



Inventory & Schedule of Condition Report

Address: **Sample Address**



Instructed by: **Sample Agent**

Tenant: **John Doe & Jayne Doe**

Date of Report: 1st April 2017

Prepared by: Helen Greenhalgh

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Notes

Key

Brand new, unused condition - still in wrapper or with new tags/labels attached.

Good overall - no obvious faults in appearance or functionality.

Good condition - light signs of slight wear, generally light worn.

Average condition - signs of age, frayed, small light stains and marks, discolouration.

Poor condition - extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.

Very poor condition - extensively damaged/faulty items, large stains, upholstery torn and/or dirty.

All items are in good condition unless otherwise stated.

If an Inventory is completed with a Tenant in situ and it is deemed difficult to determine items belonging to the Landlord and Tenant, the report may contain inaccuracies for which the clerk cannot be held responsible.

Mattresses will be inspected where accessible and will not be examined should the bed be made up.

Heavily soiled items may not be inspected by the clerk.

Only key items in garden sheds or garages will be itemised. Additional items therein can only be itemised with prior and specific information.

Please note that the property must be left in like condition on departure. Appliances must be cleaned thoroughly including defrosting freezer. All rubbish and non-inventory items must be removed from the premises. The garden, if applicable, should also be left in like condition.

Light bulbs and Smoke/Carbon Monoxide Alarms

It is the Tenant's responsibility to supply replacement light bulbs and batteries, when necessary.

General

All sockets and switches are white plastic and intact unless otherwise noted. Permission must be sought for installation of any further TV/ Satellite or telephone lines.

Guide for Tenants on Vacating

It is advisable for all tenants to check the conditions of the Tenancy Agreement, however the following should be adhered to as a guide:

1. You need to ensure the property is left clean and that gardens are tidy and weed free.
2. Carpets and floorings must be clean and where appropriate professionally cleaned.
3. All refuse must be removed, disposed of and bins empty.
4. All personal belongings must be removed.
5. Any wall hooks must be removed and holes filled and painted.
6. Windows must be cleaned inside and out.
7. You must leave the property in the condition it was at the commencement of the tenancy, with any furniture in the place stated on the Inventory.

Disclaimers

Working order and condition

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or reports on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist at the property as at the date of the Inventory and a superficial condition of the same. Where an Inventory is compiled at and old property, it is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

Structural

This Inventory does not constitute a structural survey and any structural faults do not appear. Fixtures and fittings are listed and described only and are not a report as to the working condition.

Description

Where the words 'silver', 'chrome', 'oak', 'pine', etc are used, it is understood that this is a description of the colour and type of the item and not the actual fabric, unless documentary evidence is available. The description of the listed items is for identification purposes only and we do not attempt to determine or pass an opinion on whether an article is genuine or reproduction. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to walls are taken as the door wall being the back wall and then round in a clockwork motion from there.

Maintenance

Any maintenance problems found either at the commencement of the tenancy or during the term of the same, should be reported promptly and directly to the Agent/Owner, not the Inventory clerk.

Furnishings

Where the Inventory states 'Fire regs labels seen', this is taken that labels are present on items of furniture that indicates these items comply with the Furniture and Furnishings (Fire)(Safety) Regulations 1988 - amended 1993. It is however not the responsibility of the Inventory clerk to state that these items do comply with these regulations. Curtains are described with an approximation of length i.e. sill/skirting/floor length. Responsibility is not taken for noticing minor shrinkage caused by washing or cleaning.

Fire Safety Equipment

If smoke detectors/carbon monoxide monitors are present and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the Tenant's responsibility to replace and frequently check the working of the same. Any faults should be reported immediately to the Agent/Owner.

General

This Inventory has been prepared on the accepted principle that all items are free from any obvious soiling, fault or damage except where stated. The term 'good' is noted as a guidance for this.

Loft and Cellars

Lofts and cellars are not covered on this Inventory unless they are converted and easily accessible. Contents will therefore not be noted or checked at commencement or check out.

Locked Rooms

Belongings left by the owner in a locked room or outbuildings, will not be inventoried and are the sole responsibility of the Landlord.

Windows and Doors

Windows will not be checked to see whether they are in working order. It is the Tenants responsibility to report on non-opening windows. Doors will be checked where there is a key provided.

Heavy Items

Heavy items of furniture such as kitchen appliances, wardrobes and beds, will not be moved and the Inventory clerk will not be responsible for the condition of any flooring underneath, or areas surrounding such items that cannot be seen.

Checklist Item	Value	Comments
Decorative Order Comments	Yes	The property was decorated to a good standard. Some light scuff marks in places.
Overall Cleaning Comments	Yes	The property was cleaned to a good standard.
Carpet Cleaning Comments	Yes	Carpets were cleaned to a good standard.
Appliances	Yes	Appliances were cleaned to a good standard.
Windows	Yes	Windows were cleaned to a good standard.
Location of Smoke Alarms	Yes	Hallway and landing- tested and working.
Maintenance Issues?	Yes	Door off cupboard in upstairs bathroom which houses boiler.

1. GARDEN FRONT

Item	Description	Condition	Tenant Comments
1.1 Driveway	Tarmac.	Well maintained	
1.2 Pathway	Flagged with stones around flags.	Well maintained and free from weeds.	
1.3 Grassed Area	Lawned	Well maintained. Short and trimmed.	
1.4 Planted Beds	Shrubs and plants.	Well maintained	
1.5 Garage	Houses packets of tiles, wooden poles, cleaning items, brush, Tina of paint, bucket.	Appears in good condition	
1.6 Boundary	Mixed boundaries- open, fencing and brick wall.	Well maintained	



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Ref #1



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Ref #1



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Ref #1

1. GARDEN FRONT (CONT.)



Ref # 1.1

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Ref # 1.2

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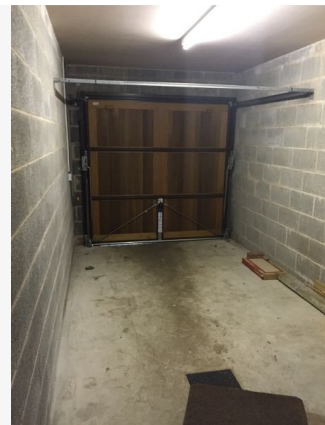
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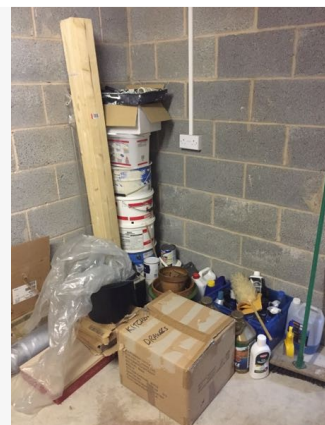
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1. GARDEN FRONT (CONT.)



Ref # 1.6



Ref # 1.6



Ref # 1.6

2. GENERAL OVERVIEW OF PROPERTY

Item	Description	Condition	Tenant Comments
2.1 Doors	Solid wood with chrome effect handles.	Good condition	
2.2 Ceilings	Plaster finish painted white.	Good overall - no obvious faults in appearance or functionality unless otherwise stated.	
2.3 Walls	Plaster finish painted pink.	Good condition; numerous hooks and screws in walls.	
2.4 Windows	White UPVC double glazed casements with chrome effect lever handles with locks.	Good condition	
2.5 Window sills	Wood painted white.	Good overall - no obvious faults in appearance or functionality unless otherwise stated.	
2.6 Flooring	Beige carpets to lounge, hallway, reception room, dining room. Tiled to kitchen, cloakroom and bathrooms.	Good condition- signs of light wear in walkways	

2. GENERAL OVERVIEW OF PROPERTY (CONT.)

2.7 Skirting Boards	Wood painted white.	Good overall - no obvious faults in appearance or functionality unless otherwise stated.	
2.8 Light switches	Chrome effect.	Appears in good condition	
2.9 Power Sockets	Chrome effect.	Appears in good condition	
2.10 Heating	Wall mounted radiators with thermostats.	Good overall - no obvious faults in appearance or functionality unless otherwise stated.	



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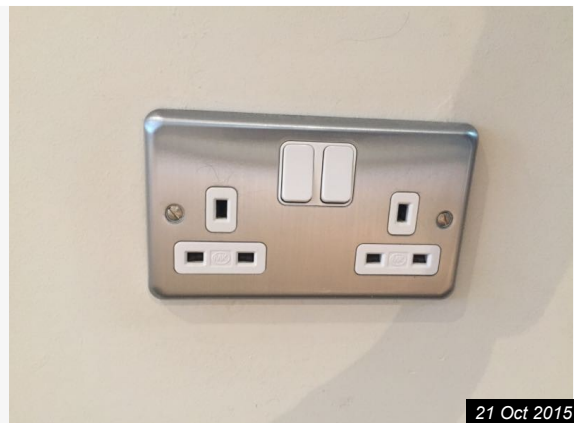
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2. GENERAL OVERVIEW OF PROPERTY (CONT.)



Ref # 2.10

3. HALLWAY

Item	Description	Condition	Tenant Comments
3.1 Front Door	Painted aluminium with glazed panels. Letterbox.	Good condition. Marked on inside around handle. Nail on inside.	
3.2 Door & Walls	As previously described.	Good condition. Very light scuffs visible to walls. Hook.	
3.3 Ceiling	As previously described. Smoke alarm.	Good overall - tested and working	
3.4 Lighting, Switch & Power	Switches - 1 triple, 1 double, 2 single. Power - 1 double. As previously described. Alarm panel. Pendant with fabric shade.	Good overall.	
3.5 Flooring & skirting boards	As previously described. fitted matting at entrance.	Good overall. Clean.	
3.6 Heating	As previously described. 1 radiator.	Good overall - no obvious faults in appearance or functionality.	
3.7 Cupboard	Understairs. Houses Suitcase.	Good condition. Light scuffs to walls.	

3. HALLWAY (CONT.)



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Ref #3



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Ref #3



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Ref # 3.1



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Ref # 3.1



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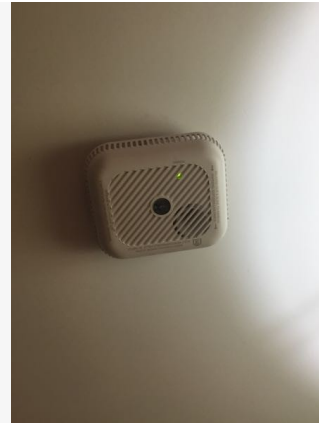
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3. HALLWAY (CONT.)



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3. HALLWAY (CONT.)



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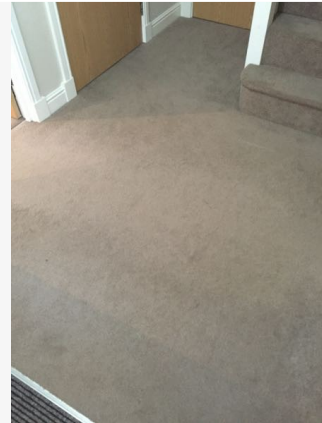
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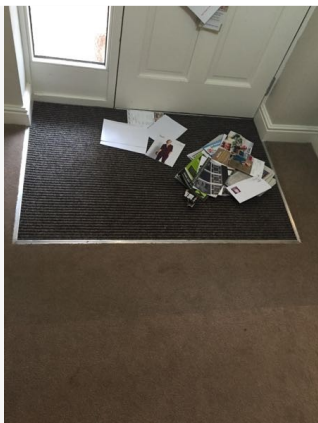
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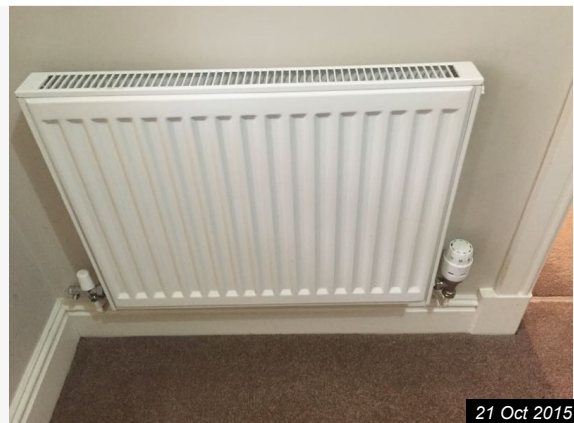
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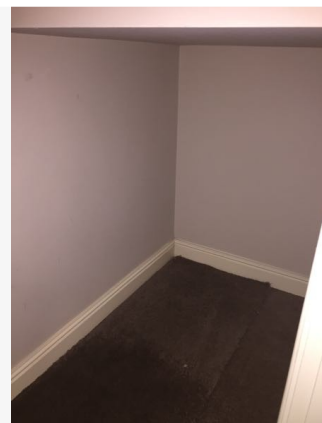
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Ref # 3.7

3. HALLWAY (CONT.)



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Ref # 3.7

4. CLOAKROOM

Item	Description	Condition	Tenant Comments
4.1 Door & Walls	As previously described. Brown tiled splashback.	Good condition. 2 hooks. Scuffs to left of units. Slight dirt marks around switch. Grout excellent.	
4.2 Ceiling	As previously described. Extractor fan.	Good overall	
4.3 Lighting, Switches & Power	Switches - 1 single. Power - 1 double. 2 single. As previously described. Pendant with no shade.	Good overall - no obvious faults in appearance or functionality. All bulbs present and working	
4.4 Flooring & skirting boards	As previously described.	Good overall. Clean	
4.5 Heating	As previously described. 1 radiator.	Good overall - no obvious faults in appearance or functionality.	
4.6 Basin	Wall mounted in white ceramic. Chrome mixer tap.	Good overall. Clean. Seals excellent.	
4.7 WC	Wall mounted WC with matching seat and lid	Good overall. Clean.	
4.8 Bathroom accessories	Toilet brush, toilet roll holder. Smelly accessories- see photos	Good overall - no obvious faults in appearance or functionality.	
4.9 Wall Units	Solid wood with chrome effect elongated handles.	Good overall. Clean.	
4.10 Worktop	Black laminate.	Good condition-no marks to surface	

4. CLOAKROOM (CONT.)



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Ref #4



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Ref #4



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4. CLOAKROOM (CONT.)



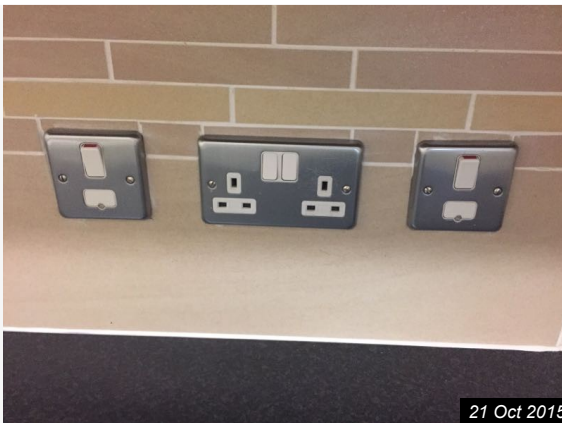
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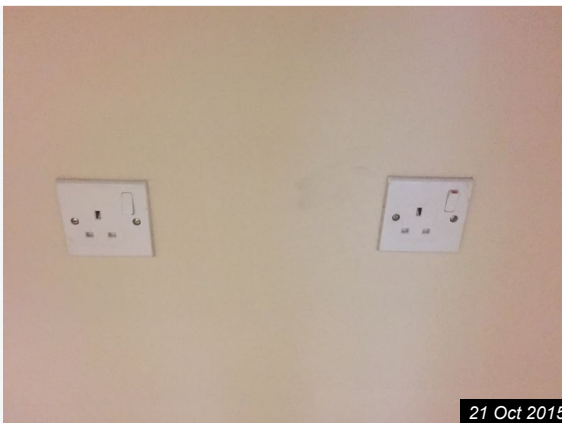
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4. CLOAKROOM (CONT.)



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Ref # 4.9



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Ref # 4.9

4. CLOAKROOM (CONT.)



Ref # 4.10

5. LOUNGE

Item	Description	Condition	Tenant Comments
5.1 Door & Walls	As previously described.	Good condition. 7 hooks. Very light scuffs to walls. Light touch up marks under left window and right wall.	
5.2 Ceiling	As previously described.	Good overall	
5.3 Lighting, Switch & Power	Switches - 1 single. Power - 4 double. TV socket. Cabling for TV. As previously described. 6 recessed spotlights.	Good overall - no obvious faults in appearance or functionality.	
5.4 Window, Sill & Dressing	As previously described. Green Roman blind. 3 roller blinds. Key present.	Good condition. Left sill slightly marked. Screw visible to main sill and missing section at corner-see photo	
5.5 Flooring & skirting boards	As previously described.	Good condition. Furniture marks. Clean.	
5.6 Heating	As previously described. 2 radiators. Gas fire inset in marble hearth and wooden surround.	Good overall - no obvious faults in appearance or functionality. No marks to fireplace sill	



Ref #5



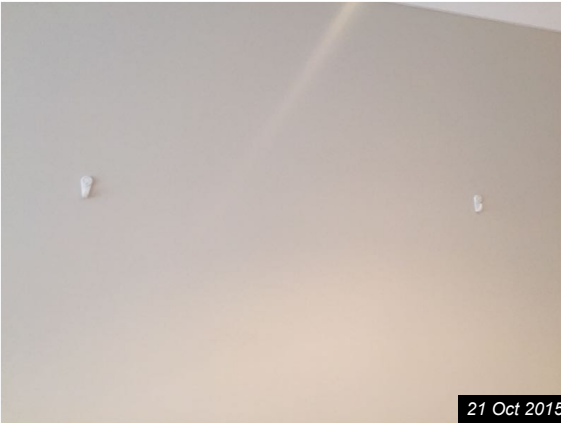
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5. LOUNGE (CONT.)



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Ref #5



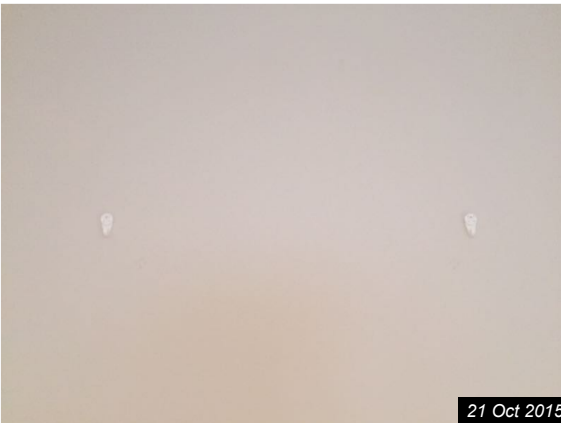
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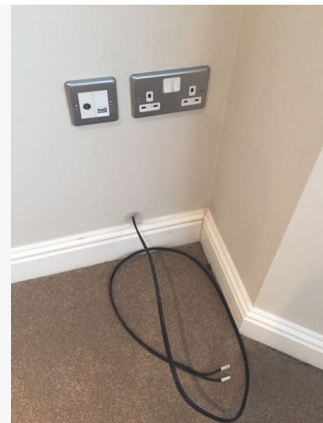
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5. LOUNGE (CONT.)



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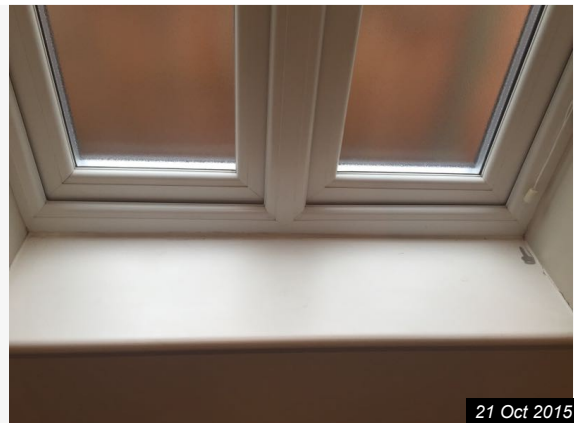
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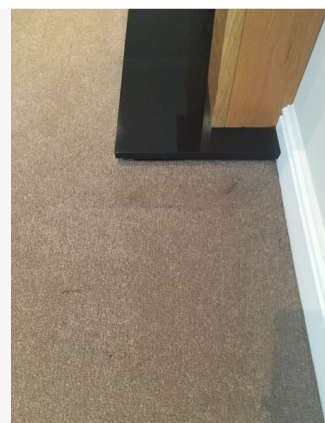
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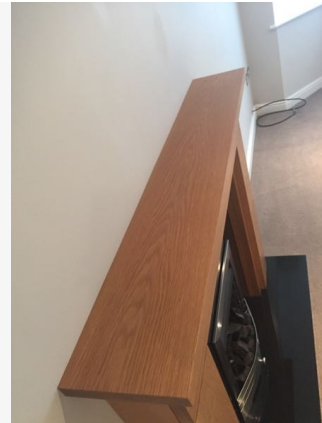
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5. LOUNGE (CONT.)



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Ref # 5.6



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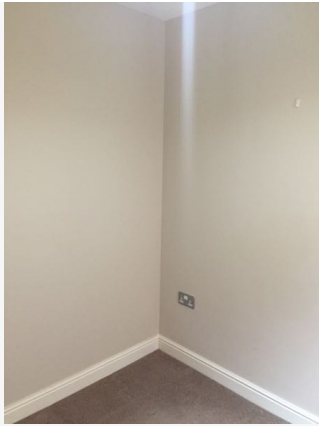
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6. RECEPTION ROOM

Item	Description	Condition	Tenant Comments
6.1 Door & Walls	As previously described.	Good condition. 2 hooks and 4 screws to walls. Very light scuffs to walls.	
6.2 Ceiling	As previously described	Good overall	
6.3 Lighting, Switch & Power	Switches - 1 single. Power - 2 double. TV socket. As previously described. Pendant with fabric shade.	Good overall - no obvious faults in appearance or functionality.	
6.4 Window, Sill & Dressing	As previously described.	Good condition. Slight marks to sill.	
6.5 Flooring & skirting boards	As previously described.	Good condition- Clean, slight wear in walkway	
6.6 Heating	As previously described. 1 radiator.	Good overall - no obvious faults in appearance or functionality.	
6.7 Cupboard	Wooden door painted white. Houses power boxes	Appears in good condition	

6. RECEPTION ROOM (CONT.)



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Ref #6



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Ref #6



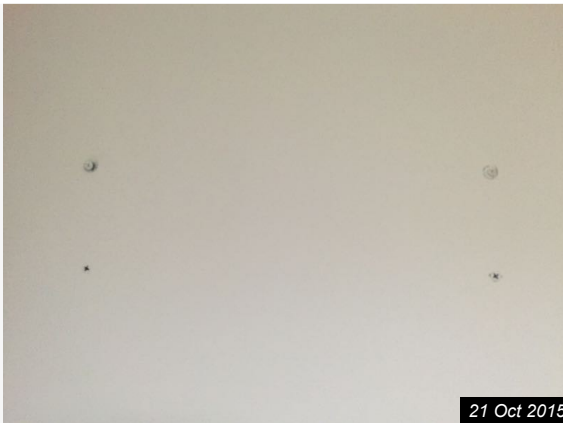
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6. RECEPTION ROOM (CONT.)



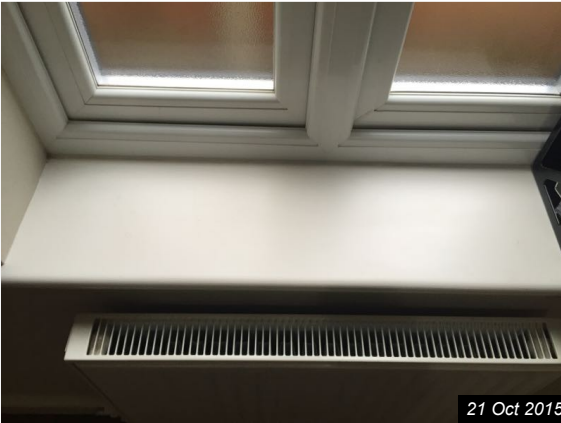
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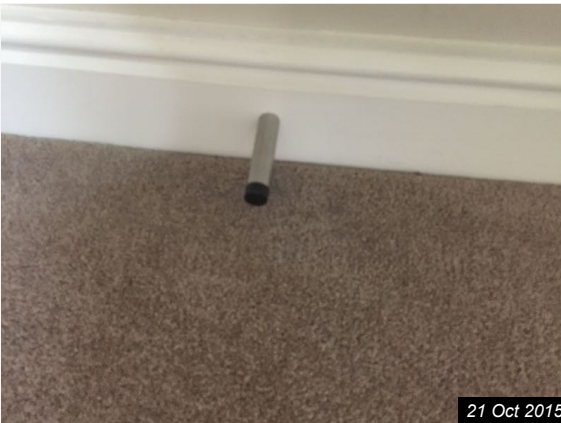
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Ref # 6.6



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Ref # 6.7



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Ref # 6.7

7. DINING ROOM			
Item	Description	Condition	Tenant Comments
7.1 Door & Walls	As previously described. Double glazed French doors to rear.	Good condition. 11 hooks. Touch up holes over doors from a curtain pole fitting. Touch up marks visible over radiator.	
7.2 Ceiling	As previously described.	Good overall	
7.3 Lighting, Switches & Power	Switches - 1 double. 1 single. Power - 3 double. TV socket. As previously described. 8 recessed spotlights.	Good overall - no obvious faults in appearance or functionality. 1 bulb not working.	
7.4 Flooring & skirting boards	As previously described. Door mat.	Good condition. Furniture marks. Clean but slight wearing in walkway	
7.5 Heating	As previously described. 2 radiators.	Good condition- signs of light wear	



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Ref #7



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Ref #7



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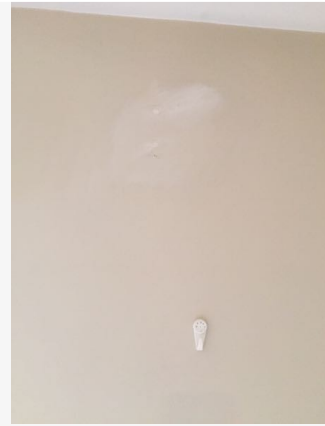
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7. DINING ROOM (CONT.)



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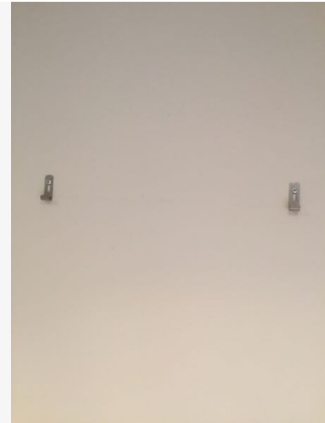
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Ref # 7.1



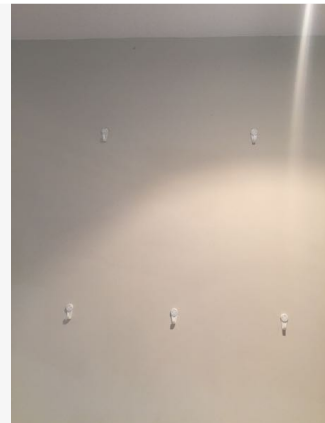
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Ref # 7.3



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Ref # 7.3

7. DINING ROOM (CONT.)



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Ref # 7.3



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Ref # 7.3



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Ref # 7.4



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Ref # 7.4



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Ref # 7.5



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Ref # 7.5



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Ref # 7.5

8. KITCHEN			
Item	Description	Condition	Tenant Comments
8.1 Door & Walls	As previously described.	Good condition- Splash marks to either side of hob.	
8.2 Ceiling	As previously described.	Good overall	
8.3 Lighting, Switches & Power	Power - 3 double. As previously described. 6 recessed spotlights.	Good overall - no obvious faults in appearance or functionality.	
8.4 Window, Sill & Dressing	As previously described. Granite sill. Key present. Patterned Roman blind.	Good overall - no obvious faults in appearance or functionality. Clean.	
8.5 Flooring & skirting boards	As previously described.	Good overall. Clean	
8.6 Base & Wall Units	Solid wood with chrome effect elongated handles. Drawers and cupboards. Some glass shelving within	Good overall. Clean.	
8.7 Worktop	Black granite.	Good condition- slight gapping between surfaces	
8.8 Sink	Stainless Steel bowl and drainer and half bowl inset. Chrome effect mixer taps and integral plugs.	Good condition- some light scratches present	
8.9 Hob	AEG 5 ring gas hob.	Good overall - no obvious faults in appearance or functionality. Clean	
8.10 Oven	Integrated electric AEG. Double. 3 wire racks.	Good condition. Grease visible to door and racks. Would benefit from a light clean.	
8.11 Extractor Hood	Wall mounted.	Good overall - no obvious faults in appearance or functionality. Clean.	
8.12 Fridge Freezer	Integral. Glass shelves, plastic salad boxes and door trays. 4 freezer boxes.	Good condition. Crack to door tray.	
8.13 Dishwasher	Whirlpool integral.	Good overall - no obvious faults in appearance or functionality. Clean	
8.14 Miscellaneous	Various items- see photos	Appears in good condition	

8. KITCHEN (CONT.)



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Ref #8



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Ref #8



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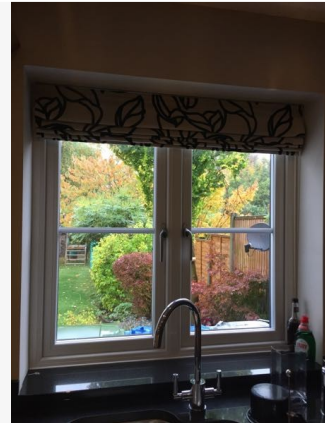
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8. KITCHEN (CONT.)



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Ref # 8.4

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Ref # 8.5

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Ref # 8.6

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Ref # 8.6

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Ref # 8.6

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8. KITCHEN (CONT.)



Ref # 8.6

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Ref # 8.7

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Ref # 8.7

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Ref # 8.8

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Ref # 8.8

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Ref # 8.9

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Ref # 8.9

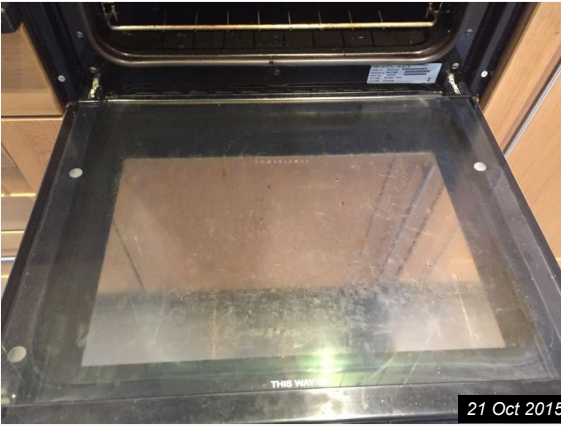
21 Oct 2015 11:16



Ref # 8.10

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8. KITCHEN (CONT.)



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Ref # 8.10



21 Oct 2015 11:15

Ref # 8.10



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Ref # 8.10



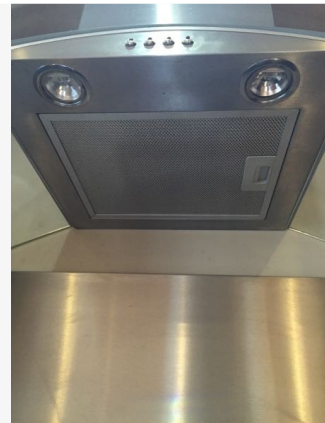
21 Oct 2015 11:15

Ref # 8.10



21 Oct 2015 11:15

Ref # 8.11



21 Oct 2015 11:15

Ref # 8.11



21 Oct 2015 11:14

Ref # 8.12



21 Oct 2015 11:14

Ref # 8.12

8. KITCHEN (CONT.)



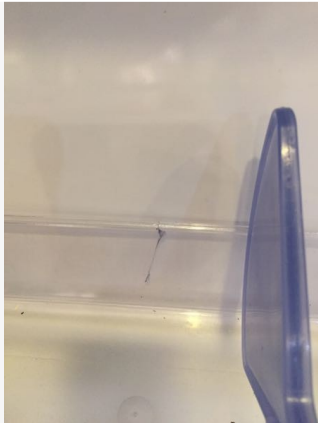
21 Oct 2015 11:14

Ref # 8.12



21 Oct 2015 11:14

Ref # 8.12



21 Oct 2015 11:14

Ref # 8.12



21 Oct 2015 11:14

Ref # 8.13



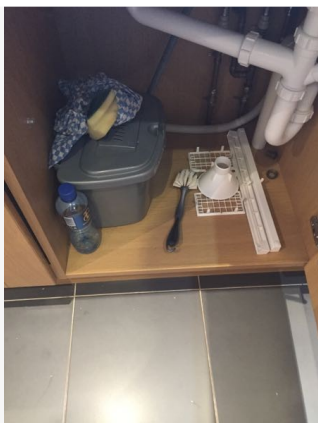
21 Oct 2015 11:14

Ref # 8.13



21 Oct 2015 11:18

Ref # 8.14



21 Oct 2015 11:18

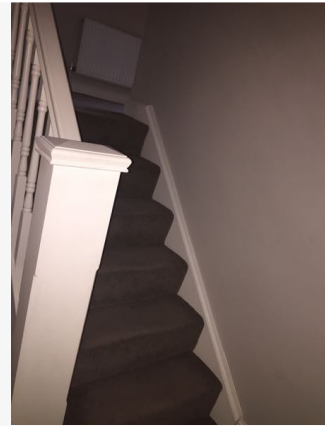
Ref # 8.14

9. STAIRS

Item	Description	Condition	Tenant Comments
9.1 Walls	As previously described.	Good condition. Light scuffs.	
9.2 Flooring & skirting boards	As previously described.	Good condition- light wear to walkway	
9.3 Woodwork	Wooden banister and spindles painted white.	Good condition- small chips to corners	



Ref #9



Ref #9



Ref # 9.1



Ref # 9.2

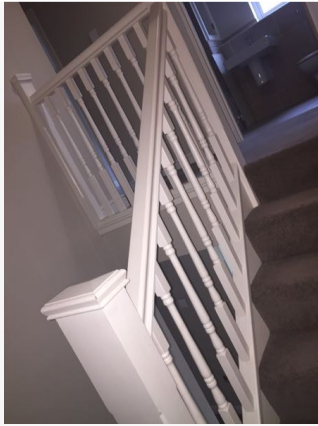


Ref # 9.3



Ref # 9.3

9. STAIRS (CONT.)



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Ref # 9.3

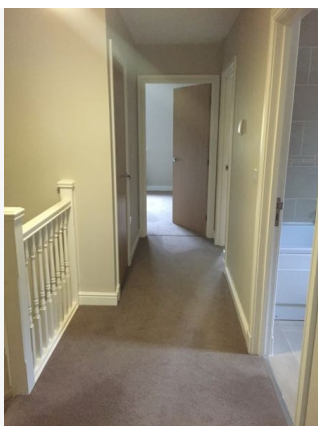


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Ref # 9.3

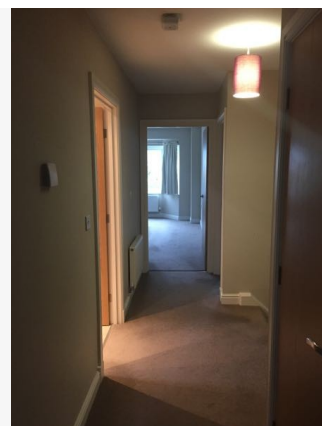
10. LANDING

Item	Description	Condition	Tenant Comments
10.1 Door & Walls	As previously described.	Good condition. Very light scuffs to walls.	
10.2 Ceiling	As previously described. Smoke alarm.	Good overall - tested and working	
10.3 Lighting, Switches & Power	Switches - 2 single. Power - 1 double. As previously described. Pendant with fabric shade.	Good overall - no obvious faults in appearance or functionality.	
10.4 Flooring & skirting boards	As previously described.	Good condition - slight wearing to walkway	
10.5 Heating	As previously described. 1 radiator.	Good overall - no obvious faults in appearance or functionality.	
10.6 Cupboard	Built in. Houses. Tank.	Good condition.	



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Ref #10



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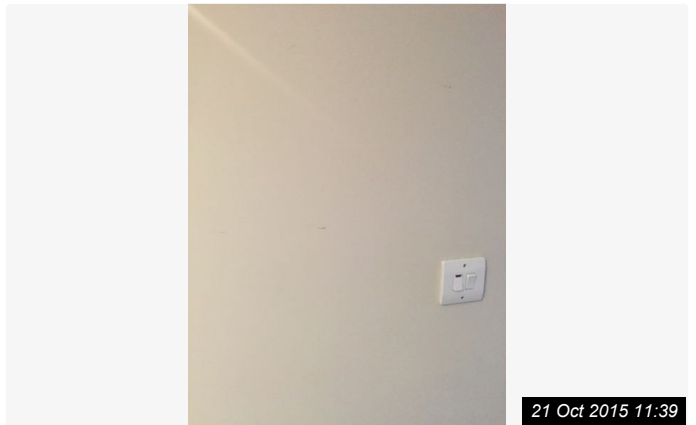
Ref #10

10. LANDING (CONT.)



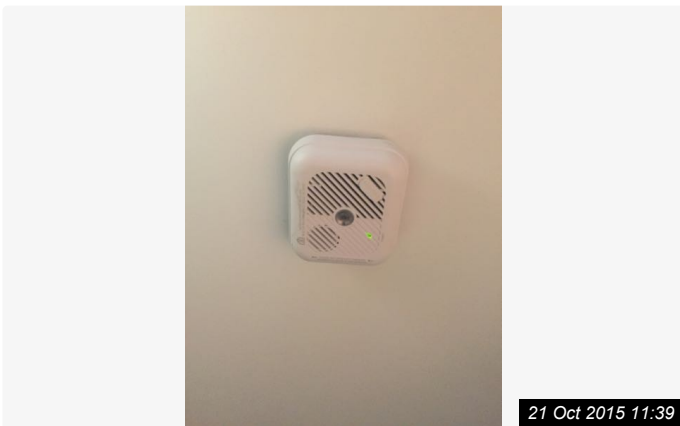
Ref # 10.1

21 Oct 2015 11:39



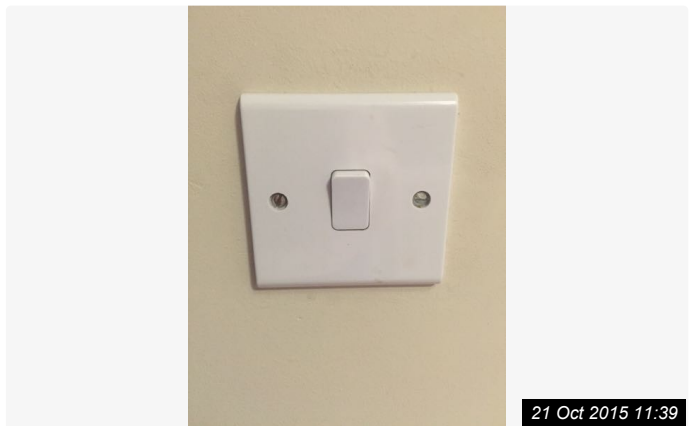
Ref # 10.1

21 Oct 2015 11:39



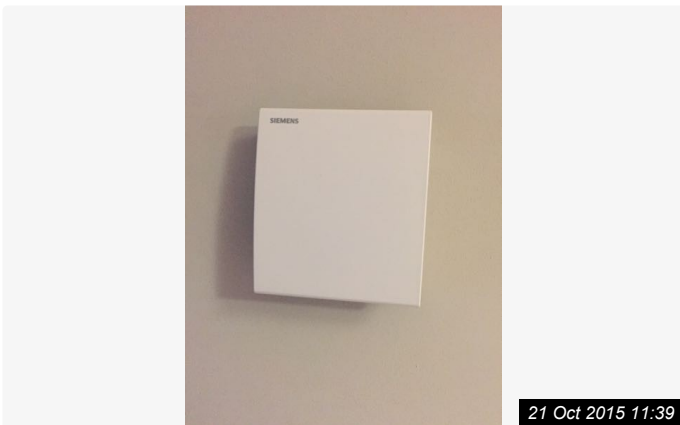
Ref # 10.2

21 Oct 2015 11:39



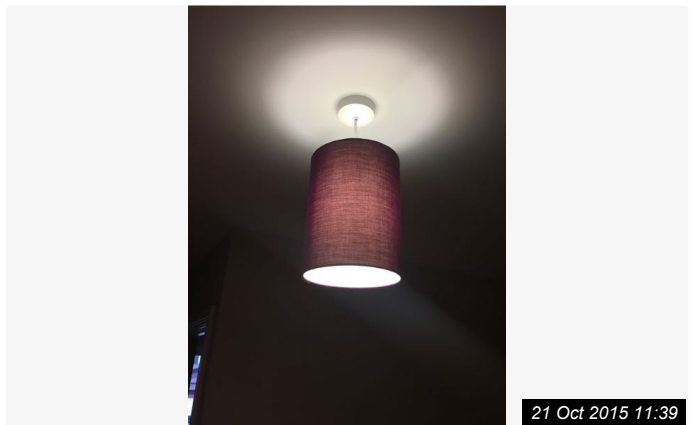
Ref # 10.3

21 Oct 2015 11:39



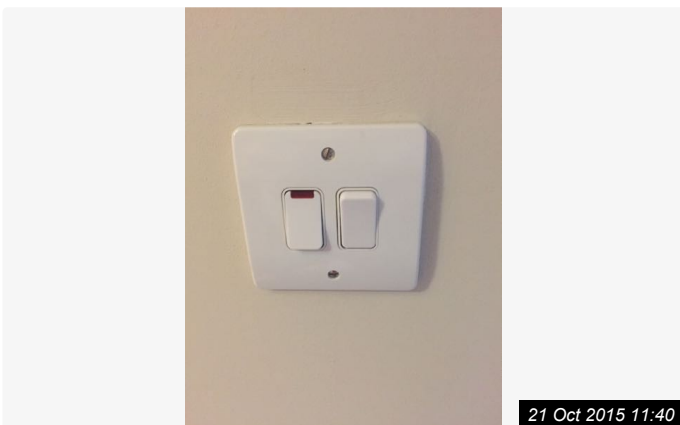
Ref # 10.3

21 Oct 2015 11:39



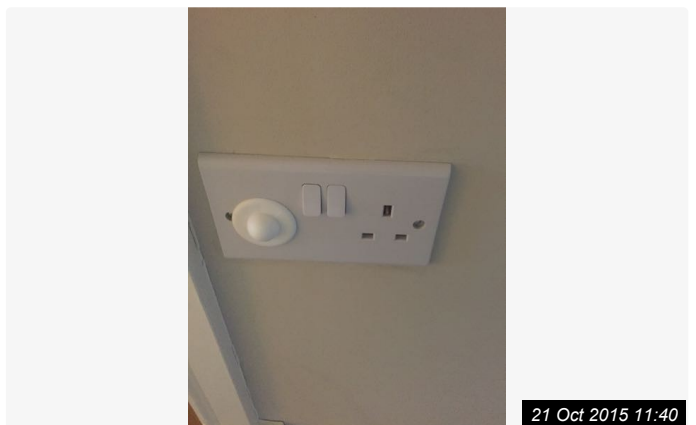
Ref # 10.3

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Ref # 10.3

21 Oct 2015 11:40



Ref # 10.3

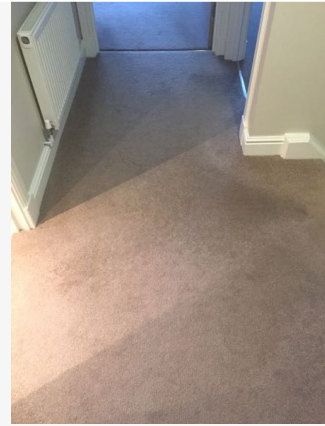
21 Oct 2015 11:40

10. LANDING (CONT.)



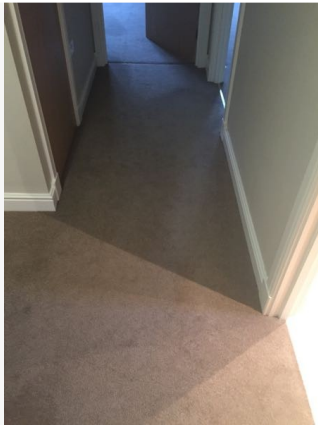
21 Oct 2015 11:40

Ref # 10.3



21 Oct 2015 11:40

Ref # 10.4



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Ref # 10.4



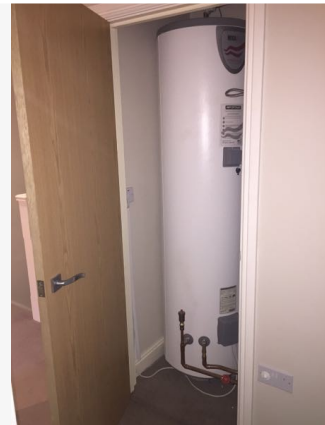
21 Oct 2015 11:40

Ref # 10.5



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Ref # 10.6



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Ref # 10.6

11. BEDROOM 1

Item	Description	Condition	Tenant Comments
11.1 Door & Walls	As previously described.	Good condition. 3 hooks and 4 holes to walls. Light scuffs visible. Touch up marks to left wall.	
11.2 Ceiling	As previously described.	Good overall	

11. BEDROOM 1 (CONT.)

11.3 Lighting, Switches & Power	Switches - 1 double. Power - 3 double. TV and telephone socket. As previously described. Pendant with fabric shade.	Good overall - no obvious faults in appearance or functionality.	
11.4 Window, Sill & Dressing	As previously described. Roller blind. Key present	Good condition- roller blind come off tracker- unable to roll down	
11.5 Flooring & skirting boards	As previously described.	Good condition. Furniture marks. Clean	
11.6 Heating	As previously described. 1 radiator.	Good overall - no obvious faults in appearance or functionality.	



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Ref #11



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Ref #11



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Ref #11



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Ref #11

11. BEDROOM 1 (CONT.)



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Ref # 11.1



21 Oct 2015 11:46

Ref # 11.1



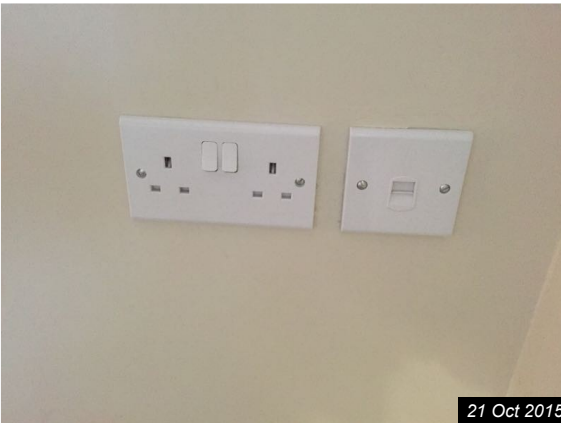
21 Oct 2015 11:46

Ref # 11.1



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Ref # 11.3



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Ref # 11.3



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Ref # 11.3



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Ref # 11.3



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Ref # 11.4

11. BEDROOM 1 (CONT.)



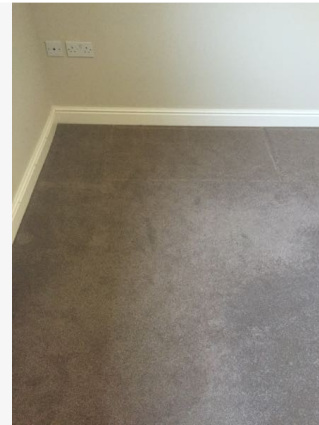
Ref # 11.4



Ref # 11.4



Ref # 11.5



Ref # 11.5



Ref # 11.6

12. EN-SUITE

Item	Description	Condition	Tenant Comments
12.1 Door & Walls	As previously described. white tiled splashback with border time.	Good condition. Light scuffs. Grout excellent.	
12.2 Ceiling	As previously described. Extractor fan.	Good overall	

12. EN-SUITE (CONT.)			
12.3 Lighting, Switches & Power	3 recessed spotlights.	Good overall - no obvious faults in appearance or functionality. 1 bulb not working.	
12.4 Flooring & skirting boards	As previously described.	Good overall. Clean	
12.5 Heating	Chrome effect wall mounted heated towel radiator.	Good overall - no obvious faults in appearance or functionality. Clean.	
12.6 Basin	Wall mounted in white ceramic with Chrome effect mixer taps and push down plug	Good overall. Clean. Seals excellent.	
12.7 WC	Wall mounted WC. White with matching seat and lid.	Good overall. Clean	
12.8 Shower Door, Tray & Unit	Plastic tray in white. Glass panels and door. Wall mounted chrome effect shower unit	Good condition. Slight marks to tray. Clean. Seals good.	
12.9 Bathroom accessories	Mirror. Hand wash and moisturiser	Good overall	



Ref #12

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Ref #12

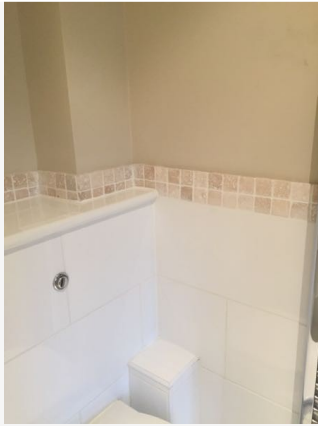
21 Oct 2015 11:48



Ref #12

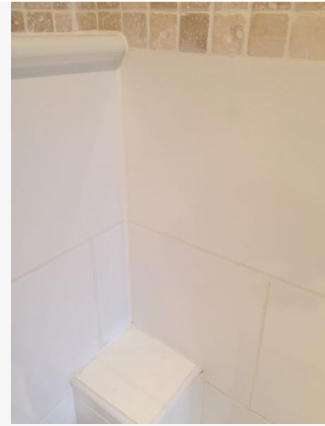
21 Oct 2015 11:48

12. EN-SUITE (CONT.)



Ref # 12.1

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Ref # 12.1

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Ref # 12.1

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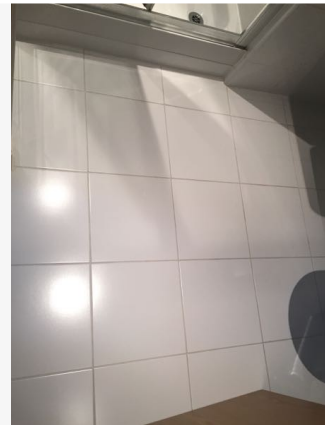
Ref # 12.2

21 Oct 2015 11:49



Ref # 12.3

21 Oct 2015 11:49



Ref # 12.4

21 Oct 2015 11:49



Ref # 12.4

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Ref # 12.5

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12. EN-SUITE (CONT.)



Ref # 12.6

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Ref # 12.6

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Ref # 12.7

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Ref # 12.7

21 Oct 2015 11:50



Ref # 12.8

21 Oct 2015 11:50



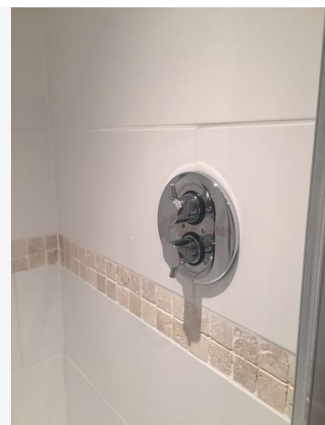
Ref # 12.8

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Ref # 12.8

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Ref # 12.8

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12. EN-SUITE (CONT.)



Ref # 12.8

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Ref # 12.9

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Ref # 12.9

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13. BEDROOM 2

Item	Description	Condition	Tenant Comments
13.1 Door & Walls	As previously described.	Good condition. 2 hooks and 1 screw. 4 holes. Scuffed to facing wall high up possible from a wardrobe.	
13.2 Ceiling	As previously described.	Good overall	
13.3 Lighting, Switches & Power	Switches - 1 single. Power - 3 double. TV socket. As previously described. 2 pendants no shades.	Good overall - no obvious faults in appearance or functionality.	
13.4 Window, Sill & Dressing	As previously described. Key present.	Good condition. Sill slightly marked. Plaster starting to peel at edge.	
13.5 Flooring & skirting boards	As previously described.	Good condition. Furniture marks. Clean.	
13.6 Heating	As previously described. 1 radiator.	Good condition - signs of light wear	

13. BEDROOM 2 (CONT.)



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Ref #13



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Ref #13



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Ref #13



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Ref # 13.1



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Ref # 13.1



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Ref # 13.1



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Ref # 13.1

13. BEDROOM 2 (CONT.)



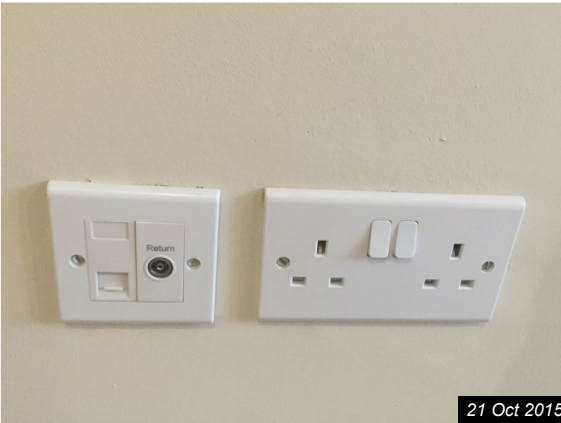
Ref # 13.1

21 Oct 2015 11:51



Ref # 13.3

21 Oct 2015 11:51



Ref # 13.3

21 Oct 2015 11:51



Ref # 13.3

21 Oct 2015 11:52



Ref # 13.4

21 Oct 2015 11:52



Ref # 13.4

21 Oct 2015 11:52



Ref # 13.5

21 Oct 2015 11:52



Ref # 13.5

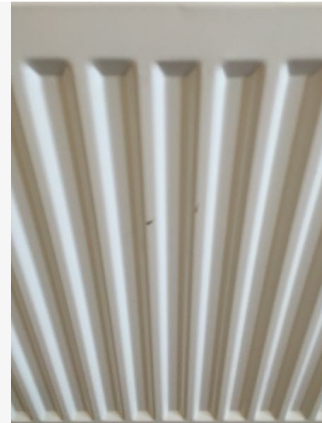
21 Oct 2015 11:52

13. BEDROOM 2 (CONT.)



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Ref # 13.6



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Ref # 13.6

14. BEDROOM 3

Item	Description	Condition	Tenant Comments
14.1 Door & Walls	As previously described.	Good condition. 4 hooks. Touch up marks to left wall. Scuffs under window.	
14.2 Ceiling	As previously described.	Good overall	
14.3 Lighting, Switches & Power	Switches - 2 single. Power - 4 double. TV and telephone socket. As previously described. 6 recessed spotlights.	Good overall - no obvious faults in appearance or functionality.	
14.4 Window, Sill & Dressing	As previously described. 3 pairs of cream curtains. Chrome effect curtain pole with finials and rings. Key present.	Good overall - no obvious faults in appearance or functionality. Curtains clean to reverse	
14.5 Flooring & skirting boards	As previously described.	Good condition. Furniture marks. Clean.	
14.6 Heating	As previously described. 1 radiator.	Good overall - no obvious faults in appearance or functionality.	



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Ref #14



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Ref #14

14. BEDROOM 3 (CONT.)



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Ref #14



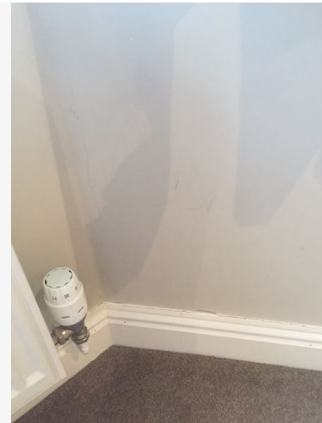
21 Oct 2015 11:53

Ref #14



21 Oct 2015 11:54

Ref # 14.1



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Ref # 14.1



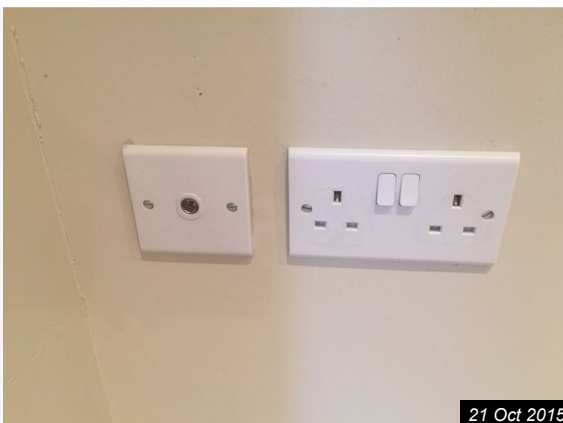
21 Oct 2015 11:54

Ref # 14.1



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Ref # 14.1



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Ref # 14.3



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Ref # 14.3

14. BEDROOM 3 (CONT.)



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Ref # 14.3



21 Oct 2015 11:54

Ref # 14.3



21 Oct 2015 11:53

Ref # 14.4



21 Oct 2015 11:53

Ref # 14.4



21 Oct 2015 11:53

Ref # 14.4



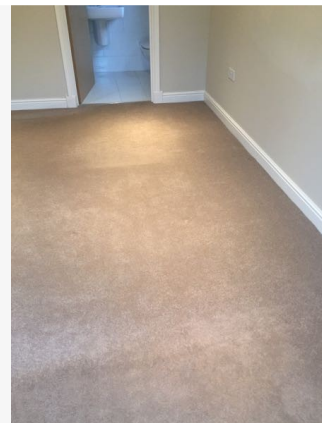
21 Oct 2015 11:54

Ref # 14.4



21 Oct 2015 11:53

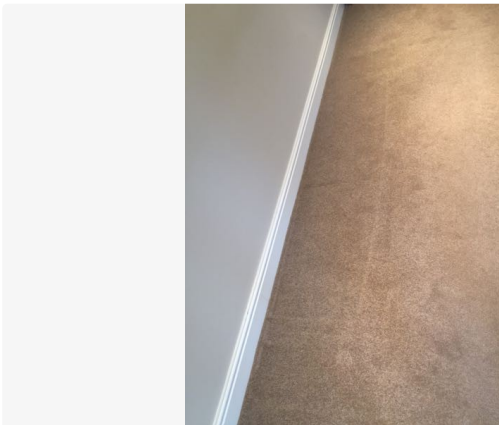
Ref # 14.5



21 Oct 2015 11:53

Ref # 14.5

14. BEDROOM 3 (CONT.)



Ref # 14.5

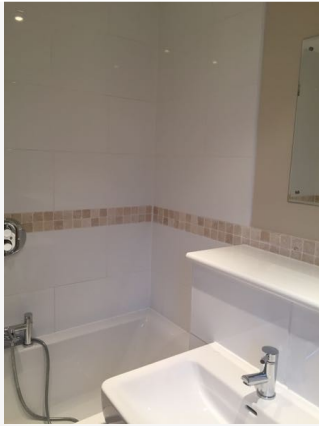


Ref # 14.6

15. ENSUITE

Item	Description	Condition	Tenant Comments
15.1 Door & Walls	As previously described. White tiled splashback with border tile.	Good overall. Grout excellent.	
15.2 Ceiling	As previously described. Extractor fan.	Good overall.	
15.3 Lighting, Switches & Power	4 recessed spotlights. Vent switch	Good overall. 1 bulb not working.	
15.4 Window, Sill & Dressing	As previously described. 2 keys present.	Good condition- moulding to sill	
15.5 Flooring & skirting boards	As previously described.	Good overall. Clean.	
15.6 Heating	Chrome effect wall mounted heated towel radiator.	Good overall.	
15.7 Bath	White plastic moulded with matching panel. Chrome effect mixer tap. Pop up waste. Shower hose.	Good overall. Clean. Seals excellent.	
15.8 Basin	Wall mounted in white ceramic. Chrome effect mixer tap. Pop up waste.	Good overall. Clean. Seals excellent.	
15.9 WC	Wall mounted in white with matching seat and lid.	Good overall. Clean	
15.10 Shower Door, Tray & Unit	Wall mounted over bath. Concertina glass panel door.	Good overall. Clean.	
15.11 Bathroom accessories	Mirror.	Good overall.	

15. ENSUITE (CONT.)



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Ref #15



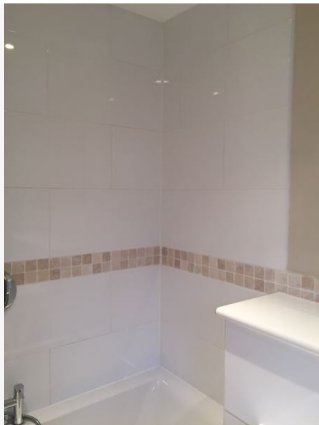
21 Oct 2015 11:55

Ref #15



21 Oct 2015 11:55

Ref #15



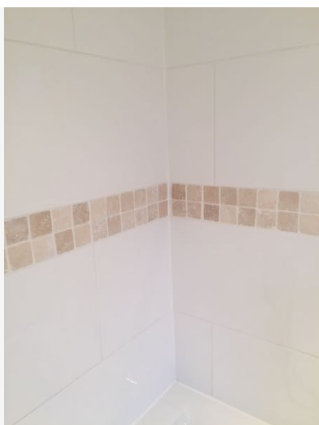
21 Oct 2015 11:57

Ref # 15.1



21 Oct 2015 11:57

Ref # 15.1



21 Oct 2015 11:57

Ref # 15.1



21 Oct 2015 11:57

Ref # 15.2

15. ENSUITE (CONT.)



Ref # 15.3

21 Oct 2015 11:57



Ref # 15.3

21 Oct 2015 11:57



Ref # 15.4

21 Oct 2015 11:56



Ref # 15.4

21 Oct 2015 11:57



Ref # 15.4

21 Oct 2015 11:57



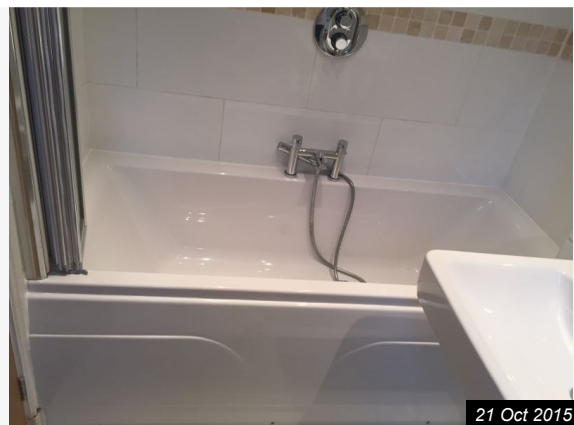
Ref # 15.5

21 Oct 2015 11:56



Ref # 15.6

21 Oct 2015 11:56



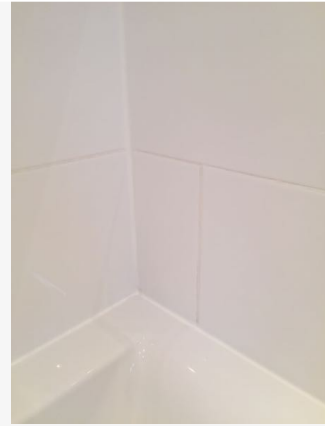
Ref # 15.7

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15. ENSUITE (CONT.)



Ref # 15.7



Ref # 15.7



Ref # 15.8



Ref # 15.8



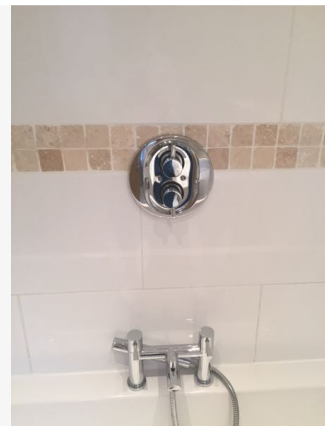
Ref # 15.9



Ref # 15.9

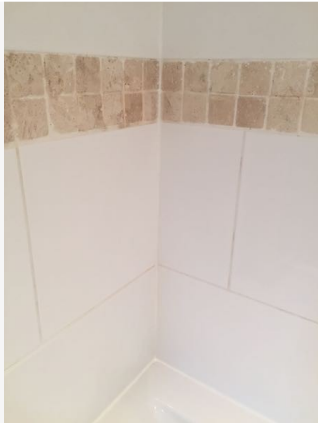


Ref # 15.10



Ref # 15.10

15. ENSUITE (CONT.)



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Ref # 15.10



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Ref # 15.11

16. BEDROOM 4

Item	Description	Condition	Tenant Comments
16.1 Door and Walls	As previously described.	Good condition. Right wall scuffed. Touch up marks visible to all walls. 1 screw and 1 hole.	
16.2 Ceiling	As previously described. Loft hatch.	Good overall - no obvious faults in appearance or functionality.	
16.3 Lighting, Switches & Power	Switches - 1 single. Power - 3 double. TV socket. As previously described. 2 pendants with paper shades.	Good overall - no obvious faults in appearance or functionality.	
16.4 Window, Sill & Dressing	As previously described. Roller blind. Key present.	Good overall - no obvious faults in appearance or functionality.	
16.5 Flooring & skirting boards	As previously described.	Good overall. Clean.	
16.6 Heating	As previously described. 1 radiator.	Good overall - no obvious faults in appearance or functionality.	



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Ref #16



21 Oct 2015 11:58

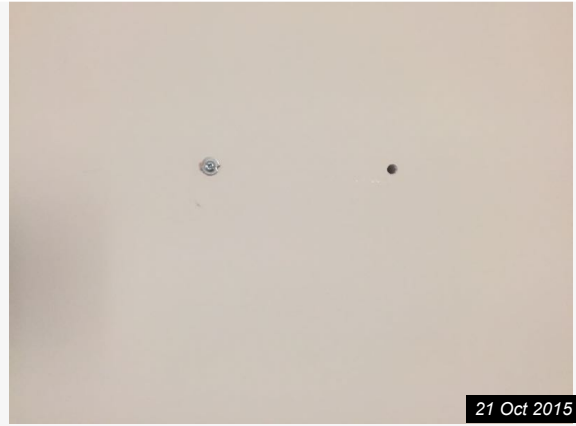
Ref #16

16. BEDROOM 4 (CONT.)



Ref # 16.1

21 Oct 2015 11:59



Ref # 16.1

21 Oct 2015 11:59



Ref # 16.1

21 Oct 2015 11:59



Ref # 16.2

21 Oct 2015 11:59



Ref # 16.3

21 Oct 2015 11:58



Ref # 16.3

21 Oct 2015 11:59



Ref # 16.3

21 Oct 2015 11:59



Ref # 16.4

21 Oct 2015 11:59

16. BEDROOM 4 (CONT.)



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Ref # 16.4



21 Oct 2015 11:58

Ref # 16.5



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Ref # 16.5



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Ref # 16.6

17. BATHROOM

Item	Description	Condition	Tenant Comments
17.1 Door & Walls	As previously described. Brown times splash back.	Good overall. No scuffs. Grout excellent.	
17.2 Ceiling	As previously described. Extractor fan.	Good overall	
17.3 Lighting, Switches & Power	As previously described. 4 recessed spotlights.	Good overall - no obvious faults in appearance or functionality.	
17.4 Window, Sill & Dressing	As previously described. Tiled sill. Key present.	Good overall - no obvious faults in appearance or functionality.	
17.5 Flooring & skirting boards	As previously described.	Good overall. Clean	
17.6 Heating	Chrome effect wall mounted heated towel radiator. Worcester boiler houses in cupboard.	Good condition - door is off cupboard	

17. BATHROOM (CONT.)

17.7 Bath	White plastic moulded with matching panel with chrome effect mixer taps and push down plug. Shower hose.	Good overall. Clean. Seals excellent.	
17.8 Basin	Wall mounted in white ceramic. Chrome effect taps and push down plug	Good overall. Clean. Seals excellent.	
17.9 WC	Wall mounted WC with matching seat and lid.	Good overall. Clean.	
17.10 Shower Door, Tray & Unit	Wall mounted over bath. Glass panel hinged door.	Good overall. Clean.	



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Ref #17



21 Oct 2015 11:41

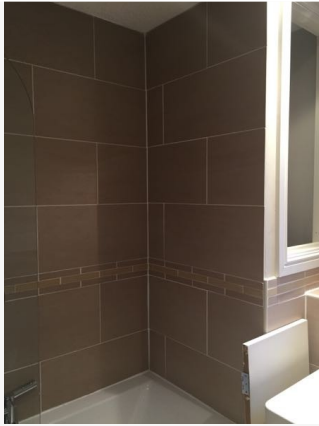
Ref #17



21 Oct 2015 11:41

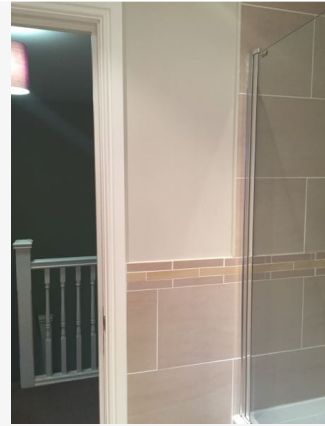
Ref #17

17. BATHROOM (CONT.)



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Ref # 17.1



21 Oct 2015 11:44

Ref # 17.1



21 Oct 2015 11:44

Ref # 17.1



21 Oct 2015 11:43

Ref # 17.2



21 Oct 2015 11:43

Ref # 17.3



21 Oct 2015 11:43

Ref # 17.4



21 Oct 2015 11:43

Ref # 17.4



21 Oct 2015 11:43

Ref # 17.5

17. BATHROOM (CONT.)



Ref # 17.5

21 Oct 2015 11:43



Ref # 17.6

21 Oct 2015 11:42



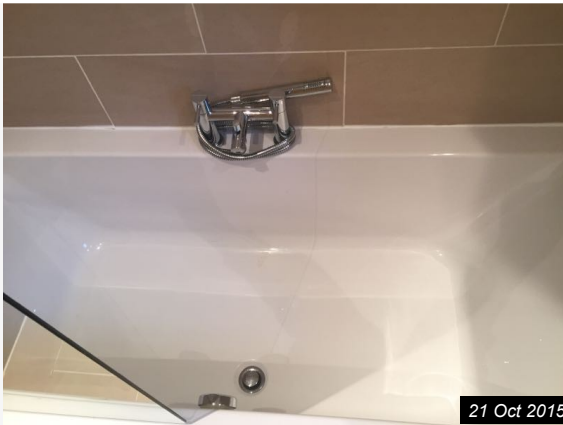
Ref # 17.6

21 Oct 2015 11:42



Ref # 17.7

21 Oct 2015 11:42



Ref # 17.7

21 Oct 2015 11:42



Ref # 17.7

21 Oct 2015 11:42



Ref # 17.8

21 Oct 2015 11:42



Ref # 17.8

21 Oct 2015 11:42

17. BATHROOM (CONT.)



21 Oct 2015 11:42

Ref # 17.9



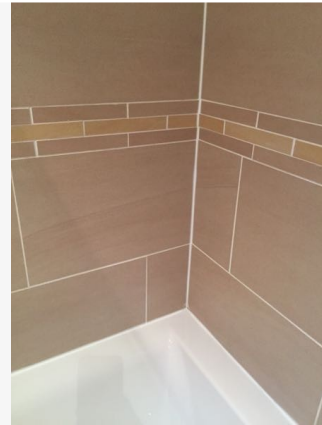
21 Oct 2015 11:42

Ref # 17.9



21 Oct 2015 11:41

Ref # 17.10



21 Oct 2015 11:41

Ref # 17.10

18. GARDEN REAR

Item	Description	Condition	Tenant Comments
18.1 Pathway	Flagged.	Well maintained. Free from weeds.	
18.2 Grassed Area	Lawned	Well maintained. Short.	
18.3 Planted Beds	Shrubs and plants and trees.	Well maintained.	
18.4 Outdoor Items	Climbing frame, sand pit, bins - grey, green, black, blue.	Appears in good condition.	

18. GARDEN REAR (CONT.)



21 Oct 2015 11:29

Ref #18



21 Oct 2015 11:29

Ref #18



21 Oct 2015 11:29

Ref #18



21 Oct 2015 11:30

Ref # 18.1



21 Oct 2015 11:30

Ref # 18.2



21 Oct 2015 11:30

Ref # 18.3



21 Oct 2015 11:30

Ref # 18.3

18. GARDEN REAR (CONT.)



Ref # 18.4



Ref # 18.4



Ref # 18.4

19. MANUALS

Item	Description	Tenant Comments
19.1 Household Appliance Manuals	None seen.	
19.2 Kitchen Appliance Manuals	None seen.	
19.3 Heating Manuals	None seen.	

20. METERS

Item	Serial Number	Reading	Tenant Comments
20.1 Gas Meter	Outside. G4K18865930701	11005	
20.2 Electric Meter	Outside. A07M13876	30604	

20. METERS (CONT.)



Ref # 20.1

21 Oct 2015 12:00



Ref # 20.2

21 Oct 2015 12:01

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signature

Print Name

Date / /

Signed by the

Signature

Print Name

Date / /