

# Move-in inventory

Schedule of condition recorded at the start of the tenancy

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| PROPERTY          | Alder Row, Flat 2<br>Flat 2, 14 Alder Row<br>Bedminster<br>Bristol BS3 4QP |
| LANDLORD          | Rebecca Cole                                                               |
| TENANT            | Daniel Osei                                                                |
| DATE RECORDED     | 11 April 2026                                                              |
| ROOMS RECORDED    | 5                                                                          |
| PHOTOGRAPHS TAKEN | 8                                                                          |
| REFERENCE         | WT-4K2P9XQD                                                                |

## About this report

This report records the condition of the property, room by room, on the date shown above. The notes and photographs were taken during a walkthrough of the property and have not been edited since. Both the landlord and the tenant are asked to check it and sign it. If anything in it is wrong or incomplete, raise it before signing - this is the record both parties will be working from if there is a disagreement about the condition of the property at the end of the tenancy.

## OVERALL NOTES

Property handed over clean and in good decorative order throughout. Keys handed to the tenant: two front door, one window key, one communal entrance fob. Gas and electricity meters read together on the day and photographed separately. Smoke alarms on both storeys tested in the tenant's presence and found working.

## ROOMS IN THIS REPORT

1. Entrance hall · 2. Living room · 3. Kitchen · 4. Bedroom 1 · 5. Bedroom 2

## 1. Entrance hall

2 photographs

### CONDITION NOTES

Front door opens, closes and locks correctly on both the latch and the deadlock. Paintwork sound. Light scuffing to the skirting board immediately behind the door, pre-existing and photographed. Carpet clean with no marks or burns. Smoke alarm tested and working.

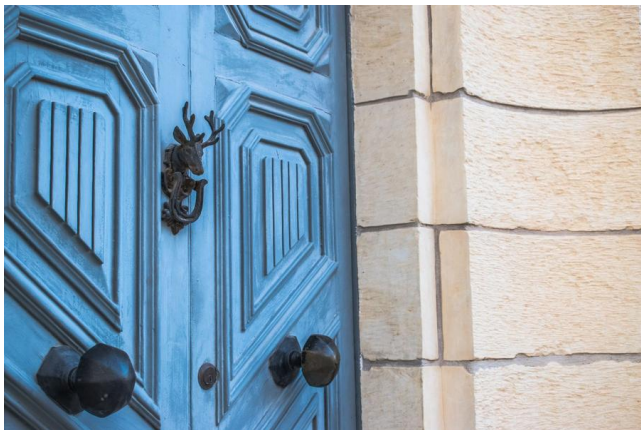


Photo 1.1

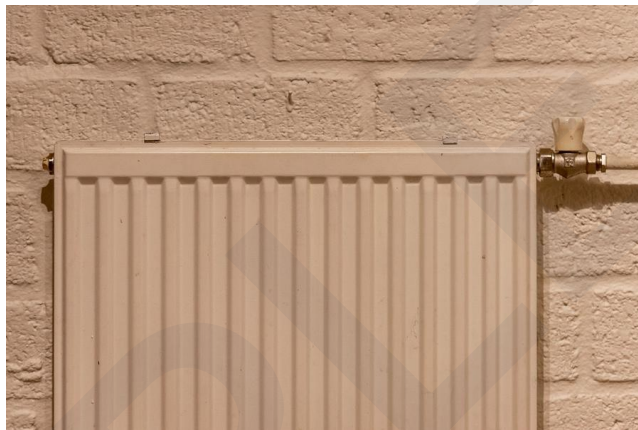


Photo 1.2

## 2. Living room

1 photograph

### CONDITION NOTES

Walls freshly painted in a neutral white, no marks or fixings. Floor in good condition throughout with light wear in the traffic line to the balcony doors. Radiator warms fully and shows no signs of leaking at either valve. Curtain track secure; curtains clean and undamaged.



Photo 2.1

### 3. Kitchen

1 photograph

#### CONDITION NOTES

Units, worktops and splashback all clean. Oven, hob and extractor all tested and working; oven interior clean. Small chip to the worktop edge to the left of the sink, pre-existing and photographed. Sink and tap run freely with no leak under the unit.



Photo 3.1

### 4. Bedroom 1

2 photographs

#### CONDITION NOTES

Decoration sound throughout. Window opens, closes and locks; no draught or condensation staining to the reveal. Radiator beneath the window warms fully. Floor clean and unmarked.

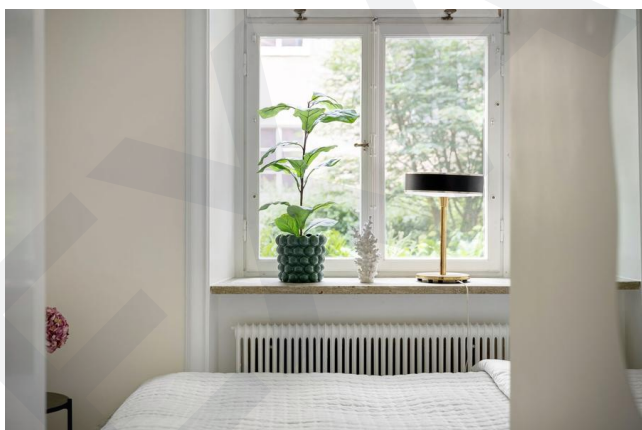


Photo 4.1



Photo 4.2

5. Bedroom 2

2 photographs

CONDITION NOTES

Smaller rear bedroom. Decoration and floor both in good order. Wardrobe doors run correctly on their tracks.



Photo 5.1



Photo 5.2

Signatures

By signing below, both parties confirm they have reviewed this report and agree it accurately reflects the recorded condition of the property.

LANDLORD  
Rebecca Cole

Signature

Date signed

TENANT  
Daniel Osei

Signature

Date signed