1ST MILE
INVENTORIES

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PROPERTY ADDRESS:

27 Sunlight Square
London
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CHECK-OUT REPORT PREPARED FOR:

LPZ Ltd
Britannia House
11 Glenthorne Road
London
W6 0LH

INSPECTION DATE: 22/08/2026
REFERENCE: 345LPZ27SS
PAGES: 25

GLOSSARY OF ABBREVIATIONS

BN	Brand New	**CM**	Ceiling Mounted
VGC	Very Good Condition	**WM**	Wall Mounted
GC	Good Condition	**RHS**	Right Hand Side
FC	Fair Condition	**LHS**	Left Hand Side
WCA	Worn Consistently with Age	**WO**	Working Order
PC	Poor Condition	**NT**	Not Tested
RC	Requires Cleaning	**TR**	Tenant Responsibility
FWT	Fair Wear & Tear	**LR**	Landlord Responsibility

GENERAL NOTES

Property requires further cleaning as listed below.

Tenants are also responsible for damage found on mirror cabinet.

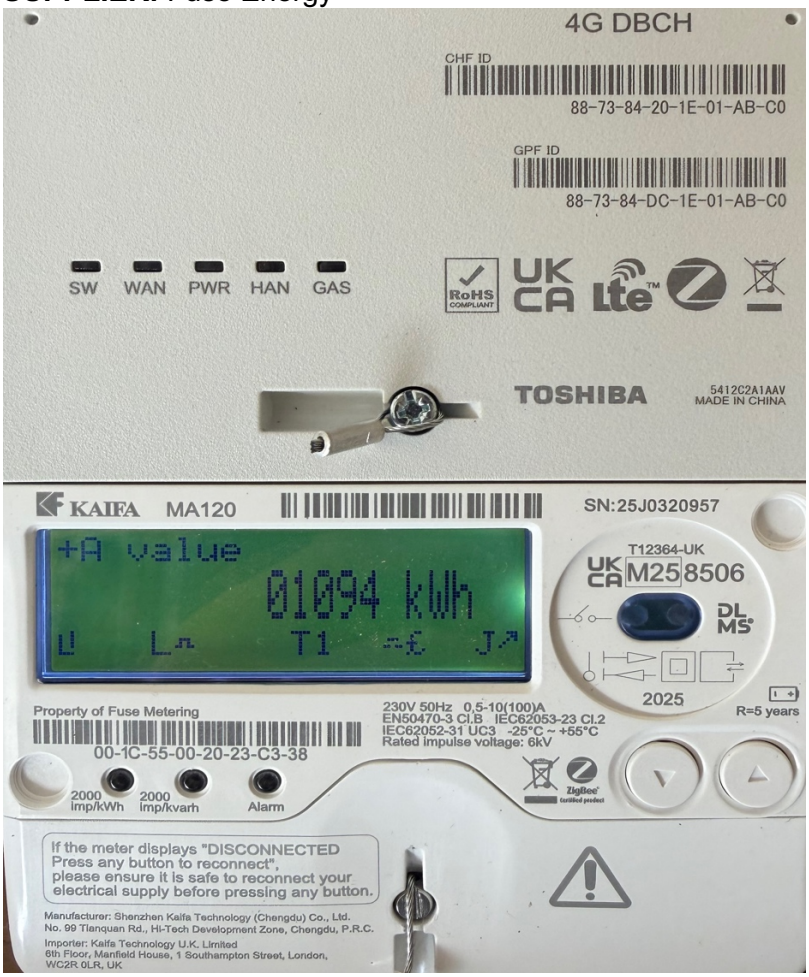
CLEANLINESS

GENERAL CLEANLINESS:	**Property requires further cleaning**	**TR**
	*****See pictures 1-14, pages 5-10*****	
	All areas above head high require cleaning	**TR**
FLOORING/CARPETS:	**Require cleaning below furniture**	**TR**
WOODWORK:	**Doorframes require cleaning**	**TR**
	Skirting boards require cleaning behind furniture	**TR**
WINDOWS:	Interior: Good clean condition Exterior: Require cleaning as per check-in report	
KITCHEN UNITS/FIXTURES/FITTINGS:	Professionally cleaned	
APPLIANCES:	**Cooker requires further cleaning**	**TR**
	Frideg/freezer requires further cleaning and defrosting	**TR**
BATHROOM FIXTURES/FITTINGS:	Professionally cleaned	
	Shower head requires cleaning and descaling	**TR**
CURTAINS/BLINDS:	Good clean condition	
FIXTURES/FITTINGS/FURNITURE:	**Top of wardrobes cleaning**	**TR**
SOFAS/MATTRESSES/UPHOLSTERY:	**Mattresses require cleaning**	**TR**
LINEN & BEDDING:	N/A	
BALCONY MAINTAINED:	N/A	

METER READINGS

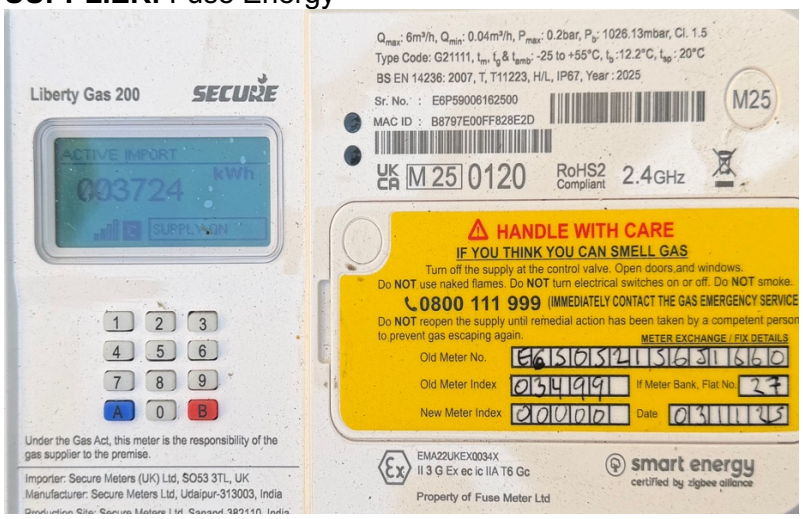
ELECTRICITY: 01094
SUPPLIER: Fuse Energy

SERIAL NO: 25J0320957
LOCATION: Cupboard outside building



GAS: 003724
SUPPLIER: Fuse Energy

SERIAL NO: E6P59006162500
LOCATION: Outside building



WATER: N/A
SUPPLIER: N/A

SERIAL NO: N/A
LOCATION: N/A

It is the tenants' responsibility to notify all the relevant authorities of the meter readings at the commencement and at the end of the tenancy, along with their names for billing.

SAFETY CHECKS

SMOKE ALARM PRESENT: Yes

CARBON MONOXIDE ALARM: Yes

GAS SAFETY RECORD: Yes

ALARM PRESENT: No

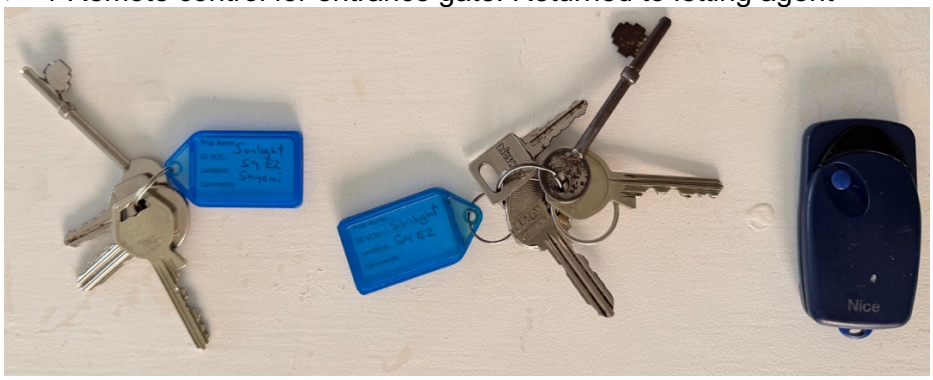
APPLIANCES TESTED FOR POWER: Yes

INSTRUCTION MANUALS: Washing machine and vacuum cleaner



KEYS

- 2 Sets of 4 keys (2 for flat door, 1 for communal entrance, 1 for letterbox): Returned to letting agent
- 1 Remote control for entrance gate: Returned to letting agent



SUMMARY REPORT

- Furnished flat
- Hallway
- Reception room
- Open-plan kitchen
- 2 Bedrooms
- Bathroom
- Landlord and tenant were present at check-out inspection

Pictures 1-3 (Flooring/skirting boards below/behind furniture)







Pictures 4-5 (Doorframes)





Pictures 6-7 (Cooker)





Picture 8 (Top of fridge)



Picture 9 (Freezer-)



Picture 10 (Shower head)

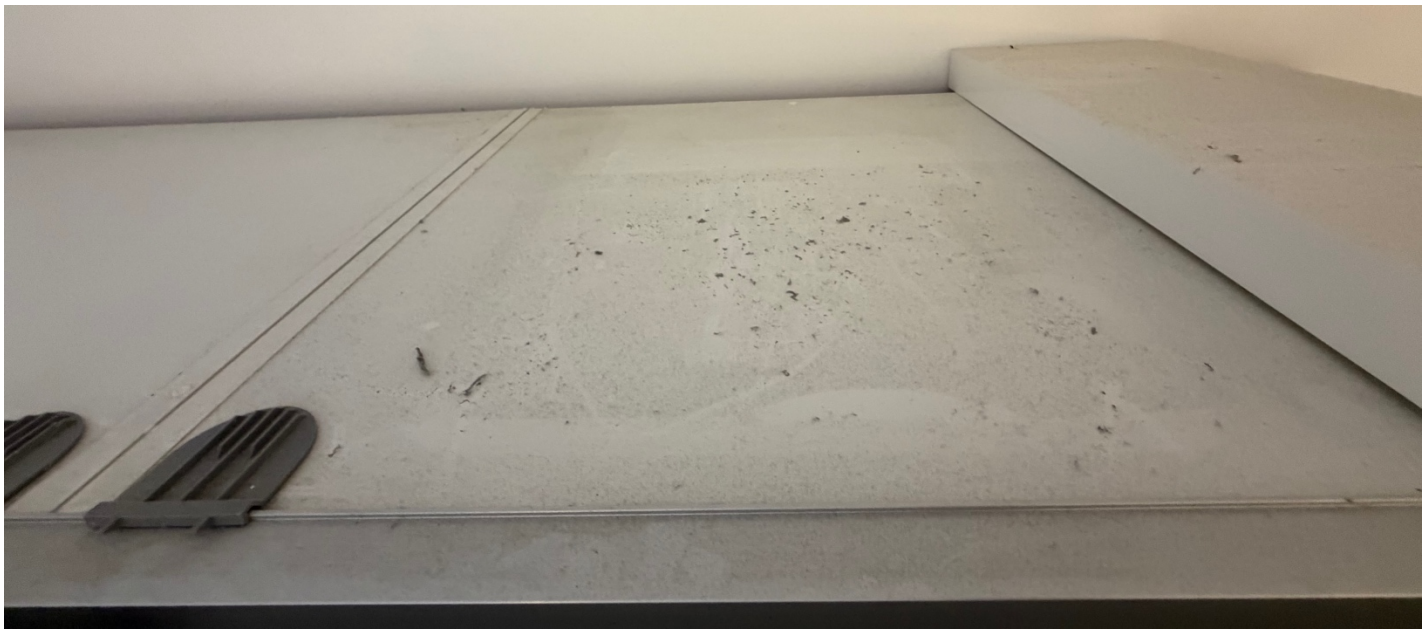


Picture 11 (Mattress)



Pictures 12-14 (Top of wardrobes)







HALLWAY

DOOR(S):	1) Painted in white, it strikes bedroom doorframe on opening, old defects under, marks and stains, large paint patches, paint cracks, door closer, chrome finish numeral, Ingersoll and Chubb locks	**FWT**
DOORFRAME(S):	1) Painted in white, old defects under, paint patches, marks and stains	**FWT**
FLOORING:	1) Wooden boards, extensive signs of age, heavily worn, chipped and scratched throughout	**FWT**
	2) Tiled in beige, signs of age, worn, chipped, scratched, marked and stained	**FWT**
SKIRTING BOARDS:	1) Painted in off white, marks and stains, white paint marks	**FWT**
WALLS:	1) Painted in white, old defects under, 1 picture hook	**FWT**
CEILING:	1) Painted in white, old defects under	**FWT**
WINDOW(S):	N/A	
LIGHTING:	1) **WM** Lamp with wooden frame, missing lampshade	**FWT, WO**
	2) **WM** Ceramic lamp	**FWT, WO**
SWITCHES/SOCKETS:	1) 2 Chrome finish switches	**FWT**
	2) Chrome finish socket	**FWT**
	3) White plastic Hyperoptic broadband socket	**FWT**
	4) White plastic telephone/ADSL socket, loose	**FWT**
CONTENTS:	1) **WM** Landis & Gyr thermostat	**FWT**
	2) **WM** Mirror with green wooden frame	**FWT**
	4) CM Smoke alarm. To be attached back in place	**LR**
	5) Fitted wooden bookcase painted in white, old defects under, chips, scratches, marks and stains	**FWT**
	6) Inbuilt cupboard, door painted in white, chips and scratches, door closer, chrome finish handle, inside walls painted in pinkish, chipped, scratched, marked and stained	**FWT**
	Containing:	
	• **WM** Fuse box	**FWT**
	• **WM** Light bulb	**FWT, WO**
	• **WM** White plastic switch	**FWT**
	• 4 **WM** Wooden and chipboard assorted shelves	**FWT**
	• 2 **WM** Plastic coat hooks	**FWT**
	• Argos telephone	**FWT**
	• Broom	**FWT**

RECEPTION ROOM

DOOR(S):	1) Painted in white, it strikes wall on opening, chipped edges, cracks to bottom edge, paint patches, marks and stains, door closer missing, chrome finish handles and 2 coat hooks	**FWT**
DOORFRAME(S):	1) Painted in off white, old defects under, chips and scratches	**FWT**
FLOORING:	1) Wooden boards, extensive signs of age, heavily worn, chipped and scratched throughout	**FWT**
SKIRTING BOARDS:	1) Painted in off white, marks and stains, white paint marks	**FWT**
WALLS:	1) Painted in white, old defects under, 4 picture hooks, 1 screw	**FWT**
CEILING:	1) Painted in white, old defects under	**FWT**
WINDOW(S):	1) 2 Double glazing, metal frames and 4 handles, paint marks on frames	**FWT**
	2) 2 Green roller blinds, marks and stains	**FWT**
LIGHTING:	1) **WM** Ceramic lamp painted in white	**FWT, WO**
SWITCHES/SOCKETS:	1) Chrome finish switch	**FWT**
	2) 2 Chrome finish sockets	**FWT**
	3) Chrome finish telephone socket	**FWT**
	4) White plastic FM/TV/SAT socket	**FWT**

CONTENTS:

1) 3-Seater beige fabric sofas, plastic feet, signs of age, marks, stains, paint marks **FWT**
2) 3-Seater white fabric sofa, metal feet, extensive signs of age, heavily worn, faded and discoloured, marked and stained, white cover **FWT**
3) Wooden dining table **FWT**
4) 2 Wooden folding chairs, signs of age, worn, chips, scratches, marks and stains **FWT**
5) 3 Wooden assorted chairs, signs of age, worn, chips, scratches, marks and stains **FWT**
6) Coffee table with glass top, chrome finish base, chipped edges on top, scratches from use, rust appearing **FWT**
7) 2 Breakfast stools with wooden seat, chrome finish base, signs of age, chips and scratches **FWT**
8) Aluminium floor lamp **FWT, WO**
9) Inbuilt cupboard, door painted in white, chips and scratches, coat hook, chrome finish handle, door closer, inside walls painted in pinkish, chipped, scratched, marked and stained, several holes and screw holes **FWT**

Containing:

- **WM** Intergas boiler **FWT**
- **WM** Light bulb **FWT, WO**
- 2 **WM** White plastic switches **FWT**
- **WM** White plastic socket **FWT**
- 2 **WM** White plastic baskets **FWT, WO**
- Dyson vacuum cleaner **FWT, NT**
- Meaco dehumidifier **FWT, NT**
- Russell Hobbs Iron **FWT, NT**
- Mop and bucket **FWT**

10) **WM** White radiator **FWT**
11) **WM** Carbon monoxide alarm **FWT, WO**
12) **CM** Smoke alarm **FWT, WO**

KITCHEN

DOOR(S):	1) Painted in white, it strikes skirting board on opening, chipped edges, cracks to bottom edge, paint patches, marks and stains, screw holes from previous hooks, door closer missing, chrome finish handles, loose coat hook	**FWT**
DOORFRAME(S):	1) Painted in off white, old defects under, chips and scratches	**FWT**
FLOORING:	1) Tiled in greenish, signs of age, chips, scratches, marks and stains, stained grouting	**FWT**
SKIRTING BOARDS:	1) Painted in off white, marks and stains, white paint marks	**FWT**
WALLS:	1) Painted in white, old defects under, 2 screws 2) Tiled in white around units	**FWT** **FWT**
CEILING:	1) Painted in white, old defects under	**FWT**
WINDOW(S):	1) Double glazing, metal frame and 2 handles, paint marks on frame 2) Green roller blind, marks and stains	**FWT** **FWT**
LIGHTING:	1) 6 **CM** Chrome finish halogen downlights	**FWT, WO**
SWITCHES/SOCKETS:	1) 5 Chrome finish switches 2) 3 Chrome finish sockets	**FWT** **FWT**

WORKTOP:	1) Black/grey/beige granite, signs of age, faded and discoloured, scratches, marks and stains, heavily stained **LHS** of cooker and around sink, mould stains on sealant behind sink	**FWT**
SINK:	1) Stainless steel bowl scratches and stains from use, chrome finish mixer tap, missing strainer/plug	**FWT**
UNITS:	1) 4-Door/3-drawer green laminate wooden base cupboard, chrome finish handles, 2 wire shelves mounted on doors, heavily chipped, scratched, marked and stained on the inside, 2 screw holes on door **RHS** of cooker, cracked and water damaged inside cupboard below sink and on plinth	**FWT**
APPLIANCES:	1) Belling 4-hob gas cooker and oven, 3 shelves, 1 oven tray	**FWT, WO**
	2) Stainless steel cooker hood, 1 light bulb missing	**FWT, WO**
	3) Smeg green fridge and freezer, mould stains on seals, chrome finish handles and wine rack, 3 glass shelves, fruit basket, 7 door shelves with 1 lid, 2 bottle holders, cracks in places, 1 shelf cracked and fixed with 2 screws, 1 metal freezer shelf	**FWT, WO**
	4) Beko black washing machine and dryer	**FWT, WO**
	5) Hotpoint Futura dishwasher, 2 racks, 1 cutlery basket	**FWT, WO**
CONTENTS:	1) **WM** Videx entryphone	**FWT, WO**
	2) 2 **WM** Wooden shelves	**FWT**
	3) **CM** Smoke detector	**FWT, NT**
	4) Chrome finish bin, missing lid	**FWT**

BEDROOM 1 (Left hand side)

DOOR(S):	1) Painted in white, it strikes bed frame on opening, chipped edges, paint patches, marks and stains door closer detached, chrome finish handles and coat hook	**FWT**
DOORFRAME(S):	1) Painted in off white, old defects under, chips and scratches	**FWT**
FLOORING:	1) Wooden boards, extensive signs of age, heavily worn, chipped and scratched throughout, marks and stains	**FWT**
SKIRTING BOARDS:	1) Painted in white, partially cable clipped	**FWT**
WALLS:	1) Painted in white, old defects under, 2 picture hooks	**FWT**
CEILING:	1) Painted in white, old defects under	**FWT**
WINDOW(S):	1) 2 Double glazing, metal frames and 4 handles, paint marks and stains on frames	**FWT**
	2) 2 Beige roller blinds, signs of age, marks and stains	**FWT**
LIGHTING:	1) 2 **WM** Ceramic lamps painted in white, hairline crack on 1 lamp, 1 light bulb holder broken	**FWT, WO**
SWITCHES/SOCKETS:	1) Chrome finish switch	**FWT**
	2) 3 Chrome finish sockets	**FWT**
CONTENTS:	1) Double bed with white wooden frame and headboard, chips and scratches	**FWT**
	2) Double mattress, signs of age, marks and stains	**FWT**
	3) White wooden triple wardrobe, 1 mirrored door	**FWT**
	4) White wooden chest of 6 drawers, chips, scratches, marks and stains, missing trims between drawers	**FWT**
	5) Computer desk with glass top and shelf, metal frame, scratches, marks and stains	**FWT**
	6) Wooden chair, floral pattern fabric seat, signs of age, chips, scratches, marks and stains	**FWT**
	7) **WM** White radiator, paint chips, marks and stains	**FWT**
	8) **CM** Smoke alarm, paint marked, loose	**FWT, NT**

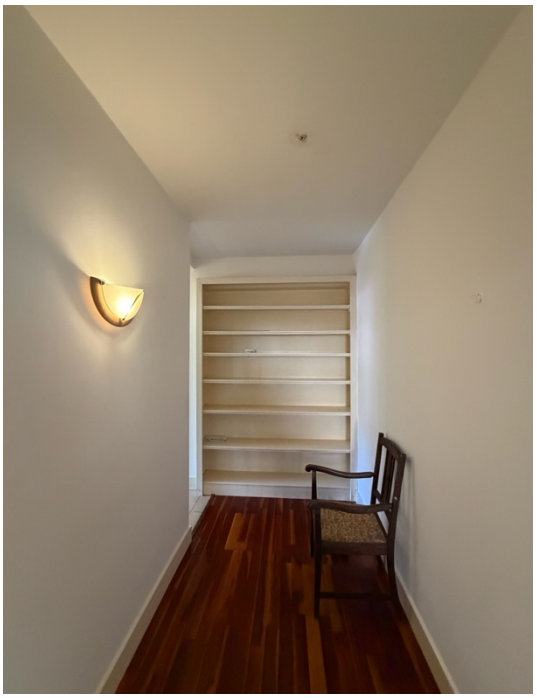
BEDROOM 2 (Right hand side)

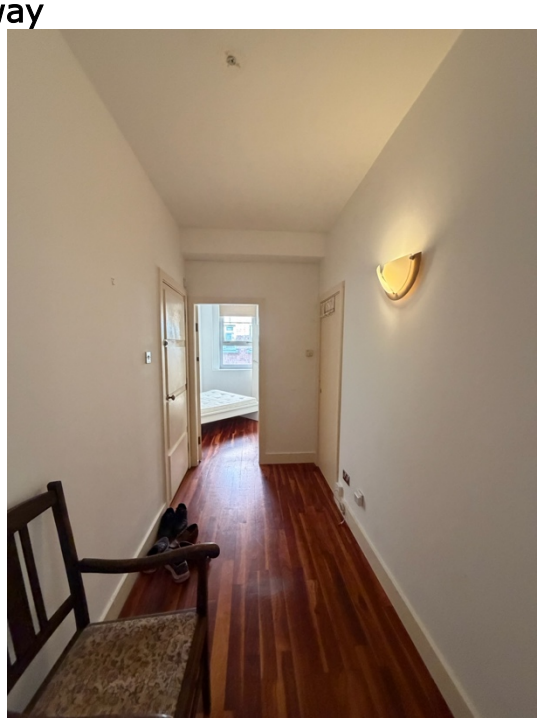
DOOR(S):	1) Painted in white, it strikes wall on opening, chipped edges, cracks to bottom edge, paint patches, marks and stains, large chip on the exterior, door closer detached, chrome finish handles and 2 coat hooks	**FWT**
DOORFRAME(S):	1) Painted in off white, old defects under, chips and scratches	**FWT**
FLOORING:	1) Wooden boards, extensive signs of age, heavily worn, chipped and scratched throughout, marks and stains, plastic doorstop	**FWT**
SKIRTING BOARDS:	1) Painted in white, marks, stains and white paint marks, paint cracks below mirror	**FWT**
WALLS:	1) Painted in white, old defects under, 2 nails, 2 picture hooks	**FWT**
CEILING:	1) Painted in white, old defects under	**FWT**
WINDOW(S):	1) Double glazing, metal frames and 5 handles, paint marks on frames	**FWT**
	2) Beige roller blind, marks and stains, starting to fray	**FWT**
LIGHTING:	1) **WM** Wooden lamp with plastic shade	**FWT, WO**
	2) **WM** Ceramic lamp painted in white	**FWT, WO**
SWITCHES/SOCKETS:	1) 2 Chrome finish switches	**FWT**
	2) White plastic switch	**FWT**
	3) 2 Chrome finish sockets	**FWT**
	4) White plastic socket	**FWT**
CONTENTS:	1) Double bed with wooden frame and headboard	**FWT**
	2) Double mattress	**FWT**
	3) White wooden wardrobe with 2 sliding doors	**FWT**
	4) White wooden chest of 6 drawers	**FWT**
	5) **WM** Frameless mirror	**FWT**
	6) 2 **WM** Small doors and knobs painted in white	**FWT**
	7) **WM** White radiator	**FWT**
	8) **WM** Carbon monoxide alarm	**FWT, WO**
	9) **CM** Smoke alarm	**FWT, NT**

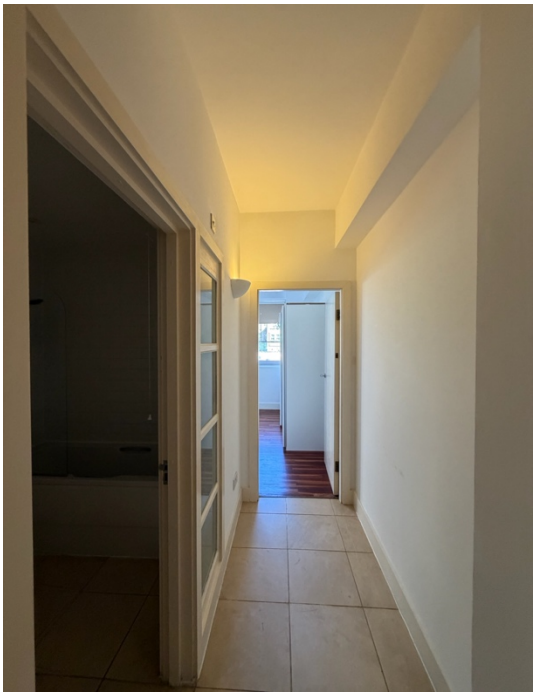
BATHROOM

DOOR(S):	1) Painted in white, it scores flooring on opening, paint cracks, paint patches, marks and stains, 4 panes of glass, chrome finish handles and bolt	**FWT**
DOORFRAME(S):	1) Painted in white, marks, stains and paint cracks on fitted shelves, 4 panes of glass	**FWT**
FLOORING:	1) Tiled in beige, extensive signs of age, worn, chipped, scratched, marked and stained, 2 cracked tiles	**FWT**
SKIRTING BOARDS:	1) Painted in white, chips and scratches	**FWT**
WALLS:	1) Painted in white, old defects under 2) Tiled in white	**FWT** **FWT**
CEILING:	1) Painted in white, old defects under	**FWT**
WINDOW(S):	N/A	
LIGHTING:	1) 4 **CM** Chrome finish LED downlights 2) **WM** Mirror lamp with plastic shade, inset shaver socket, pull cord switch, not working	**FWT, WO** **FWT**
SWITCHES/SOCKETS:	1) Pull cord switch	**FWT**
BATH/SHOWER:	1) White bath, minor chips and scratches from use, chrome finish handles, mixer tap, shower attachment, plug, **WM** riser 2) Glass shower screen, stained seal	**FWT** **FWT**
BASIN:	1) White ceramic, chrome finish mixer tap and plug	**FWT**
WC:	1) White ceramic bowl 2) White toilet seat an lid 3) White ceramic cistern lever	**FWT** **FWT** **FWT**
CONTENTS:	1) **WM** Frameless mirror **2) WM White plastic mirror cabinet with 2 doors. RHS door missing**  3) **WM** Chrome finish towel rail, rust appearing, loose 4) 2 **WM** Chrome finish towel hooks, 1 loose 5) **WM** Radiator painted in white, paint chips and scratches 6) **CM** Vent-Axia extractor fan	**FWT** **TR** **FWT** **FWT** **FWT** **FWT, WO**

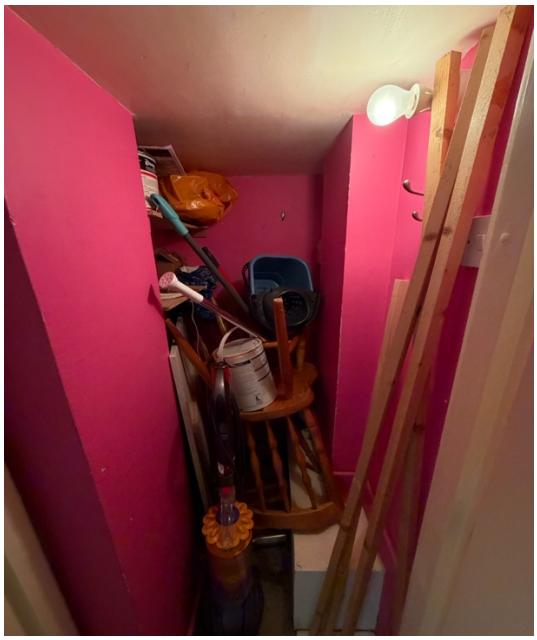
Hallway











Reception room









Open-plan kitchen









Bedroom 1









Bedroom 2







Bathroom





DISCLAIMER

This Inventory provides a fair and accurate record of the condition and contents of the property. It is the responsibility of the Landlord and the Tenant or the respective Agent to agree between them the accuracy of this report.

The person preparing the inventory is not an expert in fabrics, woods, materials, antiques etc, nor a qualified Surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

Property left in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the Landlord.

This Inventory has been prepared on the accepted principal that all items are free from obvious soiling, fault or damage except where stated.

The Fire and Safety Regulations regarding Furniture, Gas, Electrical and similar services are ultimately the responsibility of the Instructing Principal.

GUIDANCE NOTES FOR TENANTS

The following notes have been given to help facilitate a problem free move at the end of your tenancy.

1. All items should be placed in the rooms as indicated by the inventory.

2. The property should be left in the same state of cleanliness as at the time of Check-in.

3. All glassware, utensils, cutlery etc. should be clean and accessible and in the same place as where the inventory indicates.

4. All keys must be available and labelled if in a bunch.

5. Bedding and linen (if provided) must be placed neatly in the airing cupboard or placed in an appropriate storage place. Beds must not be made up.

6. It is the tenants' responsibility to place all items in the correct place as indicated by the Check-in. If the inventory clerk needs to search for items, extra charges will be made.

7. The tenant must inform the Managing Agent or Landlord of any items removed from, or added during the tenancy to the property. Failure to do so, will result in charges made for replacement or disposal.

8. Tenants must be ready to vacate the property and hand over all keys at the appointment time.

CLEANING

1st MILE Ltd strongly recommends the property be professionally cleaned at the time of the Check-out inspection unless alternative arrangements have been agreed with either the Landlord or the Managing Agent. Receipts must be presented to the inventory clerk at the Check-out inspection.

If the standard of cleaning is not satisfactory, Managing Agents or Landlords will employ a contract cleaner and their account will be added to any charges shown on the Check-out report.

CARPETS

Depending on the agreement and the length of the tenancy, they should be professionally cleaned. All carpets should be thoroughly vacuumed. You will be charged for any stains or soiling which does not appear on the inventory.

If a carpet is badly damaged or marked, you may be charged for part or all of the cost of replacement.

DECORATIONS

At 1st MILE Ltd we understand that during the course of the tenancy and day to day living a few marks and scuffs will appear on the walls and woodwork. However, if damage has occurred which cannot be considered Fair Wear and Tear, charges will be added to the Check-out report.

For example: hooks and nails drilled into the walls, any damage caused by blue or white tack, sellotape or any similar products, excessive furniture rubbings, pencil and crayon marks, tears to wallpaper, excessive chipping and damage to woodwork and furniture.

GARDENS

If the owner has not employed a gardener at the property, you will be required to maintain the garden as indicated by your contract. This will include the cutting of grass, weeding of beds and maintaining the garden according to the season. It is advised that the tenant reports to the Managing Agent or Landlord as some of the plants may require special attention.

CHECK-OUT APPOINTMENT

It is important at the Check-out that:

1. All personal items have been removed.

2. The property is ready to be handed over and the tenant ready to vacate.

3. All cleaning have been done prior to the Check-out.

If you are not ready for the Check-out, it will not be possible to carry out the Check-out report. If this is the case, a return visit will be necessary and an extra charge will be added to the Check-out report.

The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory.

At the end of the tenancy the inventory will be checked and any obvious discrepancies will be reported to the Managing Agent / Instructing Principal. This report will indicate whether to our opinion the tenant is liable for deterioration or whether it is considered fair, wear and tear. Normal wear and tear will be assessed based on the length and type of tenancy.

PROPERTY INSPECTED BY: Livio Mele

DATE: 22/08/2026