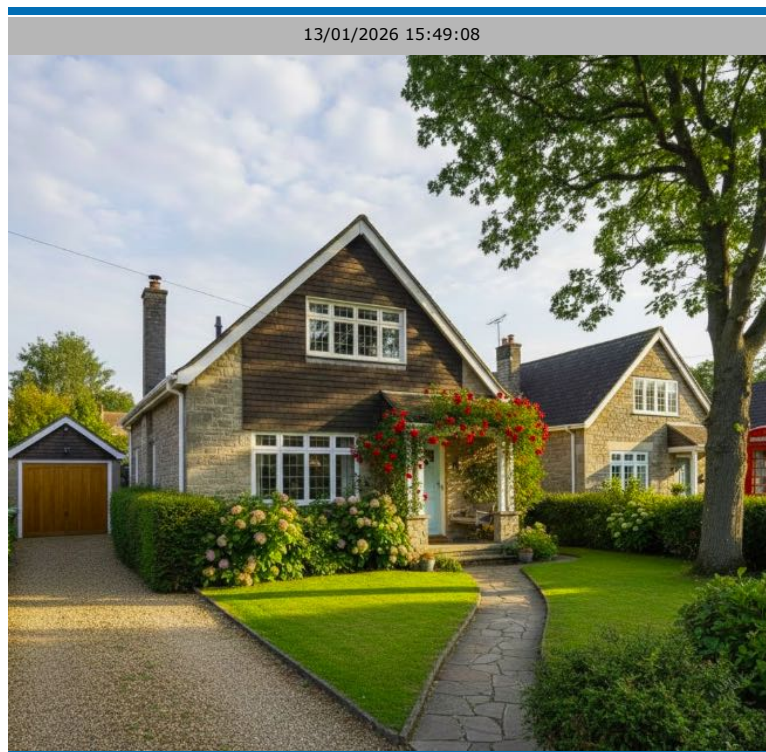


Inventory Report



123 Sample Street, Sample Town YO1 5DE, Sample Town, YO1 5DE

Report Completed On: 13/01/2026 16:00

Report Completed By: Customer Care / XYZ Sales & Lettings Ltd (Demo)

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General Information

Property Type	House
Number of bedrooms	2
Is the property occupied?	Yes
Is the property furnished?	Yes



Schedule of Condition

Grass/lawns	A. Recently cut
Garden/grounds	A. Recently maintained and tidy
Exterior windows	A. Recently cleaned
Interior windows	A. Recently cleaned
Carpets/flooring	A. New
Decor	A. Newly decorated - no wear and tear
Kitchen	A. Cleaned to a professional standard
Oven	A. Cleaned to a professional standard
Kitchen appliances	A. Cleaned to a professional standard
Light fittings	A. All bulbs in working order
Mould and mildew	A. None visible/present
Bathroom/s and sanitaryware	A. Cleaned to a professional standard
Overall cleanliness of property	A. Appears to be professionally cleaned
Comments	Overall great condition

Utilities Readings | Gas and Electric

Electric Reading	719
Electric Meter Reference and Location	In upstairs cupboard
Gas Reading	00090
Gas Meter Reference and Location	Outside front door
Comments	

Photos



Hallway

#	Item	Description	Condition	Notes
1	Front Door	White painted timber panel with three horizontal recessed sections, three circular metal fittings, a square brass deadlock with thumbturn and two black hinges visible.	Even white paint finish. Light scuffing and dirt marks at lower right edge. Metal fittings show light surface wear and minor tarnishing.	
				
2	Ceiling	White painted smooth plasterboard surface.	Even colour, clean and no visible marks or damage.	

Hallway - Continued

#	Item	Description	Condition	Notes
13/01/2026 15:32:35 				
3	Lighting	Three white circular shades each containing a visible LED bulb.	Even white finish, clean, no visible damage, all three illuminated.	
13/01/2026 15:32:48 				
4	Walls	Off-white matt emulsion paint on a plasterboard surface.	Even colour overall, with multiple faint scuff marks, light hairline cracks and one small indentation.	
13/01/2026 15:33:00  13/01/2026 15:33:05  13/01/2026 15:33:01 				
5	Flooring	Light to medium brown wood-effect plank finish with visible grain pattern.	Generally clean; light scuff marks and small surface scratches visible in places.	

Hallway - Continued

#	Item	Description	Condition	Notes
13/01/2026 15:33:21 13/01/2026 15:33:23 13/01/2026 15:33:26 				
6	Sockets and Switches	Black rectangular plastic faceplate with two rectangular apertures, one occupied by a white moulded three-pin plug with an attached cream cable.	Faceplate with light smudges and faint marks near the apertures; plug and cable intact with slight discolouration.	
13/01/2026 15:33:40 				
7	Smoke Alarm	White circular plastic unit with a central round push button, radial vent slots and a small green LED indicator.	Clean with no visible scratches, cracks or discolouration.	
13/01/2026 15:34:00 				

Kitchen

#	Item	Description	Condition	Notes
8	Door	White painted flat panel with three horizontal recessed grooves, fitted with a black lever handle and black hinges.	Even white painted finish; clean; no visible marks, scratches or other damage to the panel, handle or hinges.	
13/01/2026 15:35:04 				
9	Lighting	Four circular recessed fixtures with white conical reflectors and visible LED bulbs.	All units illuminated, reflectors clean and free from visible damage.	
13/01/2026 15:35:16 				
10	Windows	White uPVC double-glazed frame comprising two adjacent glazed panes with a white lever handle on the right-hand sash and a black circular ventilation cap on the lower right pane.	Glazing with surface water droplets and light marks; frame and handle intact with no visible cracks or damage.	
13/01/2026 15:35:49  13/01/2026 15:35:58 				

Kitchen - Continued

#	Item	Description	Condition	Notes
11	Sink	Undermounted black composite double-bowl unit with central divider, chrome circular waste strainer in left bowl and chrome overflow rings to rear of each bowl.	Interior surfaces clean, with no visible chips, cracks or significant staining, and minor surface moisture present.	
13/01/2026 15:49:29 				
12	Oven/Cooker	Black glass front panel with stainless-steel horizontal handle, two metal control knobs and central digital display above a glazed viewing window.	Light fingerprints and smudges to glass; minor surface marks to handle; no visible dents or cracks.	
13/01/2026 15:37:32 				
13	Fridge/Freezer	Two flat matte dark-grey vertical panels with recessed horizontal handle grooves.	Surface exhibits multiple light smudges and faint scuffs; no visible dents.	

Kitchen - Continued

#	Item	Description	Condition	Notes
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14	Dishwasher	Grey metal front with white plastic control panel featuring printed icons and rectangular push buttons; stainless-steel interior rack visible.	White control panel with light watermarks and smudges; grey metal front with minor surface marks; interior rack intact.	
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15	Sockets and Switches	Single rectangular black matte plastic faceplate with two rocker actuators and two three-pin apertures.	Surface smudges and light scratches present; no visible cracks or missing components.	
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16	Smoke Alarm	Circular white plastic unit with a central round test button, vented grille and small green indicator LED.	Clean; no visible cracks, discolouration or damage; green indicator illuminated.	
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Kitchen - Continued

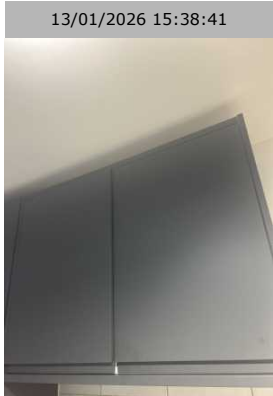
#	Item	Description	Condition	Notes
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13/01/2026 15:38:21



17	Built in Cupboard	Dark grey matt flat-fronted doors with recessed horizontal grip grooves and narrow vertical dividing edges.	Surface generally clean with faint smudges and light scuff marks to lower sections; no obvious chips or structural damage.
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13/01/2026 15:38:41



13/01/2026 15:38:44



Bedroom 1

#	Item	Description	Condition	Notes
18	Door	White painted flat panel with three horizontal recessed grooves, fitted with a black lever handle and black hinges.	Good	
19	Ceiling	White painted smooth plasterboard surface.	Good	
20	Lighting	White metal and plastic fixture formed of two overlapping circular LED rings with a central dark circular canopy.	Good	
21	Walls	Off-white matt emulsion paint on a plasterboard surface.	Good	
22	Windows	White uPVC double-glazed frame comprising two adjacent glazed panes with a white lever handle on the right-hand sash and a black circular ventilation cap on the lower right pane.	Good	
23	Window Covering	5 matching lilac roman blinds	Good	
24	Heating	1 wall mounted radiator painted white	Good	
25	Sockets and Switches	1 single light switch 1 double light switch 4 double sockets 2 phone sockets	Good	

Bedroom 2

#	Item	Description	Condition	Notes
26	Door	White painted timber slab with three horizontal recessed panels and a black metal lever handle.	Even white paint finish; clean; light scuffing visible below the handle.	
13/01/2026 15:40:13 				
27	Ceiling	White painted smooth plasterboard surface.	Good	
28	Lighting	White metal and plastic fixture formed of two overlapping circular LED rings with a central dark circular canopy.	Even, bright illumination; clean; no visible marks, scratches or damage.	
13/01/2026 15:40:24 				
29	Walls	Off-white matt emulsion paint on a plasterboard surface.	Good	
30	Flooring	Light to medium brown wood-effect plank finish with visible grain pattern.	Good	
31	Windows	White uPVC double-glazed frame comprising two adjacent glazed panes with a white lever handle on the right-hand sash and a black circular ventilation cap on the lower right pane.	Good	
32	Window Keys	1 set of window keys	Good	
33	Heating	1 wall mounted radiator	Good	

Bedroom 2 - Continued

#	Item	Description	Condition	Notes
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34	Furniture	Grey fabric upholstery with stitched square grid pattern across seat and back.	Light soiling and areas of surface wear to seat and back; scattered small marks and minor debris.	
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Bathroom

#	Item	Description	Condition	Notes
35	Lighting	One circular opal white plastic dome.	Even, uniform brightness across the surface; clean; no visible cracks or marks.	
13/01/2026 15:42:18 				
36	Walls	Light grey large-format porcelain tiles with a concrete-effect matt finish and narrow grout lines.	Even colour; clean; no visible marks, chips or staining.	
13/01/2026 15:42:29  13/01/2026 15:42:31 				
37	Mirror	Circular glass disc with reflective finish set within a black metal outer frame and a narrow silver inner trim.	Reflective surface with scattered small water marks or residue; glass uncracked; frame intact with no visible dents or scratches.	
13/01/2026 15:42:42 				

Bathroom - Continued

#	Item	Description	Condition	Notes
38	Toilet	White glazed ceramic close-coupled floor pan and cistern with matching white moulded plastic seat and lid and chrome dual-flush button.	Uniform white gloss finish; clean; no visible chips, cracks or staining.	
13/01/2026 15:43:06 				
39	Bath	White acrylic built-in rectangular unit with a smooth gloss finish and internal coloured non-slip circular stickers.	Even white gloss, generally clean with no visible chips or cracks, with minor light surface scratches and a small yellowish stain adjacent to the waste.	
13/01/2026 15:43:22 				
40	Shower Unit	Matt-black metal square overhead head on a matching curved vertical riser, with a rectangular mixer bar and attached flexible hose with a small rectangular handset.	Matt-black finish even and clean, no visible scratches, dents, corrosion or limescale.	
13/01/2026 15:43:36 				

Bathroom - Continued

#	Item	Description	Condition	Notes
41	Built in Cupboard	White smooth-finish two-door unit with long matte-black vertical handles and a white plastic child-safety strap across the doors.	Overall clean; minor scuffing and a small chip to the top edge of the left door; slight door misalignment.	
13/01/2026 15:44:10 				



Terms and Conditions

Inventory Disclaimer

This inventory report is a fair and accurate report which describes the property's contents, conditions and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the inventory report and check-in and the superficial condition of the same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics, garages, basements, lofts and cupboards full of items which are not relevant to the inventory, are specifically excluded. The compiler cannot undertake to search in inaccessible places, through overcrowded drawers or cupboards, nor will the compiler undertake to move heavy furniture or bulky items.

Signatures

Tenant Signature

Signed by sample tenant.



Inspector Signature

Signed by customer care.