



Property Inventories

Sample Inventory & Check In Report

123 Sample Street,
Sample City,
Sampleshire,
AB1 2CD

Visit date: July 4th 2026
Clerk: A. Clerk

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Notes

Abbreviations Used:

WO: Working order
 NW: Not working
 NT: Not tested
 RHS: Right-hand side
 LHS: Left-hand side

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 of 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 observations within this report are made on a visual basis only, without movement of items or alteration to the presentation of the Property unless expressly stated. Areas which are concealed, obstructed or not readily accessible may not be fully inspected.

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.

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

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:

Access / Obstructed Areas

The report is prepared on a visual basis, and items are inspected as presented at the time of inspection. Clerks are not required to move furniture, appliances, heavy items, fragile items, fitted items or personal/landlord belongings in order to inspect concealed or obstructed areas.

Areas hidden behind, beneath or above furniture, appliances, window coverings, stored items or other obstructions may not be fully inspected. Where access is restricted, the clerk may record the item or area as not fully inspected, not tested or not seen, as appropriate.

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 present 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, undersides of wall units, 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

Soft furnishings, including sofa and chair cushions, are inspected as presented and as visible at the time of inspection. Excessive discolouring, soiling or damage 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.

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 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, duvets and bedding are inspected as presented at the time of inspection and only as visible at that time. Areas concealed by bedding, mattress protectors or other items may not be visible and may not be inspected. Beds are inspected as presented at the time of inspection. Areas concealed by bedding, mattress protectors or other items may not be fully visible or fully inspected. Charges could be made for cleaning, compensation or a percentage of the replacement cost. All linen should be left cleaned, pressed 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 changing the 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.

WO / Working Order

Any note such as 'WO' or 'working order' records only an apparent basic operation observed at the time of inspection, where noted, and

does not amount to a full test of functionality, safety, performance, reliability or ongoing condition. It should not be relied upon as confirmation that the item is free from faults, defects or other issues, whether visible, concealed or intermittent. Lights are checked for working order only. Gas appliances, electrical appliances and water supplies are not tested.

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, locked rooms, locked cupboards, inaccessible storage areas and/or packed boxes will not be inspected unless special arrangements have been made prior to the appointment. Items inside these areas will remain the sole responsibility of the landlord.

Reports are prepared on a visual and non-invasive basis. The property and its contents are inspected as presented at the time of inspection. The Inventory Clerk is not required to move furniture, appliances, heavy items, fragile items, fitted items, or landlord/tenant belongings in order to inspect areas that are concealed, obstructed, inaccessible or not safely visible.

No reliance should be placed on this report to identify latent, concealed or non-visible defects. Property Inventories accepts no liability for any such matters, or for any condition which could not reasonably have been identified during a visual and non-invasive inspection.

Heavy items and heavy furniture may not be fully examined, as the clerk may be unable to move these safely. This includes, but is not limited to, appliances, beds, large mattresses, sofa beds and sofas. Mattress undersides and other concealed areas may therefore not be fully inspected.

Sofa and chair cushions are inspected as presented. Clerks are not required to remove or lift sofa/chair cushions, particularly where cushions are fixed, heavy, awkward to handle, or where doing so may disturb the presentation of the item. Areas beneath cushions may therefore not be fully visible or fully inspected.

Beds are inspected as presented at the time of inspection. Clerks do not routinely strip fully made beds or remove bed linen. Mattress protectors, bedding and mattresses are inspected as presented. The Inventory Clerk is not required to lift, turn or remove such items and any inspection beneath them is undertaken solely at the Clerk's discretion. Where a mattress protector, bedding, furniture or other item conceals part of the bed or mattress, concealed areas may not be fully visible or fully inspected.

Blinds, curtains and other window coverings are checked only where accessible and where they can be operated without undue risk of damage. Areas behind closed, obstructed or inaccessible blinds/curtains may not be fully visible or fully inspected.

We do not examine items where this would involve handling belongings in a way that could cause damage, disturb the presentation of the property, or create a risk to the clerk. We examine properties in the condition as seen and do not seek to alter the condition or presentation of the property while carrying out the inspection.

Any comment such as 'WO' or 'working order' records only an apparent basic operation observed at the time of inspection, where noted, and does not amount to a full test of functionality, safety, performance, reliability or ongoing condition. It should not be relied upon as confirmation that the item is free from faults, defects or other issues, whether visible, concealed or intermittent. Fire alarms, smoke detectors and/or CO alarms are tested by the Inventory Clerk where accessible and noted in the report. Lights are checked for working order only. Gas appliances, electrical appliances and water supplies are not tested. Under no circumstances can this inventory provide a qualified opinion of the property's gas safety profile. Nor is it 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 specific condition comment is noted, 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
Keys Handed Over?	Yes	Collected from agent Released to tenant
Meter Readings Taken?	Yes	See Meters section
Smoke / CO Alarms	Yes	Tested and in WO
Overall Condition	Yes	<p>Property Cleanliness In the opinion of the inventory clerk, the property has been cleaned to a professional standard and is shown in a tidy condition, including flooring and windows</p> <p>Decorative Order The property is shown in good decorative order with marks and defects noted</p> <p>Maintenance / Repair Issues All maintenance / repair issues have been noted in the report</p>

1. Meter Readings

Ref	Name	Serial Number & Location	Reading
1.1	Electricity meter	Serial Number: 1234567 Location: Wall mounted cabinet in entrance hallway	29513



2. Keys



Ref	Name	Keys
2.1	Front door	2 Yale (3 Copies each)
2.2	Block door	1 Yale-style (2 Copies)
2.3	Additional	1 Small key - use unknown

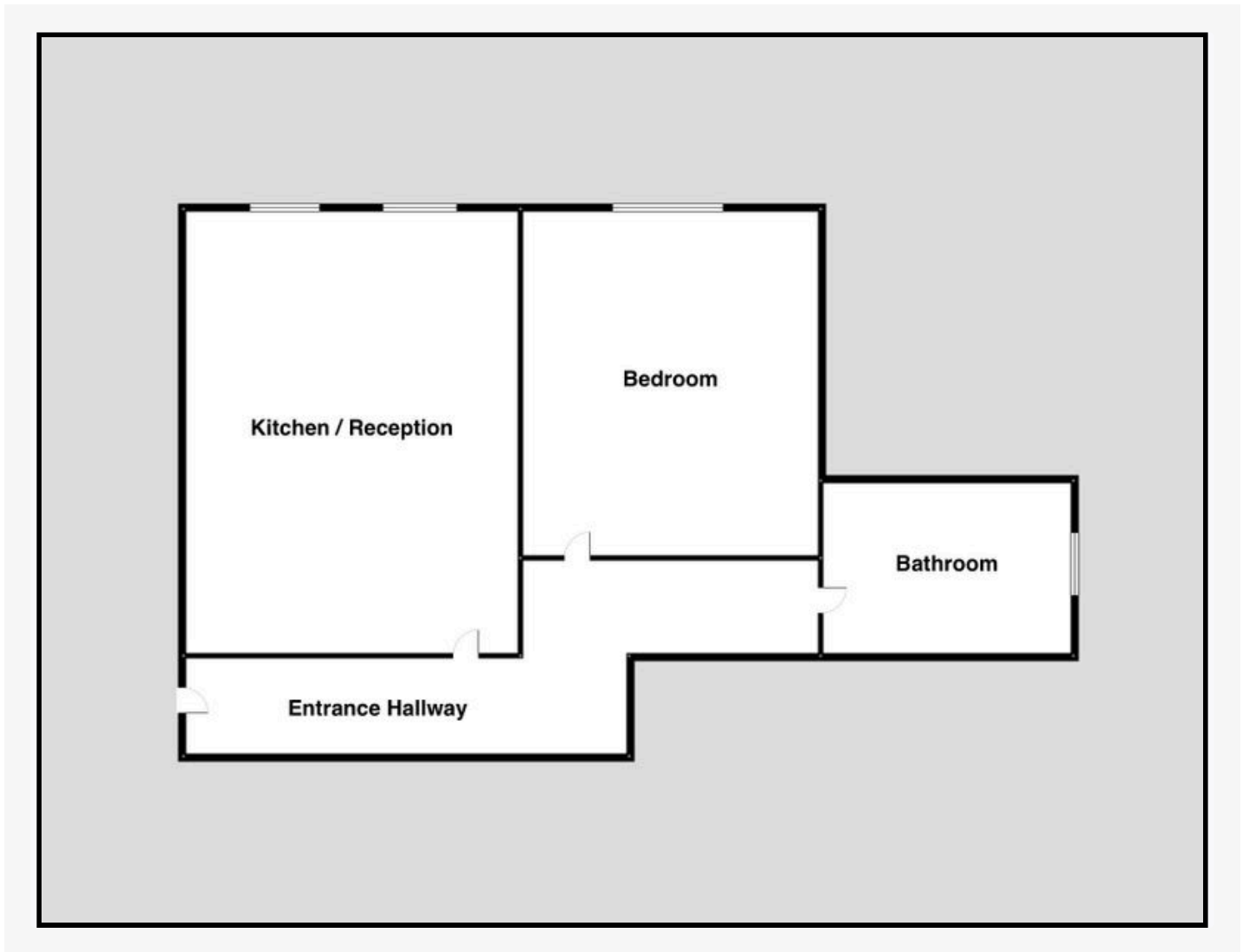
3. Schedule Of Condition

Ref	Name	Condition
General Cleanliness		
3.1	Professional/Domestic/Poor Standard	The property has been cleaned to a professional standard
Decorative Order		
3.2	Decorative Order	The property was seen in good decorative order with marks and defects where noted
Lighting		
3.3	Condition / Cleanliness	1 Bulb missing in entrance hallway
Windows & Frames		
3.4	Condition / Cleanliness	Exterior weather soiling
Blinds / Curtains		
3.5	Condition / Cleanliness	Good order
Smoke / CO Alarms		
3.6	Tested / WO	Tested and in WO
Beds / Mattresses		
3.7	Condition / Cleanliness	Good order with wear and marks where noted
Furnishings		
3.8	Condition / Cleanliness	Good order with wear and marks where noted
Woodwork		
3.9	Condition / Cleanliness	Good order with wear and marks where noted
Flooring		
3.10	Condition / Cleanliness	Good order with wear and marks where noted Cracked and chipped tiles in bathroom
Fridge & Freezer		
3.11	Condition / Cleanliness	Good order
Hob		
3.12	Condition / Cleanliness	Good order

3. Schedule Of Condition (Cont.)

Ref	Name	Condition
Oven		
3.13	Condition / Cleanliness	Good order
Cooker Hood		
3.14	Condition / Cleanliness	Good order
Dishwasher		
3.15	Condition / Cleanliness	Good order
Washer / Dryer		
3.16	Condition / Cleanliness	Residue to tray Light residue and hair debris to seal
Exterior Areas		
3.17	Front Approach / Garden / Balcony	N / A

4. Floor Plan



Ref

Name

5. Front Door / Architrave

Ref	Name	Description	Condition
(External) Front Door & Architrave			
5.1	Door	Painted white wood Leaded glass panel Recessed panel	Tape to glass
5.2	Door frame	Painted white wood Dark wood threshold	Light wear and paint marks to threshold
Door Fixtures			
5.3	Doorbell	Black and white plastic	WO
5.4	Letterbox	Chrome	
5.5	Lock with escutcheon	Chrome Yale Integrated pull	
5.6	Lock with escutcheon	Chrome Chubb	
(Internal) Front Door & Architrave			
5.7	Door	Painted white wood Leaded glass panel Recessed panel	Painted over defects to RHS above locks
5.8	Door frame	Painted white wood	
Door Fixtures			
5.9	Lock with escutcheon	Chrome Chubb	
5.10	Night latch	Chrome Yale	Light finger marks
5.11	Letterbox flap	Chrome with surround	

6. Entrance Hallway



Ref	Name	Description	Condition
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Ceiling

6.1	Ceiling	Painted white	
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Ceiling Mounted Fixtures

6.2	Pendant set	2 White plastic 1 With white paper shade	1 WO 1 Bulb missing
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Ref #6.2

Walls

6.3	Walls	White	Light rubs to mid level 1 Nail
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Wall Mounted Fixtures

6.4	Cabinet	Painted white wood 2 Doors Chrome pulls White metal fuse box Electricity meter White plastic hook	Minor light cobwebs to interior Painted over trunking
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6. Entrance Hallway (Cont.)

Ref	Name	Description	Condition
6.5	Access panel	Painted white wood White rubber doorstop	Gapping to front
6.6	Doorbell	White metal	WO
6.7	Smoke and CO alarm	White plastic Kidde	Tested and in WO



Ref #6.7

Heating

6.8	Single panelled radiator	White metal	NT Both end caps seen Light rubs and scuffs to top edge
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Switches & Sockets

6.9	White plastic switches and sockets as fitted		
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Woodwork

6.10	Skirting	Painted white wood	Painted over defects Cabling attached
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Flooring

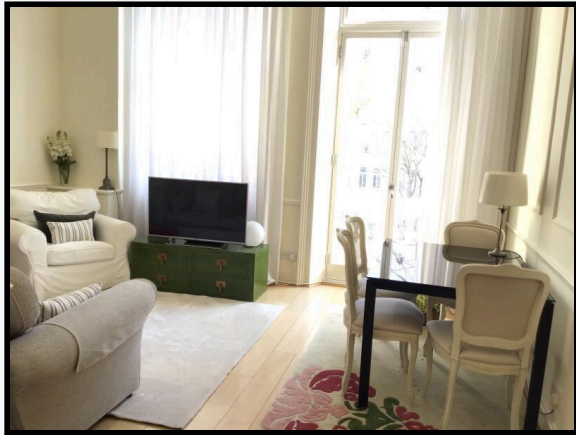
6.11	Floorboards	Light wood laminate	Minor light usage marks Small paint spots
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Built-In Cupboard 1

6.12	Door, frame and fittings	2 Painted white wood doors Chrome pulls Painted white wood frame	
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6. Entrance Hallway (Cont.)

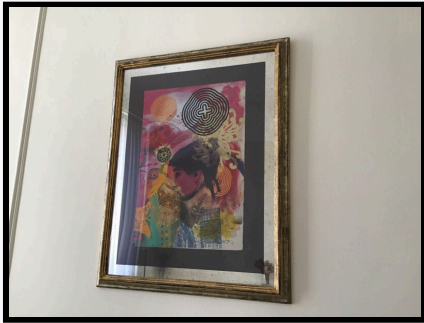
Ref	Name	Description	Condition
6.13	Built-in cupboard interior	Ceiling - painted white Walls - painted white Flooring - light wood laminate	Light rubs to walls
 <p>Ref #6.13</p>			
6.14	Built-in cupboard contents	4 Slatted wooden shelves 2 Chrome hanging rails	Paint and usage marks
Built-In Cupboard 2			
6.15	Door, frame and fittings	Painted white wood door Chrome pull Painted white wood frame	
6.16	Built-in cupboard interior	Ceiling - painted white Walls - painted white Flooring - light wood laminate	
6.17	Built-in cupboard contents	2 Slatted wooden shelves Chrome hanging rail	Well in use
Built-In Cupboard 3			
6.18	Door, frame and fittings	Painted white wood door Chrome pull Painted white wood frame	
6.19	Built-in cupboard interior	Ceiling - painted white Walls - painted white Flooring - light wood laminate	
6.20	Built-in cupboard contents	4 Slatted wooden shelves	Well in use

7. Kitchen / Reception

Ref	Name	Description	Condition
Door & Architrave			
7.1	Door	Painted white wood 6 Recessed panels	Occasional angle chips
7.2	Door frame	Painted white wood	Occasional angle chips
Door Fixtures			
7.3	Pair of doorknobs	Chrome	3 Large ornamental decorative keys seen to top
Ceiling			
7.4	Ceiling	Painted white	
7.5	Coving	Painted white	
Ceiling Mounted Fixtures			
7.6	Recessed spotlights	7 Chrome 4 White plastic	WO
7.7	Smoke alarm	White plastic	Tested and in WO
Walls			
7.8	Walls	Painted white Painted cream	3 Painted over nails Not fully examined due to furnishings Light marks LHS mid to high level of fridge Splashmarks LHS mid level of sink
Wall Mounted Fixtures			

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
7.9	High level cupboard	Painted white wood 2 Doors	Not fully examined due to height
7.10	Picture	Multicoloured abstract Brass distressed effect frame	



Ref #7.10

7.11	Hooks	2 Black metal and white ceramic	
7.12	Shelves	3 White laminate	Not fully examined due to height and contents

Windows & Frames

7.13	Juliet balcony door	Painted white wood Glass recessed panels 2 Doors Matching transom Chrome lever arm lock 4 Grey metal security locks	
7.14	Sash window	Painted white wood Painted white fixtures	Cords intact Exterior weather soiling
7.15	Reveals	Painted white wood	
7.16	Sill	Painted white wood	

Window Coverings

7.17	Pair of curtains	White fabric Ring top Floor length White metal rail Matching rings 2 Brass tie back hooks	WO Not fully examined due to furnishings
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Heating

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
7.18	Double panelled radiator	2 White manufacturer's finish	NT Both end caps seen Painted over defects Paint chips high level
Switches & Sockets			
7.19	White plastic switches and sockets as fitted to include:	Dimmer switch 2 Fuse switches	Not fully examined due to furnishings
Woodwork			
7.20	Skirting	Painted white wood	Not fully examined due to furnishings
Flooring			
7.21	Tiled flooring	Beige tiles with beige grouting	Natural defects Discolouration to grouting
7.22	Floorboards	Light wood laminate Matching beading and threshold	Light wear Rubs and scratches Not fully examined due to furnishings
Kitchen Units			
7.23	Kitchen units	White laminate Integrated finger pulls Matching kickboard	Light wear
7.24	Wall units	4 Single units	Light wear
7.25	Base units	2 Single units 2 Pull out trays to interior of 1	Light wear White discolouration marks Numerous non valuable cleaning products to interiors Not fully examined due to contents
7.26	Drawers	1 Drawer Housing 2 Grey plastic bins Cluster of 6	Usage marks 4 Light wood containers to interior of 1
7.27	Fascia	4 Fascias Housing fridge, freezer, dishwasher and washing machine	
Worktops & Splashbacks			

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
7.28	Worktop	Grey and white ceramic 3 Sections	Natural defects
7.29	Splashback	As worktop	

Sinks / Taps

7.30	1 Sink with integrated overflow, waste and particle collector	Stainless steel	Watermarks Usage scratches
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Ref #7.30



Ref #7.30

7.31	Mixer tap with single control	Chrome	Watermarks Limescale to spout
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Appliances

7.32	Cooker hood	Chrome 1 Filter 2 Lights 6 Black plastic buttons	WO Lights WO Light tarnishing to underside
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Ref #7.32



Ref #7.32

7.33	Hob	Siemens Black glass 4 Burners Touch controls	Usage scratches
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7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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Ref #7.33



Ref #7.33

7.34	Oven	<p>Siemens Model No.: SE1 984RLP Clear glass observation window Chrome 'D' handle Integrated LED display Chrome dial 6 Chrome buttons</p> <p><i>Contents:</i> 2 Chrome tracks 2 Chrome racks Grey metal baking tray</p>	<p>Light WO Light burnt on grease spots to fittings</p>
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Ref #7.34



Ref #7.34



Ref #7.34

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
7.35	Fridge freezer	<p>Liebherr Model No.: LER 581HD</p> <p><i>Fridge to include:</i> 4 Clear glass shelves with chrome trim Half length clear glass shelf with chrome trim Clear plastic drawer Clear plastic container Clear plastic salad crisper Chrome wire shelf 4 Clear glass shelves with chrome trim 2 Clear plastic door containers White plastic egg tray Clear plastic butter dish with lid</p> <p><i>Freezer to include:</i> White plastic freezer door compartment Pink plastic ice pack 2 Blue plastic ice packs White plastic ice cube tray 2 White plastic ice packs</p>	WO Light WO Defrosted Not fully examined due to height



Ref #7.35



Ref #7.35

7.36	Washing Machine	<p>Siemens Model No.: SKD 548R White manufacturers finish</p>	Residue to tray Light residue and hair debris to seal
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Ref #7.36



Ref #7.36



Ref #7.36

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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7.37	Dishwasher	Siemens Model No.: SE8L424 2 Grey metal wire trays Grey plastic third rack	
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Ref #7.37



Ref #7.37

Furnishings & Contents

7.38	Sofa	Grey fabric 2 Base cushions, 2 back cushions 4 Assorted white and grey scatter cushions	
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Ref #7.38



Ref #7.38



Ref #7.38



Ref #7.38



Ref #7.38

7.39	Arm chair	White fabric 1 Base cushion, 1 back cushion Grey scatter cushion White and grey fabric scatter cushion	Light wear Occasional light stains
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7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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Ref #7.39

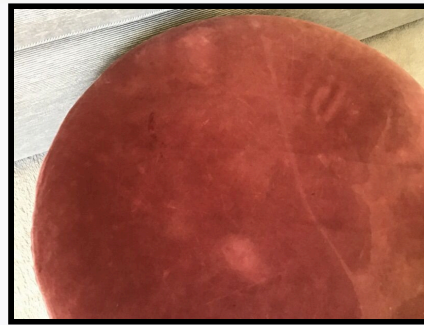


Ref #7.39

7.40	Footstool	Red fabric Cylindrical	Light wear Light stains
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Ref #7.40



Ref #7.40

7.41	Dining table	Black laminate and glass	
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Ref #7.41

7.42	Dining chairs	4 Painted white wood and white fabric	Light wear Occasional spot stains to seat cushions
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7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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Ref #7.42



Ref #7.42

7.43	TV stand	Green wood laminate Painted black interior 4 Drawers Brass finger pulls	Paint chip exterior RHS high level drawer Remote controls and miscellaneous items to interior of 1
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Ref #7.43



Ref #7.43

7.44	TV	Panasonic Black and grey plastic	NT
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Ref #7.44

7.45	Shelving unit	White wood laminate 3 Shelves	
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7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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Ref #7.45

7.46	Shelving rack	White metal	
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Ref #7.46

7.47	Lamps	1 Chrome with white fabric shade 1 Black wood with cream fabric shade 1 Chrome 3 White glass dome shaped	NT
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Ref #7.47



Ref #7.47



Ref #7.47

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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Ref #7.47



Ref #7.47



Ref #7.47

7.48	Vase	3 Clear glass Faux flowers to interior of 2	
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Ref #7.48



Ref #7.48




7.49	Flowers	Brown wicker basket Faux flowers to interior	
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Ref #7.49

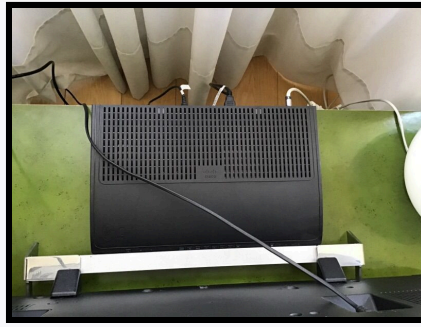
7.50	Plant	Grey ceramic pot Faux plant to interior	
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7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
 <p data-bbox="751 600 847 624">Ref #7.50</p>			
7.51	Speaker	Bose Grey plastic	NT
 <p data-bbox="751 1149 847 1173">Ref #7.51</p>			
7.52	Router	BT Black plastic	NT
 <p data-bbox="751 1697 847 1722">Ref #7.52</p>			
7.53	Router	Cisco Black plastic	NT

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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Ref #7.53

7.54	Step ladder	Grey wood laminate	
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Ref #7.54

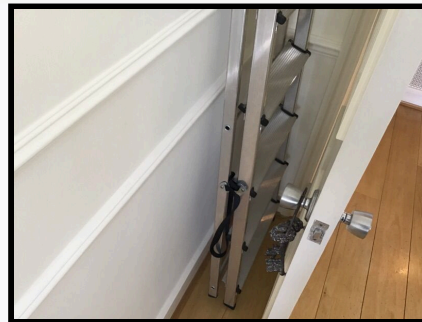


Ref #7.54

7.55	Ladder	Grey metal	Plastic cover to top
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Ref #7.55



Ref #7.55

7.56	Rug	Beige fabric	Occasional light spot stains Not fully examined due to furnishings
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7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
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Ref #7.56



Ref #7.56

7.57 Rug

Beige fabric
Pink and green flower design

Light wear
Furniture indentations
Spot stains
Not fully examined due to furnishings



Ref #7.57



Ref #7.57



Ref #7.57

7.58 Toaster



Dualit
White plastic and chrome

Usage marks




Ref #7.58

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
7.59	Utensils	<p>An assortment of white metal and chrome utensils to include:</p> <ul style="list-style-type: none"> 2 Ladles Serving spoon Spaghetti spoon 2 Slotted spoons Spatula 2 Wooden spoons 	Light wear
 <p>Ref #7.59</p>			
7.60	Utensil holder	Light wood	
7.61	Chopping board	<ul style="list-style-type: none"> 2 Light wood 1 White plastic 	Light wear
7.62	Bottle	<ul style="list-style-type: none"> Glass Cork to top 	
7.63	Drainer	White metal	Yellow cloth, chrome particle collector and detached chain and black rubber plug to interior
 <p>Ref #7.63</p>			
7.64	Utensil drainer	Green and white metal	

7. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition
 <p data-bbox="754 602 839 624">Ref #7.64</p>			
7.65	Kitchen roll holder	Light wood	
7.66	Tea towel	White and black fabric	
7.67	Door wedge	Dark wood	Worn

8. Bedroom



Ref	Name	Description	Condition
Door & Architrave			
8.1	Door	Painted white wood	Light rubs and marks Angle chips 3 White plastic hooks interior high level
8.2	Door frame	Painted white wood	Scuffs high level underside Angle chips
Door Fixtures			
8.3	Pair of lever handles	Chrome	Usage scratches
Ceiling			
8.4	Ceiling	Painted white	Scuffs above wardrobe
Walls			
8.5	Walls	Painted white White wood laminate panels	Light rubs and marks Scuffs LHS high level of wardrobe 2 White plastic hooks Not fully examined due to furnishings
Wall Mounted Fixtures			
8.6	Light fitting	White plastic	WO
8.7	Shelves	2 Light wood laminate Matching beam	
Windows & Frames			

8. Bedroom (Cont.)

Ref	Name	Description	Condition
8.8	Window casement	Grey metal 1 Movable frame Fixed frame Matching lockable lever handle	Exterior weather soiling
8.9	Reveals	As walls	
8.10	Sill	Painted white wood	Painted over defects Angle chips Discolouration to sealant

Window Coverings

8.11	Pair of curtains	Brown fabric Ring top Floor length Dark wood rail Matching finials	WO Mould spots to low levels of lining Wear and stain patches in places
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Ref #8.11



Ref #8.11



Ref #8.11

Heating

8.12	Electric heater	White manufacturers finish	NT
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Switches & Sockets

8.13	White plastic switches and sockets as fitted to include:	Telephone jack 2 Lamp sockets Fuse switch	Usage marks
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Woodwork

8.14	Skirting	Painted white wood Integrated chrome and black rubber doorstop	Rubs Angle chips Discolouration Not fully examined due to furnishings
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Flooring

8. Bedroom (Cont.)

Ref	Name	Description	Condition
8.15	Floorboards	Light wood laminate Matching threshold	Light rubs Usage scratches Gapping to boards to RHS



Ref #8.15



Ref #8.15

Furnishings

8.16	Bed	Grey metal Double White and gold fabric mattress 2 Pillows Green and pink duvet cover with duvet to interior	Light wear Usage marks Light hair debris Not fully examined due to bed being made
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Ref #8.16



Ref #8.16

8.17	Wardrobe	Light wood 3 Doors - plastic recessed panels to high levels 2 Drawers Matching finger pulls 3 Matching shelves 1 Matching rail Blue laminate interior back wall	2 Finger pulls missing Interior back wall splitting to LHS Occasional light rubs Usage marks Numerous personal belongings seen to 1 drawer
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8. Bedroom (Cont.)

Ref	Name	Description	Condition
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Ref #8.18



Ref #8.18



Ref #8.18



Ref #8.18



Ref #8.18

8.19	Dressing table	White wood laminate Integrated drawer Chrome 'D' handle Integrated mirror Matching stool	Light wear Angle chips
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Ref #8.19



Ref #8.19



Ref #8.19

8.20	Mirror	Light wood frame Rectangular
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8. Bedroom (Cont.)

Ref	Name	Description	Condition
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Ref #8.20

8.21	Mat	Multicoloured fabric	Light wear
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Ref #8.21

8.22	Door wedge	Grey rubber	Medium wear
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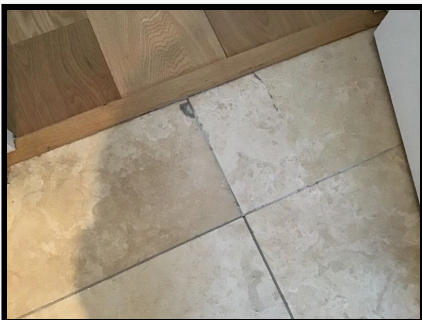
9. Bathroom



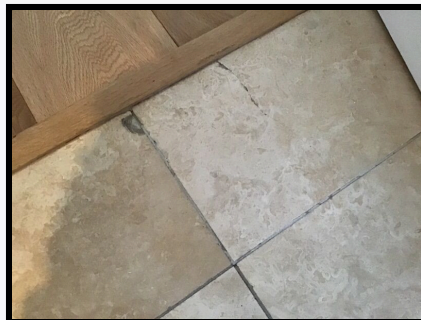
Ref	Name	Description	Condition
Door & Architrave			
9.1	Door	Painted white wood 6 Recessed panels	
9.2	Door frame	Painted white wood	
Door Fixtures			
9.3	Pair of lever handles	Chrome Integrated twist lock	Lock WO Tarnishing
9.4	Towel hook	Chrome Brass	
Ceiling			
9.5	Ceiling	Painted white	
Ceiling Mounted Fixtures			
9.6	Recessed spotlights	3 White plastic	WO Gapping to 1 above shower
Walls			
9.7	Walls - part painted	Painted white	
9.8	Walls - part tiled	Beige tiles with beige grout	Natural defects
Wall Mounted Fixtures			

9. Bathroom (Cont.)

Ref	Name	Description	Condition
9.9	Medicine cabinet	White white laminate 3 Mirrored doors 5 Matching shelves Integrated white plastic shavers only socket	Silvering to edges of mirrors 1 Shelf appears detached Discolouration and light hair debris
9.10	Toilet roll holder	Chrome	
Windows & Frames			
9.11	Window casement	Painted white metal 1 Movable frame White metal fittings	Exterior weather soiling
9.12	Reveals	As walls	
9.13	Sills	Painted white wood	
Window Coverings			
9.14	Venetian blind	Dark wood laminate Cords Matching adjuster rod and pelmet	WO No acorn seen
Heating			
9.15	Towel rail style radiator	Chrome	NT Both end caps seen
Flooring			
9.16	Tiled flooring	Beige tiles Beige grout Light wood threshold strip	Natural defects 1 Cracked tile and 1 chipped tile forward of threshold 3 Cracked and chipped tiles either side and forward of toilet



Ref #9.16



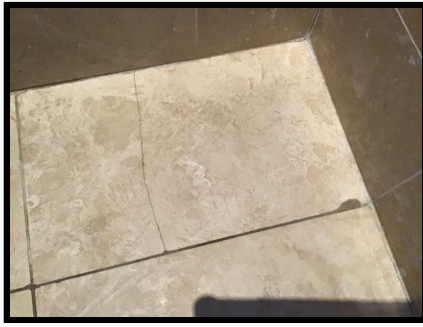
Ref #9.16



Ref #9.16

9. Bathroom (Cont.)

Ref	Name	Description	Condition
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Ref #9.16



Ref #9.16

Toilet

9.17	Toilet, matching cistern and flush	White ceramic Chrome lever flush	WO
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Ref #9.17



Ref #9.17

9.18	Toilet seat and lid	White plastic Chrome hinges	
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Basin

9.19	Basin, overflow, waste and plug	White ceramic Chrome fixtures	
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Ref #9.19



Ref #9.19

9. Bathroom (Cont.)

Ref	Name	Description	Condition
9.20	Mixer tap with single control	Chrome	
Bath / Shower			
9.21	Bath with overflow, waste, chain and plug	White enamel Chrome fixtures	
			
		Ref #9.21	Ref #9.21
9.22	Mixer tap with dual control	Chrome	
9.23	Bath panel	Tiled as walls	
9.24	Shower tray and waste	White enamel	Chip forward of waste Light marks to tray
			
		Ref #9.24	Ref #9.24
		Ref #9.24	Ref #9.24
9.25	Shower controls	Chrome	
9.26	Shower flex and head	Chrome	
9.27	Riser rail with shower head bracket	Chrome	

9. Bathroom (Cont.)

Ref	Name	Description	Condition
9.28	Shower door	Tempered glass Rubber seal Chrome finger pull	

Furnishings

9.29	Weighing scales	Glass and grey plastic	
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Ref #9.29

9.30	Toilet brush and holder	Chrome	
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Ref #9.30

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.