



ROOTSTONE
INVENTORIES

SAMPLE REPORT

Inventory & Schedule of Condition

Sample Property, London

25 August 2025, 15:00



Israel Amadi

Prepared by

Rootstone Property Ltd trading as Rootstone Inventories

Company number 14456704

020 3442 1244 · bookings@rootstone.co.uk · rootstone.co.uk

SAMPLE DOCUMENT

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How to read this report

Every item carries a reference number. Photographs carry the same reference, so a description can always be matched to its picture. Anything written in red is a defect, a mark or a point of wear recorded at the inspection. Everything else describes the item and its condition.

Notes

Please follow these guidelines when preparing to vacate the property at the end of your tenancy.

Rootstone Inventories is an independent company. We stay neutral in our reports and hold no preference towards any party involved in the tenancy. Our check-out report offers an unbiased comparison of the condition of the property at the start and at the end of the tenancy, so that the assessment is fair to everyone.

On the day of check-out, our inventory clerk assesses the property against the original inventory report. Any difference in condition is recorded, with allowance made for reasonable wear and tear.

To avoid further charges, please make sure the property is completely vacated and cleaned before the check-out appointment. The checklist below sets out what is expected.

- Remove all personal effects.
- Return items to their original positions.
- Confirm that all items are unboxed and clean.
- Clean the property throughout, with attention to any areas named in the tenancy agreement.
- Attend to any cleaning needed because of pets.
- Repair or replace any damaged items.
- Clear out garages, greenhouses and sheds.
- Remove all waste.
- Deal with any wear and tear concerns.
- Clean carpets, floors, furniture, curtains, linen, kitchen appliances and sanitary fittings.
- Maintain the garden where this applies.

Thank you for your cooperation. Please contact us if you have any question about the check-out process.

Disclaimers

This inventory report is a detailed written record taken from a visual inspection of the property. It is compiled in good faith to describe the contents, condition and cleanliness of the property as at the date shown on the cover. It is the responsibility of the landlord, the tenant and, where appointed, the agent to check that this report is accurate.

Rootstone Inventories and its staff are not qualified property surveyors. This report is not a substitute for a structural survey. We hold no specific expertise in materials such as cloth, wood or antiques, so this report makes no definitive statement about the authenticity or condition of individual items.

This report does not guarantee the safety of any equipment, furniture or other contents. Descriptions serve only as a record, and items are taken to be in good condition unless stated otherwise. Significant defects, such as clear damage or soiling, are noted.

Some furniture may not be movable for inspection, and areas such as lofts, cellars or locked rooms are not inspected unless access is provided. We do not inspect items packed for storage or in boxes, and we do not list miscellaneous items such as books, discs or cleaning supplies.

Rootstone Inventories tests gas or electrical appliances, smoke alarms and carbon monoxide alarms for power only. It is the tenant's responsibility to make sure these items work properly.

Responsibility for compliance with fire and safety regulations rests with the instructing principal. Any reference to an FFR label being seen is not a guarantee of compliance with the Furniture and Furnishings (Fire) (Safety) Regulations.

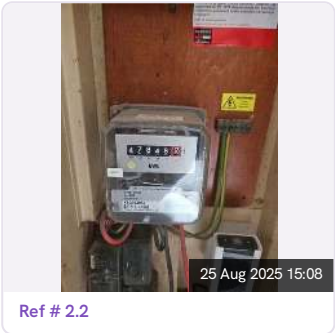
Please read this disclaimer carefully. By using our services you accept the terms set out here.

1. SCHEDULE OF CONDITION

REF	NAME	CONDITION
1.1	Overview - Odours	Neutral - no pet / smoking / cooking / odours
1.2	General Cleanliness	Very good domestic clean
1.3	Bathroom / En Suite / Toilet(s)	New condition except towel heater Excellent condition
1.4	Carpets	Good clean condition
1.5	Ceiling(s)	Good condition, no marks
1.6	Curtains / Blinds	Good condition minus omissions
1.7	Hard Flooring	Good clean condition
1.8	Kitchen Area	Good clean condition
1.9	Kitchen - White Goods	Good clean condition Washing new and unused
1.10	Oven/Hob/Extractor Hood / Cooker	Good clean condition
1.11	Mattress(s)	Good clean condition
1.12	Upholstery	Sofa with scattered stains throughout top
1.13	Wall(s)	Good condition minus omission
1.14	Window(s)	Good clean condition minus omissions
1.15	Woodwork	Good clean condition

2. METER READINGS

REF	NAME	DESCRIPTION	READING
2.1	Gas Meter	Location: Kitchen cupboard Serial No: 0002083S	0950
2.2	Electric Meter	Location: Hallway cupboard Serial No: K80A93967	47848



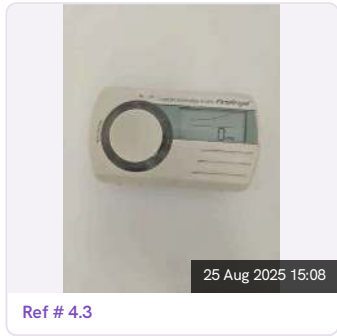
3. KEYS

REF	NAME	DESCRIPTION
3.1	Yale	Set of keys for back door 3 front door keys
3.2	Other	

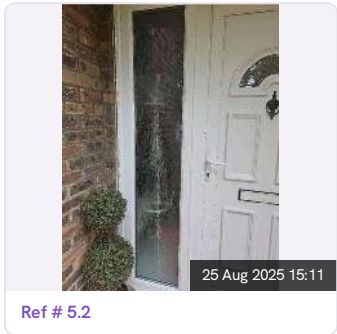
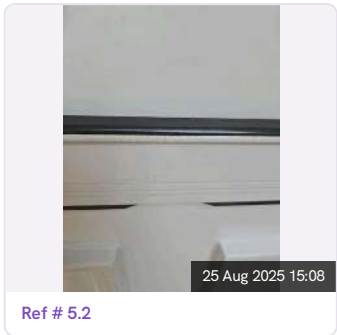
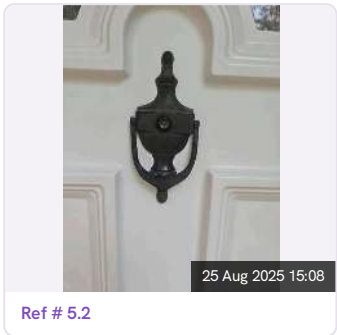


4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

REF	NAME	DESCRIPTION	CONDITION
4.1	Smoke Alarm(s)	First floor hallway & bedrooms 1, 2 & 3	Alarm tested for power only. Audible alarm noted
4.2	Heat Sensor Alarm(s)	Kitchen	Not tested
4.3	Carbon Monoxide Alarm(s)	Kitchen	Alarm tested for power only. Audible alarm noted



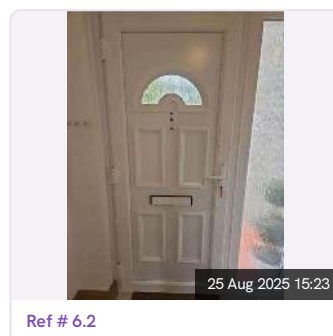
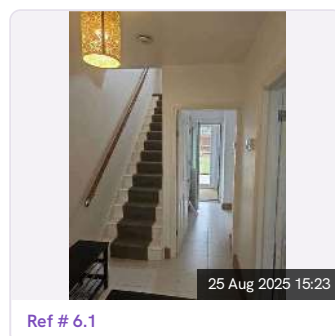
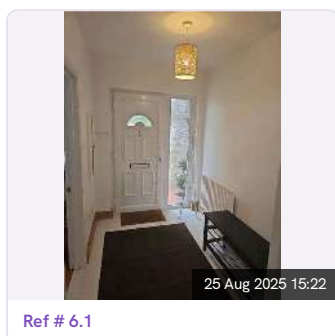
5. EXTERIOR FRONT			
REF	NAME	DESCRIPTION	CONDITION
5.1	Overview	Gravel pavement	Weather worn
5.2	Door/Frame	White UPVC door, white metal letterbox flap, white handle with lock, black knocker and spy glass.	In good condition Marks to left side lower mid section, half way below flap, smudges scattered, handle with marks; Door tested and in good working order; Frame with smudge left side of handle
5.3	Porch	Red paved	Weather worn, in good condition
5.4	Additional Items / Information	Gold effect door bell Plant with 2 pots black and cream Black matt	Matt used condition Door bell tested and in working order Plant in good condition

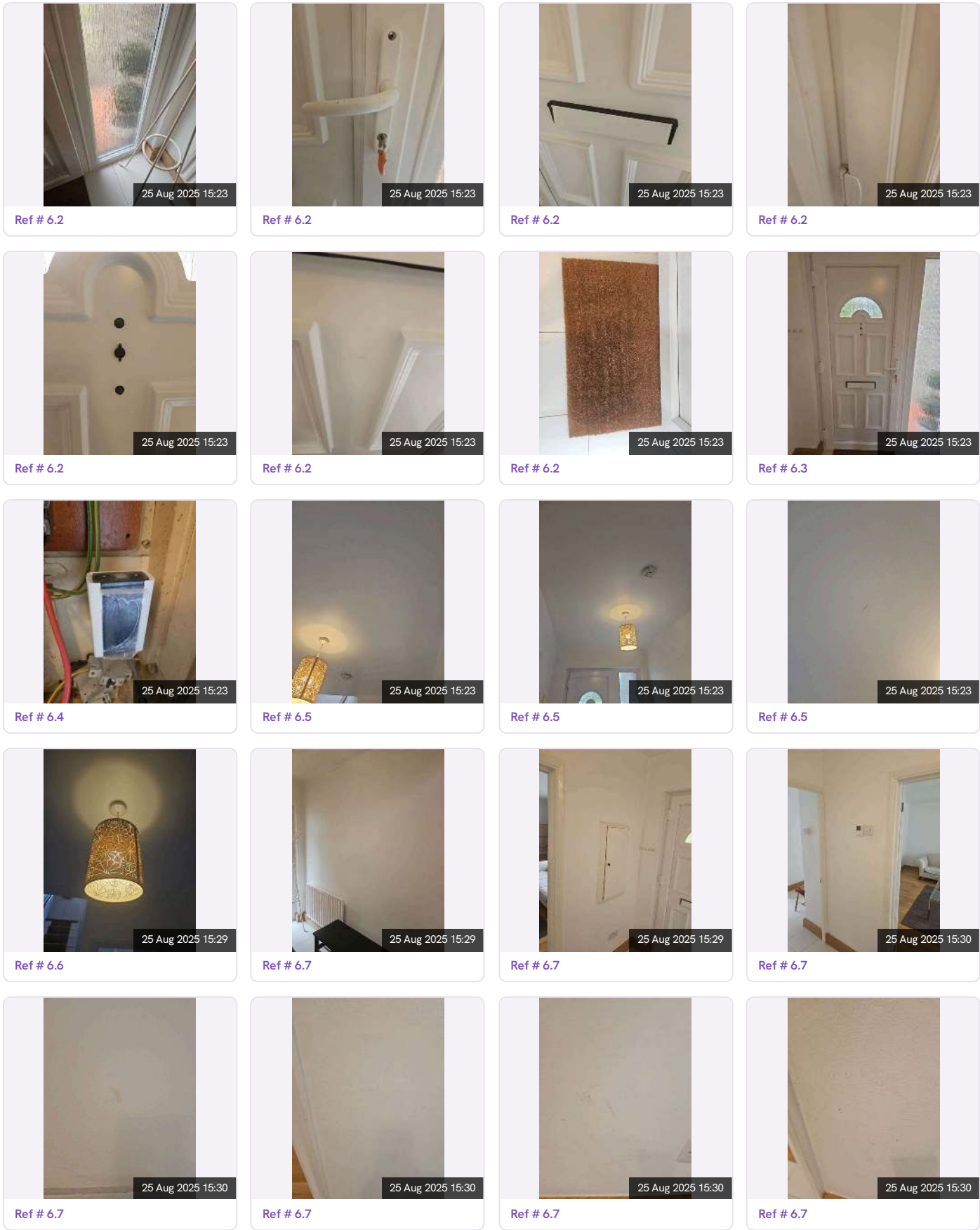




6. ENTRANCE / HALLWAY

REF	NAME	DESCRIPTION	CONDITION
6.1	Overview	Odours	Neutral no pet / smoking / cooking / odours
6.2	Door	White UPVC; white handle, white metal flap, blur semi circle window, spy hole	Handle with scattered chip marks
6.3	Door Frame	Reverse side	Minor marks and scuffs, top left corner, right upper middle, lower left middle, below letterbox
6.4	Door Bell / Receiver	White and black plastic In meter cupboard	In good working order
6.5	Ceiling	Painted white	Hairline mark in front of reception room In good condition
6.6	Lighting	Hanging bulbs	All in good working order
6.7	Walls	Painted white	Minor faint smudges to left wall Right side wall lower with light scuffs and marks Marks to right side of stairs
6.8	Skirting	Wood effect	Good condition Minor scuffs to right side of front door
6.9	Switch and Sockets	White plastic	Good condition
6.10	Heating	White radiator	Valve caps present; Chipped marks to top
6.11	Flooring	White tiles	Good clean condition
6.12	Additional Items / Information	Brown rug Black shoe storage; Coat stand	Rug good condition; Shoe storage with a few chips (one on top), sticky tape







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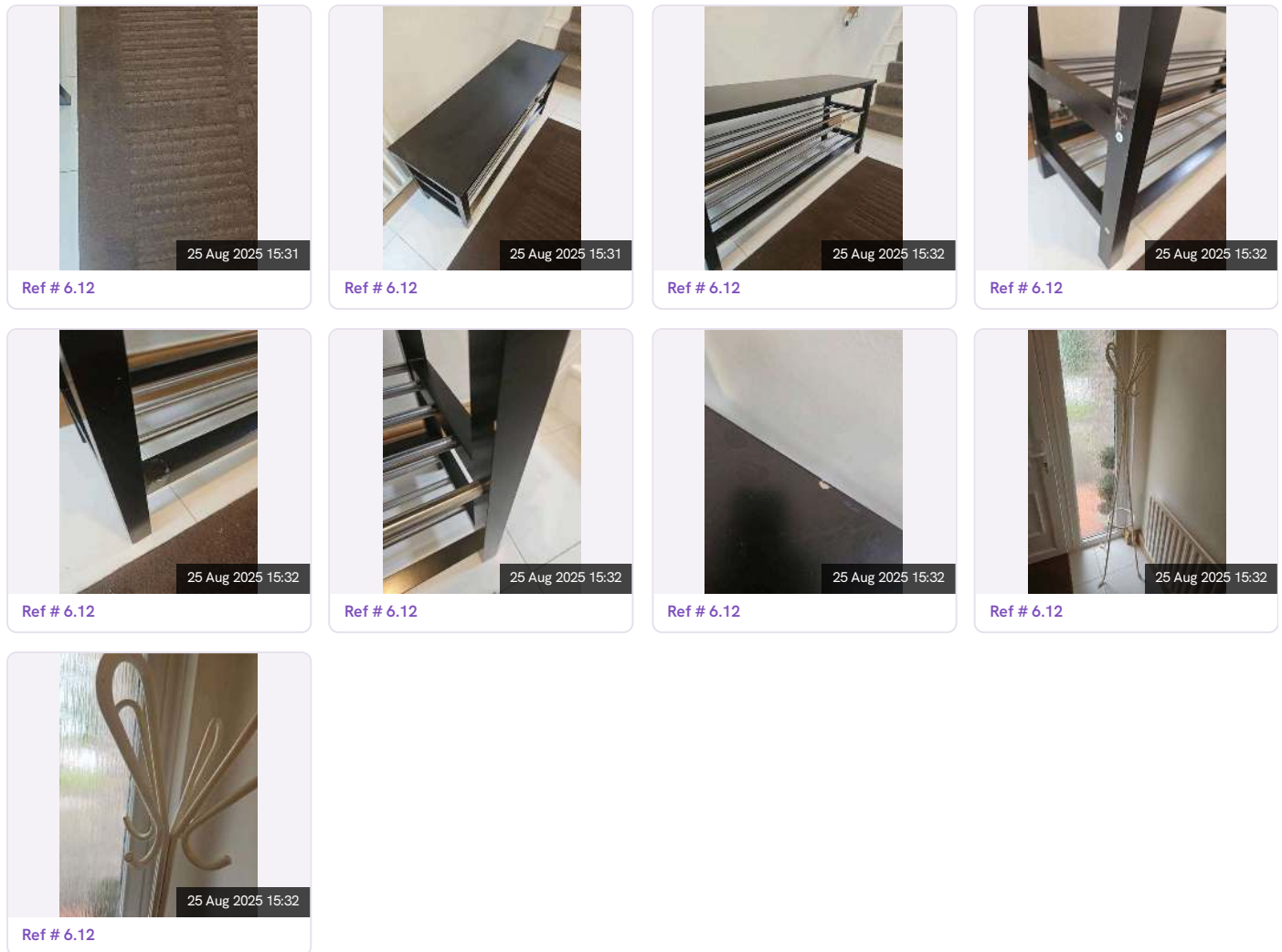
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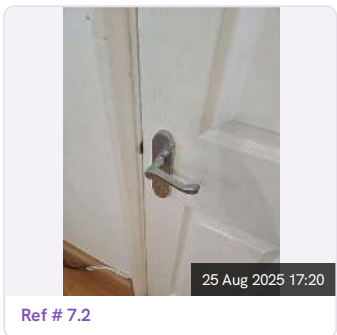
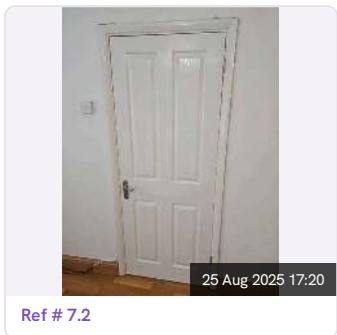
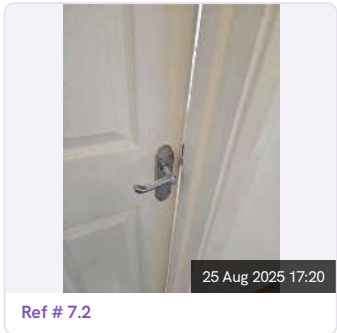
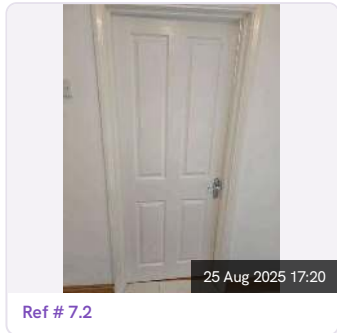
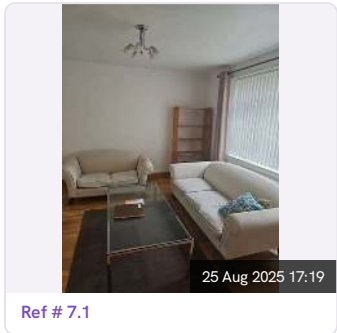
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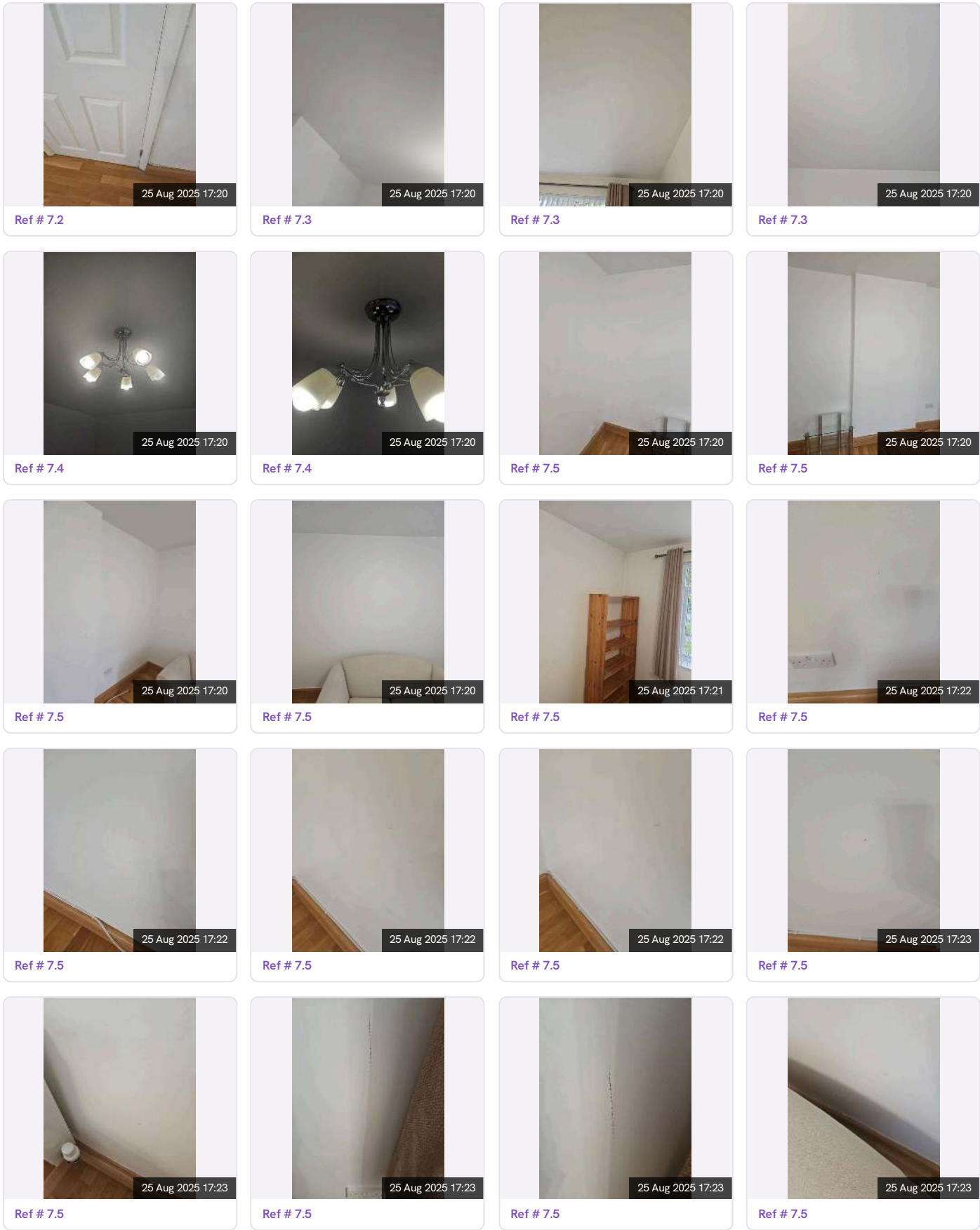


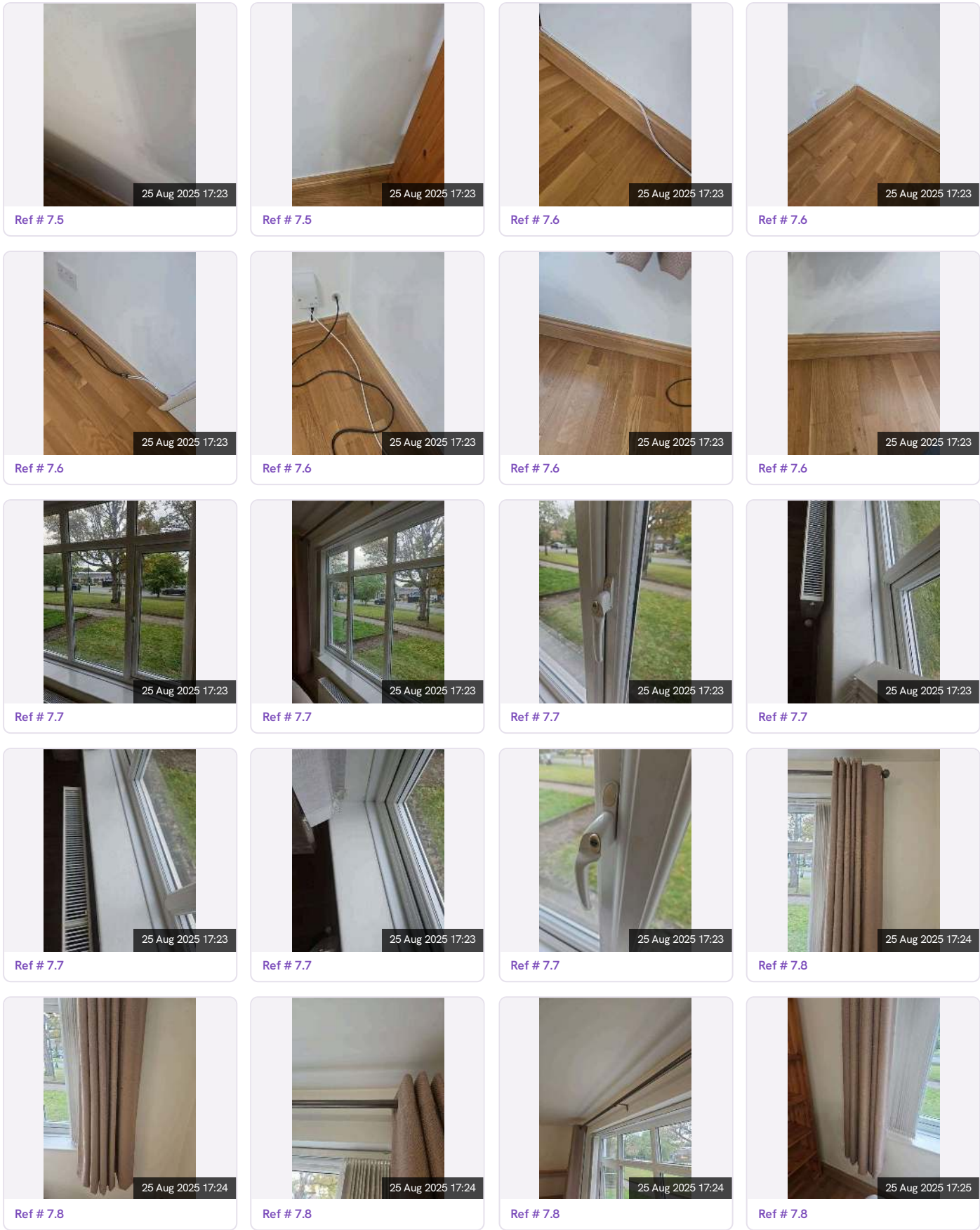
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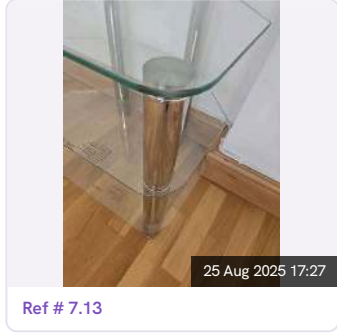
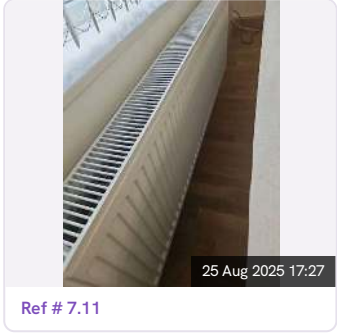
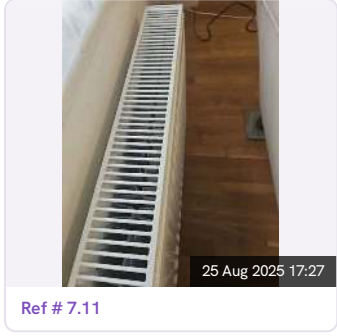
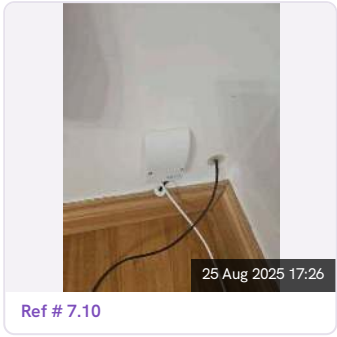
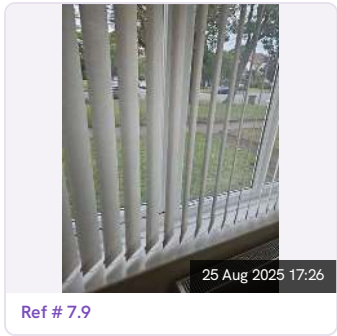
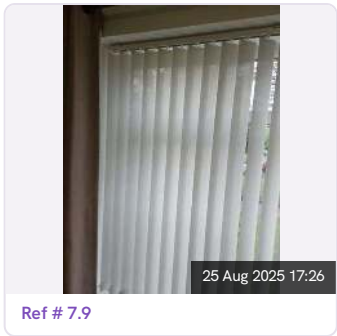
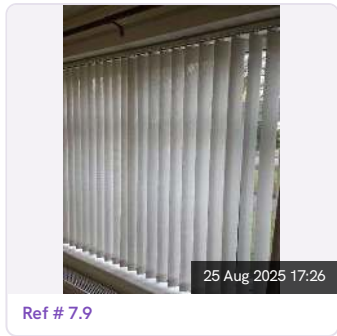
REF	NAME	DESCRIPTION	CONDITION
7.1	Overview	Odours	Neutral no pet / smoking / cooking / odours
7.2	Door and frame	White wooden panel door with chrome effect handles	Scattered light scuffs to frame; Otherwise in good condition
7.3	Ceiling	Painted white	In good condition
7.4	Lighting	Hanging 3 bulb unit with glass shade and chrome base	Tested and working
7.5	Walls	Painted white	Light smudges to left side wall; and right side walls
7.6	Skirting	Wood effect	Good condition
7.7	Window(s) / Sill	White UPVC double glazed casement	In good clean condition
7.8	Curtains	Brown fabric	Brown stain to left curtain mid section

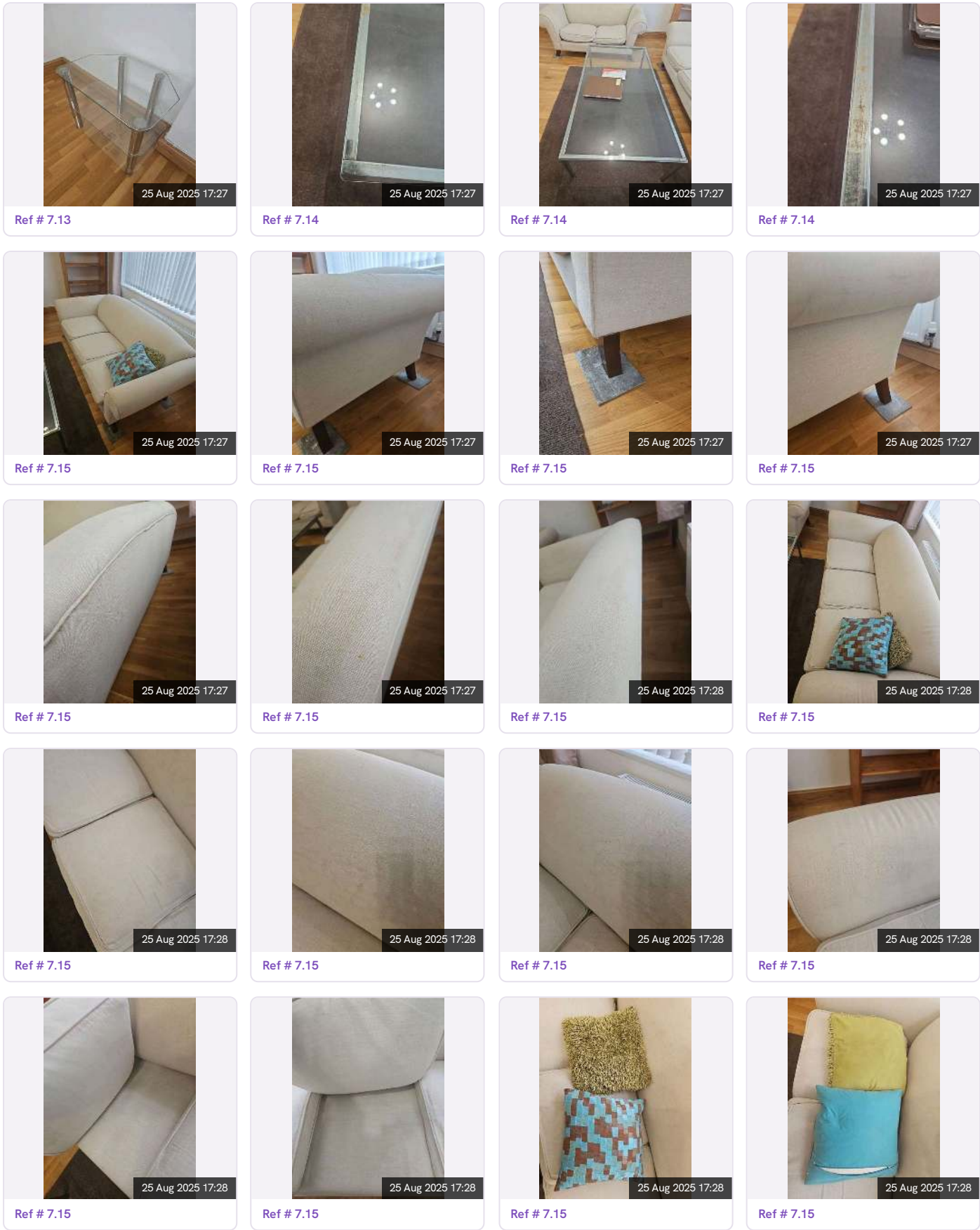
REF	NAME	DESCRIPTION	CONDITION
7.9	Blinds	White venetian Wall mounted safety brackets present and attached White venetian Wall mounted safety brackets present and attached	In good condition and in working order
7.10	Switch and sockets	White plastic	In good condition
7.11	Heating	White radiator	In good condition
7.12	Flooring		
7.13	Side table	Glass table with chrome effect legs	In good clean condition
7.14	Coffee Table	Glass unit with grey metal frame and legs	Rust to top of frame; Otherwise in clean condition
7.15	Sofa	Beige fabric	Scattered stains and heavy smudge mark throughout
7.16	Book Shelf	Wood effect	Good condition

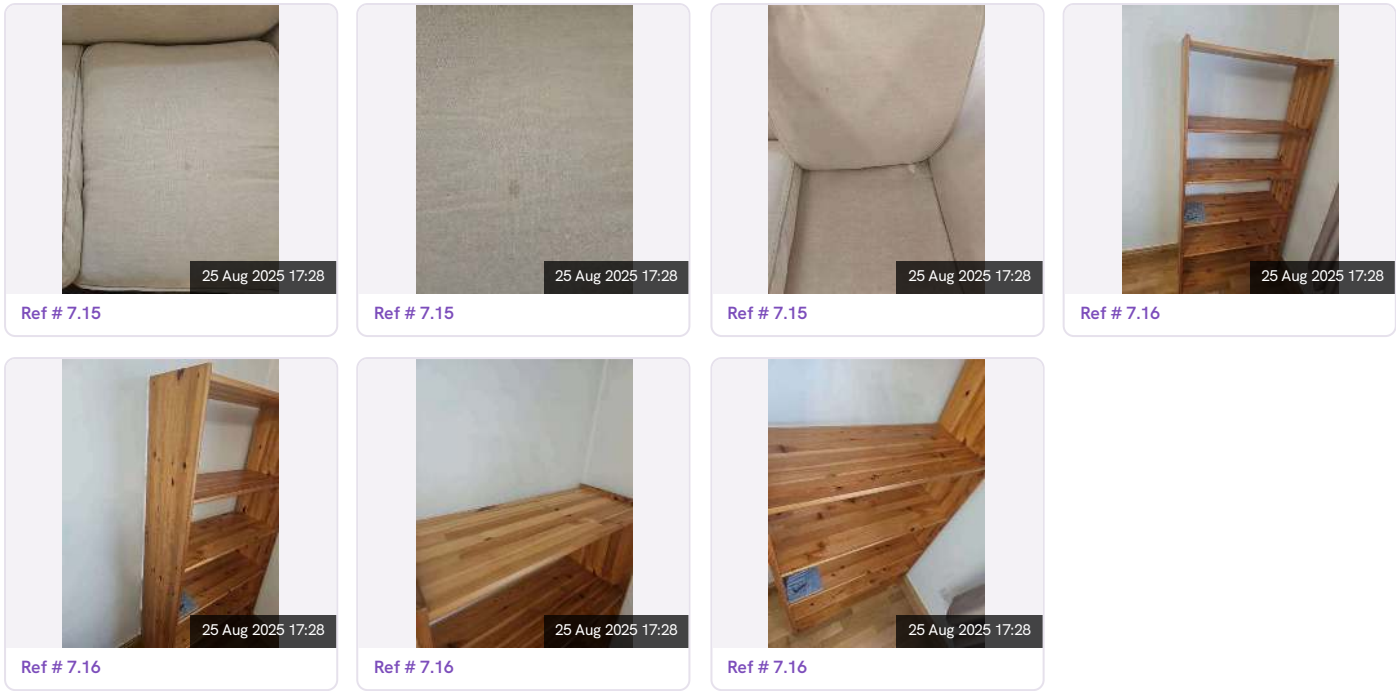












8. KITCHEN			
REF	NAME	DESCRIPTION	CONDITION
8.1	Overview	Odours	Neutral no pet / smoking / cooking / odours
8.2	Door	White wooden panel with chrome handle	Minor chip to edge Hairline mark right lower panel
8.3	Door Frame	White wooden	White painted over defects Marks around locks Left side slightly marked
8.4	Ceiling	Painted white	Mark above fridge
8.5	Lighting	Fluorescent	Tested and working
8.6	Walls	Painted white; Black tiles	Tiles in good clean condition Barely noticeable smudges left side of dryer In good clean condition
8.7	Skirting	Wood effect	In good condition
8.8	Window(s) / Sill	White UPVC double glazed casement	Tested and in working order In good clean condition
8.9	Switch and sockets	White plastic	Good condition
8.10	Heating	White radiator	Minor chips to paint
8.11	Flooring	White tiles	Dent in front of back door Tiny chip right mid on entry Centre next to wall mid in front of washing machine Some light chips in front of washing machine In front of fridge Barely noticeable
8.12	Kitchen Units	White wooden gloss finish with soft closing doors	Peeling to door left and right of oven

REF	NAME	DESCRIPTION	CONDITION
8.13	Cooker		Tested for power
8.14	Oven	Built-in Oven	Minor aged marks inside oven; Tested for power
8.15	Extractor hood	Stainless steel	All in good working order; In good clean condition
8.16	Worktop(s)	Laminated black wood effect	Ring stain left of cooker Light scratches right of hobs Otherwise in good clean condition
8.17	Sink	Stainless steel	Tested and flowing In good clean condition
8.18	Fridge / Freezer	White Beko	In good clean condition No damage visible Top freezer drawer missing
8.19	Washing Machine	White Logik	Brand new condition
8.20	Tumble Dryer	White Logik	In very good condition Some light dirt
8.21	Dishwasher	White Beko	In good clean working order; light usage marks around control knob
8.22	Table & chairs	Wood effect	In fair/good condition



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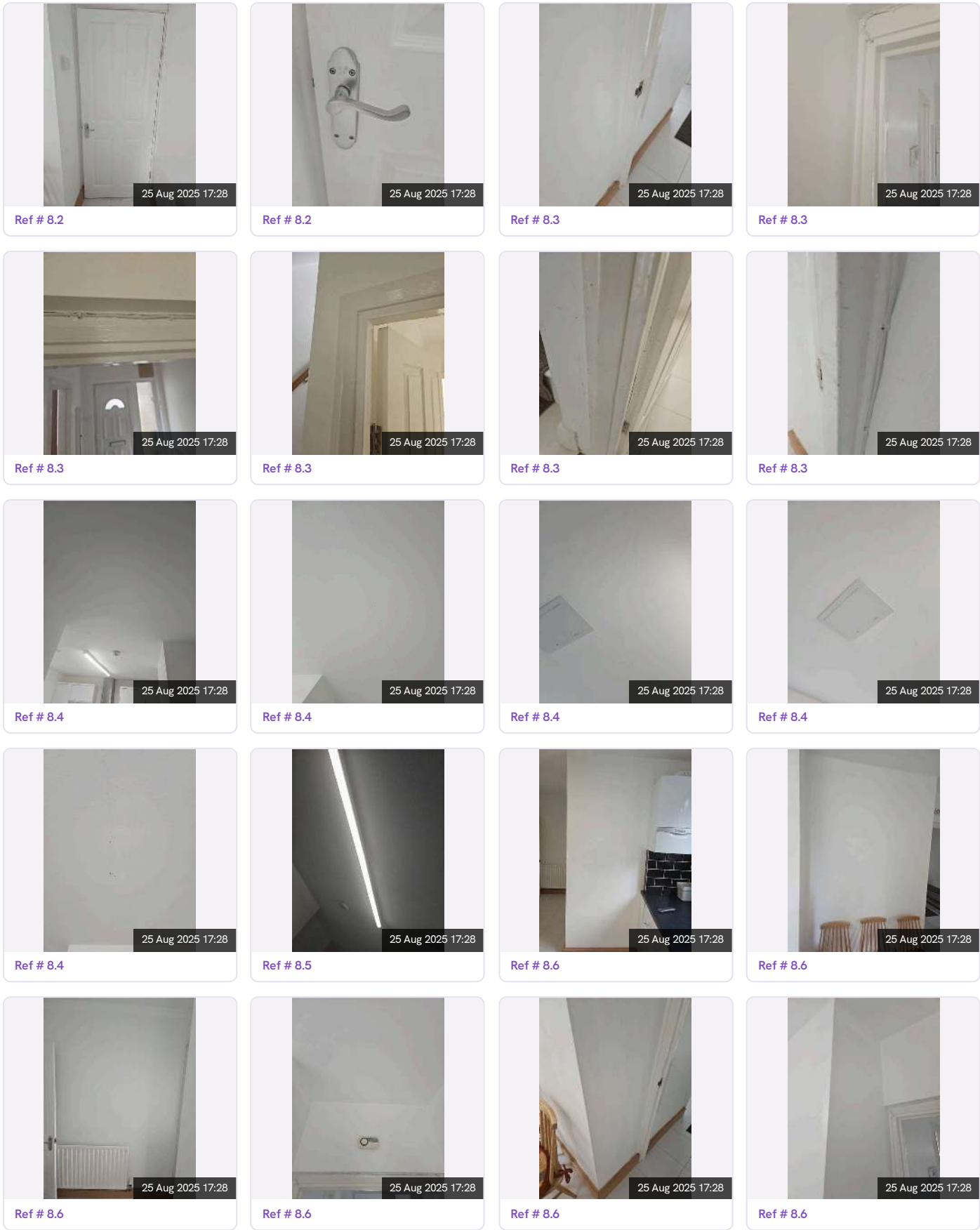
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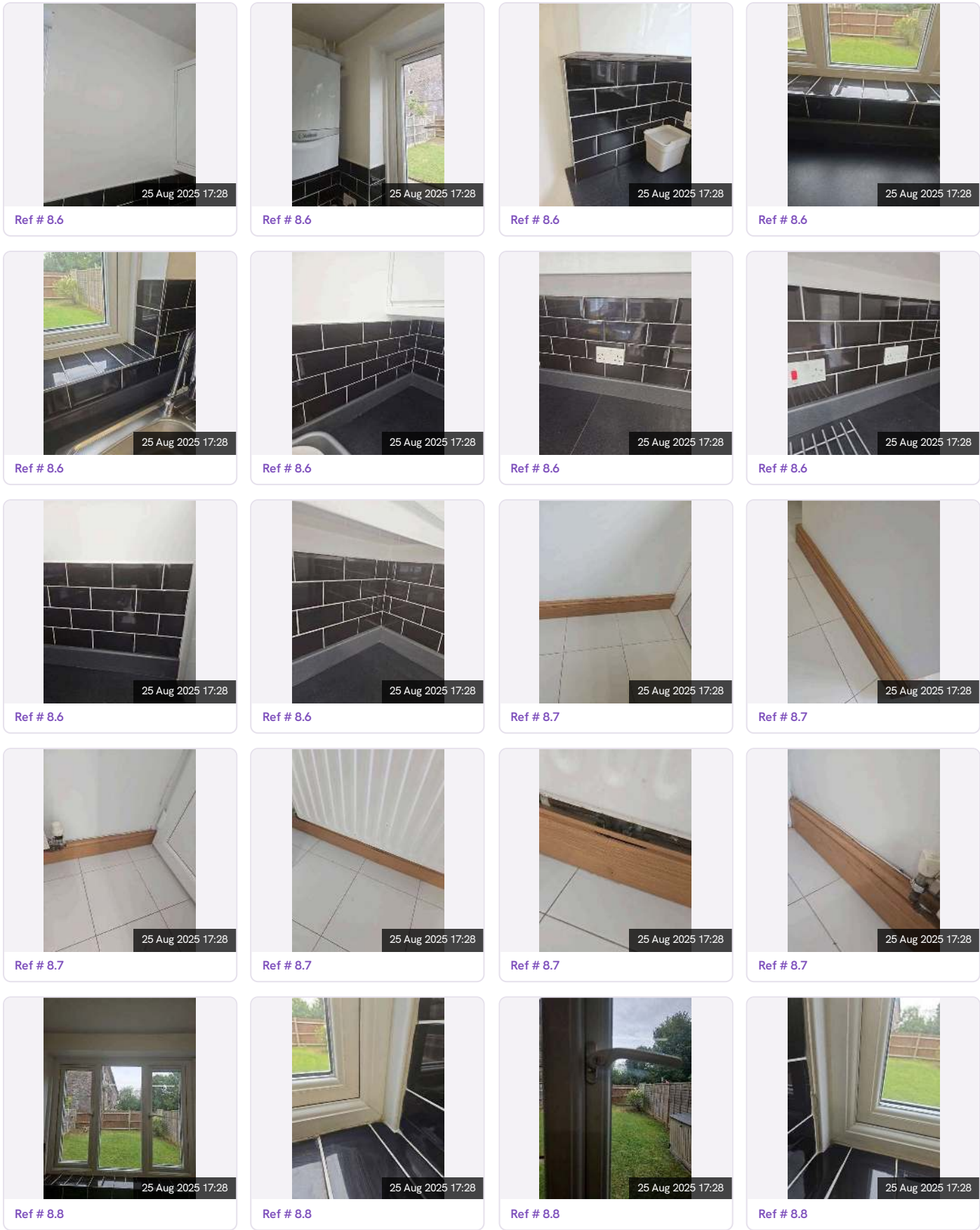
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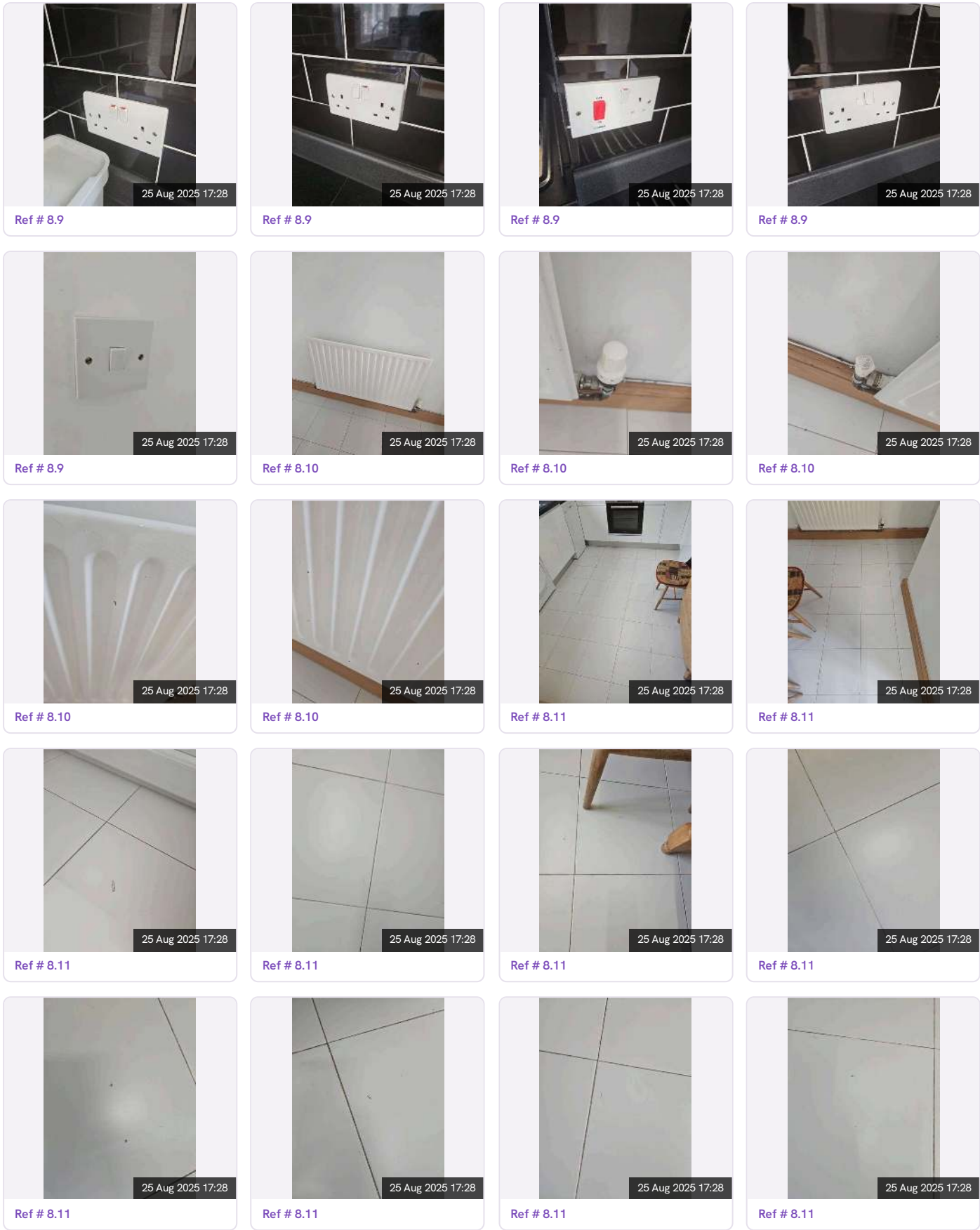


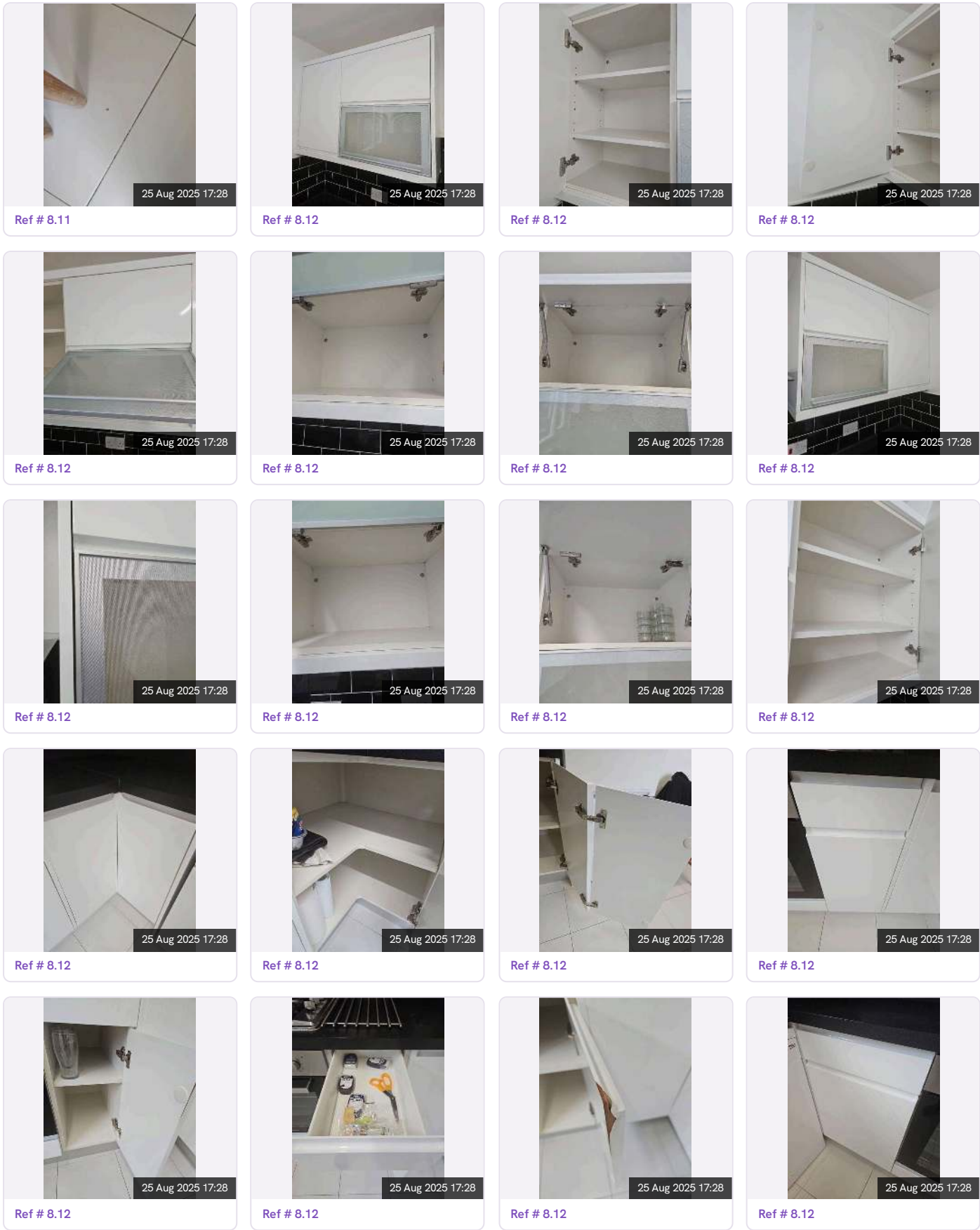
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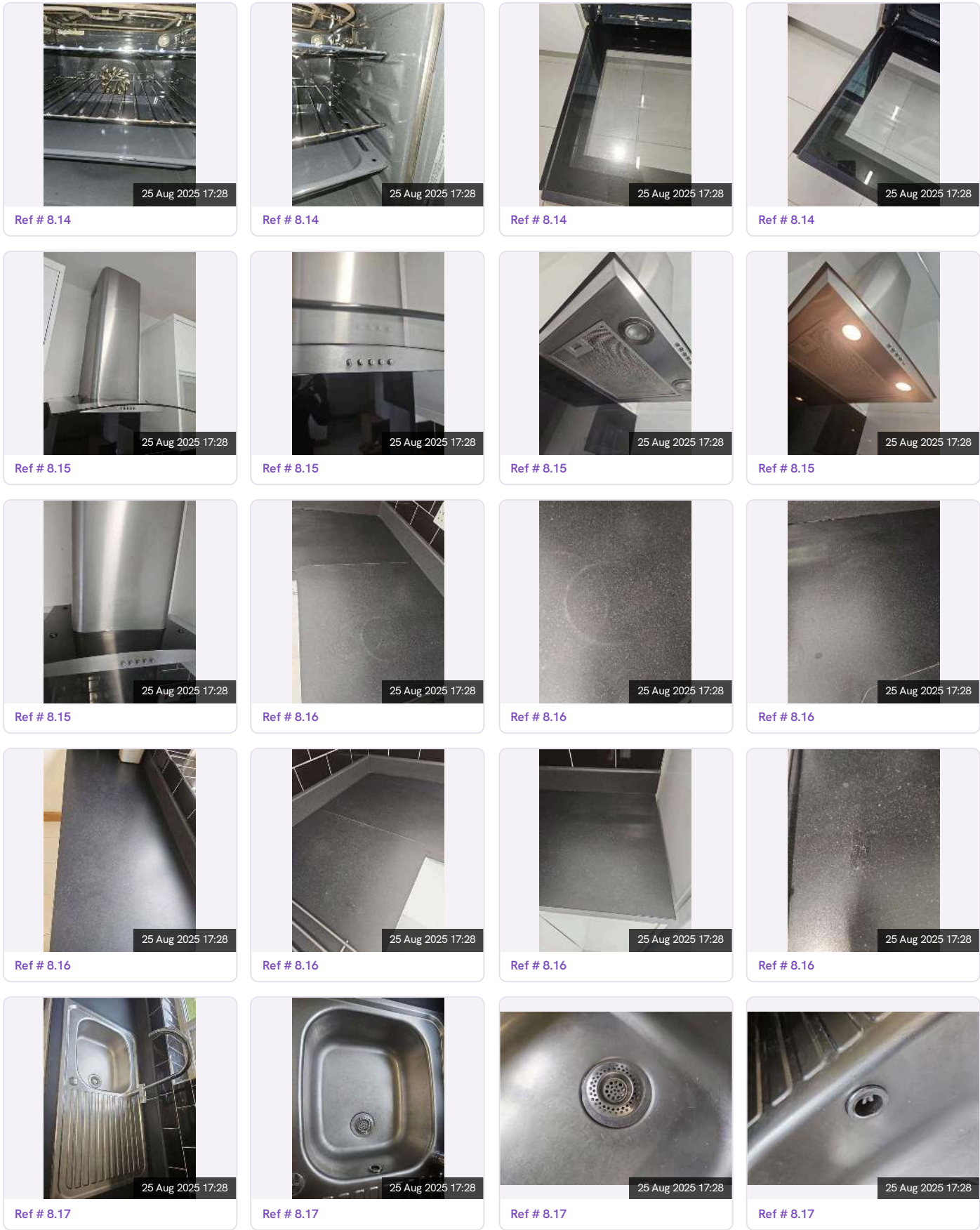
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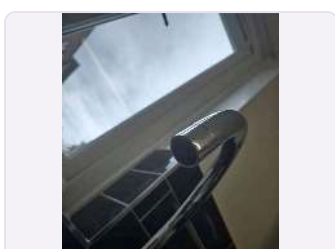
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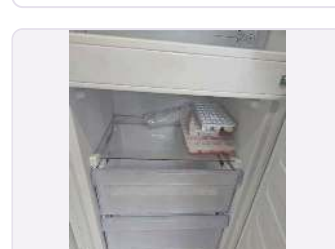
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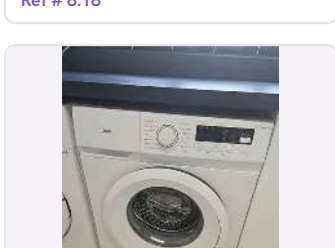
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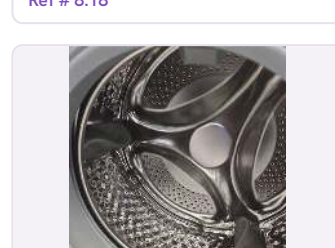
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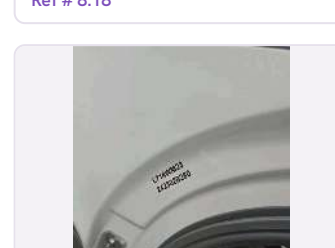
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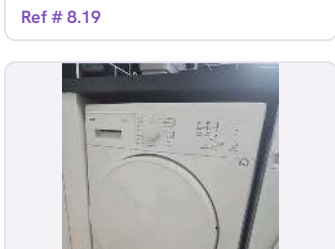
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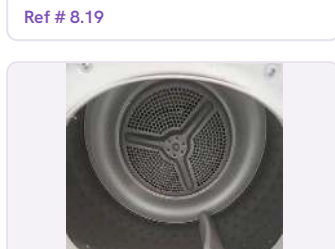
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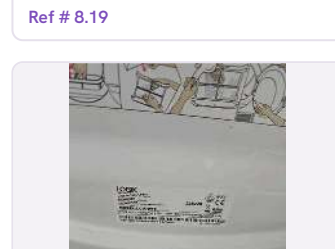
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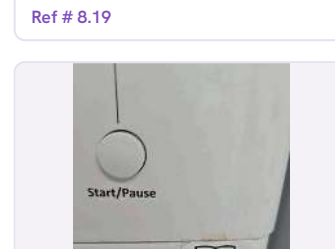
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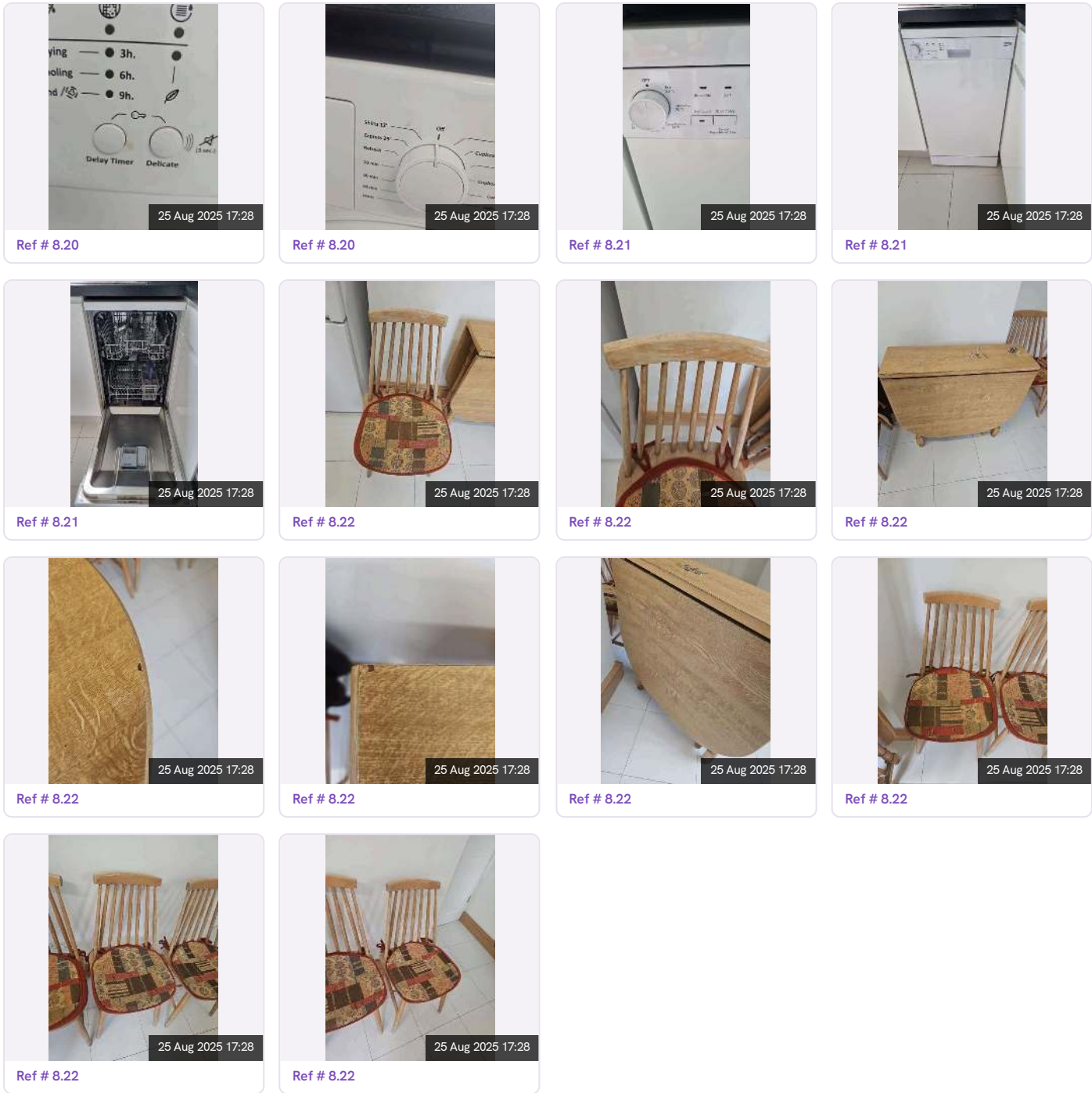
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9. STAIRS & LANDING			
REF	NAME	DESCRIPTION	CONDITION
9.1	Overview	Odours	Neutral no pet / smoking / cooking / odours
9.2	Ceiling	Painted white	In good condition
9.3	Lighting	Hanging bulb with gold pattern shade	Tested and working

REF	NAME	DESCRIPTION	CONDITION
9.4	Walls	Painted white	Hairline marks to left and right side along stairs; Hairline crack lines to left and right corners Hairline crack left side top of stairs Hairline mark right side of window Crack right corner of windows Hairline mark right side of stairs Scattered light marks left and right lower mid section Left side before bedroom one, filler defect
9.5	Skirting	Painted white	In good condition
9.6	Window / Sill	White UPVC double glazed casement; Architrave	In good clean condition
9.7	Curtains	Brown fabric	In good condition
9.8	Switches and sockets	White plastic	In good condition
9.9	Heating	White radiator	Minor chips to paint at top
9.10	Stairs	Brown fitted carpet, white painted wooden flooring	In good clean condition
9.11	Flooring	Brown fitted carpet	
9.12	Woodwork	Painted white	In good condition
9.13	Bannister	Wooden hand rail	In good condition
9.14	Storage cupboard	White painted doors and handles; painted white walls; Brown fitted carpet	Walls, carpet, shelves and doors in good condition



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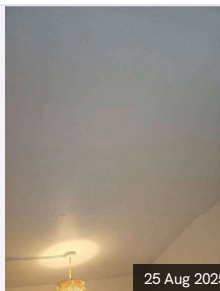
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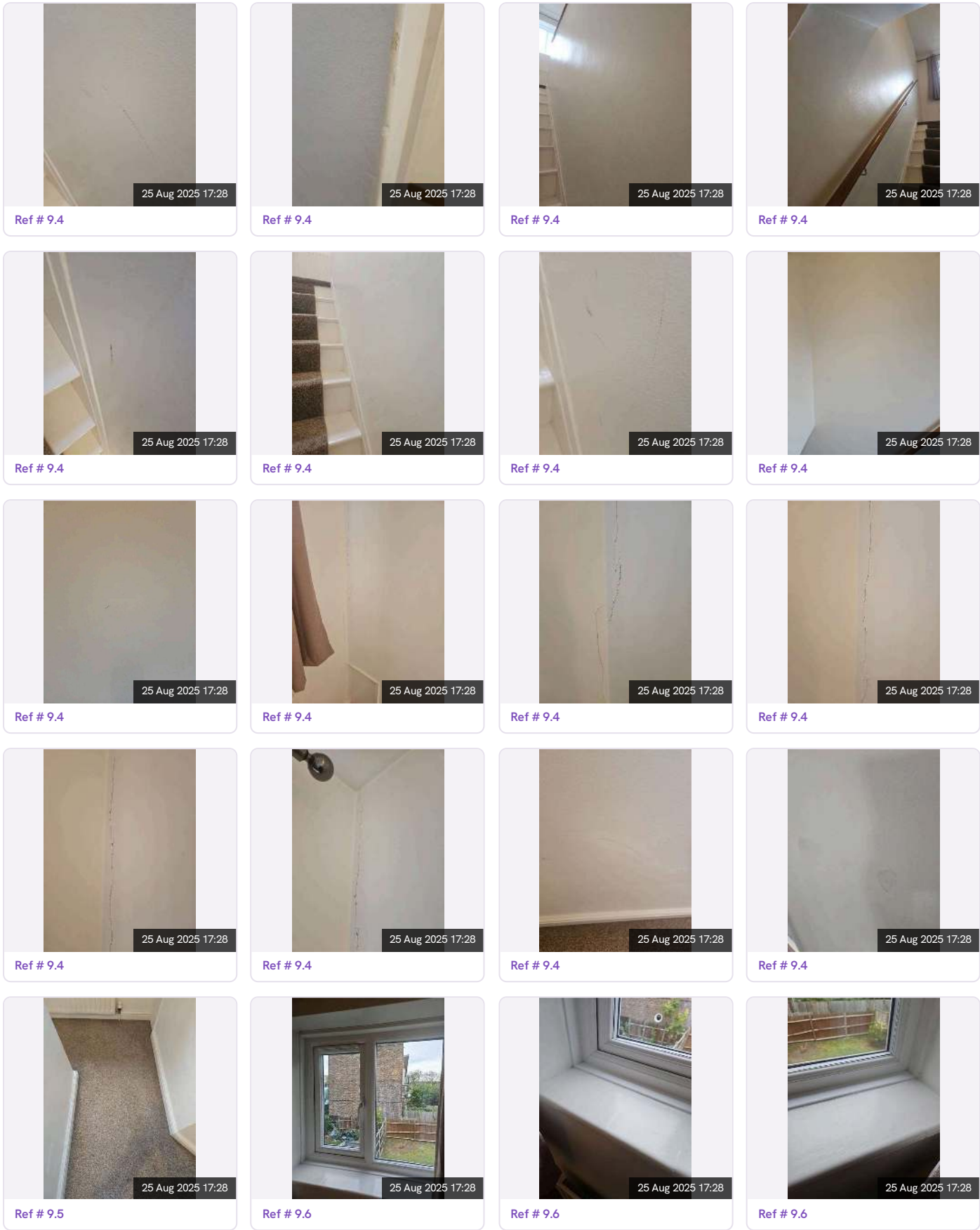
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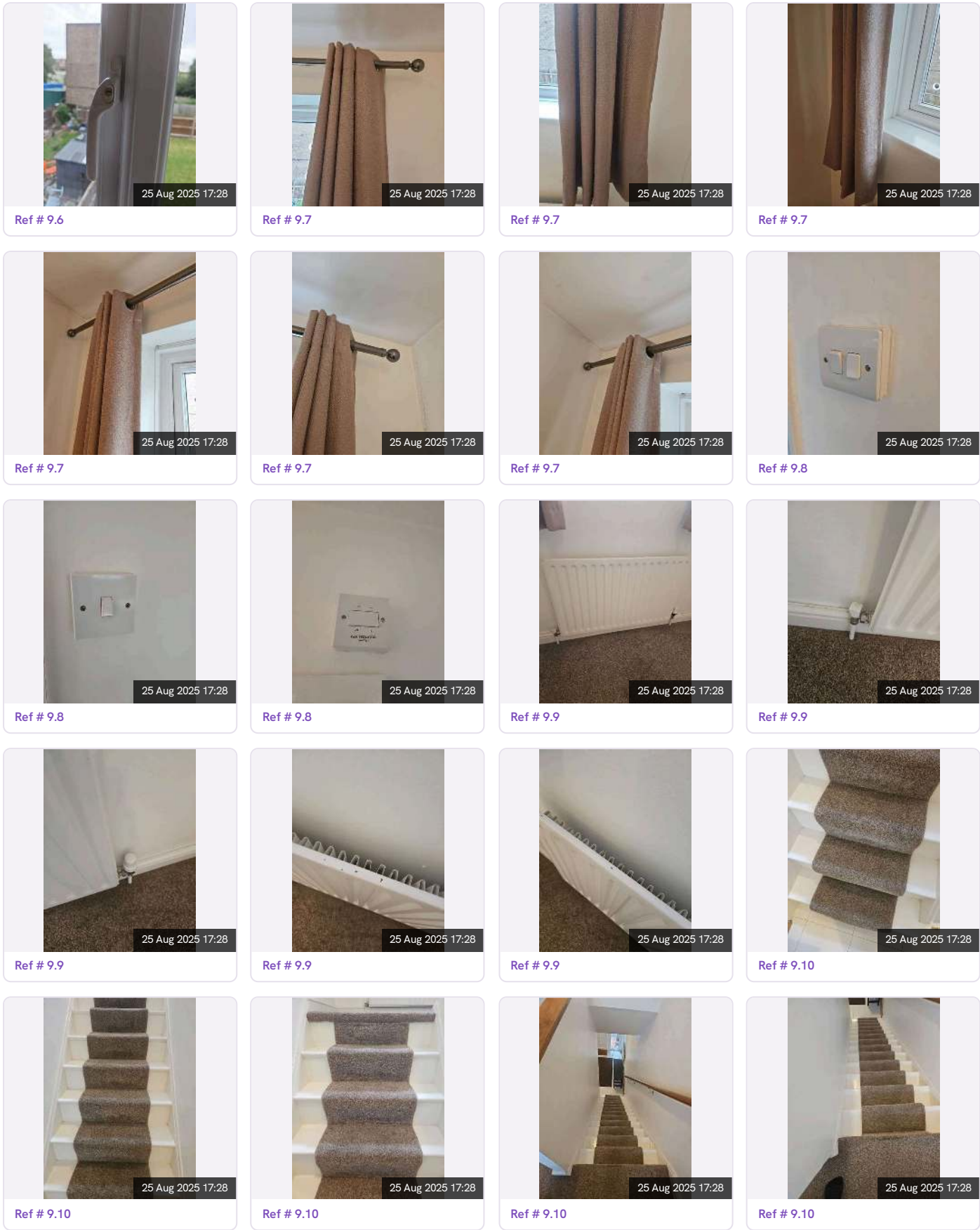
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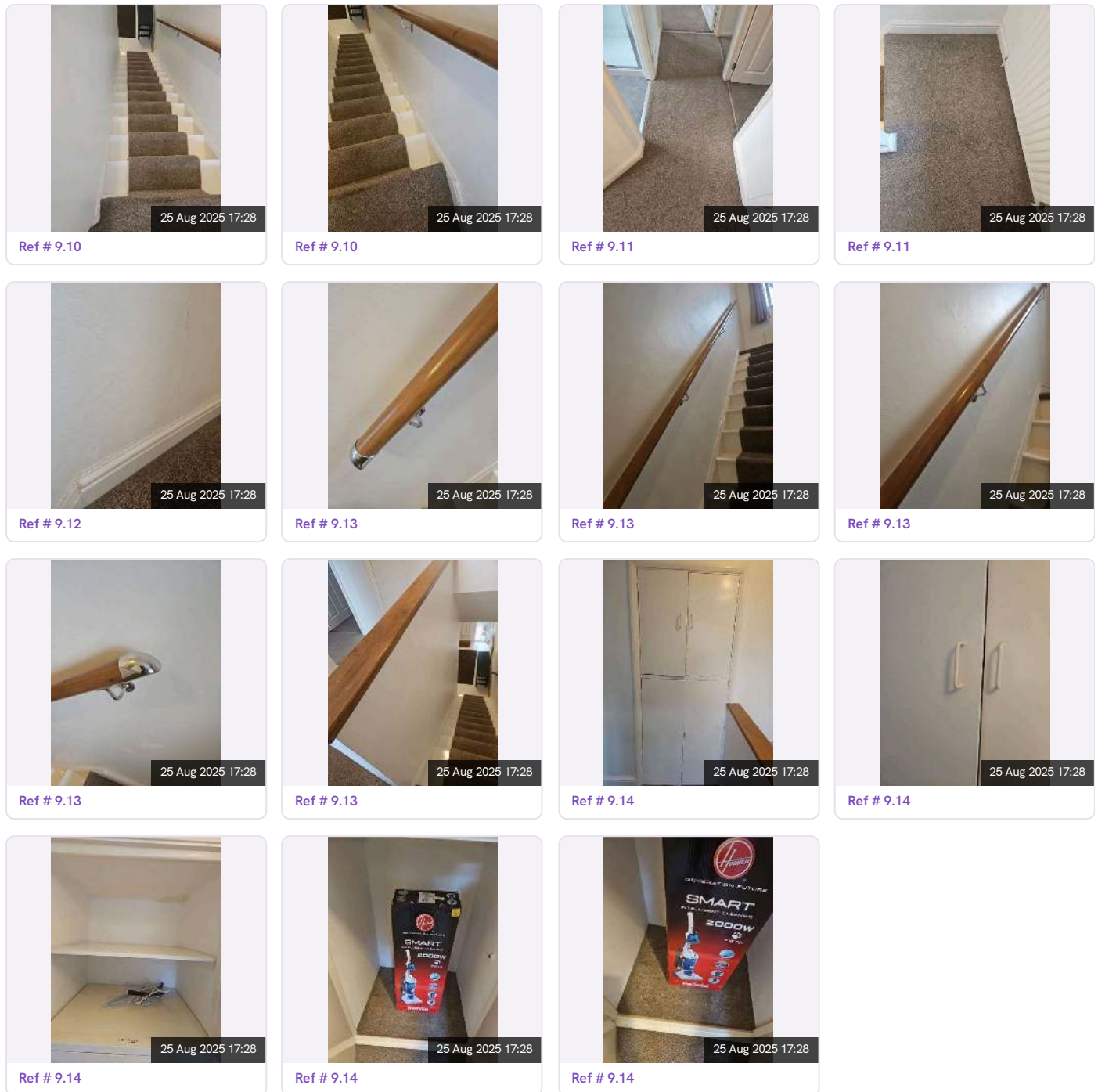


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10. BEDROOM 1

REF	NAME	DESCRIPTION	CONDITION
10.1	Overview	Odours	Neutral no pet / smoking / cooking / odours
10.2	Door and frame	Painted white	Scuffs to edges with minor chips to wood
10.3	Ceiling	Painted white; Wooden ceiling hatch	Good condition
10.4	Lighting	Hanging bulb with gold flower shade	Tested and working
10.5	Walls	Painted white	Good condition; Hairline mark behind head board

REF	NAME	DESCRIPTION	CONDITION
10.6	Skirting	White painted over defects	Minor scuffs throughout
10.7	Window(s) / Sill	White UPVC double glazed casement	In good condition; Flaking to sill
10.8	Curtains	Brown fabric with brown metal curtain rail	Light stain to right window right side inside curtain
10.9	Switches / Sockets	White plastic	In good condition
10.10	Heating	White radiator	Hairline mark to mid section
10.11	Flooring	Brown fitted carpet	Good condition
10.12	Bed	Black metal frame/ mattress	In good condition; Left bottom bed post loose and not fitted
10.13	Built-in Storage	White wooden doors, fitted carpet, white painted walls	In good condition
10.14	Chest of drawers / bedside tables	Wood effect	In good condition



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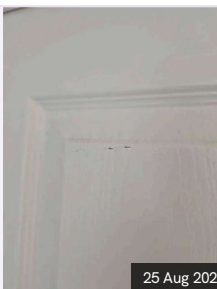
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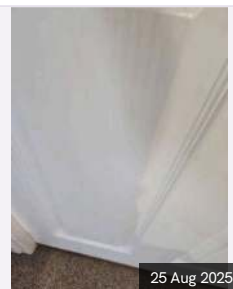
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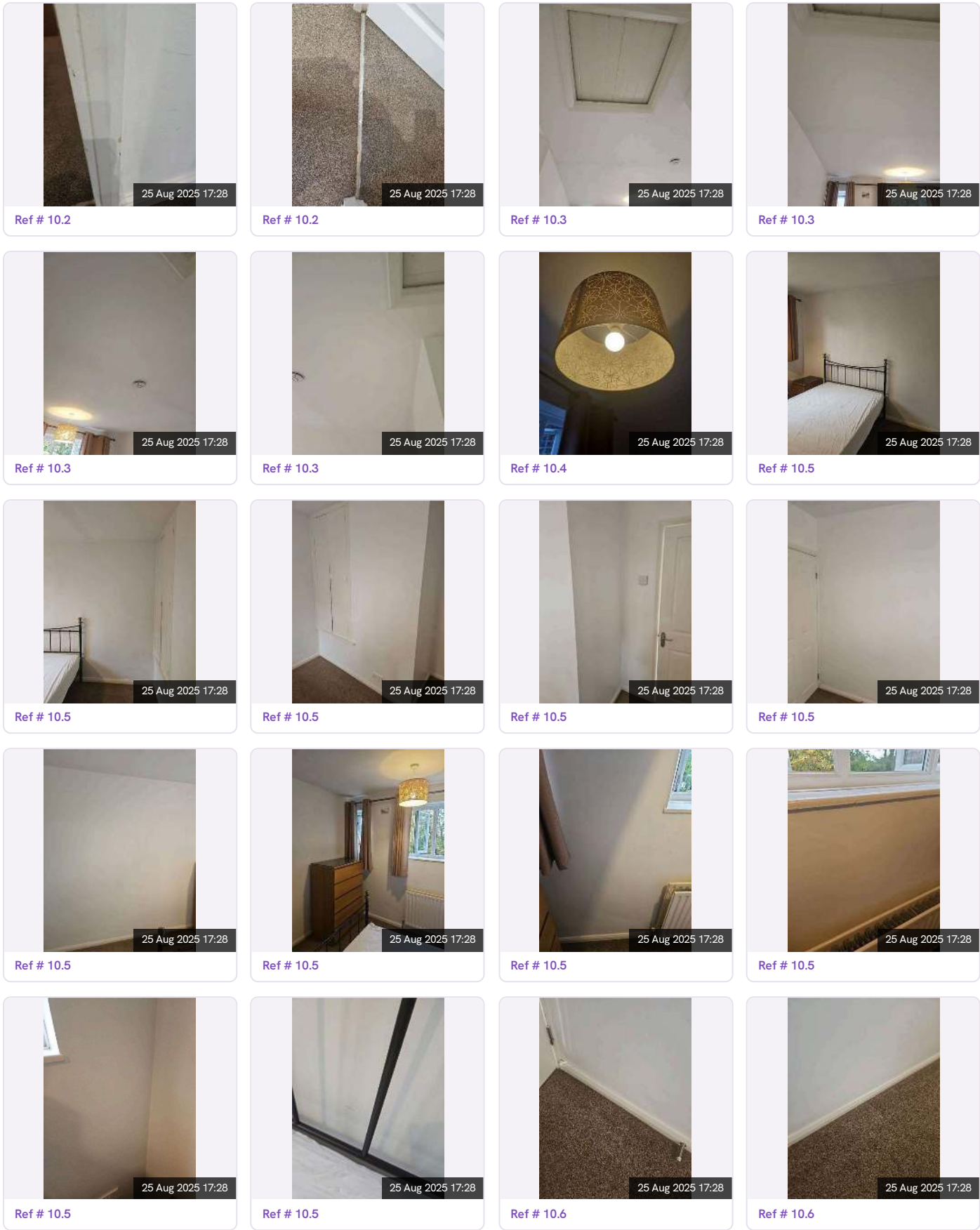
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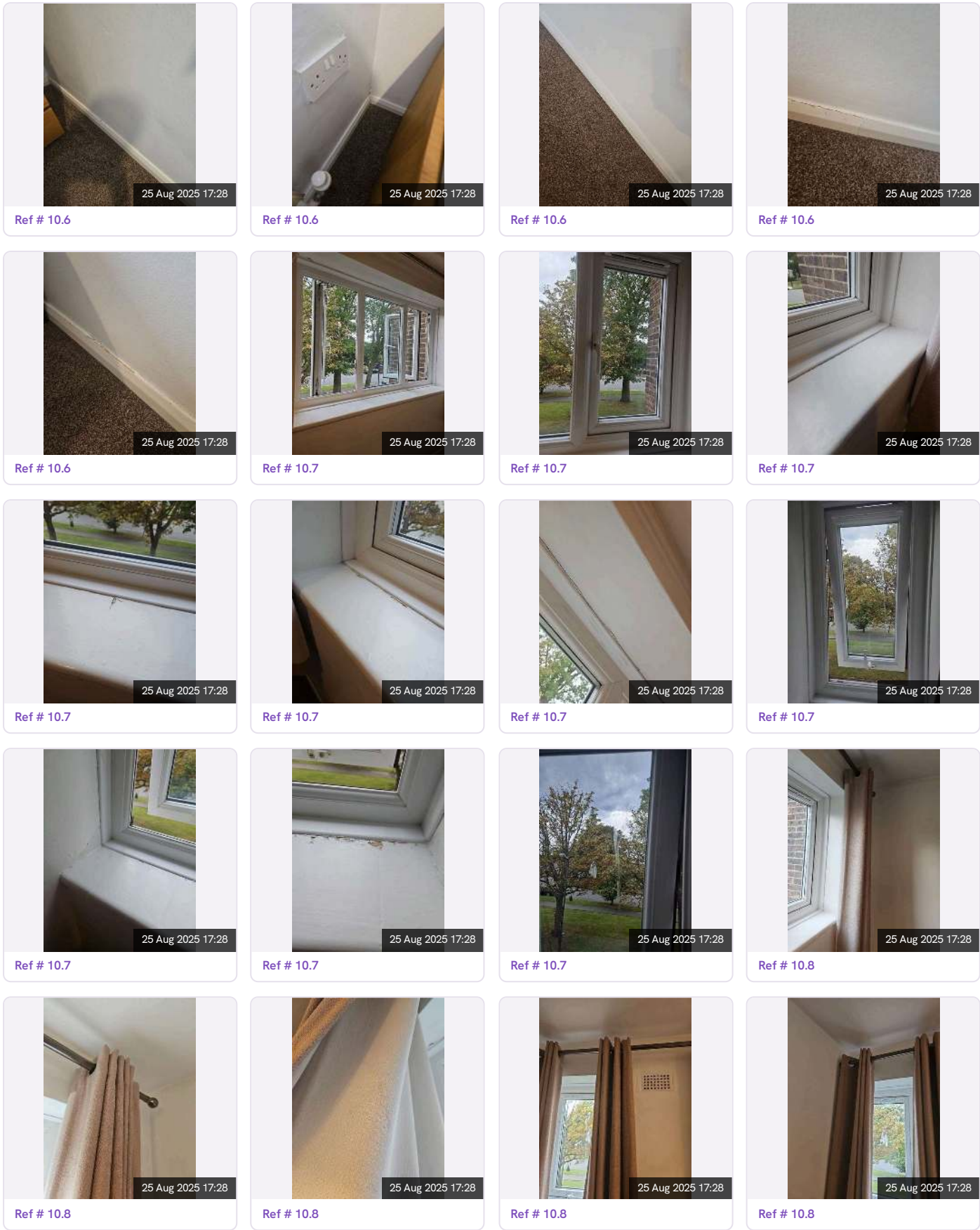
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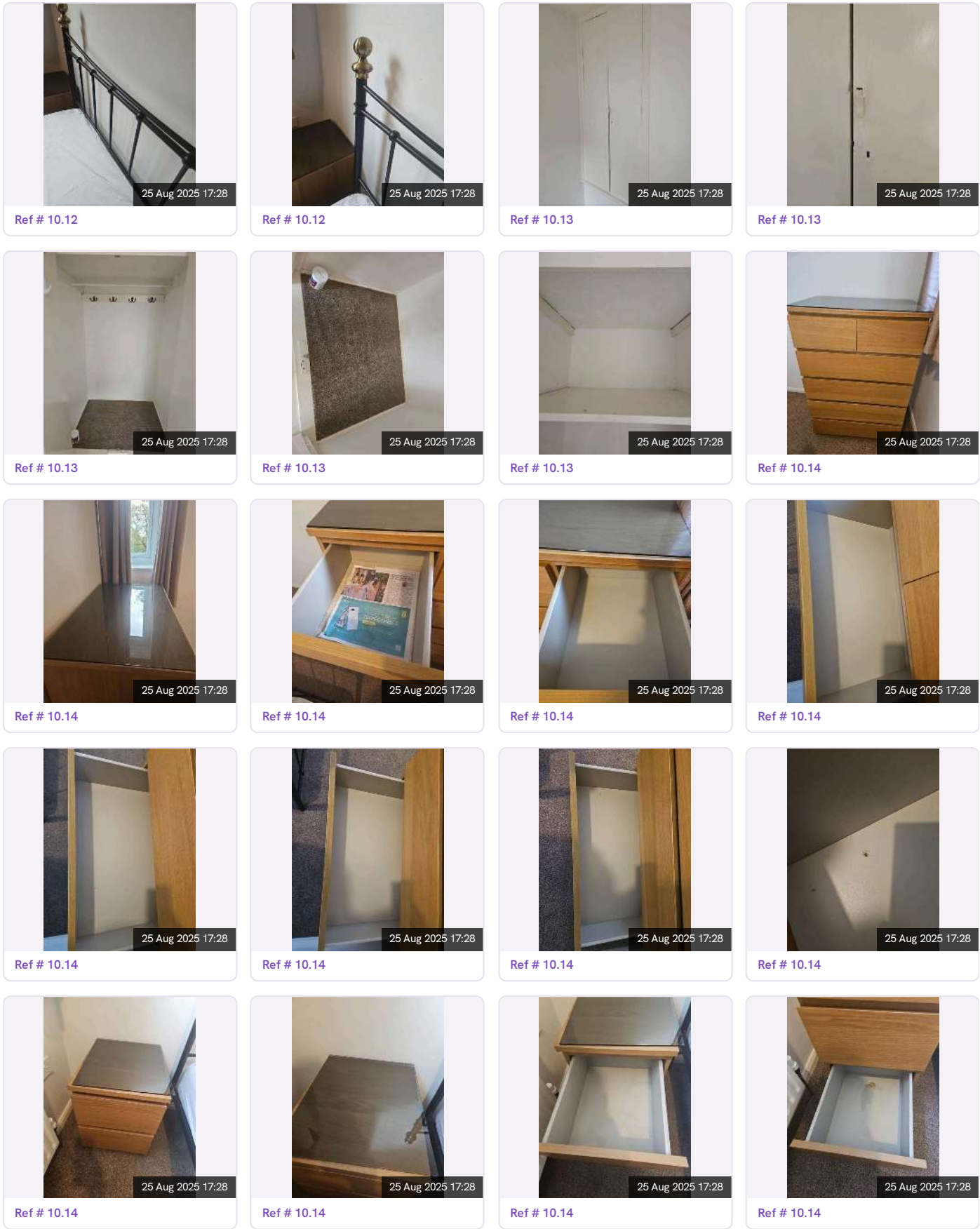
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11. BEDROOM 2			
REF	NAME	DESCRIPTION	CONDITION
11.1	Overview	Odours	Neutral no pet / smoking / cooking / odours

REF	NAME	DESCRIPTION	CONDITION
11.2	Door and frame	White painted	Blue hairline marks to reverse side upper middle
11.3	Ceiling	Painted white	Good condition
11.4	Lighting	Hanging bulb with gold flower shade	Tested and working
11.5	Walls	Painted white	Good condition, pin hole above bed head board Scattered paint peeling left side lower of window
11.6	Skirting	White painted over defects	Minor scuffs throughout Some paint fading Slightly mouldy to right corner of windows
11.7	Window(s) / Sill	White UPVC double glazed casement	In good condition; Flaking to sill
11.8	Curtains	Brown fabric with brown metal curtain rail	Red mark to left curtains; Loose thread and ripple to right curtain; Rust to pole
11.9	Switches / Sockets	White plastic	In good condition
11.10	Heating	White radiator	Left side valve cap missing; In good condition with minor scuffs
11.11	Flooring	Brown fitted carpet	Iron burn mark left side of window Otherwise in good condition
11.12	Bed	Black metal bed frame with mattress	In good condition
11.13	Wardrobe	Wood effect with chrome effect handles	Back of wardrobe with strip gap otherwise in good condition
11.14	Drawer/bedside tables	Wood effect	Second drawer tarnished to centre; Stain to bedside drawer In good condition



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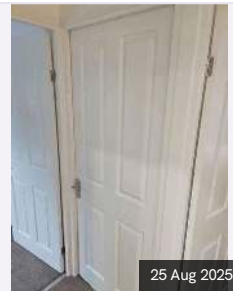
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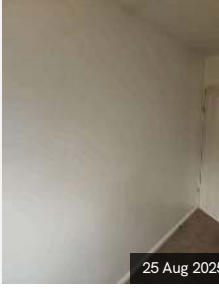
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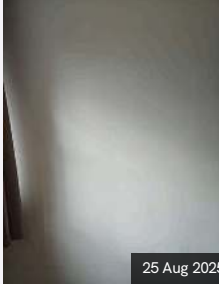
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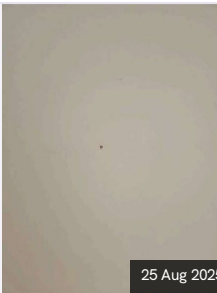
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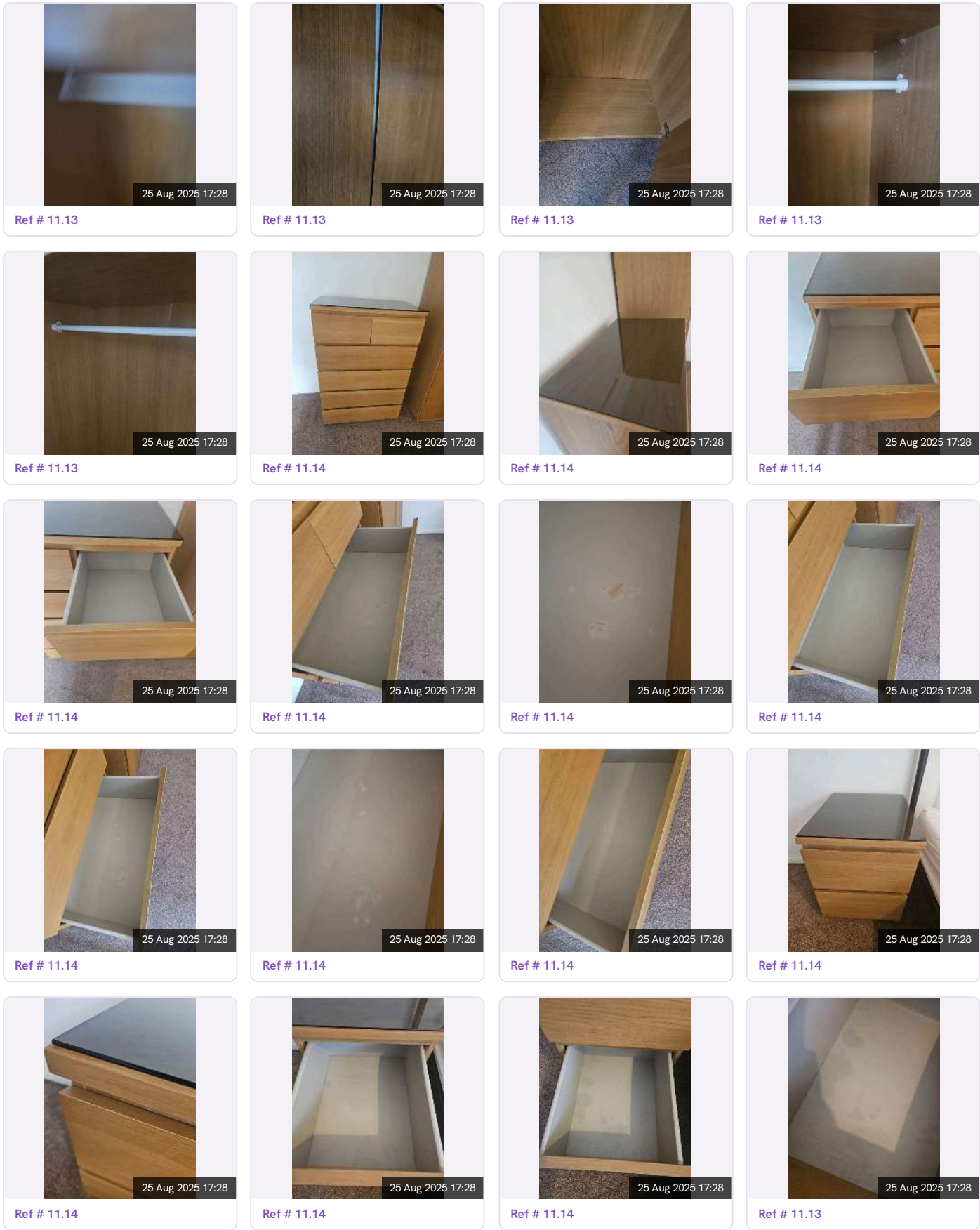
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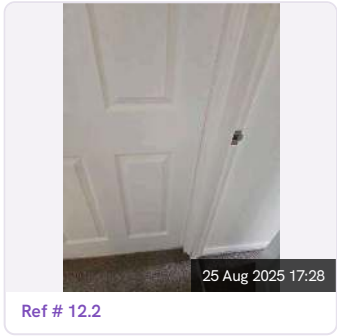
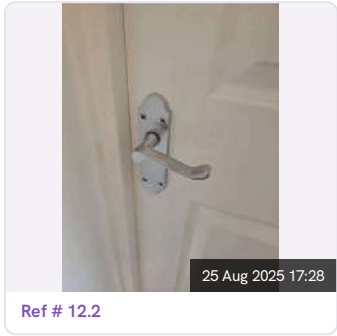
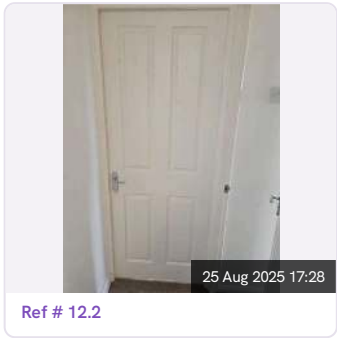
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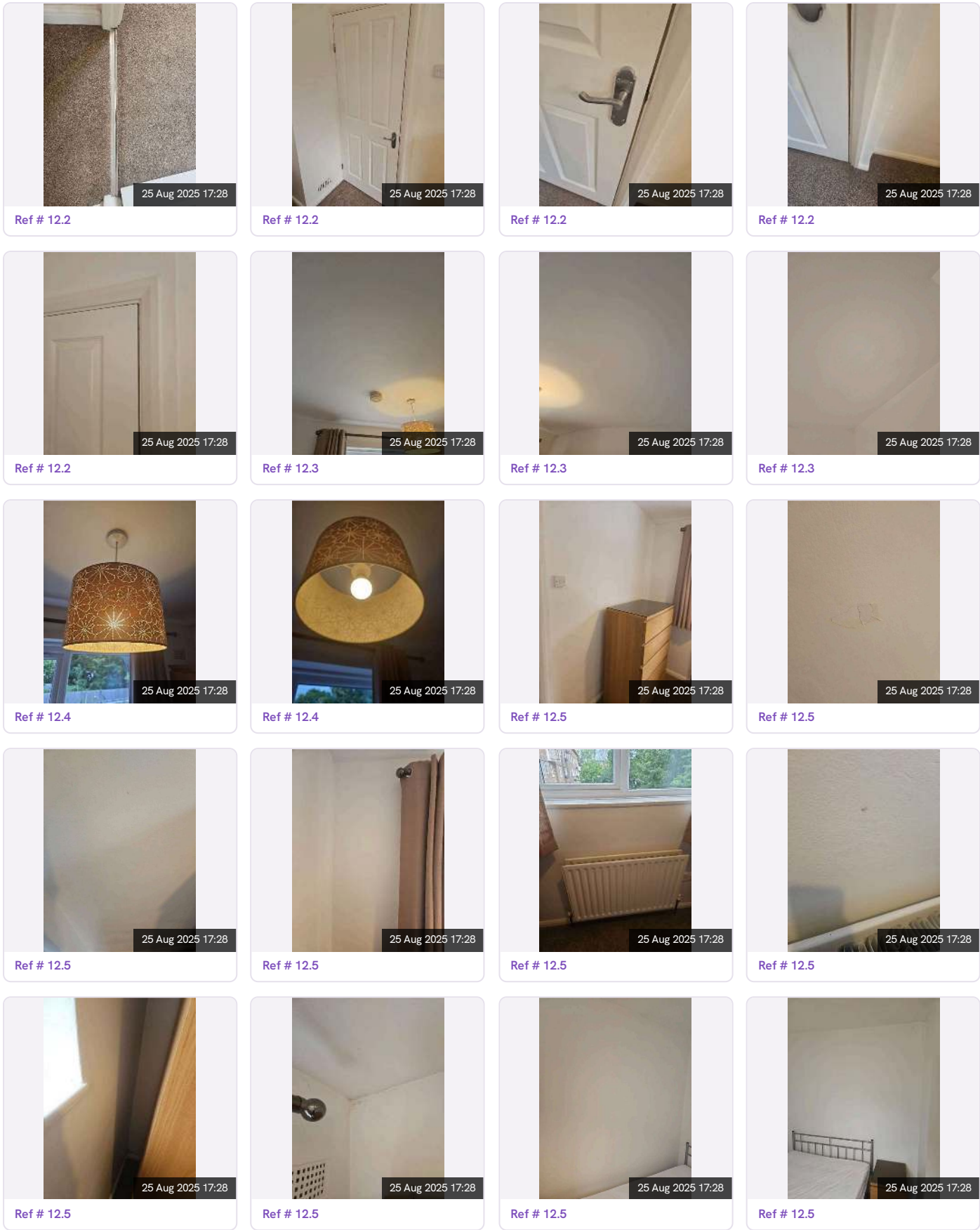
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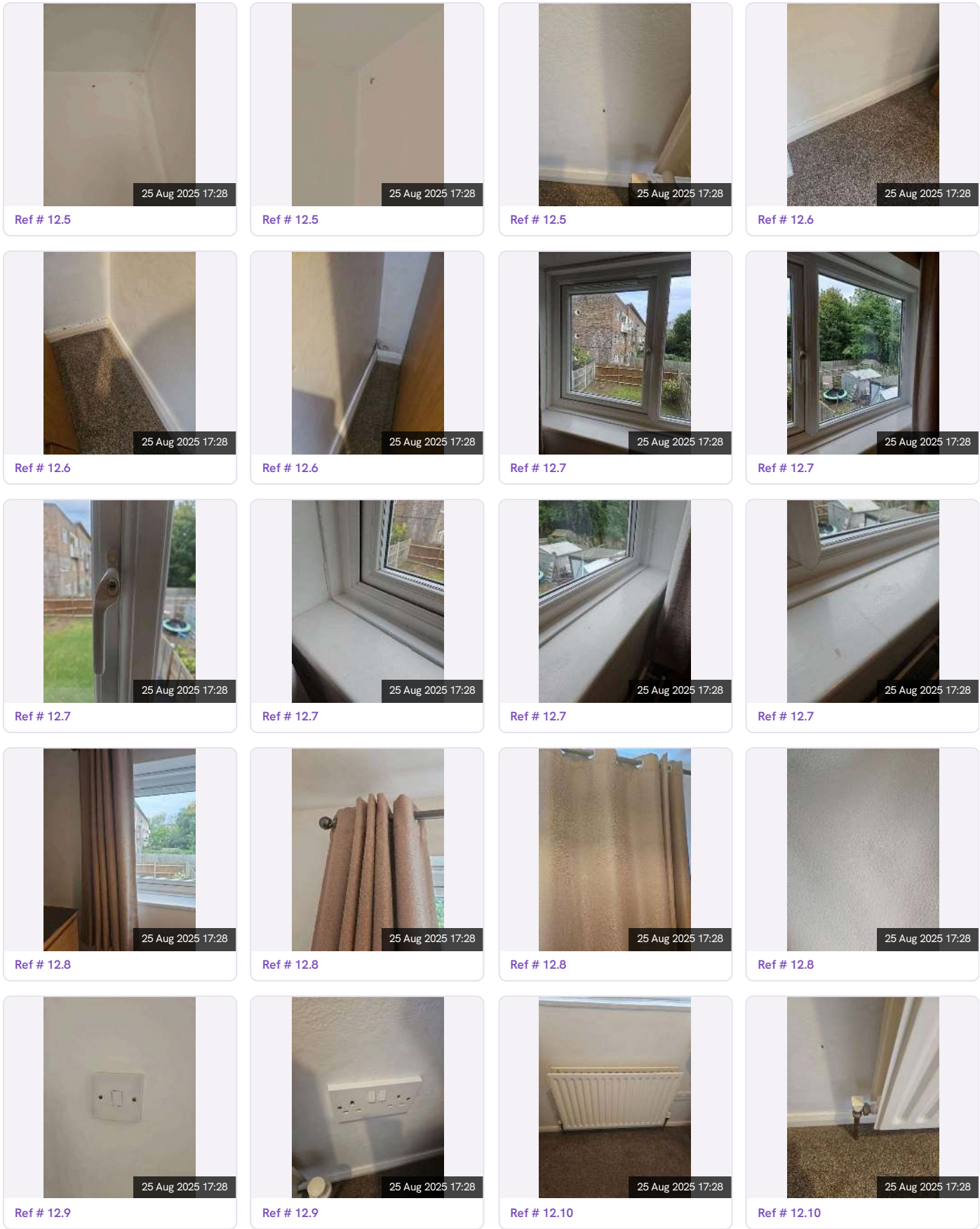


12. BEDROOM 3			
REF	NAME	DESCRIPTION	CONDITION
12.1	Overview	Odours	Neutral no pet / smoking / cooking / odours

REF	NAME	DESCRIPTION	CONDITION
12.2	Door / Frame	White panel door with chrome effect handle	In good condition
12.3	Ceiling	Painted white	Good condition
12.4	Lighting	Hanging bulb with gold flower shade	Tested and working
12.5	Walls	Painted white	Flaking wall paint left side on entry Slightly mouldy to top and bottom corners right of windows
12.6	Skirting	White painted over defects	Minor scuffs throughout
12.7	Window(s) / Sill	White UPVC double glazed casement	In good clean condition
12.8	Curtains	Brown fabric with brown metal curtain rail	Light stain inside of left window
12.9	Switches / Sockets	White plastic	In good condition
12.10	Heating	White radiator	Minor scuffs to top
12.11	Flooring	Brown fitted carpet	Good condition
12.12	Wardrobe	Wood effect	In good condition
12.13	Drawer and bedside table	Wood effect with glass top	In good condition









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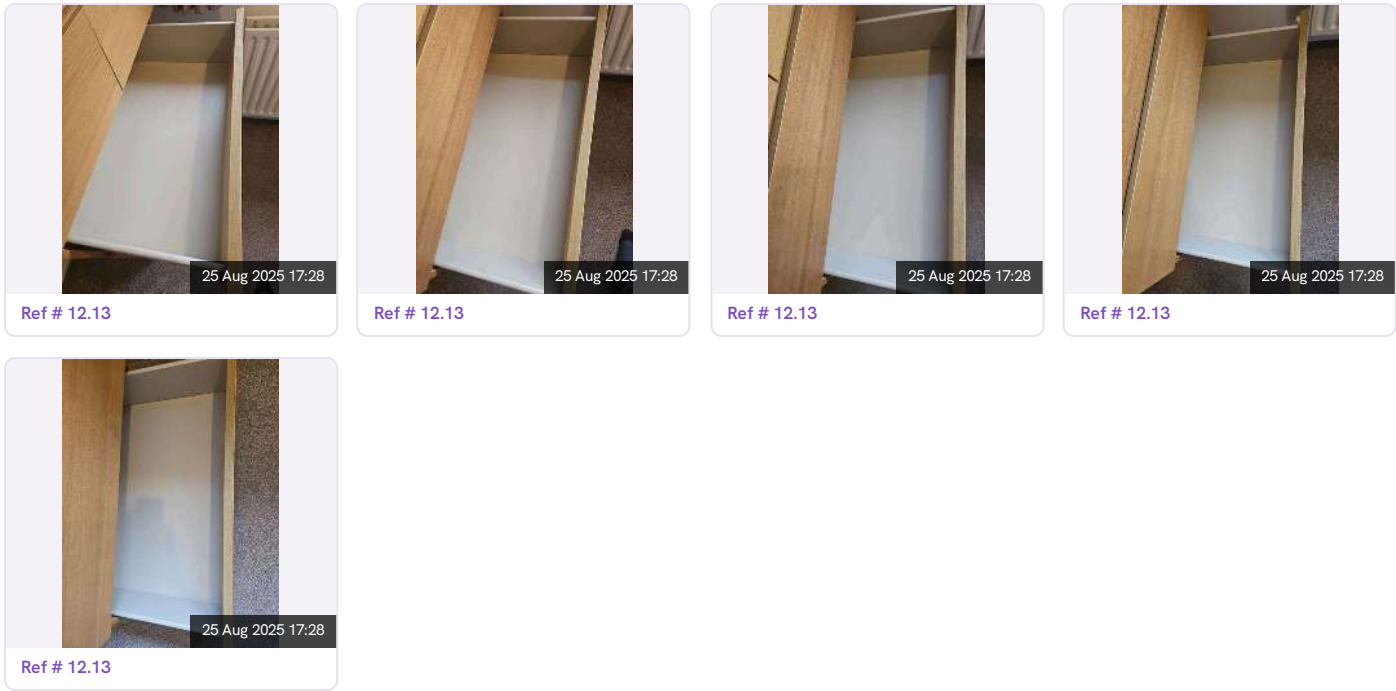
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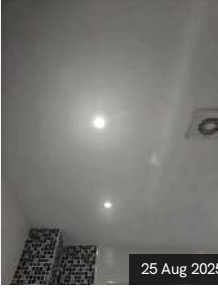


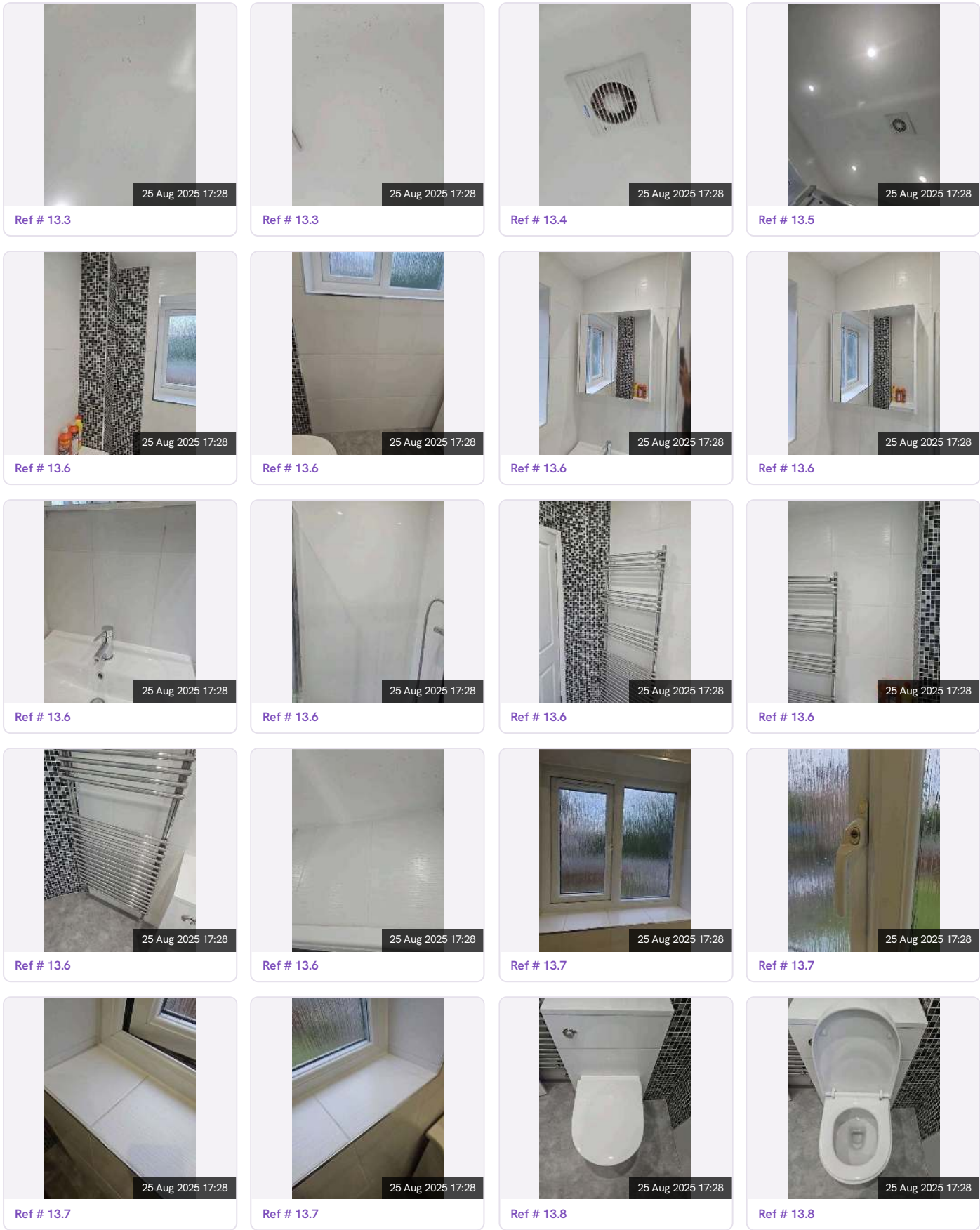
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13. BATHROOM			
REF	NAME	DESCRIPTION	CONDITION
13.1	Overview	Odours	Neutral no pet / smoking / odours
13.2	Door and frame	White panel with chrome effect handles	Scuffs to edges
13.3	Ceiling	Painted white	Scattered paint peeling
13.4	Extractor Fan	White plastic	Appears in good condition
13.5	Lighting	2x Spotlights	Tested and working
13.6	Walls	White tiles and chequered tiles	As New
13.7	Window(s) / Sill	White UPVC double glazed casement	As New
13.8	Toilet	White ceramic with white plastic seat and seat cover, chrome twin push button flush	Tested and working; As New
13.9	Basin	White ceramic with chrome mixer tap, white wooden storage with gloss finish	As New
13.10	Shower Unit / Cubicle	White ceramic, chrome shower unit	As New
13.11	Heating	Chrome towel heating	Rusting to edges
13.12	Flooring	Grey tiles	As New; As New
13.13	Medicine Cabinet	Double mirrored doors with glass shelves	As New

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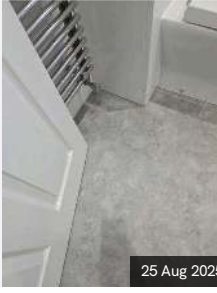
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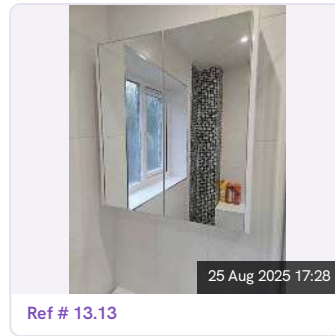
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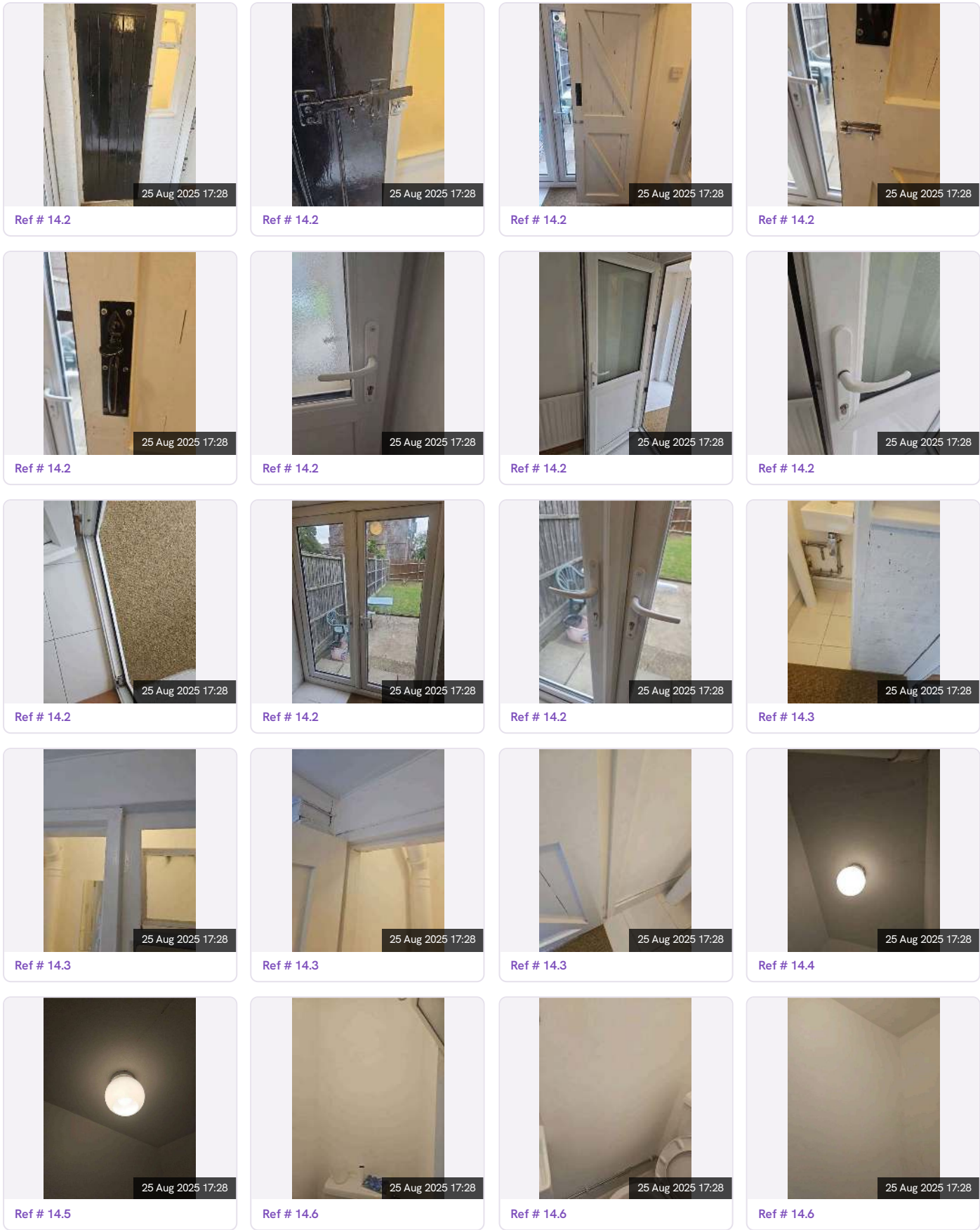
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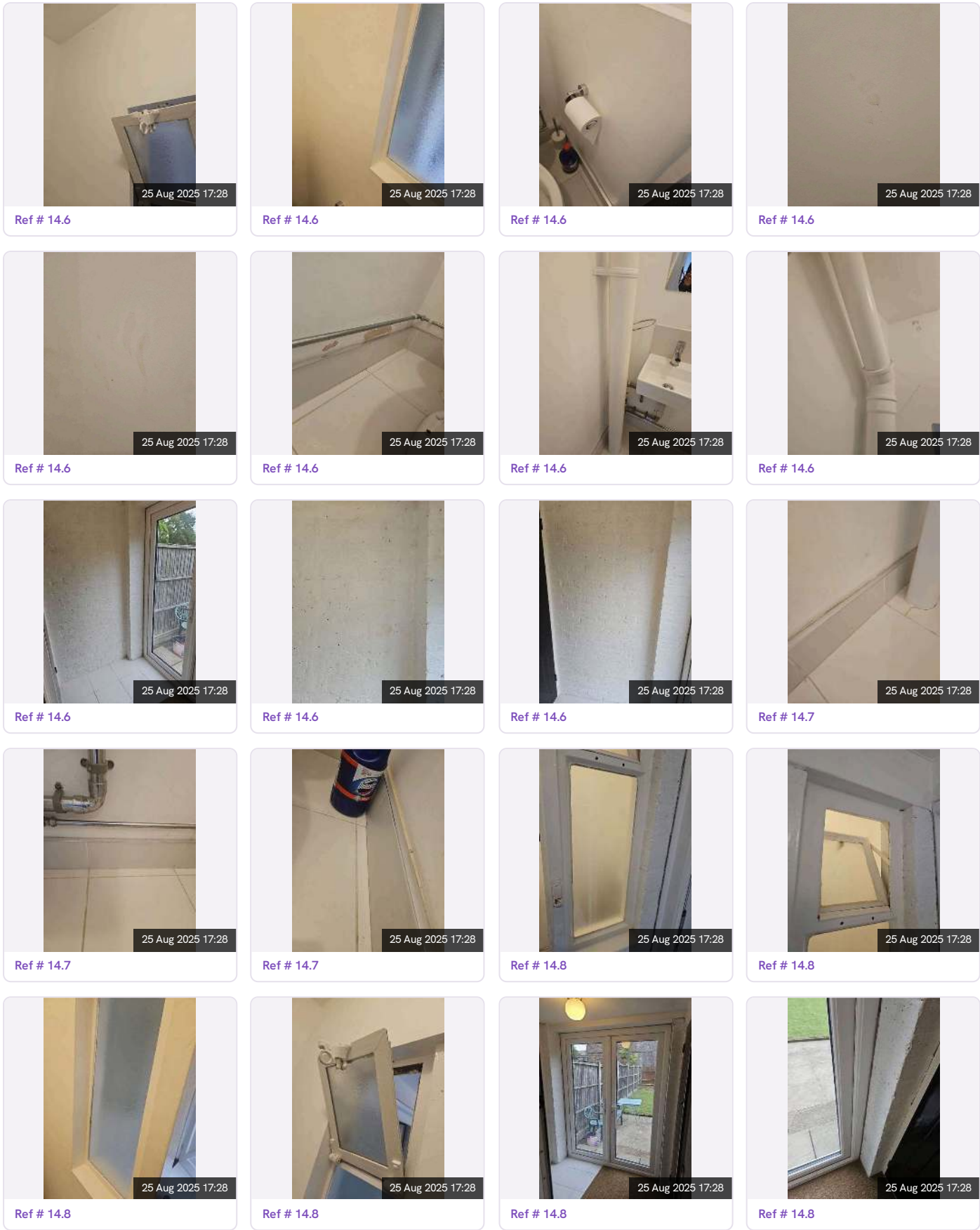
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14. BACK DOOR AREA AND DOWNSTAIRS WC

REF	NAME	DESCRIPTION	CONDITION
14.1	Overview	Odours	Neutral no pet / smoking / cooking / odours
14.2	Doors	Black and white painted with latch and chrome lock; White UPVC double glazed casement garden door	Worn condition as styled; UPVC in good clean condition
14.3	Door Frame	White painted	Painted white over defects Minor scuffs and chips
14.4	Ceiling	Painted white	Hairline strip to paint; Hairline paint peel
14.5	Lighting	Glass bulb	Tested and working
14.6	Walls	Painted white	Minor scuffs and stains Stains above toilet; peeling to lower side above tiled skirting
14.7	Skirting	Grey tiles	Grout discoloured
14.8	Window(s) / Sill	White painted	Aged paint Minor marks; UPVC in good clean condition
14.9	Switch	White plastic	Tested and working
14.10	Flooring	Grey tiles	Grout discoloured
14.11	Toilet	White ceramic with white plastic seat and seat cover, chrome effect flush handle	In good clean condition; Flush tested and working
14.12	Wash hand basin	Ceramic with chrome mixer tap	In good clean condition
14.13	WC fixtures	Chrome effect loo roll holder; Chrome towel ring holder	In good condition
14.14	Storage and Items	Black and white door; White painted walls; Black vinyl flooring; Vacuum cleaner, mop and bucket, step ladder, broom	Appears in good condition







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15. REAR GARDEN			
REF	NAME	DESCRIPTION	CONDITION
15.1	Garden Description	Grass and paved area; Garden furniture; Garden storage; Bins; Lawn mower in storage	Well maintained; Appears in good condition; Items appear in good condition; Lawnmower in good working order
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Ref # 15.1



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Ref # 15.1

16. MANUALS / CERTIFICATES

REF	NAME	DESCRIPTION
16.1	Household Manuals	None seen at property



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Ref # 16.1



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Ref # 16.1



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Ref # 16.1

17. PROPERTY IMAGES



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Declaration

We have read this inventory report throughout and confirm that any discrepancy found has been noted in writing. I/We confirm that the details in this report accurately reflect the condition of the property at the date shown below.

I/We understand and accept that if, at the end of the tenancy, the inventory clerk's findings differ from this report and from any previous details noted in writing, any decision reached will be final.

I/We understand that I/We have seven days from receipt of this report to notify any amendment or discrepancy to the agent. I/We understand that failure to do so will mean that any dilapidation or damage at the end of the tenancy is assessed from a copy of this report.

Signed by the landlord or agent

Print name

Date

Signed by the tenant

Print name

Date

Rootstone Property Ltd trading as Rootstone Inventories. Company number 14456704. Registered office 86-90 Paul Street, London EC2A 4NE.
020 3442 1244 · bookings@rootstone.co.uk · rootstone.co.uk