

Prepared using

SMARTER

INVENTORIES

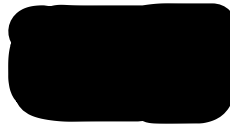


Software

Check-in Report

Date: 15/01/2025

Property Address:



Produced By: Maidenhead Inventory Services

For interactive online report with high quality images, please visit
<http://viewreport.net/%2bMjIvBKahaA%3d>

Table of Contents

This Schedule of Condition Report.....	3
Landlord and tenant responsibilities.....	4
Overview.....	5
Photographic Schedule of Conditions.....	6
Meter readings.....	6
Smoke alarms.....	7
Carbon monoxide alarms.....	8
Fire extinguishers.....	9
Keys.....	10
Exterior.....	11
Hallway.....	12
Kitchen.....	15
Reception room.....	18
Bedroom 1.....	19
Bedroom 2.....	20
Bedroom 3.....	21
Downstairs Toilet.....	22
Bathroom 2.....	23
Bathroom 3.....	24
Garden.....	25
Utility/Storage Room.....	26
Declaration.....	27

This Schedule of Condition Report

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

When is it used?

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

Why is it used?

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

What is included in the Report?

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

What if the tenant or landlord disputes the Report at the start of the tenancy term?

Both Landlord and Tenant have seven days to challenge the contents of this Report. This period starts on the date of production of this Report or on the date of the start of the Tenancy, whichever is later. All parties will be encouraged to sign the report to confirm their acceptance and if the contents is not challenged during this period, it will be assumed that this Report has been accepted.

What happens at the end of the tenancy term?

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

What does a Tenant have to pay for?

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

What does this report not tell you?

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

Disclaimer

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions



Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

External works

The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

Electrical repairs

The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

Cooking and heating appliances

The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

Plumbing

The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

Doors and windows

The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

Structural and other repairs

The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

Fire safety standards

Landlord must:

- follow safety regulations
- provide required smoke and carbon monoxide alarms
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these. Alarms not in proper working order must be reported to the landlord as soon as possible.

Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

Smoke alarms and carbon monoxide alarms

Landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. A carbon monoxide alarm should be installed in any room used as living accommodation which contains a fixed combustion appliance of any fuel type (gas cookers excluded) and this includes open fires. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy, for example by pressing the test button until the alarm sounds. Alarms not in proper working order must be repaired or replaced as soon as reasonably practicable following a report made by the tenant.



Overview

Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

Property:	Good	Garden:	Average
Doors:	Professionally cleaned	Skirting:	Good Domestic
Woodwork:	Professionally cleaned	Paintwork:	Good
Windows:	Some need replacing	Flooring:	Professionally cleaned
Carpets:	Some damaged	Tiles:	Professionally cleaned
Linen:	N/A	Curtains and Blinds:	Professionally cleaned
Mattresses:	N/A	Kitchen:	Some damaged
Hob:	Professionally cleaned	Oven:	Professionally cleaned
Cooker hood:	Professionally cleaned	Dishwasher:	Some cracked
Fridge / Freezer:	Some damaged	Washing machine:	Professionally cleaned
Bathroom:	Good Domestic	Fireplaces:	N/A

Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

Meter readings:	No action required	Smoke alarms:	No action required
Carbon monoxide alarms:	No action required	Fire alarms:	No action required
Fire extinguishers:	No action required	Keys:	No action required
Exterior:	No action required	Hallway:	Further cleaning required
Kitchen:	Repairs needed	Reception room:	Repairs needed
Bedroom 1:	Action required	Bedroom 2:	Action required
Bedroom 3:	Action required	Downstairs Toilet:	Further cleaning required
Bathroom 2:	Action required	Bathroom 3:	Further cleaning required
Garden:	Requires maintenance	Utility/Storage Room:	No action required

Additional Comments:

The property appears to have been professionally cleaned however there are areas which need further cleaning as detailed in the report. Property is in very good condition overall with some areas a bit damaged as noted. The walls show minor signs of wear and tear and the carpets are clean, albeit showing a little bit of scuffing and two damaged spots. There are no odours noted in the property.

All windows in the property are white PVC framed, double glazed, with integrated locks and keys inserted in them - except for the top floor bedroom which has a skylight with a wooden frame. All windows are in good condition apart from specific issues highlighted in the room comments.

The post on the window ledge and at the entrance needs to be cleared away.



Photographic Schedule of Conditions

Meter readings:

Meters located outside cupboard under stairs.



Electric Meter Reading: 14397

Uploaded: 22/01/2025 10:50:12 GMT



Gas meter reading: 0373

Uploaded: 22/01/2025 10:50:13 GMT

Smoke alarms:



Tested power on smoke alarm in hallway.

Taken: 15/01/2025 15:29:00

Uploaded: 22/01/2025 10:50:14 GMT

Carbon monoxide alarms:



Tested power on CO alarm in kitchen

Taken: 15/01/2025 15:28:17

Uploaded: 22/01/2025 10:50:14 GMT

Fire extinguishers:



Door on the side of the driveway with chalk markings on it. Contains fire extinguishers and paint pots as shown in next photo.

Uploaded: 22/01/2025 10:50:15 GMT



Uploaded: 22/01/2025 10:50:16 GMT

Keys:

Keys work fine and smoothly. Keys have been returned to the agent. No tenants attended.



House key

Taken: 15/01/2025 15:30:07

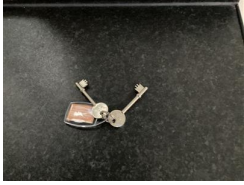
Uploaded: 22/01/2025 10:50:16 GMT



Back garden key

Taken: 15/01/2025 15:30:27

Uploaded: 22/01/2025 10:50:17 GMT



Garage keys

Taken: 15/01/2025 15:31:09

Uploaded: 22/01/2025 10:50:18 GMT

Exterior:

Exterior looks tidy with no obvious signs of big damage.



Uploaded: 22/01/2025 10:50:19 GMT



Metal front door knob tarnished

Uploaded: 22/01/2025 10:50:19 GMT



Woodwork to the left of the front door is scratched

Uploaded: 22/01/2025 10:50:20 GMT



Garage door in good order with some paint splattered.

Uploaded: 22/01/2025 10:50:21 GMT



Paint marks on garage door lock.

Uploaded: 22/01/2025 10:50:21 GMT

Hallway:

Overall in good condition with minor wear and tear and scuffing on the steps consistent with use.

General (Hallway)



Generally in good condition. Stair carpet shows slight signs of wear and tear, scuffed in some areas.

Taken: 15/01/2025 12:55:55

Uploaded: 22/01/2025 10:50:22 GMT

Doors (Hallway)



Inside of front door is in good condition. Some black dirt marks on the top and middle hinges.

Taken: 15/01/2025 13:03:08

Uploaded: 22/01/2025 10:50:23 GMT



Stain on downstairs toilet door on ground floor in hallway.

Taken: 15/01/2025 13:43:52

Uploaded: 22/01/2025 10:50:23 GMT



Dent in garage door at the bottom.

Taken: 15/01/2025 13:53:27

Uploaded: 22/01/2025 10:50:24 GMT

Flooring (Hallway)



Slight stain on the first step of hallway carpet leading to the first floor.

Taken: 15/01/2025 13:07:41

Uploaded: 22/01/2025 10:50:25 GMT



Uploaded: 22/01/2025 10:50:25 GMT



Slight scuffing on bottom step leading to ground floor kitchen

Taken: 15/01/2025 13:24:20

Uploaded: 22/01/2025 10:50:26 GMT

Walls and skirting boards (Hallway)



Small stain on skirting board at the foot of the stairs leading up to the first floor, on rhs.

Uploaded: 22/01/2025 10:50:27 GMT



Stain on door frame leading to small utility room in the hallway

Uploaded: 22/01/2025 10:50:28 GMT



Paint chipped off on skirting board of ground floor stairs. Scuff marks along skirting board.

Taken: 15/01/2025 13:25:55

Uploaded: 22/01/2025 10:50:28 GMT



Scuff marks shown in closeup.

Taken: 15/01/2025 13:27:25

Uploaded: 22/01/2025 10:50:29 GMT



Paint chipped off in two places on wall next to front door inside

Taken: 15/01/2025 13:45:09

Uploaded: 22/01/2025 10:50:30 GMT



Stain on skirting board on the side of stairs leading up to the second floor, toward the top of the stairs.

Uploaded: 22/01/2025 10:50:31 GMT

Windows and Blinds (Hallway)



Small window with pvc frame in good condition

Taken: 15/01/2025 13:42:14

Uploaded: 22/01/2025 10:50:31 GMT

Lighting (Hallway)



Lighting in hallway in good working order

Taken: 15/01/2025 13:28:44

Uploaded: 22/01/2025 10:50:32 GMT

Heating (Hallway)



Large radiator in hallway needs cleaning.

Uploaded: 22/01/2025 10:50:32 GMT

Sockets and Switches (Hallway)



Main light switch in good working order. Slight stain along bottom edge

Taken: 15/01/2025 12:59:22

Uploaded: 22/01/2025 10:50:33 GMT



Bit dirty light socket in hallway next to garage on ground floor

Taken: 15/01/2025 13:52:24

Uploaded: 22/01/2025 10:50:33 GMT

Stairs (Hallway)



Light scratches on stair bannister leading to first floor.

Taken: 15/01/2025 13:54:30

Uploaded: 22/01/2025 10:50:34 GMT



Paint chipped off on stair banister leading to second floor.

Taken: 15/01/2025 13:55:49

Uploaded: 22/01/2025 10:50:35 GMT



Scratch on bannister leading to second floor.

Taken: 15/01/2025 13:56:27

Uploaded: 22/01/2025 10:50:35 GMT

Garden Furnishings (Hallway)



Double glazed window in kitchen leading to garden. Good condition.

Taken: 15/01/2025 13:46:47

Uploaded: 22/01/2025 10:50:36 GMT

Kitchen:

Kitchen looks professionally cleaned apart from a few small areas. Please see specific comments.

Doors (Kitchen)



Paint chipped off door outside

Taken: 15/01/2025 14:16:21

Uploaded: 22/01/2025 10:50:36 GMT



Small stains on door inside.

Taken: 15/01/2025 14:17:07

Uploaded: 22/01/2025 10:50:37 GMT

Flooring (Kitchen)



Tiled flooring in good condition. Small dent on one tile.

Taken: 15/01/2025 14:17:44

Uploaded: 22/01/2025 10:50:37 GMT



One tile has small chip in the corner.

Taken: 15/01/2025 14:18:55

Uploaded: 22/01/2025 10:50:38 GMT



Stain on floor close to the bottom of the fridge / freezer

Uploaded: 22/01/2025 10:50:39 GMT

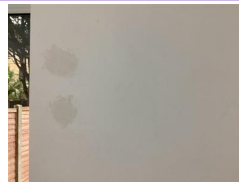
Walls and skirting boards (Kitchen)



Dirty skirting boards

Taken: 15/01/2025 14:19:43

Uploaded: 22/01/2025 10:50:39 GMT



Wall fillers used.

Taken: 15/01/2025 14:20:18

Uploaded: 22/01/2025 10:50:40 GMT



Small stain on wall by fridge.

Taken: 15/01/2025 14:21:09

Uploaded: 22/01/2025 10:50:40 GMT



Wall dented behind door due to door handle hitting it.

Taken: 15/01/2025 14:21:48

Uploaded: 22/01/2025 10:50:40 GMT



Dirt stain on wall next to garden.

Taken: 15/01/2025 14:22:59

Uploaded: 22/01/2025 10:50:41 GMT



Leak in top right corner above unit

Taken: 15/01/2025 14:42:01

Uploaded: 22/01/2025 10:50:41 GMT



Lighting (Kitchen)



Bulbs working.

Taken: 15/01/2025 14:23:34

Uploaded: 22/01/2025 10:50:42 GMT

Heating (Kitchen)



Radiator needs cleaning.

Taken: 15/01/2025 14:22:34

Uploaded: 22/01/2025 10:50:43 GMT

Sockets and Switches (Kitchen)



Dirty sockets

Taken: 15/01/2025 14:24:06

Uploaded: 22/01/2025 10:50:43 GMT



Taken: 15/01/2025 14:24:44

Uploaded: 22/01/2025 10:50:43 GMT



Taken: 15/01/2025 14:30:13

Uploaded: 22/01/2025 10:50:44 GMT

Appliances (Kitchen)



Gas hob clean

Taken: 15/01/2025 14:27:43

Uploaded: 22/01/2025 10:50:46 GMT



Clean extractor fan

Taken: 15/01/2025 14:28:11

Uploaded: 22/01/2025 10:50:46 GMT



Clean washer/dryer

Taken: 15/01/2025 14:28:58

Uploaded: 22/01/2025 10:50:47 GMT



Clean dishwasher

Taken: 15/01/2025 14:30:45

Uploaded: 22/01/2025 10:50:48 GMT



Small crack on inside of dishwasher door

Taken: 15/01/2025 14:31:11

Uploaded: 22/01/2025 10:50:48 GMT



Dent on fridge freezer door

Taken: 15/01/2025 14:32:29

Uploaded: 22/01/2025 10:50:49 GMT



Broken fridge door

Taken: 15/01/2025 14:33:03

Uploaded: 22/01/2025 10:50:49 GMT



Broken freezer drawer

Taken: 15/01/2025 14:33:50

Uploaded: 22/01/2025 10:50:50 GMT

Furnishings (Kitchen)



Water mark on draining board

Taken: 15/01/2025 14:58:58

Uploaded: 22/01/2025 10:50:44 GMT



Stains on counter top next to wash basin.

Taken: 15/01/2025 15:00:08

Uploaded: 22/01/2025 10:50:45 GMT

Shelving and Units (Kitchen)



Cracks under shelving unit. Otherwise good condition

Uploaded: 22/01/2025 10:50:50 GMT



Taken: 15/01/2025 14:27:01

Uploaded: 22/01/2025 10:50:51 GMT



Taken: 15/01/2025 14:27:17

Uploaded: 22/01/2025 10:50:51 GMT



Taken: 15/01/2025 14:32:04

Uploaded: 22/01/2025 10:50:52 GMT

Stairs (Kitchen)



PVC frame slightly discoloured on top

Taken: 15/01/2025 14:39:13

Uploaded: 22/01/2025 10:50:52 GMT

Reception room:

Good condition apart from wear and tear on the walls and a small damage on the carpet. Curtains and windows are clean.

Flooring (Reception room)



Damaged area of carpet covered by another piece

Taken: 15/01/2025 15:01:56

Uploaded: 22/01/2025 10:50:54 GMT

Walls and skirting boards (Reception room)



Wall stain

Taken: 15/01/2025 15:02:30

Uploaded: 22/01/2025 10:50:54 GMT



Stain on wall behind door

Taken: 15/01/2025 15:02:48

Uploaded: 22/01/2025 10:50:54 GMT

Windows and Blinds (Reception room)



PVC frame detaching from ceiling

Taken: 15/01/2025 15:03:47

Uploaded: 22/01/2025 10:50:55 GMT

Ceiling (Reception room)



Holes in ceiling in 5 places

Uploaded: 22/01/2025 10:50:56 GMT

Heating (Reception room)



Broken top of radiator

Taken: 15/01/2025 15:06:53

Uploaded: 22/01/2025 10:50:56 GMT

Bedroom 1:

Overall good condition, please see specific comments.

Walls and skirting boards (Bedroom 1)



Fillers used above light switch.

Taken: 15/01/2025 15:07:32

Uploaded: 22/01/2025 10:50:57 GMT

Windows and Blinds (Bedroom 1)



Damage above frame

Taken: 15/01/2025 15:08:09

Uploaded: 22/01/2025 10:50:57 GMT

Heating (Bedroom 1)



Broken top and dirty radiator

Taken: 15/01/2025 15:13:21

Uploaded: 22/01/2025 10:50:58 GMT

Sockets and Switches (Bedroom 1)



Loose socket

Taken: 15/01/2025 15:13:55

Uploaded: 22/01/2025 10:50:58 GMT

Bedroom 2:

Overall good condition, please see specific comments.

Doors (Bedroom 2)



Chips on door

Taken: 15/01/2025 15:17:20

Uploaded: 22/01/2025 10:50:59 GMT

Flooring (Bedroom 2)



Damaged carpet

Taken: 15/01/2025 15:14:52

Uploaded: 22/01/2025 10:51:00 GMT

Walls and skirting boards (Bedroom 2)



Wall stains

Taken: 15/01/2025 15:15:43

Uploaded: 22/01/2025 10:51:00 GMT



Taken: 15/01/2025 15:16:03

Uploaded: 22/01/2025 10:51:00 GMT



Heavier staining and damage to paint

Taken: 15/01/2025 15:16:31

Uploaded: 22/01/2025 10:51:01 GMT

Heating (Bedroom 2)



Broken radiator

Taken: 15/01/2025 15:15:21

Uploaded: 22/01/2025 10:51:01 GMT

Bedroom 3:

Overall good condition, please see specific comments.

Walls and skirting boards (Bedroom 3)



Light wall stains

Taken: 15/01/2025 15:19:52

Uploaded: 22/01/2025 10:51:02 GMT



Stain above radiator

Taken: 15/01/2025 15:20:08

Uploaded: 22/01/2025 10:51:02 GMT



Taken: 15/01/2025 15:20:52

Uploaded: 22/01/2025 10:51:03 GMT

Windows and Blinds (Bedroom 3)



Condensation or blown window glass.
Rotting frame

Taken: 15/01/2025 15:19:04

Uploaded: 22/01/2025 10:51:04 GMT

Heating (Bedroom 3)



Dirty radiator

Taken: 15/01/2025 15:20:35

Uploaded: 22/01/2025 10:51:04 GMT

Sockets and Switches (Bedroom 3)



Discoloured switch

Taken: 15/01/2025 15:21:19

Uploaded: 22/01/2025 10:51:05 GMT



Dirty socket

Taken: 15/01/2025 15:21:49

Uploaded: 22/01/2025 10:51:05 GMT

Downstairs Toilet:

Toilet needs professional cleaning

Furnishings



Dirty mouldy wash basin

Uploaded: 22/01/2025 10:51:06 GMT



Dirty toilet

Uploaded: 22/01/2025 10:51:06 GMT

Bathroom 2:

Leaking shower. Mould stains and cracked shower tile. Cracked and dented bathroom floor tile. Needs professional cleaning.

Flooring (Bathroom 2)



Damaged and dented floor

Taken: 15/01/2025 15:11:59

Uploaded: 22/01/2025 10:51:07 GMT



Dirty grouting and loose tiling

Taken: 15/01/2025 15:12:31

Uploaded: 22/01/2025 10:51:08 GMT

Appliances (Bathroom 2)



Dirty plug hole

Taken: 15/01/2025 15:10:16

Uploaded: 22/01/2025 10:51:08 GMT



Mould above sealant.

Taken: 15/01/2025 15:26:31

Uploaded: 22/01/2025 10:51:08 GMT



Cracked shower tile

Taken: 15/01/2025 15:27:10

Uploaded: 22/01/2025 10:51:09 GMT

Shelving and Units (Bathroom 2)



Cracked unit under wash basin

Taken: 15/01/2025 15:10:45

Uploaded: 22/01/2025 10:51:09 GMT



Dirty unit

Taken: 15/01/2025 15:11:26

Uploaded: 22/01/2025 10:51:10 GMT

Bathroom 3:

Bath needs professional cleaning, otherwise in good condition overall.

Doors (Bathroom 3)



Damaged door frame

Taken: 15/01/2025 15:25:08

Uploaded: 22/01/2025 10:51:10 GMT

Sockets and Switches (Bathroom 3)



Dirty light pull

Taken: 15/01/2025 15:22:27

Uploaded: 22/01/2025 10:51:11 GMT

Appliances (Bathroom 3)



Dirt stain in bathtub

Taken: 15/01/2025 15:23:21

Uploaded: 22/01/2025 10:51:11 GMT



Water stain near taps

Taken: 15/01/2025 15:23:41

Uploaded: 22/01/2025 10:51:12 GMT



Damage next to control panel. Dirty extractor fan

Taken: 15/01/2025 15:24:03

Uploaded: 22/01/2025 10:51:12 GMT

Garden:

Garden itself is in poor condition

Garden Furnishings



Garden needs work. Patchy grass.
Broken slate tile.

Taken: 15/01/2025 13:47:55

Uploaded: 22/01/2025 10:51:14 GMT



Fence new on left side but showing
wear and tear at the back end.

Taken: 15/01/2025 13:49:15

Uploaded: 22/01/2025 10:51:15 GMT

Utility/Storage Room:

Small utility room underneath the stairs with some stains on the walls and concrete, untiled flooring.

Doors (Utility/Storage Room)



Small stains toward the base of the door

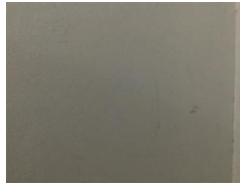
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Walls and skirting boards (Utility/Storage Room)



Minor stains on all the walls.

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Uploaded: 22/01/2025 10:51:17 GMT

Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

Certification of electronic signature:

Prepared by:

Maidenhead Inventory Services
Prepared On: 15/01/2025

