



Flat 123, Sample street, Sample city, AB1  
CD3

18th May 2024

# Inventory Report



Created by  
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## Disclaimers

This inventory, check-in, mid-term or check-out report, is prepared by inventory clerk, and is compiled as an as seen snapshot at the time of a property inspection, and should be seen as nothing more than a fair record of a property's internal condition and its contents and does not form any part of a valuation or structural report. This report is compiled on the basis that all items listed are in good order and clean at time of inspection, unless stated otherwise. Any defects or soiling are noted where appropriate. The clerk preparing the report is not an expert in antiques, furniture style, fabrics etc. All descriptions within this report are for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy. It is normal practise not to include detailed description of the following items: a) exact number of cutlery, b) exact number & title of books, c) exact type & number of plants, c) food items, consumable & cleaning items, d) miscellaneous items such as garden tools & items found in sheds, garages & loft conversions unless instructed to do so by the Landlord or Managing Agency. Where inventories are completed with tenants in situ - i.e. tenants already occupying the property and it is deemed difficult for the inventory clerk to differentiate between that belonging to the Landlord or tenant, the report may contain inaccuracies for which the clerk will not be held responsible, especially if areas or conditions prohibit easy viewing. It is the responsibility of the Landlord/Managing Agent/Tenant to check all reports, and Inventory Clerk will not be held liable for any differences, unless notified within a 7 days period from receipt of the report.

### SAFETY DISCLAIMER

We do not undertake to move heavy items of furniture or access lofts, high-level cupboards or any other inaccessible places. Contents, which have been left in the above-mentioned areas, which have not been inventoried, are the sole responsibility on the Landlord. Any electrical appliances will be tested for power only and only where practicable. Boilers, gas fires, water supply and radiators are not tested. We test all water outlets where possible and practical and it will be noted in our report if there is an issue.

### METER READINGS

All meter readings will be taken when accessible and the relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or inaccessible to read. For Health and Safety reasons, we do not expect our clerks to access high-level areas, which involve using ladders/chairs.

IMPORTANT: where a meter is either inaccessible or poses a risk of injury to the clerk, then notice will be given as to why, with suggestions made as to how to gain readings.

### FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

The Fire & safety Regulations regarding furnishings, gas, electrical & similar services are ultimately the responsibility of the instructing principle. Where the inventory notes FFR label seen, this should not be interpreted to mean that the item complies with the furniture & 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 to the regulations as published by the Department of Trade & Industry, January 1997, (or subsequent edition), attached at the time the inventory was compiled.

### SMOKE AND CO DETECTORS

The inventory clerk – only where requested - will push button test relevant detectors or alarms, with the aim of demonstrating proper working order as per the 2015 UK legislation and the manufacturers' instructions at the time of inspection. At no time will the clerk be held responsible for a detector's proper working order, damage or malfunction, and will only report on any response if any from a detector or alarm. Following tenancy start, it is the tenant's responsibility to inspect any smoke or CO detectors fitted in the property at regular intervals, to ensure they are in full working order as per the manufacturers' instructions, although it is the Landlord's responsibility to ensure the correct products are appropriately fitted.

### MAINTENANCE ISSUES

We recommended should any maintenance issues arise you contact the Landlord/Managing Agent immediately so they can deal with the matter. Should we recommend items require maintenance once a property has been checked out, this is purely stating that an item will require fixing/attention, we are not advising as to whose responsibility this and your tenancy agreement will need to be checked.

### CHANGES TO PROPERTY

We recommend that if you wish to make any changes to the décor or remove any of the Landlords belongings you contact the Landlord/Managing Agent for permission and have this confirmed in writing to ensure there are no discrepancies at the end of the tenancy.

### THE INVENTORY REPORT

An inventory report is made following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen, meaning a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the inventory clerk. The inventory may have additional notes or observations added by relevant parties to make more accurate the report.

IMPORTANT: unless stated otherwise - in brackets following an item's description - the listed item is assumed to be in good order, although not necessarily new or perfect.

### THE CHECK-IN:

As the name implies, the inventory clerk, tenant, or tenant's representative uses this report to qualify the accuracy - with any additional notes or information - of the inventory at move-in.

IMPORTANT: a check-in is not a duplication or substitute for an inventory, although it may accompany or support an inventory in distinguishing anything, which needs adding to, or altering within the inventory. The check-in report may vary in style according to Landlord or Letting agents' needs, but typically will include a record of meter readings and keys recorded at time of tenant move-in.

### TENANTS INFORMATION FOR CHECK-OUT

The property should be left in a clean and tidy condition especially carpets, curtains, windows, upholstery appliances etc. We would suggest that you refer to your tenancy agreement in this matter. If you are not ready to leave it may not be possible to carry out the

checkout. In this case a return visit will be necessary resulting in a cancellation charge. All keys to the property must be handed over at the time of checking out to the Inventory clerk or alternatively to the agents prior to the checkout taking place. The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory. At the termination of the tenancy, the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent/Instructing Principal. This report will indicate whether in our opinion the tenant is liable for the deterioration or whether it is considered fair wear & tear. Normal fair wear and tear will be assessed on the length of the tenancy and type occupancy. Important key points at the checkout: All cleaning should be completed prior to the checkout appointment as per the tenancy agreement. All personal items must be removed prior to the check out. All items should be in the same location as per the inventory, any stored items should be unpacked and returned to the same location. If the Inventory clerk has to search for items or you still have belongings in the property to be removed this will result in additional charges being made to the tenant. All beds should be left unmade with the linen folded. Bedding & towels should be cleaned & ironed where relevant. All food items should be removed, freezers defrosted & doors left open & electricity turned off. All light bulbs etc. should all be in working order or as at check in

## 1. Schedule Of Condition

Ref	Name	Condition
1.1	Property details	1 Bedroom furnished apartment
1.2	Cleaning standard	Professionally cleaned with light omission
1.3	Decorative Condition	Good condition Light scuffs noted
1.4	Flooring	Good condition
1.5	Windows	Not fully clean to interior and exterior
1.6	Fixtures/Fittings	Some handles are loose
1.7	Furniture	Overall good condition
1.8	Curtains/Blinds	All blinds are tested and working Bedroom blind chrome finished bubble cord attached with black fabric rope however tested and working
1.9	Sanitary ware	Water running/working Shower not tested
1.10	Kitchen Appliances	Tested for power unless otherwise stated
1.11	Electrics	All lights are working
1.12	Linens	Used condition
1.13	Main switches/ fuses	Located to utility cupboard Not tested
1.14	Outside Area	Good exterior condition
1.15	Appliances manuals	Loose appliances manuals seen in utility cupboard

## 2. Entrance Hall

Ref	Name	Description	Condition
2.1	Front Door & Surround Exterior	Dark wood flat wooden door with brown metal plate to right hand side edge Brass finished lever handle Brass finished Yale lock Brass finished letterbox with matching flap Brass finished spyhole Brown wooden door frame Floor mounted brass finished circular numeral '20' plate Door frame recessed black metal spotlight	Light is working Handle feels loose to touch Light usage mark to leading edge to door
2.2	Front Door & Surround Interior	Dark wood flat wooden door White painted door frame Brass finished reverse of spyhole with matching cover Brass finished lever handle Brass finished twist lock Brass finished reverse of letterbox	Twist lock surround is detached Usage and scratches to lever handle Light white mark to letterbox edges
2.3	Ceiling	White painted with white metal sprinkle	Good condition
2.4	Lighting	3 x white plastic ceiling recessed spotlights	Tested and working
2.5	Walls	White painted	Walls are showing scuffs and rub marks mid to low level, slightly heavier to left hand side bedroom
2.6	Skirting Boards / Woodwork	White painted skirting board	Light scuffs to left hand side wall and right hand side wall half way
2.7	Flooring	Medium wood laminated effect flooring with stainless steel threshold	Light usage marks to floor
2.8	Switches / Sockets	Smoked chrome finished and black plastic	Light usage marks to light switches
2.9	Entryphone	Wall mounted black plastic touch screen entryphone	Power seen
2.10	Smoke Alarm	Ceiling mounted white plastic smoke alarm	Tested and alarm heard
2.11	Thermostat	Wall mounted smoked chrome finished surround digital thermostat	Power seen
2.12	Built-In Cupboard	White flat wooden door Black metal lever handle and reverse White wooden door frame White metal door stay White painted ceiling White painted access panel to ceiling White painted walls White painted skirting board Continuation of medium wood laminated effect flooring Wall mounted dark wood laminated shelf with recessed strip light Grey metal hanger rail Miscellaneous black wooden and black plastic hangers	Light is working Scuffs underside of shelf Light scuffs to ceiling Scuffs to walls heavier eye level below shelf opposite entrance Light tarnished type mark to interior handle Noticeable angle chip low level leading edge to exterior door

## 2. Entrance Hall (Cont.)



Ref #2



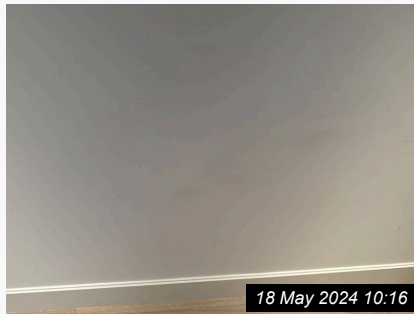
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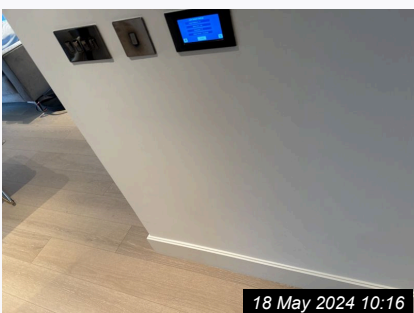
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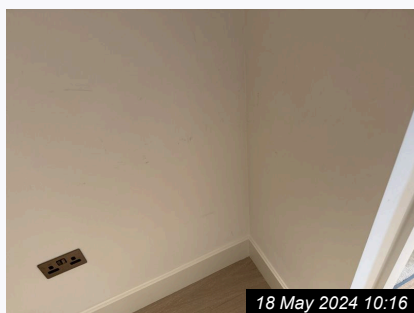
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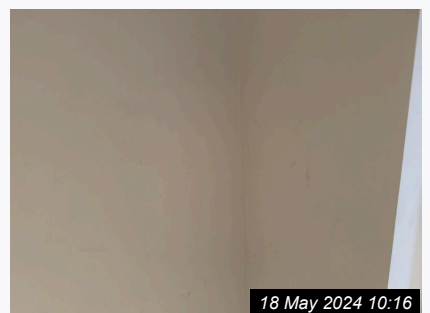
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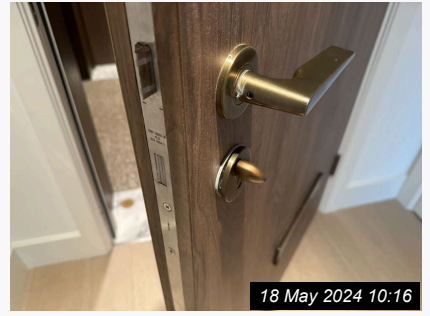
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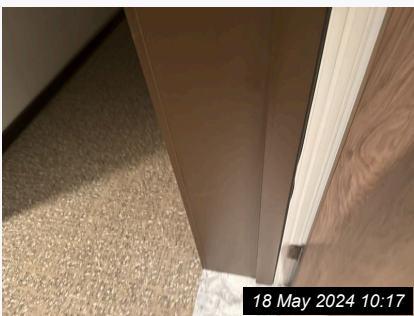
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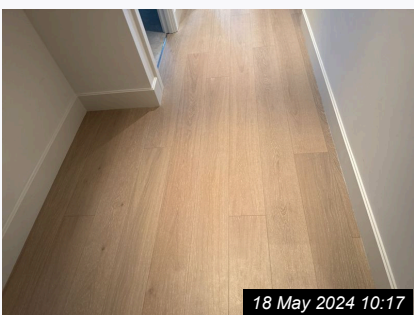
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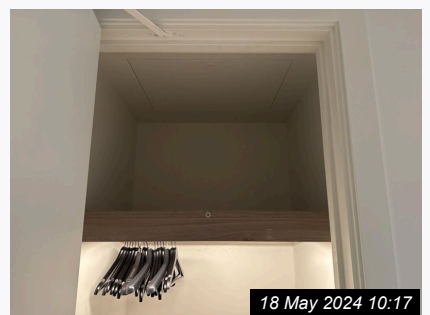
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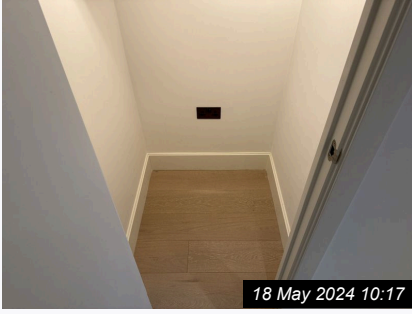


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## 2. Entrance Hall (Cont.)



Ref #2



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## 3. Walk In Wardrobe

Ref	Name	Description	Condition
3.1	Door	White flat wooden door Black metal lever handle and reverse	Light scuffs knee level and low level to exterior Doorstop mark low level to interior Smear to both handles Scattered rub marks mid level above handle leading edge to exterior door
3.2	Door Frame	White painted	Angle chip knee level left hand side exterior Light angle rub marks low level right hand side exterior and interior Light cracks to joins
3.3	Ceiling	White painted with white metal sprinkle White painted access panel	Access panel not inspected to interior
3.4	Lighting	2 x white plastic ceiling recessed spotlights	Tested and working
3.5	Walls	White painted	Minor rub mark at low level left hand side bedroom Light touch-up type patchy paintwork mid to low level either side of bedroom entrance
3.6	Skirting Boards / Woodwork	White painted skirting board	Light mark behind door Light rub mark to left hand side of bedroom
3.7	Flooring	Grey fitted carpet flooring Stainless steel threshold	1 x or 2 x bits upon entrance
3.8	Switches / Sockets	Black metal and black plastic	Tarnished to both light switches heavier to left hand side bathroom
3.9	Smoke alarm	Ceiling mounted white plastic smoke alarm	Tested and alarm heard
<b>Furniture</b>			
3.10	Built-In Wardrobe	4 x white wood laminate doors each doors with white metal pull handles Dark wood laminated door frame Grey painted ceiling and walls White painted skirting board Grey fitted carpet flooring Wall fitted dark wood laminated corner shelf with recessed strip light 2 x grey metal hanger rails Miscellaneous metal and plastic hangers 4 x white pillows	Lights are working Pillows are in used condition Light scuffs mid to low level to walls Light grey rub marks mid level leading edges to first left hand side door
<b>Miscellaneous Items</b>			
3.11	Doorstop	Skirting mounted black metal black rubber doorstop	Slightly loose

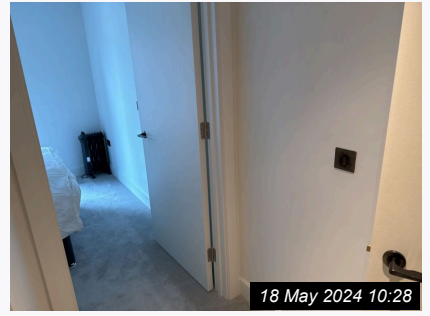
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Ref #3



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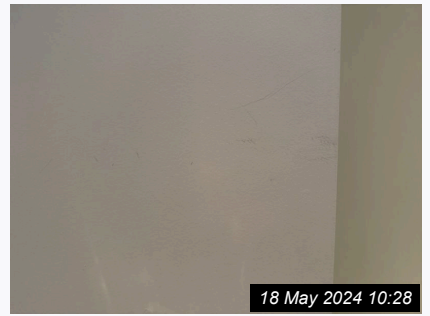
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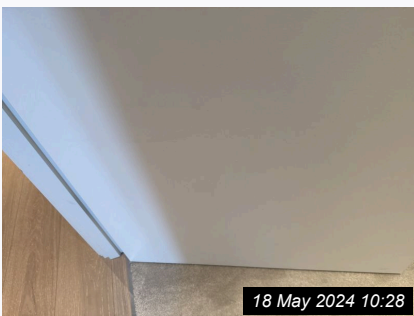
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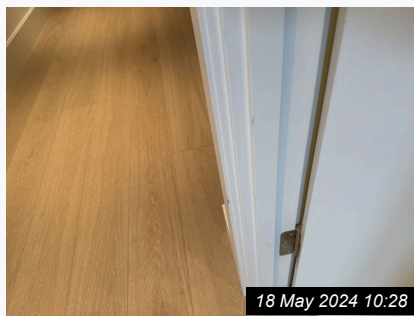
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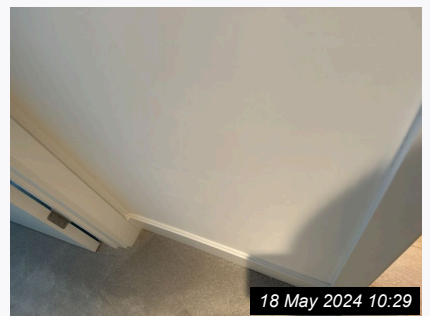
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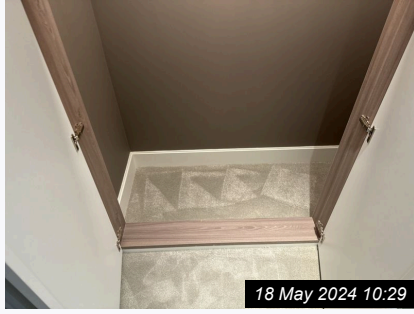
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### 3. Walk In Wardrobe (Cont.)



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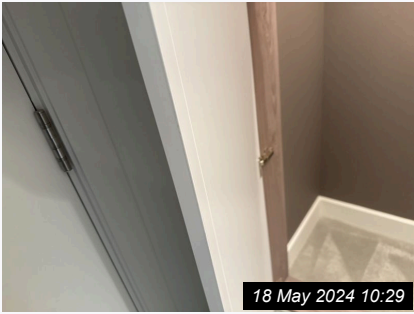
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## 4. Bathroom

Ref	Name	Description	Condition
4.1	Door	White flat wooden door Black metal lever handle and reverse Black metal twist lock and reverse 2 x chrome finished single hooks	Light usage marks to handles Light scuffs mid level and chest level to interior door Lightly tarnished to right hand side hook
4.2	Door Frame	White painted	Light cracks to joins at high level Light rub mark mid level right hand side interior
4.3	Ceiling	White painted	Good condition
4.4	Lighting	3 x white plastic ceiling recessed spotlights	Tested and working
4.4.1	-	Ceiling recessed strip light	Tested and working
4.4.2	-	2 x under vanity unit recessed strip lights	Tested and working
4.4.3	-	Under and above mirrored recessed strip lights	Tested and working
4.5	Walls	Grey tiled walls	Discolourations to grouting
4.5.1	-	Part dark grey white detailed marble effect tiled wall	Good condition
4.5.2	-	Part frameless mirrored panel to left hand side wall	Good condition
4.5.3	-	Part small grey tiled walls to bath area	Light historical water marks to mid section
4.6	Flooring	Dark grey and white detailed tiled flooring	Light discolourations to grouting
4.7	Heating	Wall mounted smoked chrome finished towel heater	Good condition
4.8	Air Vent	Ceiling mounted white metal circular air vent	Good condition
4.9	Built-In Cupboard	Frameless mirrored left and side exterior panel Medium wood laminated and frameless mirrored door Medium wood laminated interior 5 x interior shelves White plastic shavers only socket 2 x assorted thermostats White plastic pus to open mechanism to door	Lights are working Push to open mechanism tested and working

Sanitary ware

## 4. Bathroom (Cont.)

4.10	Bath	White enamel bath Smoked chrome finished to waste and pop-up plug Smoked chrome finished pop-up controls Smoked chrome finished shower dials Smoked chrome finished shower hose Smoked chrome finished showerhead Smoked chromed finished wall mounted shower rising rail with clear plastic bracket Dark grey white detailed tiled bath panel Clear glass shower screen with clear plastic trim and small chrome finished brackets	Light scale to plastic trim of shower screen Blemished drip marks with bath panel Light usage marks to chrome ware Shower not tested Angle wear type mark to edge of left hand side shower dials Scales to shower hose and slightly to pop-up control
4.11	Sink	White Corian sink integrated to worktop White metal pop-up plug Small chrome finished mixer tap Integrated overflow	Water running/working Pop-up plug tested and working
4.12	WC	White porcelain WC White plastic seat and lid Hidden cistern with small chrome finished push flush	Flush is working
Miscellaneous Items			
4.13	Medicine Cabinet	Wall mounted medium wood laminated medicine cabinet Frameless mirrored panel to right hand side exterior Medium wood laminated frameless mirrored door Medium wood laminated interior Medium wood laminated shelves 2 x recessed strip lights Wall mounted chrome finished circular extendable shaving mirror with recessed strip light	All lights are working to interior
4.14	Worktop	White Corian worktop	Ring type scales to right hand side of sink
4.15	Shelf	White Corian shelf/granite under the sink	Good condition
4.16	Towel Rail	Smoked chrome finished under sink mounted towel rail	Good condition
4.17	WC Roll Holder	Wall recessed smoked chrome finished WC roll holder	Light marks to base to rear edges
4.18	Mirror (Above Sink)	Wall mounted frameless mirror	Good condition
4.18.1	-	Stainless steel pedal bin	Light smear seen
4.18.2	-	Black plastic WC brush and holder	Good used order
4.18.3	-	White and black detailed bath mat	In used order
4.18.4	-	Grey glass scale	Not tested
4.18.5	-	Ceiling recessed white plastic sensor motion	Good condition

#### 4. Bathroom (Cont.)



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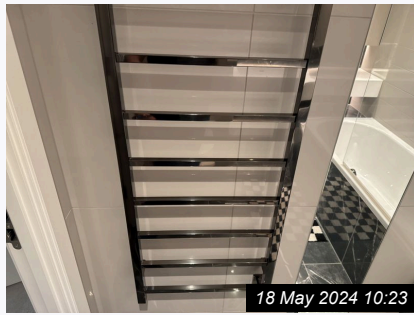
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#### 4. Bathroom (Cont.)



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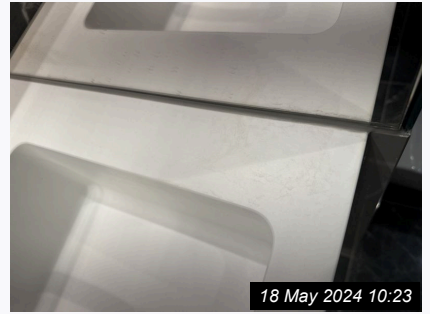
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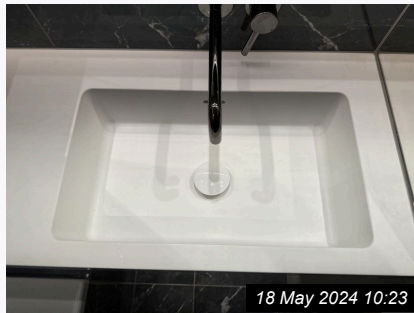
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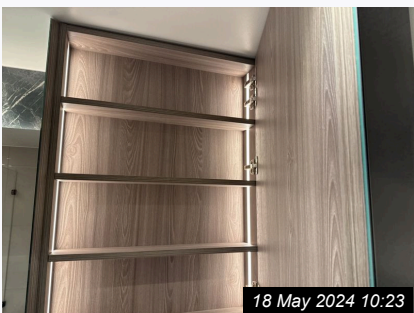
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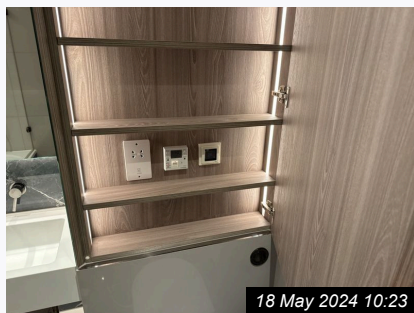
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4. Bathroom (Cont.)



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## 5. Bedroom

Ref	Name	Description	Condition
5.1	Door	White flat wooden door Black metal lever handle and reverse	Light rub mark at low level to exterior door Doorstop mark to low level to interior Exterior handle slightly loose
5.2	Door Frame	White painted	Cracks to joins at high level Light rub mark at low level left hand side exterior
5.3	Ceiling	White painted with white metal sprinkle	Good condition
5.4	Lighting	4 x white plastic ceiling recessed spotlights	Tested and working
5.5	Walls	White painted	Scuffs at knee level right hand side wall when facing the window Scuffs at low level right hand side forward from window Red/orange stain type shade mark at chest level right hand side headboard Few dent type scratches/rub marks behind headboard possibly caused by headboard Light hairline crack high level right hand side window
5.6	Skirting Boards / Woodwork	White painted skirting board	Light angle chip to right hand side forward from window Light rub mark next to doorstop and right hand side wall when facing the window
5.7	Flooring	Continuation of grey fitted carpet flooring	Light wear mark and furniture indentation to carpet
5.8	Heating	Freestanding black metal Amazon Basics portable heating with black caster legs	Not tested
5.9	Switches / Sockets	Black metal and black plastic	Good condition
5.10	Windows	White UPVC framed double glazed window 2 x clear glass panes Grey metal lever handle Integrated lock (no key seen)	Glazing not clean Dust to frames and edges low level
5.11	Curtains/Blinds	White roller blind with chrome bubble cord and clear plastic cleat attached to wall	Tested and working Cord is attached with black rope and not attached to cleat Light scuffs to reverse of blind
5.12	Thermostat	Wall mounted black metal digital thermostat	Power seen
5.13	Air Vent	Wall mounted white metal air vents	Good condition
5.14	Smoke Alarm	Ceiling mounted white plastic smoke alarm	Tested and alarm heard

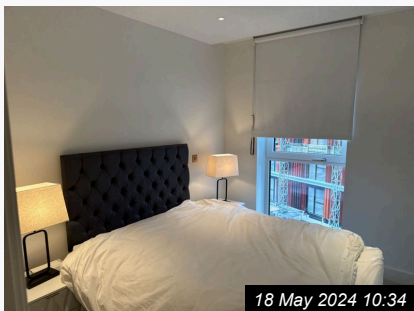
Furniture

5. Bedroom (Cont.)

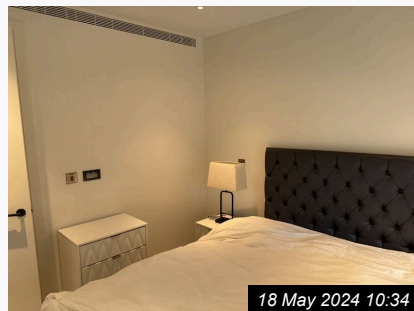
5.15	Bed & Mattress	Dark grey upholstered fabric double divan bed Chrome finished legs Matching headboard 1 x integrated drawer White silver detailed double mattress White mattress protector White fitted bed sheet White double duvet White duvet cover	Good condition Reverse of mattress is in good condition Light shaded mark to edge of label Circular hole to edge of mattress facing to window
5.16	Bedside Tables 1	2 x black metal rectangular shaped base bedside tables each with white beige patterned rectangular shape shades	Tested and working
5.17	Bedside Tables 2	2 x white wood laminated 2-drawer bedside tables each unit with brass finished legs Each drawers are with brass finished pull handles	Few minor hair debris seen to base of both drawers to left hand side unit
5.18	Chest of Drawers	White laminated chest of 3 x drawers each drawers with brass finished pull handles Brass finished legs	Light scuff to pull handles

Miscellaneous Items

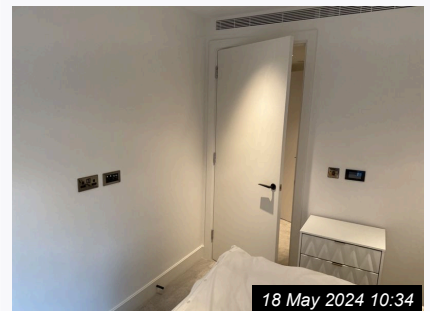
5.18.1	-	Skirting mounted black metal and black rubber doorstop	Loose
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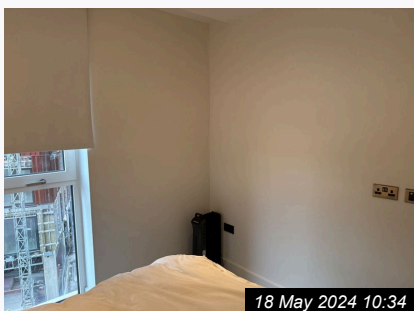
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5. Bedroom (Cont.)



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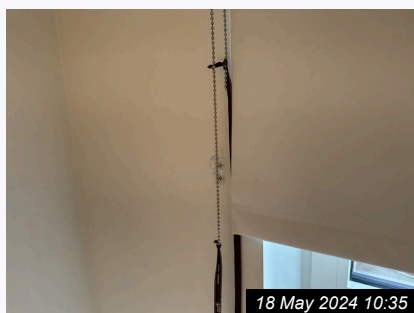
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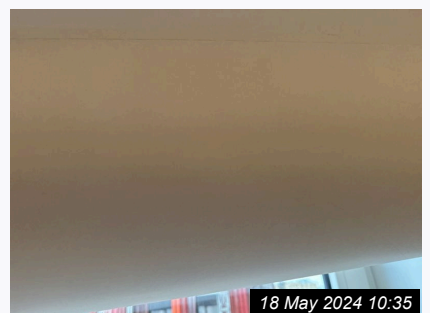
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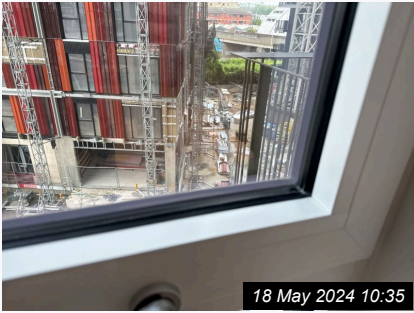
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5. Bedroom (Cont.)



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## 6. Reception &amp; Open Plan Kitchen

Ref	Name	Description	Condition
6.1	Ceiling	White painted with white painted access panel White metal sprinkles	Good condition
6.2	Lighting	3 x ceiling mounted black metal light fittings with yellow glass large bulbs	Tested and all 3 x working
6.2.1	-	10 x white plastic ceiling recessed spotlights	Tested and working
6.2.2	-	Under and above kitchen wall unit recessed strip lights	Tested and working
6.2.3	-	Under marble splashback recessed strip lights	Tested and working
6.3	Walls	Part white grey detailed marble effect splashback Part white granite splashback Part white painted walls	Splash drip marks mid to low level left hand side hob Angle chips mid to low level right hand side of entrance Light rub marks mid to low level left hand side wall when facing to window and right hand side entrance at low level Light shaded rub knee level right hand side of balcony door
6.4	Skirting Boards / Woodwork	White painted skirting board	Scuff at bottom edge left hand side wall when facing the window and right hand side balcony door
6.5	Flooring	Continuation of medium wood laminated effect flooring	Light usage marks to floor Black scuffs to left hand side armchair when facing to armchair Circular shaded type dark mark to left hand side forward from balcony door Light usage marks in places to floor Cleaning smear to surface Shaded type odd grubby mark to centre of kitchen flooring Light hair debris to right hand side of utility cupboard
6.6	Switches / Sockets	Black metal and black plastic	Good condition
6.7	Window 1/Balcony Door	White UPVC framed double glazed window and door leading to balcony Grey metal lever handle Integrated lock (2 x keys seen) 2 x clear glass panes	Glazing not clean to interior and exterior
6.8	Window 2	White UPVC framed double glazed window 2 x clear glass panes Stainless steel threshold Grey metal lever handle with integrated lock (no key seen)	Not clean Light dust to handle Black shaded mark at chest level right hand side edge of frame
6.9	Curtains/Blinds	2 x white roller blinds each with chrome finished bubble cord and clear plastic cleat attached to walls	Tested both working

## 6. Reception &amp; Open Plan Kitchen (Cont.)

6.10	Utility Cupboard	<p>2 x white flat wooden doors each doors with black metal lever handles          Left hand side door with black rubber trim          Right hand side door with black metal sliding bolt and silver plastic frame          A4 fire strategy notice          White wooden door frame          White metal painted ceiling and walls          Beige patterned tiled flooring          Stainless steel threshold          Ceiling mounted white plastic smoke alarm          Ceiling mounted white metal circular air vent          Ceiling recessed strip lights          Ceiling recessed sensor motion          Wall mounted main isolation valve          Wall mounted white metal heating box with integrated heat meter          Wall mounted white plastic air condition box          White plastic switches and sockets          Wall mounted white metal fuse box with matching flap          Flap with integrated lock (no key seen)          Wall mounted white metal access panel with electric meter and cables, switches to interior          White Miele washing machine (model number is WTD160WCS)          Silver blue and clear plastic Vytronix upper stand vacuum cleaner          White black plastic steamer          Grey metal table lamp with dog shaped base          White plastic waste bin          White plastic Hyperoptic router          Miscellaneous instruction manuals          1 x cardboard box          White metal panel use unknown</p>	<p>Interior in good cupboard condition          Light is working          Smoke alarm tested and alarm heard          Black lined scuff at knee level left hand side interior door          Light chipping to black rubber trim at low level          White marks to black rubber trims          Smear to both handles          Noticeable angle chip mid level leading edge to right hand side door to interior          Light grey marks to edge of floor          Washing machine tested for power          Door seal and soap tray is clean          1 x front of socket appears to be missing opposite entrance</p>
6.11	Heat Alarms	Ceiling mounted white plastic heat alarm	Tested and alarm heard
6.12	Smoke Alarm	Ceiling mounted white plastic smoke alarm	Tested and alarm heard
6.13	Air Vent	4 x wall mounted white metal air vents	Good condition
6.13.1	-	Ceiling mounted white metal circular air vent	Good condition
6.14	Kitchen Units	<p>Range of high and low level kitchen units          Part grey glass laminated doors, drawers and shelves          Integrated shelving unit to exterior          Part dark grey laminated doors and drawers          Grey patterned laminated interior and shelves          Grey plastic base and set of 2 x grey plastic bins each with matching lids to under sink unit          Dark wooden cutlery divider          Silver laminate kick board          White plastic switches for appliances</p>	<p>Kick board slightly ill fitted below hob          Black plastic residue to stainless steel part of front edge of base of freezer          Tiny chips to edge of integrated panel to dishwasher          Drip marks to under sink unit door</p>

## 6. Reception &amp; Open Plan Kitchen (Cont.)

6.15	Contents to Kitchen Units	<p>Large wooden worktop  Medium wooden chopping board  Black plastic brass finished detailed Haden kettle  2 x circular cork mats  White plastic chopping board  2 x assorted saucepans each with glass lid  Stainless steel mixing bowl  2 x glass fruit bowls  1 x clear glass saucepan lid  1 x clear glass cooking pot lid  2 x clear plastic fridge door shelves  White plastic ice cube tray  Blue handled scissor  Red handled scissor  Black handle sharp knife  Cream plastic vegetable peeler  Dark wooden spatula  Dark wooden rolling pin  Grey plastic handled cutlery including 2 x table spoons, 4 x tea spoons, 4 x table knives, 4 x forks  1 x grey ceramic dinner plate  1 x dark grey ceramic soup bowl  1 x light grey ceramic side plate  1 x clear glass mug  Black handled woke  Chrome finished circular stand of microwave  Grey metal plate of microwave  Miele instruction manual</p>	All cutlery lightly water marked
6.16	Worktop	White granite worktop with matching island	<p>Light rub marks to edge of sink  Light scale type water marks around mixer tap  Light grey mark to centre of island</p>
6.17	Sink	<p>Stainless steel sink  Stainless steel waste plug  Stainless steel sieve  Integrated overflow  Smoked chrome finished mixer tap with integrated shower hose</p>	<p>Water running/working  Cleaning scratches to sink</p>
Appliances			
6.18	Extractor Hood	<p>Stainless steel Elica extractor hood  2 x lights  1 x stainless steel filter</p>	<p>Tested for power  Both lights are working</p>
6.19	Hob	Black glass Miele 4-ring induction hob	<p>Tested for power  Light cleaning scratches to surface</p>
6.20	Oven	<p>Integrated Miele oven (model number is H2860B)  Black and clear glass door  Black metal D handle  Grey enamel interior  2 x grey enamel baking tray  1 x grey enamel slatted baking tray attachment  Chrome finished wire shelf  Integrated light</p>	<p>Tested of power  Light is working  Light shaded blemish mark to back panel</p>
6.21	Dishwasher	<p>Integrated Miele dishwasher (model number is G5050SCVI)  2 x white metal dish racks  White plastic cutlery rack</p>	Tested for power

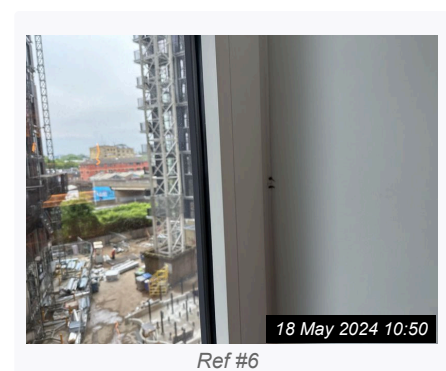
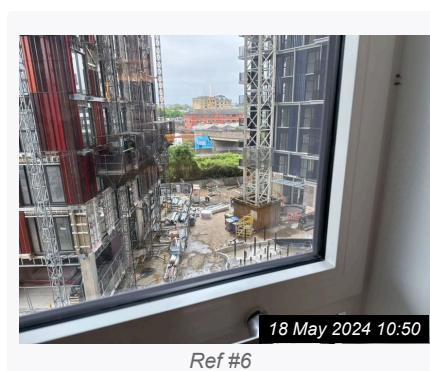
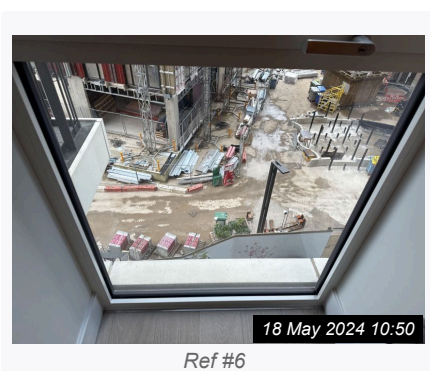
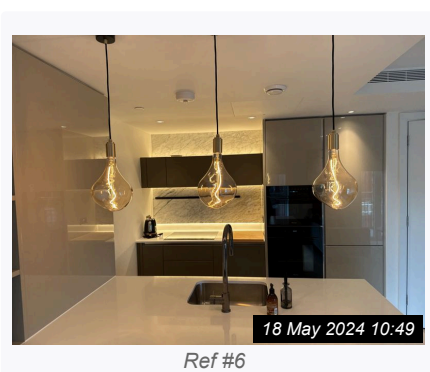
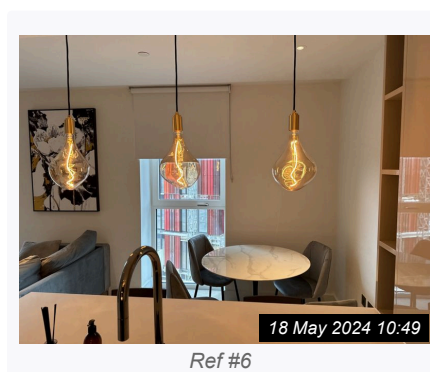
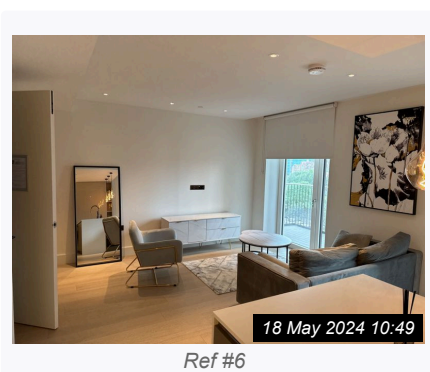
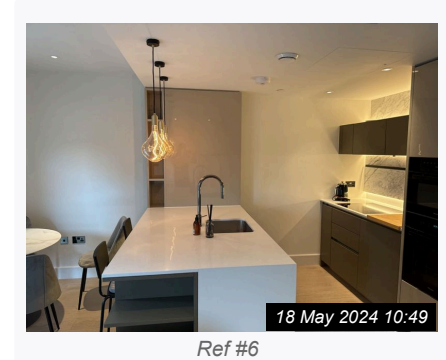
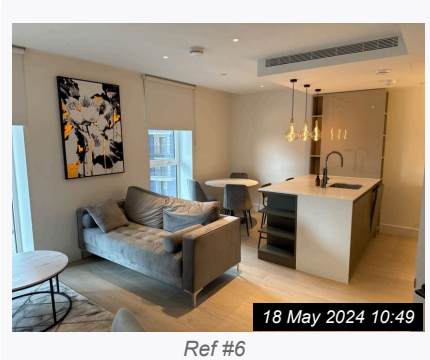
## 6. Reception &amp; Open Plan Kitchen (Cont.)

6.22	Fridge / Freezer	Integrated Miele fridge freezer (model number FD0105) 4 x clear glass white and grey plastic trimmed shelves Integrated light Clear and white plastic salad crisper 2 x clear plastic door shelves (2 x seen in kitchen units) 3 x clear and white plastic freezer drawers	Tested for power Light is working Usage marks to door shelves
6.23	Microwave	Black Miele microwave (model number is M7244) Stainless steel interior Frosted tunable plate Integrated light Black and clear glass door Black metal D handle	Light mark to top interior panel plate Light is working Tested for power
Furniture			
6.24	Bar Chairs	2 x black metal bar chairs each with black plastic seat base and backrest Grey fabric seat cushions	Light scuffs to backrest to 1
6.25	Dining Table	White grey detailed marble effect circular metal top/glass dining table Dark grey metal pedestal	Light scuffs to base Cleaning scratches to top
6.26	Dining Chairs	4 x grey upholstered fabric dining chairs with black metal legs	Light spot marks to seat base to 2 x chairs Light usage marks seen
6.27	Sofa	Grey upholstered fabric 3-seater sofa 2 x matching back cushions 2 x matching side cushions 1 x non-matching grey fluffy scatter cushion	Light spot mark to centre of seat base and right hand side armrest Light usage marks seen
6.28	Armchair	Light grey upholstered fabric armchair Matching seat cushion Brass finished legs	White spot marks to backrest
6.29	Floor Rug	Light grey beige detailed rectangular shaped floor rug	Good condition
6.30	Coffee Table	White grey detailed marble effect wooden circular top coffee table with black metal legs	Ring mark to top to centre
6.31	Side Table	Matching to coffee table with white and grey marble effect circular wooden top side table with black metal legs	Good condition
6.32	TV Unit	Off-white grey patterned detailed laminated TV unit 2 x drawers 2 x doors Doors and drawers with brass finished pull handles Brass finished legs 1 x interior shelf	Light rub mark to pull handles Light drip mark to right hand side exterior door
6.33	Mirror	Freestanding black wooden framed mirror	Not attached

6. Reception & Open Plan Kitchen (Cont.)

Miscellaneous Items

6.33.1	-	Wall mounted black metal rail behind hob to splashback	Good condition
6.33.2	-	Wall mounted large black wooden framed canvas picture	Good condition



6. Reception & Open Plan Kitchen (Cont.)



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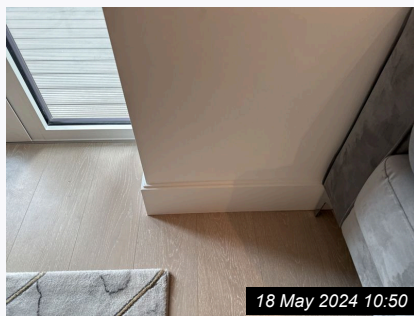
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6. Reception & Open Plan Kitchen (Cont.)



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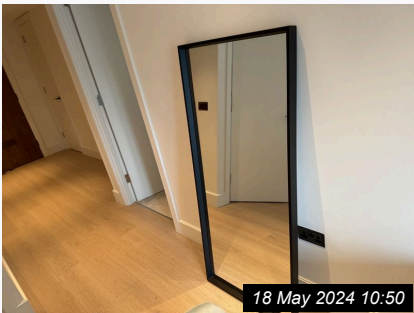
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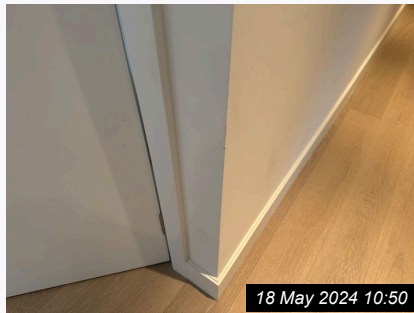
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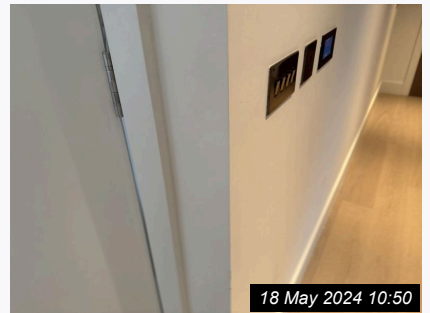
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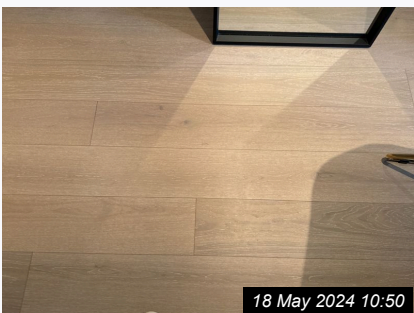
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6. Reception & Open Plan Kitchen (Cont.)



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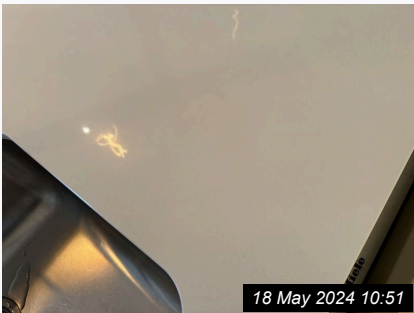
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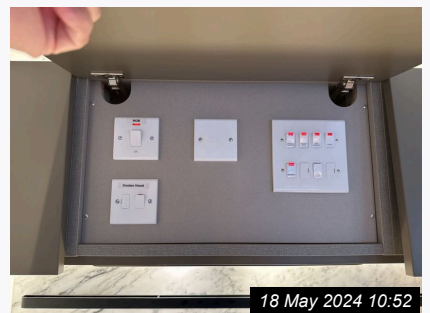
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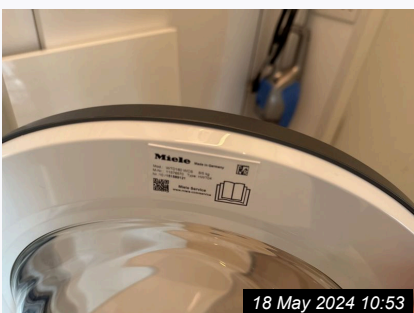
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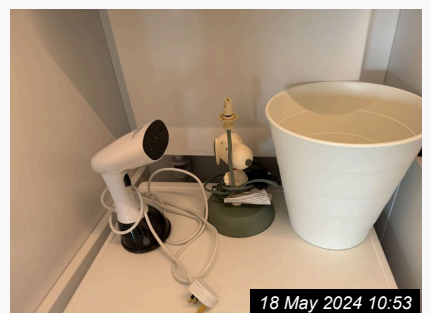
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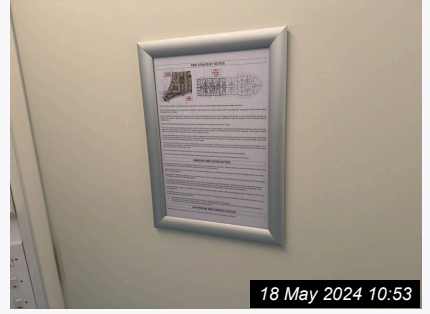
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## 7. Balcony

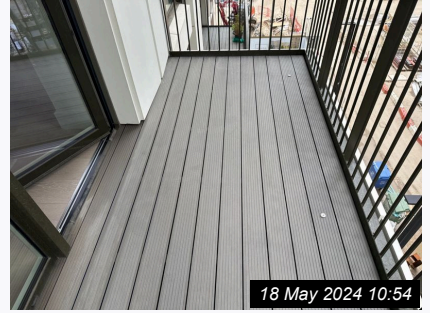
Ref	Name	Description	Condition
7.1	Walls	Grey metal handrail	Weathered
7.2	Floor	Grey metal decking with 3 x stainless steel studs	Good condition



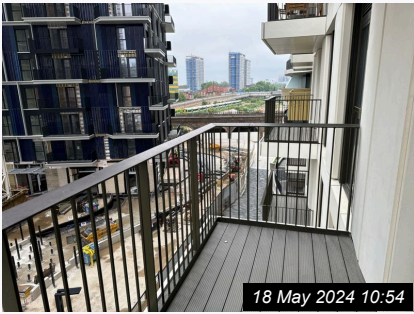
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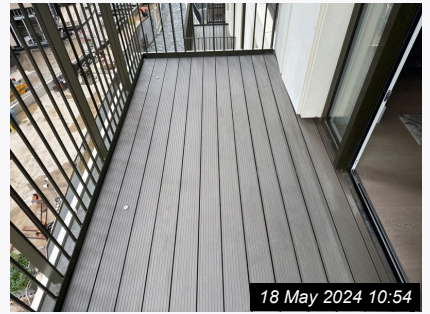
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## Declaration

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.

*Pending signing by the Tenant*

AZIM RAHMONOV

Date        /        /

Signed by the

Signatures

Print Name

Date        /        /

## Terms and Conditions

### Terms and Conditions for Inventory Services

#### 1. Introduction

- 1.1 These Terms and Conditions govern the provision of Inventory Reports, Inventory & Check-In Reports, and Check-Out Reports by Inventory Flex ("the Company").
- 1.2 By instructing our services, the Client agrees to be bound by these Terms and Conditions.

#### 2. Definitions

- 2.1 "Client" refers to the individual, landlord, letting agent, property management company, or tenant who commissions the service.
- 2.2 "Inventory Report" refers to a detailed document describing the condition and contents of a property at the start of a tenancy.
- 2.3 "Inventory & Check-In Report" includes an Inventory Report with additional documentation confirming the tenant's presence and agreement with the property's condition at the start of the tenancy.
- 2.4 "Check-Out Report" refers to an assessment of the property at the end of the tenancy, noting any changes or damages.
- 2.5 "Fair Wear and Tear" means the reasonable deterioration in the condition of a property due to normal use over time.

#### 3. Scope of Services

- 3.1 The Company provides independent and unbiased reports detailing the condition of the property and its contents at the time of inspection.
- 3.2 The reports are compiled using written descriptions and photographic evidence to ensure accuracy.
- 3.3 The reports do not serve as a valuation or survey and do not cover the internal state of appliances, heating systems, or electrical wiring.
- 3.4 All reports will be provided in **PDF format** for ease of access and consistency.

#### 4. Bookings & Cancellations

- 4.1 Bookings must be made in advance and are subject to availability.
- 4.2 Cancellations made within 24 hours of the scheduled appointment may incur a cancellation fee.
- 4.3 The Company reserves the right to decline bookings at its discretion.

#### 5. Client Responsibilities

- 5.1 The Client must ensure that the property is accessible at the agreed time of inspection.
- 5.2 The Client must provide any relevant documents or prior reports to assist in the accuracy of the inventory process.
- 5.3 If the tenant is present during the check-in, they must sign the report to confirm agreement with its findings. Failure to sign does not invalidate the report.

#### 6. Fair Wear and Tear & Disputes

- 6.1 The Company makes reasonable efforts to distinguish between fair wear and tear and tenant damage in the Check-Out Report.
- 6.2 The final decision regarding any deposit deductions remains with the landlord, agent, or deposit protection scheme.
- 6.3 The Company does not mediate disputes but provides independent documentation to assist in resolving them.

#### 7. Report Accuracy & Liability

- 7.1 The Company ensures reports are accurate at the time of inspection, but it is the Client's responsibility to verify their contents.
- 7.2 Any discrepancies or concerns must be raised within 7 days of receiving the report.
- 7.3 The Company shall not be liable for any loss or damages arising from the use of its reports, except in cases of proven negligence.

#### 8. Fees & Payment

- 8.1 The Client agrees to pay the fees as agreed at the time of booking.
- 8.2 Payments must be made in full upon completion of the service or within the agreed payment terms.
- 8.3 Late payments may incur additional charges.

#### 9. Confidentiality, Data Protection & Report Retention

- 9.1 The Company complies with all relevant data protection laws and ensures that Client information is kept confidential.
- 9.2 Personal data will only be used for the purpose of providing services and will not be shared with third parties without consent.
- 9.3 Reports will be stored for a maximum period of **12 months** from the date of issuance, after which they will be permanently deleted from our system. Clients are advised to **retain copies** for their records.

**10. Amendments & Governing Law**

10.1 The Company reserves the right to amend these Terms and Conditions at any time.

10.2 These Terms and Conditions are governed by the laws of England and Wales.

**11. Contact Information**

For any questions regarding these Terms and Conditions, please contact us at:

Email: [info@inventoryflex.co.uk](mailto:info@inventoryflex.co.uk)

Website: [www.inventoryflex.co.uk](http://www.inventoryflex.co.uk)