MJ Inventory Services Ltd

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Inventory Report



Sample Street, West Midland, Birmingham, B5

Property Type:	Apartment
Report Completed On:	22/09/2026 17:21
Report Completed By:	Ka Tsang / MJ Inventory Services Ltd

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Contents

Terms and Conditions 3
General Information 4
Schedule of Condition 4
Utilities Readings | Gas and Electric 6
Utilities Readings | Water and Oil 6
Alarms and / or Detectors 7
Entrance Hallway 8
Storage by entrance 13
Bedroom 1 17
Bedroom 2 25
Open plan lounge 32
Open plan kitchen 38
Hallway storage 47
Bathroom 51
Signatures 59

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Terms and Conditions

Report Disclaimer and Terms

Status of Company and Impartiality

MJ Inventory Services Ltd is an independent company and is not employed by, nor does it represent, the Landlord, Tenant, Managing Agent, or any other party to the tenancy. We act impartially and without bias.

Our **Inventory Reports** are compiled as an impartial, visual snapshot record of the contents, fixtures, fittings, and visible condition of the property at the exact date and time of inspection. Where applicable, a **Check-Out Report** provides a fair comparison between the condition of the property at the time of the check-out inspection and the baseline condition recorded in the original Inventory Report, subject to the scope and practical limitations of both reports.

Nature of the Report and Accuracy Verification

This report provides a fair and accurate record of the property's internal condition and contents as observed at the time of inspection.

- **Shared Responsibility**: It is the responsibility of the Landlord, Tenant, or their respective representatives to review this document and mutually agree upon its accuracy.

- **7-Day Review Period**: All parties are afforded **7 working days** from receipt of this report to check its contents and submit any additions, amendments, or objections in writing to either the landlord's representative or MJ Inventory Services Ltd. If no written objections or amendments are raised within this 7-day period, the report shall be deemed accepted and agreed as written by all parties.

Exclusions, Access, and Practical Limitations

Expertise Disclaimer: Inventory clerks are not qualified surveyors, structural engineers, or specialists in fabrics, timber, antiques, or artwork. This report should not be used as an accurate description or valuation of high-value items, nor as a structural survey report.

- **Inaccessible & Unsafe Areas**: We cannot undertake to search in inaccessible or unsafe places, such as unlit lofts, cellars, basements, or high-level cupboards. Inspections of lofts and basements are excluded unless safe, fixed access is provided. Property left in un-inventoried lofts, cellars, basements, or locked rooms remains the sole responsibility of the Landlord.

- **Heavy Objects & Obstructions:** Clerks will not move or lift heavy furniture, large appliances, or bulky items to inspect covered areas, nor do we inspect both sides of mattresses. Where access is restricted by heavy or obstructing furniture, full responsibility remains with either the acting agent or the Landlord.

- **Tenants In Situ & Personal Belongings**: Where inspections are completed with tenants residing in the property, or where personal items are present, it may be difficult for clerks to differentiate between items belonging to the landlord or tenant, or to fully inspect covered surfaces. The report may contain unavoidable omissions for which the clerk cannot be held responsible.

- **Boxed & Sealed Items:** Clerks will not unpack, open, or search through boxed, sealed, or stored items. It is the responsibility of the Landlord or Tenant to have all accountable items unpacked, accessible, and ready for inspection at the time of the appointment.

- **Gardens & Grounds:** Plants, shrubs, and trees are not listed or identified by species. Any additional outdoor items will only be listed upon specific prior request by the Landlord.

Statutory Regulations and Compliance

- **Fire & Furnishings Regulations:** Compliance with Fire & Safety Regulations regarding furnishings, gas, and electrical services is ultimately the responsibility of the instructing principal or Landlord. Where an inventory entry notes "FR Label Seen", this indicates only that a label was visibly attached to the item as described in government guidelines at the time of inspection. It is not a statement or certification that the item complies with the Furniture & Furnishings (Fire) (Safety) Regulations.

- **Smoke & Carbon Monoxide Alarms:** Where present and accessible, alarms will be power-tested (push-button test only) to check for an audible signal. It remains the responsibility of the Landlord or Managing Agent to ensure that fully working, compliant alarms are present at the commencement of the tenancy. Our checks merely test the device for operational power at the time of inspection.

Mechanical, Electrical, and Service Liabilities

Inventory clerks are not qualified electricians, plumbers, heating engineers, or specialist contractors. A qualified contractor should always be appointed for technical testing

- **No Appliance Testing:** All electrical items and household appliances (including washing machines, tumble dryers, fridges, freezers, vacuum cleaners, ovens, hobs, and microwave ovens) are not tested for functional performance or internal safety.

- **Plumbing & Heating:** Clerks do not test water pressure, flow rates, taps, showers, heating systems, boilers, or radiators.

- **Limitation of Liability:** MJ Inventory Services Ltd accepts no liability for any loss, damage, or issue arising from the operation, switching on, or switching off of electrical appliances, heating systems, plumbing, or main utility services during an inspection.

- **"Worked When Tested"**: Where items are recorded as "worked when tested", "appeared working", or similar terms, this reflects solely that the item showed basic power or operation at the moment of testing. It does not constitute a guarantee, warranty, or representation regarding the safety, reliability, or future performance of the item.

Summary of Scope Boundaries & Exclusions

For clarity, the following items and tasks fall outside the scope of our standard inventory inspection services and remain the duty of the client or relevant specialist contractors:

- **Specialist Systems & Services:** We do not conduct technical tests on plumbing, water pressure, drainage, electrical wiring, heating controls, boilers, or radiators.
- **Appliance Functionality:** Household appliances, white goods, and electronic equipment are not tested for operational performance, internal cleanliness, or mechanical safety.
- **Physical Handling & Access**: Clerks will not dismantle, lift, or relocate heavy furniture, nor will they access unlit lofts, high-level spaces, or sealed storage areas.
- **Unpacking & Preparation:** Inspecting the contents of boxes, containers, or sealed packaging is excluded. All items requiring inspection must be unpacked and accessible prior to our arrival.
- **Horticultural Identification:** Assessment, cataloguing, or species identification of garden plants, trees, and shrubs is not included.

General Information

Property Type	Apartment
Number of bedrooms	2
Is the property occupied?	No
Is the property furnished?	No

Schedule of Condition

External space/balcony	D. N/A
Exterior windows	B. Reasonable
Interior windows	B. Reasonable
Carpets/flooring	C. Appear to be domestically cleaned
Decor	B. Recently decorated - only minor wear and tear
Kitchen	C. Reasonable

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Schedule of Condition - Continued

Oven	C. Reasonable
Kitchen appliances	B. Generally good
Light fittings	A. All bulbs in working order
Mould and mildew	B. Slight mould/mildew as noted
Bathroom/s and sanitaryware	C. Reasonable
Overall cleanliness of property	B. Appears to be domestically cleaned
Comments	

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Utilities Readings | Gas and Electric

Electric Reading	22805
Electric Meter Reference and Location	Via concierge - Serial Number: xxxxxxxxxx
Gas Reading	
Gas Meter Reference and Location	N/A
Comments	

Photos

23/09/2026 21:32:46



Utilities Readings | Water and Oil

Water Reading	01877.048
Water Meter Reference and Location	Via Hallway Cupboard: Serial No.: xxxxxxxx
Oil Reading	
Oil Meter Reference and Location	N/A
Comments	

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Utilities Readings | Water and Oil - Continued

Photos

22/09/2026 14:43:41



Alarms and / or Detectors

Location of smoke detector/s	Hallway
Smoke detector/s tested and working?	Yes
Location of carbon monoxide detector/s	n/a
Carbon monoxide detector/s tested and working?	N/A
Comments:	

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Entrance Hallway

#	Item	Description	Condition	Notes
1	Front Door	Wooden front door fitted with silver metal room numbers ("XXX"), a central peephole (spyhole), a silver lever door handle, and a keyhole lock cylinder.	Minor surface scuffs/wear visible around the handle area and bottom edge.The front door handle shows minor movement. The back of the door shows scratch marks on the wooden finish.	

22/09/2026 10:52:27



22/09/2026 10:52:33



22/09/2026 10:52:48



22/09/2026 10:52:51



22/09/2026 10:52:53

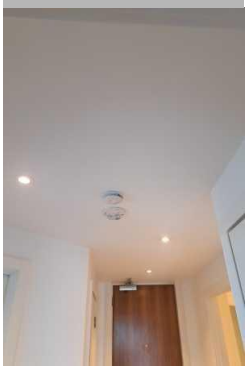


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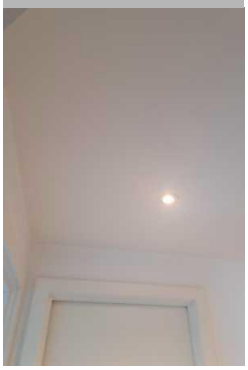


2	Ceiling	Ceiling is finished with white paint.		

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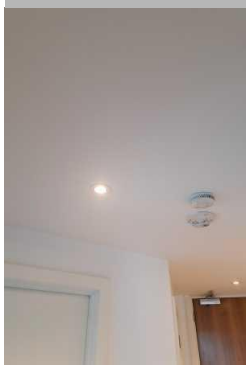
Entrance Hallway - Continued

#	Item	Description	Condition	Notes
3	Lighting	Ceiling fitted with 3 spotlights with white surrounds.	3 bulbs are fully working when tested.	

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22/09/2026 10:54:34

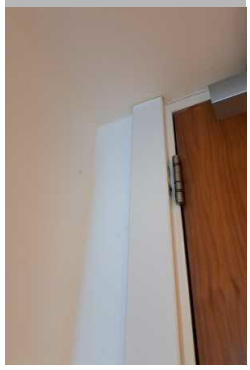


4	Walls	Painted with white paint throughout.	Behind Front Door (Left Side): Cobwebs present on the top left corner. Marks present on the bottom left section. Near Bathroom Door: Marks noted on the wall adjacent to the right side of the bathroom door frame. Near Bedroom 1: Marks observed on the wall next to the light switch beside Bedroom 1.	

22/09/2026 10:55:52



22/09/2026 10:55:58



22/09/2026 10:56:04



22/09/2026 11:04:25



5	Wall Fixtures	Wall-mounted Fermax intercom handset unit	The intercom handset is securely wall-mounted and intact, but has a layer of dust on top.	

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Entrance Hallway - Continued

#	Item	Description	Condition	Notes

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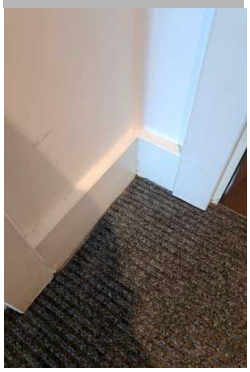


6	Skirting	Wooden skirting boards finished in white paint.	Dust present along the top edge.	

22/09/2026 10:58:49



22/09/2026 10:58:53



22/09/2026 10:59:00



22/09/2026 10:59:07



7	Flooring	Large square grey tiled flooring. Fitted grey doormat directly at the main entrance.	Minor wear and crumbling/missing grout noted at the tile intersection joint.	

22/09/2026 10:59:34



22/09/2026 10:59:38



22/09/2026 10:59:42



22/09/2026 11:01:27



8	Heating	Wall-mounted white electric convector panel heater (500W, 230V, Type: 1336.1.AACK.01) with top-mounted control panel, flip-up protective cover, and thermostat control dials.	Slight movement.	

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Entrance Hallway - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:01:52



22/09/2026 11:01:57



22/09/2026 11:02:08



9	Sockets and Switches	Double Light Switches x1 Single Light Switches x2 Single fused Switches x2 Double Power Socket x1 All with white plastic faceplates.	Light surface dust present on top of the switch plates.	

22/09/2026 11:03:35



22/09/2026 11:03:39



22/09/2026 11:03:46



22/09/2026 11:03:55



22/09/2026 11:03:57



10	Smoke Alarm	Ceiling-mounted smoke detectors. 1 circular FireAngel alarm unit present and securely mounted to the ceiling. 1 adjacent alarm unit is missing the main detector cover/casing, leaving the baseplate and internal wiring terminals exposed.	Working when tested, tested for sound only.	

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Entrance Hallway - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:04:48



22/09/2026 11:04:52



22/09/2026 11:04:55



11	Miscellaneous	Smart meters		

22/09/2026 11:05:25



22/09/2026 11:05:30



12	Visitor entry phone	Wall-mounted off-white/cream Fermax intercom handset.		

22/09/2026 10:57:10



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Storage by entrance

#	Item	Description	Condition	Notes
13	Door	White painted wooden door fitted with a brushed metal lever handle and latch plate.	Surface marks, scuffs, and circular smudges present on the face of the door around the handle area. Visible chipping, indentation damage, and worn wood along the door edge adjacent to the latch plate.	

22/09/2026 11:08:13



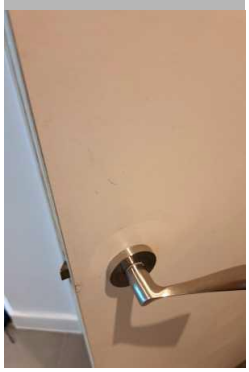
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22/09/2026 11:08:30



22/09/2026 11:08:37



22/09/2026 11:08:42



#	Item	Description	Condition	Notes
14	Ceiling	Ceiling is finished with white paint.		

22/09/2026 11:09:17



22/09/2026 11:09:23



22/09/2026 11:10:03



#	Item	Description	Condition	Notes
15	Lighting		***NOT PRESENT***	
16	Walls	Painted with white paint throughout.	Multiple light scuff marks, faint smudges, and minor paint imperfections present across the wall surface.	

Storage by entrance - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:10:31



22/09/2026 11:10:41



17	Skirting	Wooden skirting boards finished in white paint.	Paintwork shows slight discoloration/yellowing, yellow-brown staining near the bottom, and multiple light scuff marks. Minor marks and scuffs also present on the adjacent wall surface.	

22/09/2026 11:12:52



22/09/2026 11:12:55



22/09/2026 11:12:58



18	Flooring	Cream short-pile carpet fitted inside the utility cupboard, finished with a silver metal door threshold strip at the entrance.	Light surface dust, fluff, and general debris present across the pile.	

22/09/2026 11:14:34



22/09/2026 11:14:38



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Storage by entrance - Continued

#	Item	Description	Condition	Notes
19	Shelving	Two slatted wooden storage shelves mounted above the cylinder unit, surrounding the vertical utility pipes and water meter.	Unattended personal items and trash left on the wooden shelf.	

22/09/2026 11:15:08



22/09/2026 11:15:15



#	Item	Description	Condition	Notes
20	Sockets and Switches	Single fused Switch x1. White plastic fused switch with red neon indicator light, connected via wired flex cable to the water heating system/boiler unit.		

22/09/2026 11:16:05



#	Item	Description	Condition	Notes
21	Miscellaneous	Miscellaneous items stored against the wall, including a grey plastic draining tray, a wood-effect shelf, and a cardboard box.		

Storage by entrance - Continued

#	Item	Description	Condition	Notes

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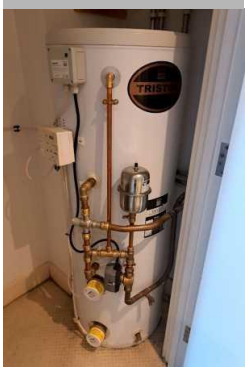


22/09/2026 11:16:43



22	Water tank system	Freestanding white TRISTOR hot water cylinder fitted with copper pipework, stainless steel expansion vessel, wall-mounted Telford Water Heaters OverFill protection unit, and a digital timer control box.		

22/09/2026 11:18:17



22/09/2026 11:18:24



22/09/2026 11:18:29



22/09/2026 11:18:35



23	Water meter	Wall mounted.		

22/09/2026 11:20:15



22/09/2026 11:20:20



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Bedroom 1

#	Item	Description	Condition	Notes
24	Door	White painted wooden door fitted with a brushed metal lever handle and latch plate.	Door Leaf & Surface: Multiple light scuff marks, smudges, and minor scratches noted near the lower section of the door leaf. Door handle mechanism is slightly fitting insecurely against the door face. The handle rose cover is missing. Door Frame, dust, dirt accumulation, and black residue visible along the top and upper recess of the door frame rebate. .	

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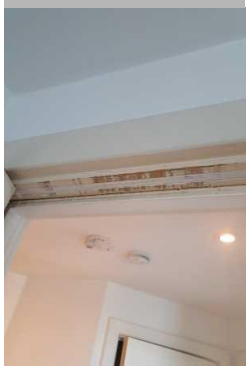
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22/09/2026 11:21:41



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22/09/2026 11:24:15



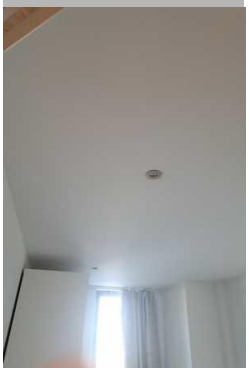
25	Ceiling	Ceiling is finished with white paint.	Light scuffs, and small surface smudges observed around the central area of the ceiling. Marks in places.	

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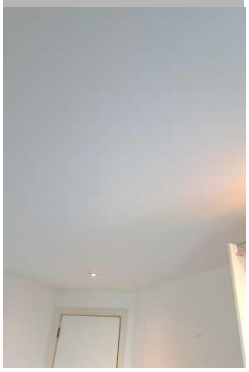
Bedroom 1 - Continued

#	Item	Description	Condition	Notes

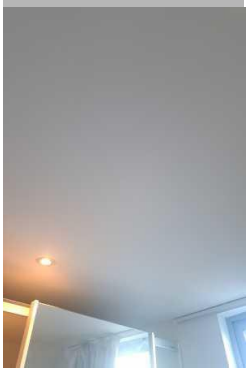
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22/09/2026 11:28:11

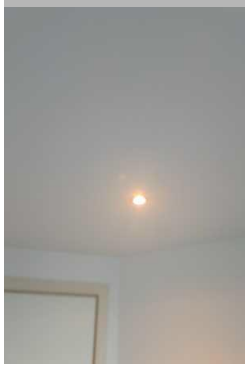


22/09/2026 11:28:18



26	Lighting	2 ceiling-mounted recessed spotlights with white surrounds.	All bulbs present and working when tested.

22/09/2026 11:28:41



22/09/2026 11:28:49



27	Walls	Painted with white paint throughout.	Screws x2 remain inserted into the plasterwork on the left wall. Marks observed on the far wall (left side when facing the bed). Visible scuff marks on the wall surface to the left of the wardrobe. Visible marks noted on the upper-middle portion of the wall section adjacent to the window.

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Bedroom 1 - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:29:20



22/09/2026 11:29:35



22/09/2026 11:29:44



22/09/2026 11:29:55



22/09/2026 11:30:07



22/09/2026 11:30:59



22/09/2026 11:31:14

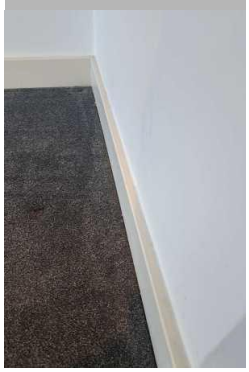


28	Skirting	Wooden skirting boards finished in white paint.	Dust and minor lint accumulated along the top edge and base.

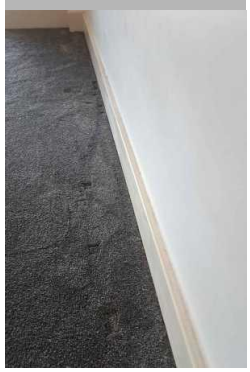
22/09/2026 11:31:46



22/09/2026 11:31:52



22/09/2026 11:32:00



22/09/2026 11:32:04



22/09/2026 11:32:08



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Bedroom 1 - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:32:11



29	Flooring	Grey short-pile carpet fitted throughout the bedroom area.	Widespread vacuum lines and heavy furniture pressure indents/marks visible across the pile surface. Multiple small, localized dark spots, burnt/discolored patches, and faint ground-in dirt marks present on the carpet fibers.	

22/09/2026 11:32:33



22/09/2026 11:32:37



22/09/2026 11:32:42



22/09/2026 11:34:50



30	Windows	Grey metal / uPVC double-glazed window unit fitted with a silver locking handle and key inserted.	Silver handle mechanism is loose/slack upon operation. Deep scuff marks, and plastic degradation on the black catch trim/cover plate located directly below the handle mechanism.	

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Bedroom 1 - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:35:16



22/09/2026 11:35:22



22/09/2026 11:35:28



31	Window Covering	A single, patterned fabric curtain (light brown textured block print) suspended from a white ceiling-mounted track.

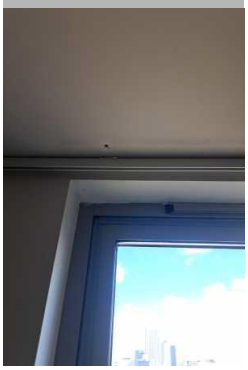
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22/09/2026 11:36:33



32	Window Keys	Double glazed windows unit, grey mental frame, 1 lockable handles, key provided.

22/09/2026 11:37:10



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Bedroom 1 - Continued

#	Item	Description	Condition	Notes
33	Heating	White wall-mounted electric panel heater with top vent grilles and digital control/thermostat panel.	The heater casing is unstable on the right-hand side bracket attachment. The protective cover plate for the top control panel is missing. Dust and wipeable marks on top grilles and internal mounting brackets.	

22/09/2026 11:37:33



22/09/2026 11:37:39



22/09/2026 11:37:43



22/09/2026 11:37:50



22/09/2026 11:37:57



#	Item	Description	Condition	Notes
34	Sockets and Switches	Single light switch x2 Single fused switch x1 Double power sockets x2 Telephone socket x1 All made of white plastic.		

22/09/2026 11:38:45



22/09/2026 11:38:50



22/09/2026 11:38:55



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#	Item	Description	Condition	Notes
35	Threshold stripes	Silver metal strip		

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Bedroom 1 - Continued

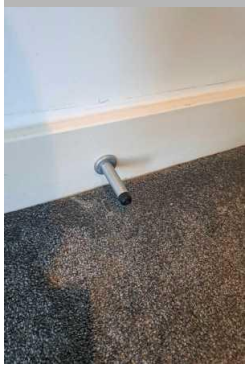
#	Item	Description	Condition	Notes

22/09/2026 11:40:29



36	Door stop	Metal tubular door stop fitted with a black rubber buffer tip.	Slightly loose at the base fixing.	

22/09/2026 11:40:50



37	Wardrobe	White fitted wardrobe featuring a mirrored sliding door, interior hanging rail, upper shelving, and pull-out wire mesh drawers.	Mirrored door panel exhibits visible handprints, smudges, and wipe marks across the surface. Dust, loose hairs, and minor grimy residue accumulated along the internal base panel and bottom tracks. Back Panel: The thin hardboard back panel is popping out from the side frame groove along the inner join.	

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Bedroom 1 - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:42:37



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22/09/2026 11:42:49



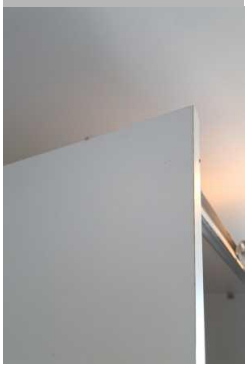
22/09/2026 11:43:05



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22/09/2026 11:43:24



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Bedroom 2

#	Item	Description	Condition	Notes
38	Door	White painted wooden door fitted with a brushed metal lever handle and latch plate	Chipped noted along the top edge of the door leaf, with light scuffs present on the face. Metal door handle rose cover is missing.	

22/09/2026 11:48:40



22/09/2026 11:48:55



22/09/2026 11:49:04



22/09/2026 11:49:17



22/09/2026 11:49:24

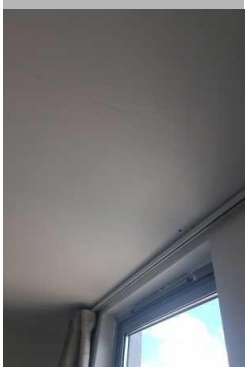


#	Item	Description	Condition	Notes
39	Ceiling	Ceiling is finished with white paint.	A small dark mark is visible on the ceiling surface above the bed storage unit area. Marks in places.	

22/09/2026 11:53:11



22/09/2026 11:53:18



22/09/2026 11:53:30



#	Item	Description	Condition	Notes
40	Lighting	2 ceiling-recessed downlights and 2 under-cabinet spotlights mounted on the underside of the headboard/overbed storage unit.	All bulbs present and working when tested.	

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Bedroom 2 - Continued

#	Item	Description	Condition	Notes

22/09/2026 11:56:11



22/09/2026 11:56:27



22/09/2026 11:56:31



41	Walls	Painted with white paint throughout.	Screw hole visible on the wall face above wardrobe.

22/09/2026 11:58:38



22/09/2026 11:58:47



22/09/2026 11:58:56



22/09/2026 11:59:08



22/09/2026 11:59:11



42	Skirting	Wooden skirting boards finished in white paint.	Dust and minor lint accumulated along the top edge and base.

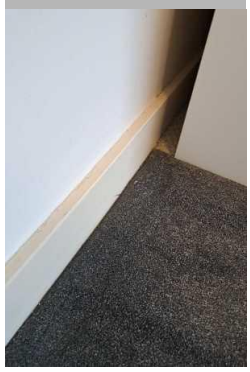
22/09/2026 12:02:34



22/09/2026 12:02:41



22/09/2026 12:02:49



22/09/2026 12:02:57



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Bedroom 2 - Continued

#	Item	Description	Condition	Notes
43	Flooring	Grey short-pile carpet fitted throughout the bedroom area.	Widespread vacuum lines and heavy furniture pressure indents/marks visible across the pile surface. Multiple small, localized dark spots, burnt/discolored patches, and faint ground-in dirt marks present on the carpet fibers.	

22/09/2026 12:04:00



22/09/2026 12:04:06



22/09/2026 12:04:09

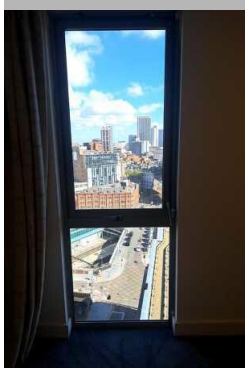


22/09/2026 12:04:17



#	Item	Description	Condition	Notes
44	Windows	Grey metal / uPVC double-glazed window unit fitted with a silver locking handle.	Rough paint application noted along the upper right corner where the frame meets the wall reveal. The white cable safety restrictor is disconnected, The protective screw cover plate on the handle base is missing, visible scuff marks.	

22/09/2026 12:05:03



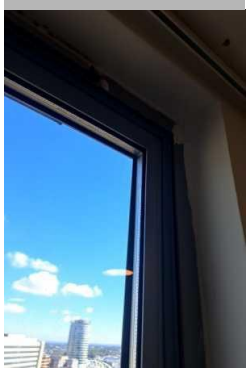
22/09/2026 12:05:08



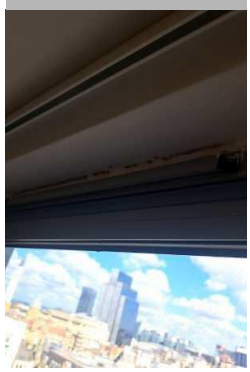
22/09/2026 12:05:13



22/09/2026 12:05:23



22/09/2026 12:05:31



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Bedroom 2 - Continued

#	Item	Description	Condition	Notes
45	Window Covering	A single, patterned fabric curtain (light brown textured block print) suspended from a white ceiling-mounted track.		

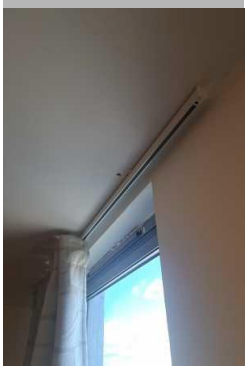
22/09/2026 12:11:04



22/09/2026 12:11:08



22/09/2026 12:11:13



#	Item	Description	Condition	Notes
46	Heating	Wall-mounted white electric convector panel heater (1000W, 230V, Type: 1336.3.AACK.01) with top-mounted control panel, digital timer module, flip-up protective cover, and thermostat control dials.	Noticeable dust accumulation and light dirt present on the top edge.	

22/09/2026 12:11:40



22/09/2026 12:11:44



22/09/2026 12:11:48



22/09/2026 12:11:52



22/09/2026 12:11:56



22/09/2026 12:12:01



22/09/2026 12:12:06



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Bedroom 2 - Continued

#	Item	Description	Condition	Notes
47	Sockets and Switches	Single light switch x1 Double light switches x2 Fused switch x1 Double power sockets x3 TV aerial socket x1 Telephone socket x1 All made of white plastic		

23/09/2026 22:05:38



23/09/2026 22:05:38



23/09/2026 22:05:38



23/09/2026 22:05:38



23/09/2026 22:05:38



#	Item	Description	Condition	Notes
48	Threshold	Silver metal strip		

22/09/2026 12:22:44



#	Item	Description	Condition	Notes
49	Wardrobe	Built-in double white wooden wardrobe unit with hinged doors, fitted with top shelving compartments and white hanging rails.	Heavy dust accumulation on top of the cabinet casing, with visible dust, loose hair, and light debris on the internal shelves. A visible separation is present along the joint line between the back panel and bottom shelves.	

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Bedroom 2 - Continued

#	Item	Description	Condition	Notes

22/09/2026 12:23:10



22/09/2026 12:23:24



22/09/2026 12:23:42



22/09/2026 12:23:57



22/09/2026 12:24:09



22/09/2026 12:24:52

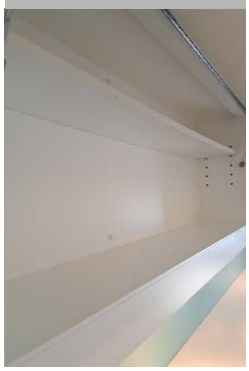


50	Build in storage unit	Built-in white wood/MDF storage surround unit incorporating top lift-up flap cupboards, lower side cupboards with hinged doors, built-in open shelving, integral headboard panel, integrated electrical socket.	Decorative yellow cat-shaped wall hook attached to the front face of the upper-left cabinet door. Dust, lint, and light debris accumulation present along the shelf surfaces, inside cabinet recesses, and along joint edges. Light discolouration and minor surface scuffs noted along the main counter shelf top.	

22/09/2026 12:17:13



22/09/2026 12:17:33



22/09/2026 12:17:38



22/09/2026 12:17:41



22/09/2026 12:17:45



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Bedroom 2 - Continued

#	Item	Description	Condition	Notes

22/09/2026 12:17:50



22/09/2026 12:17:56



22/09/2026 12:18:13



22/09/2026 12:18:27



22/09/2026 12:18:32



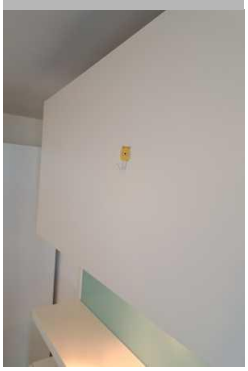
22/09/2026 12:18:37



22/09/2026 12:18:49



22/09/2026 12:19:02



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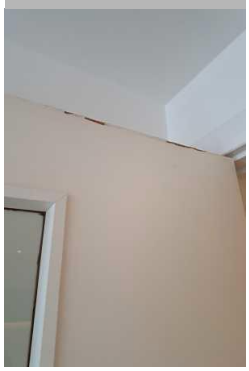
Open plan lounge

#	Item	Description	Condition	Notes
51	Door	White painted timber door with a central vertical frosted glass glazed vision panel, fitted with a brushed metal lever handle and matching door frame.	Minor scuffs, light surface marks, and small paint imperfections present on the frame.	

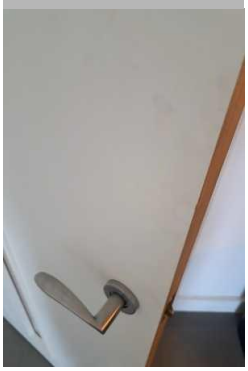
22/09/2026 13:00:42



22/09/2026 13:00:47



22/09/2026 13:00:59



22/09/2026 13:01:07



#	Item	Description	Condition	Notes
52	Ceiling	Ceiling is finished with white paint.	Marks in places.	

22/09/2026 13:02:54



22/09/2026 13:02:59



22/09/2026 13:03:05

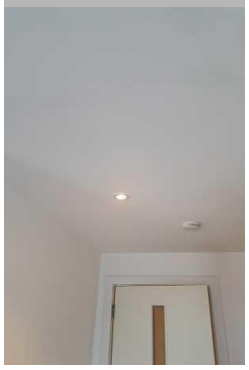


22/09/2026 13:03:21



#	Item	Description	Condition	Notes
53	Lighting	7 recessed spotlights fitted into the ceiling with white outer surrounds.	All bulbs present and working when tested.	

22/09/2026 13:08:48



22/09/2026 13:08:57



22/09/2026 13:09:03



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Open plan lounge - Continued

#	Item	Description	Condition	Notes
54	Walls	Painted with white paint throughout.	A small area of chipped paint is visible on the wall surface, marks in places. Corner Junctions: Vertical stress cracking and paint flaking are noted along the internal wall corner joint.	

22/09/2026 13:04:24



22/09/2026 13:04:29



22/09/2026 13:04:36



22/09/2026 13:04:41



22/09/2026 13:04:45



22/09/2026 13:04:48



22/09/2026 13:04:59



22/09/2026 13:05:05

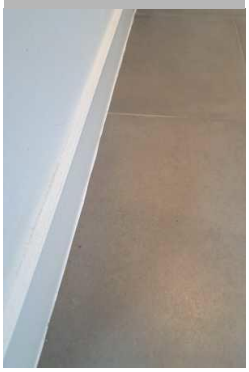


22/09/2026 13:07:49



#	Item	Description	Condition	Notes
55	Skirting	Wooden skirting boards finished in white paint.	Chipped in places. Dust accumulation present along the top edge surface.	

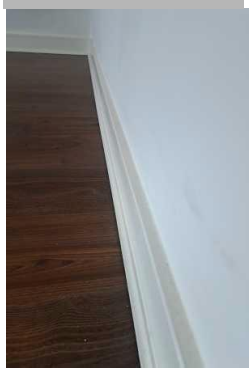
22/09/2026 13:09:31



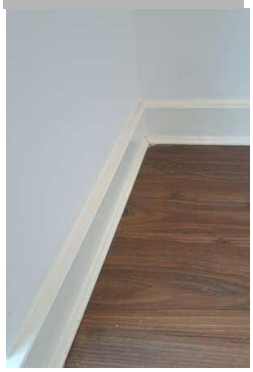
22/09/2026 13:09:38



22/09/2026 13:09:43



22/09/2026 13:09:55



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Open plan lounge - Continued

#	Item	Description	Condition	Notes
56	Flooring	Medium wood-effect laminate flooring throughout.	Small amount of debris on the surface. Two small marks are present on the floor surface.	

22/09/2026 13:10:57



22/09/2026 13:11:00



22/09/2026 13:12:36



#	Item	Description	Condition	Notes
57	Windows	3 large double-glazed full-height windows with light brown metal frames, fitted with silver key-operated handles and safety restrictors.	Two window units are provided with keys; two security restrictor cables are fully operational, while one cable is missing its latching clip. Fingerprints and smudges observed on window glass.	

22/09/2026 13:14:33



22/09/2026 13:15:19



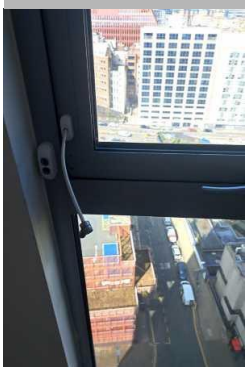
22/09/2026 13:15:25



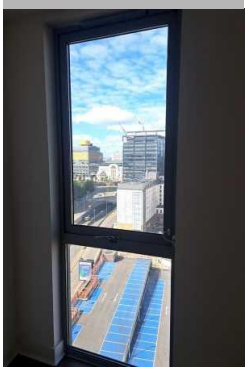
22/09/2026 13:15:30



22/09/2026 13:15:33



22/09/2026 13:15:46



22/09/2026 13:15:50



22/09/2026 13:15:52



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Open plan lounge - Continued

#	Item	Description	Condition	Notes
58	Window Keys			

22/09/2026 13:20:51



22/09/2026 13:20:58



59	Heating	Wall-mounted white electric convector panel heater x2.	Dust accumulation present on the outer casing. Upper louver fin on the left-hand side is slightly bent/warped out of shape.	

22/09/2026 13:21:13



22/09/2026 13:21:17



22/09/2026 13:21:22



22/09/2026 13:21:28



22/09/2026 13:21:32



22/09/2026 13:21:40



22/09/2026 13:21:43



22/09/2026 13:21:47



22/09/2026 13:21:51



22/09/2026 13:21:58



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Open plan lounge - Continued

#	Item	Description	Condition	Notes

22/09/2026 13:22:39



22/09/2026 13:22:44



60	Sockets and Switches	Switches Double light switch x1 Three light switches x1 Single dimmer light switch x1 Double power sockets x4 Telephone socket x1 European sockets x3 Single fused switch x2 Multi-media socket x1 All made of white plastic.		

22/09/2026 13:28:32



22/09/2026 13:28:39



22/09/2026 13:28:47



22/09/2026 13:28:50



22/09/2026 13:28:56



22/09/2026 13:29:02



22/09/2026 13:29:05



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Open plan lounge - Continued

#	Item	Description	Condition	Notes
61	Smoke Alarm	Made of white plastic.	Working when tested, for sound only.	

22/09/2026 13:24:54



#	Item	Description	Condition	Notes
62	Door stop	Metal door stop with black rubber bumper.		

22/09/2026 13:50:29



#	Item	Description	Condition	Notes
63	Threshold stripes	Silver metal strip		

22/09/2026 14:40:33

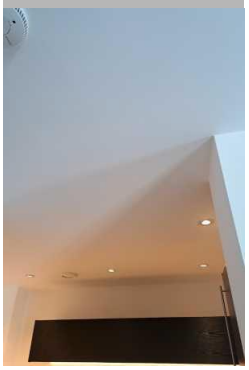


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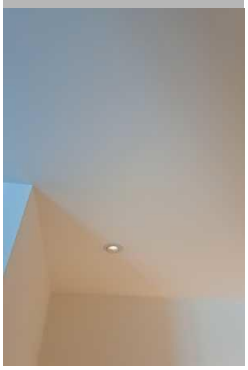
Open plan kitchen

#	Item	Description	Condition	Notes
64	Ceiling	Ceiling is finished with white paint.	Stains to left corner, bulkhead edge, and adjacent wall surfaces.	

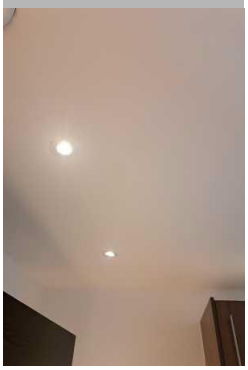
22/09/2026 13:53:38



22/09/2026 13:53:44



22/09/2026 13:53:51

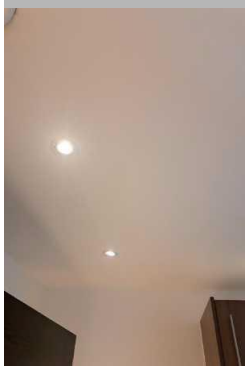


22/09/2026 13:54:09

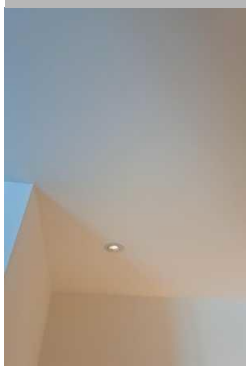


#	Item	Description	Condition	Notes
65	Lighting	Five recessed ceiling spotlights/downlights and one LED strip downlight fitted under the wall cupboard unit.	All bulbs present and working when tested.	

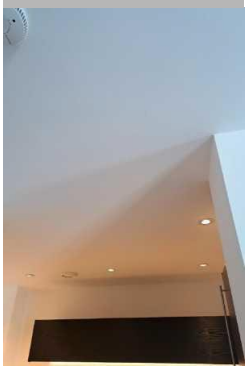
23/09/2026 22:13:26



23/09/2026 22:13:26



23/09/2026 22:13:26



#	Item	Description	Condition	Notes
66	Walls	Painted with white paint throughout.	Marks in places.	

22/09/2026 13:57:12



22/09/2026 13:57:17



22/09/2026 13:57:25



22/09/2026 13:57:47



22/09/2026 13:57:54



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Open plan kitchen - Continued

#	Item	Description	Condition	Notes
67	Skirting	Wooden skirting boards finished in white paint.	Dust and minor lint accumulated along the top edge and base.	

22/09/2026 13:58:36



22/09/2026 13:58:38



22/09/2026 13:58:44



22/09/2026 13:58:48



#	Item	Description	Condition	Notes
68	Flooring	Large square grey tiled flooring.		

22/09/2026 13:59:45



22/09/2026 13:59:50



22/09/2026 13:59:53



22/09/2026 13:59:55



22/09/2026 13:59:59



#	Item	Description	Condition	Notes
69	Kitchen Units	Range of fitted kitchen units featuring dark wood-grain finish doors/drawer fronts, tall housing units, long brushed metal bar handles, light cream composite worktops, and a dark grey horizontal wall cabinet unit with under-cabinet strip lighting.	Interior shelves show circular water marks/stains and faint vertical drip marks/discolouration on the back panel. Small scuffs/chips noted near the edge. Small white paint specks are visible along the lower kickboard surface.	

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Open plan kitchen - Continued

#	Item	Description	Condition	Notes

22/09/2026 14:00:30



22/09/2026 14:00:35



22/09/2026 14:00:39



22/09/2026 14:00:41



22/09/2026 14:00:47



22/09/2026 14:00:57



22/09/2026 14:01:00



22/09/2026 14:01:08



22/09/2026 14:01:16



22/09/2026 14:01:22



22/09/2026 14:01:28



22/09/2026 14:01:39



70	Work Surface	Cream solid composite worktop with matching composite rear upstands fitted flush against the wall.	Visible hairline cracks present on the worktop surface.	

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Open plan kitchen - Continued

#	Item	Description	Condition	Notes

22/09/2026 14:05:27



22/09/2026 14:05:30



22/09/2026 14:05:34



22/09/2026 14:05:51



22/09/2026 14:05:54



22/09/2026 14:05:58



22/09/2026 14:06:03



71	Sink	Undermounted single-bowl stainless steel sink fitted with a chrome mixer tap.	Light debris and wipeable marks in places.	

22/09/2026 14:08:42



22/09/2026 14:08:46



22/09/2026 14:08:50



22/09/2026 14:08:56



22/09/2026 14:08:59



22/09/2026 14:09:04



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Open plan kitchen - Continued

#	Item	Description	Condition	Notes
72	Oven/Cooker	Integrated SMEG electric fan-assisted oven with brushed stainless steel and glass fascia, equipped with 3 control knobs and central digital display. Internal cavity includes 2 wire racks and 1 grill pan tray (Model: xxxxxxxx / S/N: xxxxxxxx). 2 wire racks, 1 grill pan.	Grease splatters, smudges, and residual marks are visible on the glass door and control panel surface. 2 wire racks, 1 grill pan, interior - small amount of burnt.	

22/09/2026 14:10:02



22/09/2026 14:10:06



22/09/2026 14:10:12



22/09/2026 14:10:18



22/09/2026 14:10:26



22/09/2026 14:10:30



22/09/2026 14:10:57



22/09/2026 14:11:03



22/09/2026 14:11:06



22/09/2026 14:11:10



22/09/2026 14:11:50



22/09/2026 14:11:54



22/09/2026 14:11:58



22/09/2026 14:12:04



Powered by TouchRight

Open plan kitchen - Continued

#	Item	Description	Condition	Notes
73	Hob	Built-in black ceramic electric hob featuring 4 heating zones, right-hand control knobs, and fitted flush into the worktop.	Heavy usage marks, limescale/burnt-on residue, and surface discolouration/fading are present across the cooking zones, particularly prominent on the front-left element.	

22/09/2026 14:16:03



22/09/2026 14:16:09



22/09/2026 14:16:12



22/09/2026 14:16:14



22/09/2026 14:16:18



#	Item	Description	Condition	Notes
74	Extractor Hood	Undercabinet integrated extractor hood with a white housing, mesh filter panel.	All bulbs present and working when tested.	

22/09/2026 14:17:40



22/09/2026 14:18:30



#	Item	Description	Condition	Notes
75	Fridge/Freezer	Integrated 50/50 split tall fridge freezer concealed behind wooden cabinet doors with long vertical metal handles. LOGIK model: LIFF5024, Product No: xxxxxx, Serial No: xxxxxxxxxxxxxxx. Fridge Section: 2 main compartments containing 4 glass shelves, 1 bottom crisper drawer, and 3 door trays. Freezer Section: 3 pull-out clear plastic freezer drawers/baskets.	Food crumbs, dirt accumulated along the magnetic door seal. Interior, ood debris, minor yellow/brown staining. Light marks visible near the upper light fixture housing.	

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Open plan kitchen - Continued

#	Item	Description	Condition	Notes

22/09/2026 14:21:06



22/09/2026 14:21:12



22/09/2026 14:21:24



22/09/2026 14:21:30



22/09/2026 14:21:47



22/09/2026 14:21:58



22/09/2026 14:22:01



22/09/2026 14:22:04



22/09/2026 14:22:07



22/09/2026 14:22:10



22/09/2026 14:22:19



22/09/2026 14:22:34



22/09/2026 14:22:41



76	Washing Machine	Freestanding front-loading washer-dryer in white. Hisense model: xxxxxxxxxx. Serial number:xxxxxxxxxxxx	Wipeable marks in places. Discolouration, dark spots, and mildew build-up noted inside the folds of the rubber door gasket. Minor water droplets and light detergent residue present inside the plastic compartments.

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Open plan kitchen - Continued

#	Item	Description	Condition	Notes

22/09/2026 14:26:44



22/09/2026 14:26:54



22/09/2026 14:27:04



22/09/2026 14:27:10



22/09/2026 14:27:19



77	Sockets and Switches	Double power sockets x3 Single red plastic cooker switch with indicator x1 Multi appliance pane x1 All made of white plastic.	Surface scuffs, dust, grease marks, and dirt accumulation visible on faceplates.

22/09/2026 14:30:12



22/09/2026 14:30:17



22/09/2026 14:30:20



78	Miscellaneous	Grey plastic countertop dish drainer rack.	

22/09/2026 14:34:40



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Open plan kitchen - Continued

#	Item	Description	Condition	Notes
79	Bin	Black rectangular rubbish bin with rounded edges and a flat, closed lid.	Internal base and inner lid show residual debris, dust, and minor staining.	

22/09/2026 14:32:27



22/09/2026 14:32:37



22/09/2026 14:32:43



#	Item	Description	Condition	Notes
80	Kettle	Black plastic electric kettle.		

22/09/2026 14:34:05



22/09/2026 14:34:16



#	Item	Description	Condition	Notes
81	Ceiling vent	Circular white plastic ceiling vent.	Light dust accumulation and faint discolouration visible around the outer rim edges and inner gap.	

22/09/2026 14:38:40



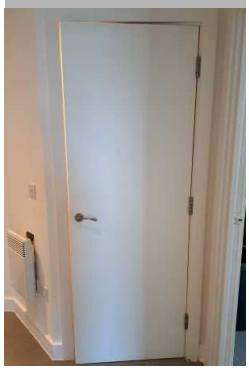
Hallway storage

#	Item	Description	Condition	Notes
82	Door	White painted wooden door fitted with a brushed metal lever handle and latch plate.	Marks in places.	

22/09/2026 12:28:14



22/09/2026 12:28:25



#	Item	Description	Condition	Notes
83	Ceiling	Ceiling is finished with white paint.		

22/09/2026 12:28:51



22/09/2026 12:28:55



#	Item	Description	Condition	Notes
84	Lighting	One recessed ceiling downlights.	Bulb present and working when tested.	

22/09/2026 12:29:13



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Hallway storage - Continued

#	Item	Description	Condition	Notes
85	Walls	Painted with white paint throughout.	Marks in places. Significant paint peeling, cracking, and damaged plaster exposed along the vertical recess between the door frame architrave and the wall corner.	

22/09/2026 12:33:25



22/09/2026 12:33:31



22/09/2026 12:33:46



22/09/2026 12:35:30



#	Item	Description	Condition	Notes
86	Skirting	Wooden skirting boards finished in white paint.	Cracking and separation present in the sealant/caulk along the skirting top line and bottom corner junction, with visible dust and debris accumulation.	

22/09/2026 12:35:07



22/09/2026 12:35:11



22/09/2026 12:35:14



#	Item	Description	Condition	Notes
87	Flooring	Large square grey tiled flooring.		

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Hallway storage - Continued

#	Item	Description	Condition	Notes

22/09/2026 12:37:57



88	Sockets and Switches	Telephone socket x1 Single fused switch x1 Single power socket x1 All made of white plastic.		

22/09/2026 12:38:16



22/09/2026 12:38:22



89	Fuse box		***NOT PRESENT***	
90	Fuse board	Wall-mounted Hager consumer unit (fuse board) complete with protective flip-down cover.	Dust present along the top flat surface of the unit casing.	

22/09/2026 12:41:08



22/09/2026 12:41:13



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Hallway storage - Continued

#	Item	Description	Condition	Notes
91	Cable covering box	Wall-mounted grey weather-resistant electrical junction box.		

22/09/2026 12:43:49



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Bathroom

#	Item	Description	Condition	Notes
92	Door	Plain white smooth veneered door fitted with brushed metal lever handles and a matching turn-latch thumb turn.	Visible dark scuffs, and light surface smudges on the door face adjacent to the handle. Edge showing minor chip/wear.	

22/09/2026 13:30:51



22/09/2026 13:30:57



22/09/2026 13:31:01



22/09/2026 13:31:12



22/09/2026 13:31:16



22/09/2026 13:31:19



#	Item	Description	Condition	Notes
93	Ceiling	Ceiling is finished with white paint.		

22/09/2026 13:31:50



22/09/2026 13:31:57



22/09/2026 13:32:08



#	Item	Description	Condition	Notes
94	Lighting	Four recessed white ceiling spotlights.	All bulbs present and working when tested.	

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Bathroom - Continued

#	Item	Description	Condition	Notes

22/09/2026 13:32:34



22/09/2026 13:32:38



22/09/2026 13:32:43



95	Walls	Painted with white paint throughout.	light brownish surface discoloration noted directly below the wall-mounted shaver socket. Faint splash marks, water staining, and light smudges present on the painted surface behind and adjacent to the sink taps.

22/09/2026 13:34:08



22/09/2026 13:34:22



22/09/2026 13:34:30



22/09/2026 13:35:34



96	Mirror	Wall mounted mirrors x2	Wipeable marks on surface.

22/09/2026 13:36:00



22/09/2026 13:36:08



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Bathroom - Continued

#	Item	Description	Condition	Notes
97	Skirting	Wooden skirting boards finished in white paint.	Chipped paint, exposed timber/filler, and notable discolouration/staining visible on the bottom section near the bath panel area.	

22/09/2026 13:36:56



22/09/2026 13:37:03



22/09/2026 13:37:11



22/09/2026 13:37:18



#	Item	Description	Condition	Notes
98	Flooring	Grey ceramic tile flooring	light surface scuffs, shoe marks, and localized dirt buildup present across tiles.	

18/09/2026 12:01:12



#	Item	Description	Condition	Notes
99	Heating	Wall-mounted chrome ladder-style heated towel rail.	Chrome screw cover/cap missing on the top-left wall mounting bracket. Visible water spots, finger marks, light dust accumulation, and minor surface tarnishing/limescale marks across horizontal bars.	

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Bathroom - Continued

#	Item	Description	Condition	Notes

22/09/2026 13:37:51



22/09/2026 13:37:56



22/09/2026 13:38:00



100	Toilet	White ceramic wall-hung/concealed-cistern Duravit WC pan with matching white seat and cover. Chrome wall mounted push to flush button.	Minor surface dust and light speckling/marks noted on top rear ceramic edge behind the seat. Discolouration and minor mildew/mould staining present on the sealant along the base perimeter of the toilet where it meets the floor tiles.

22/09/2026 13:38:37



22/09/2026 13:38:47



22/09/2026 13:39:01



22/09/2026 13:39:06



22/09/2026 13:39:26



101	Basin	White ceramic countertop wash basin (Duravit) set on a cream vanity countertop, with wall-mounted chrome cross-head taps and spout, above a built-in grey fitted storage cabinet.	visible limescale accumulation, marks, water spots, and surface tarnishing.

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Bathroom - Continued

#	Item	Description	Condition	Notes

22/09/2026 13:39:47



22/09/2026 13:39:53



22/09/2026 13:40:12



22/09/2026 13:40:25



102	Bath	White acrylic bathtub with a wall-mounted chrome shower mixer control, overhead/handheld shower attachment, and a glass shower screen with a bottom rubber seal.	Glass screen showing visible watermarks, soap scum, and light limescale streaks. The flexible rubber seal is heavily discolored and turned brown. Mould to sealant in places.

22/09/2026 13:41:49



22/09/2026 13:42:09



22/09/2026 13:42:15



22/09/2026 13:42:41



22/09/2026 13:42:54



22/09/2026 13:42:59



22/09/2026 13:43:09



22/09/2026 13:43:44



22/09/2026 13:43:47



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Bathroom - Continued

#	Item	Description	Condition	Notes
103	Shower Unit	Wall-mounted chrome thermostatic shower mixer control with cross-head and lever handles, connected to a wall-mounted vertical riser rail, flexible chrome hose, and adjustable handheld shower head.	Noticeable water marks, finger smudges, and light surface tarnishing.	

22/09/2026 13:44:12



22/09/2026 13:44:17



22/09/2026 13:44:25



22/09/2026 13:44:29



22/09/2026 13:44:34



#	Item	Description	Condition	Notes
104	Extractor	White plastic.	A few wipeable marks in places.	

22/09/2026 13:45:18



#	Item	Description	Condition	Notes
105	Sockets and Switches	Shaver socket x1, white plastic		

22/09/2026 13:45:36



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Bathroom - Continued

#	Item	Description	Condition	Notes
106	Miscellaneous	Free-standing brushed stainless steel toilet roll holder stand and a black plastic toilet brush with holder, placed adjacent to the toilet bowl.		

22/09/2026 13:46:00



22/09/2026 13:46:04



#	Item	Description	Condition	Notes
107	Built in Cupboard	Built-in grey vanity unit featuring multiple storage drawers, pull-out wire laundry basket unit, and integrated handles/tubular stainless steel handles beneath the countertop.	Chipping and delamination along the top/side front edges of the drawer doors. Staining, discolorationmarks, hair, and light debris present on the base of the drawer interior.	

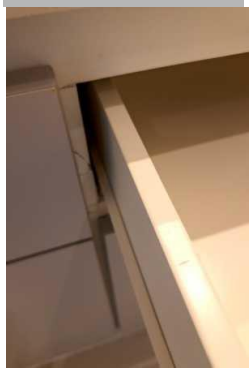
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22/09/2026 13:48:27



22/09/2026 13:48:35



22/09/2026 13:48:43



22/09/2026 13:48:55



22/09/2026 13:49:34



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Bathroom - Continued

#	Item	Description	Condition	Notes
108	Door stop	Metal door stop with a black rubber buffer tip.		

22/09/2026 13:46:28



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Signatures

Tenant Signature

Signed by Or on behalf of the Tenant - Print Name:.

Inspector Signature

Signed by Print Name: Ka Tsang.



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