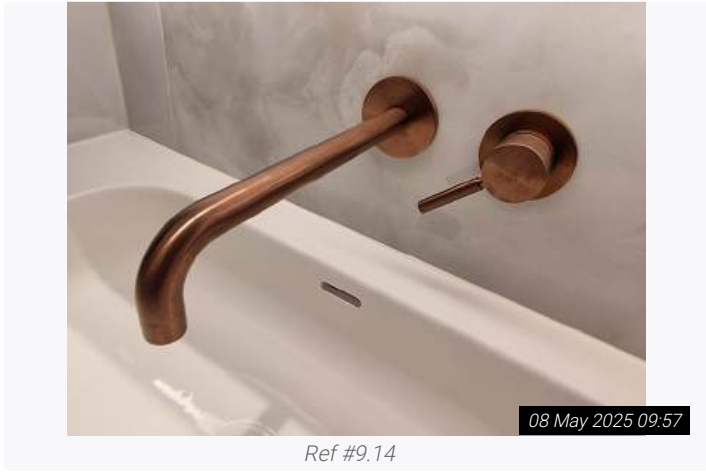
9. Bathroom (Cont.)

Ref	Name	Description	Condition
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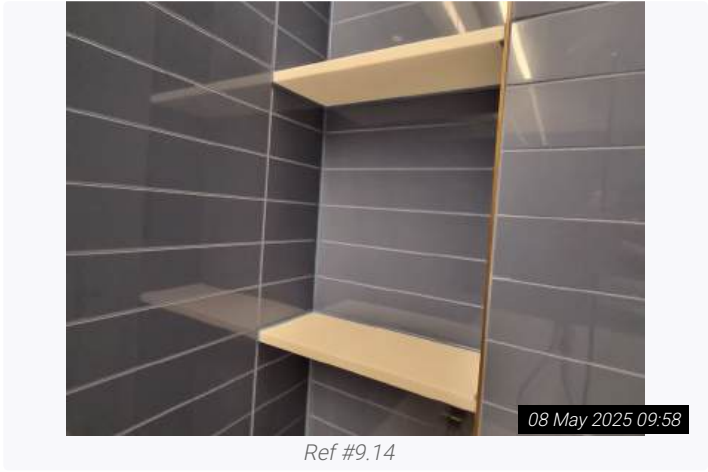
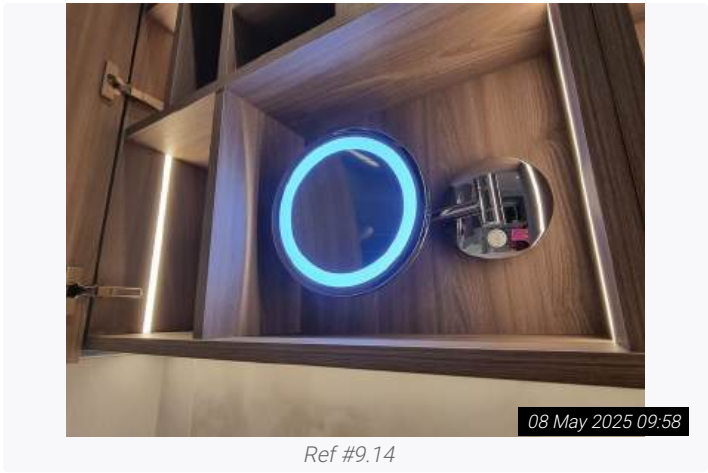
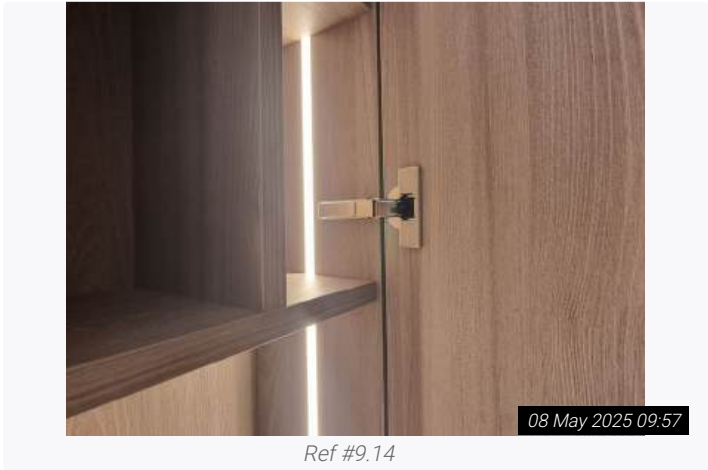
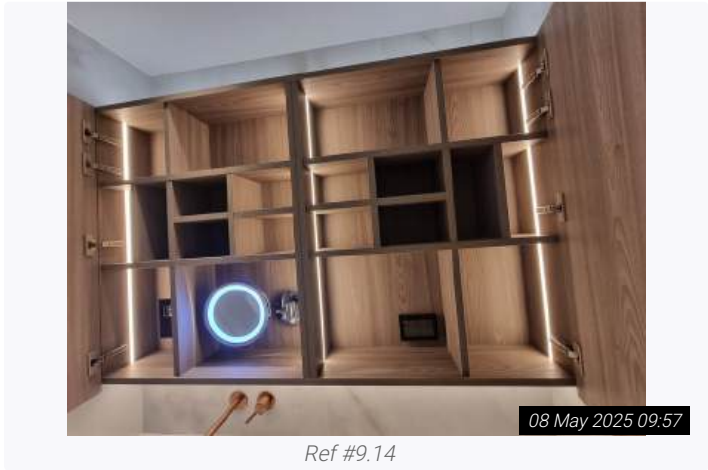
9. Bathroom (Cont.)

Ref	Name	Description	Condition
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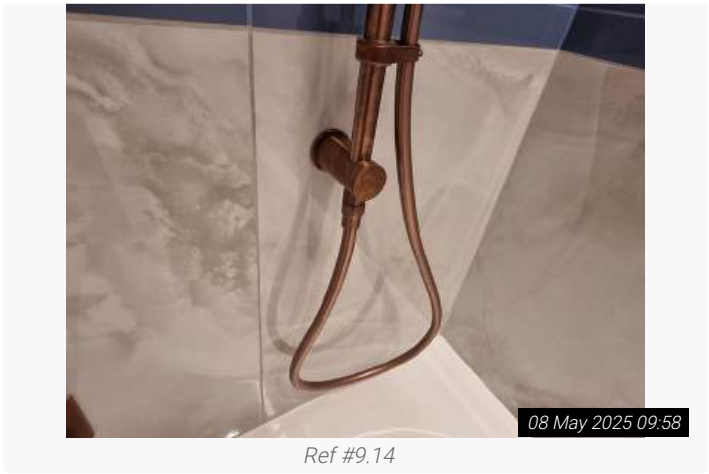
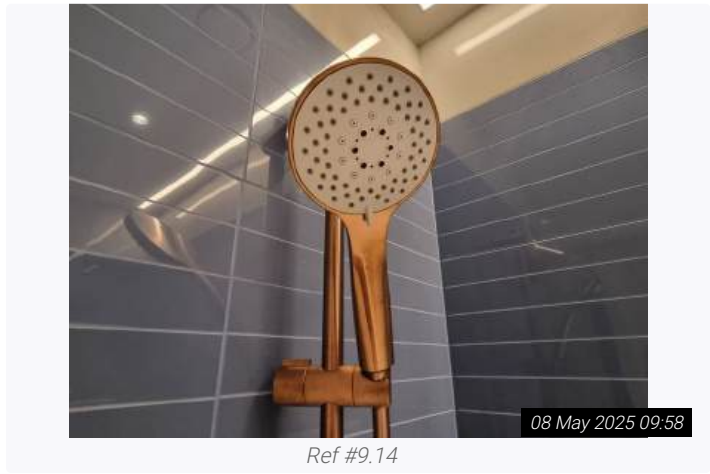
9. Bathroom (Cont.)

Ref	Name	Description	Condition
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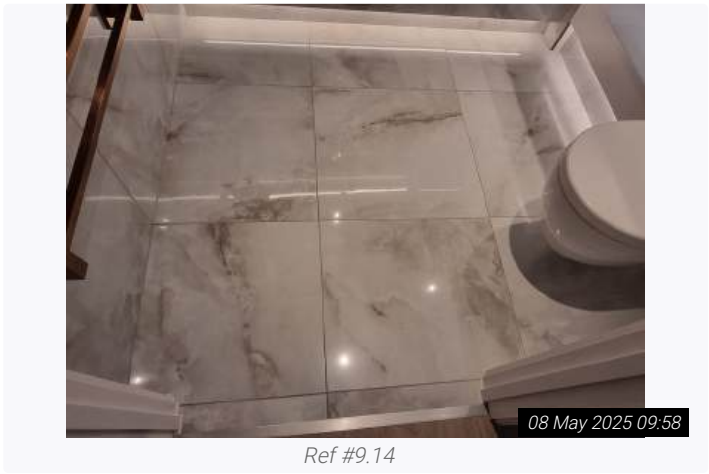
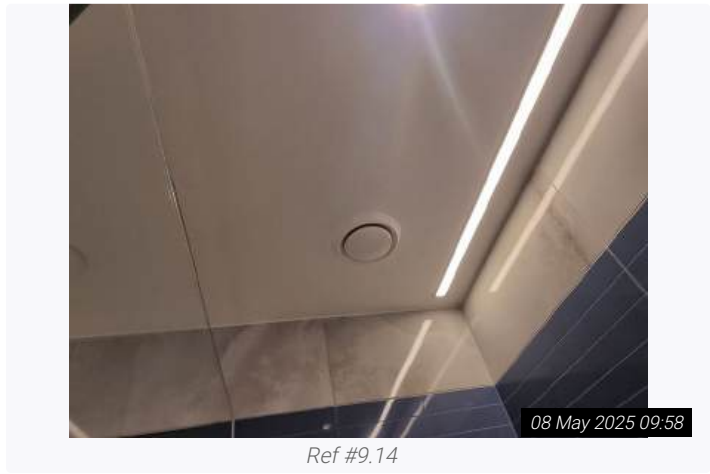
9. Bathroom (Cont.)

Ref	Name	Description	Condition
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9. Bathroom (Cont.)

Ref	Name	Description	Condition
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10. Bedroom 1 (Left)



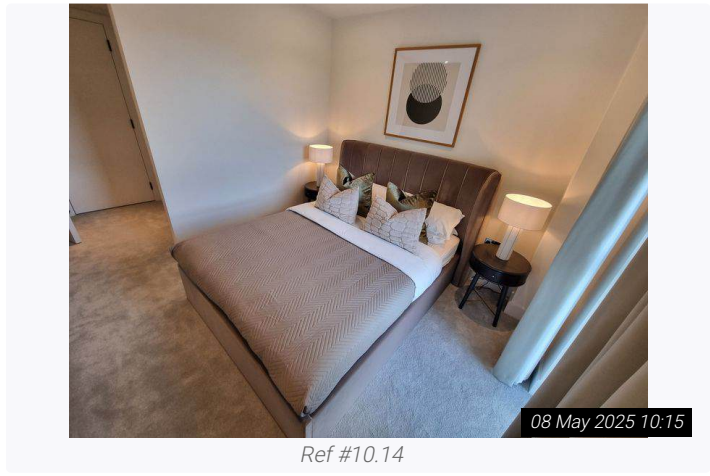
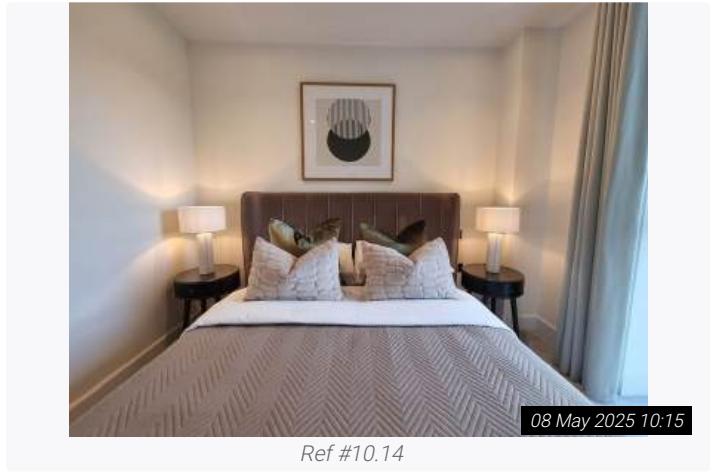
Ref	Name	Description	Condition
10.1	Door	White painted wooden flush panelled with: Black lever handle and reverse	In excellent order Recently fitted Minor scuff mark caused by the doorstop
10.2	Ceiling	White painted	In excellent order Clean
10.3	Lighting	5 ceiling mounted white spotlights	In excellent order All working
10.4	Walls	White painted	In excellent order Newly painted
10.5	Skirting / Woodwork	White painted wooden	In excellent order Newly painted
10.6	Flooring	Pale grey fabric fitted carpet with chrome threshold	In excellent order Newly fitted Minor black spot marks forward from entry and light debris seen to the surface
10.7	Sockets & Switches	Chrome finished and black	In excellent order Light switch is tested and working

10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
10.8	Windows / doors	Full length dark grey metal double glazing framed window with: Integrated lever handle and chrome lock	In excellent order Glass panes intact Clean to interior, clean to exteriors with some areas missed by the frame Key not in situ
10.9	Curtains / blinds	2 beige fabric floor length black out curtains with: 2 white poles	In excellent order Brand new Clean throughout
10.9.1	-	1 white fabric roller blind with: Chrome finished bobble cord Plastic safety cleat	In excellent order Newly fitted Clean Safety cleat located approximately 160cm above the flooring level
10.10	Furnishings	1 light wooden laminated framed picture with abstract art in beige and grey colours	In excellent order Clean Intact
10.10.1	-	2 white bedside table lamps with: White stone base White fabric lamp shade	In excellent order Power seen to both Clean Distressed in appearance in the shade
10.10.2	-	2 black and grey bedside tables, each with: 1 sliding drawer 1 brass pull	In excellent order Clean Sliding mechanism of the drawers tested and working, however stiff to operate
10.10.3	-	1 grey velvet double bed base with: Matching headboard Grey and white fabric double mattress Approximately 165cm x 210cm	In excellent order Recently fitted Minor white blemishes seen and some white scuffs Not fully inspected on the underside due to the bed being full of linen and due to the weight
10.11	Linen	4 white fabric pillows 4 white fabric pillowcases 1 grey fabric blanket 1 white fabric duvet 1 white fabric duvet cover 1 white fabric adjustable sheet 1 white fabric mattress protector	Linen in excellent order Brand new Very light dust seen to top All laundered
10.11.1	-	2 beige velvet effect rectangular shaped scatter cushions 2 green velvet decorative large scatter cushions	All in excellent order Clean
10.12	Cupboards / Wardrobes	Double built in wardrobe with: 4 white laminated flush panelled doors Integrated pulls Interiors: Dark grey painted -1 dark wooden shelf -1 metal hanging rail -Integrated strip light -Pale grey fabric fitted carpet	All in excellent order Clean throughout Interior lights are working Some patches missing on the interior carpet A few pinholes on the interior skirting All clean

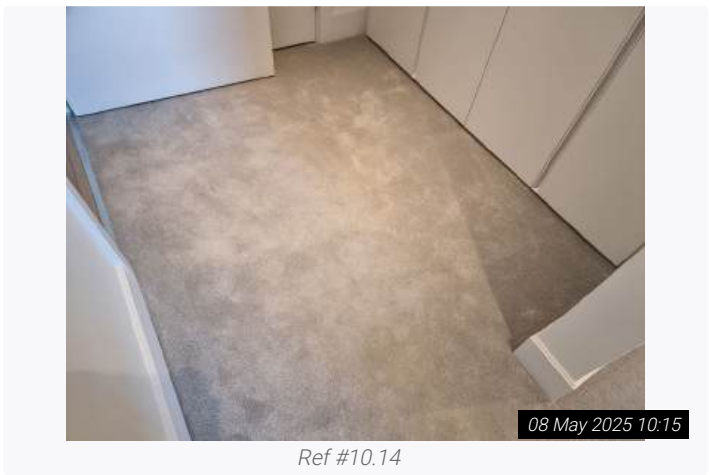
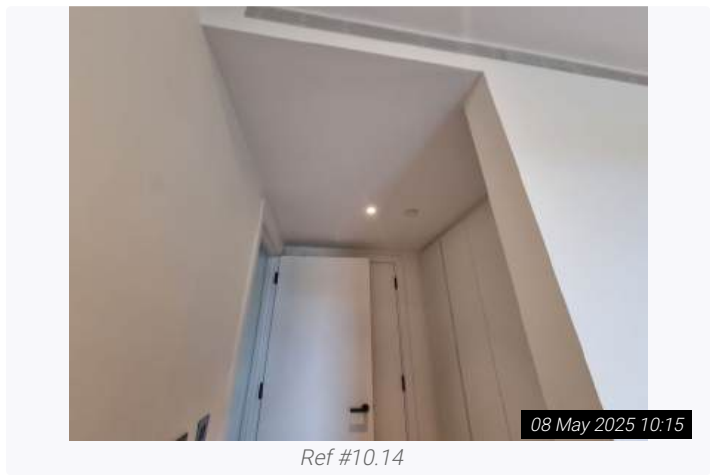
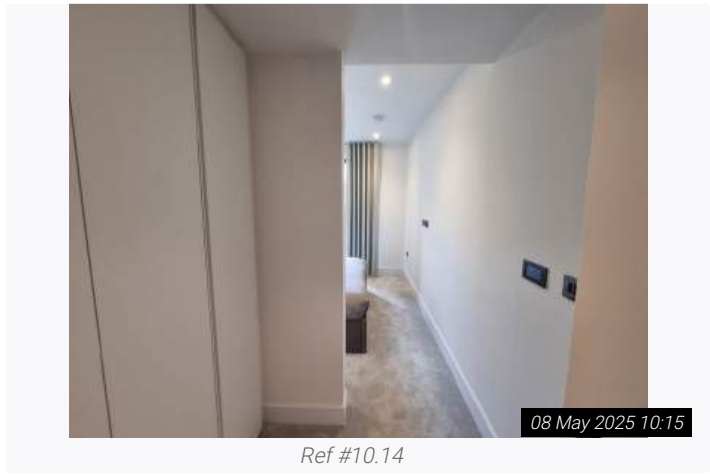
10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
10.13	Miscellaneous	Ceiling mounted white plastic smoke alarm	In excellent order For results please see alarm table
10.13.1	-	2 ceiling mounted white plastic sprinklers	In excellent order Not tested
10.13.2	-	1 built in white painted air conditioning system	In excellent order Clean Intact Not tested
10.13.3	-	1 skirting mounted black doorstop with black rubber tip	In excellent order As fitted Secure
10.13.4	-	Wall mounted black thermostat with touch controls	In excellent order Power seen Not fully tested
10.14	Additional Photos		



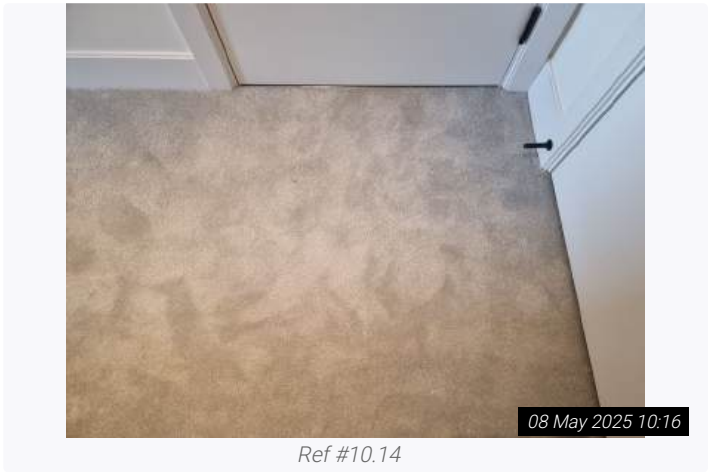
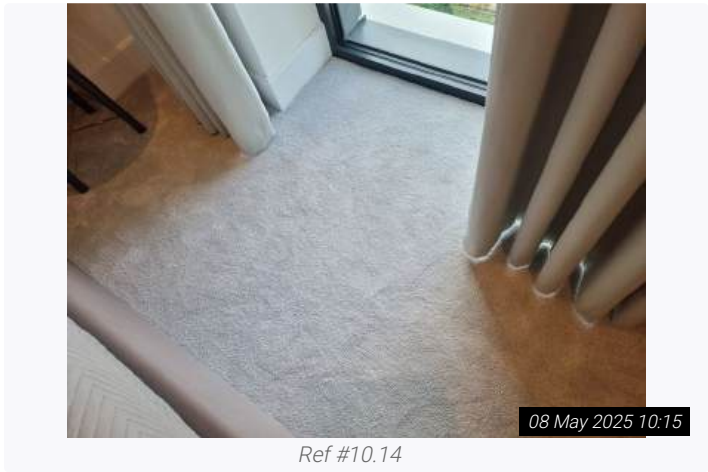
10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
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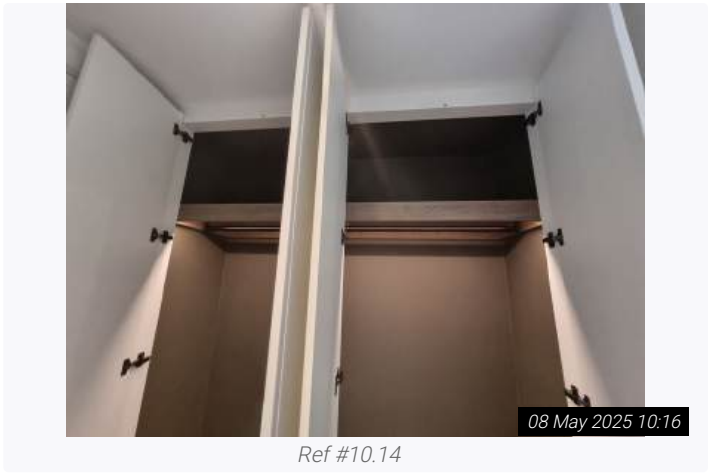
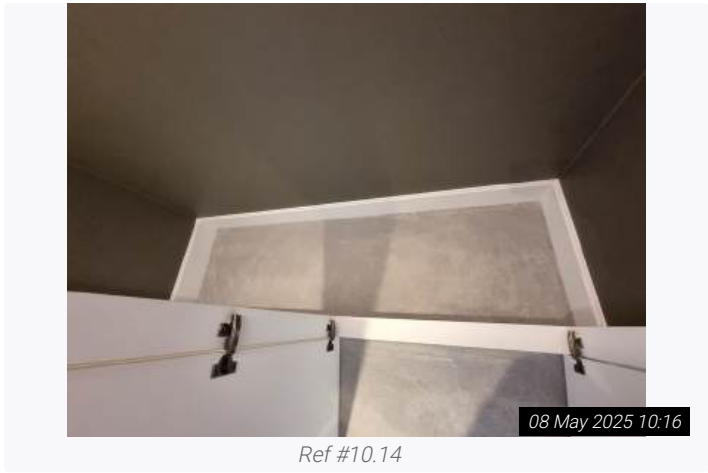
10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
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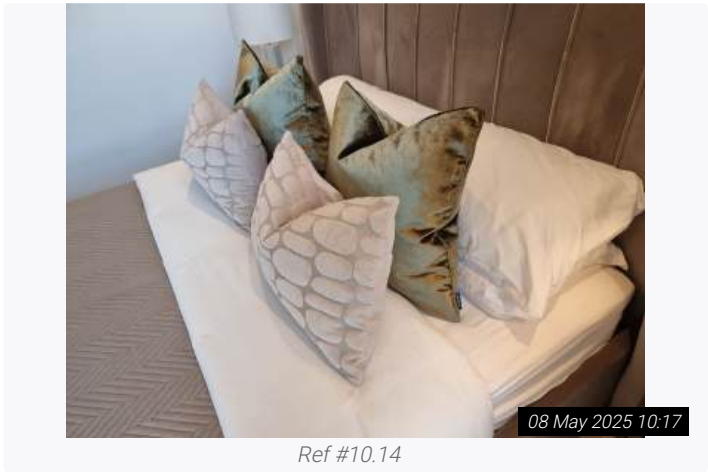
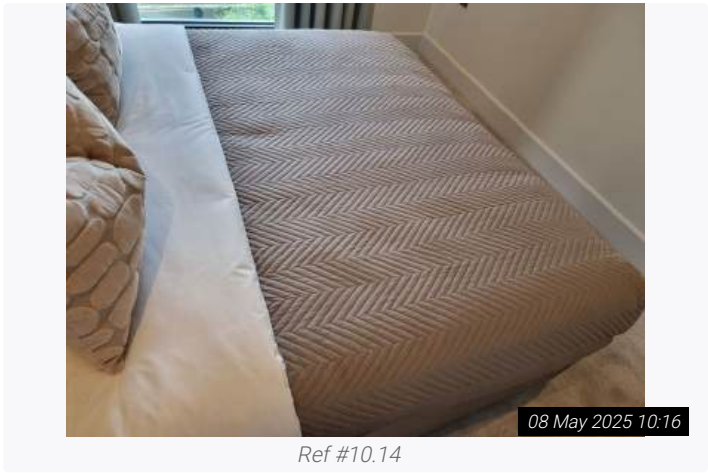
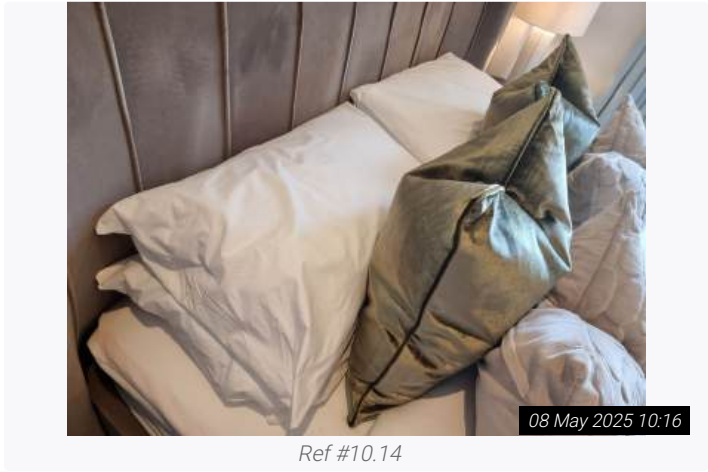
10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
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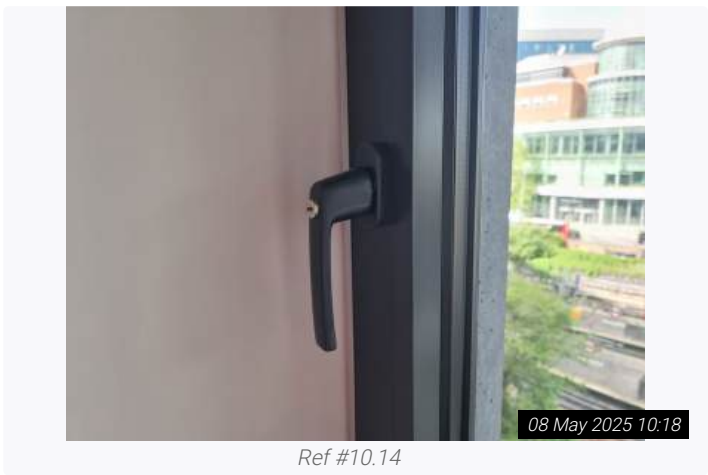
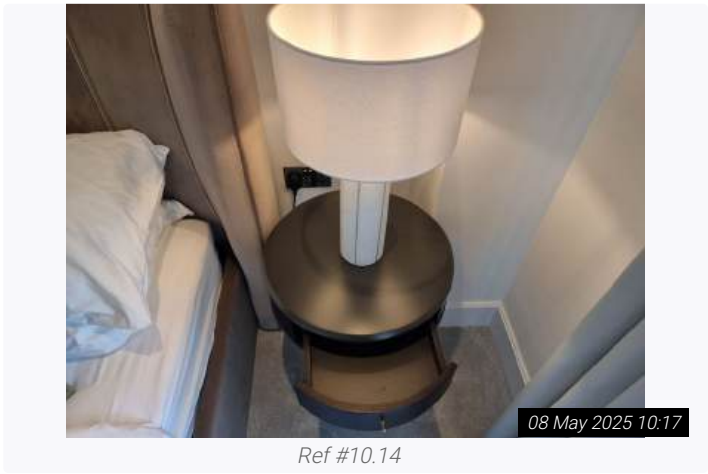
10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
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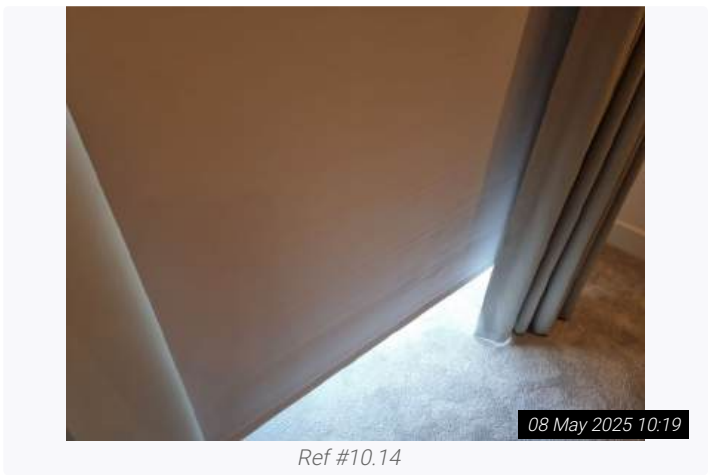
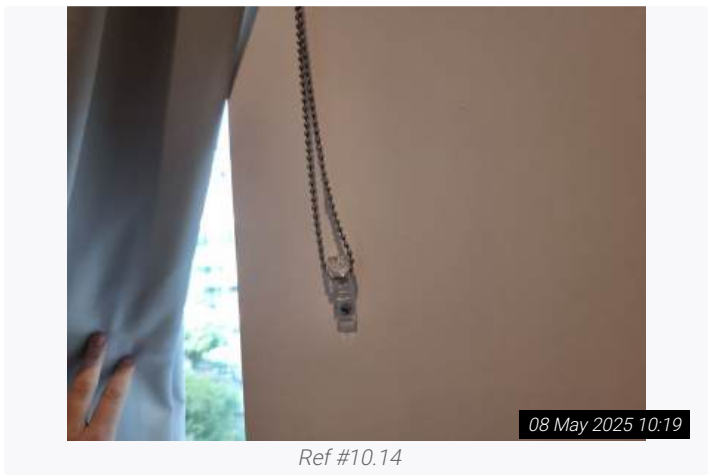
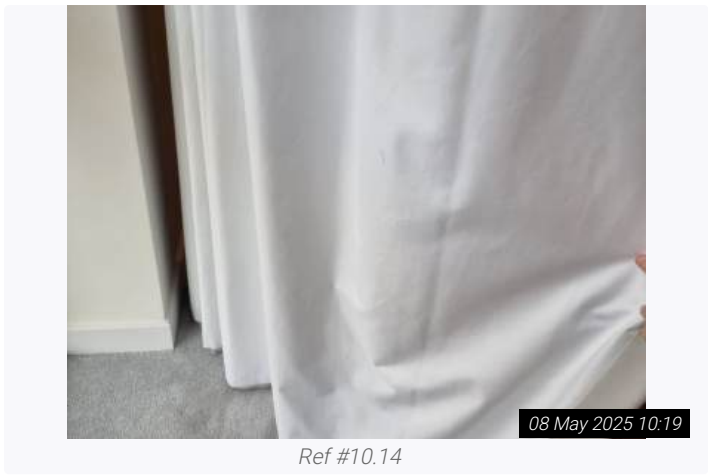
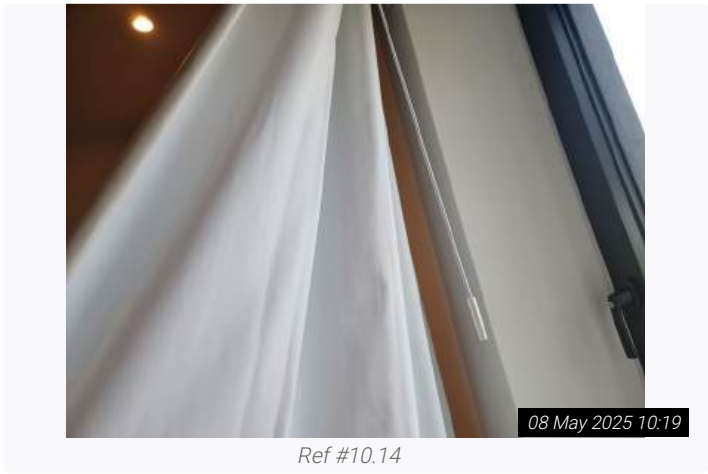
10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
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10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
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10. Bedroom 1 (Left) (Cont.)

Ref	Name	Description	Condition
		 08 May 2025 10:19 Ref #10.14	
		 08 May 2025 10:19 Ref #10.14	

11. En Suite Shower Room



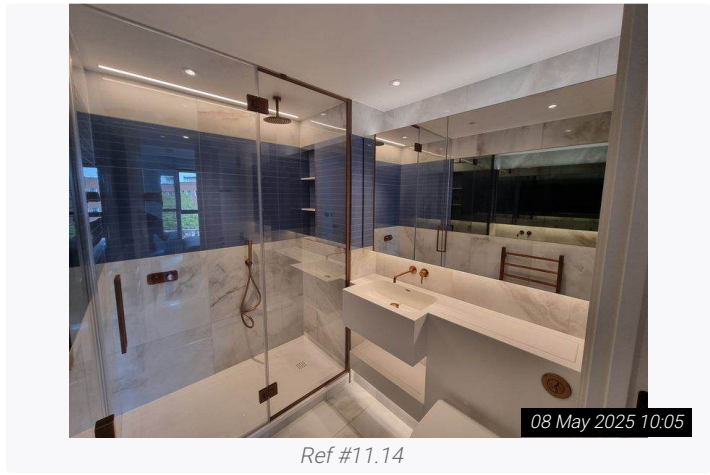
Ref	Name	Description	Condition
11.1	Door	White painted wooden flush panelled with: Black lever handle and reverse Black twist lock 2 brown metal single hooks	In overall good order Very light scuff marks seen Shaded mark left hand side of the hooks Twist lock working, however stiff to operate
11.2	Ceiling	White painted	In excellent order
11.3	Lighting	3 ceiling mounted white spotlights	In excellent order Working
11.3.1	-	1 ceiling mounted LED rectangular strip light	In excellent order Working
11.3.2	-	Medicine cabinet mounted LED strip light	In excellent order Power seen on top and below
11.3.3	-	Sink mounted LED strip light	In excellent order Power seen
11.3.4	-	Vanity unit mounted LED strip light under the sink	In excellent order Power seen

11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
11.4	Walls	Part beige and light grey ceramic fitted tiles Part blue ceramic fitted tiles Part black mirrored glass pane Part white Corian	In excellent order All recently fitted Clean and intact
11.5	Skirting / Woodwork	White painted wooden doorframe	In excellent order Recently painted Some over painted defects
11.6	Flooring	Beige and grey polished stone tiles with chrome threshold	In excellent order Grouting slightly discoloured Recently fitted
11.7	Heating	Wall mounted brown metal towel radiator	In excellent order Not tested Intact As fitted Clean
11.8	WC	White ceramic WC with: White plastic seat and lid Concealed cistern Brown metal integrated flush with 2 buttons	In excellent order Buffer pads intact Flush tested and working Clean Beige and brown stains to interiors above the water
11.9	Sink	White Corian sink with: Brown metal waste Brown metal push plug Brown metal mixer tap with matching dial	In excellent order Light blemishes seen Some spot marks Discolouration to the push plug Push plug tested and working Hot water is running
11.10	Shower	Built in shower cubicle with: Clear glass shower screen with integrated door and brown metal brackets White rectangular shower tray White integrated waste Wall mounted double brown metal shower dial Brown metal shower hose with matching hose holder and cord Ceiling mounted main brown metal shower head Brown metal D handle and reverse	All in excellent order Recently fitted Shower not tested Minor blemishes and some smear marks All the glass and stone surfaces are intact Multiple water marks seen to the main shower head
11.11	Furnishings	2 wall mounted white polished stone shelves by the shower	In excellent order Clean Intact Minor smear marks seen
11.11.1	-	Wall mounted brown metal WC paper holder	In good order Some spot marks and a few scuffs
11.11.2	-	Wall mounted brown metal single hook by the sink	In good order A few stains seen Some discolouration

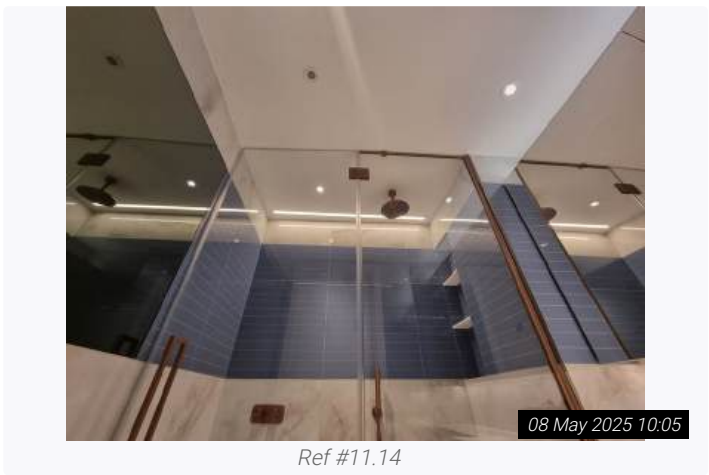
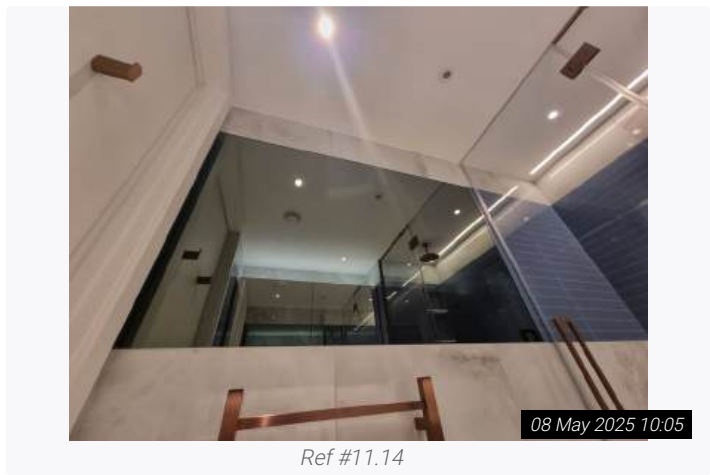
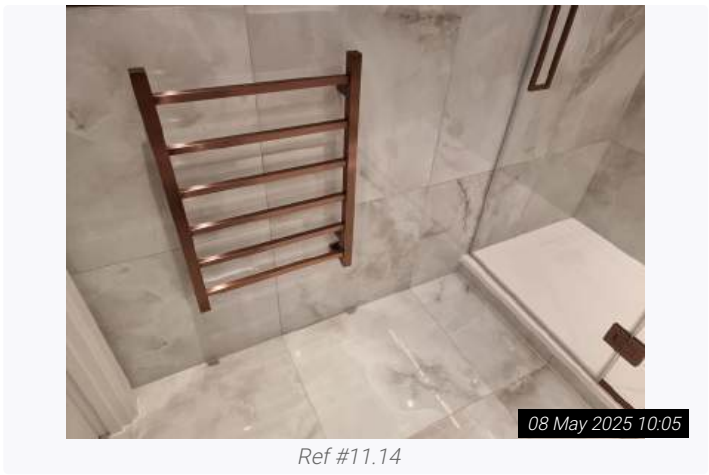
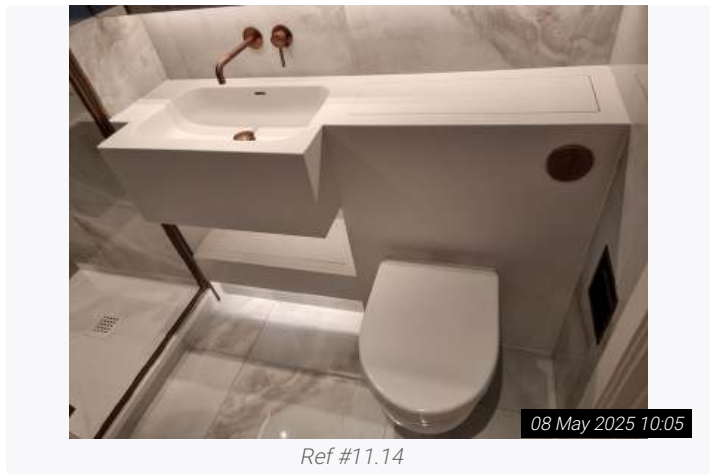
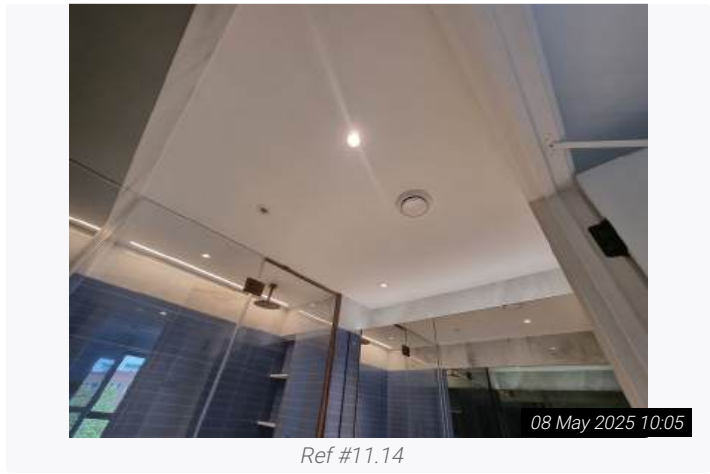
11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
11.11.3	-	1 white Corian shelf above the WC with: Integrated cistern hatch	In good order Minor scuff marks Light dust and some discolouration to the sealant
11.11.4	-	1 white Corian vanity shelf under the sink	In good order Light dust seen A few scuffs
11.12	Cupboards	Wall mounted mirrored medicine cabinet with: 2 mirror doors Interiors wooden laminate with matching interior shelves and integrated LED lights Contents include: -1 metal shavers socket -1 chrome finished makeup mirror with integrated LED light -1 black thermostat controller	All in excellent order Clean Intact All the integrated lights are working All the hinge caps are present to the interior door hinges Thermostat power seen Screen is intact Not fully tested Make up mirror LED light power seen Shaver socket not tested
11.13	Miscellaneous	Ceiling mounted white plastic vent	In excellent order Not tested Clean
11.13.1	-	Ceiling mounted white plastic motion sensor	In excellent order Power heard Not fully tested
11.14	Additional Photos		



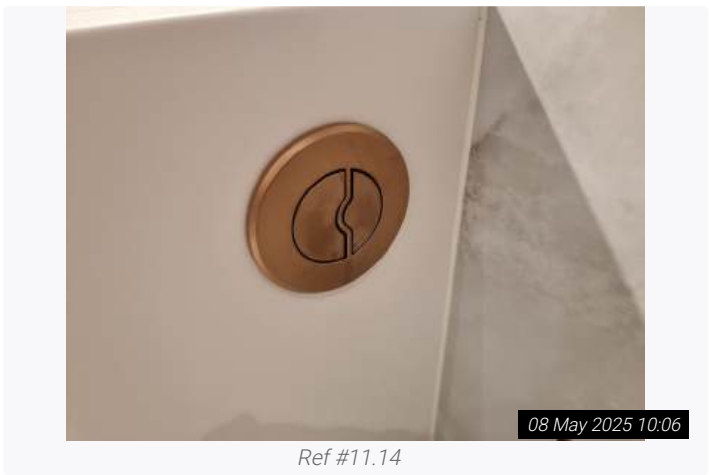
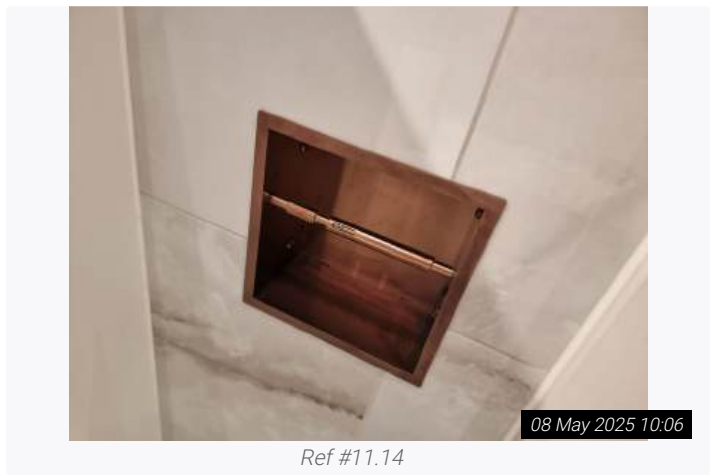
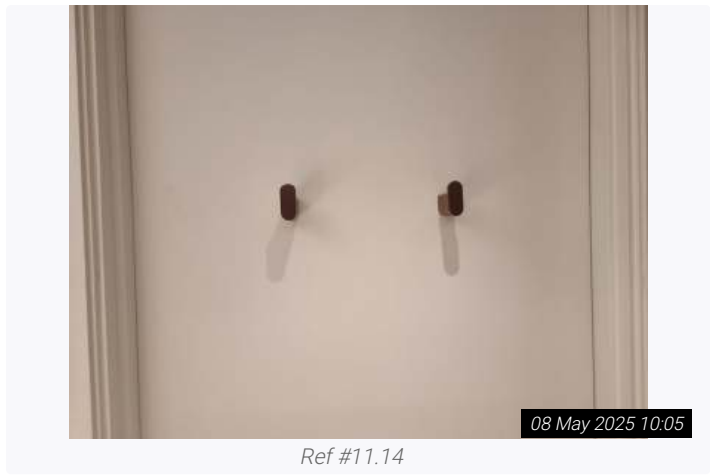
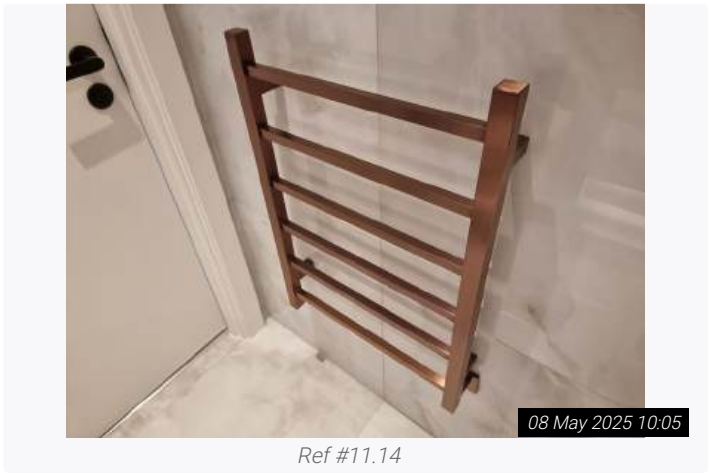
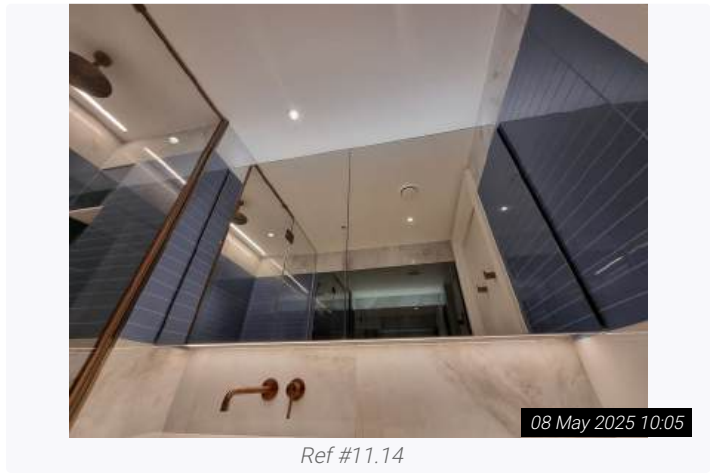
11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
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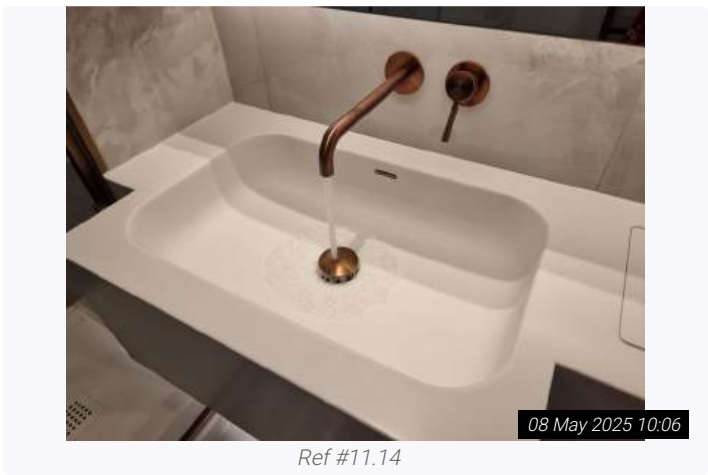
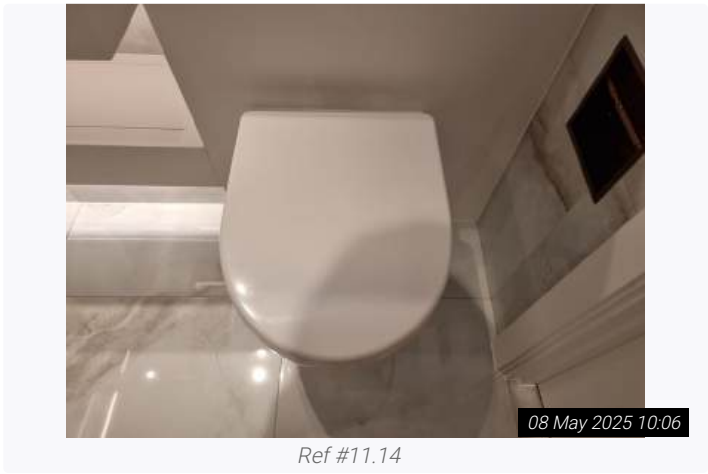
11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
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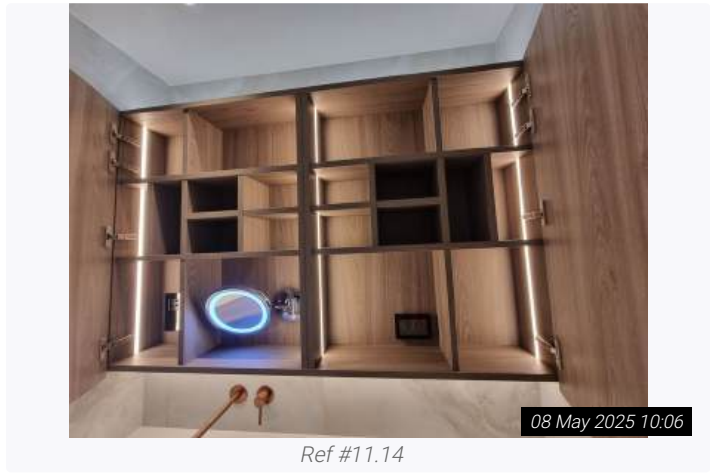
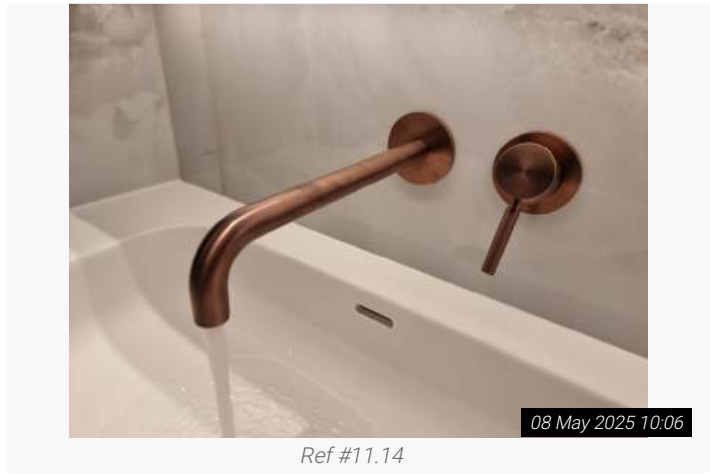
11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
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11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
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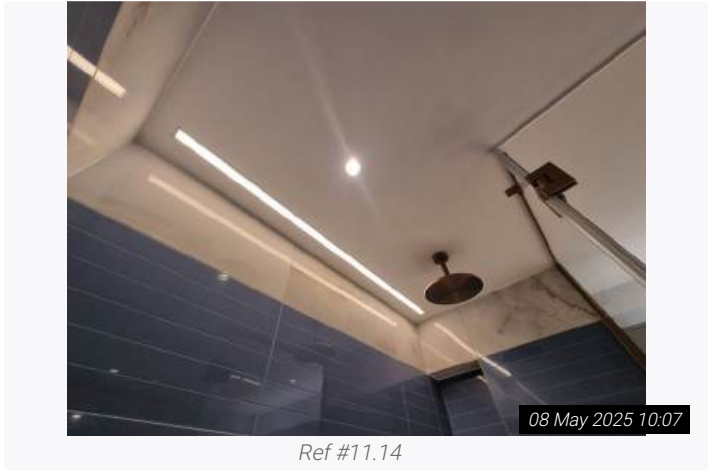
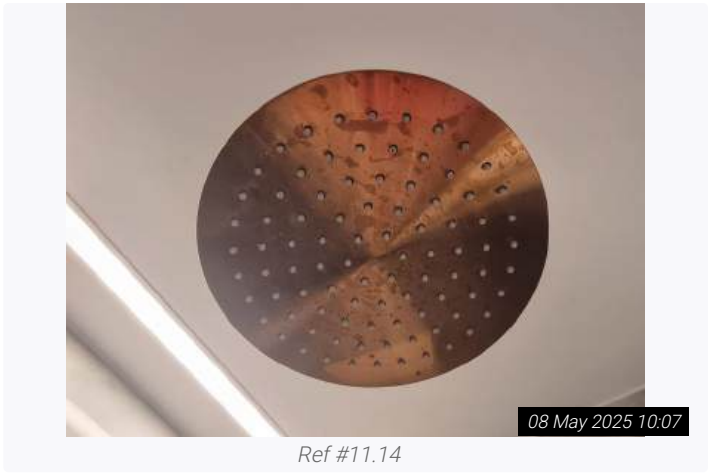
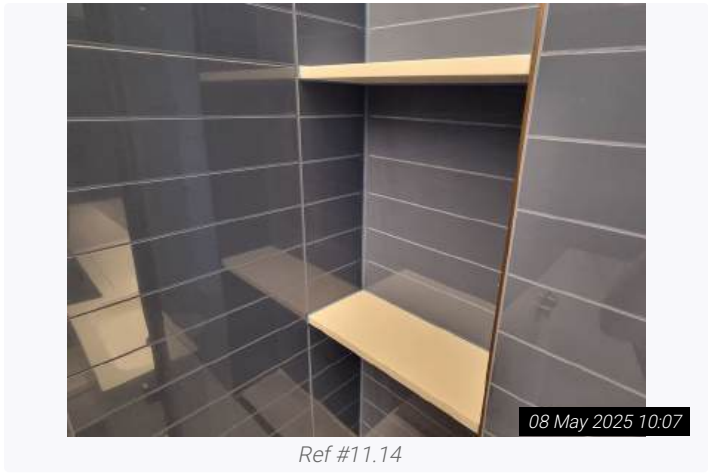
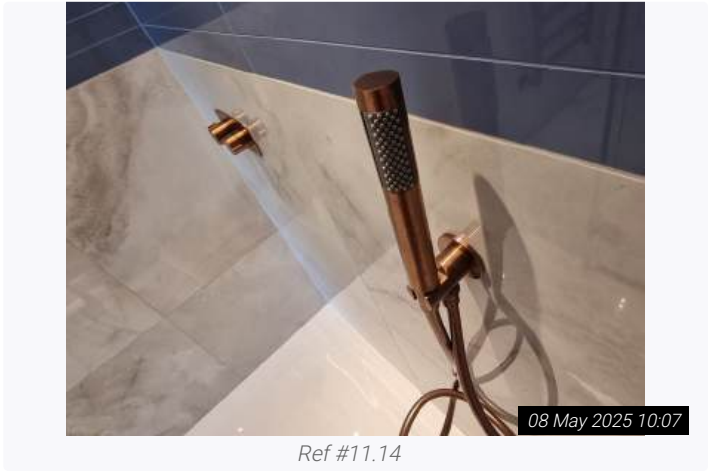
11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
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11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
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11. En Suite Shower Room (Cont.)

Ref	Name	Description	Condition
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12. Bedroom 2



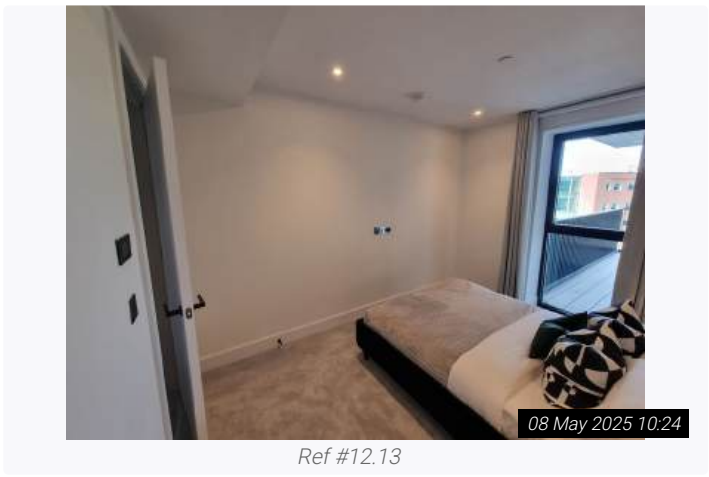
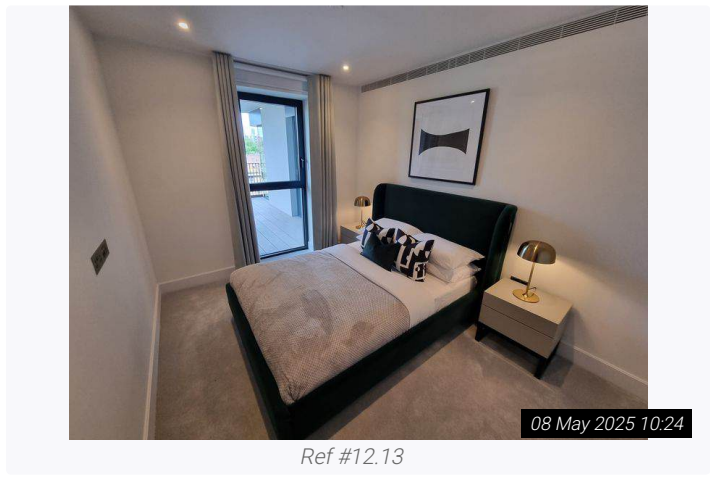
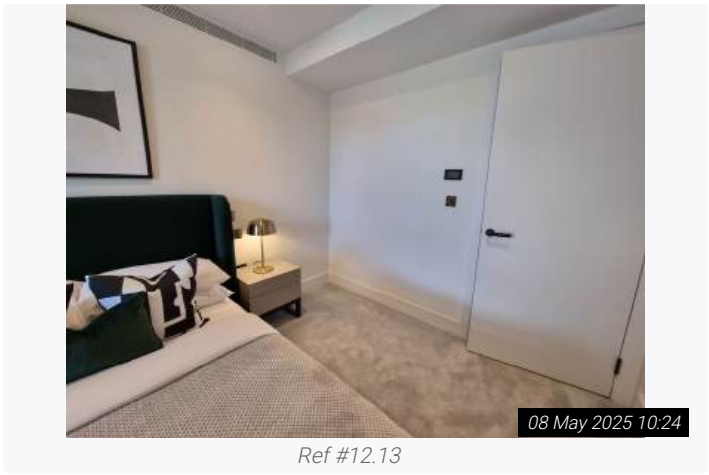
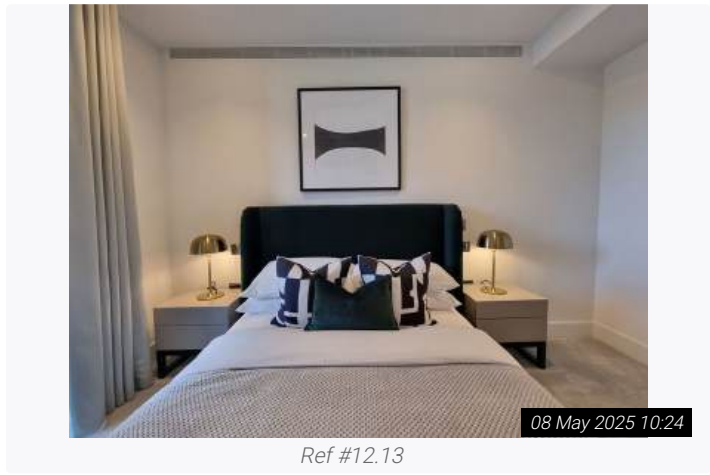
Ref	Name	Description	Condition
12.1	Door	White painted wooden flush panelled with: Black lever handle and reverse	In excellent order Clean Minor scuff where the doorstop is located
12.2	Ceiling	White painted	In excellent order Recently painted
12.3	Lighting	4 ceiling mounted white spotlights	In excellent order Working
12.4	Walls	White painted	In excellent order
12.5	Skirting / Woodwork	White painted wooden	In excellent order Few scuff marks and tiny angle chips
12.6	Flooring	Pale grey fabric fitted carpet with chrome threshold	In excellent order Minor black and grey debris seen to top Clean Recently fitted Threshold intact

12. Bedroom 2 (Cont.)

Ref	Name	Description	Condition
12.7	Sockets / Switches	Chrome and black plastic	In excellent order Clean Recently fitted Light switch tested and working
12.8	Windows / doors	Dark grey metal double glazing full length window with: Integrated matching lever handle and chrome integrated lock	In excellent order Clean to interior, clean to exterior Glass panes intact Key not seen
12.9	Curtains / blinds	A pair of beige fabric floor length black out curtains with: 2 white poles	In excellent order Clean throughout Recently fitted
12.9.1	-	1 white fabric roller blind with: Chrome finished bobble cord Plastic safety cleat	In excellent order Working Clean Safety cleat located approximately 160cm above the flooring level
12.10	Furnishings	1 wall mounted black laminated framed picture with abstract art in black and white colours	In excellent order Clean Intact
12.10.1	-	2 brass finished bedside table lamps with matching shades	In excellent order Both working Clean Shades are intact
12.10.2	-	2 pale grey laminated bedside tables, each with: 2 sliding drawers Dark wooden legs	In excellent order Sliding mechanism of the drawers tested and working All generally cleaned
12.10.3	-	1 green velvet double bed base with: Matching headboard White and grey fabric double mattress	In excellent order Fire label seen Brand new Difficult to fully inspect as the bed is fully made and due to the weight
12.11	Linen	1 grey fabric blanket 1 white fabric duvet 1 white fabric duvet cover 1 white fabric adjustable sheet 1 white fabric mattress protector 4 white fabric pillows 4 white fabric pillowcases	All in excellent order Brand new and laundered / clean
12.11.1	-	2 black and white fabric decorative scatter cushions 1 small green velvet rectangular shaped scatter cushion	All in excellent order Brand new Clean
12.12	Miscellaneous	Wall mounted high level white painted air conditioning system vent	In excellent order Not tested Clean

12. Bedroom 2 (Cont.)

Ref	Name	Description	Condition
12.12.1	-	1 ceiling mounted white plastic sprinkler	In excellent order Not tested
12.12.2	-	1 ceiling mounted white plastic smoke alarm	In excellent order For results please see alarm table
12.12.3	-	1 skirting mounted black doorstop	In excellent order Intact Rubber tip is present
12.12.4	-	Wall mounted black thermostat controller with touch screen	In excellent order Power seen Some water marks to the surroundings and to the screen Not fully tested
12.13	Additional Photos		



12. Bedroom 2 (Cont.)

Ref	Name	Description	Condition
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08 May 2025 10:24

Ref #12.13



08 May 2025 10:24

Ref #12.13



08 May 2025 10:24

Ref #12.13



08 May 2025 10:25

Ref #12.13



08 May 2025 10:25

Ref #12.13

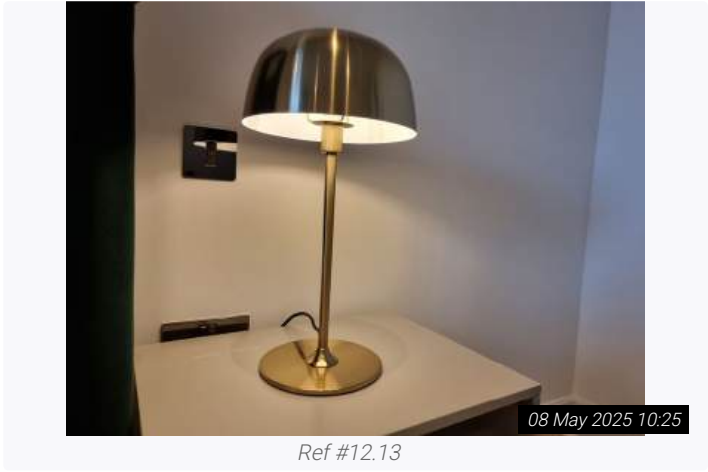
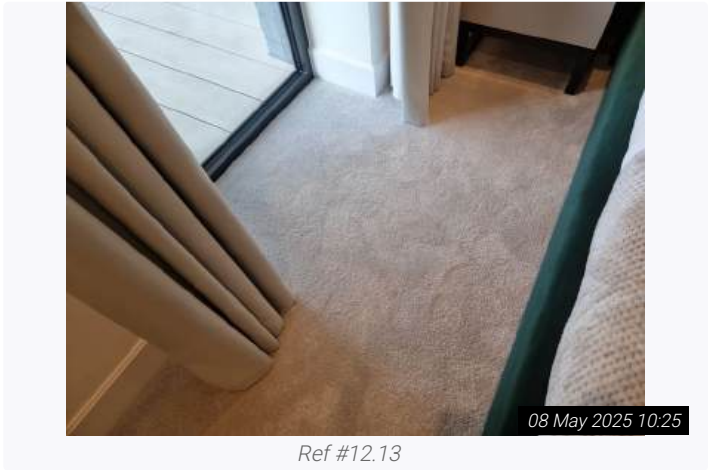
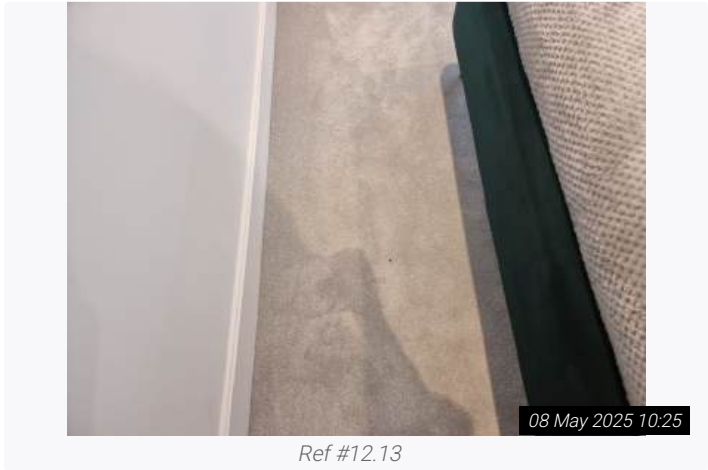


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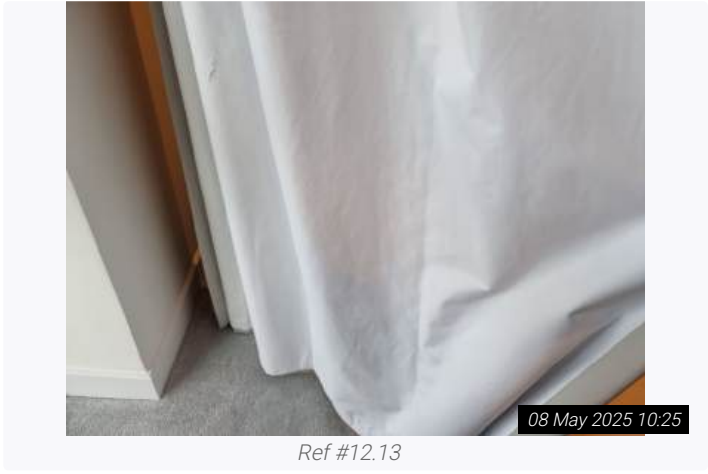
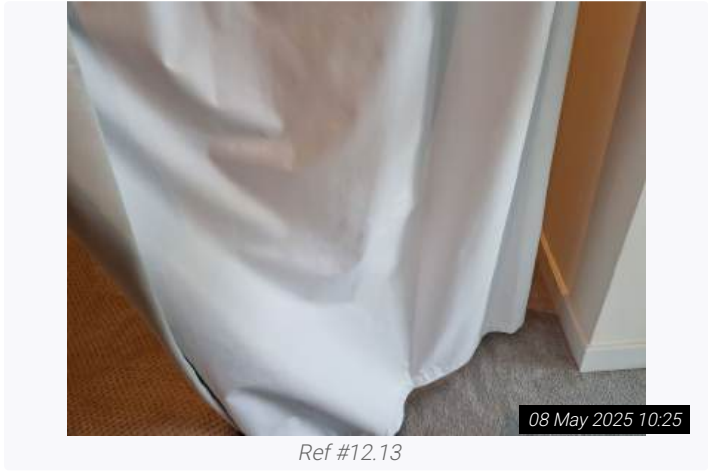
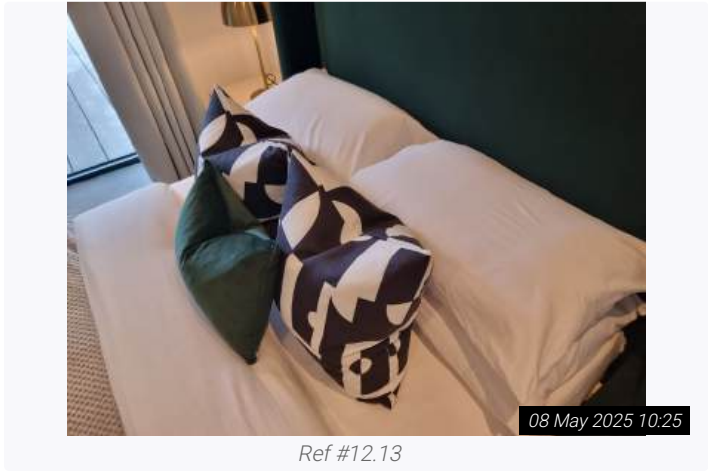
12. Bedroom 2 (Cont.)

Ref	Name	Description	Condition
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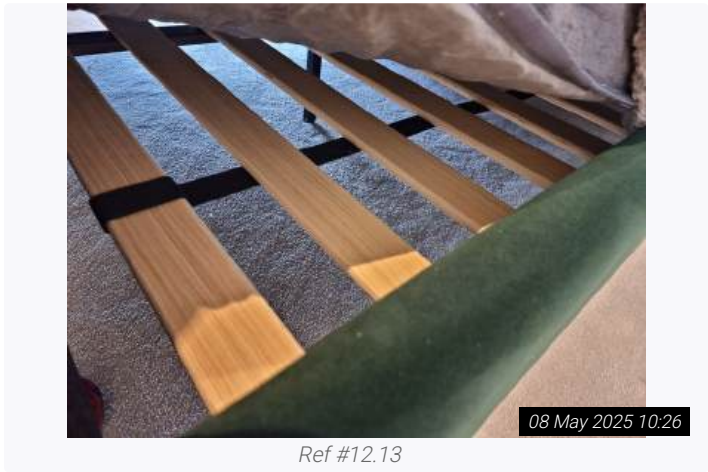
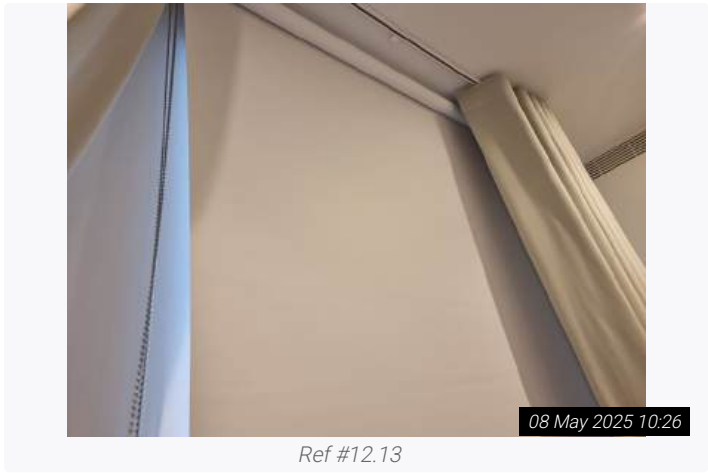
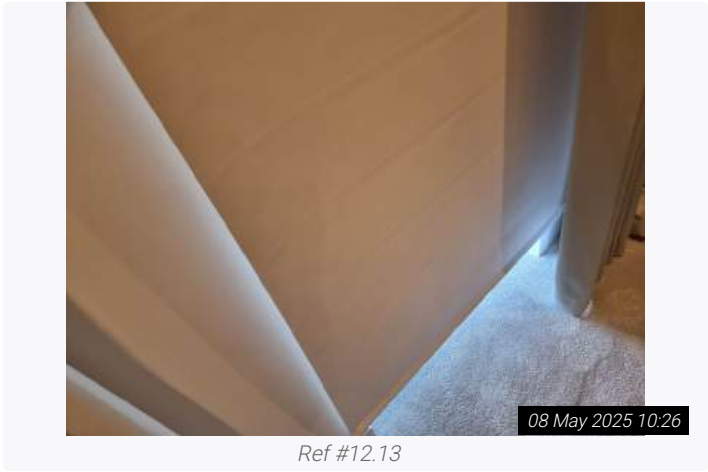
12. Bedroom 2 (Cont.)

Ref	Name	Description	Condition
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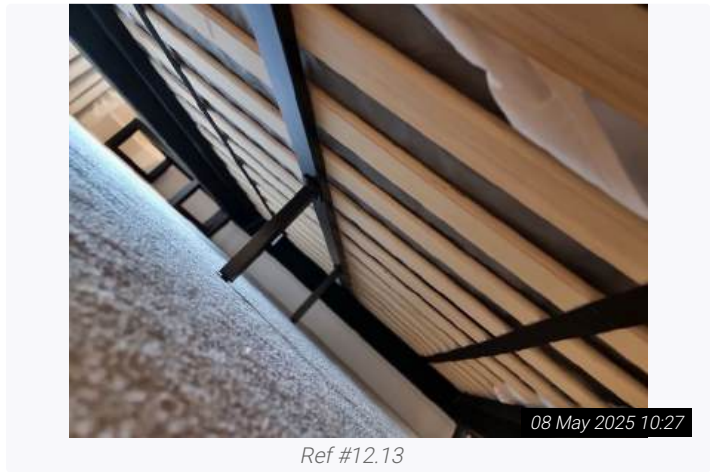
12. Bedroom 2 (Cont.)

Ref	Name	Description	Condition
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12. Bedroom 2 (Cont.)

Ref	Name	Description	Condition
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13. Open Plan Kitchen



Ref	Name	Description	Condition
13.1	Ceiling	White painted	In excellent order Recently painted
13.2	Lighting	5 ceiling mounted white spotlights	In excellent order All working
13.2.1	-	1 ceiling mounted black and brass pendant light fitting with integrated LED light bulb and decorative beige glass shade	In excellent order Clean Intact
13.2.2	-	A range of LED unit and shelving mounted strip lights	In excellent order Power seen in all the lights
13.3	Walls	Part white painted	In excellent order Recently painted Clean
13.3.1	-	Part grey and white polished stone splash back	In excellent order Clean Intact

13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
13.4	Skirting & Woodwork	White painted wooden	In good order A few scuff marks Light builders dust Rub type marks by the dining table
13.5	Flooring	Continuation of light wooden floorboards	In excellent order Recently fitted Wooden knots visible Minor white blemishes and light dust Very tiny chips seen in some of the wooden knots
13.6	Sockets / Switches	Chrome finished and black plastic	In excellent order Recently fitted Plates are intact Light switches tested and working Sockets not fully tested
13.6.1	-	White plastic appliance switches	In excellent order Power seen Not fully tested
13.7	Kitchen units & drawers	A range of high and low level white gloss effect and dark grey matte kitchen units and drawers with: White kickboards Interiors wooden laminated with matching interior shelves	In excellent order Recently fitted Light builders dust seen All units are intact
13.8	Contents to Kitchen Units & Drawers	A range of instruction manuals	In excellent order Brand new To be kept inside the property
13.8.1	-	1 integrated black, grey and green plastic sliding bin with 3 open compartments without lids	In good order A few scuff marks to the front fascia Minor scratches Sliding mechanism tested and working All clean
13.8.2	-	1 light wooden cutlery divider	In excellent order New
13.8.3	-	4 white ceramic mugs 4 clear glass wine glasses 4 white ceramic dinner plates 4 white ceramic side plates 4 white ceramic bowls 3 stainless steel saucepans with 3 clear plastic lids with 3 stainless steel D handles 2 stainless steel cooking pans without lids 4 chrome teaspoons 4 chrome table spoons 4 chrome knives 4 chrome forks 1 chrome ladle 1 chrome fish slice 1 chrome potato masher 1 chrome slotted spoon 1 chrome serving spoon	In excellent order All items are brand new Clean and intact

13. Open Plan Kitchen (Cont.)

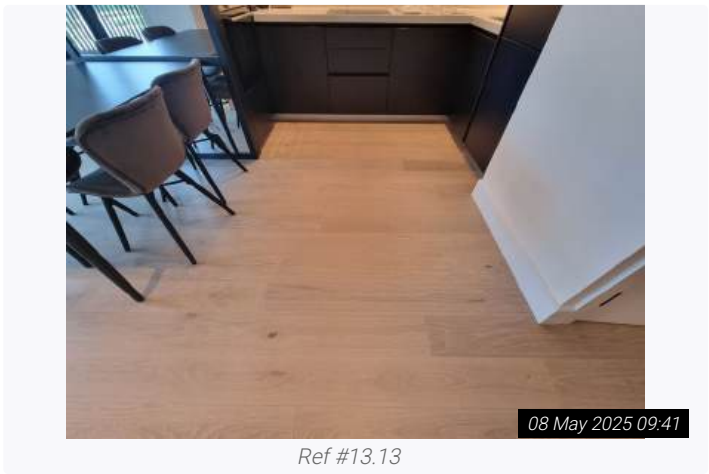
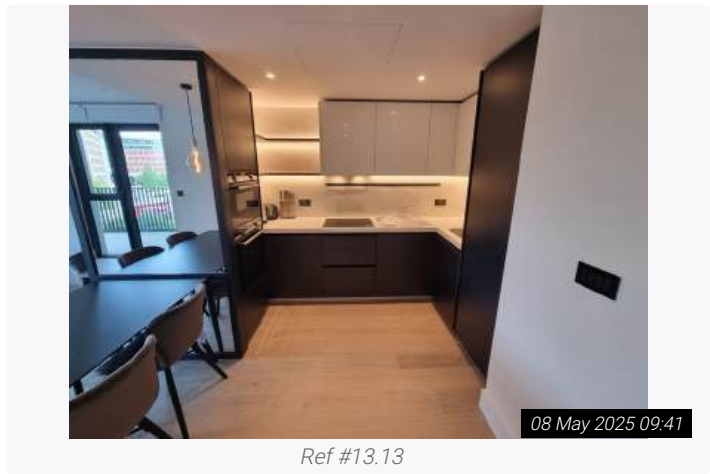
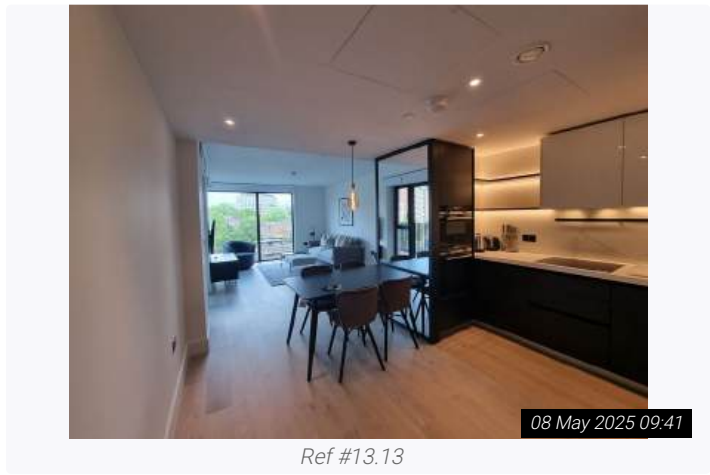
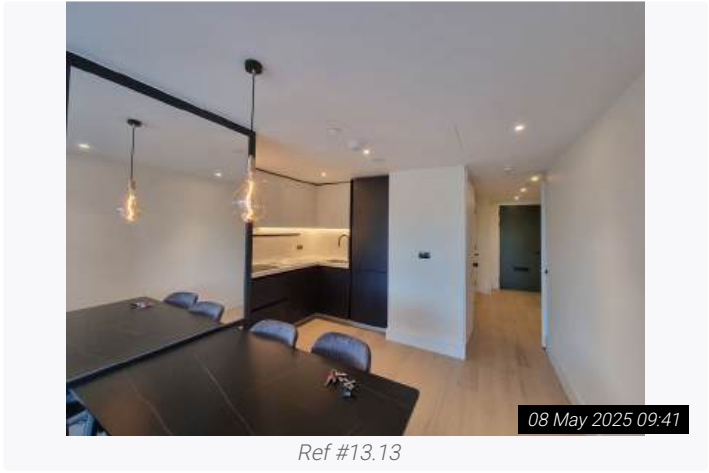
Ref	Name	Description	Condition
13.9	Work surface	White and grey speckled effect polished stone worktop with matching edges	In excellent order All clean and intact
13.10	Sink	Stainless steel sink with: Stainless steel waste Stainless steel sieve plug Stainless steel overflow Chrome mixer tap Integrated dial Extendable front	In excellent order Very light water marks seen Clean Hot water running Mixer tap very slightly loose
13.11	Furnishings / Appliances	1 black and grey rectangular dining table on black metal legs	In excellent order Light builders dust to top White blemishes to top
13.11.1	-	4 grey velvet dining chairs on black metal legs	In excellent order New Fire label seen to all the chairs
13.11.2	-	2 unit mounted glass mirror panes	In excellent order Clean All intact
13.11.3	-	2 dark wooden wall mounted corner shelves	In excellent order Clean
13.11.4	-	1 black plastic and chrome finished 'Russell Hobbs' kettle	In excellent order Brand new Clean Power seen Not fully tested
13.11.5	-	1 chrome finished and black plastic 'Russell Hobbs' double slice toaster	In excellent order Brand new
13.11.6	-	1 black and acrylic freestanding kitchen knife holder with: 5 chrome finished and grey integrated knives	In excellent order Light dust seen to the bottom Apart from this all clean and intact
13.11.7	-	1 chrome finished microwave / grill integrated by 'Siemens' (serial number: CM585AGS0B/06) Contents include: 1 chrome rack shelf	In excellent order Power seen Interior light working Clean
13.11.8	-	1 integrated chrome finished and black glass 'Siemens' electric oven (serial number: HB535A0S0B/87) Contents include: 2 chrome finished rack shelves 1 black enamel tray	In excellent order Power seen Not fully tested Interior light working All clean and intact
13.11.9	-	1 worktop mounted black glass 'Siemens' induction hob (serial number: EH601HEB1) with: 4 induction rings Touch dials	In excellent order Power seen Not fully tested Intact QR Code stuck in a sticker in 1 of the corners

13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
13.11.10	-	1 chrome finished and black 'Siemens' electric dishwasher (serial number: SN61IX12TG/61) Contents include: 1 grey plastic cutlery holder 2 grey metal rack shelves	In excellent order Power seen Not fully tested Light water marks to interior
13.11.11	-	1 integrated white plastic fridge freezer by 'Siemens' (serial number: KI87VNSE0G/01) Contents include: 1 plastic salad crisper 5 clear glass interior shelves 3 plastic door shelves 3 white plastic egg trays 1 white plastic ice cube tray 2 plastic freezer drawers	In excellent order Defrosted Clean Interior light working All contents are intact Minor debris seen inside the salad crisper
13.11.12	-	1 built in grey metal 'Elica' extractor fan with: Chrome integrated filter 2 lights with cap Grey plastic dials	In excellent order Power seen Not fully tested Lights are working Blemishes seen to the light covers
13.11.13	-	1 dark grey splash back mounted rail	In excellent order As fitted Minor blemishes seen
13.12	Miscellaneous	Ceiling mounted white plastic smoke alarm	In excellent order For results please see alarm table
13.12.1	-	Ceiling mounted white plastic vent	In excellent order Not tested Clean
13.12.2	-	2 built in white painted ceiling hatches	In excellent order Newly painted Interiors not inspected
13.12.3	-	1 ceiling mounted white plastic sprinkler	In excellent order Not tested As fitted
13.13	Additional Photos		

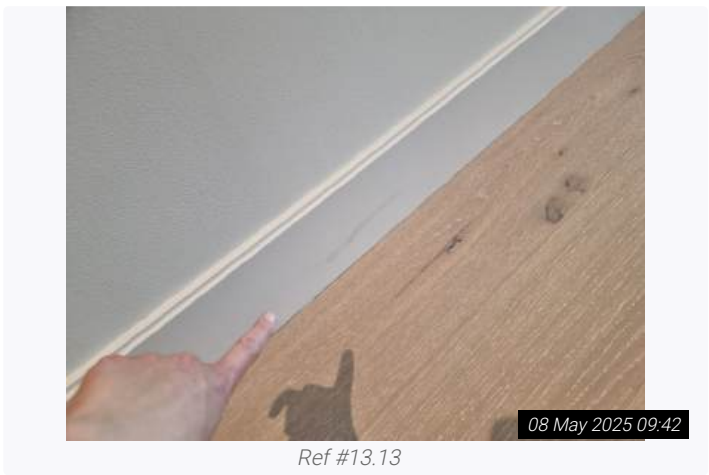
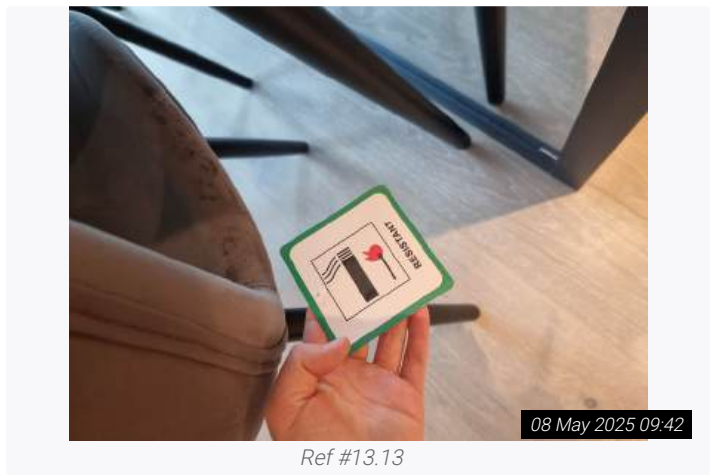
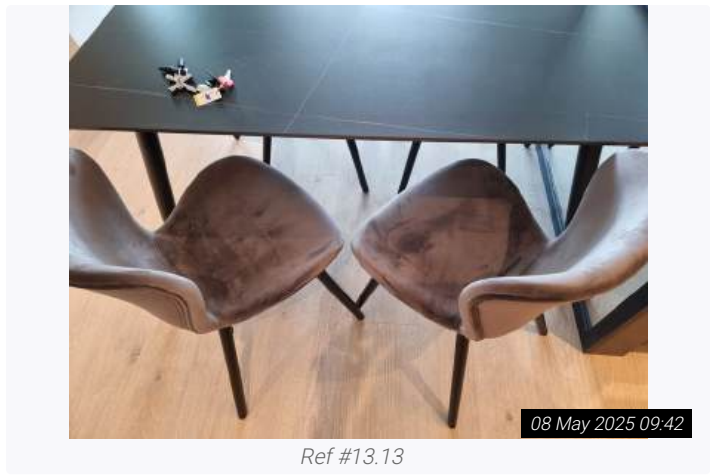
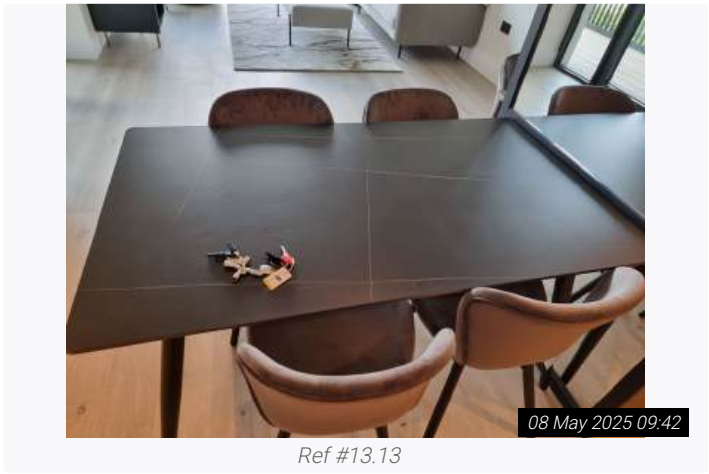
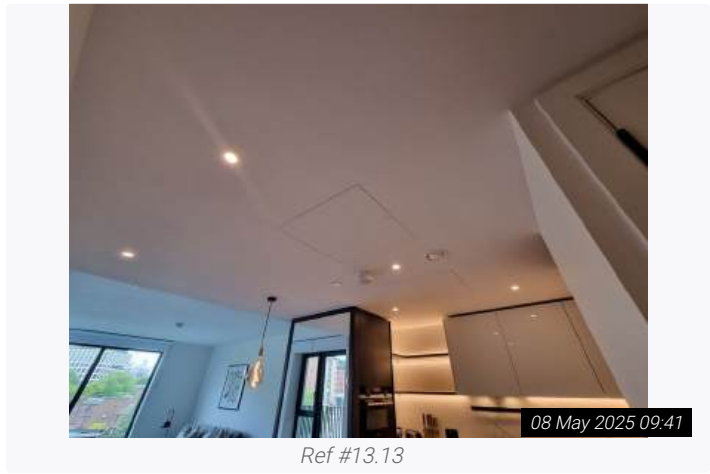
13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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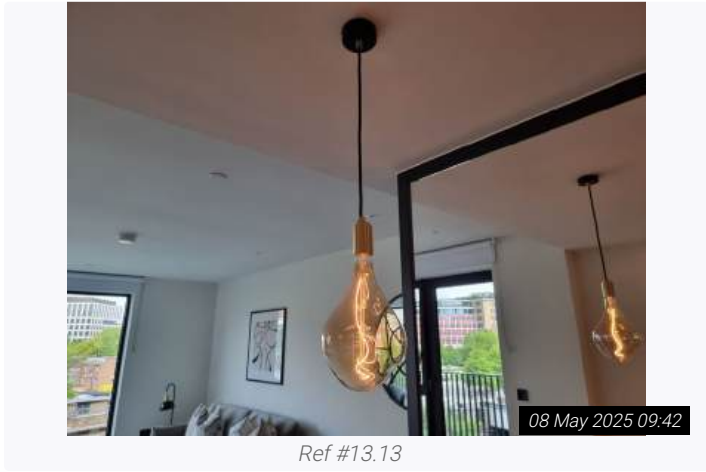
13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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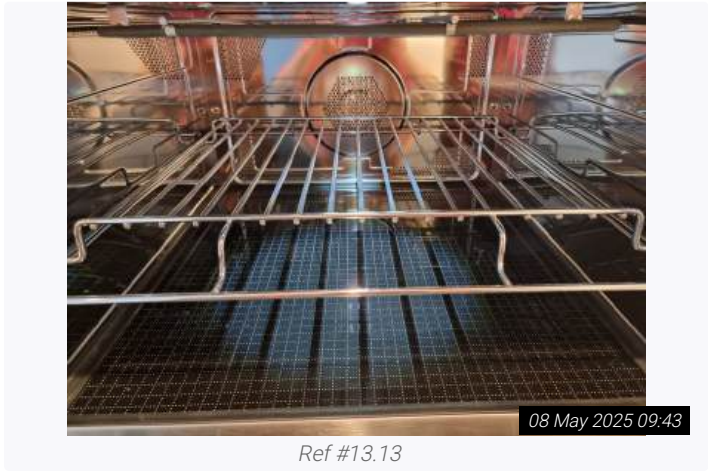
13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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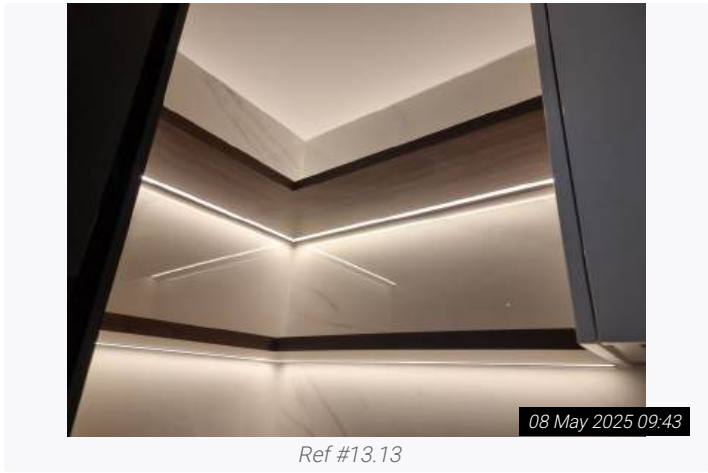
13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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Ref #13.13



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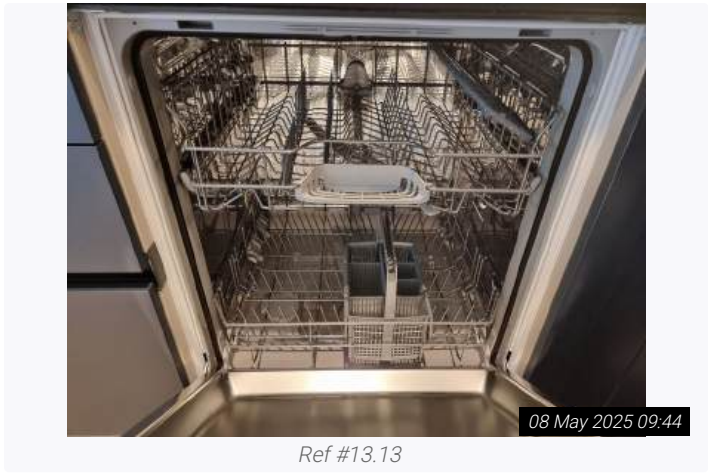


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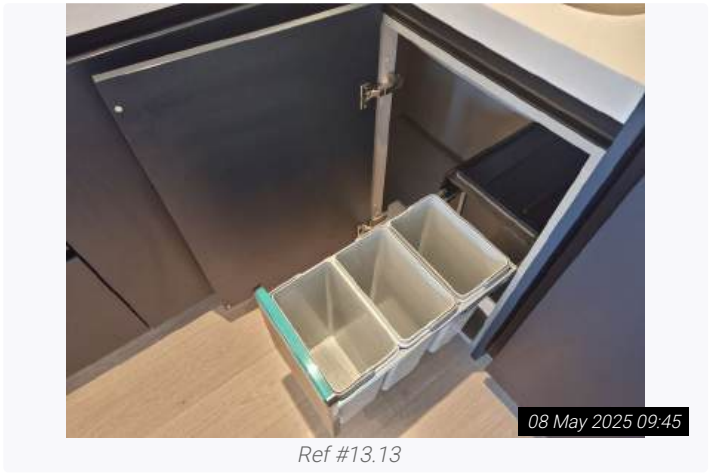
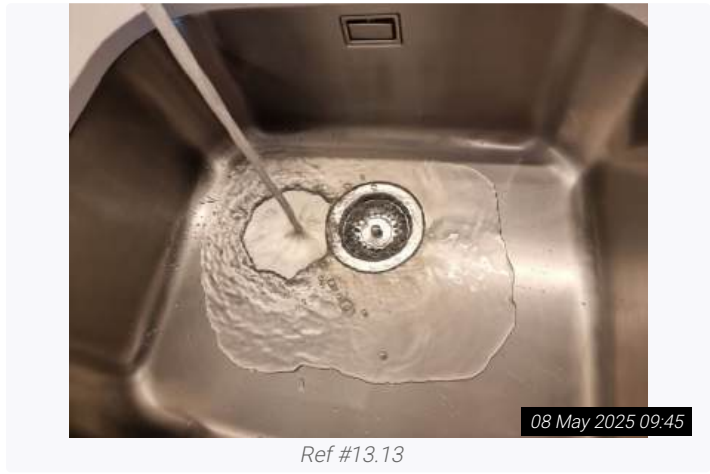
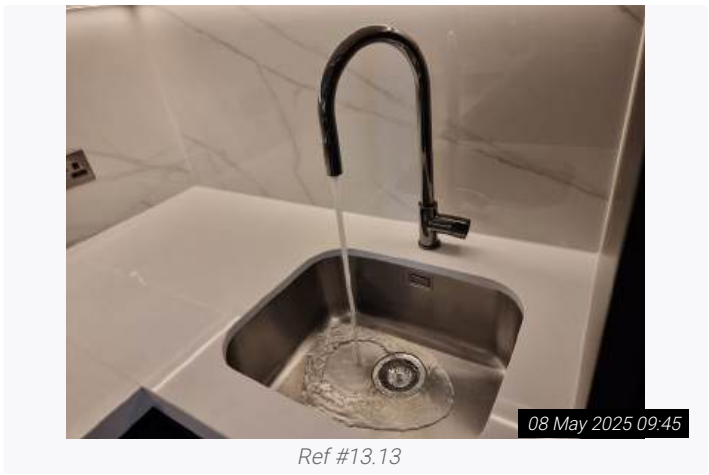
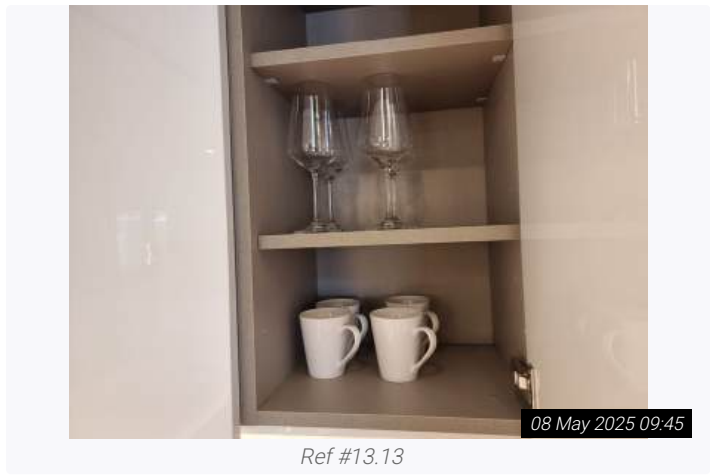
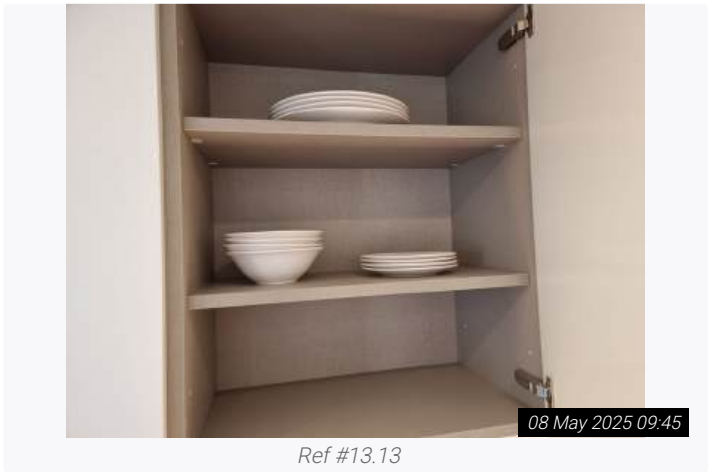
13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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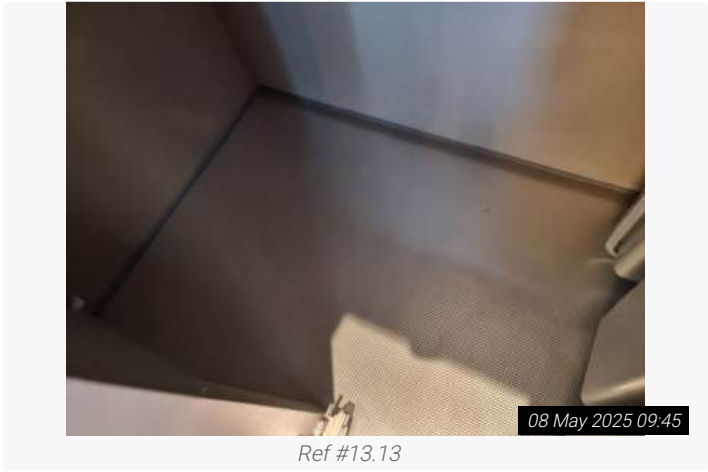
13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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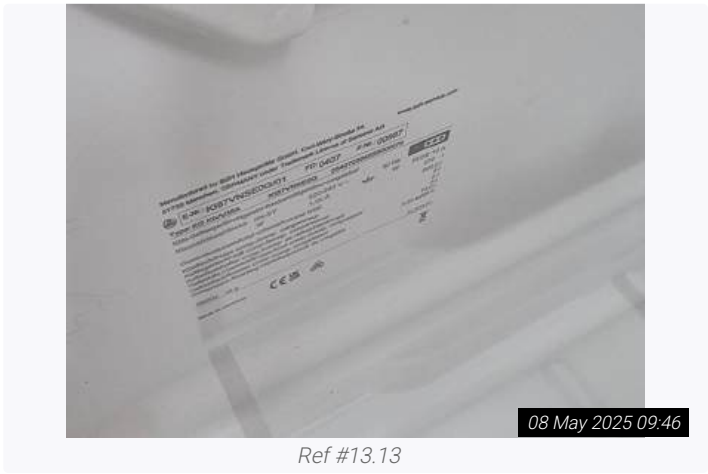
13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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13. Open Plan Kitchen (Cont.)

Ref	Name	Description	Condition
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14. Reception



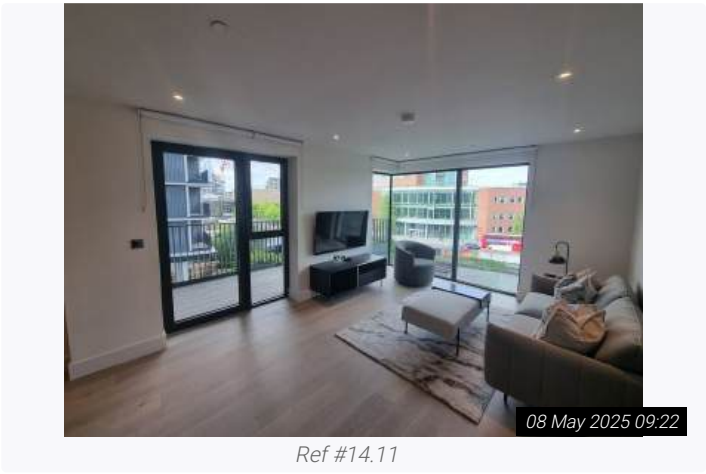
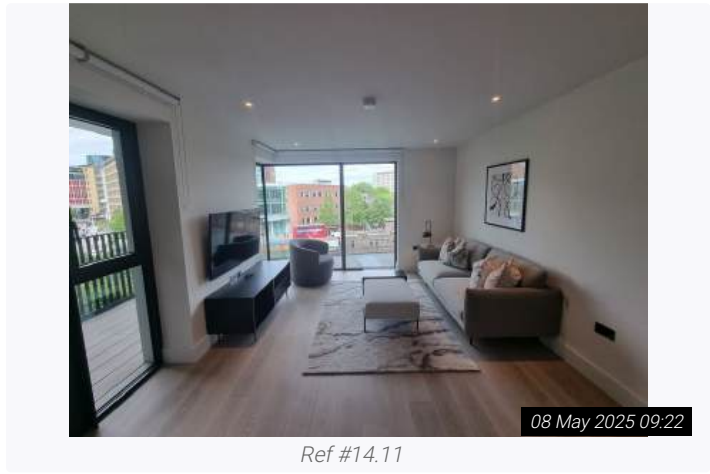
Ref	Name	Description	Condition
14.1	Ceiling	White painted	In excellent order
14.2	Lighting	6 ceiling mounted white spotlights	In excellent order All working
14.3	Walls	White painted	In excellent order Recently painted Tiny finger mark left hand side of the television
14.4	Skirting / Woodwork	White painted wooden	In excellent order
14.5	Flooring	Continuation of light wooden floorboards	In excellent order All floorboards Recently built Wooden knots visible Tiny little chips seen in some of the wooden knots
14.6	Sockets & Switches	Chrome and black	In excellent order Recently fitted Light switch is tested and working Sockets not fully tested

14. Reception (Cont.)

Ref	Name	Description	Condition
14.7	Windows	2 sets of dark grey double glazing metal framed windows with: 1 lever handle with chrome integrated lock 1 door lever handle for the balcony door	All in excellent order Clean to interiors, clean to exteriors All glass panes are intact Keys not in situ
14.8	Curtains / blinds	4 ceiling mounted white fabric roller blinds with: 4 chrome finished bobble cords 4 wall mounted plastic safety cleats	All in excellent order Recently fitted Working and clean Safety cleat located approximately 160cm above the flooring level
14.9	Furnishings	Wall mounted black plastic 'LG' television with black plastic remote control	In excellent order Intact Power seen Not fully tested Clean
14.9.1	-	Black laminated television unit with: Brass trims 1 integrated drop leaf door Contents include: Some additional legs / brackets for the television	In excellent order Light dust seen Drop leaf mechanism slow when operating
14.9.2	-	Grey fabric armchair with: Grey fabric seat and back	In excellent order Fire label seen Light white debris seen to top
14.9.3	-	1 black and medium wood circular side table on black circular base	In good order White scuffing seen to the bottom Light dust
14.9.4	-	1 black and brass finished side table lamp with a polished stone base	In excellent order Power seen The base is distressed in appearance with tiny little angle chips and some shaded marks
14.9.5	-	1 white, beige and dark brown rectangular fabric floor rug / mat	In excellent order New Clean Fire label not seen
14.9.6	-	1 grey and beige fabric rectangular coffee table on black legs with a black wooden removable rectangular surface	In excellent order Clean Fire label seen Smear marks and white blemishes to top of the wooden surface
14.9.7	-	Wall mounted black laminated framed picture with beige and black abstract art	In excellent order Clean Intact
14.9.8	-	Wall mounted black framed decorative circular mirror	In excellent order Clean Intact

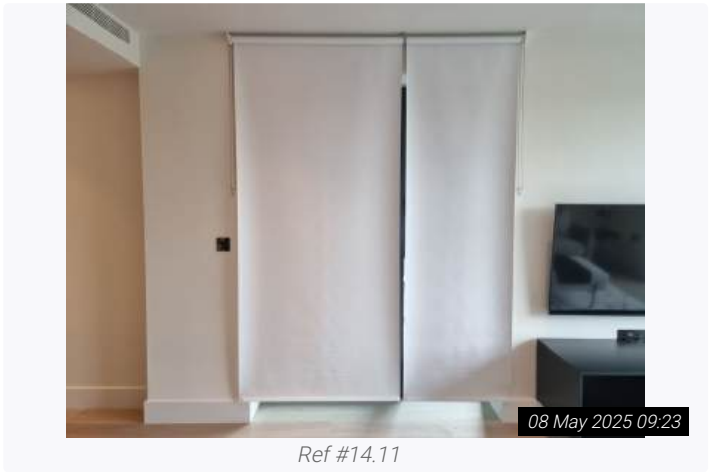
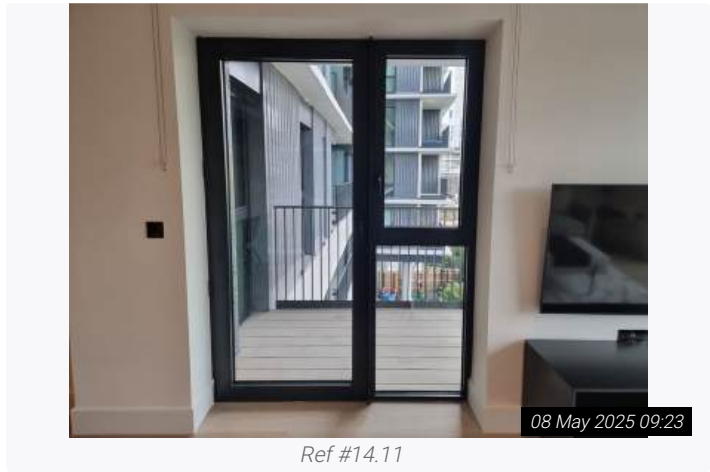
14. Reception (Cont.)

Ref	Name	Description	Condition
14.9.9	-	1 beige / light grey double seat sofa with: 2 matching seat cushions 2 matching back cushions	In excellent order Brand new Fire label seen Clean Very light white debris seen
14.9.10	-	2 beige fabric scatter cushions 2 dark grey and beige abstract pattern scatter cushions	All 4 cushions in excellent order Clean
14.9.11	-	Built in study area 1 built in grey laminated study area with: 4 integrated shelves 1 sliding desk area 3 integrated LED strip lights	All in excellent order Clean As fitted All lights are working Difficult to close the desk sliding shelf after opening it
14.9.12	-	2 dark grey velvet dining chairs on black legs	In excellent order Clean Fire labels seen
14.10	Miscellaneous	Ceiling mounted white plastic smoke alarm	In excellent order Power seen Power heard
14.10.1	-	2 ceiling mounted white plastic sprinklers	In excellent order For results please see alarm table
14.10.2	-	Built in white painted air conditioning unit	In excellent order Not tested Clean and intact
14.11	Additional Photos		



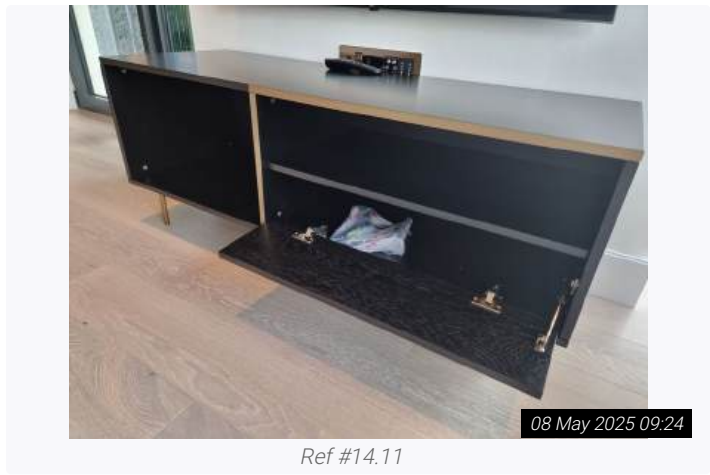
14. Reception (Cont.)

Ref	Name	Description	Condition
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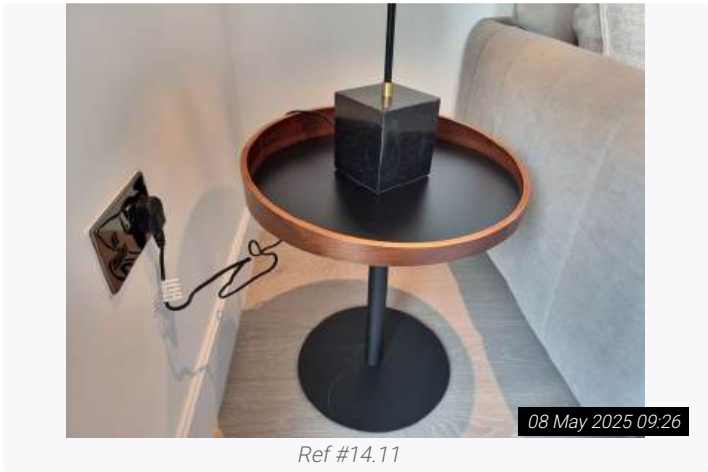
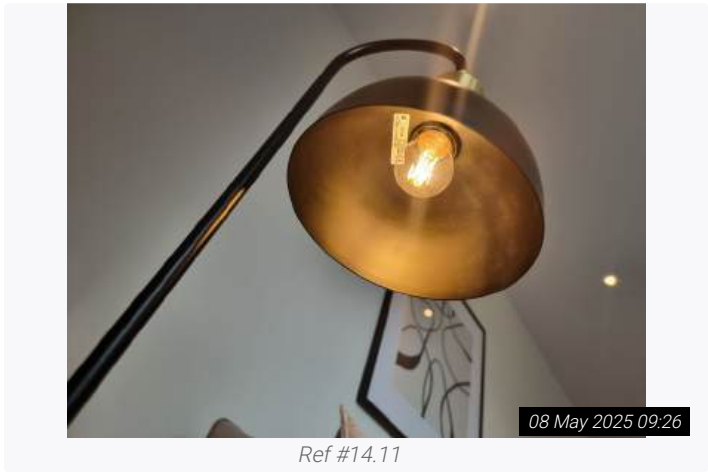
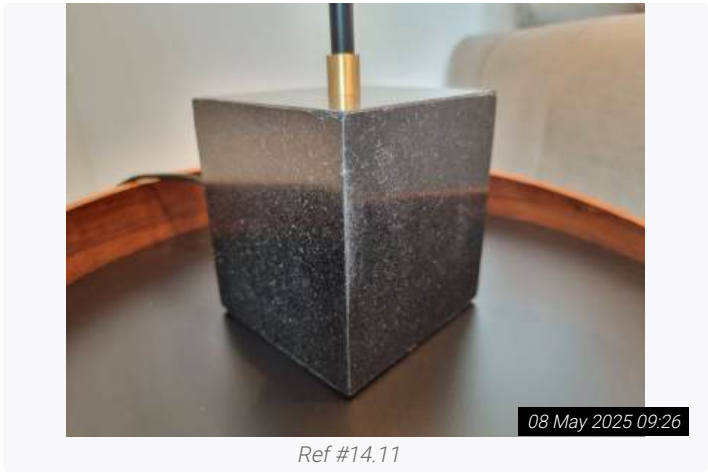
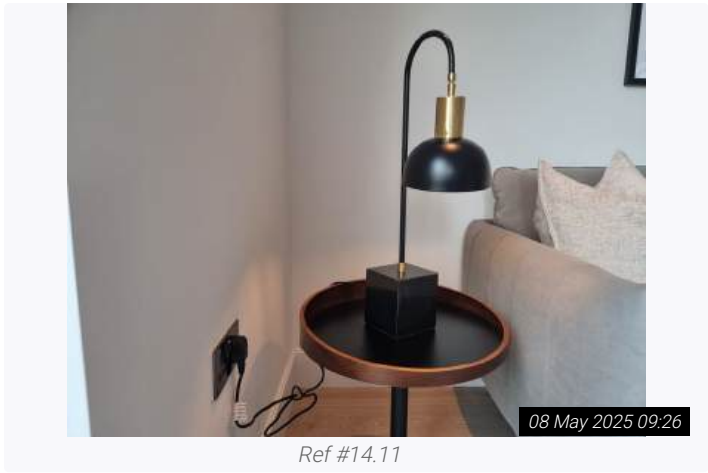
14. Reception (Cont.)

Ref	Name	Description	Condition
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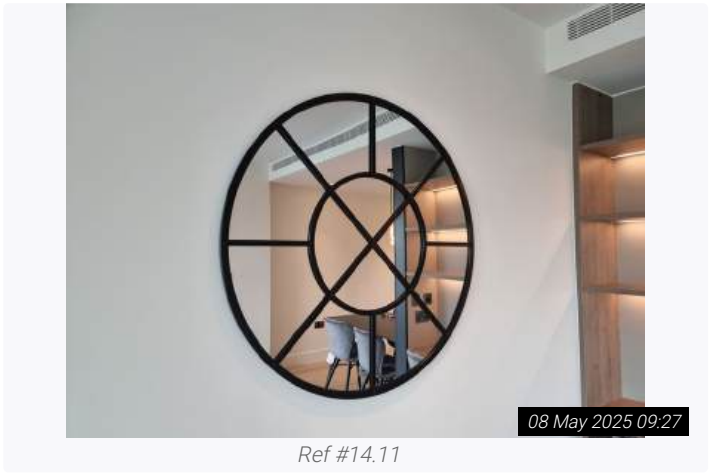
14. Reception (Cont.)

Ref	Name	Description	Condition
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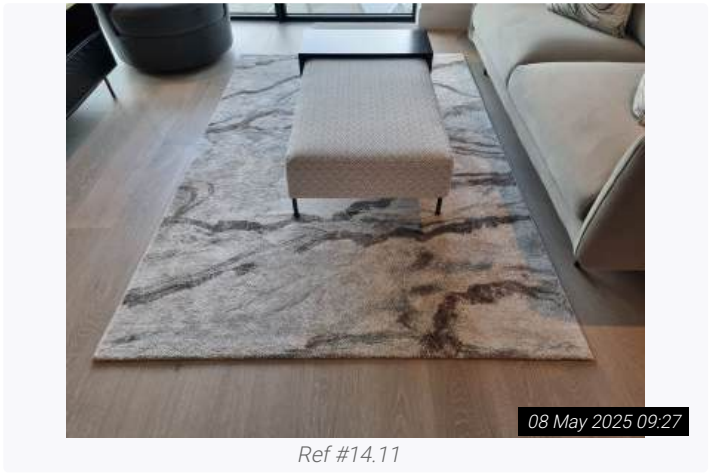
14. Reception (Cont.)

Ref	Name	Description	Condition
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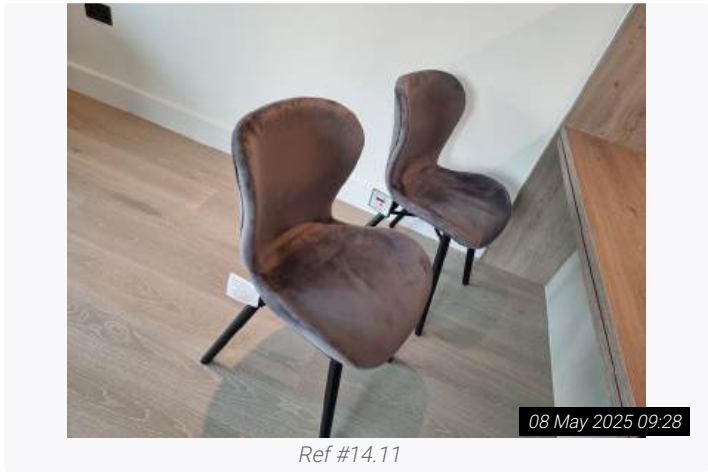
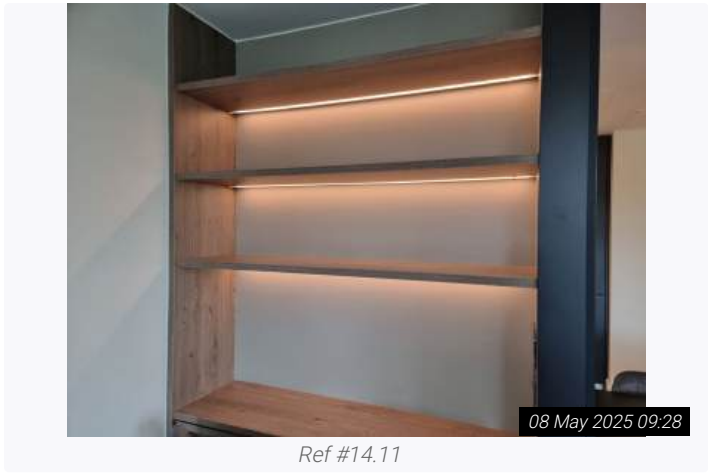
14. Reception (Cont.)

Ref	Name	Description	Condition
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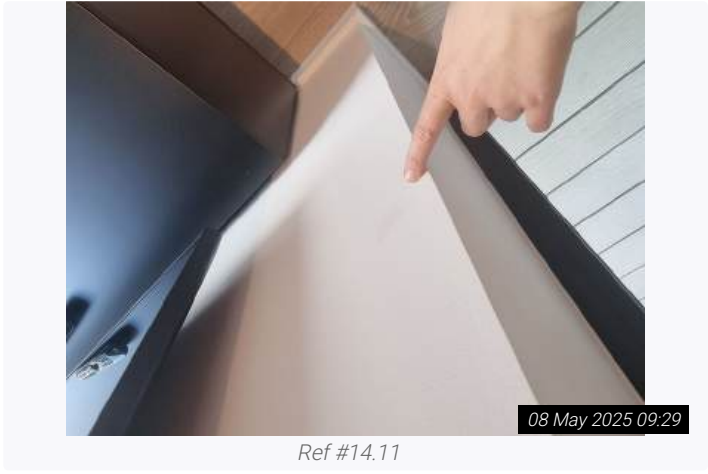
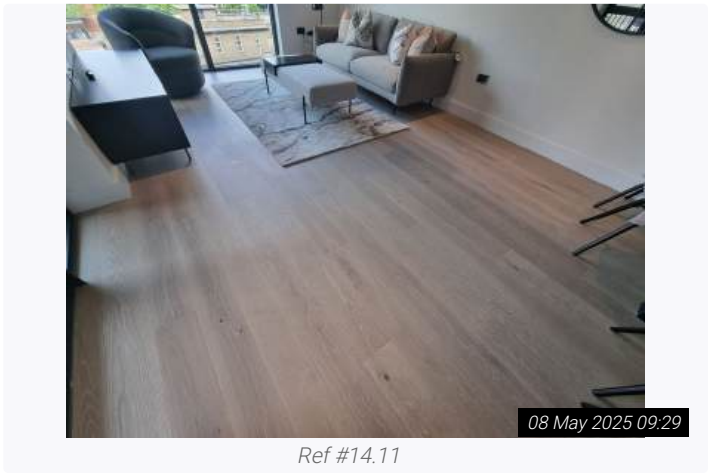
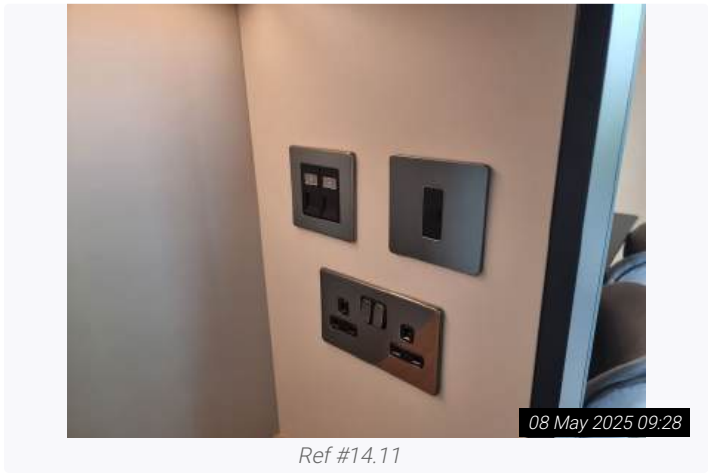
14. Reception (Cont.)

Ref	Name	Description	Condition
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14. Reception (Cont.)

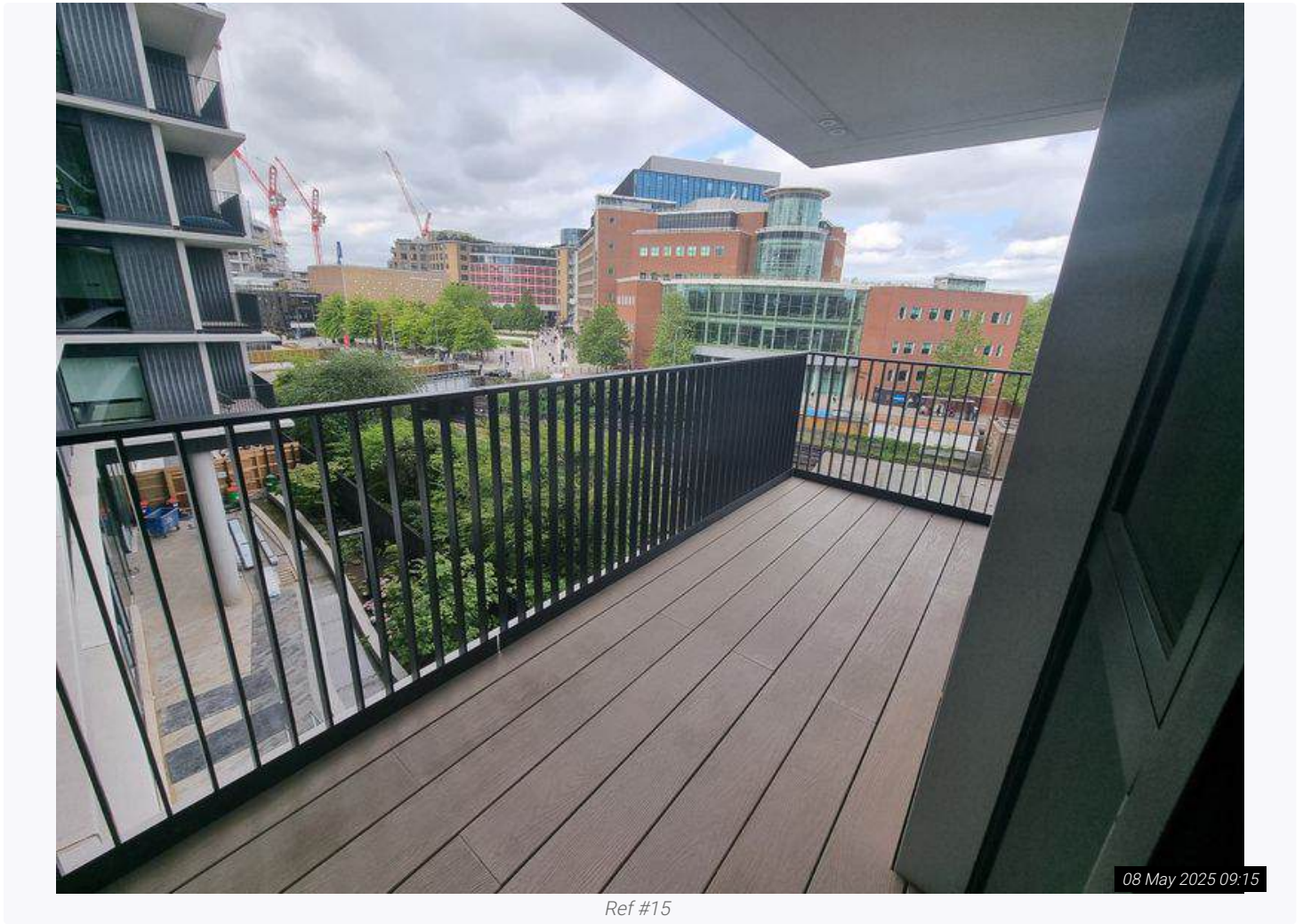
Ref	Name	Description	Condition
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14. Reception (Cont.)

Ref	Name	Description	Condition
 08 May 2025 09:29 Ref #14.11  08 May 2025 09:29 Ref #14.11			

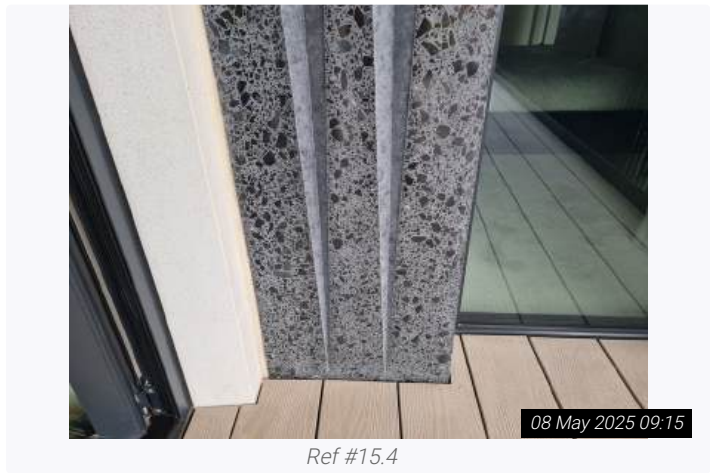
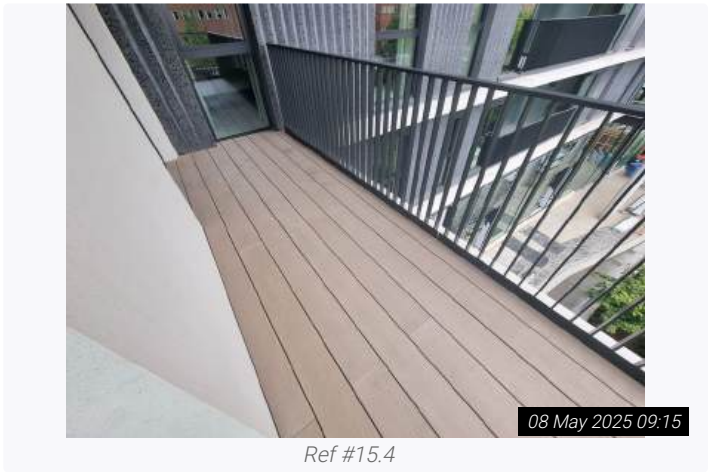
15. Balcony



Ref	Name	Description	Condition
15.1	Walls	Part white painted Part black and grey polished stone Part black metal / dark grey rails	In excellent exterior order Recently built Light builders dust seen Slightly shaded Stone is generally intact, however distressed in appearance
15.2	Floor	Light wooden decking floorboards	In excellent exterior order Recently built Light shaded marks Generally clean throughout
15.3	Contents	4 ceiling mounted white vents	In excellent exterior order Recently fitted Generally clean
15.4	Additional Photos		

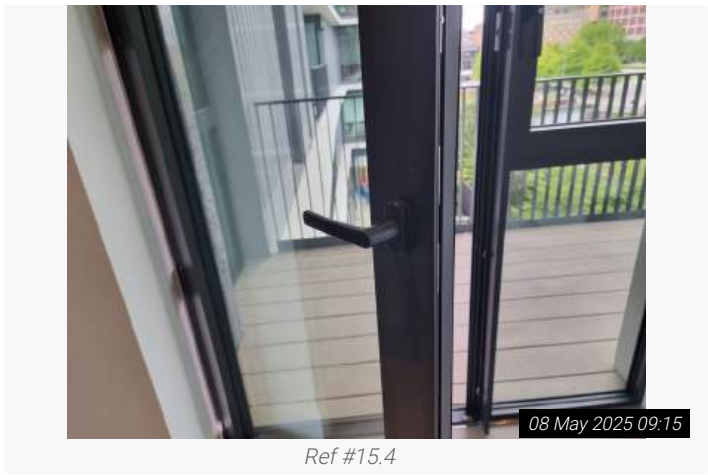
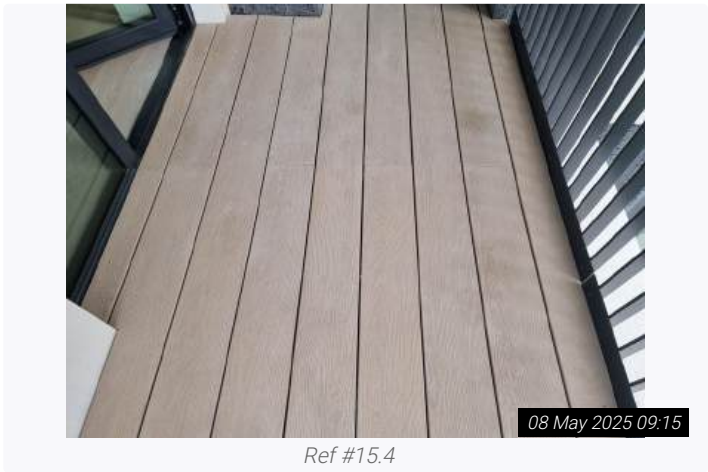
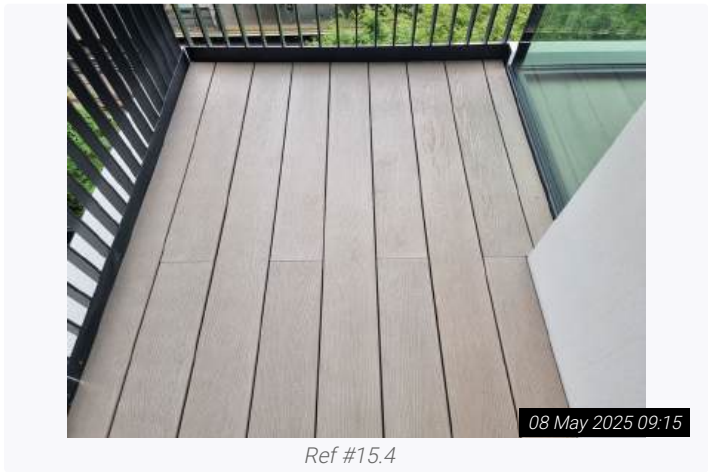
15. Balcony (Cont.)

Ref	Name	Description	Condition
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15. Balcony (Cont.)

Ref	Name	Description	Condition
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Declaration

Please note: If any objections and/or amendments are not raised within 7 days of receipt of this report, the contents will be considered accepted and agreed to by the relevant parties.

This report represents an accurate description of the above mentioned property

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

PLEASE READ THIS REPORT THOROUGHLY PRIOR TO SIGNING / AGREEING TO IT.

Any comments, disagreements or discrepancies should be noted by the Tenant, Landlord or Managing agency within 7 working days from receipt of the report. Any disagreements regarding the check in should be reported to Emphasis within the above mentioned time frame so that the report can be remedied. Emphasis Inventories cannot be held responsible for any errors or omissions after the above mentioned time frame and limits any liability to the cost of the report.

Please note: If any objections and/or amendments are not raised within 7 days of receipt of this report, the contents will be considered accepted and agreed to by the relevant parties.