

SNAGGING REPORT



xx Anayah Apartments
54b Trundleys Road, London, SE8 5FB

31 January 2026
On behalf of xxxxxxxx

arla | propertymark

INVENTORIES

Member No: M0188404

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FOR SAMPLE REPORT
ILLUSTRATION ONLY

General Notes and Guidance

Purpose

This inventory is an independent, visual record of the property's fixtures, fittings, furniture, contents and décor at the time of inspection. It is not a structural survey.

Scope and limitations

- Items are identified by description only. No attempt is made to confirm manufacturer, model, provenance or age.
- The clerk is not an expert in materials, antiques or construction, and does not act as a surveyor.
- Heavy or awkward items are not moved. Inaccessible areas, including lofts, are not inspected or listed.
- Measurements, where given, are approximate.
- Plants are treated as perishable and are not listed.

Assumptions unless stated otherwise

- Listed items are assumed to be in good condition and free from obvious defects, soiling or malfunction.
- Electrical items are assumed to have the usual components (plugs, bulbs, flexes, etc.). Where practicable, appliances are checked for power only. This is not a test of safety or adequacy. Tenants should test appliances promptly and report any faults to the landlord or managing agent.

Regulatory references

Where the inventory notes an "FFR label", it records only that a label was present similar to that described in guidance issued by Trading Standards at the time of the inventory. It is not confirmation that an item complies with the Furniture and Furnishings (Fire) (Safety) Regulations (as amended). Responsibility for regulatory compliance rests with the instructing client.

Room location of contents

On check-out, contents should be returned to the rooms recorded in this inventory. Failure to do so may delay the check-out and could incur a search fee in addition to the check-out fee.

Smoke alarms

Tenants are responsible for testing any smoke alarms at regular intervals during the tenancy and replacing batteries where applicable. Any concerns should be reported to the landlord or managing agent without delay.

Check-out and fair wear and tear

At the end of the tenancy, this inventory will be rechecked. Any changes will be reported to the instructing client with the clerk's opinion on tenant liability versus fair wear and tear, taking account of the length and nature of the tenancy. Contractual terms in the tenancy agreement take precedence over the clerk's opinion.

Amendments to this report

Any amendments or additions must be notified to Dock Inventories or the letting agent within **10 days** of receipt of the report.

Guidelines for Tenants

Preparation for Check-Out

At the end of the tenancy, the inventory will be reviewed in full. Tenants must ensure all personal possessions are removed and the property is ready for inspection, including the return of all keys.

If the property is not prepared at the scheduled time, the appointment will be cancelled and a re-scheduling fee will apply. It is recommended that tenants make arrangements for cleaning and maintenance well in advance to avoid last-minute issues.

Furniture and Contents

All furniture, fittings and items should be returned to their original rooms and positions as recorded in the inventory, including anything stored during the tenancy. Items not returned may incur charges for locating or repositioning.

Any items belonging to the landlord that have been moved, dismantled or stored off-site should be reinstated prior to check-out, ensuring that each room reflects its original layout as recorded at the start of the tenancy.

Cleaning Standards

The property must be professionally cleaned and left tidy. Inadequate cleaning commonly leads to deductions, with reports often noting further work required. Tenants should pay particular attention to:

- Kitchens and bathrooms – remove limescale, grease and residue from tiles, taps, appliances and cupboards
- Paintwork, woodwork and fittings – clean skirting, doors, extractor fans, vents, and light fittings
- Furnishings and floors – vacuum and treat carpets, upholstery and curtains; clean windows inside and out

If a professional cleaning receipt is available, tenants are encouraged to retain and provide a copy to the landlord or managing agent as confirmation of completion.

Bedding and Linen

Where provided, all bedding and linen should be dry-cleaned or laundered, ironed and placed neatly in the correct rooms. Beds should remain unmade so that mattresses can be inspected.

Check-Out Assessment

During the check-out, the property will be compared with the check-in inventory. Reasonable allowances are made for fair wear and tear, but tenants are responsible for cleaning, repairs or replacements beyond that.

Common findings include: carpet stains or burns, damaged or marked furniture and walls, scratched flooring or woodwork, unclean curtains or upholstery, and neglected outdoor areas. Tenants are advised to review this checklist before vacating to minimise avoidable deductions and ensure a smooth return of the deposit.

FRONT DOOR AND ENTRANCE HALL

Item	Condition / Defect
Door	Angle marks and chips to frame right side interior
	Doorframe slight gapping to lock fixing surround
	Few paint marks to door
Walls	Paint over defects left of front door high level, touch up of paint required
	Hairline crack by doorframe left hand side
	Patchy paintwork by radiator
Radiator	Splash marked
Sockets and light switches	Gaps to sockets surround
Hallway cupboard door	Cracking to frame to top both sides
	Red paint marks to hinge side of door
	Hairline crack by and above bottom hinge
	Chip to door interior to top
Hallway cupboard interior	Not decorated surrounding stopcock.
	Patch to ceiling right hand side

LIVING ROOM/KITCHEN

Item	Condition / Defect
Door	Chip to door edge mid level exterior
	Hairline crack to doorframe exterior left side
Ceiling	Couple of indent marks towards kitchen
	Sealant or paint required to extractor hood surround
Walls	Chips above curtain pole above 4 th window from left
	Hairline cracks and scuffs above first left hand side window
Skirting	Skirting cracking by the door right immediate by doorframe
Lighting	Light switch loose from wall
	Few light fittings slightly loose above kitchen worktop
Windows / Balcony Door	Gapping / no sealant to sides of wooden window sill
	4 th balcony door catching to top when opening/closing
	Rubber seal to base detaching-can be seen when door opened-small window
	Windows catching to top/wall marked
	1 st door lock is stiff
	2x scratched to balcony door above handle

LIVING ROOM/KITCHEN

Item	Condition / Defect
Light switches/plug sockets	Gaps to sockets surround
Appliances	Wine cooler not fixed to unit, no power
	Dishwasher no power, not fixed to unit
Kitchen cabinets	Shelf below boiler wobbly
	Clear sealant required surrounding hob and to worktop back edge
	2x chips to kitchen wall cabinet far left side high level
	Cooker socket detached from wall, hanging
	Corner unit requires cleaning and shelf not fixed

BEDROOM ONE

Item	Condition / Defect
Door	Edge of doorframe marked
	Small crack to frame high level exterior
	Chips to side edge by lock mechanism
Flooring	Scratch to floor in front of balcony
Windows / Balcony Door	Balcony door catching to top when opening/closing
	Balcony light not working
Light switches/plug sockets	Gaps to sockets surround

BATHROOM

Item	Condition / Defect
Door	Marks to edges of frame, large gap to base of frame right hand hinge side
	Small black mark in level with isolator switch
	Gapping to lock mechanism surround, pen mark above
Ceiling	Patchy paintwork by extractor fan
	Mark to ceiling above shower
Walls	Requires tiling above wash basin
	No sealant to shelf surround and below wash basin/bath
	No sealant surrounding shavers socket
Flooring	Paint marked
WC	Seat and lid puling to one side, needs aligning

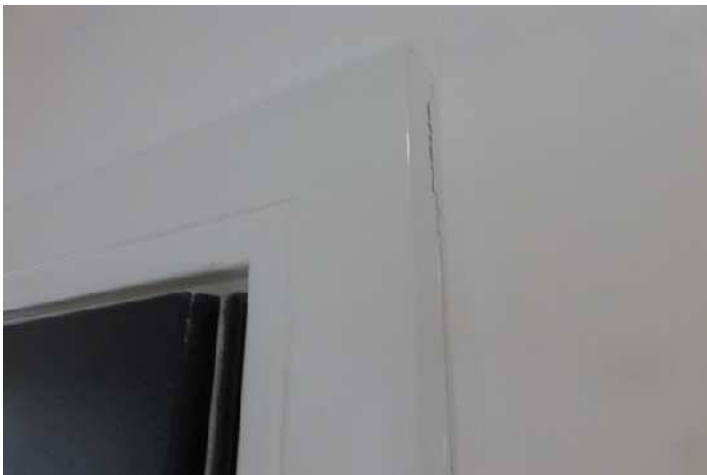
BEDROOM TWO (en-suite)

Item	Condition / Defect
Door	Paint chip to doorframe right side top edge
	Marks to edges low level
Walls	Vertical faint mark left of entrance mid level below light switch
Flooring	Scratch to floor forward of entrance
Windows / Balcony Door	No black rubber seal to left window base
	No sealant both sides of wooden sill
	Sealant cracking above window
	Gap between floor sealant and window frame
Light switches/plug sockets	Gaps to sockets surround

EN-SUITE

Item	Condition / Defect
Door	Chip to doorframe exterior left side mid level
	Lock stiff
	Hairline by the hinges, 2x nail holes
Ceiling	Gapping to extractor fan surround
Flooring	Paint marked, sealant by the doorframe missing
Lights	Not flush to ceiling and paint marked
Extractor fan	Not working
Shower enclosure	Front base panel not straight, bending in the middle
	No sealant to base and side edges both left and right
Radiator	Pipes to base not painted properly

PHOTOGRAPHS



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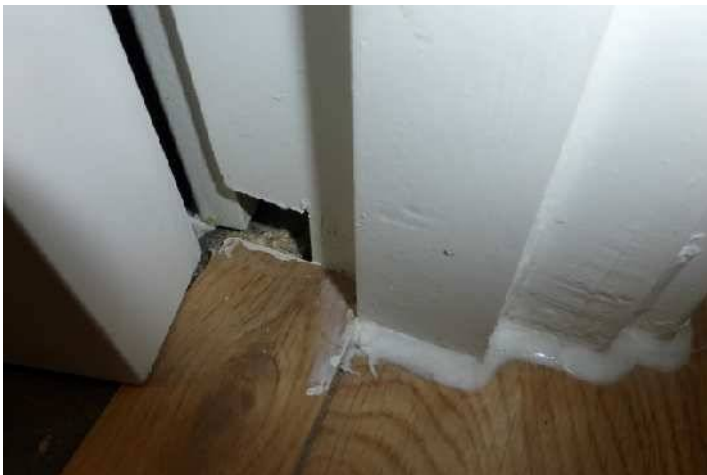
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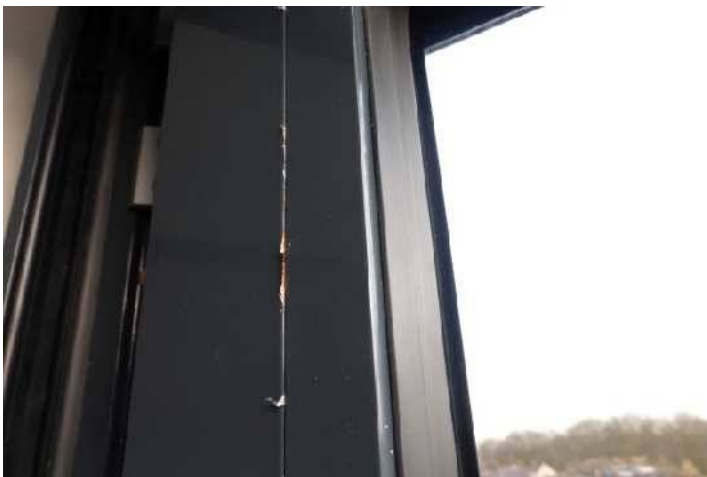
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