




Property Inventory / Schedule of Condition

Address	10 Location Lane Locationville	House Type	House
	UK	Detachment	Semi
Front Elevation		Side Elevation	Rear Elevation
			

Property Inspected By	Sarah Jones
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Important Information

You are reminded that it is your responsibility at the beginning of the agreement to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made at the start of the agreement, the inventory will be deemed accepted as read.

Disclaimer

This inventory relates only to the furniture and all the Landlord's equipment and contents in the property. It is no guarantee, or report, on the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Using the inventory

All static, loose or moveable items in this inventory are listed from left to right viewed from the doorway of that room. Multiple items may be grouped together and may require locating. It is assumed that all door hinges have the appropriate number of screws in place unless otherwise stated.

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated.

Any visible cracks to walls and ceilings will be documented and form part of this inventory.

At the point of check in the inventory will be recorded in correspondence to the fair wear & tear guide and the descriptions detailed below:




1. **Brand new** - possibly still in wrapper or with new tags/labels attached.
2. **Good** – signs of slight wear, generally lightly worn rather than marked/scuffed.
3. **Fair** – signs of age, frayed, small light stains and marks, discolouration.
4. **Aged** – Extensive signs of wear & tear, extensive stains/marks/tears/chips. Still functional.
5. **Poor** – Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.

Inventory

Weather

Weather	Notes
Partly Cloudy	

Utilities

Item	Details	Photo
Gas Meter	Reading: Location: cupboard in hallway Reading: 13558 Serial Number: G4A0021990 05 01	
Electric Meter	Reading: Location: cupboard in hallway Reading: 17900 Serial Number: L78M00651	
Fusebox Location	Cupboard in hallway	

Smoke Detectors

Ref	Is Smoke Detector?	Is Working?	Location	Comments
S1	Yes	Not Tested	Hallway	

Keys

Ref	Description	Comments
K.D1		



External Surfaces

Ref	Surface Type	Location	Notes
ES1	Concrete Grassed Area	Front	



ES1.1



ES1.2



ES1.3



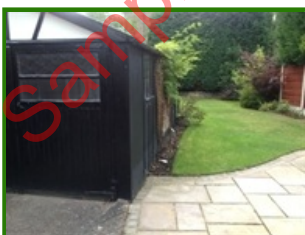
ES1.4

ES2	Concrete	Side	
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ES2.1

ES3	Grassed Area Patio Paving	Back	
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ES3.1



ES3.2



ES3.3

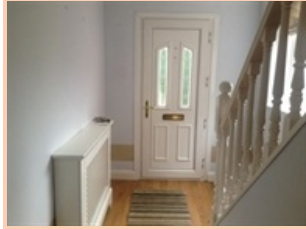


ES3.4

Boundaries

Ref	Details	Qty	Colour	Condition	Comments
B1	Fence	0	Red	Good	Surround back and side gardens

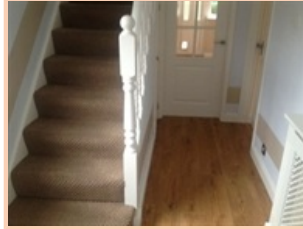
Hallway



R1.1



R1.2



R1.3

Hallway - Door

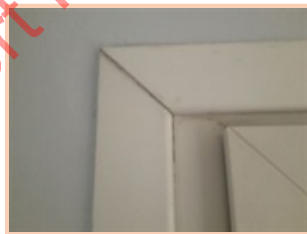
Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R1.D1	Single Door	UPvc	UPvc	Handle Letterbox Lock Knocker	White	White	Good	Handle is worn



R1.D1.1



R1.D1.2



R1.D1.3



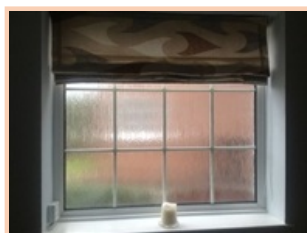
R1.D1.4

Hallway - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R1.WI1	Fixed Panel	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Roller	Good	Openers: 1



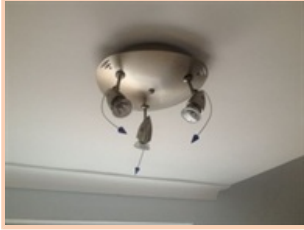
R1.WI1.1



R1.WI1.2

Hallway - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R1.CE1	Plaster Painted	Coving See Notes		White	Good	Decorative light fitting



R1.CE1.1

Hallway - Floor

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R1.FL1	Laminate	Item: Rug	Light Brown	Good	Rug is worn and marked



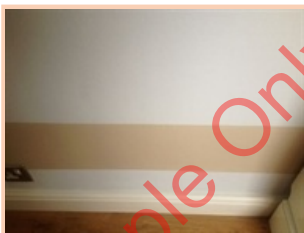
R1.FL1.1



R1.FL1.2

Hallway - Wall

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R1.WA1	Painted Plaster	Wooden Painted		Blue Pale	White	Good	Screws and nails: 3 Brown painted border. Minor marks and scuffs



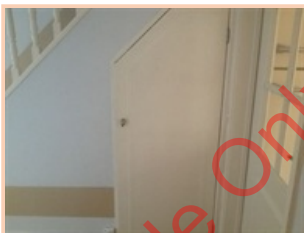
R1.WA1.1

Hallway - Fixtures & Fittings

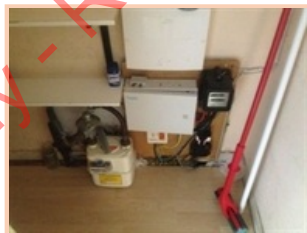
Ref	Item	Qty	Colour	Condition	Comments
R1.FI1	Alarm panel	1		Good	Radiator cover
	Alarm sensor	1			
					
R1.FI.1.1					
R1.FI.1.2					
R1.FI.1.3					
R1.FI.1.4					
R1.FI.LS1	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes
R1.FI.P1	Plug Sockets	1		Good	Tested: No Visually Safe: Yes
R1.FI.R1	Radiators	1		Good	

Hallway - Cupboard

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R1.CE1	Good		Good		Good		Mop Gas Meter Electric Meter Fuse Box Shelves Broom		Walls are heavily marked



R1.CE1.1

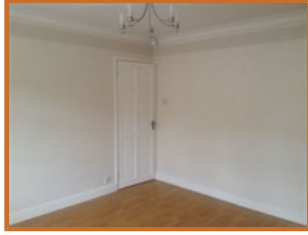


R1.CE1.2

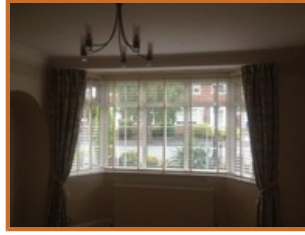
Living Room



R2.1



R2.2



R2.3

Living Room - Door

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R2.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	Standard throughout



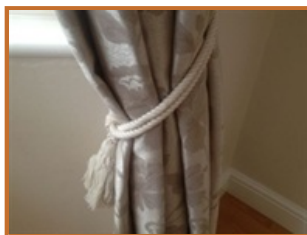
R2.D1.1

Living Room - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R2.W11	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Curtain Rail Blinds Venetian Curtain Tiebacks Curtains Lined Handle Window Locks	Good	Openers: 2 Slight mould in seals. Right blind does not lick into place (doesn't stay up)



R2.W11.1



R2.W11.2



R2.W11.3



R2.W11.4

Living Room - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R2.CE1	Plaster Painted	Coving See Notes		White	Good	Decorative light fitting Settlement cracks

Living Room - Floor

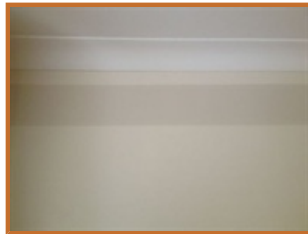
Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R2.FL1	Laminate		Light Brown	Good	Minor marks and scuffs

Living Room - Wall

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R2.WA1	Painted Plaster	Wooden Painted		Magnolia	White	Good	Screws and nails: 2 Brown painted border near ceiling. Minor marks and scuffs. Paint cracked in a cove shape



R2.WA1.1



R2.WA1.2

Living Room - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R2.FI1	Alarm sensor Mirror Phone Socket Gas Heater Fire surround No Fire Fuse Switch	1 1 1 1 1 1		Good	See overview shots for wall lights (switches for wall lights are on light fixtures)
					
					R2.FI.1.1 R2.FI.1.2 R2.FI.1.3 R2.FI.1.4
R2.FI.LS1	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes
R2.FI.P1	Plug Sockets	4		Good	Tested: No Visually Safe: Yes
R2.FI.R1	Radiators	1		Good	

Kitchen

Overview Comments

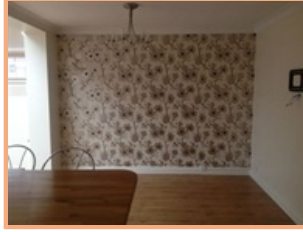
With open plan dining area Note left by landlord stating 'worktops- wet oil do not touch, reoiling in progress'



R3.1



R3.2



R3.3

Kitchen - Door

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R3.D1	Single Door	Wooden Painted	Wooden Painted	Handle Part Glass	White	White	Good	



R3.D1.1

Kitchen - Door

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R3.D2	Single Door	UPvc	UPvc	Handle Lock	White	White	Good	Cat flap



R3.D2.1



R3.D2.2



R3.D2.3



R3.D2.4

Kitchen - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R3.WI1	Fixed Panel	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Roller	Good	To left of door (pictures with door) Blinds dirty/chipped at edges

Kitchen - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R3.WI2	Fixed Panel	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Roller	Good	To right of door (pictures with door) Blinds dirty/chipped at edges

Kitchen - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R3.WI3	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Handle Window Locks	Good	Openers: 2 Blinds are dusty



R3.WI3.1



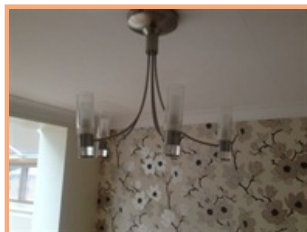
R3.WI3.2

Kitchen - Ceiling

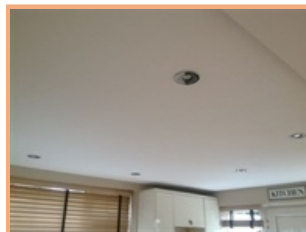
Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R3.CE1	Plaster Painted	Recessed Spots See Notes		White	Good	Recessed Spotlights: 6 1x Decorative light fitting Large cracks across length of dining area Paint patchy



R3.CE1.1



R3.CE1.2



R3.CE1.3

Kitchen - Floor

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R3.FL1	Laminate		Light Brown	Good	




R3.FL1.1




R3.FL1.2

Kitchen - Wall

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R3.WA1	Painted Plaster	Wooden Painted		Magnolia	White	Good	Screws and nails: 5 Kitchen area is painted beige Large cracks as living room in shape of cove. Large cracks around lowered ceiling above fridge. Area above radiator is patchy Paint peeling between socket and phone socket 2x holes next to tv bracket that have been filled but not smoothed or repainted



R3.WA1.1




R3.WA1.2

Kitchen - Wall


Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R3.WA2	Wallpaper	Wooden Painted		Beige	White	Good	1x floral wallpapered wall

Kitchen - Fixtures & Fittings


Ref	Item	Qty	Colour	Condition	Comments
R3.FI1	Alarm sensor	1		Good	Sink bowl and drainer is a little scratched 4x under wall unit spot lights Lights in glass fronted wall unit
	Phone Socket	1			
	TV Socket	1			
	Wall vent	1			
R3.FI1.1	Base units	0	Cream	Good	11x base units
R3.FI1.2	Wall Units	7	Cream	Good	
R3.FI1.3	Worktop Wood	2	Light Brown	Good	




R3.FI1.3.1



R3.FI1.3.2



R3.FI1.3.3



R3.FI1.3.4

R3.FI.LS1	Light Switches	2		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes
R3.FI.P1	Plug Sockets	7		Good	Tested: No Visually Safe: Yes
R3.FI.R1	Radiators	1		Good	

Kitchen - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R3.FU1	TV mounting bracket	1		Good	2x stools 3x chopping boards Chopping boards have been reoiled so could not move to see stool tops



R3.FU1.1



R3.FU1.2



R3.FU1.3

Kitchen - Kitchen Appliance

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R3.K1	Integral Dishwasher	Beko	1	Silver	Good	No	



R3.K1.1



R3.K1.2



R3.K1.3



R3.K1.4

Kitchen - Kitchen Appliance

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R3.K2	Integral Washer	Indesit	1	White	Good	No	



R3.K2.1



R3.K2.2



R3.K2.3



R3.K2.4

Kitchen - Kitchen Appliance

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R3.K3	Fridge Freezer	See Comments	1	Cream	Good	No	Brand: gorenje



R3.K3.1



R3.K3.2



R3.K3.3



R3.K3.4

Kitchen - Kitchen Appliance

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R3.K4	Cooker Hood	See Comments	1	White	Good	No	Brand: unknown Very clean



R3.K4.1



R3.K4.2

Kitchen - Kitchen Appliance

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R3.K5	Hob - Gas	Neff	1	Black	Good	No	Very clean
	Oven	Neff	1			No	



R3.K5.1



R3.K5.2



R3.K5.3



R3.K5.4

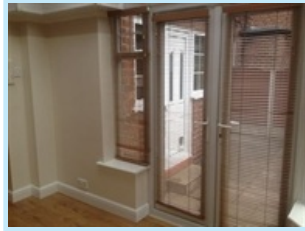
Conservatory

Overview Comments

Open plan with kitchen/dining area



R4.1



R4.2



R4.3

Conservatory - Door

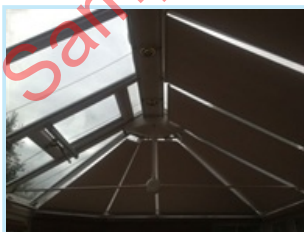
Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R4.D1	Patio Door	UPvc	UPvc	Handle Lock Blinds Venetian	White	White	Good	

Conservatory - Window

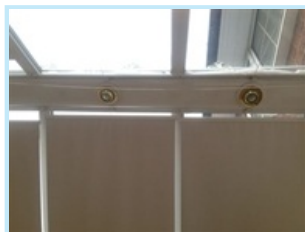
Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R4.W11	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Handle Window Locks	Good	Openers: 2 Surrounding room. All with Venetian blinds (see overview shots)

Conservatory - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R4.CE1	Glass	Recessed Spots		White	Good	Recessed Spotlights: 3 Roller blinds for all panes



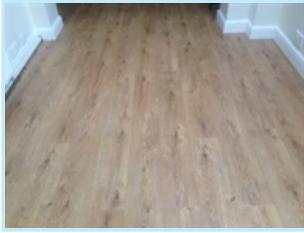
R4.CE1.1



R4.CE1.2

Conservatory - Floor

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R4.FL1	Laminate		Light Brown	Good	As kitchen



R4.FL1.1

Conservatory - Wall

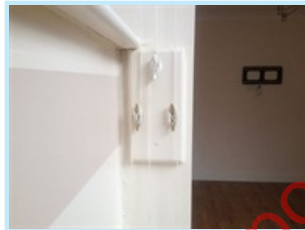
Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R4.WA1	Painted Plaster	Wooden Painted		Magnolia	White	Good	With painted brown border

Conservatory - Fixtures & Fittings

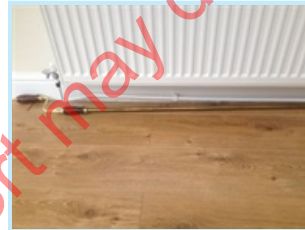
Ref	Item	Qty	Colour	Condition	Comments
R4.FI1	Fuse Switch	1		Good	Handle for opening ceiling windows



R4.FI.1.1



R4.FI.1.2



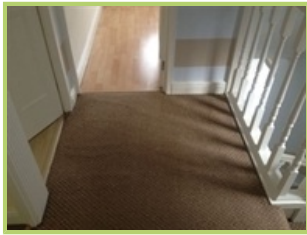
R4.FI.1.3

R4.FI.LS1	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes
R4.FI.P1	Plug Sockets	3		Good	Tested: No Visually Safe: Yes
R4.FI.R1	Radiators	1		Good	

Stairs and landing



R5.1



R5.2



R5.3

Stairs and landing - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R5.WI1	Fixed Panel	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Roller	Good	



R5.WI1.1



R5.WI1.2

Stairs and landing - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R5.CE1	Plaster Painted	Coving See Notes Loft Hatch		White	Good	Decorative light fitting




R5.CE1.1




R5.CE1.2

Stairs and landing - Floor

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R5.FL1	Fitted Carpet		Light Brown	Fair	Worn in stairs and fraying at entrance to bedroom 2



R5.FL1.1



R5.FL1.2

Stairs and landing - Wall

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R5.WA1	Painted Plaster	Wooden Painted		Blue Pale	White	Good	Picture hooks: 2 Brown painted border. Minor marks and scuffs up stair way wall. Stair gate attachment stuck to wall



R5.WA1.1

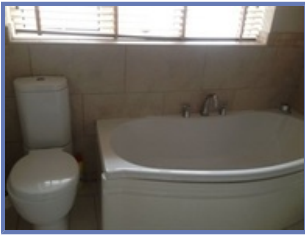


R5.WA1.2

Stairs and landing - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R5.FI1	Fuse Switch	1		Good	
R5.FI.LS1	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes

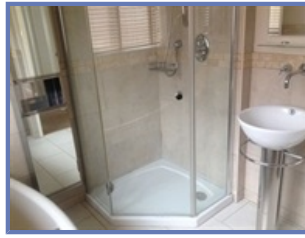
Bathroom/Toilet



R6.1



R6.2



R6.3

Bathroom/Toilet - Door

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R6.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	

Bathroom/Toilet - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R6.WI1	Casement	Double Glazed	UPvc	Tiled	White	Beige	Blinds Venetian Handle Window Locks	Good	Openers: 1 Handle dirty, blinds dusty. Slight mould in corners



R6.WI1.1



R6.WI1.2



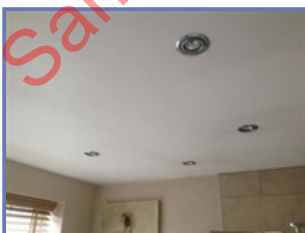
R6.WI1.3



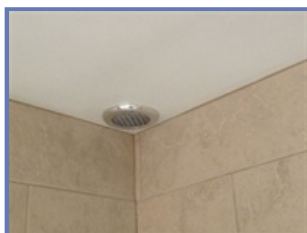
R6.WI1.4

Bathroom/Toilet - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R6.CE1	Plaster Painted	Extractor Fan Recessed Spots		White	Good	Recessed Spotlights: 6



R6.CE1.1



R6.CE1.2

Bathroom/Toilet - Floor

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R6.FL1	Tiles		White	Good	
  <p>R6.FL1.1</p> <p>R6.FL1.2</p>					

Bathroom/Toilet - Wall

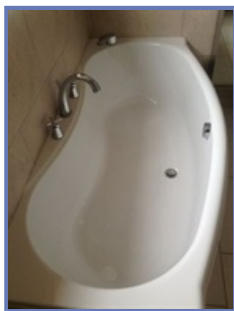
Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R6.WA1	Tiled and Painted Plaster	N/A		Beige	N/A	Good	Tiles are beige with small brown border
  <p>R6.WA1.1</p> <p>R6.WA1.2</p>							

Bathroom/Toilet - Fixtures & Fittings

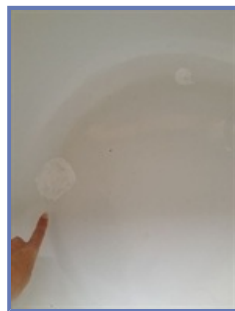
Ref	Item	Qty	Colour	Condition	Comments
R6.FI1	Bath with Shower	1		Good	Mirrored cupboard Slight mould around shower basin seal Bottom of bath is marked x3 (paint)
	Mirror	1			
	Shelving	1			
	Shower Single	1			
	Toilet Roll Holder	1			
	Towel Rail Heated	1			
	Toilet brush with holder	1			



R6.FI.1.1



R6.FI.1.2



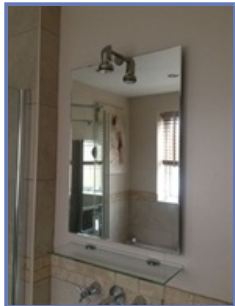
R6.FI.1.3



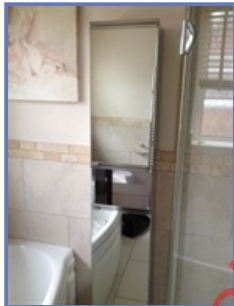
R6.FI.1.4



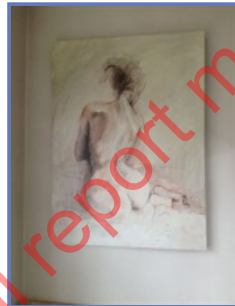
R6.FI.1.5



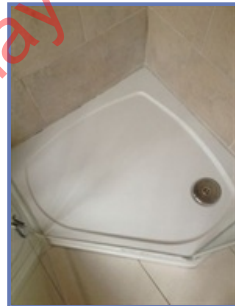
R6.FI.2.1



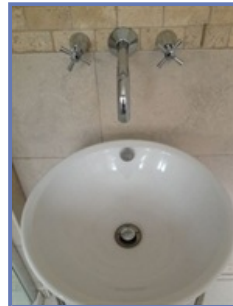
R6.FI.2.2



R6.FI.2.3



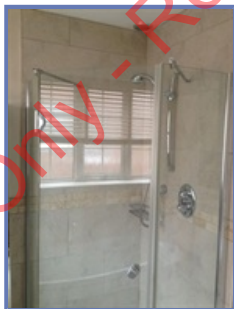
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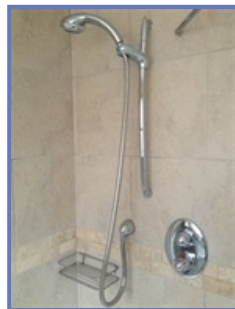
R6.FI.2.5



R6.FI.3.1



R6.FI.3.2



R6.FI.3.3

R6.FI.T1	Toilet	1		Good	
R6.FI.BA1	Basin	1		Good	

Bathroom/Toilet - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R6.FU1	Picture	1		Good	See fixtures and fittings pictures

Bedroom 1 (back)



R7.1



R7.2



R7.3

Bedroom 1 (back) - Door

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R7.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	

Bedroom 1 (back) - Window

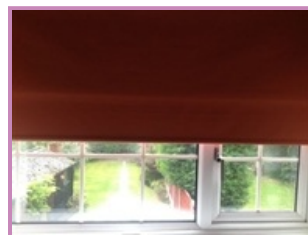
Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R7.WI1	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Roller Curtain Tiebacks Curtains Unlined Handle Window Locks Curtain Pole	Good	Openers: 2 Crack in plaster around window frame



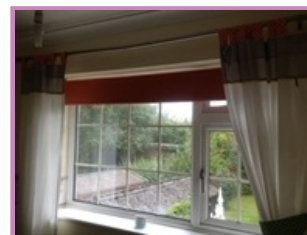
R7.WI1.1



R7.WI1.2




R7.WI1.3




R7.WI1.4

Bedroom 1 (back) - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R7.CE1	Plaster Painted	Light Pendant Coving		White	Good	No shade Large long cracks in ceiling Hook stuck to ceiling



R7.CE1.1



R7.CE1.2

Bedroom 1 (back) - Floor

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R7.FL1	Fitted Carpet		Light Brown	Good	Furniture indentations




R7.FL1.1



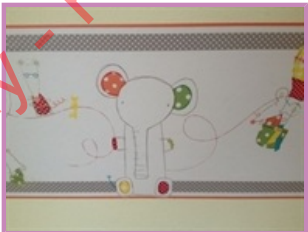
R7.FL1.2

Bedroom 1 (back) - Wall

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R7.WA1	Painted Plaster	Wooden Painted		Yellow	White	Good	Picture hooks: 2 Wallpapered border Uneven area of skirting 2x small chips on right below border in entrance way



R7.WA1.1



R7.WA1.2

Bedroom 1 (back) - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R7.FI1	Shelving	1		Good	
R7.FI.LS1	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes
R7.FI.P1	Plug Sockets	1		Good	Tested: No Visually Safe: Yes
R7.FI.R1	Radiators	1		Good	

Bedroom 1 (back) - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R7.FU1	Wardrobe	1		Good	



R7.FU1.1



R7.FU1.2



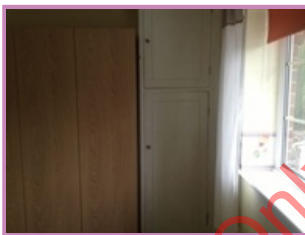
R7.FU1.3



R7.FU1.4

Bedroom 1 (back) - Cupboard

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R7.CE1	Good		Good		Good		Boiler Shelves		Boiler is Vaillant, ecotec pro 24, vuwGB246/3-3



R7.CE1.1



R7.CE1.2



R7.CE1.3



R7.CE1.4

Bedroom 2 (front right)



R8.1



R8.2



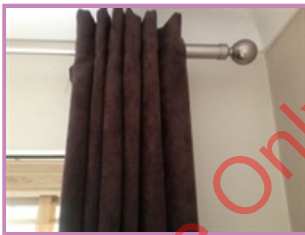
R8.3

Bedroom 2 (front right) - Door

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R8.D1	Single Door	Wooden Painted	Wooden Painted	Coat Hook Handle	White	White	Good	

Bedroom 2 (front right) - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R8.W11	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Curtains Lined Handle Window Locks Curtain Pole	Good	Openers: 2 Large cracks around frame and sill. Mould in seals



R8.W11.1



R8.W11.2



R8.W11.3



R8.W11.4

Bedroom 2 (front right) - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R8.CE1	Plaster Painted	Coving See Notes		White	Good	Decorative light fitting


Bedroom 2 (front right) - Floor

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R8.FL1	Laminate		Light Brown	Good	
					
	R8.FL1.1		R8.FL1.2		

Bedroom 2 (front right) - Wall

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R8.WA1	Painted Plaster	Wooden Painted		Magnolia	White	Good	Screws and nails: 1 1x beige wall Minor marks and scuffs throughout particularly to left of wardrobe
							
	R8.WA1.1		R8.WA1.2				

Bedroom 2 (front right) - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R8.FI1	Cabling	1		Good	
	Phone Socket	1			
	TV Socket	1			
					
	R8.FI.1.1		R8.FI.1.2		R8.FI.1.4
R8.FI.LS1	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes
R8.FI.P1	Plug Sockets	1		Good	Tested: No Visually Safe: Yes
R8.FI.R1	Radiators	1		Good	

Bedroom 2 (front right) - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R8.FU1	Wardrobe	1		Good	



R8.FU1.1



R8.FU1.2



R8.FU1.3

Bedroom 3 (front left)

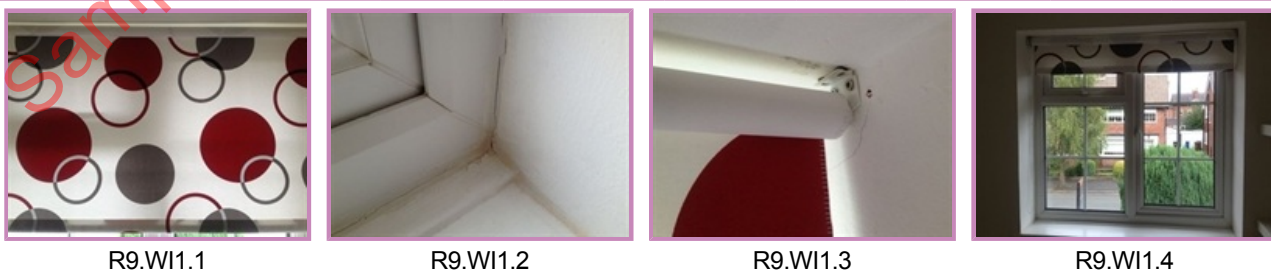


Bedroom 3 (front left) - Door

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R9.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	

Bedroom 3 (front left) - Window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R9.WI1	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Roller Handle Window Locks	Good	Openers: 2 Roller fixture is loose right hand side



Bedroom 3 (front left) - Ceiling

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R9.CE1	Plaster Painted	Coving See Notes		White	Good	Decorative light fitting

Bedroom 3 (front left) - Floor

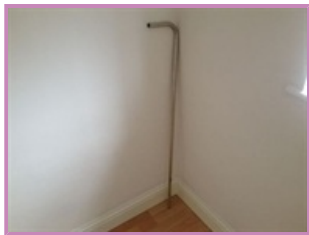
Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R9.FL1	Laminate		Light Brown	Good	

Bedroom 3 (front left) - Wall

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R9.WA1	Painted Plaster	Wooden Painted		White	White	Good	Holes from previous fixtures: 2 Paint patchy at lower levels

Bedroom 3 (front left) - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R9.FI1	Shelving	1		Good	TV socket in cupboard
	TV Socket	1			



R9.FI.1.1



R9.FI.1.2

R9.FI.LS1	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes
R9.FI.P1	Plug Sockets	1		Good	Tested: No Visually Safe: Yes
R9.FI.R1	Radiators	1		Good	

Bedroom 3 (front left) - Cupboard

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R9.CE1	Good		Good		Good				



R9.CE1.1



R9.CE1.2



R9.CE1.3

Garage

Overview Comments

No key to garage but can see through windows it is empty with a few miscellaneous paints etc



R10.1

Declaration

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signed on behalf of the landlord.....
Signature.....
Print Name.....
Date / /

Agent/Inventory Clerk.....
Signature.....
Print Name.....
Date / /

Sample Only - Real report may differ in content and style

To be read and signed when there is no Accompanied Check In.

- I / we the undersigned agree that I / we have received a copy of this Inventory and Schedule of Condition of the property and understand that unless written comments of any discrepancies are made in writing to the letting agent not later than 7 working days after the date hereof, it will be agreed that the Inventory and Schedule of Condition is a correct record.
- It is imperative that you check through the content of the Inventory and Schedule of Condition for the property and record any damage, scratches, marks etc to decorations, carpets, curtains, fixture and fittings and also record any missing items.
- Unless your comments are adequately recorded and sent to the letting agent within 7 working days of the date of the let, the document signed at the office will be treated as being a correct record of the property.
- Clearly, it is in your best interest to do this in order to protect your deposit and any comments received after 7 days WILL NOT BE ACCEPTED.
- This signed copy will be held by the letting agent and your copy will be emailed directly to you for printing and checking. If you require a hard copy printing please confirm this in writing to the letting agent immediately.

Signed by Tenant (1): _____

Signed by Tenant (2): _____

Signed by Tenant (3): _____

Signed by Tenant (4): _____

Date: _____

To be signed on Accompanied Check in or Tenant's acceptance / submission of condition.

The foregoing inventory has been checked by the undersigned, with the amendments and additional notes (if any) made as necessary in black ink, and is submitted as evidence of the condition of the property at the commencement of the tenancy.

Signed by Tenant (1): _____

Signed by Tenant (2): _____

Signed by Tenant (3): _____

Signed by Tenant (4): _____

Date: _____