

Inventory & Schedule of Condition



Prepared on behalf of Example Inventories Ltd

Property inspected by Clerky Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

**October
5th 2021**

Contents

Notes	2
Disclaimers	4
Areas	5
Schedule of Condition	5
Meter Readings	5
Keys	6
Smoke & Carbon Monoxide Alarms	6
Entrance	7
Kitchen / Lounge	8
Hallway	19
Bathroom	21
Bedroom 1	26
Check for Fire Safety Labels	31
Documents	31
Manuals / Certificates	31
ID -	32
Boiler	32
Declaration	32

Notes

CHECK OUT INFORMATION FOR TENANTS

Please use the following notes as a general guide when preparing to move out of a property at the end of your Tenancy.

Please remember Rosemond Services is an independent company. We are not employed by either the Landlord, Agent or Tenant. We bear no bias to any particular party involved in your Tenancy. Our Inventory Report is compiled as an impartial record of the contents, fixtures and fittings of the property and their condition. The Check-Out Report will be a fair comparison of the property on the date of Check-Out to that on the date of the original Inventory Report compilation. You should bear in mind that if the Inventory Clerk is required to add excessive detail at the time of Check-In, then we reserve the right to apply similar detail at the time of Check-Out.

On the Check-Out day, the Inventory Clerk will compare the property against the Inventory Report used at the start of your Tenancy. The Check-Out report will detail any differences with the condition and cleanliness of the property and its fixtures and fittings. An allowance will be made for Fair Wear and Tear and any deterioration or damage to the property and its fixtures and fittings will be noted along with recommendations of liability where appropriate.

Please note you will not be allowed to re-enter the property after the Check-Out has taken place.

If you have not vacated the property fully at the time of the Check-Out appointment, it may not be possible to complete the Check-Out inspection. Therefore, a return appointment will be necessary – for which an additional charge will be made.

PREPARING THE PROPERTY FOR CHECK-OUT

1. All of your personal belongings must be removed from the property prior to the Check-Out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
2. All items, including furniture and kitchen items, must be returned to their original Inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
3. Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
4. The property must be thoroughly cleaned throughout before the Check-Out. You will not be allowed to return to the property to finish off the cleaning after the Check-Out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning. You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable), kitchen units and appliances, sanitaryware – especially limescale staining.
5. If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
6. If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
7. If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
8. All rubbish must be removed from inside and outside of the property, including the dustbins. If rubbish is left, then a removal charge may be charged.
9. It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
10. Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the flooring for example, with an iron burn or cigarette burn.
11. Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds, mattresses and similar items will be checked against the Inventory Report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the item of furniture for example, with a heavy stain or cigarette type burn or if scratches or ringmarks have been left on polished furniture.
12. Curtains and linen must be laundered or dry cleaned before Check-Out, or once again, charges may apply.
13. Kitchen appliances, equipment and utensils will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
14. Appliance manuals must be left in the property at the Check-Out or you may be charged a replacement cost.

15. Sanitaryware will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.

16. If your Tenancy agreement states you must maintain the garden then the garden must be kept in a tidy condition – including mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the Inventory Report and seasonal variations will be taken into account at Check-Out. If the garden is found to be untidy, professional gardening charges may apply.

Disclaimers

DISCLAIMER

This Inventory Report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the Inventory Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this Inventory Report.

Rosemond Services and its staff are not trained or qualified Property Surveyors. Under no circumstances should this Inventory Report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Inventory Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This Inventory Report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this Inventory Report. Items listed within the Inventory Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

Rosemond Services and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms or carbon monoxide alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within an Inventory Report compiled by Rosemond Services stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Inventory Report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

1. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	General Cleanliness	The property has been cleaned to a domestic standard	
1.2	Bathroom	Good used condition, domestically clean Grout discoloured in places	
1.3	Carpets	Good used condition, domestically clean Small marks	
1.4	Ceiling(s)	Good used condition Some marks in lounge	
1.5	Curtain / Blinds	Blinds in bedroom used condition, mould on reverse	
1.6	Hard Flooring	Good used condition Usage marks and scuffs in lounge area, scuffed by front door and cupboard	
1.7	Kitchen Area	Domestically clean Light wear and tear 1 cupboard doesn't appear to open	
1.8	Kitchen white goods	Food items left in fridge freezer, domestically clean Items left in washing machine, residue in tray, mould on seal	
1.9	Oven / Hob / Cooker	Used condition Domestically clean exterior, smear marks to metal Internal shelves worn	
1.10	Mattress(s)	Heavily used condition, marked and stained	
1.11	Wall(s)	Good used condition Scattered Light marks mid to low level	
1.12	Window(s)	Used condition, aged Painted over defects Appear to function	
1.13	Woodwork	Good used condition	

2. METER READINGS				
Ref	Name	Description	Reading	Additional Comments
2.1	Electric Meter	Location: communal hallway outside front door Serial No: Z06E070452	37763	
2.2	Water Meter	Unable to locate		

2. METER READINGS (CONT.)



Ref # 2.1

3. KEYS

Ref	Name	Description	Additional Comments
3.1	Yale key	2x sets: 2x yale keys	
3.2	Mortice key	2x sets: 1x mortice key	



Ref #3



Ref # 3.1



Ref # 3.2

4. SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
4.1	Smoke Alarm(s)	Smoke alarm entrance Heat alarm kitchen	Alarm tested for power only. Entrance alarm audio NOTED Kitchen alarm test button missing, not tested	
4.2	Carbon Monoxide Alarm(s)	Not seen		

4. SMOKE & CARBON MONOXIDE ALARMS (CONT.)



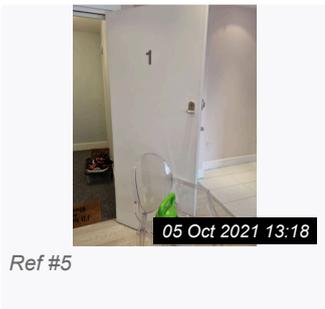
Ref # 4.1



Ref # 4.1

5. ENTRANCE

Ref	Name	Description	Condition	Additional Comments
5.1	Door	Wooden painted white, Metal hinges Metal number 1 on front Metal and brass effect yale lock	Good used condition Lock works, usage scratches on lock Excess paint on hinges Light usage marks and scuffs to door Painted over defects	
5.2	Door Frame	Wooden painted white	Good used condition Painted over defects	
5.3	Threshold	Silver threshold strip	Used condition	
5.4	Door bell receiver	White plastic intercom system	Not tested Good used condition	



Ref #5



Ref # 5.1



Ref # 5.1



Ref # 5.1



Ref # 5.1

5. ENTRANCE (CONT.)



05 Oct 2021 13:24

Ref # 5.1



05 Oct 2021 13:24

Ref # 5.2



05 Oct 2021 13:24

Ref # 5.2



05 Oct 2021 13:25

Ref # 5.2



05 Oct 2021 13:25

Ref # 5.2



05 Oct 2021 13:25

Ref # 5.3



05 Oct 2021 13:19

Ref # 5.4

6. KITCHEN / LOUNGE

Ref	Name	Description	Condition	Additional Comments
6.1	Ceiling	Painted white	Overall good used condition Hairline crack by Lounge light Small scuffs in centre Lounge area Opposite rhs corner Small mark Light dust window side	
6.2	Lighting	8x recessed spotlights in grey plastic housings Decorative chandelier in lounge, black with 8x lights, decorative beads	All spotlights working 6x chandelier lights not working	
6.3	Under unit Lights	4x under unit lights	Used condition Don't appear to work	
6.4	Walls	Painted pink	Generally good used condition throughout 2x screws, 2x nails in rhs wall mid to high level Scattered small light marks mid to low level throughout Lhs wall kitchen area has some larger light marks low level Light liquid marks above worktop kitchen Hook above intercom system	
6.5	Splash Back	Stainless steel splashback behind hob	Good used condition Light marks and scratches to surface	
6.6	Skirting	Wooden painted white	Good used condition Light marks and scuffs consistent with normal usage	

6. KITCHEN / LOUNGE (CONT.)				
6.7	Window(s) / Sill	White wooden framed sash windows 15x single glazed windows 4x swivel locks 2x white painted metal rails low level Wooden painted white windowsill	Windows in fair condition for age, maintained interior, exterior worn Glass intact, light marks and cobwebs Windowsills in good used condition	
6.8	Switches / Sockets	White plastic switches and sockets	Light switches work Sockets and isolators not tested Good used condition	
6.9	Heating	2x electric heaters white wall	Used condition, not tested Black discolouring to top edges, light marks throughout	
6.10	Flooring	White tiles with light coloured grout kitchen area Wooden floorboard effect laminate	Overall good used condition, domestically clean Scuffs from front door and cupboard door Light usage marks throughout Some light dust	
6.11	Kitchen units	Made to match: Black gloss wooden doors with metal handles. Metal hinges. Interiors white wooden Left to right: 1. Fridge / Freezer 2. Double Wall unit, 3 shelves 3. Base unit, washing machine 4. Base unit, w shelves 5. Dishwasher 6. Base unit under sink, 2 shelves 7. Wall unit, 3 shelves 8. Wall unit, 3 shelves 9. Base unit, 2 shelves 10. Wall unit, 3 shelves 11. Base unit, 3x draws, cream cutlery holder	Good used condition, light usage marks throughout. Domestically clean with some liquid marks and dust to exterior. Smear marks to doors. 2. Rhs door stiff/doesn't open 8. Chip to second bottom shelf	
6.12	Plinths	Black wooden	Good used condition Light marks to surface Appears to be bent rhs edge rhs of oven and under fridge freezer Panel missing lhs corner	
6.13	Extractor Fan	Stainless steel extractor 2x lights 2x grills	Appears to work, lights not working Used condition, metal smeared Underside greasy	
6.14	Cooker / Oven	Metal oven with digital display, 2x silver dials Interior 2x metal shelves, 1x black metal tray	Used condition Exterior metal surface heavily smeared Not tested Interior slightly worn, shelves are rusted Residue from cleaning process	
6.15	Hob	Black electric hob Indesit 4x hotpoints Metal outer rail	Used condition, not tested Surface scratches to metal and usage scuffs around hotpoints	

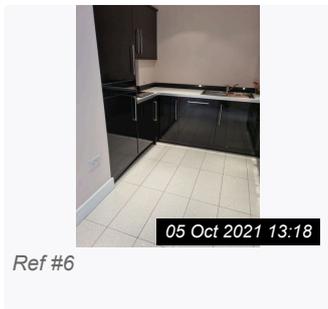
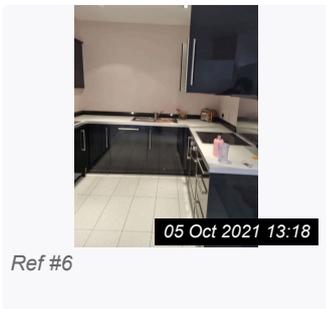
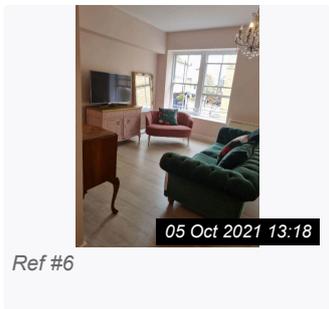
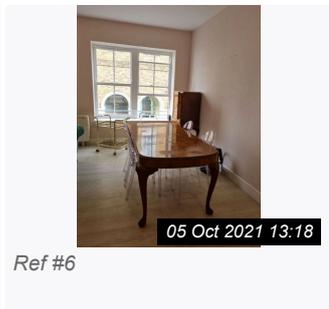
6. KITCHEN / LOUNGE (CONT.)				
6.16	Worktop(s)	White wooden laminate worktop	Used condition Light usage marks throughout, domestically clean	
6.17	Sink	Stainless steel sink with drying area Chrome mixer tap Pink bucket	Used condition Usage marks and scratches throughout, water marks Limescale around tap Pink bucket used condition	
6.18	Fridge / freezer	Indesit fridge freezer built into unit Interior fridge: 3x glass shelves, 2x plastic draws, 3x plastic shelves interior door Interior Freezer: 1x shelf 3x plastic draws	Used condition, not tested Food items left in freezer Exterior wooden door not clean, frame worn below freezer Top freezer draw handle missing Domestically clean Freezer door gets stuck	
6.19	Washing Machine	White hotpoint washing machine	Items in washing machine Used condition, not tested Residue and discolouring in tray Seal has mould	
6.20	Dishwasher	Indesit dishwasher built into unit 2x white shelves, 1x blue cutlery holder	Good used condition, not tested Light laminate peel to door upper lhs	
6.21	Additional Items Kirchen Area	Chrome Dualit kettle Rose gold and chrome Dualit toaster Dyson handheld vacuum cleaner Cleaning items under sink Black marble chopping board lhs on worktop	All in used condition, electronics not tested Marble chopping board good used condition	

6. KITCHEN / LOUNGE (CONT.)

<p>6.22</p>	<p>Additional items Lounge Area</p>	<p>Antique style wooden cabinet, 2 draws, 2x doors with glass shelf and mirror inside</p> <p>Gold effect and glass drinks trolley</p> <p>Antique style wooden dining table</p> <p>6x clear plastic dining chairs</p> <p>Green sofa with wooden legs, 3x green cushions</p> <p>Small pink sofa with gold coloured legs</p> <p>Pink and gold coloured cabinet</p> <p>LG flat screen with remote</p> <p>Large Antique style storage unit wooden, brass handles, 2x cabinets, 2x draws</p> <p>Large freestanding mirror with decorative metal frame</p> <p>Pink rug</p> <p>Thermostat white plastic</p> <p>WiFi router black on windowsill</p>	<p>Cabinet in good used condition, handles present, light not tested, hole drilled in base of cabinet</p> <p>Drinks trolley good used condition, light usage marks</p> <p>Large dining table in good used condition, clean, usage marks and scuffs to tabletop. Some small marks on legs</p> <p>Plastic chairs in used condition, surface scratches and marks</p> <p>Green sofa is in good used condition, slightly worn seats. Scratches to arm rests from cat. Clean.</p> <p>Smaller sofa in good used condition, some wear to outer edge front</p> <p>Pink and gold unit used condition, marks to surface in multiple places. Handles missing, interior not inspected</p> <p>TV and remote not tested, used condition</p> <p>Large Antique style unit good used condition, light usage marks to surface. Pink paint on rhs corner.</p> <p>Pink rug used cabinet in good used condition, handles present, light not tested, hole drilled in base of cabinet</p> <p>Drinks trolley good used condition, light usage marks</p> <p>Large dining table in good used condition, clean, usage marks and scuffs to tabletop. Some small marks on legs</p> <p>Plastic chairs in used condition, surface scratches and marks</p> <p>Green sofa is in good used condition, slightly worn seats. Scratches to arm rests from cat. Clean. Rhs front edge has white sticker on surface and lhs rear edge</p> <p>Smaller sofa in good used condition, some wear to outer edge front</p> <p>Pink and gold unit used condition, marks to surface in multiple places. Handles missing, interior not inspected</p> <p>TV and remote not tested, used condition</p> <p>Large Antique style unit good used condition, light usage marks to surface. Pink paint on rhs corner. 1x handle missing</p> <p>Pink rug used condition</p> <p>Thermostat not tested, used condition</p>	
-------------	---	--	---	--

6. KITCHEN / LOUNGE (CONT.)

			WiFi router not tested	
6.23	Serial Numbers & Pictures	Oven - ; 704276655-03340210301 Fridge / Freezer ; 502093228 Washing machine : 561730050238 Dishwasher: ;70514 3981		
6.24	Built in cupboard	Wooden door and doorframe painted white Metal handle 2x white wooden shelves Interior contains heating system and piping Also contains mop and bucket, grey patterned ironing board, blue iron, misc cleaning and decorating items	Door in good used condition Handles are loose, excess paint on handles and hinges Interior not decorated, walls marked, floor worn Items inside in used condition Door gets stuck on floor halfway open Bottom edge worn	



6. KITCHEN / LOUNGE (CONT.)



05 Oct 2021 12:36

Ref # 6.4



05 Oct 2021 12:36

Ref # 6.4



05 Oct 2021 12:36

Ref # 6.4



05 Oct 2021 12:36

Ref # 6.4



05 Oct 2021 12:36

Ref # 6.4



05 Oct 2021 12:36

Ref # 6.4



05 Oct 2021 12:36

Ref # 6.4



05 Oct 2021 12:36

Ref # 6.4



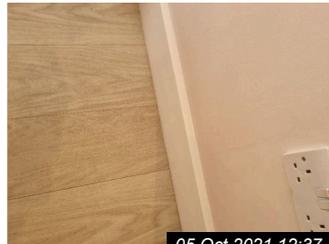
05 Oct 2021 12:37

Ref # 6.5



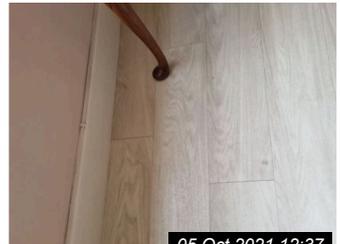
05 Oct 2021 12:37

Ref # 6.6



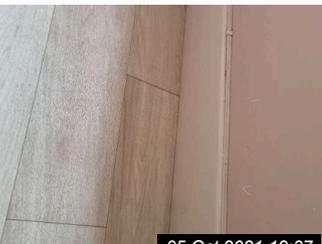
05 Oct 2021 12:37

Ref # 6.6



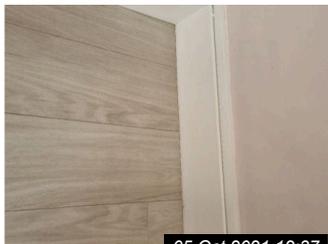
05 Oct 2021 12:37

Ref # 6.6



05 Oct 2021 12:37

Ref # 6.6



05 Oct 2021 12:37

Ref # 6.6



05 Oct 2021 12:38

Ref # 6.6



05 Oct 2021 12:39

Ref # 6.7



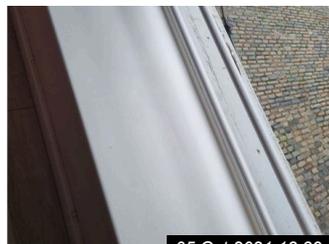
05 Oct 2021 12:39

Ref # 6.7



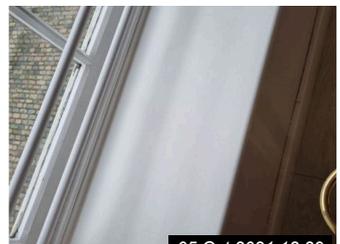
05 Oct 2021 12:39

Ref # 6.7



05 Oct 2021 12:39

Ref # 6.7



05 Oct 2021 12:39

Ref # 6.7

6. KITCHEN / LOUNGE (CONT.)



05 Oct 2021 12:39

Ref # 6.7



05 Oct 2021 12:39

Ref # 6.7



05 Oct 2021 12:39

Ref # 6.7



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:40

Ref # 6.8



05 Oct 2021 12:41

Ref # 6.9



05 Oct 2021 12:41

Ref # 6.9



05 Oct 2021 12:41

Ref # 6.9



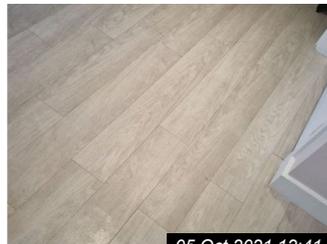
05 Oct 2021 12:41

Ref # 6.10



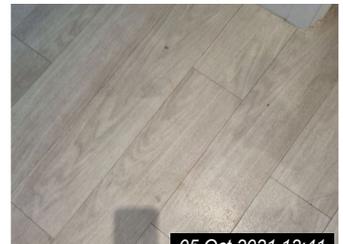
05 Oct 2021 12:41

Ref # 6.10



05 Oct 2021 12:41

Ref # 6.10



05 Oct 2021 12:41

Ref # 6.10

6. KITCHEN / LOUNGE (CONT.)



05 Oct 2021 12:41

Ref # 6.10



05 Oct 2021 12:41

Ref # 6.10



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:45

Ref # 6.11



05 Oct 2021 12:46

Ref # 6.11



05 Oct 2021 12:46

Ref # 6.11



05 Oct 2021 12:46

Ref # 6.11



05 Oct 2021 12:46

Ref # 6.11



05 Oct 2021 12:46

Ref # 6.11

6. KITCHEN / LOUNGE (CONT.)



05 Oct 2021 12:46

Ref # 6.12



05 Oct 2021 12:47

Ref # 6.12



05 Oct 2021 12:47

Ref # 6.12



05 Oct 2021 12:47

Ref # 6.13



05 Oct 2021 12:48

Ref # 6.13



05 Oct 2021 12:49

Ref # 6.14



05 Oct 2021 12:49

Ref # 6.14



05 Oct 2021 12:49

Ref # 6.14



05 Oct 2021 12:49

Ref # 6.14



05 Oct 2021 12:49

Ref # 6.14



05 Oct 2021 12:50

Ref # 6.15



05 Oct 2021 12:50

Ref # 6.15



05 Oct 2021 12:51

Ref # 6.16



05 Oct 2021 12:51

Ref # 6.16



05 Oct 2021 12:51

Ref # 6.16



05 Oct 2021 12:51

Ref # 6.16



05 Oct 2021 12:52

Ref # 6.17



05 Oct 2021 12:52

Ref # 6.17



05 Oct 2021 12:52

Ref # 6.17



05 Oct 2021 12:54

Ref # 6.18

6. KITCHEN / LOUNGE (CONT.)



05 Oct 2021 12:54

Ref # 6.18



05 Oct 2021 12:54

Ref # 6.18



05 Oct 2021 12:55

Ref # 6.18



05 Oct 2021 12:55

Ref # 6.18



05 Oct 2021 12:55

Ref # 6.18



05 Oct 2021 12:56

Ref # 6.19



05 Oct 2021 12:56

Ref # 6.19



05 Oct 2021 12:56

Ref # 6.19



05 Oct 2021 12:56

Ref # 6.19



05 Oct 2021 12:56

Ref # 6.19



05 Oct 2021 12:57

Ref # 6.20



05 Oct 2021 12:57

Ref # 6.20



05 Oct 2021 12:57

Ref # 6.20



05 Oct 2021 13:01

Ref # 6.21



05 Oct 2021 13:01

Ref # 6.21



05 Oct 2021 13:02

Ref # 6.21



05 Oct 2021 13:02

Ref # 6.21



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22

6. KITCHEN / LOUNGE (CONT.)



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:12

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



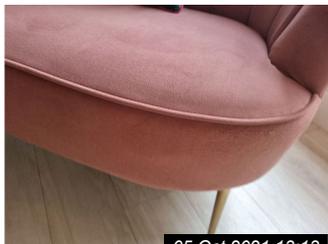
05 Oct 2021 13:13

Ref # 6.22



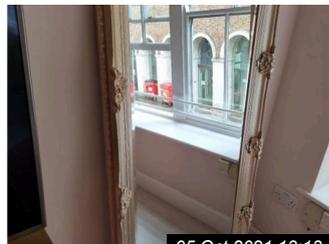
05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



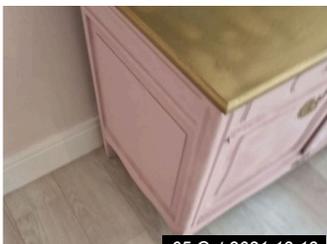
05 Oct 2021 13:13

Ref # 6.22



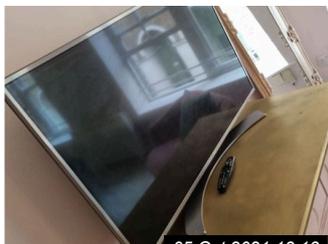
05 Oct 2021 13:13

Ref # 6.22



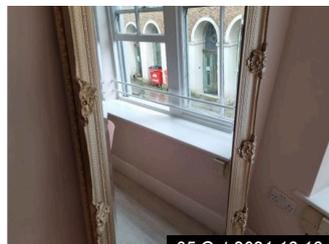
05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22

6. KITCHEN / LOUNGE (CONT.)



05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:13

Ref # 6.22



05 Oct 2021 13:14

Ref # 6.22



05 Oct 2021 13:14

Ref # 6.22



05 Oct 2021 13:20

Ref # 6.22



05 Oct 2021 12:58

Ref # 6.23



05 Oct 2021 12:58

Ref # 6.23



05 Oct 2021 13:00

Ref # 6.23



05 Oct 2021 13:00

Ref # 6.23



05 Oct 2021 13:00

Ref # 6.23



05 Oct 2021 13:17

Ref # 6.24



05 Oct 2021 13:17

Ref # 6.24



05 Oct 2021 13:17

Ref # 6.24



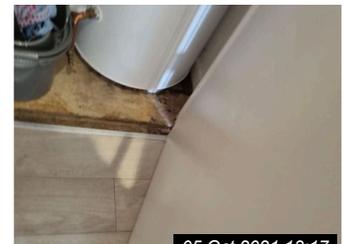
05 Oct 2021 13:17

Ref # 6.24



05 Oct 2021 13:17

Ref # 6.24



05 Oct 2021 13:17

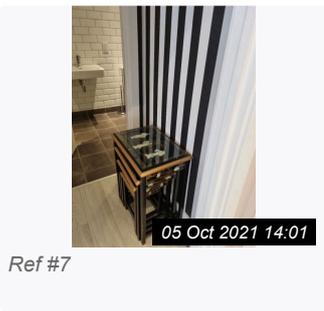
Ref # 6.24

7. HALLWAY

Ref	Name	Description	Condition	Additional Comments
7.1	Doorframe	Wooden painted white	Good used condition Painted over defects	
7.2	Ceiling	Painted white	Good used condition	
7.3	Lighting	Decorative black fitting with white spherical light	Good working order	
7.4	Walls	Black and white vertical striped wallpaper	Good used condition 2x nails opposite wall lhs of bathroom door	

7. HALLWAY (CONT.)

7.5	Skirting	Wooden painted white	Good used condition Light marks and scuffs consistent with normal usage
7.6	Switches and sockets	White plastic light switch White plastic isolator	Light switch works, isolator not tested Good used condition
7.7	Flooring	Floorboard effect laminate	Good used condition Orange Square mark outside bathroom Domestically clean
7.8	Additional items	Set of decorative tables matching x 4 Black with gold finish; images on top	Used condition Small chips to Wooden surfaces and marks to gold finish



7. HALLWAY (CONT.)



05 Oct 2021 14:04

Ref # 7.5



05 Oct 2021 14:04

Ref # 7.5



05 Oct 2021 14:04

Ref # 7.5



05 Oct 2021 14:05

Ref # 7.6



05 Oct 2021 14:05

Ref # 7.6



05 Oct 2021 14:05

Ref # 7.7



05 Oct 2021 14:05

Ref # 7.7



05 Oct 2021 14:05

Ref # 7.7



05 Oct 2021 14:06

Ref # 7.8



05 Oct 2021 14:07

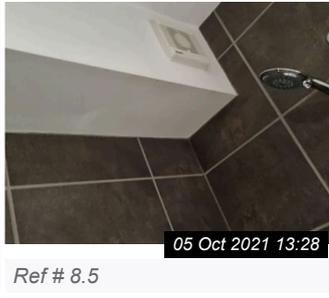
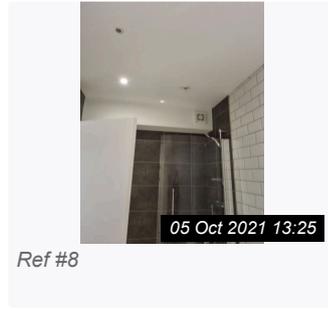
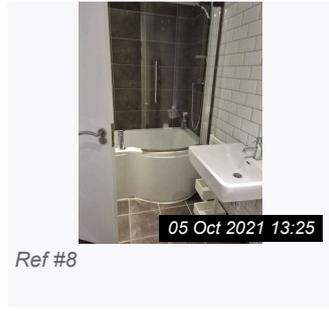
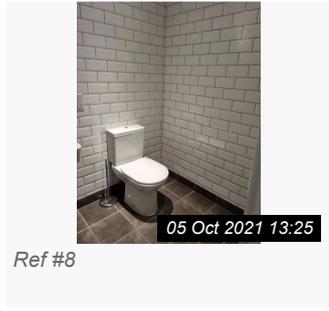
Ref # 7.8

8. BATHROOM

Ref	Name	Description	Condition	Additional Comments
8.1	Door	Wooden painted white with chrome hinges and fixtures	Good used condition Painted over defects Handles lightly marked Lock works Interior hooks slightly loose	
8.2	Door Frame	Wooden painted white	Good used condition Painted over defects	
8.3	Threshold	Silver threshold strip	Good used condition	
8.4	Ceiling	Painted white	Good used condition	
8.5	Ceiling vents	White wall mounted extractor square	Not tested Used condition	
8.6	Lighting	5x recessed spotlights in white housings	2x lights not working Used condition Excess white paint on fixings	

8. BATHROOM (CONT.)				
8.7	Walls	White tiles with grey coloured grout Brown tiles with grey coloured grout around bath/shower	Good used condition, domestically clean with some loose debry Grout discoloured in Bath/shower area	
8.8	Skirting	Grey tiles with light coloured tiles	Good used condition Grout discoloured in places	
8.9	Toilet	White ceramic toilet with white plastic seat and lid flush built into tank lid	Used condition Flush button missing, cleaning residue left on seat and in bowl Back of bowl stained lightly Flush appears to work but difficult to operate due to no button	
8.10	Basin	Wall mounted white ceramic basin with chrome mixer tap and plug	Tap works, used condition Water marks and smears to chrome surfaces Pop up plug doesn't appear to operate Some limescale around spout	
8.11	Shower Unit / Cubicle	Chrome wall mounted shower unit and shower head holder Glass screen with chrome handle and hinge	Shower appears to work Good used condition Hose and holder are water marked Chrome handle screen is smeared Seal along bottom of shower screen is discoloured/mouldy	
8.12	Bath / Bath Panels	White Bath and panel Chrome mixer tap and plug	Used condition, domestically clean Tap appears to work, usage marks and scratches on tap Chrome plug and plug control in used condition, water marked and scratches Outer panel has some scratches towards centre, seal along bottom edge worn and cracked	
8.13	Switches / Sockets	White plastic shaving socket	Shaving socket not tested, good used condition	
8.14	Heating	Chrome ladder style electric heater	Used condition, not tested Chrome smeared Underside and edges of rails have some rust	
8.15	Flooring	Grey tiles with light coloured grout	Good used condition Domestically clean Grout discoloured in multiple places	
8.16	Additional Items / Information	White wooden shelf unit 3x shelves Chrome toilet roll holder free standing	Both in used condition Shelves not clean, marks and light debry	

8. BATHROOM (CONT.)



8. BATHROOM (CONT.)



05 Oct 2021 13:30

Ref # 8.7



05 Oct 2021 13:30

Ref # 8.7



05 Oct 2021 13:30

Ref # 8.7



05 Oct 2021 13:30

Ref # 8.7



05 Oct 2021 13:30

Ref # 8.7



05 Oct 2021 13:30

Ref # 8.7



05 Oct 2021 13:30

Ref # 8.7



05 Oct 2021 13:30

Ref # 8.8



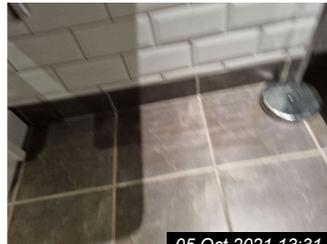
05 Oct 2021 13:30

Ref # 8.8



05 Oct 2021 13:31

Ref # 8.8



05 Oct 2021 13:31

Ref # 8.8



05 Oct 2021 13:32

Ref # 8.9



05 Oct 2021 13:32

Ref # 8.9



05 Oct 2021 13:32

Ref # 8.9



05 Oct 2021 13:32

Ref # 8.9



05 Oct 2021 13:34

Ref # 8.10



05 Oct 2021 13:34

Ref # 8.10



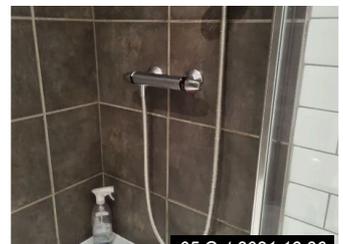
05 Oct 2021 13:34

Ref # 8.10



05 Oct 2021 13:35

Ref # 8.10



05 Oct 2021 13:36

Ref # 8.11

8. BATHROOM (CONT.)



05 Oct 2021 13:36

Ref # 8.11



05 Oct 2021 13:36

Ref # 8.11



05 Oct 2021 13:36

Ref # 8.11



05 Oct 2021 13:36

Ref # 8.11



05 Oct 2021 13:36

Ref # 8.11



05 Oct 2021 13:36

Ref # 8.11



05 Oct 2021 13:36

Ref # 8.12



05 Oct 2021 13:36

Ref # 8.12



05 Oct 2021 13:36

Ref # 8.12



05 Oct 2021 13:37

Ref # 8.12



05 Oct 2021 13:37

Ref # 8.12



05 Oct 2021 13:37

Ref # 8.12



05 Oct 2021 13:37

Ref # 8.12



05 Oct 2021 13:38

Ref # 8.12



05 Oct 2021 13:38

Ref # 8.13



05 Oct 2021 13:39

Ref # 8.14



05 Oct 2021 13:39

Ref # 8.14



05 Oct 2021 13:40

Ref # 8.15



05 Oct 2021 13:40

Ref # 8.15



05 Oct 2021 13:40

Ref # 8.15

8. BATHROOM (CONT.)



Ref # 8.16

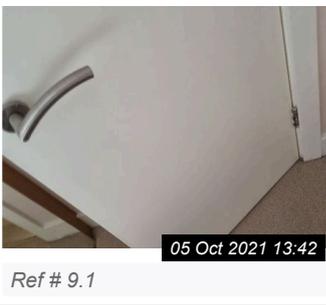


Ref # 8.16

9. BEDROOM 1

Ref	Name	Description	Condition	Additional Comments
9.1	Door	Wooden painted white with chrome hinges and fixtures	Good used condition Marks on handle, exterior handle has scuffs to door around it Small chip to top edge of door exterior Painted over defects Hook interior has excess white paint	
9.2	Door Frame	Wooden painted white	Good used condition Painted over defects	
9.3	Threshold	Chrome threshold strip	Used condition	
9.4	Ceiling	Painted white	Good condition	
9.5	Lighting	Decorative black chandelier with 5x lights, decorative beads	Good used condition 3x lights not working Dusty with cobwebs	
9.6	Walls	Painted pink	Good used condition Marks/scuffs above draw unit rhs wall far corner Small marks rhs of bed mid level	
9.7	Skirting	Wooden painted white	Overall good used condition Light usage marks and scuffs consistent with normal usage	
9.8	Window(s) / Sill	Wooden painted white sash windows, 8x single glazed glass windows 2x metal swivel locks Painted white wooden windowsill with 2x painted white metal rails	Windows in used condition; aged. Painted over defects to interior frames. Glass intact, lightly marked. Cobwebs in places. Windowsill good used condition, painted over defects Hairline cracking to edges. Some brown circular marks on rhs of windowsill	
9.9	Blinds	Wall mounted safety bracket(s) no Wall safety bracket for string / beaded - yes warning sign(s) present no Pink folding blinds x2	Used condition Mould low level on reverse of blinds Marks and dust to surfaces	

9. BEDROOM 1 (CONT.)				
9.10	Switches / Sockets	White plastic switches and sockets	Light switch works Sockets not tested Good used condition, marks on light switch	
9.11	Flooring	Light brown carpet	Used condition Domestically clean, furniture indentations Some marks on entry, scattered small light marks/dust throughout	
9.12	Additional Items / Information	<p>3x mirrored door wooden wardrobe. Rhs has 1x rail, 2x shelves Lhs has 2x grey metal rails</p> <p>White portable dehumidifier</p> <p>Antique style wooden chest of draws, 5x draws, brass handles</p> <p>Antique style wooden bedside table white with brass finish, 2x draws</p> <p>White wooden framed bed. Dark coloured mattress and white mattress protector</p>	<p>Large wardrobe good used condition, handle for rhs area loose. Mirrors smeared and lightly marked throughout. Interior appears in good condition. Interior doors lightly marked, especially rhs door from interior draws.</p> <p>Dehumidifier not tested, used condition</p> <p>Draw unit used condition, worn. Upper surface marked, rhs corner cracked. Multiple small chips along edges. All handles present, handles appear worn.</p> <p>Bedside unit in used condition, worn. Discoloration to top panel</p> <p>White wooden frame is in good used condition, headboard discoloured. mattress is heavily worn and discoloured.</p>	



9. BEDROOM 1 (CONT.)



Ref # 9.2

05 Oct 2021 13:43



Ref # 9.2

05 Oct 2021 13:43



Ref # 9.2

05 Oct 2021 13:43



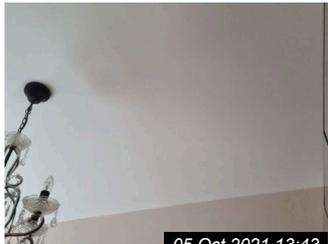
Ref # 9.2

05 Oct 2021 13:43



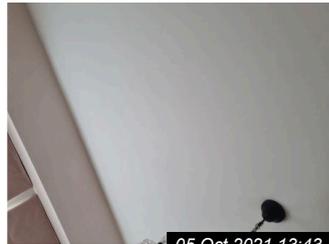
Ref # 9.3

05 Oct 2021 13:43



Ref # 9.4

05 Oct 2021 13:43



Ref # 9.4

05 Oct 2021 13:43



Ref # 9.5

05 Oct 2021 13:44



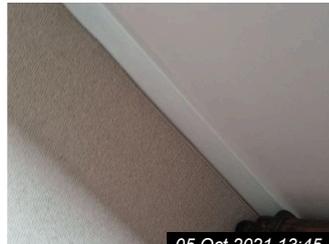
Ref # 9.6

05 Oct 2021 13:45



Ref # 9.6

05 Oct 2021 13:45



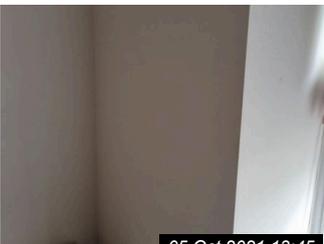
Ref # 9.6

05 Oct 2021 13:45



Ref # 9.6

05 Oct 2021 13:45



Ref # 9.6

05 Oct 2021 13:45



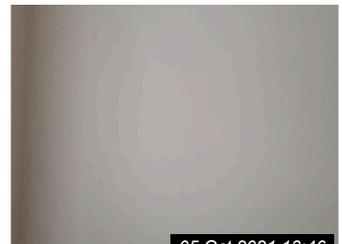
Ref # 9.6

05 Oct 2021 13:45



Ref # 9.6

05 Oct 2021 13:46



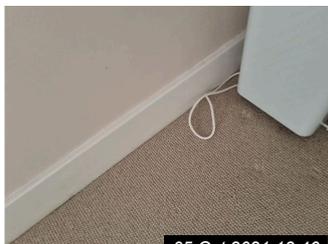
Ref # 9.6

05 Oct 2021 13:46



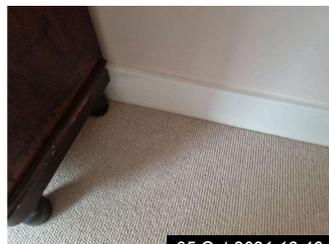
Ref # 9.7

05 Oct 2021 13:46



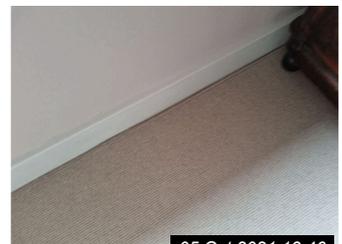
Ref # 9.7

05 Oct 2021 13:46



Ref # 9.7

05 Oct 2021 13:46



Ref # 9.7

05 Oct 2021 13:46

9. BEDROOM 1 (CONT.)



05 Oct 2021 13:46

Ref # 9.7



05 Oct 2021 13:48

Ref # 9.8



05 Oct 2021 13:48

Ref # 9.8



05 Oct 2021 13:48

Ref # 9.8



05 Oct 2021 13:48

Ref # 9.8



05 Oct 2021 13:48

Ref # 9.8



05 Oct 2021 13:49

Ref # 9.8



05 Oct 2021 13:49

Ref # 9.8



05 Oct 2021 13:50

Ref # 9.9



05 Oct 2021 13:50

Ref # 9.9



05 Oct 2021 13:50

Ref # 9.9



05 Oct 2021 13:50

Ref # 9.9



05 Oct 2021 13:50

Ref # 9.9



05 Oct 2021 13:51

Ref # 9.9



05 Oct 2021 13:51

Ref # 9.10



05 Oct 2021 13:51

Ref # 9.10



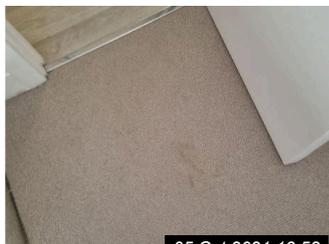
05 Oct 2021 13:51

Ref # 9.10



05 Oct 2021 13:51

Ref # 9.10



05 Oct 2021 13:52

Ref # 9.11



05 Oct 2021 13:52

Ref # 9.11

9. BEDROOM 1 (CONT.)



05 Oct 2021 13:52

Ref # 9.11



05 Oct 2021 13:53

Ref # 9.11



05 Oct 2021 13:58

Ref # 9.12



05 Oct 2021 13:58

Ref # 9.12



05 Oct 2021 13:58

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 13:59

Ref # 9.12



05 Oct 2021 14:00

Ref # 9.12

9. BEDROOM 1 (CONT.)

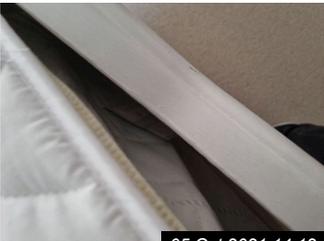


05 Oct 2021 14:00

Ref # 9.12

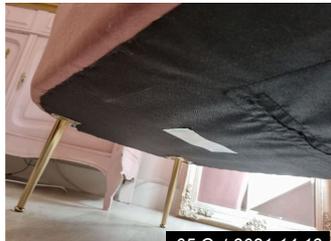
10. CHECK FOR FIRE SAFETY LABELS

Ref	Name	Answer	Comments	Additional Comments
10.1	Fire labels checked and pictured on all upholstered, leather furniture and mattresses	No	Seen on mattress and pink sofa Not seen on Green sofa	



05 Oct 2021 14:12

Ref # 10.1



05 Oct 2021 14:13

Ref # 10.1

11. DOCUMENTS

Ref	Name	Description	Additional Comments
11.1	Handbook	Not seen at property	
11.2	Landlord Gas Safety Certificate	Not seen at property	
11.3	Legionella Risk Assessment	Not seen at property	
11.4	Electrical Safety Certificate	Not seen at property	
11.5	Energy Performance Certificate	Not seen at property	

12. MANUALS / CERTIFICATES

Ref	Name	Answer	Comments	Additional Comments
12.1	Boiler	N/A		
12.2	Microwave	N/A		
12.3	Dishwasher	No		

12. MANUALS / CERTIFICATES (CONT.)				
12.4	Fridge / Freezer	No		
12.5	Hob, Oven, Fan	No		
12.6	Tumble Dryer	N/A		
12.7	Washing Machine	No		
12.8	Small Applicants such as Microwave, Toaster, Hoover	No		

13. ID -				
Ref	Name	Answer	Comments	Additional Comments
13.1	Have you checked ID for this check in? Please note what ID has been seen.	N/A		

14. BOILER				
Ref	Name	Answer	Comments	Additional Comments
14.1	Have you located the boiler , Where is boiler located?	N/A	Heating system in lounge cupboard	



Declaration

I/We have read this Inventory Report throughout and hereby confirm that any discrepancies found have been noted in writing. I/We hereby confirm that the details contained in this Inventory Report accurately reflect the condition of the property at the date shown below.

I/We fully understand that I/We have 7 days from receipt of this Inventory Report to notify any amendments/discrepancies to the Agent. I/We fully understand that failure to do this will result in any dilapidations or damage at the end of the Tenancy to be assessed from a copy of the Inventory Report.