



May 29th 2025

Inventory & Schedule of Condition

123 Sample Street, Sample City, Sampleshire, AB1 2CD



Prepared By A. Clerk

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1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Overview - Odours	Neutral - no pet / smoking / cooking / odours
1.2	General Cleanliness	Property is professional cleaned and newly decorated
1.3	Bathroom / En Suite / Toilet(s)	Appears in good condition; As new
1.4	Carpets	Appears in good condition; As New
1.5	Ceiling(s)	Newly decorated
1.6	Curtains / Blinds	Appears in good condition; As new
1.7	Hard Flooring	Newly decorated
1.8	Kitchen Area	Appears in good condition; As new
1.9	Kitchen - White Goods	Appears in good condition; As new
1.10	Oven / Hob / Extractor Hood / Cooker	Appears in good condition; As new
1.11	Wall(s)	Appears freshly painted
1.12	Window(s)	As New; In working order
1.13	Woodwork	Appears in good condition; As new

2. METER READINGS				
Ref	Type	Location	Serial No.	Reading
2.1	Electric Meter	Basement floor	BGSML405706487	Import 00715kWh Meter Bal: £5.97

2. METER READINGS (CONT.)

Ref	Type	Location	Serial No.	Reading
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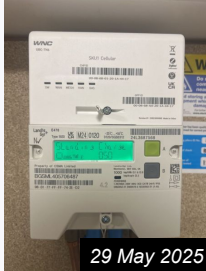
29 May 2025 14:49
Ref #2.1



29 May 2025 14:50
Ref #2.1



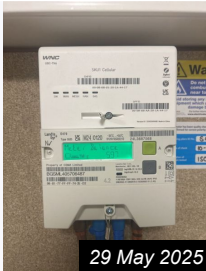
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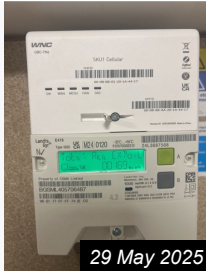
29 May 2025 14:50
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29 May 2025 14:50
Ref #2.1



29 May 2025 14:50
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29 May 2025 14:50
Ref #2.1



29 May 2025 14:50
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29 May 2025 14:50
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2.2	Water Meter	Basement floor	310875044	,022m3
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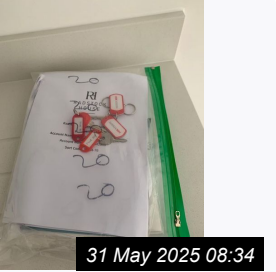
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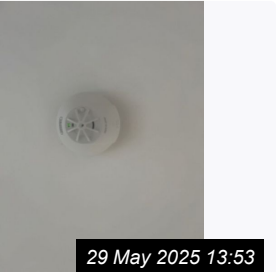


29 May 2025 13:55
Ref #2.2



29 May 2025 13:55
Ref #2.2

3. KEYS		
Ref	Name	Description
3.1	Yale	2 X Yale keys 1 x Balcony key 2 x Fobs
 31 May 2025 08:34 Ref #3.1		

4. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS			
Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	Entrance Hallway	Tested and working As new
 29 May 2025 12:50 Ref #4.1			
4.2	Heat Sensor Alarm(s)	Open plan kitchen and living room	Appears in working order As new
 29 May 2025 13:53 Ref #4.2			
4.3	Smoke alarm	Utility cupboard	Tested and working As new

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

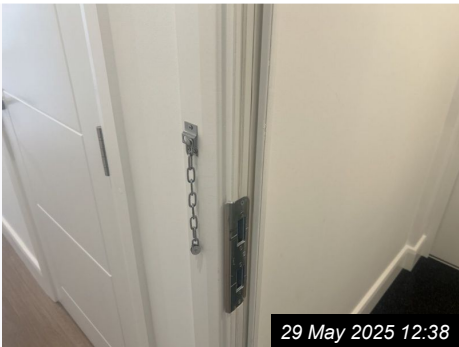
Ref	Name	Location Room & Floor	Test Result
 29 May 2025 12:51 Ref #4.3			
4.4	Smoke Alarm	Bedroom 1	Tested and working As new
 29 May 2025 12:49 Ref #4.4  29 May 2025 12:49 Ref #4.4			

5. EXTERIOR FRONT

Ref	Name	Description	Condition
5.1	Overview	Odours	Neutral - no pet / smoking / odours
5.2	Door	White painted wooden panelled door Chrome numeral '20' Spyhole with chrome surround Brushed metal lever handle with matching surrounds Yale key integrated Interior of the door: White painted wooden panelled door Doorstopper brushed metal attached Chrome surround spyhole Chrome security chain lock attached Brushed metal lever handle with matching surround and twist lock	In good condition; As new

5. EXTERIOR FRONT (CONT.)

Ref	Name	Description	Condition
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 29 May 2025 12:37 Ref #5	 29 May 2025 12:37 Ref #5	 29 May 2025 12:37 Ref #5
 29 May 2025 12:37 Ref #5	 29 May 2025 12:37 Ref #5	 29 May 2025 12:38 Ref #5
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5. EXTERIOR FRONT (CONT.)

Ref	Name	Description	Condition
 Ref #5  Ref #5  Ref #5  Ref #5			

6. ENTRANCE / HALLWAY

Ref	Name	Description	Condition
6.1	Overview	Odours	Neutral - no pet / smoking / odours
6.2	Ceiling	Painted white White metal sprinkler Smoke alarm mounted on the ceiling	Newly decorated
6.3	Lighting	2 x ceiling mounted inset spotlights with white metal surround	As new
6.4	Walls	Painted white	Newly decorated
6.5	Skirting	Painted white wooden	Newly decorated
6.6	Switch	Plastic white	As new
6.7	Sockets	Plastic white	As new
6.8	Heating	Single radiator with rail on top White plastic caps on both sides	As new

6. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition
6.9	Flooring	Mid wooden laminate flooring	As new
6.10	Additional Items / Information	White wall mounted plastic thermostat control Wall mounted digital door entry unit named Hikvision	As new



Ref #6



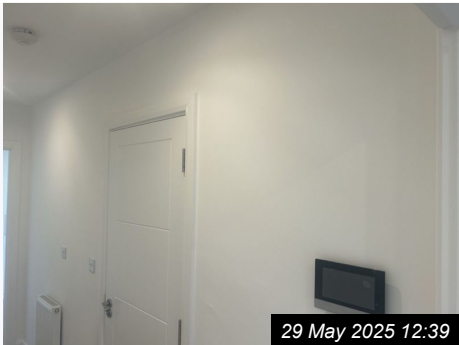
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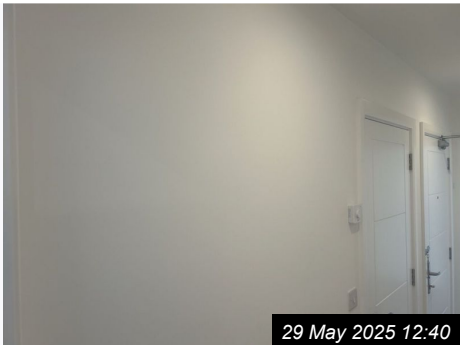
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6. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition
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Ref #6



Ref #6



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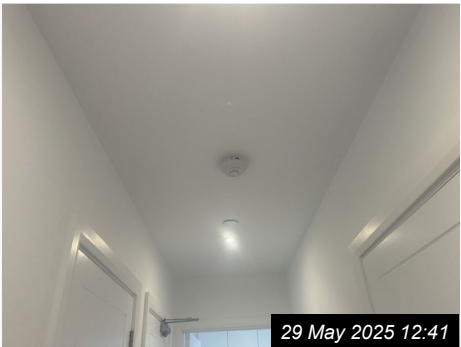
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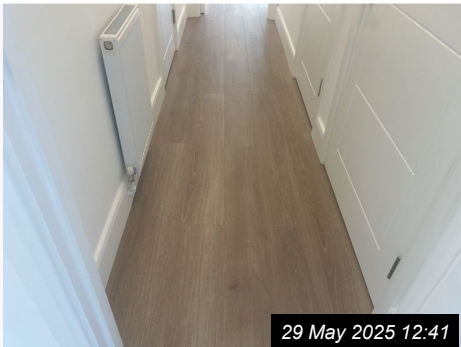
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Ref #6

7. UTILITY ROOM / AREA			
Ref	Name	Description	Condition
7.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
7.2	Door	White painted wooden panelled door with brushed metal lever handle and matching surround interior and out	As new
7.3	Ceiling	Painted white Ceiling mounted white metal sprinkler Smoke alarm mounted on the ceiling	Ceiling newly decorated
7.4	Lighting	Ceiling mounted pendant lamp with white plastic fittings	No lamp seen
7.5	Walls	Painted white	Newly decorated
7.6	Switch	Fan isolator switch White plastic switches	As new
7.7	Sockets	White plastic sockets	As new
7.8	Flooring	Grey carpet	As new
7.9	Additional Items / Information	Water tank with 2 x reservoir tanks and integrated piping system Nuaire brand ventilation system Distribution board Digital heating timer unit Openreach wall mounted box unit	All as new



Ref #7



Ref #7



Ref #7

7. UTILITY ROOM / AREA (CONT.)

Ref	Name	Description	Condition
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Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

7. UTILITY ROOM / AREA (CONT.)

Ref	Name	Description	Condition
			
Ref #7			
			
Ref #7			
			
Ref #7			
			
Ref #7			
			
Ref #7			
			
Ref #7			
			
Ref #7			
			
Ref #7			

8. BEDROOM 1

Ref	Name	Description	Condition
8.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
8.2	Door	White painted wooden panelled door with brushed metal lever handle and matching surround interior and out	As new
8.3	Ceiling	Painted white White circular vent unit on the ceiling White metal sprinkler ceiling mounted Smoke alarm ceiling mounted	Ceiling newly decorated

8. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
8.4	Lighting	6 x ceiling mounted inset spotlights with white metal fittings	As new
8.5	Walls	Painted white	As newly decorated
8.6	Skirting	Painted white	Newly decorated
8.7	Window(s) / Sill	Grey UPVC double glazed window with 2 x window panes Metal lever handle and integrated lock Integrated dark grey trickle vent White foot sill	Windows as new condition Sill newly decorated
8.8	Switch	White plastic	As new
8.9	Sockets	White plastic	As new
8.10	Heating	Double radiator painted white with rail on top Thermostatic valve on the right Valve cap on the left	As new
8.11	Flooring	Grey carpet	As new
8.12	Wardrobe	Wardrobe with flat panelled white painted doors and matching brushed metal handles Interior to the wardrobe: Medium wood 4 x matching shelves 3 x chrome rails	As new
8.13	Additional Items / Information	Wall mounted brushed metal doorstop with rubber edge	All as new



Ref #8



Ref #8



Ref #8

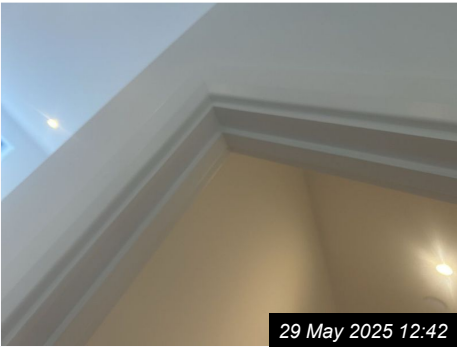
8. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
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29 May 2025 12:42

Ref #8



29 May 2025 12:42

Ref #8



29 May 2025 12:42

Ref #8



29 May 2025 12:42

Ref #8



29 May 2025 12:42

Ref #8



29 May 2025 12:42

Ref #8



29 May 2025 12:43

Ref #8



29 May 2025 12:43

Ref #8



29 May 2025 12:43

Ref #8



29 May 2025 12:43

Ref #8



29 May 2025 12:46

Ref #8



29 May 2025 12:46

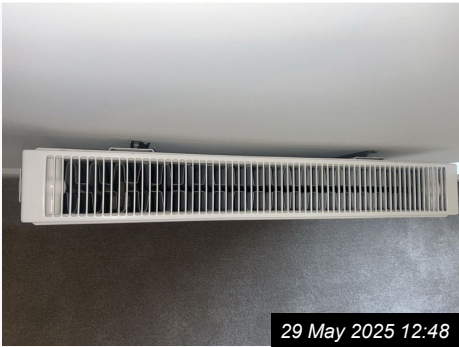
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8. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
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 29 May 2025 12:46 Ref #8	 29 May 2025 12:46 Ref #8	 29 May 2025 12:47 Ref #8
 29 May 2025 12:47 Ref #8	 29 May 2025 12:47 Ref #8	 29 May 2025 12:47 Ref #8
 29 May 2025 12:47 Ref #8	 29 May 2025 12:47 Ref #8	 29 May 2025 12:47 Ref #8
 29 May 2025 12:48 Ref #8	 29 May 2025 12:48 Ref #8	 29 May 2025 12:48 Ref #8

8. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
 29 May 2025 12:48 Ref #8			
 29 May 2025 12:48 Ref #8			
 29 May 2025 12:48 Ref #8			
 29 May 2025 12:48 Ref #8			
 29 May 2025 12:49 Ref #8			
 29 May 2025 12:49 Ref #8			
 29 May 2025 12:49 Ref #8			
 29 May 2025 12:49 Ref #8			

9. BATHROOM

Ref	Name	Description	Condition
9.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
9.2	Door	White painted wooden panelled door with brushed metal lever handle and matching surround interior and out Brushed metal twist lock to the interior Brushed metal matching surround Chrome hook mounted to interior	As new

9. BATHROOM (CONT.)

Ref	Name	Description	Condition
9.3	Ceiling	White painted Ceiling mounted sensor with white metal fitting	Ceiling newly decorated
9.4	Extractor Fan	White circular ventilator on the ceiling	As new
9.5	Lighting	4 x ceiling mounted inset spotlights with white metal fittings Under bath panel lights, LED strip integrated	As new
9.6	Walls	Grey stone marble effect tiling White grouting	Newly decorated
9.7	Toilet	White porcelain toilet with integrated cistern White plastic lid White plastic seat Double chrome flush mounted on the wall	As new
9.8	Basin	White porcelain hand basin Chrome tap Chrome overflow Chrome pop-up plug Flat panel grey wooden drawer unit attached and black plastic pull handles integrated 2 x matching grey shelves to interior	As new
9.9	Shower Unit / Cubicle	Glass shower screen with chrome frames and 2 x glass panes Shower silicone cover under the shower screen	As new
9.10	Bath / Bath Panels	White painted metal bath with grey flat laminate wooden panel 2 x chrome handles Chrome mixer tap with plastic silver and grey hose and chrome showerhead Chrome riser bar Chrome overflow Chrome waste Plastic black plug Beaded chrome cord	As new
9.11	Sockets	Shavers sockets to the right hand side of mirror	As new
9.12	Heating	Wall mounted ladder chrome radiator Thermostatic valve in chrome 4 x valve caps seen	As new

9. BATHROOM (CONT.)

Ref	Name	Description	Condition
9.13	Flooring	Grey stone marble effect tiling White grouting	As new
9.14	Additional Items / Information	Floor mounted brushed metal doorstep with rubber edge Chrome wall mounted toilet roll hanger Above hand basin, wall mounted mirror with integrated lighting	All as new



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

9. BATHROOM (CONT.)

Ref	Name	Description	Condition
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Ref #9



Ref #9



Ref #9



Ref #9



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Ref #9



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Ref #9



Ref #9



Ref #9

9. BATHROOM (CONT.)

Ref	Name	Description	Condition
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Ref #9



Ref #9



Ref #9



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Ref #9

9. BATHROOM (CONT.)

Ref	Name	Description	Condition
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Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

10. OPEN PLAN KITCHEN AND LIVING ROOM

Ref	Name	Description	Condition
10.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
10.2	Door	White painted wooden panelled door with brushed metal lever handle and matching surround interior and out	As new
10.3	Ceiling	Painted white 2 x ceiling mounted white metal circular ventilations 2 x white metal sprinklers Heat alarm mounted on the ceiling	Ceiling newly decorated
10.4	Lighting	3 x wall mounted white fittings with 2 x spotlights light units 12 x ceiling mounted spotlights inset with white metal fittings 3 x under wall unit integrated LED light strips	Wall mounted spotlights intact All the lights are in working order
10.5	Walls	Painted white	Newly decorated
10.6	Skirting	Painted white	Newly decorated
10.7	Window(s) / Sill	2 x windows UPVC painted grey Matching grey trickle vent Black metal lever handle Integrated lock White painted window sill	In good condition As new
10.8	Switch	White plastic	In good condition As new
10.9	Sockets	White plastic TV sockets Antenna sockets	All in good condition All as newly decorated
10.10	Heating	Double radiator white painted with rail on top Thermostatic valve to the right Valve cap to the left painted white	As new Not tested

10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)			
Ref	Name	Description	Condition
10.11	Kitchen Units	Wall units and base units are all the same Flat panelled grey laminate doors with integrated pull handles Interior cupboards white painted Matching white painted shelves Interior of the drawers are grey painted Second drawer has grey painted cutlery box unit Matching white painted wooden kickboards with grey plastic vent integrated	As new
10.12	Extractor Hood	Bosch stainless steel extractor with 2 x integrated lighting	Tested and working Lights are working As new
10.13	Hob	Bosch black ceramic electric hob with 4 x burners	As new
10.14	Oven	Bosch digital oven with stainless steel cover Serial number: 494080505737036535 Stainless steel pull handle Black plastic doors and see through glass Inside oven is painted black 2 x chrome rack shelves 2 x black painted trays	As new Lights in working order
10.15	Worktop(s)	Granit effect light grey worktop Low splashback around and high splashback behind the hob all matching light grey granite effect	In good condition As new
10.16	Sink	Stainless steel sink Chrome waste Chrome overflow Brushed metal mixer tap with matching handle	In good condition As new
10.17	Fridge / Freezer	Bosch fridge painted white Serial number: 254080543132007873 3 x door mounted plastic see through shelves 4 x glass drawers with white plastic covers Vegetable box painted white with plastic door Freezer: Painted white 3 x white plastic drawers painted white to the interior	Light is working As new condition

10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)

Ref	Name	Description	Condition
10.18	Washing Machine	White Bosch washing machine White painted, see through glass door Chrome interior Serial number: 994060522228001187	As new
10.19	Dishwasher	Bosch dishwasher with chrome interior Serial number: 404070546731002357 Inside: 2 x plastic grey rail racks Plastic grey cutlery holder	As new condition
10.20	Flooring	Mid wooden laminate flooring	As new
10.21	Additional Items / Information	Wall mounted brushed metal doorstop with rubber edge	In good condition As new



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10

10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)

Ref	Name	Description	Condition
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Ref #10



Ref #10



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Ref #10

10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)

Ref	Name	Description	Condition
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Ref #10



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Ref #10

10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)

Ref	Name	Description	Condition
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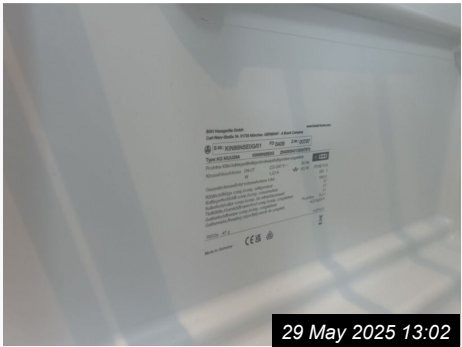
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10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)

Ref	Name	Description	Condition
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Ref #10



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10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)

Ref	Name	Description	Condition
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Ref #10



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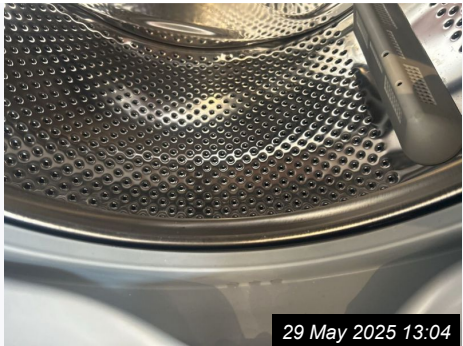
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10. OPEN PLAN KITCHEN AND LIVING ROOM (CONT.)

Ref	Name	Description	Condition
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11. BALCONY			
Ref	Name	Description	Condition
11.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
11.2	Walls	Painted white	In weathered condition
11.3	Exterior Lighting	Wall mounted exterior lamp	In working order
11.4	Flooring	Paved slab grey colour flooring	Weathered condition
11.5	Balcony door	Balcony door: Grey UPVC Double glazed Black metal lever handles Integrated Yale lock; Grey UPVC framed double glazed window with 2 x panes matching grey metal lever handle with integrated Yale lock	As new
11.6	Balustrade	Black metal barriers	In weathered condition



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11

11. BALCONY (CONT.)

Ref	Name	Description	Condition
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Ref #11



Ref #11



Ref #11



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Ref #11



Ref #11



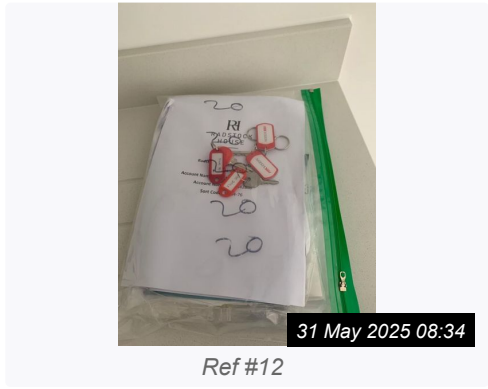
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11. BALCONY (CONT.)

Ref	Name	Description	Condition
 29 May 2025 13:52 Ref #11  29 May 2025 13:52 Ref #11			

12. MANUALS / CERTIFICATES

Ref	Name	Description
12.1	Manuals	Manuals seen in handover pack



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.