

Inventory & Schedule of Condition



02039835660

adminservices@go2inventories.co.uk

Prepared on behalf of HighTown Homes

Property inspected by A. Elsom

Reference: SAMPLE

Address

The Samples
The Street
The Town
The County
PostCode



Carried Out

February
20th 2026

Contents

Notes 2

Disclaimers 3

Areas 5

 Schedule of Condition 5

 Safety 6

 Bedroom 7

 Bathroom 9

 Entrance Hallway 12

 Living room and Kitchen areas 15

 Utilities & Meters 21

 General Property CheckList 22

 Star Rating for Property 23

 Keys and Manuals 24

Declaration 25

Appendix 25

 Comment Summary 25

 Status Overview 25

Notes

Cleaning:

Unless evidenced by production of invoice, our clerks will deem within their professional capacity the level of cleaning at the point of inspection.

Carpets:

Unless evidenced by production of invoice, our clerks will deem within their professional capacity the level of cleaning at the point of inspection.

Appliances:

Any such appliance listed within the property will be deemed as in a working and good safe condition. Our Clerks will not test nor examine the functionality of any such electrical goods such as; White goods, Central Heating and or any other mechanical or electrically operated appliance or item.

Open Fire and or Log Burners:

Our Clerks do not test nor carry out the worthiness of open fire, log burners or such. Flu's are deemed as unsure for use unless an Invoice is produced to stated it has been fully cleaned by a professional chimney sweep.

Water Works:

Any such plumbing to the property such as Taps, Toilet flushing, shower operation and any such heating apparatus, is deemed as working. Our Clerks do not test such items.

Furnishings:

Any such furnishings left within a property are deemed to be of regulation standard. Our Clerks do not check nor move items to locate fire regulation stamps, stickers or tags. The Landlord is fully responsible for making sure that any such items are within the regulatory guidelines.

Terminology:

Items described as good, are viewed as just that. We do not state nor comment on the age of an item or its longevity. Items stated as Good have not been tested.

New Items:

Unless an item or items have either been stated as being Brand New, or have packaging still present, all items will be stated as being good.

Disclaimers

What is a “Go2inventories”, Inventory Report?

This **Go2inventories** Report provides a fair, objective and impartial record of the general condition of the contents of the Property as well as its internal condition at the outset of the lease of the Property.

What are the benefits of using this Report?

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are 'strongly recommended' as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant's interests to carefully check this **Go2inventories** Report and to highlight any discrepancies as soon as possible and in any event no later than **7 (seven) days** after this **Go2inventories** Report is completed. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a Mi-inventory Outgoing Report and may affect the retention or release of the tenancy deposit.

Is the Report aimed at the Landlord or the Tenant?

Because the **Go2inventories** Report is objective and carried out by an independent Inventory Provider, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

What does this Report tell you?

Our **Go2inventories** Report provides a clear and easy to follow statement of condition for each of the main elements of the property on a room by room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Provider. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. Please Note: where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect.

What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, our **Go2inventories** Report provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the **Go2inventories** Report and the superficial condition of same. This report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

What is inspected and not inspected?

Our Inventory Clerk carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents.

Gardens and their contents will be inspected and reported upon.

Items such as Boilers, central heating, taps, toilets, kitchen appliances, sanitaryware, electrical goods any Gas, Water or Electrical systems etc are deemed as working, our surveyors are not Electricians, Gas engineers, Plumbers or PAC Inspectors therefore items such as these are not physically checked.

White Goods within the property will be noted and the visual condition noted as seen fit. We do not check nor tested any White Goods and or appliances. Any such appliances will be deemed in a good working condition. It is the responsibility of the Landlord to ensure that any such items within the property are in a good working order and where necessary, have the regulatory PAC testing.

The inspection is ‘non-invasive’.

This means that our Inventory Clerk does not take up carpets, floor coverings or floor boards, move any items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. Communal areas in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected, however cellars if easy access is available, will have overview images taken at the discretion of the surveyor. Areas which are locked or where walk-in access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.

Properties where Landlord has given special permissions for tenant to move some items into the property, will be shown as "Items not part of Tenancy". Any such items will NOT be moved therefore, flooring, cupboard space and or any fixtures that might be inspected will not have any comments and should previous damage or defects be covered by these the tenants items, these defects or damage will not be recorded within the report.



1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Type of Property	Ground Floor Apartment Unfurnished
Additional Comments		
1.2	Number of Bedrooms	One
Additional Comments		
1.3	Number of Bathrooms	One
Additional Comments		
1.4	Number of Reception Rooms	One
Additional Comments		
1.5	Decor and General Condition Overview	Property is a new build. Decor is new and freshly painted. Flooring is New. Fittings and Fixtures are all New.
Additional Comments		
1.6	Standard of Cleaning Overview	Property has been cleaned to professional standard throughout. Although the property has been professionally cleaned, it has been setting for a while, therefore would benefit from a very light sparkle clean.
Additional Comments		
1.7	Appliances Overview	All Appliances are New. No Appliances have been tested by Our Surveyor.
Additional Comments		
1.8	Externals and Grounds Overview	Brand New
Additional Comments		
1.9	Are there any Maintenance Issues?	No notable issues
Additional Comments		

2. SAFETY			
Ref	Name	Location Room & Floor	Test Result
2.1	Smoke Alarm	Qty. 1 Location. Hallway	Brand New Working
Additional Comments			
2.2	Carbon Monoxide Alarm	Qty. 1 Location. Kitchen	Brand New Working
Additional Comments			
2.3	Heat Alarm	Qty. 1 Location. Kitchen	Brand New Working
Additional Comments			
2.4	Intruder Alarm	Qty. NA Location. NA	
Additional Comments			
 20 Feb 2026 08:55 Ref #2.1  20 Feb 2026 08:56 Ref #2.2  20 Feb 2026 08:56 Ref #2.3			

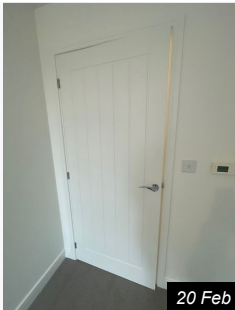
3. BEDROOM			
Ref	Name	Description	Condition
3.1	OverView Detail and Images	New Build property. All items unless otherwise stated are all New. Cleaned to a professional standard throughout.	
Additional Comments			
3.2	Door & Frames	Door: Wooden Painted White Frames: Wooden Painted White. Fixtures: Handles, Chrome.	Brand New;
Additional Comments			
3.3	Windows & Fixtures	Casement; Type: UPVC, White. Glazing: Double Glazing. Sill: Wooden Painted; Fixtures: Metal Fixtures. Wooden curtain pelmet	Brand New;
Additional Comments			
3.4	Ceiling & Fixtures	Ceiling Type: Painted Plaster, White Fixtures: Pendant, with No shade.	Brand New;
Additional Comments			
3.5	Flooring	Flooring type: Fitted Carpet Colour: Grey	Brand New;
Additional Comments			
3.6	Threshold Type	Chrome Strip;	Brand New;
Additional Comments			
3.7	Walls	Walls: Painted Plaster. Colour: White	Brand New;
Additional Comments			
3.8	Woodwork and skirtings	Wooden Painted, White.	Brand New
Additional Comments			
3.9	Light Switches, Nos & Type	Switches, White Plastic.	Brand New;
Additional Comments			

3. BEDROOM (CONT.)			
3.10	Sockets, Nos & Type	Sockets, White Plastic.	Brand New;
Additional Comments			
3.11	Radiators / Heating, Nos	Radiators, White.	Brand New;
Additional Comments			
3.12	Door Stops, Nos	Door Stops.	Brand New;
Additional Comments			
3.13	Fixtures/Fittings	Heating controller	All items Brand New, unless otherwise stated.
Additional Comments			



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1



20 Feb 2026 09:11

Ref #3.1

4. BATHROOM			
Ref	Name	Description	Condition
4.1	OverView Detail and Images	New Build property. All items unless otherwise stated are all New. Cleaned to a professional standard throughout.	
Additional Comments			
4.2	Door & Frames	Door: Wooden Painted White Frames: Wooden Painted White. Fixtures: Handles, Chrome.	Brand New;
Additional Comments			
4.3	Windows & Fixtures	Casement; Type: UPVC, White. Glazing: Double Glazing. Sill: Tiled Fixtures: Metal Fixtures	Brand New;
Additional Comments			
4.4	Ceiling & Fixtures	Ceiling Type: Painted Plaster, White Fixtures: Flush Mounted Ceiling Light Extractor Fan Unit	Brand New;
Additional Comments			
4.5	Flooring.	Flooring type: Adhesive Linoleum Slats. Colour: Grey	Brand New
Additional Comments			
4.6	Threshold Type	Chrome Strip	Brand New
Additional Comments			
4.7	Walls	Walls. Type: Painted Plaster. Colour: White; Splash Areas. Type: Tiled Splash Areas. Colour: Grey	Walls. Brand New. Splash Areas: Brand New.
Additional Comments			
4.8	Woodwork and skirtings	Wooden Painted, White	Brand New;
Additional Comments			

4. BATHROOM (CONT.)			
4.9	Light Switches, Nos & Type	Switches, White Plastic.	Brand New;
Additional Comments			
4.10	Sockets, Nos & Type	Sockets, White Plastic;	Brand New;
Additional Comments			
4.11	Radiators / Heating, Nos	Radiators. Chrome	Brand New;
Additional Comments			
4.12	Fixtures/Fittings	Chrome and Glass Shower Screen.	All items Brand New
Additional Comments			
4.13	Toilet	White; With Matching White Seat.;	Brand New Cleaned to a professional standard
Additional Comments			
4.14	Wash basin	White; With Plug;	Brand New Cleaned to a professional standard
Additional Comments			
4.15	Bath	White; With Plug; With Side Paneling,	Brand New Cleaned to a professional standard
Additional Comments			
4.16	Shower	Chrome;	Brand New Cleaned to a professional standard
Additional Comments			
 20 Feb 2026 09:12 Ref #4.1  20 Feb 2026 09:12 Ref #4.1  20 Feb 2026 09:12 Ref #4.1			

4. BATHROOM (CONT.)



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:12

Ref #4.1



20 Feb 2026 09:13

Ref #4.1



20 Feb 2026 09:13

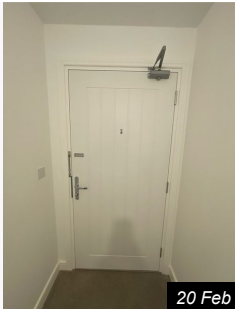
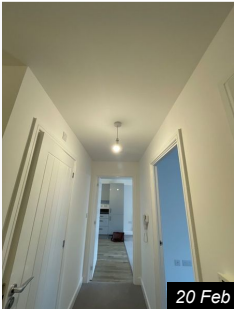
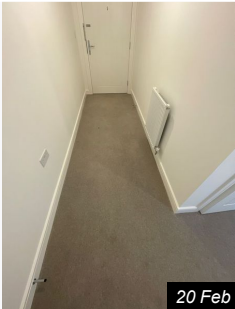
Ref #4.1



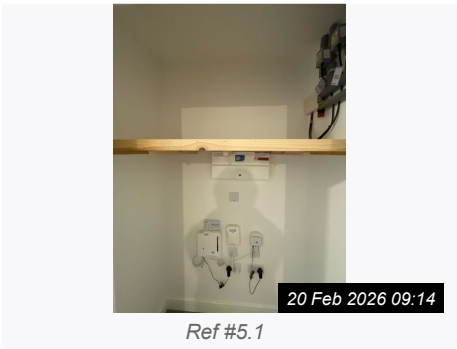
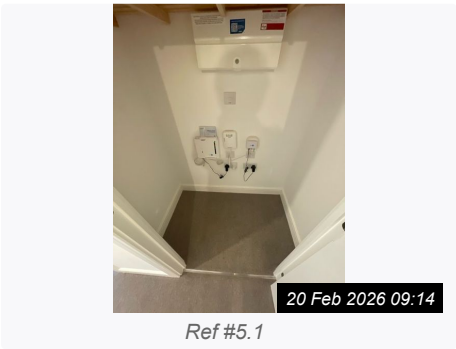
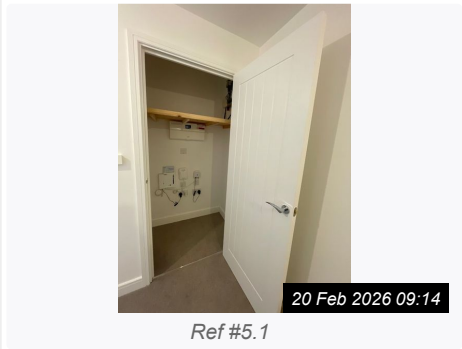
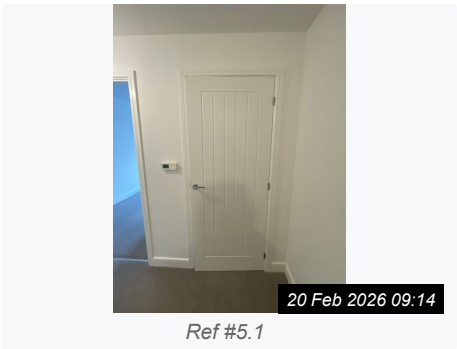
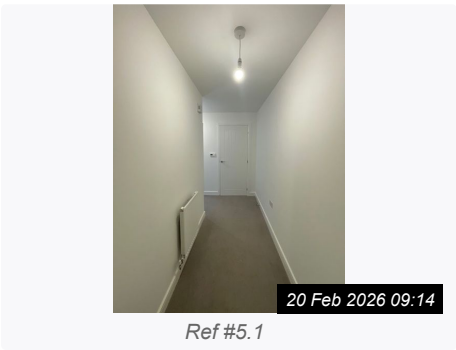
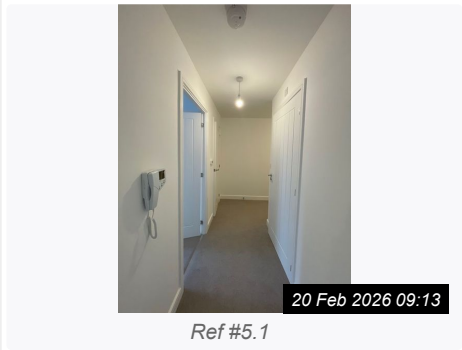
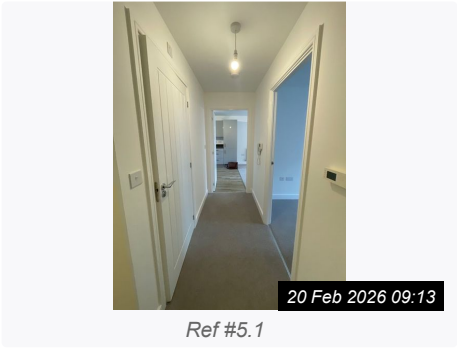
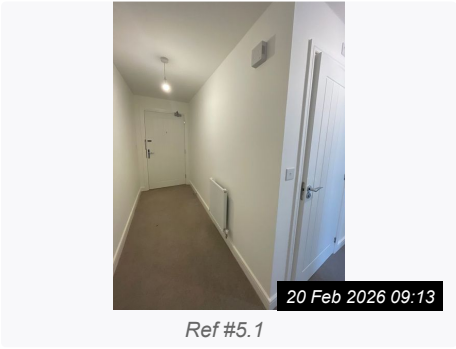
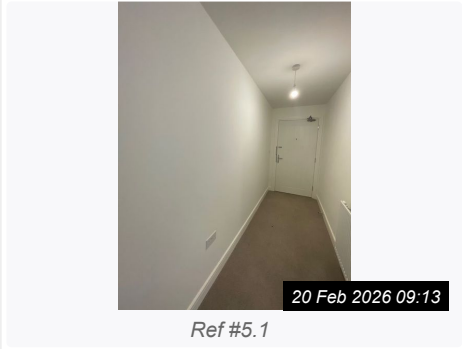
20 Feb 2026 09:13

Ref #4.1

5. ENTRANCE HALLWAY			
Ref	Name	Description	Condition
5.1	OverView Detail and Images	New Build property. All items unless otherwise stated are all New. Cleaned to a professional standard throughout.	
Additional Comments			
5.2	Door & Frames	Front Door: UPVC White Frames: UPVC White. Fixtures: Handles, Chrome. Security Chain. Door Number Peep Hole. Self closer	Brand New;
Additional Comments			
5.3	Ceiling & Fixtures	Ceiling Type: Painted Plaster, White Fixtures: Pendant, with No shade.	Brand New;
Additional Comments			
5.4	Flooring	Flooring type: Fitted Carpet Colour: Grey	Brand New;
Additional Comments			
5.5	Threshold Type	Chrome Strip;	Brand New;
Additional Comments			
5.6	Walls	Walls: Painted Plaster. Colour: White	Brand New;
Additional Comments			
5.7	Woodwork and skirtings	Wooden Painted, White.	Brand New
Additional Comments			
5.8	Light Switches, Nos & Type	Switches, White Plastic.	Brand New;
Additional Comments			
5.9	Sockets, Nos & Type	Sockets, White Plastic.	Brand New;
Additional Comments			

5. ENTRANCE HALLWAY (CONT.)			
5.10	Radiators / Heating, Nos	Radiators, White.	Brand New;
Additional Comments			
5.11	Door Stops, Nos	Door Stops.	Brand New;
Additional Comments			
5.12	Fixtures/Fittings	Heating controller Intercom. Bell Ringer	All items Brand New, unless otherwise stated.
Additional Comments			
5.13	Cupboard, Details	Door(s): As room Ceiling: As room Flooring: As Room Decor: As room Fixtures and Fittings. Shelving. Broadband Router. Fuse box.	All items Brand New
Additional Comments			
 20 Feb 2026 09:13 Ref #5.1  20 Feb 2026 09:13 Ref #5.1  20 Feb 2026 09:13 Ref #5.1  20 Feb 2026 09:13 Ref #5.1  20 Feb 2026 09:13 Ref #5.1  20 Feb 2026 09:13 Ref #5.1			

5. ENTRANCE HALLWAY (CONT.)

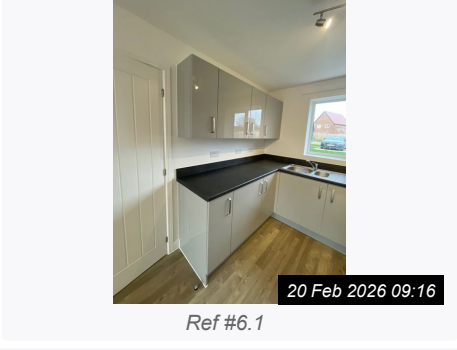
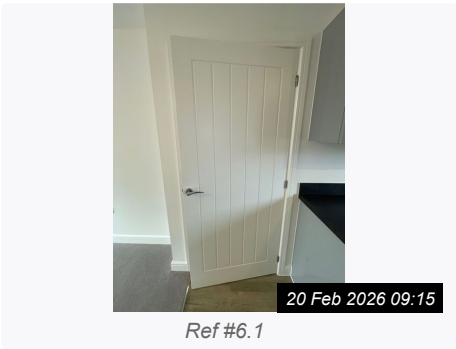
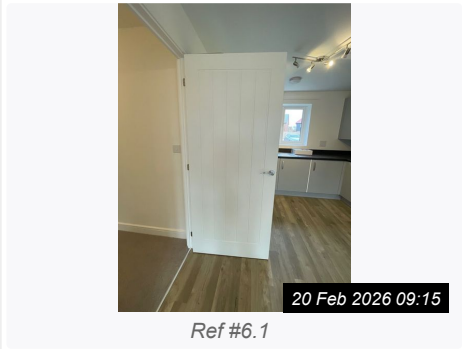


6. LIVING ROOM AND KITCHEN AREAS			
Ref	Name	Description	Condition
6.1	OverView Detail and Images	New Build property. All items unless otherwise stated are all New. Cleaned to a professional standard throughout.	
Additional Comments			
6.2	Door & Frames	Door: Wooden Painted White Frames: Wooden Painted White. Fixtures: Handles, Chrome.	Brand New;
Additional Comments			
6.3	Windows & Fixtures	Casement; Type: UPVC, White. Glazing: Double Glazing. Sill: Wooden Painted; Fixtures: Metal Fixtures. Wooden curtain pelmet	Brand New;
Additional Comments			
6.4	Patio Doors	Patio Casement; Type: UPVC, White. Glazing: Double Glazing. Sill: Wooden Painted; Fixtures: Metal Fixtures. Wooden curtain pelmet	Brand New
Additional Comments			
6.5	Ceiling & Fixtures	Ceiling Type: Painted Plaster, White Fixtures. Pendant, with No shade. Spot light fixture. Extractor Fan Unit	Brand New;
Additional Comments			
6.6	Carpet Flooring	Flooring type: Fitted Carpet Colour: Grey	Brand New;
Additional Comments			
6.7	Kitchen Flooring.	Flooring type: Adhesive Linoleum Slats. Colour: Grey	Brand New
Additional Comments			

6. LIVING ROOM AND KITCHEN AREAS (CONT.)			
6.8	Threshold Type	Chrome Strip;	Brand New;
Additional Comments			
6.9	Walls	Walls. Type: Painted Plaster. Colour: White; Splash Areas. Type: Stainless Steel	Walls: Brand New. Splash Areas: Brand New.
Additional Comments			
6.10	Woodwork and skirtings	Wooden Painted, White	Brand New;
Additional Comments			
6.11	Light Switches, Nos & Type	Switches, White Plastic.;	Brand New;
Additional Comments			
6.12	Sockets, Nos & Type	Sockets, White Plastic;	Brand New;
Additional Comments			
6.13	Tv, Phone & Isolator Sockets, Nos & Type	Sockets, White Plastic;	Brand New;
Additional Comments			
6.14	Radiators / Heating, Nos	Radiators, White.	Brand New;
Additional Comments			
6.15	Door Stops, Nos	Door Stops;	Brand New;
Additional Comments			
6.16	Kitchen Base and Wall units	Wooden Doors Colour: Grey Fixtures: Handles, Chrome.	Brand New Cleaned to a professional standard
Additional Comments			
6.17	Work Tops	Type: Laminated Worktops Colour: Black	Brand New Cleaned to a professional standard
Additional Comments			

6. LIVING ROOM AND KITCHEN AREAS (CONT.)			
6.18	Sink Unit	Type: Bowl and a Half. Colour: Stainless Steel Fixtures: Chrome mixer Taps Two plugs.	Brand New Cleaned to a professional standard
Additional Comments			
6.19	Appliances: Washing Machine	Make: ELECTROLUX Colour: WHITE	Brand New Cleaned to a professional standard Not Tested
Additional Comments			
6.20	Appliances: Boiler	Make: LOGIC Colour: WHITE	Brand New Cleaned to a professional standard Not Tested
Additional Comments			
6.21	Appliances: Fridge Freezer	Make: ELECTROLUX Colour: WHITE	Brand New Cleaned to a professional standard Not Tested
Additional Comments			
6.22	Appliances: Cooker Hood	Make: NA Colour: STAINLESS STEEL	Brand New Cleaned to a professional standard Not Tested
Additional Comments			
6.23	Appliances: Hob	Supply: GAS Make: ELECTROLUX Colour: STAINLESS STEEL	Brand New Cleaned to a professional standard Not Tested
Additional Comments			
6.24	Appliances: Oven	Make: ELECTROLUX Colour: STAINLESS STEEL	Brand New Cleaned to a professional standard Not Tested
Additional Comments			
6.25	Terrace	Steel Framed Terrace.	Brand New
Additional Comments			

6. LIVING ROOM AND KITCHEN AREAS (CONT.)



6. LIVING ROOM AND KITCHEN AREAS (CONT.)



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:16

Ref #6.1



20 Feb 2026 09:17

Ref #6.1



20 Feb 2026 09:17

Ref #6.1



20 Feb 2026 09:17

Ref #6.1



20 Feb 2026 09:17

Ref #6.1



20 Feb 2026 09:17

Ref #6.1

6. LIVING ROOM AND KITCHEN AREAS (CONT.)



Ref #6.1

20 Feb 2026 09:17



Ref #6.1

20 Feb 2026 09:17



Ref #6.1

20 Feb 2026 09:17



Ref #6.1

20 Feb 2026 09:17



Ref #6.25

20 Feb 2026 09:18



Ref #6.25

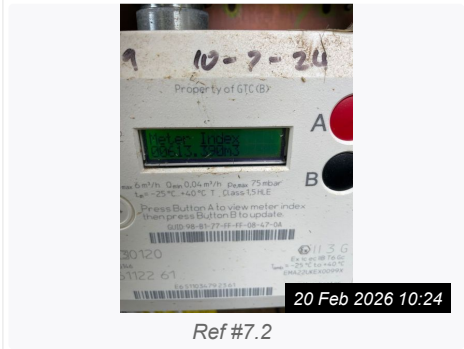
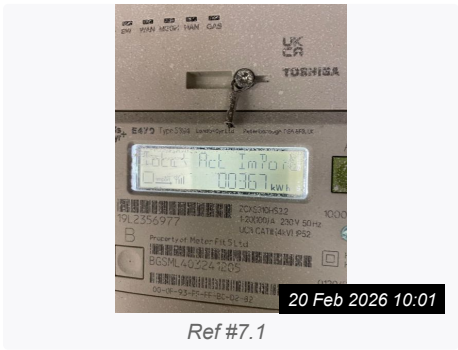
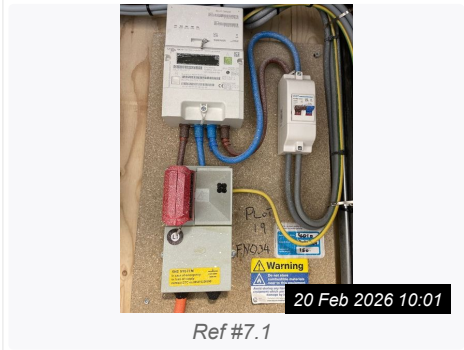
20 Feb 2026 09:18



Ref #6.25

20 Feb 2026 09:18

7. UTILITIES & METERS			
Ref	Name	Description	Reading
7.1	Electric Meter	Located. Communal Lobby. Plot 19	00367
Additional Comments			
7.2	Gas Meter	Located. Outside. Plot 19	00613
Additional Comments			



8. GENERAL PROPERTY CHECKLIST			
Ref	Name	Condition	Comments
8.1	Are all smoke alarms working?	Yes	
Additional Comments			
8.2	Are All Carbon Monoxide alarms working?	Yes	
Additional Comments			
8.3	Is Property Clean to a good standard?	Yes	See schedule of condition
Additional Comments			
8.4	Do all appliances have instructions manuals?	Yes	
Additional Comments			
8.5	Are all Bulbs working?	Yes	
Additional Comments			

9. STAR RATING FOR PROPERTY			
Ref	Name	Condition	Comments
9.1	General Standard of Cleanliness	★★★★★	
Additional Comments			
9.2	General Window Cleaning Standard	★★★★★	
Additional Comments			
9.3	General condition of Flooring	★★★★★	
Additional Comments			
9.4	General Condition of Decor	★★★★★	
Additional Comments			
9.5	General Condition of White Goods	★★★★★	
Additional Comments			
9.6	General Condition of Garden and Externals	★★★★★	
Additional Comments			
9.7	General Cleanliness of White Goods	★★★★★	
Additional Comments			
9.8	General Overall Property Condition	★★★★★	
Additional Comments			

10. KEYS AND MANUALS		
Ref	Name	Description
No items associated with this room.		
 20 Feb 2026 09:18 Ref #10		

Declaration

Whilst every effort has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord(s) and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This Inventory relates only to the furniture, furnishings and all the Landlords equipment and contents in the property. It is no guarantee of, or report on, the adequacy or, safety of any such equipment or contents, merely a record that such items exist in the property at the date of the Inventory and superficial content of same.

This is to consent that we the undersigned have carefully checked the foregoing Inventory, and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The Tenant(s) and or Landlord(s) have seven (7) days from receipt of this Inventory to notify **Go2inventories** of any discrepancies. You can do this directly or via your agent, if available.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

Appendix

Comment Summary

Ref	Comments
-----	----------

UNANSWERED

Ref	Room Name
1	Schedule of Condition
2	Safety
3	Bedroom
4	Bathroom
6	Living room and Kitchen areas

7	Utilities & Meters
10	General Property CheckList
11	Star Rating for Property
5	Entrance Hallway
12	Keys and Manuals