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SOLO INVENTORIES

22nd May 2026

Inventory & Schedule of Condition

Number 2, Victoria Avenue,
St Helier,

On behalf of
Solo Property Management

18 Sion Village, La Grande Route De St. Jean
07700335434
vicky@solo.je

Rent Safe Accredited Letting Agent
Rent Safe Accredited Managing Agent
Rent Safe Improving standards, assuring quality

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Notes

Condition

Brand new, unused condition
Brand new, unused, still in wrapper or with new with tags/labels attached

Good condition
No marks, all good & clean
Fair condition
Slight signs of wear, generally lightly worn

Aged condition
Showing signs of age, frayed, pull in fabric, small light stains and marks, discoloration

Poor condition
Extensive signs of wear, extensive stains, marks, tears, chips, still functional.

Very poor condition
Extensively damaged/faulty items, large stains, upholstery torn and/or pet stains, pet odours

Levels Of Cleaning

New Build
Properties which are newly built and where this is the first tenancy with items which are clearly band new, will be recorded as professionally cleaned without the presence of a receipt, providing it is in good clean condition to the expected standard.

Cleaned by a 3rd party
Professional clean
A professional company have been employed to carry out cleaning services and have provided a printed receipt stating name of company and date carried out.
Everything Immaculate, sparkling and dust free, appliances and sanitary ware spotless, carpets & mattresses steam cleaned, floors swept and surface cleaned. Linens freshly laundered and folded.

Clean to a professional standard
Everything Immaculate, sparkling and dust free, appliances and sanitary ware spotless, carpets & mattresses steam cleaned, floors swept and surface cleaned. Linens freshly laundered and folded.
Cleaned to a professional standard no receipt provided

Good domestic standard
Flooring vacuumed, swept and surface cleaned. Appliances cleaned and free from loose dirt. Some carbon deposits may be visible but no loose debris or grease to the touch. Dust may be visible to areas not often seen, tops of architraves, cupboards.
Sanitary ware in clean condition – no dust/soap deposits, loose hairs etc.
Basic domestic clean
An attempt has been made to clean but the overall level is not to the expected standard. This may include dust to surfaces, lime scale, loose hairs, crumbs under sofas, mattresses, soiled windows, frosting to freezers, loose soiling to carpets.
Cleaned to a poor standard
Little or no attempt has been made to clean and requires a full professional clean to all areas.

Abbreviations

BC	Brass Casing
BOG	Burnt On Grease
BRU	Beyond Reasonable Use
CC	Chrome Casing
CWA	Consistent with Age
CWS	Consistent with Season
CWU	Consistent with Use
DPP	Double Power Point
DU	Defects Under
FW&T	Fair Wear and Tear
LHS	Left Hand Side
LL	Lower Level
ML	Middle Level
MCWA&U	Marked Consistent with Age & Use
NCV	No Commercial Value
NT	Not Tested
NUM	Normal Usage Marks
ODU	Old Defects Under
RHS	Right Hand Side
SCC	Satin Chrome Casing
SPP	Single Power Point
SS	Stainless Steel
T&W	Tested and Working
TBR	To Be Removed
UFW&T	Unfair Wear & Tear
UL	Upper Level
WPC	White Plastic Casing

Disclaimers

· Solo Inventories undertakes this Inventory, and provides a fair and accurate record of the condition and contents of the property, and the property's internal condition. It is the responsibility of the Landlord and the Tenant or the respective Agents to agree between themselves the accuracy of this report.

· Using the Inventory. All static, loose or moveable items in this Inventory are listed as far as possible from left to right. Items of furniture will be listed as placed by room. Settlement cracks to walls and ceilings are accepted and will not be mentioned unless significant in size.

· The Check In is to agree the basis of the Inventory report; any additional items or notes made during Check In will be written onto to the original Inventory and initialled by the tenant/s and the Clerk. The Clerk will also record meter readings for gas, electricity and water where applicable. The Clerk will complete the declaration, stating the level of cleanliness of the property and list keys or permits issued to the tenant/s. The tenant/s, by signing and dating the inventory, demonstrate their agreement to the condition of the property.

· If you have not been Checked In to the property by a Clerk, you will be provided with 2 copies of this report within 7 days, you must then inspect the property and return a signed copy to Solo Inventories or your Landlord with any comments you feel should be included with in 7 days of receipt.

After this time, it will be deemed that all parties are in agreement as to the content and accuracy of the report.

· The person preparing the Inventory/Check In/Out has been submitted to extensive in-house and external training programmes. However, they are not an expert in fabrics, woods, materials, antiques etc., nor a qualified surveyor. The terminology used within the Inventory should be used for identification purposes only and not be used as an accurate description of each piece of furniture and equipment, or as a structural survey report.

· The Inventory relates only to the furniture and all of the Landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the Inventory and the superficial condition of same.

· Property left in lofts, cellars and locked rooms, boxes or black bags that have not been inventoried, are the sole responsibility of the Landlord. Should the contents be required to be included in the inventory the Managing Agent should make arrangements for the contents to be emptied and placed in the appropriate room for inspection by Solo Inventories.

· Where the inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by the Inventory Clerk, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property complies with the'Fire Precautions (Designated Premises) (Jersey) Regulations 2012. ***If the alarms are not tested by the clerk it is the managing agent and or landlords responsibility to ensure all are in working order***.
The Inventory Clerk or Solo Inventories will take not responsibility for damage or mal-function during the testing of such alarms.

· Whilst all care and diligence will be undertaken during the compilation of the Inventory, heavy appliances and obstructing furniture will not be moved, therefore flooring beneath and walls behind these items will not be inspected. Responsibility for these areas will remain with either the Acting Agent or Landlord. Bed frames and mattresses will be inspected for damage and soiling. Rugs and mats will be lifted or rolled out in order to inspect the flooring beneath, providing that no obstructing item has been placed on top of the rug or mat.

· Windows will be opened and closed where keys are present in the locks or in the property. Should the Clerk be unable to close a window or secure the property, the Managing Agents will be called who will need to make their way to the property to enable the Clerk to leave immediately. The Clerk will not wait for arrangements to be made for the property to be secured.

· Check Out report is used to determine the condition of the property at the end of the tenancy. We will allow for fair wear & tear but excessive dilapidations will be chargeable. It is expected that if the property was professionally cleaned at
Check In it should be professionally cleaned for Check Out.

Landlords/Agent obligations

Under the Public Health and Safety (Rented Dwellings – Minimum Standards and Prescribed Hazards) (Jersey) Order 2018 it is the landlords/agents responsibility to ensure that the below is carried out;

· An annual gas safety inspection carried out by a person who is registered on the United Kingdom Gas Safe Register (regardless of if the supply is in actual use).

· An Electrical Installation Condition Report (EICR) (by a competent engineer as defined in Article 7.8 as having a certificate of competence from NAPIT, NICEIC or BRE) prior to the tenant taking occupation for any new tenancies or renewals from 1st January 2019. In the case of long term periodic tenants where there is no renewal this needs to be completed by no later than 31st December 2023. These inspections are valid for 5 years. Once you are in possession of an EICR upon any renewal or change of tenancy a Landlords Interim Checklist should be completed and a template is available from Environmental Health.

Please note that the Inventory Clerks are not responsible
for the following:

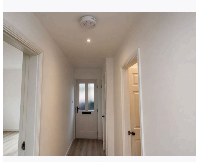
- Opening & closing of any windows
- Testing, taps, WC flush, showers or water pressure
- Moving furniture
- Checking any electrical items, including all white goods
- Testing heating systems/radiators
- Testing smoke alarms, carbon monoxide or alarm sensors
- Inspecting loft, attic, cellars or contents
- Removing and inspecting boxed, bagged items – It is the duty of the Landlord/Tenant to have all accountable items ready to check
- Specifying names of plants/shrubs and trees – a general description will be made

1. Schedule Of Condition

Ref	Name	Condition	Additional Comments
1.1	General	This is a two bedroom, two bathroom unfurnished newly built apartment with balcony; All items in good clean condition unless otherwise stated.	+ Add your comment…

2. Health & Safety I Smoke & Carbon Monoxide Alarms

Ref	Name	Location Room & Floor	Test Result	Additional Comments
2.1	Smoke Alarm(s)	Hallway Both bedrooms Lounge	Alarm tested for power only.	+ Add your comment…
2.2	Heat Sensor Alarm(s)	Kitchen	Alarm tested for power only.	+ Add your comment…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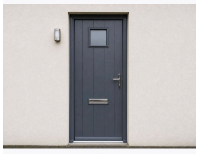
3. Exterior Front

Ref	Name	Description	Condition	Additional Comments
3.1	Door	Solid wood door in grey finish with horizontal panel detailing, metal viewer, and brushed metal handle and lock set.	Door is in good condition with no visible signs of damage or wear.	+ Add your comment…
3.2	Door Frame	The door frame is made of wood, finished in white paint, and features a standard rectangular profile.	The door frame is in good condition with no visible signs of wear, damage, or defects.	+ Add your comment…

3.3	Additional Items / Information	Rectangular door number sign with white numeral 205 on a black background and a teal side stripe, mounted on a white wall.	Sign is clean and intact with no visible scratches or damage.	+ Add your comment…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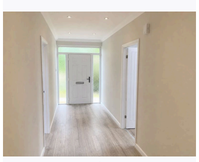
4. Entrance / Hallway

Ref	Name	Description	Condition	Additional Comments
4.1	Reverse of door	Solid wood door in grey finish with horizontal panel detailing, metal viewer, and brushed metal handle and lock set fitted with a door closer and peephole.	Door surface and fittings show no visible signs of wear or damage and appear in very good condition.	+ Add your comment…
4.2	Reverse of architrave	Reverse of architrave is finished in smooth white painted timber seating flush against the wall and framing the entrance door.	No visible signs of wear, damage or discolouration, architrave appears in good overall condition.	+ Add your comment…
4.3	Door Bell / Receiver	White wall-mounted door bell receiver with integrated screen and corded handset, featuring three control buttons below the screen.	No visible signs of wear or damage, appears clean and intact.	+ Add your comment…
4.4	Ceiling	Smooth white painted ceiling with flush recessed spotlights and a smoke detector installed	No visible cracks stains or damage ceiling appears clean and well maintained	+ Add your comment…
4.5	Lighting	Ceiling-mounted recessed white LED spotlight providing general illumination for the entrance or hallway.	Lighting appears clean and functional with no visible damage or faults.	+ Add your comment…
4.6	Walls	Smooth plaster walls finished in light off-white paint with white skirting boards and integrated electrical outlets and intercom system.	No visible damage marks or stains present, surfaces appear intact and clean throughout.	+ Add your comment…
4.7	Skirting	White painted timber skirting with a smooth surface and straight profile.	Skirting is in good condition with no visible dents, chips, or areas of significant wear.	+ Add your comment…
4.8	Flooring	Light wood-effect flooring in a grey-wash finish with visible wood grain pattern	No visible damage or significant wear, appears well maintained throughout	+ Add your comment…
4.9	Switch	Brushed metal single and double light switches with rectangular rockers and visible fixing screws mounted on a white wall.	One switch is missing its rocker and shows exposed hole; remaining switches show no visible wear or damage.	+ Add your comment…
4.10	Sockets	Single metal-faced switched socket outlet with white inserts mounted on a painted wall.	No visible damage or wear marks socket and faceplate in clean condition switches operate normally.	+ Add your comment…
4.11	Doors	White painted wooden doors with minimalist panel design and brushed metal lever handles leading to bathroom, bedroom 1, bedroom 2, living area and utility	Doors show minor scuffing near the base but no visible structural damage or significant wear.	+ Add your comment…
4.12	Architrave	White painted timber architrave with square and chamfered profiles surrounding internal door frames in the entrance and hallway.	Architrave appears in good condition with no visible damage, wear, or staining.	+ Add your comment…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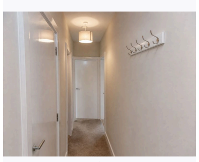
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5. Bathroom

Ref	Name	Description	Condition	Additional Comments
5.1	Reverse of door	White painted wooden door with minimalist panel design and brushed metal lever handle.	No visible damage or wear, surface and handle appear in good condition.	+ Add your comment…
5.2	Reverse of architrave	White painted timber architrave with a square-edged profile surrounding the bathroom door.	No visible damage or wear, paint finish appears intact and free from marks or chips.	+ Add your comment…
5.3	Ceiling	White plasterboard ceiling with recessed spotlights and circular ventilation grille.	No visible signs of wear, damage or discolouration present.	+ Add your comment…
5.4	Extractor Fan	White circular extractor fan fitted into the bathroom ceiling with a minimalist design.	Extractor fan appears intact with no visible damage, some minor discolouration or marks on the surrounding area.	+ Add your comment…
5.5	Lighting	Ceiling-mounted recessed LED light with a white trim positioned near an extractor vent above the shower area.	Lighting is fully operational with no visible signs of wear or damage.	+ Add your comment…
5.6	Walls	Large format grey tiles around the bath and shower area white painted plaster walls elsewhere minimalistic style	No visible marks scratches cracks or staining grout lines appear intact paintwork is clean and undamaged	+ Add your comment…
5.7	Skirting	White painted wooden skirting board with a smooth surface, installed along the base of tiled bathroom walls.	Skirting is in good condition with no visible damage, chips or staining.	+ Add your comment…
5.8	Flooring	Large-format light grey ceramic tiles with minimal grout lines	No visible chips or cracks with some light surface marks	+ Add your comment…
5.9	Toilet	Wall-mounted white ceramic toilet with soft-close seat and dual flush chrome panel.	No visible signs of wear or damage, all surfaces and fittings appear intact and clean.	+ Add your comment…
5.10	Basin	White ceramic rectangular basin with integrated chrome mixer tap and overflow, set on a wood-effect two-drawer vanity unit with chrome handles.	Basin, tap, and vanity unit are clean with no visible signs of wear, chips, or damage.	+ Add your comment…
5.11	Shower Unit / Cubicle	Glass shower screen chrome shower fixtures over white bathtub with large beige tiles on walls integrated control panel with detachable showerhead	No visible signs of wear or damage fittings and tiles appear clean and intact	+ Add your comment…
5.12	Bath / Bath Panel	White acrylic rectangular bath with integrated chrome overflow and drain, flat grey tiled bath panel, and glass shower screen adjacent to the bath.	Bath and bath panel are clean with no visible damage, cracks, or stains.	+ Add your comment…
5.13	Heating	Wall-mounted chrome towel radiator with multiple horizontal bars and two valves at the bottom.	No visible signs of damage or wear radiator appears clean and well maintained.	+ Add your comment…

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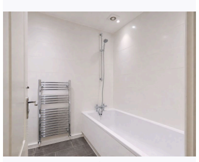
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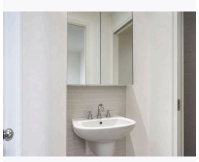
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6. Bedroom 1

Ref	Name	Description	Condition	Additional Comments
6.1	Reverse of door	White wooden door with horizontal grooves, brushed metal handle, and chrome hinges.	No visible damage, scratches, or marks.	+ Add your comment…
6.2	Reverse of architrave	White painted timber architrave with a smooth finish surrounding the bedroom door frame.	No visible signs of wear, damage or discolouration, joints and edges appear intact and well maintained.	+ Add your comment…
6.3	Ceiling	Smooth white painted ceiling with one pendant light fitting and a smoke detector.	Ceiling appears clean and in good condition with no visible cracks, stains, or signs of damage.	+ Add your comment…
6.4	Lighting	Single pendant ceiling light with a white plastic fitting and an exposed bulb.	Light is functioning and fitting appears intact with no visible damage or wear.	+ Add your comment…
6.5	Walls	Painted plastered walls in white with white skirting boards several wall sockets and a light switch present adjacent to white internal door and yellow-framed window.	The walls are clean and undamaged with no visible cracks or major marks minor light shadowing in isolated areas no signs of damp.	+ Add your comment…
6.6	Skirting	White painted wooden skirting running along the perimeter of the room at the base of the walls, featuring a plain profile.	Skirting free from visible damage with some minor scuff marks in certain sections, paintwork intact throughout.	+ Add your comment…
6.7	Flooring	Light grey carpet flooring with a short pile covering the entire room.	Multiple small dark marks and spots present across the carpet	+ Add your comment…
6.8	Window(s) / Sill	Gold aluminium-framed full-height double-glazed window with integrated handle and metal threshold, opening onto balcony.	Frame, sill, and glazing appear in good condition with no visible signs of damage or wear.	+ Add your comment…
6.9	Blinds	White vertical blinds made of fabric with a sheer finish and a. pulley operation mechanism.	Blinds appear intact with no visible damage, staining or wear.	+ Add your comment…
6.10	Switch	Stainless steel effect single and double rocker switches and a two-gang socket with black inserts, all wall-mounted.	Switches and socket are clean with no visible damage or wear; all screws appear intact and plates are flush to the wall.	+ Add your comment…
6.11	Sockets	Double switched sockets with a metallic finish and white inserts, installed flush with wall in Bedroom 1.	No visible signs of damage or wear, sockets appear in good working order.	+ Add your comment…
6.12	Heating	White wall-mounted electric panel heater with digital controls and a flat modern design.	No visible signs of damage or wear, casing and controls appear clean and intact.	+ Add your comment…
6.13	Door	White wooden door with simple horizontal panel detailing and a brushed metal lever handle into en suite	Door appears clean with no visible marks dents or scratches handle and hinges in good condition.	+ Add your comment…
6.14	Architrave	White painted timber architrave surround with a smooth finish and crisp modern edge details fitted around the doorway.	Architrave shows no visible damage or wear with consistent paint coverage and no signs of scuffing or cracks.	+ Add your comment…

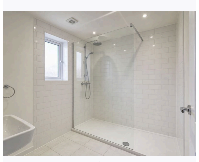
Ref #6

Ref #6

Ref #6

7. En Suite

Ref	Name	Description	Condition	Additional Comments
7.1	Reverse of door	White painted wooden door with modern horizontal panel design and brushed metal lever handle.	Door surface is clean with no visible marks or damage, handle is intact and undamaged.	+ Add your comment…
7.2	Reverse of architrave	White painted timber reverse of architrave with a stepped profile surrounding the en suite door opening.	No visible damage or wear, paintwork appears intact and in good condition throughout.	+ Add your comment…
7.3	Ceiling	Smooth white painted ceiling with two recessed downlights and a ventilation grille.	No visible damage or stains, overall appearance is clean and well maintained.	+ Add your comment…
7.4	Extractor Fan	Ceiling-mounted white circular extractor fan with a central intake grille in the en suite.	Extractor fan shows visible discolouration around the outer edge and minor dust build-up on the grille.	+ Add your comment…
7.5	Lighting	Ceiling-mounted recessed spotlight with a white trim providing overhead illumination for the en suite.	No visible signs of damage or wear to the lighting; appears fully operational.	+ Add your comment…
7.6	Walls	Walls are finished with light grey tiles around shower and basin, with remaining areas in smooth white painted plaster.	Tiled sections appear undamaged, white painted plaster has minor scuff marks near skirting.	+ Add your comment…
7.7	Skirting	White painted wooden skirting board running along the base of the walls and door frame in the en suite.	No visible signs of wear or damage, consistent smooth finish throughout.	+ Add your comment…
7.8	Flooring	Large format light grey ceramic tiles with minimal grout lines throughout en suite area.	No visible signs of wear, damage or staining, tiles and grout appear clean and well maintained.	+ Add your comment…
7.9	Toilet	Wall-mounted white ceramic toilet with soft-close lid and dual-flush chrome plate above, positioned next to a glass-enclosed shower.	No visible chips or cracks, surface shows some yellowish staining near hinges, flush plate and seat appear intact.	+ Add your comment…
7.10	Basin	White ceramic basin with integrated overflow, chrome click-clack waste, and single-lever chrome mixer tap set in a speckled countertop.	No visible signs of wear, damage, or staining, appears clean and well maintained.	+ Add your comment…
7.11	Shower Unit / Cubicle	Shower unit with chrome fittings including adjustable handheld shower head exposed thermostatic mixer tap in chrome finish clear glass sliding door and white shower tray with integrated drain set against large beige ceramic wall tiles.	No visible signs of wear or damage chrome surfaces and glass door appear clean and intact shower tray is free from cracks or stains	+ Add your comment…
7.12	Heating	Chrome heated towel rail with horizontal bars and wall-mounted design.	No visible signs of damage or wear with clean and intact finish.	+ Add your comment…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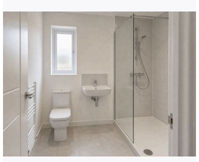
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8. Bedroom 2

Ref	Name	Description	Condition	Additional Comments
8.1	Reverse of door	White painted wooden door with three horizontal panels and a silver metal lever handle.	No visible marks scratches or damage the door and handle appear in good condition.	+ Add your comment…

8.2	Reverse of architrave	White painted timber architrave with square edge design surrounding the door frame in Bedroom 2.	Architrave is intact with no visible damage chips or marks and paintwork appears even throughout.	+ Add your comment…
8.3	Ceiling	Smooth white painted ceiling with a smoke detector and a single pendant light fitting.	No visible marks cracks or stains present ceiling in good order.	+ Add your comment…
8.4	Lighting	Single ceiling-mounted light fitting with a white pendant cord and standard white bulb.	Light fitting and bulb appear intact with no visible damage or wear.	+ Add your comment…
8.5	Walls	Smooth plastered walls painted in light off-white with white skirting and multiple electrical outlets installed.	Walls are in good condition with no visible marks or damage observed.	+ Add your comment…
8.6	Skirting	White painted wooden skirting board running along the perimeter of the bedroom above grey carpet.	Skirting is in good condition with no visible damage, chips, or wear.	+ Add your comment…
8.7	Flooring	Light grey fitted carpet throughout the bedroom with a low pile texture	Carpet shows some visible patches and shading from use but no obvious stains or damage	+ Add your comment…
8.8	Window(s) / Sill	Full-height double-glazed window with a gold aluminium frame and integrated handle, opening onto a balcony.	Window and sill are clean with no visible signs of wear, cracks or damage.	+ Add your comment…
8.9	Blinds	White vertical fabric blinds with a smooth translucent finish covering a full-length window.	No visible damage or staining all panels appear intact and operating correctly.	+ Add your comment…
8.10	Switch	Brushed metal finish switches with one single toggle and one double socket with visible screws and a white cable connection.	No visible signs of wear or damage with clean surfaces and intact fittings.	+ Add your comment…
8.11	Sockets	Twin switched sockets and adjacent single outlet with brushed metal faceplates and white inserts positioned on the wall above the skirting.	No visible damage or wear sockets appear clean and securely fixed to the wall.	+ Add your comment…
8.12	Heating	White electric panel heater with digital control panel mounted on wall next to carpeted floor.	Heater casing and controls show no visible damage or signs of wear.	+ Add your comment…

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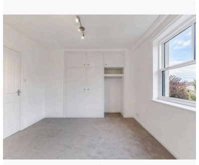
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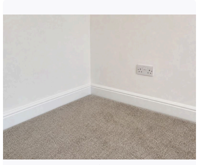
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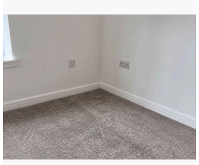
9. Lounge

Ref	Name	Description	Condition	Additional Comments
9.1	Reverse of door	White flush panel door with horizontal grooves and brushed metal lever handle.	No visible signs of wear or damage, hinges and handle appear secure and intact.	+ Add your comment…
9.2	Reverse of architrave	White painted timber architrave framing the door with a smooth finish.	No visible marks chips or damage present surface appears clean and well maintained.	+ Add your comment…
9.3	Ceiling	Smooth white plasterboard ceiling with recessed spotlights and a ventilation outlet	Ceiling has a visible hairline crack near one corner but otherwise shows no obvious damage or staining	+ Add your comment…
9.4	Lighting	Ceiling-mounted recessed LED downlights with white trim.	Lighting is operational with no visible damage or wear.	+ Add your comment…
9.5	Walls	Painted plastered walls finished in white with standard brushed metal double sockets and skirting boards, one wall includes a wall-mounted radiator.	Walls appear clean with no noticeable marks, scuffs, or damage and electrical fittings are intact.	+ Add your comment…
9.6	Skirting	White painted timber skirting boards fitted around the perimeter of the lounge with a simple rectangular profile.	Skirting is in good condition with no signs of damage, wear or scuff marks visible.	+ Add your comment…
9.7	Flooring	Light wood-effect flooring in a grey-wash finish with visible wood grain pattern	Flooring appears clean with no visible signs of damage or wear	+ Add your comment…
9.8	Window(s) / Sill	Large double-glazed sliding window with a gold aluminium frame and white handle, set above a white painted sill.	Window and sill appear clean and well-maintained with no visible scratches or damage.	+ Add your comment…
9.9	Blinds	Vertical fabric blinds in white covering the full length of the window area.	Blinds are clean with no visible tears stains or damage present.	+ Add your comment…
9.10	Switch	Brushed metal double light switch with rectangular shape and two toggle switches.	No visible signs of wear or damage; plate and switches appear intact and functional.	+ Add your comment…
9.11	Sockets	Brushed metal double and quad power sockets with white plastic inserts and integrated switches, plus media and data ports in the multi-gang unit.	All faceplates are intact with no visible cracks or dents, minor scuff marks observed around the edges of the larger multi-gang unit, all ports and switches appear clean and undamaged.	+ Add your comment…
9.12	Heating	Electric panel heater white metal casing wall mounted digital controls on top plug-in connection	No visible signs of wear or damage surface and casing appear clean and intact	+ Add your comment…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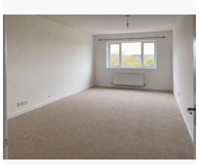
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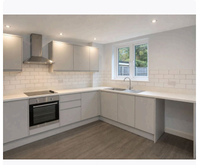
10. Kitchen

Ref	Name	Description	Condition	Additional Comments
10.1	Ceiling	Smooth white painted plasterboard ceiling with recessed spotlights and a smoke detector	Hairline crack visible with no signs of water damage or significant discolouration	+ Add your comment…
10.2	Extractor Fan	Ceiling-mounted circular white plastic extractor fan with central vent.	No visible signs of wear or damage; appears clean and intact.	+ Add your comment…
10.3	Lighting	Ceiling recessed downlights with white trim and LED bulbs	All lights illuminated with no visible damage or discolouration	+ Add your comment…
10.4	Walls	Smooth plastered walls painted white with integrated electrical sockets and located above quartz work surfaces.	Walls appear clean with no visible signs of damage, marks, or wear.	+ Add your comment…
10.5	Flooring	Light wood-effect flooring in a grey-wash finish with visible wood grain pattern	No visible wear, stains or damage; surfaces appear clean and well-maintained.	+ Add your comment…
10.6	Sockets	Brushed metal double socket outlets with white inserts and integrated switches located above a speckled worktop.	No visible damage or signs of wear sockets appear clean and intact.	+ Add your comment…
10.7	Kitchen Units	White high-gloss handleless kitchen units with soft-close doors and drawers, internal shelving, integrated bin, and wooden cutlery insert.	No visible signs of damage, doors and drawers appear intact, surfaces are clean and free from chips or scratches.	+ Add your comment…
10.8	Extractor Hood	Stainless steel extractor hood with curved glass panel, integrated controls and built-in LED lighting.	Extractor hood is in good visual condition with no visible damage or signs of wear.	+ Add your comment…
10.9	Hob	Black glass induction hob with four cooking zones and touch control panel.	No visible signs of wear or damage, surface appears clean and intact.	+ Add your comment…
10.10	Oven	Stainless steel and glass built-in electric oven with digital controls and dual control knobs, featuring interior shelving and a large clear viewing window.	Oven exterior and interior show no visible signs of wear or damage and appear clean and well maintained.	+ Add your comment…
10.11	Worktop(s)	Light-coloured speckled composite worktops with integrated drainer grooves adjacent to the sink and a low upstand along the wall.	Worktops are clean with no visible stains chips or scratches and appear to be in good condition throughout.	+ Add your comment…
10.12	Sink	Stainless steel single-bowl sink with a chrome mixer tap set into a light speckled worktop.	Sink shows light water marks but no visible damage or significant wear.	+ Add your comment…
10.13	Fridge / Freezer	Integrated fridge freezer with white flat-panel doors glass shelves and multiple clear plastic storage compartments	No visible signs of wear or damage all shelves and compartments intact and clean	+ Add your comment…
10.14	Dishwasher	Integrated built-in dishwasher with stainless steel interior and front panel matching kitchen cabinetry, equipped with two wire racks and a cutlery basket.	No visible signs of damage or wear, appears clean and well-maintained.	+ Add your comment…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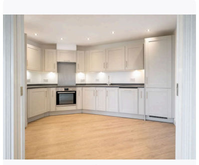
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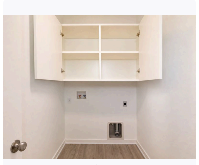
11. Utility Room / Area

Ref	Name	Description	Condition	Additional Comments
11.1	Reverse of door	White wooden door with three horizontal recessed panels and a silver metal lever handle.	The reverse of the door appears clean with no visible marks, scratches, or damage.	+ Add your comment…
11.2	Reverse of architrave	White painted timber reverse of architrave with smooth surface and standard rectangular profile around the door frame in the utility room area.	No visible damage or wear, paintwork is intact and in good condition.	+ Add your comment…
11.3	Ceiling	White panelled ceiling with recessed joints, fitted with a ceiling light and a ventilation grille.	Ceiling panels appear clean and intact with no visible signs of damage, staining or discolouration.	+ Add your comment…
11.4	Extractor Fan	Ceiling-mounted round white plastic extractor fan vent with a central adjustable grille.	No visible damage or discolouration present; appears clean and intact.	+ Add your comment…
11.5	Lighting	Single ceiling-mounted bulb in a white plastic fitting with standard white ceiling panels.	Lighting is operational with no visible damage or wear to the fitting or bulb.	+ Add your comment…
11.6	Walls	Smooth white painted plaster walls with integrated electrical outlets and conduit housing.	No visible marks, stains or damage; surfaces appear clean and well maintained.	+ Add your comment…
11.7	Skirting	White painted wooden skirting running along the base of the utility room walls.	Skirting is in good condition with no visible signs of damage, scuffing or wear.	+ Add your comment…
11.8	Flooring	Light wood-effect flooring in a grey-wash finish with visible wood grain pattern	Flooring appears in good condition with no visible damage, stains or significant wear.	+ Add your comment…
11.9	Switch	White plastic double switch with indicator light and integrated cable connection mounted on wall.	No visible damage or discolouration all screws present and securely fastened appears clean and functional.	+ Add your comment…
11.10	Sockets	Double white plastic power sockets with integral switches mounted vertically on the wall.	No visible damage, signs of wear, or discolouration.	+ Add your comment…
11.11	Washing Machine	White front-loading Hotpoint washer dryer with digital display, control dial, detergent drawer, and glass door.	No visible damage or signs of wear, exterior casing and components appear clean and intact.	+ Add your comment…
11.12	Additional Items / Information	White OSO hot water storage cylinder with copper pipework and attached service log book plastic consumer unit with labelled notices and multiple wall sockets white wall-mounted electrical box with loose coiled cable beneath a socket	All items appear clean with no visible damage no signs of wear or leaks on cylinder no signs of damage or tampering on electrical units or connections	+ Add your comment…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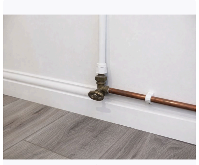
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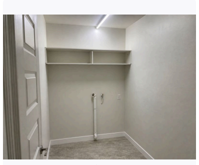
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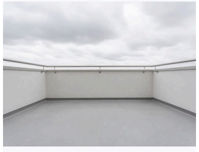
12. Balcony

Ref	Name	Description	Condition	Additional Comments
12.1	Balcony	Balcony with concrete floor and vertical metal railings painted gold features an open design overlooking the street.	Concrete floor shows minor surface marks and discolouration with no visible structural damage and railings appear intact and free from rust.	+ Add your comment…
12.2	Balcony 2	Balcony 2 features glass panel balustrades with metallic gold framing and a smooth concrete floor surface.	No visible signs of damage or wear on glass panels or flooring; all elements appear intact and well maintained.	+ Add your comment…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13. Manuals / Certificates

Ref	Name	Description	Additional Comments
13.1	Household Appliance Manuals	None seen at property	+ Add your comment…
13.2	Kitchen Appliance Manuals	In Kitchen and new appliances	+ Add your comment…
13.3	Heating Manuals	None seen at property	+ Add your comment…
13.4	Electrical Safety Certificate	Not seen at property	+ Add your comment…

14. Property Receipts

Ref	Name	Description	Additional Comments
14.1	Receipts		+ Add your comment…

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Pending signing by the Landlord

Sign in Web Browser

ROBERT DAYKIN

Date / /

Sign in Web Browser

Signed by the

Signatures

Print Name

Date / /

Add Signature

Appendix

Comment Summary

Ref	Comments

Audit Trail

Date Created	Event
27/05/26 13:28	Vicky Hiscock has completed their Inventory & Schedule of Condition (May 22nd)
27/05/26 13:28	Email sent for Inspection Completed
27/05/26 13:28	Email sent for Inspection Completed; Informing Client
22/05/26 09:19	New contact created for Inventory & Schedule of Condition (May 22nd)
22/05/26 09:17	Vicky Hiscock started your Inventory & Schedule of Condition (May 22nd)
22/05/26 09:16	Email sent for Inspection Confirmed
22/05/26 09:16	Vicky Hiscock added a new Inventory & Schedule of Condition (May 22nd) . Conduct Date: Fri, May 22, 2026. Initialized from property: Apartment B205, Soave, Merchants Square, Rue De Funchal, Jersey, Channel Islands, JE2 4BG, Jersey
22/05/26 09:16	Email sent for Inspection Created
22/05/26 09:16	Vicky Hiscock imported the latest report data from a property into Inventory & Schedule of Condition (May 22nd)