



Property Inventories

Sample Inventory & Check In Report

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Clerk: Property Inventories

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Notes

Abbreviations Used:

AN: Appears new
MCA: Marks commensurate with age
PC: Poor condition
BOG: Burnt on grease
MCU: Marks commensurate with use
RFC: Requires further cleaning
FS: Finger soiled
NS: Not seen
RHS: Right-hand-side
FC: Fair condition
NT: Not tested
SC: Shrinkage cracking
GC: Good condition
NW: Not working
TBR: To be removed
L: Landlord
NV: No value
WIU: Well in use
LHS: Left-hand-side
ODU: Old defects under
WO: Working order

This inventory report has been prepared by Property Inventories Ltd. The condition of the property at the start of the tenancy, as described in this report, will be compared to the condition of the property at the end of the tenancy. Details of any alterations to the property after the inventory has been agreed upon should be noted on a separate sheet and agreed upon by the tenant and managing agent/landlord. At the end of the tenancy, a 'Check-out report' should be conducted to determine any changes to the inventory. Tenants should inform the managing agent/landlord of items removed from the property during the tenancy.

All items should be returned to their original position (as laid out in the inventory); this includes stored or boxed items not used during the tenancy. Any item(s) listed as NOT SEEN could result in a replacement cost or a charge being made to the tenant (not allowing for betterment*). Managing agents/landlords may also charge for the removal of unapproved items left behind at the end of the tenancy that were not included in the original inventory.

At the time of the property Check-out, all personal items (including consumable items) should have been removed and cleaning of the property completed. No further cleaning will be permitted once the check-out report is being prepared. Tenants will have been given the date and time of the Check-out and must provide access, or let the appointing Inventory Clerk know the details of their departure from the property. Additional costs may be incurred if the clerk is not able to complete the report, is delayed more than 20 minutes or is asked to return at another time without 24 hours notice.

The following notes may assist you in a problem-free move at the end of the tenancy:

Cleaning

Soiling is not considered to be 'Fair Wear and Tear' (reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e. the passage of time)

At Check-out, all cleaning is expected to be thorough and the property to be presented in a tidy order to a similar standard as at Check-in. A professional clean may be required by the agent/landlord (please refer to your tenancy agreement). If the standard of cleaning is not satisfactory, the cost of further cleaning could be added to any other charges outside fair wear and tear on the Check-out report. Most common areas overlooked, which are checked by the clerk during the Check-out are listed below:

- Skirting boards, dado & picture rails and recessed areas of doors, light fitting and shade, blinds
- (Venetian blind slats) and extractors are free from dust and light scuffs
- Light bulbs replaced where needed (including kitchen extractor fans, oven and fridge)
- Mildew, scale, soap residue and grease, to be removed from tiled areas including grout and seals
- Kitchen cupboards (door edges, drawers, shelves, and handles) to be clean
- Kitchen appliances should be cleaned to include seals, trays, and glass.
- Fridge and freezers should be emptied, wiped and freezers defrosted
- Bathroom and kitchen fixtures limescale to be removed, if possible. (including shower heads)
- Linens and curtains should be cleaned (please check labels for cleaning instructions)
- Drawers and wardrobe unit interiors should be clean and clear of dust / debris
- Windows should be cleaned (inside and out, subject to access)
- Upholstery, sofa bases, cushion covers and dining/other chairs to be cleaned (please check labels)
- Gardens, including any garden furniture and/or patios to be clean and clear of rubbish

Soft Furnishings

Excessive discolouring, soiling or damages may result in repair or cleaning costs being charged to the tenants. Discolouration due to smoke, staining, burn marks or tears to curtains may also incur costs.

*Improvement beyond normal upkeep and repair that adds to the value of real property

Flooring

Carpets should be vacuumed including edges and corners. Depending on the terms of the tenancy agreement and/or the length of tenancy, flooring should be professionally cleaned. Please retain all receipts for such work. Hard floors require sweeping and mopping where necessary (please use appropriate chemicals). Tenants may be charged for any soiling or staining and will incur costs for damage such as heavy stains and burns. If flooring is badly damaged you may be charged for the cost of replacement without allowing for betterment.

Decorations

It is advisable to ask for permission prior to putting nails, pins and other fixtures into walls and avoid putting tack or tape on walls. This is often not allowed under most the tenancy agreements. All additional marks will be noted at Check-out and any damage or repair work in order to make good any marks could be charged to the tenant.

Beds & Linens (to include bedding)

Mattresses, bed bases, pillows, and duvets will be examined and folded.

Kitchen Surfaces and Sinks

Kitchen surfaces and sinks will be examined for knife cuts, cup marks, scorch and burn marks. Using appropriate items such as chopping boards and heat pads will help prevent damage.

Crockery, chinaware, and kitchen utensils

All items will be checked for soiling, chips, burn marks, loose handles etc. If damage has occurred outside of fair wear and tear, compensation or replacement costs could be incurred at the end of the tenancy.

Keys

All keys listed in the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost or not returned to the agent or Inventory clerk, the tenant may be charged replacement costs for new cut keys or possibly the changing of locks. Any extra keys cut during the tenancy should also be returned.

Gardens & Balconies

If a gardener is not employed for the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding, and maintaining the garden according to the season. If the standard is found to be untidy and not within season, the tenant may be charged for any necessary work at the end of the tenancy. We recommend asking permission prior to removing any plants or trees as this may result in replacement costs.

Smoke Alarms / Alarm systems

Smoke / CO alarms have been tested by the Inventory Clerk where accessible and noted in the report.

Disclaimers

This inventory report provides an unbiased record of (i) the contents of the property, (ii) the condition of the contents and (iii) the property's internal condition as at the date of the report and is undertaken by an Inventory Clerk acting as an independent third party. The inventory clerk is not a qualified surveyor, nor an expert in antiques, fabrics, woods, metals etc. The inventory is not an accurate description of every piece of furniture and equipment, nor is it a structural survey and cannot be relied upon as such. An opinion as to whether the items recorded in this inventory are replica, reproduced or genuine is not being offered.

The inventory is not a guarantee of, nor a report on, the functionality or safety of any of the property's contents, but merely a statement that the contents were viewed in the property at the time the inventory was undertaken.

Items located in cellars, attics and locked rooms and/or boxes will not be inspected unless special arrangements prior to the appointment have been made. Items inside these areas will remain the sole responsibility of the landlord. Heavy items and heavy furniture may not be fully examined, as the clerk may be unable to move these safely (for example, the underside of large mattresses and sofa beds). We do not examine items that involve touching and handling landlord belongings in a property of which we cannot be held responsible for causing any damage in the process of doing so. We examine properties in the condition as seen and won't seek to alter the condition whilst in the process of examining.

Lights are checked for working order only. Fire alarms, smoke detectors and/or CO alarms are tested by the Inventory clerk where accessible and noted in the report. Gas and electrical appliances are not tested. Under no circumstance is this inventory able to provide a qualified opinion of the property's gas safety profile. Nor is the responsibility of Property Inventories to schedule an inspection from a gas safe registered engineer. This inventory is unable to provide any qualified opinion on the property's electrical safety profile.

Ensuring items comply with the Furniture and Furnishings (Fire Safety) Regulations is not the responsibility of the Inventory Clerk. Comments found in the inventory such as 'FFR label seen' (or similar) give no guarantee of the item's compliance with the Furniture and Furnishings (Fire Safety) regulations.

It is the responsibility of the landlord and tenant or their agents to agree among themselves the accuracy of this report.

Where no comment is noted on condition, the item is free from noticeable soiling and damage and no further notes are needed for its description.

Checklist

Item	Value	Comments
Keys detailed / photographed?	Yes	See Keys section
Cleaning Issues?	Yes	Stains to mattress
Maintenance Issues?	Yes	Notable brown water stains to utility room to utility room ceiling and walls Heavy discolouration, paint bubbling and brown water stains to utility room window reveals Notable gapping to bedroom 2 ceiling mounted light fixture
Overall Condition	Yes	Property Cleanliness The property has been cleaned to a fair domestic standard and is shown in a tidy condition, including flooring and windows Decorative Order The property is shown in a fair decorative order with marks/defects where noted in the report Maintenance / repair issues Any maintenance / repair issues are noted in the report
Keys Handed Over?	Yes	
Meter Readings Taken?	Yes	See Meters section
Smoke / CO Alarms	Yes	All tested and in WO

1. Schedule Of Condition

Item	Condition
General Cleanliness	
1.1 Professional / Domestic / Poor Standard	The property has been cleaned to a fair domestic standard
Decorative Order	
1.2 Decorative Order	The property is shown in a fair decorative order with marks and defects where noted in the report <i>Notable brown water stains to utility room to utility room ceiling and walls</i> <i>Heavy discolouration, paint bubbling and brown water stains to utility room window reveals</i>
Lighting	
1.3 Condition / Cleanliness	WO Notable gapping to bedroom 2 light fixture
Smoke / CO Alarms	
1.4 Condition / Functionality	All tested and in WO
Windows & Frames	
1.5 Condition / Cleanliness	Scattered cracks to some reception window glass panels
Blinds / Curtains	
1.6 Condition / Cleanliness	Brown water stains to reception curtains
Woodwork	
1.7 Condition / Cleanliness	Generally good order Light rubs, marks and defects in places
Flooring	
1.8 Condition / Cleanliness	Good order with omissions Stains and light soiling to reception
Furnishings	
1.9 Condition / Cleanliness	Good order Stains to bedroom 1 mattress
Cooker Hood	
1.10 Condition / Cleanliness	NT Dark discolouration and warping to filters
Hob	
1.11 Condition / Cleanliness	Light scratches Decals fading Wear to burners and trivets

1. Schedule Of Condition (Cont.)

Oven	
1.12 Condition /Cleanliness	Light smears and scratches to exterior chrome by dials Light residue to RHS dial Decals fading Run marks and food residue to window Light burnt on grease to interior and fittings
Fridge Freezer	
1.13 Condition / Cleanliness	Lights in WO Light usage marks Dents with chipping and light wear to low level exterior fridge door Crack with piece missing to top freezer drawer
Washing Machine	
1.14 Condition / Cleanliness	NT Light soap residue to tray Cross-shaped scratch above control panel to RHS Few scattered scratches to top
Dishwasher	
1.15 Condition / Cleanliness	None
Exterior Areas	
1.16 Garden / Front Approach / Balcony	None


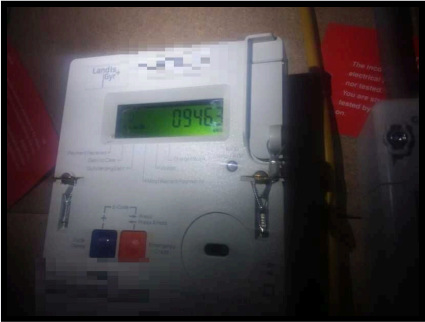

2. Keys



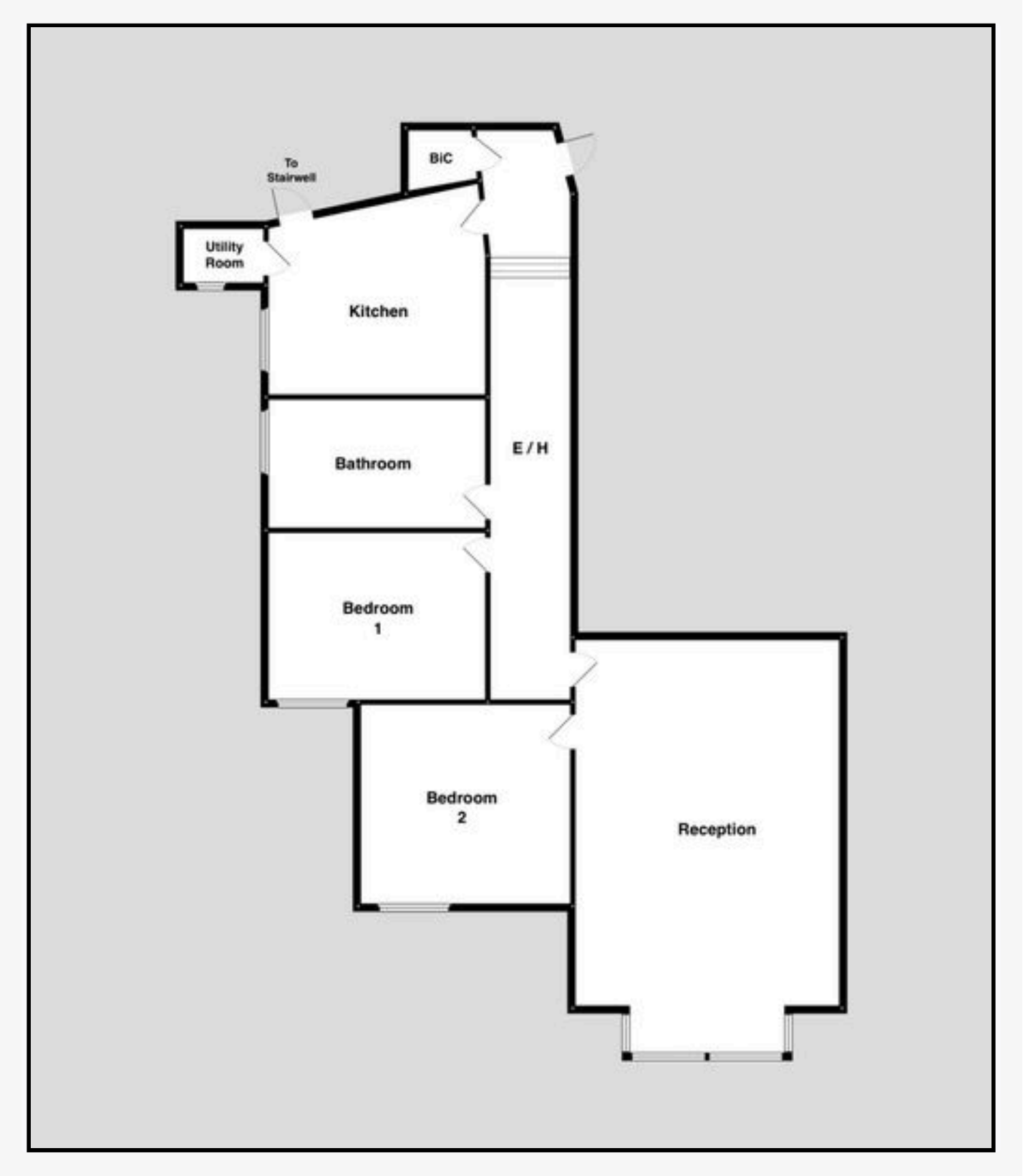
Ref #2

Item	Description
2.1 Flat Door	2 <i>Yale</i>
2.2 Block Door	1 Fob

3. Meters

Item	Serial Number	Reading
3.1 Electric Meter	Serial Number: XXXXXX Location: High level kitchen cupboard	1774.658
		
Ref # 3.1		
3.2 Gas Meter	Serial Number: XXXXXX Location: Utility Room	09463
		
Ref # 3.2		
3.3 Water Meter	Serial Number: XXXXXX Location: Communal hallway riser cupboard	00384.473
		
Ref # 3.3		

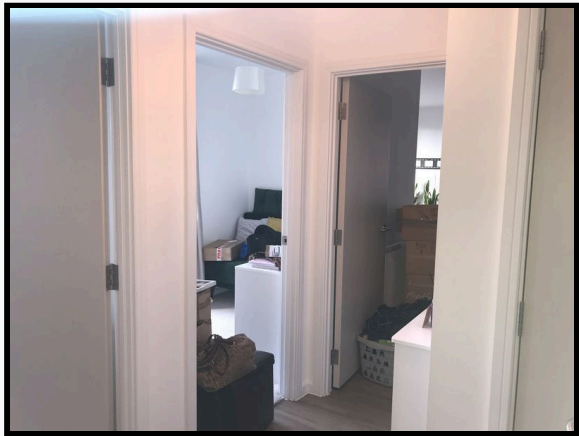
4. Floor Plan



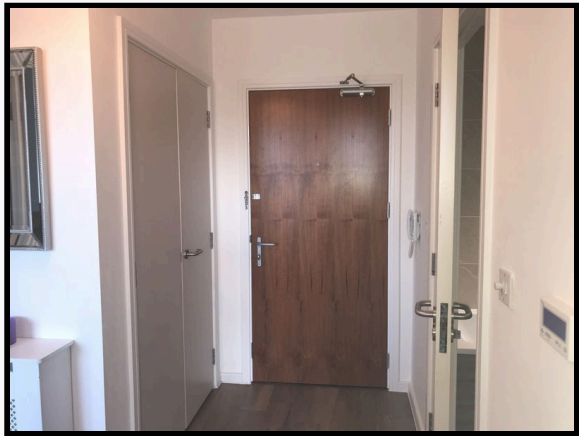
5. Front Door / Architrave

Item	Description	Condition
(External) Front Door & Architrave		
5.1 Door	Medium wood-effect laminate	White marks to high level edge and mid level RHS edge Scratches to mid level White marks to low level Small indents along opening edge
5.2 Door frame	Painted white wood White recessed spot light Dark wood threshold	Light NW with light gapping to edges Shrinkage cracks to edges Small angle chip to low level LHS Rubs and light splash marks to low level RHS Scratches to threshold
Door Fixtures		
5.3 Numerals	Chrome '98'	
5.4 Spyhole	Chrome	Screw missing
5.5 Lever handle	Chrome with lock	
(Internal) Front Door & Architrave		
5.6 Door	Medium wood-effect laminate	Small chip to RHS of spyhole Heavy scratches to mid level and by chain catch
5.7 Door frame	Painted white wood	Light rubs and angle chips to mid level opening edge Further small rub to mid level RHS
Door Fixtures		
5.8 Door closer	Grey metal Dorma	
5.9 Reverse of spyhole	Chrome	
5.10 Chain and catch	Grey metal	
5.11 Lever handle	Chrome Integrated	Twist lock NW Twist lock handle slightly loose

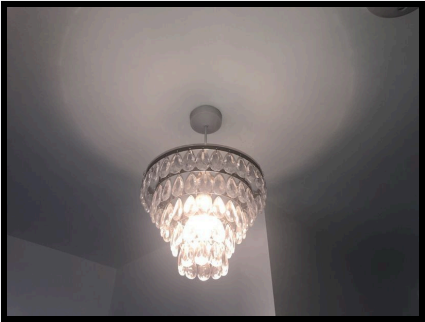

6. Entrance Hallway



Ref #6



Ref #6

Item	Description	Condition
Ceiling		
6.1 Ceiling	Painted white	
Ceiling Mounted Fixtures		
6.2 Ceiling rose, cord, pendant, bulb and shade	White plastic Chandelier style shade	WO
		
Ref # 6.2		
6.3 Smoke alarm	White Sona	Tested and in WO
		
Ref # 6.3		
Walls		

6. Entrance Hallway (Cont.)

6.4 Painted

White

Light rubs to mid level LHS to front door
Faint finger marks to mid level between bedrooms
Light angle chips to low level RHS to radiator
Shrinkage cracking to high level LHS to built in cupboard frame



Ref # 6.4

Wall Mounted Fixtures

6.5 Thermostat

White plastic with display
Evinox

NT
Display panel seen active

6.6 Entry phone

White plastic with display
Entreview

WO
Light residue to receiver



Ref # 6.6

6.7 Mirror

Decorative frame

Heating

6.8 Single panelled radiator

White manufacturer's finish with grille

NT
RHS end cap not seen
Not fully examined due to radiator cover

6.9 Radiator cover

White laminate
Mesh panel

Angle chip to RHS edge
Top panel slightly loose
Tenant's contents to top

6. Entrance Hallway (Cont.)



Ref # 6.9

Switches & Sockets

6.10 White plastic switches and sockets as fitted to include:

Dimmer switch / Fan boost panel
Telephone jack

Small chip to dimmer switch button
Light usage marks



Ref # 6.10

Woodwork

6.11 Skirting

Painted white wood
Chrome doorstop with black tip

Scattered light rubs and small angle chips
Doorstop loose

Flooring

6.12 Floorboards

Medium wood-effect laminate

Gapping and lifting to m board to edge LHS of
built-in cupboard



Ref # 6.12

Built-In Cupboard

6. Entrance Hallway (Cont.)

6.13 Door, frame and fittings

2 Grey laminate doors
Painted white wood frames
Chrome lever handle
Chrome barrel lock
2 Chrome hooks

Scattered dark spot marks to exterior doors
Light rubs to low level LHS frame
Handle slightly loose
Light residue marks to low level interior RHS door

6.14 Built-in cupboard interior

Ceiling - painted white
Walls - painted white
Skirting - painted white wood
Flooring - medium wood-effect laminate floorboards

Not fully examined due to contents
Light rubs to rear wall
Possible repair marks to low level RHS wall



Ref # 6.14

6.15 Built-in cupboard contents

White metal access panel
White plastic extractor fan
White metal **Evinox** boiler with heat meter
White metal **Hager** fuse box
Light wooden slatted shelf
Light wood slatted shoe shelf
Washing machine
White plastic switches and sockets

Extractor fan NT
Fuse box cover intact
Ring marks and discoloured marks to shelf
Not fully examined due to tenant's contents



Ref # 6.15



Ref # 6.15



Ref # 6.15

6. Entrance Hallway (Cont.)



Ref # 6.15

Appliances

6.16 Washing machine

Zanussi
Model No.: ZWD71460CW
White manufacturer's finish

NT
Light soap residue to tray
White residue to door seal
Brown stain to control panel



Ref # 6.16



Ref # 6.16



Ref # 6.16



Ref # 6.16

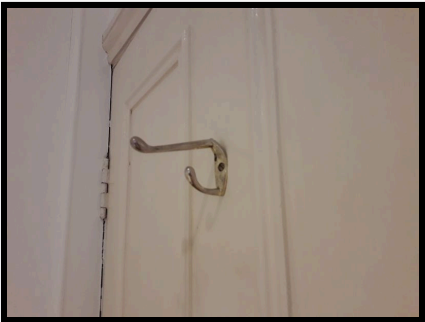
7. Bedroom 1







Ref #7



Ref #7

Item	Description	Condition
Door & Architrave		
7.1 Door	Painted white wood 4 Recessed panels	Discolouration to edges Scattered light rubs and scattered paint chips to interior Indentation below interior handle
7.2 Door frame	Painted white wood	Scattered angle chips Light shrinkage cracking to edges Excess paint to edges
Door Fixtures		
7.3 Pair of lever handles	Brass	Light tarnishing and scratches Slight gapping to edges of interior handle
7.4 Double hook	Brass	Light tarnishing and scratches Top hook appears bent down to horizontal position
<div><p>Ref # 7.4</p></div>		
Ceiling		
7.5 Ceiling	Painted white	Scattered residue spots in places

7. Bedroom 1 (Cont.)

7.6 Coving	Painted white	Light shrinkage cracking to joins and edges in places
Ceiling Mounted Fixtures		
7.7 Recessed spotlights	4 White	All WO Slight gapping to edges of some
Walls		
7.8 Painted	White	Not fully examined due to furnishings Multiple pin holes 2 White plastic hooks and 2 screws to wall LHS of entry door 2 Screws to high level RHS of entry door 2 Notable scuffs RHS of entry door Scattered light rubs and residue spots Patchy paintwork
<div></div> <div>Ref # 7.8Ref # 7.8Ref # 7.8</div>		
Wall Mounted Fixtures		
7.9 Floating shelves	2 White laminate	Scattered angle chips Usage marks Rubs High level shelf not fully examined due to height
<div></div> <div>Ref # 7.9</div>		
7.10 Air vent	White plastic	Slight gapping to edges Discoloured Dust to recesses
Windows & Frames		

7. Bedroom 1 (Cont.)

7.11 Sash window

Painted white wood
Black metal fixtures

Cords not fully examined due to being covered
Light exterior weather soiling
Discolouration to frames
Dust to frame recesses
Excess paint to fixtures

7.12 Reveals

Painted white wood

6 Removal holes to high level edge
Removal hole and painted over hook to LHS low level
2 Removal holes and painted over hook to low level RHS



Ref # 7.12



Ref # 7.12



Ref # 7.12

7.13 Sill

Painted white wood

Not fully examined due to shutters

Window Coverings

7.14 Pair of shutters

White laminate

Light dust to recesses



Ref # 7.14



Ref # 7.14

Heating

7.15 Single panelled radiator

White manufacturer's finish with grille

Not fully examined due to furnishings obstructing view - only RHS end cap visible
Appears in WO
Excess paint and chips to RHS

7. Bedroom 1 (Cont.)



Ref # 7.15



Ref # 7.15

Switches & Sockets

7.16 White plastic switches and sockets as fitted to include:

Telephone jack

Not fully examined due to furnishings
Excess paint to edges
Light usage marks
Light dust to top
Slight discolouration to telephone jack and double socket to corner opposite entry door

Woodwork

7.17 Skirting

Painted white wood
Chrome coiled doorstop with white tip

Not fully examined due to furnishings
Light dust to top
Scattered light rubs
White plastic fixture below window - possibly for a blind
Discolouration to recesses to corner by window
Scattered excess white paint
Faded paint to some sections
Scattered drip marks in places
Cabling to front in places

Flooring

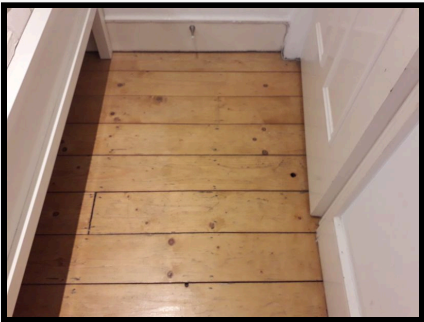
7.18 Floorboards

Medium wood

Not fully examine due to furnishings
Notable wear forward of entry door
Scratches
Gapping to edges of boards
Light debris



Ref # 7.18



Ref # 7.18



Ref # 7.18

Furnishings

7. Bedroom 1 (Cont.)

7.19 Double bed frame with integrated headboard

White laminate

Appears slightly unstable
Light wear
Slightly dusty
2 Chips to centre of headboard
Not fully examined due to position
Slight gaps to joins to headboard and bed frame



Ref # 7.19



Ref # 7.19

7.20 Double mattress

White fabric

Stains
Dark discolouration to 1 half
Light wear
Light dust, debris and hair residue

7.21 Stool

Black metal frame
Wooden top

Water marks to top



Ref # 7.21

7.22 Chest of 3 drawers

White laminate
Black metal finger pulls

Slightly unstable
Scattered angle chips to top
Light wear
Usage marks
Light scratches to some drawer bases

7. Bedroom 1 (Cont.)



Ref # 7.22

7.23 Freestanding wardrobe

- White laminate
Double doors with glass panelling
2 Full-length drawers
Chrome finger pulls
Chrome D-handles
White metal rail
- Slightly unstable
Usage marks
Light angle chips to base above drawers
Multiple hangers to rail
Light usage marks and scuffs to interior of drawers
Lining paper to drawer bases
Scattered residue spots
Red line to 1 drawer front



Ref # 7.23

7.24 Throw

Beige and grey with tassels

7.25 Double duvet

White fabric

7.26 Pillow

White fabric

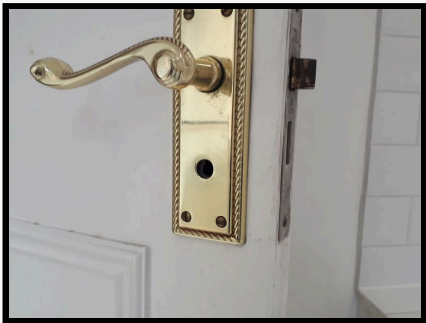

8. Bathroom



Ref #8



Ref #8

Item	Description	Condition
Door & Architrave		
8.1 Door	Painted white wood 4 Recessed panels	Light dust to recesses Excess paint 3 Brown marks to mid level exterior Chipping to low level exterior Brown marks below interior handle Scattered light rubs
8.2 Door frame	Painted white wood	Light shrinkage cracking mid to low level LHS exterior Scattered angle chips with some indents to mid level opening edge Angle chips to mid level opening edge
Door Fixtures		
8.3 Pair of lever handles	Brass	Tissue lodged in gap - possibly from where a previous twist lock was placed Light tarnishing and light scratches to handles
<div><div><p>Ref # 8.3</p></div><div><p>Ref # 8.3</p></div></div>		
8.4 Double hooks	2 Chrome	1 Screw missing to LHS hook Both hooks loose Light residue

8. Bathroom (Cont.)



Ref # 8.4

Ceiling

8.5 Ceiling

Painted white

Slight patchy paintwork
Brown mark forward of entry door
Light mould spots above basin with dark marks nearby
Residue spots above window
Residue spots above bath
Paint cracking above bath taps
Light shrinkage cracking along the edge above the bath taps



Ref # 8.5

Ceiling Mounted Fixtures

8.6 Recessed spotlights

2 Non-matching chrome

Both WO
Light tarnishing and excess paint to surrounds

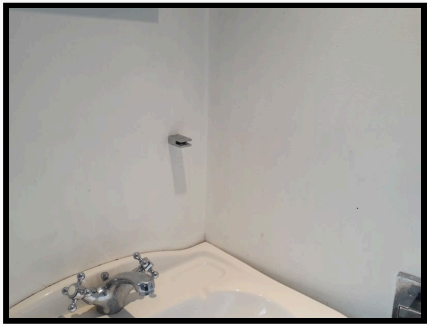
Walls

8.7 Part painted

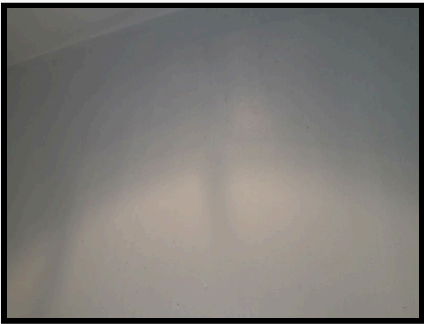
White

Patchy paintwork
Scattered light rubs
Residue marks, paint cracking and drip marks to mid level above the basin
Faint brown spots to high level RHS of basin
2 Dark discoloured lines above the toilet cistern
Faint drip marks below window sill to LHS
Brush strokes visible LHS of window
Painted over nail above radiator
Brown mark above radiator
Notable patchy paintwork behind radiator
Brown drip marks to mid level RHS of radiator
Drip marks below basin
Paint flaking to low level below towel rail

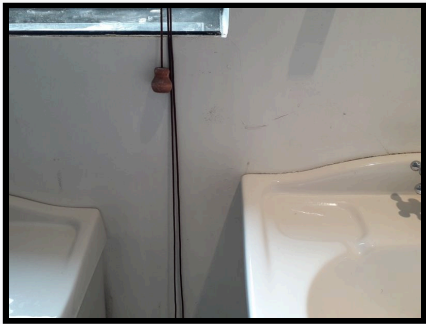
8. Bathroom (Cont.)



Ref # 8.7



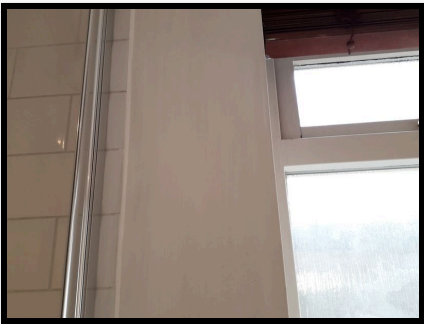
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Ref # 8.7



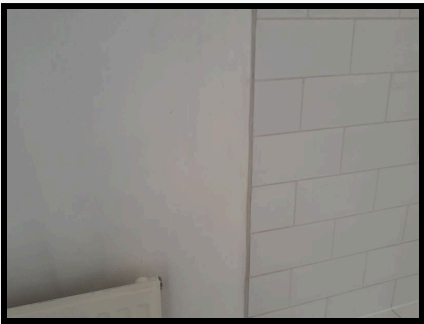
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Ref # 8.7



Ref # 8.7

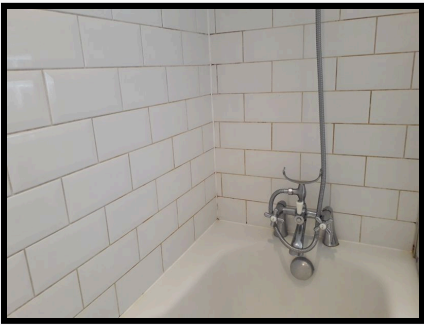


Ref # 8.7

8.8 Part tiled

White tiles
White grout

Scattered residue spots
Hair residue
Notable brown discolouration to grout in bath area



Ref # 8.8

Wall Mounted Fixtures

8. Bathroom (Cont.)

8.9 Towel rail

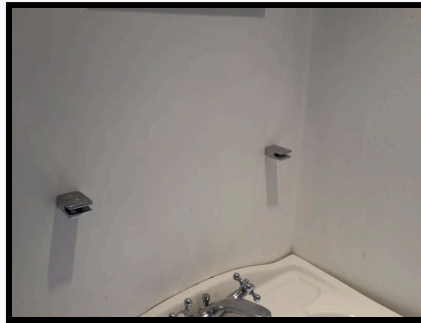
Chrome

Light water marks and residue

8.10 Brackets

2 Chrome

No shelf in situ
Excess paint
Light residue
RHS bracket slightly loose
Water marks

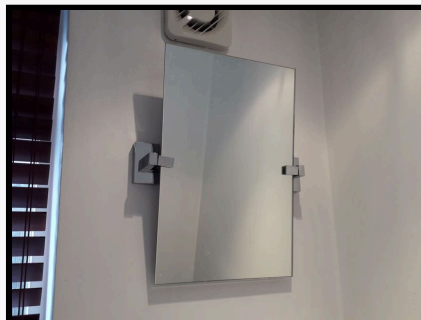


Ref # 8.10

8.11 Adjustable mirror

2 Chrome brackets

Splash marks to mirror
Light water marks to brackets



Ref # 8.11

8.12 Extractor fan

White plastic

WO
Dust to recesses
Slight gapping to edges

8.13 Toilet roll holder

Chrome

Loose to wall
Light rust around screws

8. Bathroom (Cont.)



Ref # 8.13

Windows & Frames

8.14 Window casement

Painted white wood
Obscure glass
1 Fixed frame
1 Movable frame
Brass fixtures

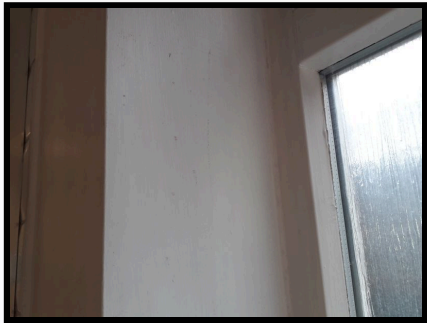
Light paint flaking
White residue to glass
Scattered paint chips and light shrinkage cracking to joins
Brown residue spots to high level frames
Notable chips and tarnishing to handle



Ref # 8.14



Ref # 8.14



Ref # 8.14



Ref # 8.14

8.15 Reveals

Painted as walls

Faint blue stain to low level RHS
Scattered red marks to both sides - more notable to LHS
Scattered angle chips
Faint dark discolouration to edges
Possible patchy paintwork to high level

8.16 Sills

Copper tinted glass panel

Notable silvering
White residue
Ring marks

8. Bathroom (Cont.)



Ref # 8.16

Window Coverings

8.17 Venetian blind	Dark wood Pelmet Cords Matching acorns	WO Light dust to slats Light wear and excess paint in places Light wear to acorns
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Heating

8.18 Single panelled radiator	White manufacturer's finish with grille	NT Both end caps seen Paint chips to top edge
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Woodwork

8.19 Skirting	Painted white wood	Heavy dust to top by radiator Light shrinkage cracking to top Gapping to low level sealant behind basin and toilet Light residue behind toilet
---------------	--------------------	---

Flooring

8.20 Tiles	Beige Grey grout	Discolouration to grout Residue Hair residue Cracks and gapping to grout forward of toilet Not fully examined due to furnishings
------------	---------------------	--



Ref # 8.20



Ref # 8.20

Toilet

8. Bathroom (Cont.)

8.21 Toilet, matching cistern and flush

White ceramic
Chrome flush

WO
Light soiling below water line
Light soiling and residue to toilet bowl
Faint ring mark to top of cistern



Ref # 8.21



Ref # 8.21

8.22 Toilet seat and lid

Dark wood-effect laminate
Chrome hinges

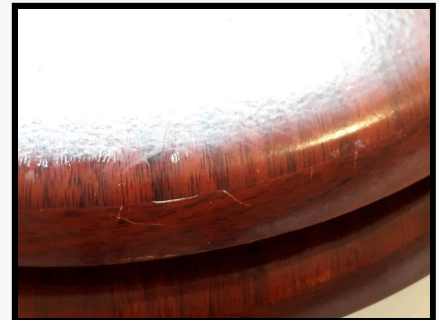
White residue to underside of seat
Small crack to 1 seat buffer
Hinges slightly loose
Light cracks to veneer to front edge of lid



Ref # 8.22



Ref # 8.22



Ref # 8.22

Basin

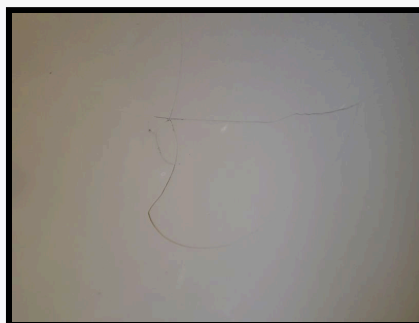
8.23 Basin, pedestal, overflow, waste and plug

White ceramic
Chrome fixtures

Light soiling
Notable cracks to base of basin
Water marks to chrome fittings
Light soiling to interior of overflow
Gapping to rear sealant behind taps



Ref # 8.23



Ref # 8.23



Ref # 8.23

8. Bathroom (Cont.)

8.24 Mixer tap with dual control

Chrome
White plastic inserts

Plug adjuster NW
Cracks to inserts
Water marks and light limescale to recesses



Ref # 8.24



Ref # 8.24



Ref # 8.24

Bath / Shower

8.25 Bath with overflow, waste and D-handles

White enamel
Chrome fixtures

Surface residue
Notable chip to LHS rim
4 Chips around waste
Light scratches and discolouration around waste
Scattered mould spots to sealant
Brown discolouration to base of RHS tap



Ref # 8.25



Ref # 8.25



Ref # 8.25



Ref # 8.25

8.26 Mixer tap with dual control, shower diverter and integrated showerhead and flex

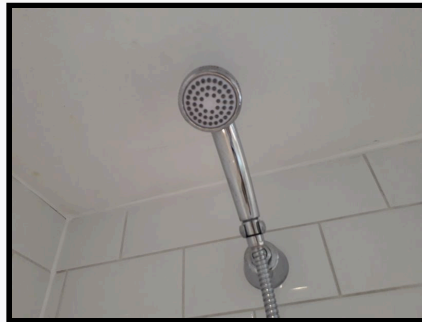
Chrome with white inserts
Chrome showerhead and flex

Water marks
Light tarnishing
Light limescale to recesses of flex

8. Bathroom (Cont.)



Ref # 8.26



Ref # 8.26

8.27 Shower screen

Glass with chrome frame
Clear plastic seal

Water marks to glass
Seal appears slightly too short for frame
Discolouration, limescale and possible spots to seal



Ref # 8.27

8.28 Bath panel

Painted white wood panelling
Integrated storage cupboard with wooden finger pull to include:

Undecorated interior
DIY materials

Light shrinkage cracking between panels
Slight discolouration to recesses of some panels
Light wear to finger pull of door
Paint flaking and cracks to low level
Scattered paint chips
Slight water penetration



Ref # 8.28



Ref # 8.28

Furnishings

8.29 Freestanding caddy

Chrome wired
2 Shelves

Light rust spots

8. Bathroom (Cont.)



Ref # 8.29

8.30 Pedal bin

White metal

Soiling to top
Light soiling to interior
White residue to pedal
WO



Ref # 8.30

8.31 Toilet brush and holder

White plastic

Well in use

8.32 Non-valuable cleaning products



Ref # 8.32


9. Reception



Ref #9



Ref #9

Item	Description	Condition
Door & Architrave		
9.1 Door	Painted white wood 9 Clear, red and blue glass recessed panels 2 Recessed panels	Excess paint spots Light rubs to low level
 <p>Ref # 9.1</p>		
9.2 Door frame	Painted white wood	Excess paint to edges Painted over defects Removal hole to high level exterior RHS
Door Fixtures		
9.3 Pair of doorknobs	Brass	Slightly loose Tarnishing Residue Excess paint
Ceiling		
9.4 Ceiling	Painted white	
9.5 Coving	Painted white	Light shrinkage cracking in places Discolouration to recesses
Ceiling Mounted Fixtures		

9. Reception (Cont.)

9.6 Decorative ceiling rose

Painted white

Light gapping to edges in places
Light shrinkage cracking in places



Ref # 9.6

9.7 Pendant light

White plastic
White paper shade

WO

Walls

9.8 Painted

White

Light painted over defects
Painted over screw forward of entry door
Brown residue to low level below LHS floating shelf



Ref # 9.8

Wall Mounted Fixtures

9.9 Floating shelves

8 Dark wood

Light wear
Slight bowing to some shelves
Manuals to top
White plastic fixtures to top
Possible freestanding control panel and a light bulb to shelf
Excess paint spots
High level shelves not fully examined due to height
Light scratches in places

9. Reception (Cont.)



Ref # 9.9



Ref # 9.9



Ref # 9.9

Windows & Frames

9.10 Bay window casement

Painted white wood
5 Sash windows
Multi-coloured obscure glass panels to high level
Brass fixtures

Cords seen to 3 of the windows
Scattered cracks to some glass panels
Light exterior weather soiling
Light mildew and excess paint to edges of all glass panes
Light shrinkage cracking to frames in places
Hole with cabling to low level RHS



Ref # 9.10



Ref # 9.10



Ref # 9.10



Ref # 9.10

9.11 Reveals

Painted white wood
5 Recessed panels to low level

1 Chrome hook to either side
Scattered residue spots and finger soiling
Light shrinkage cracking to recesses
Light painted over defects
Light rubs to low level

9.12 Sill

Painted white wood

Light dust to top
Painted over defects

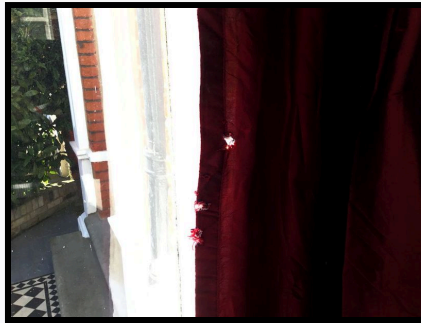
9. Reception (Cont.)

Window Coverings

9.13 Curtain track	White metal	Heavily discoloured Appears slightly loose
9.14 Venetian blinds	5 Dark wood-effect laminate Matching cords, acorns and adjuster rods	All in WO Light dust to slats Scattered excess paint spots
9.15 Pair of curtains	Red velvet-effect fabric with white fabric lining Sill-length Grey metal adjuster rod to each	Heavy creases Brown water stains to interior low level lining of both Light fraying and tears to edges of both



Ref # 9.15



Ref # 9.15



Ref # 9.15

Heating

9.16 Double panelled radiator	White manufacturer's finish with grille	NT Both end caps seen Discolouration throughout Rubs Residue Excess paint Scratch to LHS
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Ref # 9.16



Ref # 9.16



Ref # 9.16

Switches & Sockets

9.17 White plastic switches and sockets as fitted to include:	Dimmer switch Double telephone jack Single telephone jack Virgin Media box TV jack	Light dust to top Light soil spots Light discolouration Excess paint Scratches to brass
---	---	---

9. Reception (Cont.)



Ref # 9.17

9.18 Brass and black plastic switches and sockets as fitted

Woodwork

9.19 Skirting

Painted white wood

Painted over defects
Hole with cabling RHS of entry door



Ref # 9.19

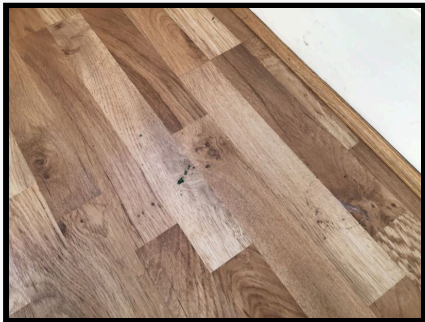
Flooring

9.20 Floorboards

Medium wood-effect laminate
Matching beading
Matching threshold strip
Integrated brass vent

Light debris
Excess paint spots to beading in places
Seams visible to beading
Light gapping in places to beading
Scattered light rubs
2 Pieces of brown tape forward of window
Circular residue and green spot stains forward of window to RHS
Blue stain forward of fireplace
Scattered residue marks
Tarnishing to air vents

9. Reception (Cont.)



Ref # 9.20



Ref # 9.20



Ref # 9.20

Furnishings

9.21 Fireplace

Painted black wood mantel
Black decorative outer surround
Cream floral tiled inner surround
Black metal hearth
Black tiled plinth with grey grout and medium wood surround

Ring marks, white marks and brown marks to top of mantel
Tiles aged
Light residue spots to tiles
White splash marks to low level
Red candle wax to plinth
Cracked tile and chipped tile to LHS
Light dust, residue spots and wax residue to plinth
Light gapping between plinth and wooden surround with slight gapping to joins of surround



Ref # 9.21



Ref # 9.21



Ref # 9.21



Ref # 9.21

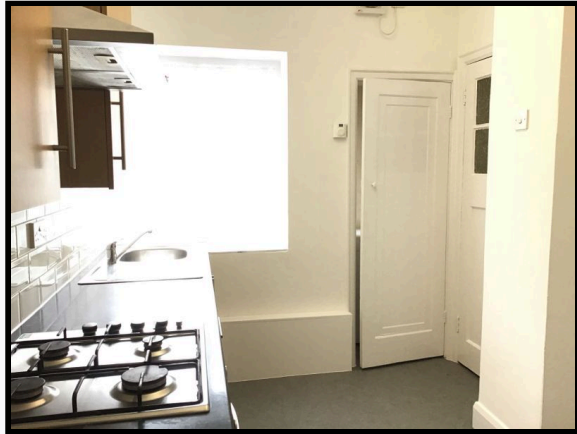


Ref # 9.21



10. Kitchen




Ref #10



Ref #10

Item	Description	Condition
Entry Door & Architrave		
10.1 Door	Painted white wood	Angle chip to low level interior
10.2 Door frame	Painted white wood	Painted over defects Angle chip to mid level RHS exterior
Entry Door Fixtures		
10.3 Pair of lever handles	Chrome	Light residue Excess paint spots Screw missing to interior
10.4 Door closer	Grey metal <i>Briton</i>	
Stairwell Door		
10.5 Stairwell Door	Painted white wood 6 Obscure glass recessed panels 3 Wood recessed panels	Painted over defects Excess paint to edges of glass 1 Mis-matching glass panel Residue mark above night latch and receiver
<div><div><p>Ref # 10.5</p></div><div><p>Ref # 10.5</p></div></div>		
10.6 Stairwell door frame	Painted white wood	Painted over defects

10. Kitchen (Cont.)

Stairwell Door Fixtures		
10.7 Barrel locks	2 Painted over white	Handle for top lock missing
10.8 Barrel locks	2 Chrome and black metal	Light excess paint Light tarnishing
10.9 Night latch and receiver	Grey metal	Excess paint Loose handle Heavily tarnished and scratched
Ceiling		
10.10 Ceiling	Painted white	
Ceiling Mounted Fixtures		
10.11 Smoke alarm	White plastic	Tested and in WO
10.12 CO alarm	White plastic Ei	Tested and in WO
10.13 Strip light	White with obscure shade	WO
Walls		
10.14 Painted	White	Not fully examined due to furnishings Light painted over defects Scattered light rubs and scratches Scattered residue spots
Wall Mounted Fixtures		
10.15 High level cupboard	Painted white wood Double doors Chrome finger pulls Electricity meter Wylex fuse box	Light painted over defects to doors and frames Light tarnishing to finger pulls Stickers to interior RHS door Cover intact to fuse box
		
Ref # 10.15		
10.16 Extractor fan	White plastic Avenue	NT Light excess paint to edges

10. Kitchen (Cont.)

10.17 Thermostat	White plastic Drayton	NT Light excess paint
10.18 Rail	Chrome	
Windows & Frames		
10.19 Window casement	Painted white metal 2 Movable frames 1 Fixed frames Grey metal fixtures	Light exterior weather soiling Excess paint to edges of glass Light painted over defects Excess paint and residue to fixtures Light scratches to edges of some glass panes
10.20 Reveals	Part painted as walls Part tiled as splashback	Painted over defects Light discolouration to grout Scattered residue spots to tiled section
10.21 Sill	Tiled as splashback	Light debris Scattered residue spots Light discolouration to grout
Window Coverings		
10.22 Net curtain	White fabric	
Switches & Sockets		
10.23 White plastic switches and sockets as fitted to include:	Fuse switch Double cooker switch Corded fuse panel	Scattered residue spots Usage marks Light excess paint to edges
Woodwork		
10.24 Skirting	Painted white wood	Not fully examined due to furnishings Light painted over defects
Flooring		
10.25 Linoleum	Grey speckled Chrome threshold strip	Not fully examined due to furnishings Gapping to sealant to LHS of protruding wall portion forward of stairwell door

Ref # 10.25

10. Kitchen (Cont.)

Kitchen Units

10.26 Kitchen units

Medium wood-effect laminate
Chrome D-handles
Matching kickboards

Seam to kickboards forward of window
Gapping to both edges at both ends
Sealant missing to long panel below oven



Ref # 10.26

10.27 Wall units

3 Single units

1 Shelf appears missing from far LHS unit
Postal items to interior of far LHS unit
Slight swelling and angle chip to low level RHS corner of door to far LHS unit
Light usage marks
Trim to bottom edge of middle unit is detaching slightly
Scattered residue spots



Ref # 10.27



Ref # 10.27



Ref # 10.27

10.28 Base units





2 Single units
Double unit

Scattered residue spots
Slight gapping to low level rear wall of double unit
Light swelling and discolouration to double unit shelf



Ref # 10.28

10. Kitchen (Cont.)

10.29 Drawers	Cluster of 3	
Worktops & Splashbacks		
10.30 Worktop	Black speckled laminate Grey metal trim	Postal items to top Knife marks Scattered residue marks White discolouration to rear and RHS of sink Excess sealant to sink front edge Scattered white marks to sink front edge Light wear to trim
		
Ref # 10.30	Ref # 10.30	Ref # 10.30
		
Ref # 10.30		
10.31 Splashback	Beige bevelled-edged tiles Beige grout	Discolouration to grout
Sinks / Taps		
10.32 1 Sink with integrated dish drainer, overflow, waste, and plug	Stainless steel	Cleaning scratches Dark residue spots to drainer Light water marks

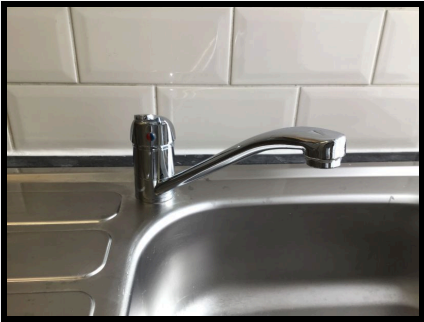
10. Kitchen (Cont.)



Ref # 10.32

10.33 Mixer tap with single control

Chrome



Ref # 10.33

Appliances

10.34 Cooker hood

Stainless steel

Dark discolouration and warping to filters
NT



Ref # 10.34



Ref # 10.34

10.35 Hob

Stainless steel
Lamona
4 Burners
4 Dials
Igniter button
2 Black metal trivets

Light scratches
Decals fading
Wear to burners and trivets

10. Kitchen (Cont.)



Ref # 10.35

10.36 Oven

Lamona
Model no: LAM3204
 2 Dials
 Chrome D-handle
 Glass observation window
 2 Chrome racks
 Grey baking tray
 Chrome trivet

Light smears and scratches to exterior chrome by dials
 Light residue to RHS dial
 Decals fading
 Run marks and food residue to window
 Light burnt on grease to interior and fittings



Ref # 10.36



Ref # 10.36



Ref # 10.36

10.37 Fridge freezer

HiSense
Model no: RB325D4AW1
 3 Glass shelves with white plastic trim
 Clear plastic salad crisper
 3 Clear plastic fridge door shelves
 4 Clear plastic freezer drawers

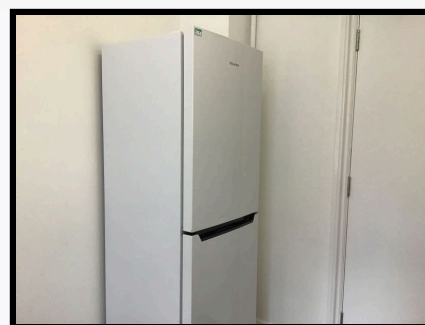
Lights in WO
 Light usage marks
 Dents with chipping and light wear to low level exterior fridge door
 Crack with piece missing to top freezer drawer



Ref # 10.37



Ref # 10.37



Ref # 10.37

10. Kitchen (Cont.)





Ref # 10.37



Ref # 10.37

11. Utility Room

Item	Description	Condition
Door & Architrave		
11.1 Door	Painted white wood Recessed panel	Light painted over defects
 Ref # 11.1		
11.2 Door frame	Painted white wood	Light painted over defects
Door Fixtures		
11.3 Finger pull	Painted over	
Ceiling		
11.4 Ceiling	Painted cream	Notable brown water stains to ceiling
 Ref # 11.4		
Ceiling Mounted Fixtures		
11.5 Pendant light	White plastic	WO
Walls		
11.6 Painted	Cream	Heavy brown water stains and bubbling Discolouration throughout

11. Utility Room (Cont.)



Ref # 11.6



Ref # 11.6



Ref # 11.6



Ref # 11.6

Wall Mounted Fixtures

11.7 Gas Meter



Ref # 11.7

11.8 Heating control panel

White plastic
Siemens

11. Utility Room (Cont.)



Ref # 11.8

11.9 Shelf

Painted white wood

Windows & Frames

11.10 Window casement

Painted white wood
Obscure glass
1 Movable frame
1 Fixed frame
Painted over defects

Mildew to edges of glass
Excess paint to edges of glass
Painted over defects to frame
2 Pin holes to low level frames



Ref # 11.10

11.11 Reveals

Painted as walls

Heavy discolouration, paint bubbling and brown water stains

11.12 Sill

Painted as walls

Green discolouration
Uneven
Items to top



Ref # 11.12

Switches & Sockets

11. Utility Room (Cont.)

11.13 White plastic switches and sockets as fitted to include:

Washing machine fuse switch
Boiler fuse switch



Ref # 11.13

Woodwork

11.14 Skirting

Painted white wood

Skirting not fully examined due to contents

Flooring

11.15 Linoleum

Grey speckled
Chrome threshold strip

Seam visible to threshold
Light debris

Appliances

11.16 Washing machine

Hoover
Model no: WDYN654D

NT
Light soap residue to tray
Cross-shaped scratch above control panel to
RHS
Few scattered scratches to top



Ref # 11.16



Ref # 11.16



Ref # 11.16

11. Utility Room (Cont.)



Ref # 11.16



Ref # 11.16

Furnishings

11.17 4-Way extension block

White plastic

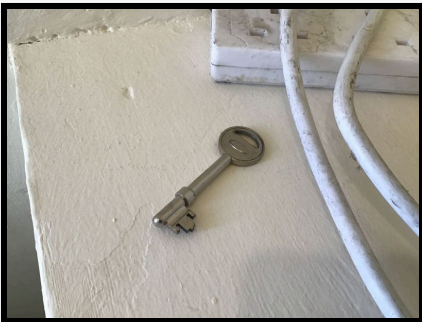
Discolouration



Ref # 11.17

11.18 Key

Chubb



Ref # 11.18


12. Bedroom 2



Ref #12



Ref #12

Item	Description	Condition
Door & Architrave		
12.1 Door	Painted white wood 2 Recessed panels Fire chain	Notable slivering to low level exterior - lighter to interior Painted over defects
		
Ref # 12.1		
12.2 Door frame	Painted white wood	Painted over defects
Door Fixtures		
12.3 Pair of lever handles	Chrome	Squeak Light residue Handles slightly loose
12.4 Hook fixture	Cream metal 4 Hooks	Excess paint to edges

12. Bedroom 2 (Cont.)



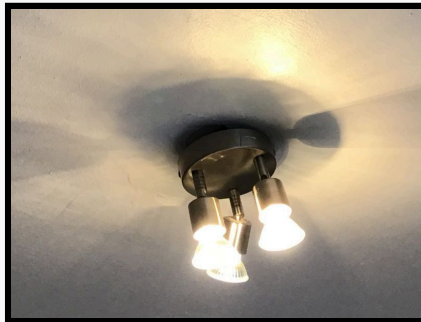
Ref # 12.4

Ceiling

12.5 Ceiling	Painted white	Shrinkage cracking Painted over defects
12.6 Coving	Painted white	Painted over defects

Ceiling Mounted Fixtures

12.7 Light fixture with directional spotlights	Chrome 3 Spotlights	WO Notable gapping -- hanging loose
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Ref # 12.7

Walls

12.8 Painted	Grey	Not fully examined due to furnishings Red mark to high level RHS of entry door Scattered light rubs throughout Scattered residue spots Light painted over defects Scuff to mid level behind entry door
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Wall Mounted Fixtures

12.9 Mirror	Dark natural wood frame	Filled in holes to RHS of frame
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12. Bedroom 2 (Cont.)



Ref # 12.9

12.10 Artwork

Black laminate frame
Black shadow-effect image of trees, a washing line and kites
Word 'holiday' and signature written in pencil to interior

WO



Ref # 12.10

Windows & Frames

12.11 Sash window

Painted white wood
Chrome fixtures
White plastic draft excluder with black bristles to low level and mid level edges

Excess paint to edges of glass
Both cords intact
Painted over defects to frames
Excess paint to fixtures
White plastic stapled to mid level - possibly to reduce draft
Clear plastic cleat hook to LHS reveal



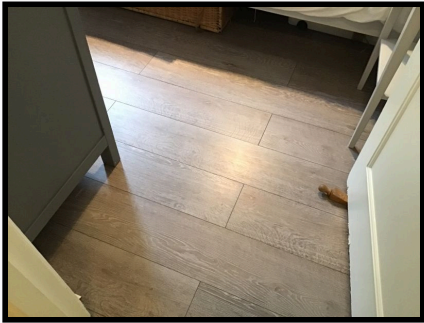

Ref # 12.11

12.12 Reveals

Painted white wood

Light shrinkage cracking to joins
Light painted over defects

12. Bedroom 2 (Cont.)

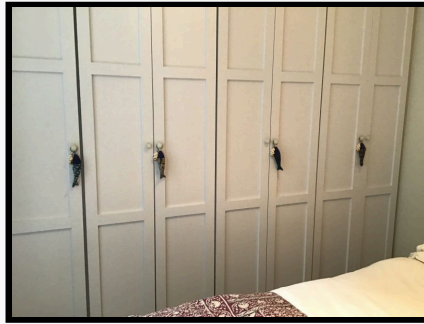
12.13 Sill	Painted white wood	Light shrinkage cracking to edges Light painted over defects
Window Coverings		
12.14 Roller blind	Grey fabric White plastic beaded cord	WO
Heating		
12.15 Single panelled radiator	White manufacturer's finish with grille	NT Both end caps seen Light rubs to front Small chip to top edge Excess paint to edges
Switches & Sockets		
12.16 Chrome and white plastic switches and sockets as fitted to include:	Single dimmer switch	Not fully examined due to furnishings Circular scratches to dimmer switch with notable excess paint to edges Light scratches to chrome White plastic not fully examined due to furnishings
Woodwork		
12.17 Skirting	Painted white wood	Not fully examined due to furnishings Scattered light rubs and residue spots Patchy paintwork Section RHS of window with gapping to edges and top
Flooring		
12.18 Floorboards	Grey wood-effect laminate Painted white wood beading Chrome threshold strip	Not fully examined due to furnishings Slight gapping to beading joins White spot marks forward of window
<div></div> <div>Ref # 12.18</div> <div>Ref # 12.18</div>		
Built-in cupboard		

12. Bedroom 2 (Cont.)

12.19 Door, frame and fixtures

7 Painted white wood doors, each with 3 recessed panels
Painted grey wood finger pulls

4 Fish-shaped fobs and shells with bells hanging from some finger pulls
Double doors to far RHS currently locked - unable to examine interior
Light rubs to interiors of doors
Light painted over defects
2 Low level hinges on 2nd door from LHS appears detaching
Light scratches around finger pulls



Ref # 12.19



Ref # 12.19

12.20 Far LHS - Built-in cupboard interior

Ceiling - painted white
Walls - painted white
Floor - undecorated

Repair marks and 2 square cut outs for piping to ceiling
Walls and floor not fully examined due to contents
Large repair marks and holes to painted white section
Large square cut out to wooden part with white discolouration to high level

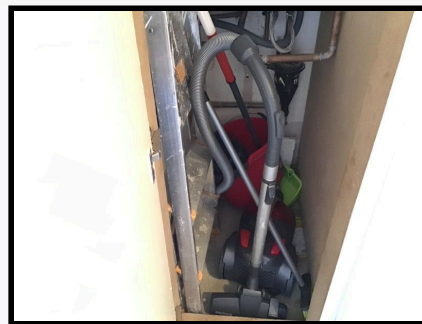
12.21 Far LHS - Built-in cupboard contents

White manufacturer's finish **Biasi** boiler
Clear plastic wallet with orange note stating 'utility cupboard - please take care of gas pipe when taking hoover/mop in/out of cupboard' and another note stating 'keep tidy - do not store other items, thank you'
Grey metal stepladder
Grey and red plastic **Hoover** vacuum cleaner with associated fixtures
Red plastic bucket
Red handled mop
Grey handled small broom
Green plastic dustpan
Clear plastic wallet containing documents for property

Light soiling to boiler control panel cover
Boiler NT
Heavy paint marks and usage marks to stepladder
Wipe marks to vacuum cleaner fixtures
Light dust to vacuum cleaner
Handle detached from dustpan



Ref # 12.21



Ref # 12.21

12. Bedroom 2 (Cont.)

12.22 Centre LHS - Built-in cupboard interior

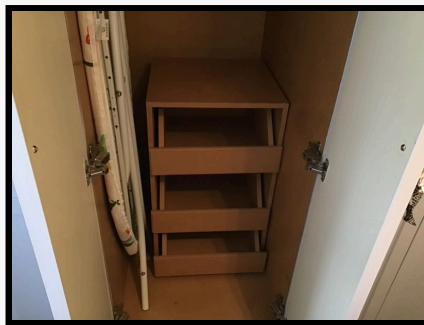
Wood chipboard throughout

Not fully examined due to contents
Wipe marks and pencil marks to walls and ceiling

12.23 Centre LHS - Built-in cupboard contents

Grey painted shelf
2 Medium wood shelves
Medium wood cluster of 3 drawers
Chrome rail
White and purple plastic **Steamworks** iron
Grey painted shelf
2 Medium wood shelves
Medium wood cluster of 3 drawers
Chrome rail
White and purple plastic **Steamworks** iron
White metal ironing board with white floral patterned cover

Not fully examined due to contents
Excess paint spots in places
Multiple hangers in situ to rail
Iron is inside a box



Ref # 12.23



Ref # 12.23

12.24 Centre RHS - Built-in cupboard interior

Wood chipboard throughout

Pencil marks and excess paint to edges
Scattered dark marks in places

12.25 Centre RHS - Built-in cupboard contents

Painted grey shelf
Chrome hanging rail
Green blanket
Green chequered patterned blanket
White table fan

Tape residue to underside of shelf
Multiple hangers in situ to rail
Table fan NT and dusty



Ref # 12.25



Ref # 12.25

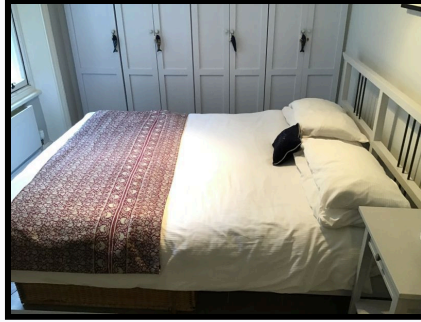
Furnishings

12.26 Double bed

Painted grey wood bed frame
Integrated headboard with grey metal support bars

Light painted over defects

12. Bedroom 2 (Cont.)



Ref # 12.26

12.27 Mattress

Cream fabric

Not fully examined due to bed being made



Ref # 12.27

12.28 Fitted sheet

White fabric

Not fully examined due to bed being made

12.29 Mattress topper

White fabric

Not fully examined due to bed being made

12.30 Double duvet

Double duvet with 4 pillows

Not fully examined due to being covered and bed being made

12.31 Pillows

4

Not fully examined due to being covered and bed being made

12.32 Double duvet cover

White fabric

12.33 Pillow cases

4 White fabric

12.34 Scatter cushion

Blue velvet-effect fabric with knotted piping
Word 'starshine' embroidered to front

Faint stains
Light dust

12.35 Throw

Red and beige patterned fabric

Aged

12. Bedroom 2 (Cont.)

12.36 Bedside table

Painted grey wood
Yellow and white striped interior
Drawer
Shelf
Matching finger pull

Slightly unstable
Light chips to shelf
Paint chips to shelf



Ref # 12.36



Ref # 12.36

12.37 Chest of drawers

Painted grey wood
Yellow and white striped interior
3 Drawers
Matching finger pulls

Wipe marks to top
Scattered angle chips
Light paint chips to low level



Ref # 12.37

12.38 Weaved baskets



Ref # 12.38

12.39 Hairdryer

Black
Boots

12. Bedroom 2 (Cont.)

12.40 Hair straightener

Black
Toni & Guy

12.41 Laundry bag

Pink

12.42 Bath towels

4 Beige fabric

12.43 Linens

White fabric

Not fully examined due to being folded up



Ref # 12.43

12.44 Storage box

Decorative
Chrome

Heavily dented



Ref # 12.44

12.45 Table lamp

White ceramic with holes

NT



Ref # 12.45

12. Bedroom 2 (Cont.)

12.46 Weaved storage basket

Light wood

Note saying 'private property - thank you'

12.47 Storage unit

2 White plastic
Black wheels

Both sealed with tape



Ref # 12.47



Ref # 12.47



Ref # 12.47

12.48 Cushion

Cream fabric

Stains and wear
Appears that it could be part of a sofa



Ref # 12.48

12.49 Door wedge

Medium wood



Ref # 12.49

Declaration

Please notify the agent or landlord in writing immediately if you have any queries/omissions regarding the contents of this report. It is standard practice for changes to be accepted for five business days from the date of the report otherwise the descriptions and conditional comments made will be considered accurate even if no signatures have been added to the report. I have read and agree that the contents of this Inventory report are a true and accurate record of the property and condition of the items listed on the day of move in.

Signed by the
Signature
Print Name
Date	/ /

Signed by the
Signature
Print Name
Date	/ /