

Inventory & Schedule of Condition



ROSEMOND
INVENTORY & CLEANING SERVICES

020 8248 5216

team@rosemondservices.co.uk

Property inspected by Clerky Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

**November
27th 2020**

Contents

Notes 3

Disclaimers 5

Areas 6

 Schedule of Condition 6

 Keys 8

 Smoke & Carbon Monoxide Alarms 9

 Meter Readings 10

 Consumer Unit / Fusebox 12

 Heating Control 13

 Exterior Front 14

 Entrance / Hallway 16

 Lounge 24

 Kitchen 36

 Bedroom 2 50

 Bedroom 1 Master 59

 Bathroom 74

 En Suite 87

 Airing cupboard 99

 Storage 101

Manuals / Certificates	102
Declaration	103

Notes

CHECK OUT INFORMATION FOR TENANTS

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

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

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

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

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

PREPARING THE PROPERTY FOR CHECK-OUT

1. All of your personal belongings must be removed from the property prior to the Check-Out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
2. All items, including furniture and kitchen items, must be returned to their original Inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
3. Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
4. The property must be thoroughly cleaned throughout before the Check-Out. You will not be allowed to return to the property to finish off the cleaning after the Check-Out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning. You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable), kitchen units and appliances, sanitaryware – especially limescale staining.

5. If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
6. If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
7. If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
8. All rubbish must be removed from inside and outside of the property, including the dustbins. If rubbish is left, then a removal charge may be charged.
9. It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
10. Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the flooring for example, with an iron burn or cigarette burn.
11. Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds, mattresses and similar items will be checked against the Inventory Report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the item of furniture for example, with a heavy stain or cigarette type burn or if scratches or ringmarks have been left on polished furniture.
12. Curtains and linen must be laundered or dry cleaned before Check-Out, or once again, charges may apply.
13. Kitchen appliances, equipment and utensils will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
14. Appliance manuals must be left in the property at the Check-Out or you may be charged a replacement cost.
15. Sanitaryware will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.
16. If your Tenancy agreement states you must maintain the garden then the garden must be kept in a tidy condition – including mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the Inventory Report and seasonal variations will be taken into account at Check-Out. If the garden is found to be untidy, professional gardening charges may apply.

Disclaimers

DISCLAIMER

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

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

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

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

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

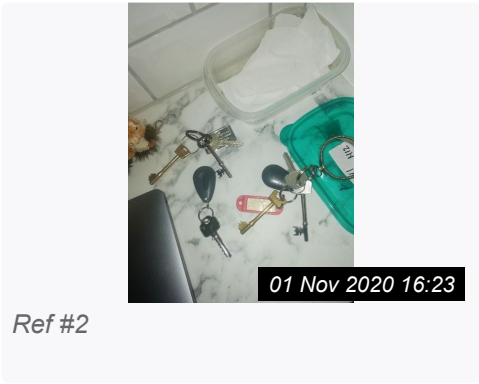
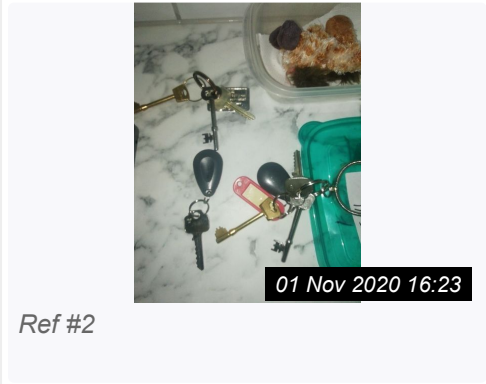
The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within an Inventory Report compiled by Rosemond Services stating 'FFR label seen' should not be interpreted to mean that the item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

1. SCHEDULE OF CONDITION		
Item	Condition	Additional Comments
1.1 General cleanliness	Good, clean decorative order; Cleaned to a high domestic standard	
1.2 Odours	Good	
1.3 Bathroom and cloakroom		
1.4 Ø Bath	Good, clean decorative order	
1.5 Ø Basin	Good, clean decorative order	
1.6 Ø WC	Good, clean decorative order	
1.7 Ø Shower	Good, clean decorative order	
1.8 Ceilings	Good, clean decorative order	
1.9 Flooring	Brand New Carpets ; Appears to be new flooring throughout	
1.10 Kitchen area		
1.11 Ø Extractor	Good, clean decorative order	

1. SCHEDULE OF CONDITION (CONT.)		
1.12 Ø Hob	Numerous marks and scratches	
1.13 Ø Oven	Cleaned to a professional standard	
1.14 Ø Sink	Cleaned to a high domestic standard	
1.15 Ø Units	Good clean decorative order; Defect noted as per inventory	
1.16 Ø Worktops	Good clean decorative order	
1.17 Radiators	Good clean decorative order - fair wear & tear	
1.18 White goods		
1.19 Ø Fridge freezer	Cleaned to a professional standard	
1.20 Ø Washing machine	As per inventory	
1.21 Ø Dishwasher	Cleaned to a professional standard	
1.22 Walls	Numerous light marks mid to low level - fair wear & tear ; No damage	
1.23 Windows	All in good, working order; As per inventory	

1. SCHEDULE OF CONDITION (CONT.)		
1.24 Woodwork	Condition consistent with use	

2. KEYS		
Item	Description	Additional Comments
2.1 Yale key	3x	
2.2 Household Mortice Key	4x	
2.3 Window Lock Keys	As per inventory	
2.4 Fob	2x	



3. SMOKE & CARBON MONOXIDE ALARMS

Item	Location	Test Result	Additional Comments
3.1 Smoke Alarm(s)	Hallway	Working	
3.2 Heat Alarm	Hallway	Working	
3.3 Carbon Monoxide Alarm(s)	Kitchen	Working	
3.4 Warden Alarm	-Bathroom -EnSuit -Lounge -Bedroom 1	Not tested Not tested Not tested Not tested	



Ref # 3.3

01 Nov 2020 16:19



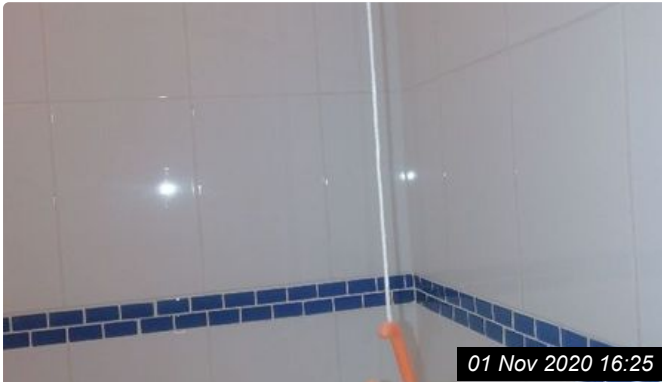
Ref # 3.3

01 Nov 2020 16:20



Ref # 3.4

01 Nov 2020 16:25

3. SMOKE & CARBON MONOXIDE ALARMS (CONT.)

Ref # 3.4



Ref # 3.4



Ref # 3.4

4. METER READINGS

Item	Serial Number	Reading	Additional Comments
4.1 Electric Meter	Location: Airing Cupboard Serial No: S75E 15681	52995	
4.2 Gas Meter	Location: Corner unit LHS of sink Serial No: G4 A05 46303 0001	14689	

4. METER READINGS (CONT.)



Ref # 4.1 - 52995



Ref # 4.1



Ref # 4.1



Ref # 4.1



Ref # 4.2



Ref # 4.2

4. METER READINGS (CONT.)



Ref # 4.2



Ref # 4.2

5. CONSUMER UNIT / FUSEBOX

Item	Description	Condition	Additional Comments
5.1 Fusebox	In airline cupboard	All in good, working order	



Ref #5

6. HEATING CONTROL			
Item	Description	Condition	Additional Comments
6.1 Boiler	Kitchen; Unit above worktop RHS of sink	All in good, working order	
6.2 Thermostat	Livingroom	Not tested	



Ref # 6.2

7. EXTERIOR FRONT			
Item	Description	Condition	Additional Comments
7.1 Door	Dark wooden door w/ ; Brass letterbox ; Brass Door knob ; Brass Yale lock, ; Chubb; lock; Number 11; 2x spy holes	Numerous marks and scratches; - Fair, wear & tear Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear	
7.2 Porch	1x Brass door bell ; 1x Brass spotlight ; White shelving unit ; 1x Mat	All in good, working order - Tarnished ; All in good, working order - Tarnished ; Good clean decorative order; Good used condition	
 Ref #7			

7. EXTERIOR FRONT (CONT.)



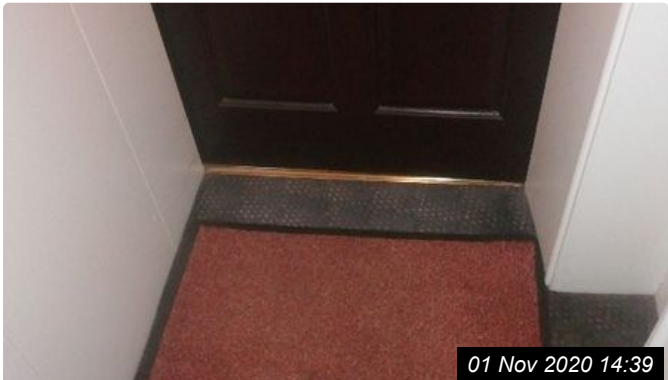
Ref # 7.1



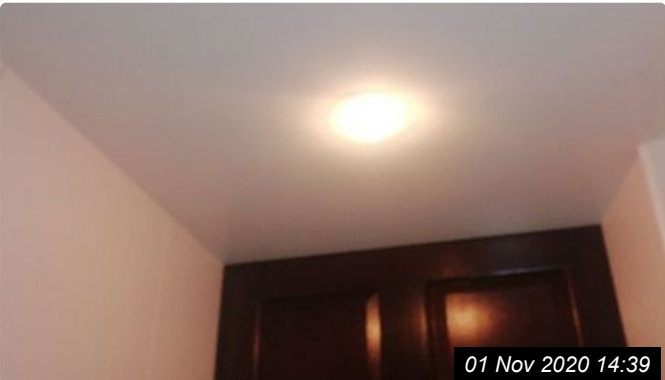
Ref # 7.1



Ref # 7.1



Ref # 7.2



Ref # 7.2



Ref # 7.2

7. EXTERIOR FRONT (CONT.)

Ref # 7.2

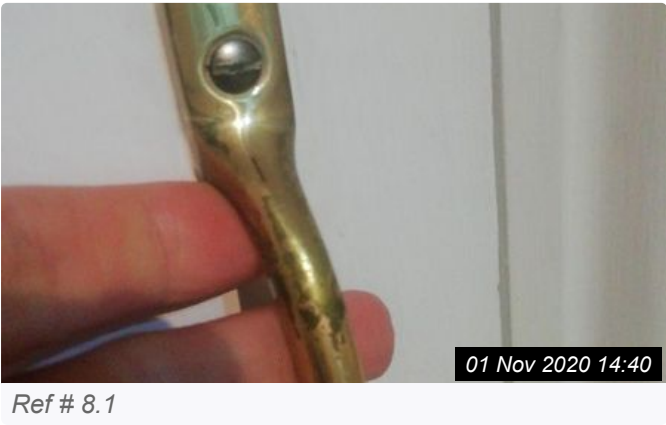
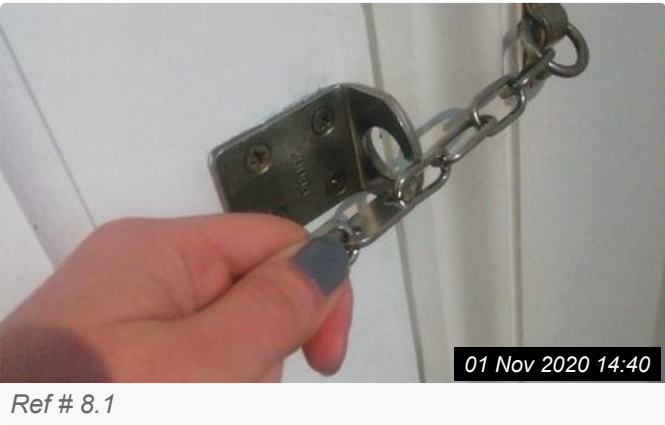
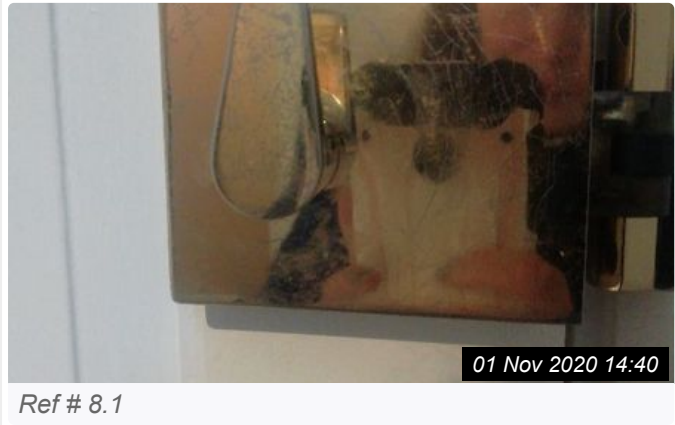
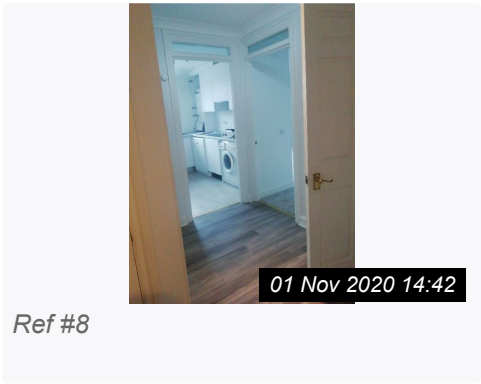
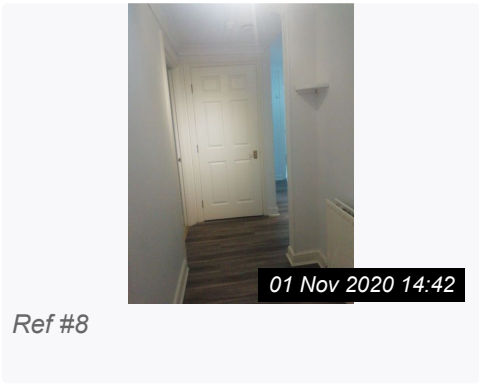
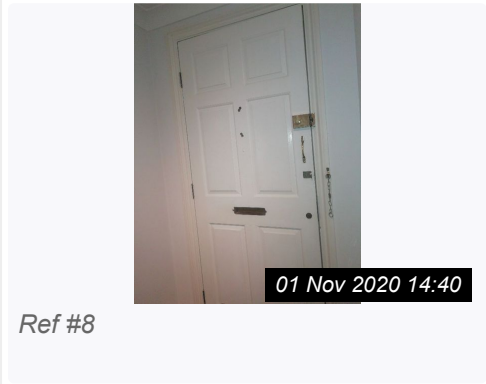
8. ENTRANCE / HALLWAY

Item	Description	Condition	Additional Comments
8.1 Door	White painted door with ; Brass handle ; Brass Yale ; Silver effect chain; Brass Chubb ; 2x Brass spy holes	Good used condition ; Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear; Scratched and tarnished - Fair, wear & tear	
8.2 Door Frame	White painted	Defects painted over; In good, clean decorative order	

8. ENTRANCE / HALLWAY (CONT.)			
8.3 Ceiling	White painted Artex with coving; 1x heat sensor ; 1x smoke alarm	Excellent condition	
8.4 Lighting	2x Brass effect based spotlights 3x blubs	All in good, working order	
8.5 Walls	White painted	Lightly scuffed and marked mid to low level around the front door entrance Brown marks LHS low level by front door Small chips on corner by built in cupboard Light scuffed and marked mid to low level	
8.6 Skirting	White painted;	Good, clean decorative order; Low level of dust in some places	
8.7 Switches / Sockets	Switches - plastic as fitted; Sockets- plastic as fitted	Slightly discoloured; All in good, working order; Good, clean decorative order	
8.8 Heating	White radiator	Appears in good condition - fair, wear & tear	
8.9 Flooring	Wooden laminate w/ brown mat	The floor appears newly decorated	

8. ENTRANCE / HALLWAY (CONT.)

8.10 Additional Items / Information	Ornate rose tinted arched mirror White painted shelf for keys ; Door bell receiver	silvering around 2x mirror screws ; Good clean decorative order; Appears freshly painted	
-------------------------------------	--	--	--



8. ENTRANCE / HALLWAY (CONT.)



01 Nov 2020 14:40

Ref # 8.2



01 Nov 2020 14:41

Ref # 8.2



01 Nov 2020 14:41

Ref # 8.2



01 Nov 2020 14:43

Ref # 8.3



01 Nov 2020 14:44

Ref # 8.3



01 Nov 2020 14:44

Ref # 8.3

8. ENTRANCE / HALLWAY (CONT.)



Ref # 8.4



Ref # 8.4



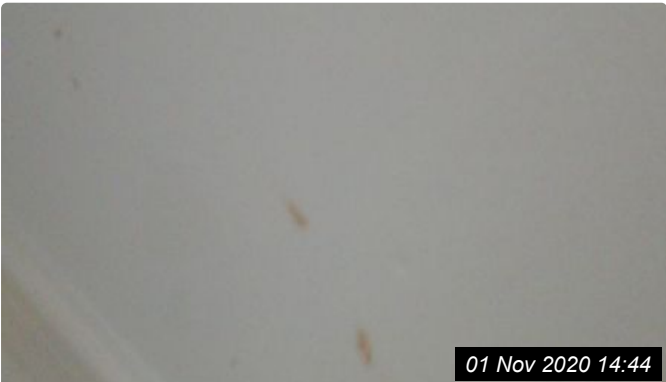
Ref # 8.4



Ref # 8.5



Ref # 8.5



Ref # 8.5

8. ENTRANCE / HALLWAY (CONT.)



01 Nov 2020 14:51

Ref # 8.6



01 Nov 2020 14:51

Ref # 8.6



01 Nov 2020 14:52

Ref # 8.6



01 Nov 2020 16:21

Ref # 8.6



01 Nov 2020 14:52

Ref # 8.7



01 Nov 2020 14:52

Ref # 8.7

8. ENTRANCE / HALLWAY (CONT.)



Ref # 8.7



Ref # 8.8



Ref # 8.8



Ref # 8.9

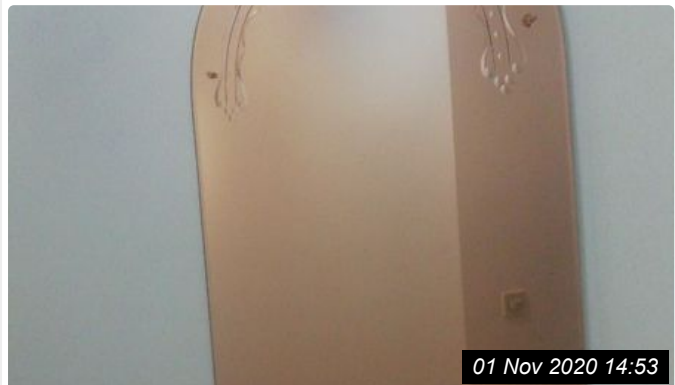


Ref # 8.9



Ref # 8.9

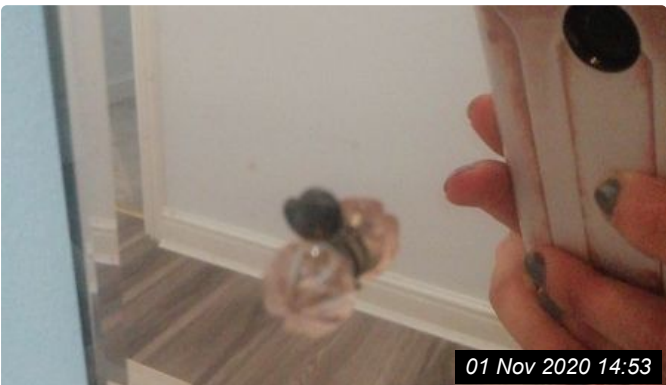
8. ENTRANCE / HALLWAY (CONT.)



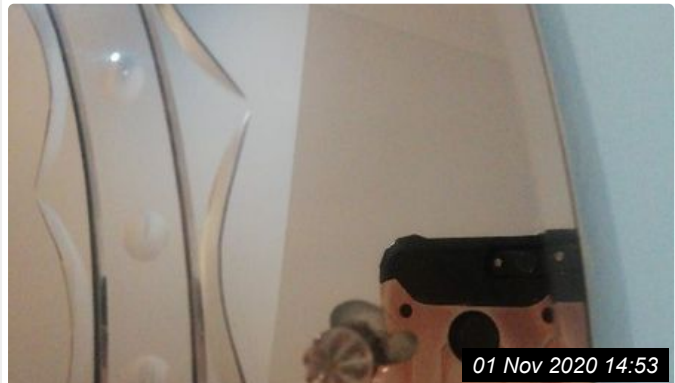
Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10

9. LOUNGE			
Item	Description	Condition	Additional Comments
9.1 Door	White panelled door w/ brass handles	Numerous light marks and chips to the bottom of door ; Scratched and tarnished handle ; Fair wear and tear	
9.2 Door Frame	White painted with transom window	Numerous light marks and chips - fair, wear & tear	
9.3 Ceiling	White artex and coving	Excellent condition	
9.4 Lighting	2x beige Chandelier lights	All in good, working order; Good clean decorative order	

9. LOUNGE (CONT.)			
9.5 Walls	White painted	Wall with Bell receiver Defects painted over Lightly marked in places mid to low level Fair wear and tear LHS wall with single window Hairline crack under window Dash marks LHS of window 4x nail holes which have been filled and painted over Light mark mid level towards end of wall Fair wear and tear Far wall with 3x windows 2x blue marks under window Light scuff marks under window Dash marks RHS of window RHS Wall Light mark LHS of socket Few cobwebs Painted over defect at end by door	
9.6 Skirting	White painted wooden; Brass doorstop	Good clean decorative order	
9.7 Window(s) / Sill	1x small dark varnished wood w/ brass handles and fixtures; 1x large dark varnished large window w/ brass handles and fixtures; White painted window sill ; White painted reveal	All in good, working order; Numerous marks and scratches; Scratched and tarnished; Chipped and marked in places; Considerably worn high level of large window	

9. LOUNGE (CONT.)

9.8 Curtains	1 pair of long cream drapes; 1 pair of 3/4 cream drapes; 2pairs of curtain ties ; 4x brass hooks; White pulley on small curtain	Cleaned to an acceptable standard; Cleaned to an acceptable standard; Appears in good condition; Appears in good condition	
9.9 Switches / Sockets	White plastic as fitted inc dimmer switch	Good condition, some discoloration to TV shocked Crack to dimmer switch	
9.10 Heating	White radaiator	Good used condition	
9.11 Flooring	Grey	Brand New	
9.12 Intercom w/ warden alarm	White: Tonstall	All in good, working order	



01 Nov 2020 14:54

Ref #9



01 Nov 2020 14:54

Ref #9

9. LOUNGE (CONT.)



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1

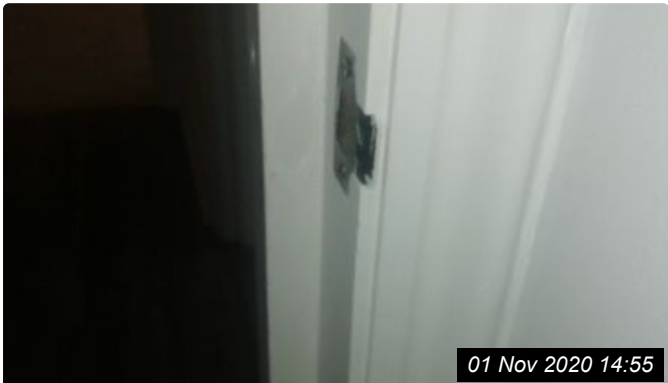


Ref # 9.1



Ref # 9.2

9. LOUNGE (CONT.)



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.3

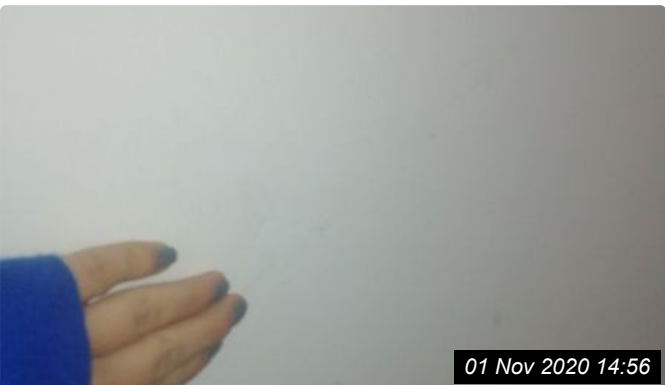


Ref # 9.4

9. LOUNGE (CONT.)



Ref # 9.4



Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.5

9. LOUNGE (CONT.)



Ref # 9.5



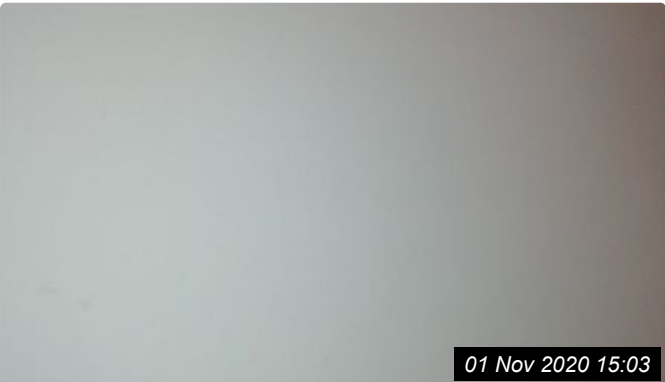
Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.5



Ref # 9.6

9. LOUNGE (CONT.)



Ref # 9.6



Ref # 9.6



Ref # 9.7



Ref # 9.7



Ref # 9.7



Ref # 9.7

9. LOUNGE (CONT.)



Ref # 9.7



Ref # 9.7



Ref # 9.7



Ref # 9.7



Ref # 9.7



Ref # 9.7

9. LOUNGE (CONT.)



Ref # 9.7



Ref # 9.7



Ref # 9.7



Ref # 9.7



Ref # 9.8



Ref # 9.8

9. LOUNGE (CONT.)



Ref # 9.8



Ref # 9.8



Ref # 9.8



Ref # 9.8



Ref # 9.8



Ref # 9.9

9. LOUNGE (CONT.)



Ref # 9.9



Ref # 9.9



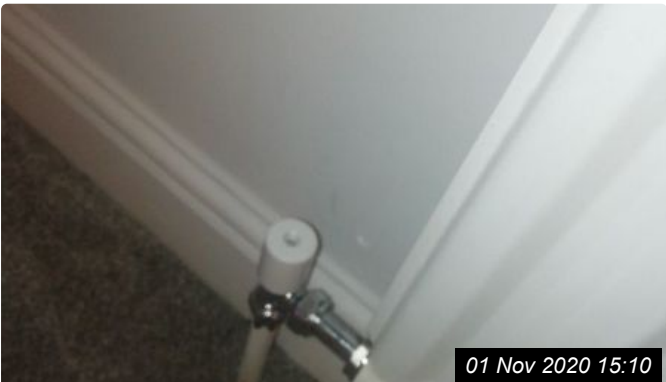
Ref # 9.9



Ref # 9.10



Ref # 9.10



Ref # 9.10

9. LOUNGE (CONT.)

Ref # 9.10



Ref # 9.11



Ref # 9.12

10. KITCHEN

Item	Description	Condition	Additional Comments
10.1 Ceiling	White Artex with coving	Hairline crack across ceiling by light ; Hairline crack to coving LHS of door frame	
10.2 Lighting	Brass bar spotlight 4x bulbs ; Lights under units	All in good, working order; All in good, working order	
10.3 Walls	Part tiles ; Part white painted ; Brass picture hook	Discoloured grout in areas; Appears in good condition	
10.4 Plinths	Siliver wooden	Appears in good condition	

10. KITCHEN (CONT.)			
10.5 Window(s) / Sill	Dark varnished wood; 2x Brass handles ; Brown vent	Numerous marks and scratches - Fair, wear & tear ; Scratched and tarnished - fair, were & tear; Screw top LHS; Didn't test to open	
10.6 Switches / Sockets	White plastic as fitted	Discoloured switch ; Sockets have labels	
10.7 Flooring	Light wooden laminate	2x gaps at the end of plank by sink ; Appears newly decorated	
10.8 Kitchen units	LHS of wall Fridge Freezer Cupboard above FF Cupboard above oven 2x draws below oven Above the work top LHS 3x doors - 2x cupboards Below the work top 4x draws - cutlery tray 1x grey plastic 1 x cupboard in corner with meter 1x joint under sink hinge lose 1x under oven 2x RHS of washing machine RHS Boilder 3x cupboards	All in good, working order; 1x joint under sink hinge lose; Good clean decorative order	

10. KITCHEN (CONT.)			
10.9 Extractor Fan	Stainless Steel	All in good, working order	
10.10 Hob	Integrated NEFF	Numerous marks and scratches; Power seen	
10.11 Oven	Stainless Steel; - NEFF	Appears in good condition; Cleaned to a professional standard	
10.12 Worktop(s)	Grey marble effect	Appears in good condition; Sticky under washing machine	
10.13 Sink	Stainless steel with mixer tap	All in good, working order; Limescale marks	
10.14 Fridge / freezer	Built in caple cool ; White	Cleaned to an acceptable standard; Dirt in seal; Freezer - Scratched to top; Crack to top draw	
10.15 Washing Machine	Bosh	Good condition, some discoloration; Rim need cleaning ; Soap draw was residue of soap	
10.16 Dishwasher	BOSCH	Good condition, some discoloration	
10.17 Additional Items / Information	White kettle; Fire blanket and fire safety in home manual ; Carbon dioxide alarm	good used condition; Not tested ; Not tested	

10. KITCHEN (CONT.)			
10.18 Door Frame	White painted wooden	Defects painted over	
 01 Nov 2020 15:22 Ref #10			
 01 Nov 2020 15:23 Ref # 10.1	 01 Nov 2020 15:23 Ref # 10.1	 01 Nov 2020 15:42 Ref # 10.1	

10. KITCHEN (CONT.)



Ref # 10.2



Ref # 10.2



Ref # 10.2



Ref # 10.2



Ref # 10.3



Ref # 10.3

10. KITCHEN (CONT.)



Ref # 10.3



Ref # 10.3



Ref # 10.4



Ref # 10.4

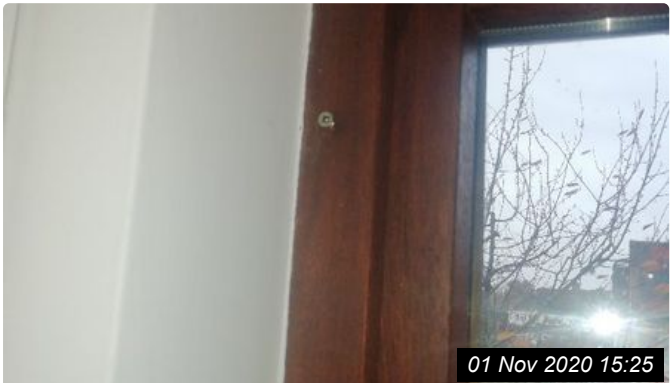


Ref # 10.4



Ref # 10.5

10. KITCHEN (CONT.)



Ref # 10.5



Ref # 10.5



Ref # 10.5



Ref # 10.5



Ref # 10.6



Ref # 10.6

10. KITCHEN (CONT.)



Ref # 10.7



Ref # 10.7



Ref # 10.7



Ref # 10.7



Ref # 10.7



Ref # 10.8

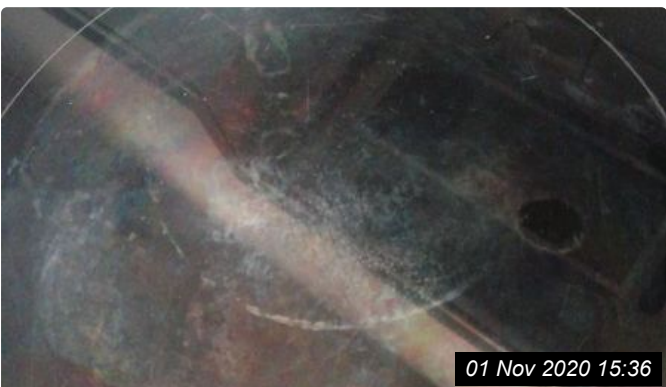
10. KITCHEN (CONT.)



Ref # 10.9



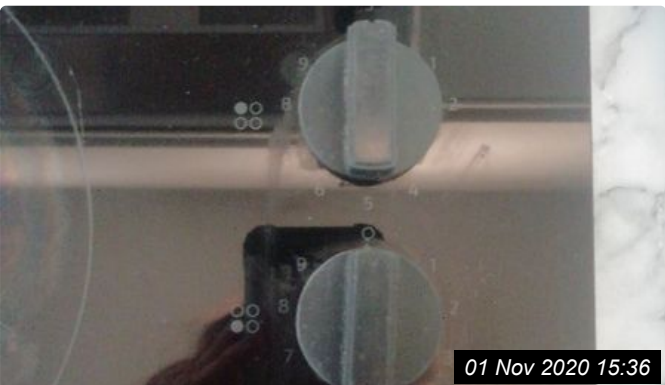
Ref # 10.10



Ref # 10.10



Ref # 10.10



Ref # 10.10



Ref # 10.10

10. KITCHEN (CONT.)



Ref # 10.11



Ref # 10.11



Ref # 10.11



Ref # 10.11



Ref # 10.12



Ref # 10.12

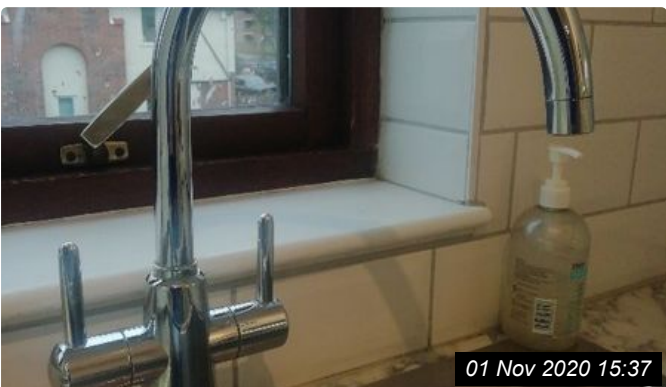
10. KITCHEN (CONT.)



Ref # 10.12



Ref # 10.13



Ref # 10.13



Ref # 10.13



Ref # 10.13



Ref # 10.14

10. KITCHEN (CONT.)



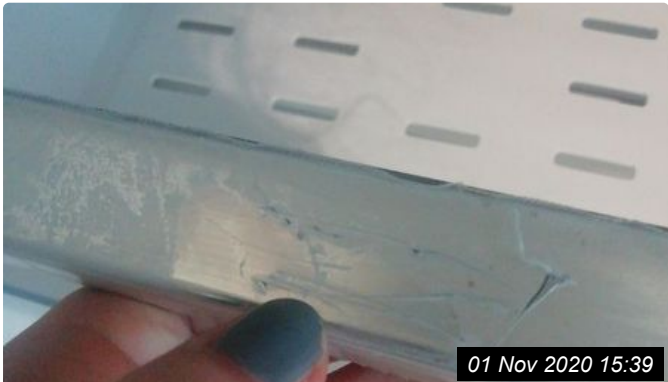
Ref # 10.14



Ref # 10.14



Ref # 10.14



Ref # 10.14



Ref # 10.14

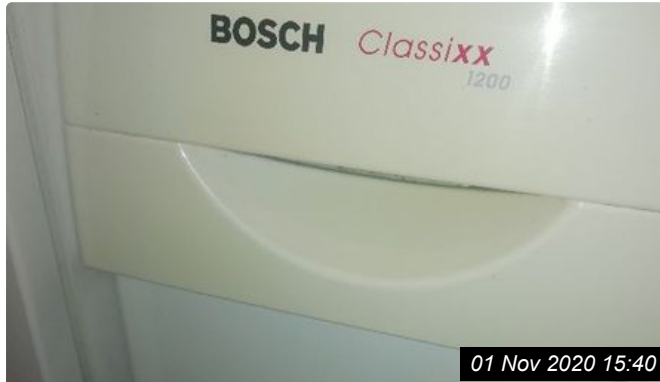


Ref # 10.14

10. KITCHEN (CONT.)



Ref # 10.14



Ref # 10.15



Ref # 10.15



Ref # 10.15



Ref # 10.15

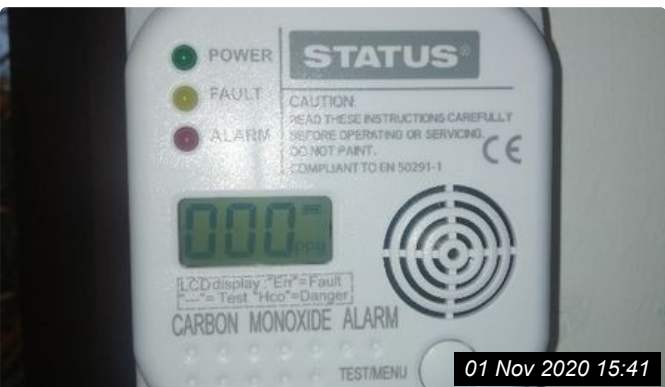


Ref # 10.16

10. KITCHEN (CONT.)



Ref # 10.16



Ref # 10.17



Ref # 10.17



Ref # 10.17



Ref # 10.17



Ref # 10.18

10. KITCHEN (CONT.)

Ref # 10.18

11. BEDROOM 2

Item	Description	Condition	Additional Comments
11.1 Door	White painted wooden door w/ chrome handles	2x screw holes ; Low level marks ; Scratched and tarnished; haneles	
11.2 Door Frame	White painted wooden w/ transom	Defects painted over	
11.3 Ceiling	White artex with coving	Excellent condition	
11.4 Lighting	1x Brass Chandelier with glass flower lampshade	All in good, working order; Good clean decorative order	
11.5 Walls	White painted	Light marks low level	

11. BEDROOM 2 (CONT.)			
11.6 Skirting	White painted	Numerous light marks; Fair wear and tear	
11.7 Window(s) / Sill	1x Dark varnished wood with brass handles; White wooden sill ; White painted reveal	Numerous marks and scratches - fair wear & tear; Light marks and scratches; Discoloured in areas	
11.8 Curtains	3/4 cream curtains ; 2x curtain ties ; 2x brass hooks ; White rail	Condition consistent with use; Condition consistent with use; Appears in good condition; Slightly discoloured	
11.9 Switches / Sockets	Dimmer switch	Discoloured switch and tv sockets	
11.10 Heating	white radiator	Appears in good condition	
11.11 Flooring	Grey carpet	Brand New	
11.12 Built-in Wardrobe	Mirror front siding doors ; White shelves 5x ; 1 long shelf ; 1 rail; Coat hangers ; Skirting	Numerous light marks and chips; to wood ; Marks to walls ; Hairline cracks high level Discoloured in skirting	

11. BEDROOM 2 (CONT.)



01 Nov 2020 16:09

Ref #11



01 Nov 2020 16:18

Ref #11



01 Nov 2020 16:10

Ref # 11.1



01 Nov 2020 16:10

Ref # 11.1



01 Nov 2020 16:10

Ref # 11.1

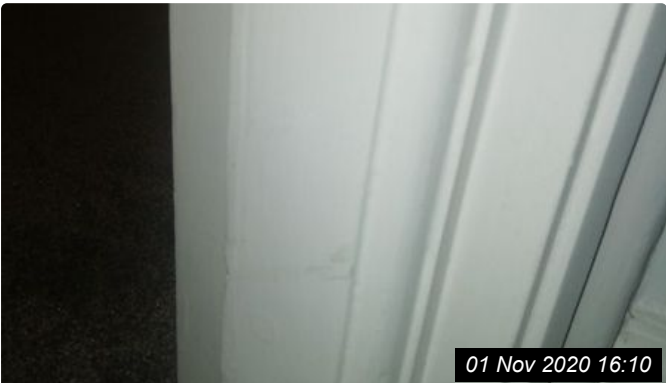
11. BEDROOM 2 (CONT.)



Ref # 11.1



Ref # 11.2



Ref # 11.2



Ref # 11.3



Ref # 11.4

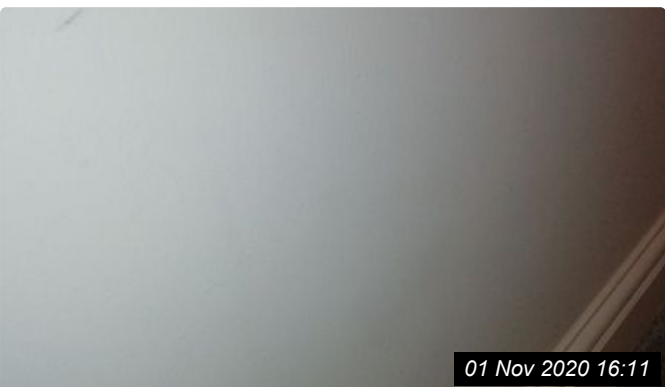


Ref # 11.5

11. BEDROOM 2 (CONT.)



Ref # 11.5



Ref # 11.5



Ref # 11.5



Ref # 11.5

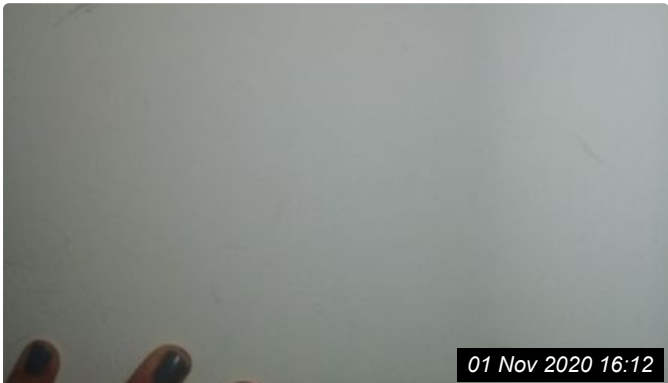


Ref # 11.5



Ref # 11.5

11. BEDROOM 2 (CONT.)



Ref # 11.5



Ref # 11.5



Ref # 11.6



Ref # 11.6



Ref # 11.7



Ref # 11.7

11. BEDROOM 2 (CONT.)



Ref # 11.7



Ref # 11.7



Ref # 11.7



Ref # 11.8



Ref # 11.8



Ref # 11.8

11. BEDROOM 2 (CONT.)



Ref # 11.9



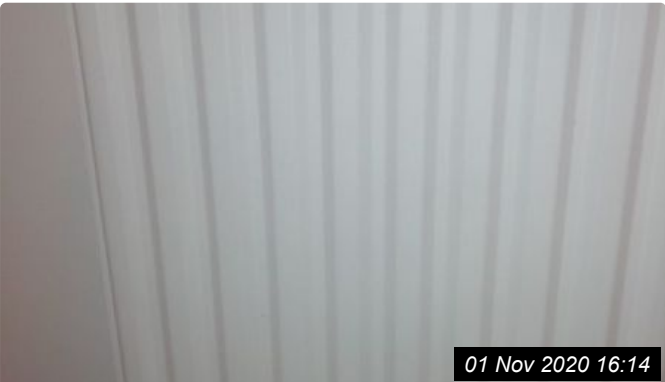
Ref # 11.9



Ref # 11.9



Ref # 11.9



Ref # 11.10



Ref # 11.11

11. BEDROOM 2 (CONT.)



Ref # 11.12



Ref # 11.12



Ref # 11.12



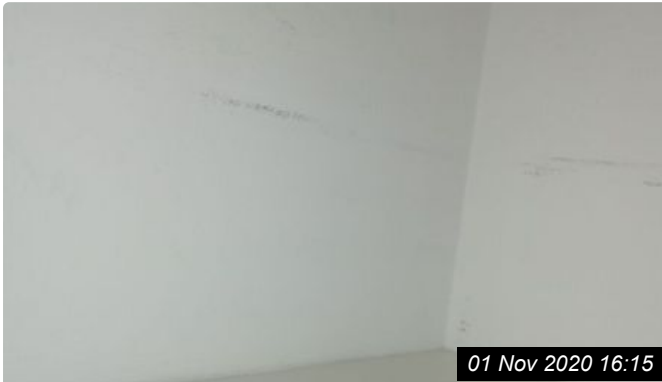
Ref # 11.12



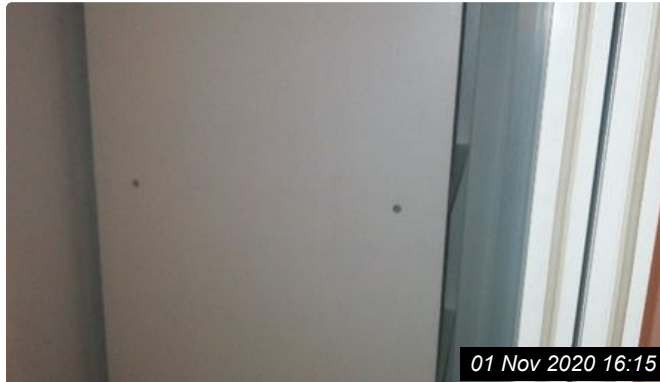
Ref # 11.12



Ref # 11.12

11. BEDROOM 2 (CONT.)

Ref # 11.12



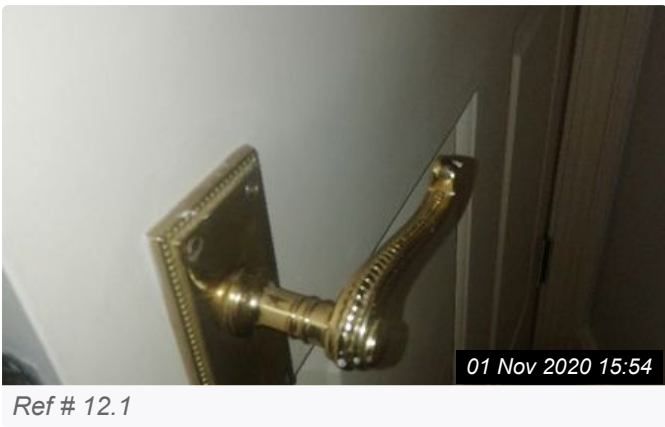
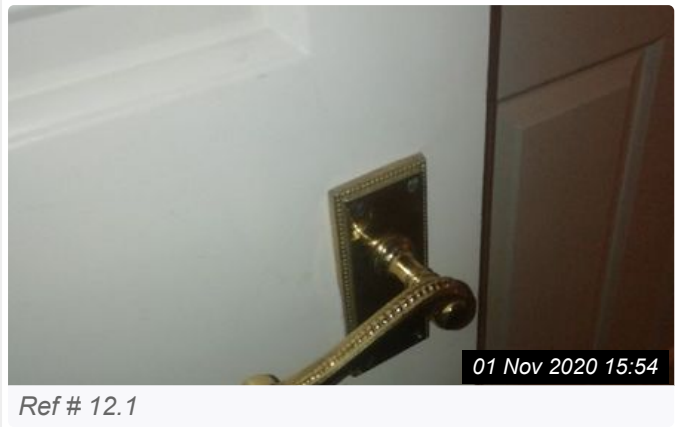
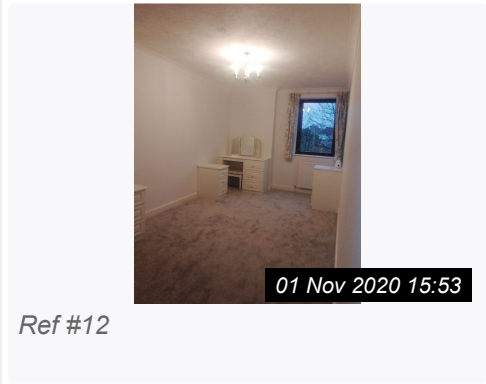
Ref # 11.12

12. BEDROOM 1 MASTER

Item	Description	Condition	Additional Comments
12.1 Door	White painted wooden door w chrome handle; white plastic coat hook	Appears in good condition; Scratched and tarnished handle	
12.2 Door Frame	White painted wooden	Appears in good condition	
12.3 Ceiling	White Artex with coving	Excellent condition	
12.4 Lighting	1x Brass Chandelier - different bulbs	All in good, working order	

12. BEDROOM 1 MASTER (CONT.)			
12.5 Walls	White painted	Light marks and scratches low level throughout - fair, wear & tear ; Small dent LHS of window ; Defects painted over; Hand print by dresser	
12.6 Skirting	White skirting with chrome and brass doorstop	Appears in good condition	
12.7 Window(s) / Sill	Dark varnished wood with chrome	Numerous light marks and chips; Fair, wear & tear Scratched and tarnished; Fair, wear & tear	
12.8 Curtains	Water-washed floral pattern	Good clean decorative order	
12.9 Switches / Sockets	White plastic as fitted	Discoloured light switch; TV socket	
12.10 Heating	White radiator	Appears in good condition	
12.11 Flooring	Grey carpet	Brand New; 2 small brown marks middle of room	
12.12 Furniture/Item	White wooden dresser with mirror and draws + chair to match curtains; White wooden bedside cabin fixed on wall; White wooden bedside; White wooden cabin - 1x cupboard and 3x draws	Appears in good condition; Numerous light marks; Chips to laminate on top, chips low level; Chips to laminate on top, chips low level; Chips to laminate on top, chips low level	

12. BEDROOM 1 MASTER (CONT.)			
12.13 Built-in Wardrobe	Mirror sliding doors ; White sleveing unit ; Light and switch ; Chrome rail ; Wooden skirting	Dark reveal of door ; Light and switch work ; Numerous marks and scratches; Discoloured in skirting	
12.14 Accessories	Defuser	Not tested	



12. BEDROOM 1 MASTER (CONT.)



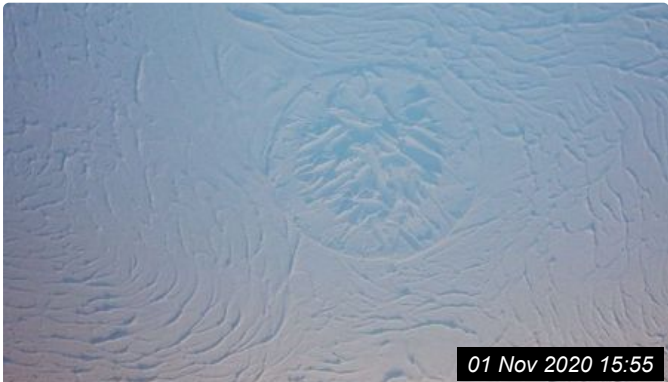
Ref # 12.1



Ref # 12.2



Ref # 12.3



Ref # 12.3



Ref # 12.3



Ref # 12.4

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.5



Ref # 12.5



Ref # 12.5



Ref # 12.5



Ref # 12.5



Ref # 12.5

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.5



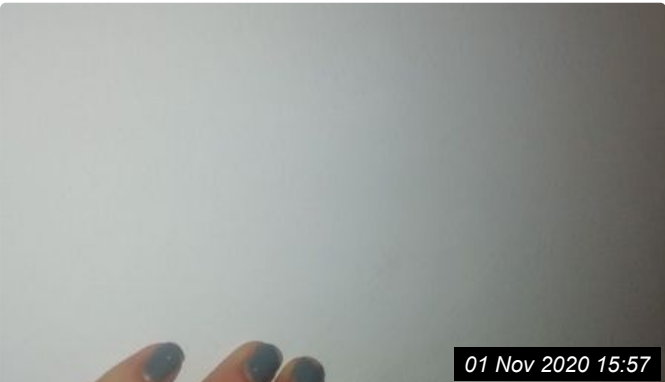
Ref # 12.5



Ref # 12.5



Ref # 12.5



Ref # 12.5



Ref # 12.5

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.6

01 Nov 2020 15:57



Ref # 12.6

01 Nov 2020 15:57



Ref # 12.6

01 Nov 2020 16:20



Ref # 12.7

01 Nov 2020 15:58



Ref # 12.7

01 Nov 2020 15:58



Ref # 12.7

01 Nov 2020 15:58

12. BEDROOM 1 MASTER (CONT.)



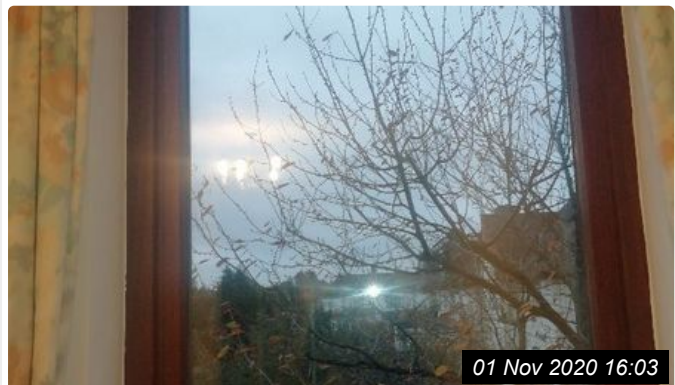
Ref # 12.8



Ref # 12.8



Ref # 12.9



Ref # 12.9



Ref # 12.9



Ref # 12.9

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.10



Ref # 12.10



Ref # 12.10



Ref # 12.11



Ref # 12.11



Ref # 12.12

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.12

01 Nov 2020 16:05



Ref # 12.12

01 Nov 2020 16:05



Ref # 12.12

01 Nov 2020 16:05



Ref # 12.12

01 Nov 2020 16:05



Ref # 12.12

01 Nov 2020 16:05



Ref # 12.12

01 Nov 2020 16:05

12. BEDROOM 1 MASTER (CONT.)



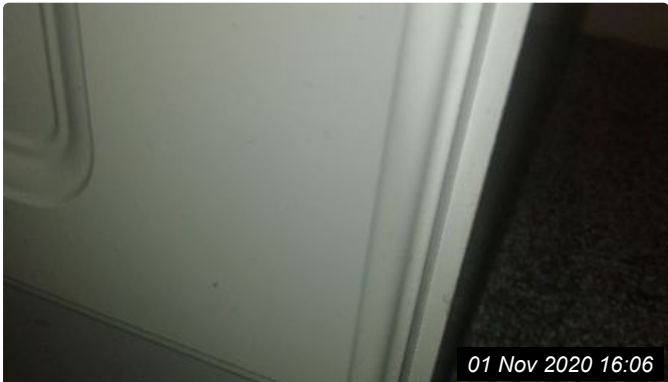
Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.12

12. BEDROOM 1 MASTER (CONT.)



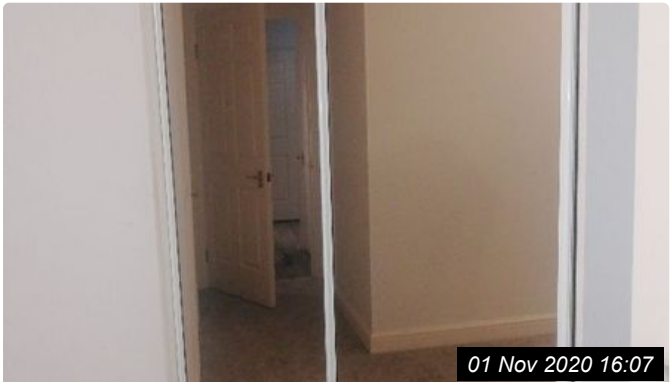
Ref # 12.12



Ref # 12.12



Ref # 12.12



Ref # 12.13



Ref # 12.13



Ref # 12.13

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.13



Ref # 12.13



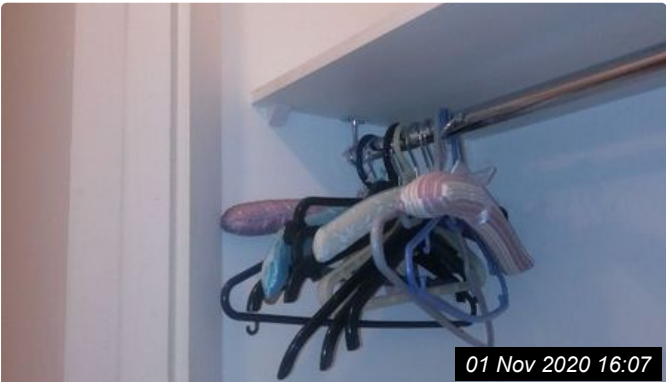
Ref # 12.13



Ref # 12.13



Ref # 12.13



Ref # 12.13

12. BEDROOM 1 MASTER (CONT.)



Ref # 12.13



Ref # 12.13



Ref # 12.13



Ref # 12.13



Ref # 12.13



Ref # 12.13

12. BEDROOM 1 MASTER (CONT.)

Ref # 12.14

13. BATHROOM

Item	Description	Condition	Additional Comments
13.1 Door	White painted wooden door with brass handle and lock Brass coat hook	Light marks to low level; Scratched and tarnished handle	
13.2 Door Frame	White painted wooden	Appears in good condition	
13.3 Ceiling	White Artex with coving	Hairline cracks right hand side	
13.4 Lighting	Bulk light	All in good, working order	

13. BATHROOM (CONT.)			
13.5 Walls	White tiles with mosaic	Crack tile to door under basin ; Discoloured grout in areas; marker tiles around bath	
13.6 Skirting	White wooden	light dust	
13.7 Shower curtains	Cream seashells	Discoloured in places	
13.8 Toilet	wall hung white toilet with plastic seat; chrome handle	slight limescale; Scratched and tarnished	
13.9 Basin	Wall hung white porcelain with chrome mixer tap and plug; Wooden unit w/ wooden sill	Slight limescale ; Plug tarnished; Mastic on sill	
13.10 Bath & shower Unit	Chrome shower with chrome shower holder bracket & pole ; White metal bath; chrome bath handles ; chrome plug ; chrome mixer with hose ; white safety handle ; Tiles panels	Chrome shower with limescale to head; Tarnished chrome bath handles ; Chip in bath las of plug; Grout missing to tiles	
13.11 Switches / Sockets	Fan; warden alarm	working; Not tested	
13.12 Heating	white radiator	Appears in good condition	

13. BATHROOM (CONT.)			
13.13 Flooring	light wooden laminate	Appears brand new	
13.14 Accessories	Fan	Working	
13.15 Additional Items / Information	Light with mirror; Toilet brush ; Clothes rail; 2x chrome toilet roll holder	All in good, working order; Mirror has missing screw cap Not examined; Appears in good condition; Appears in good condition	
 Ref #13			

13. BATHROOM (CONT.)



Ref # 13.1



Ref # 13.1



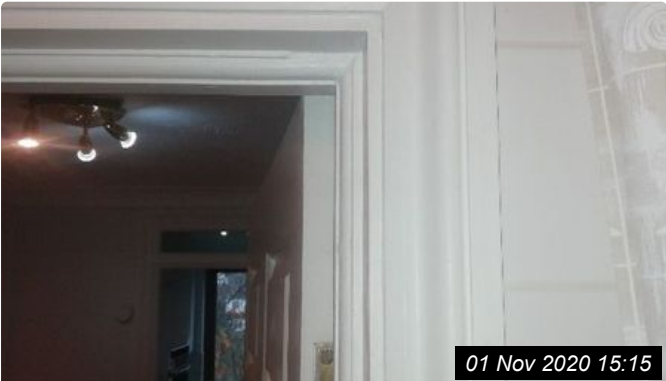
Ref # 13.1



Ref # 13.1



Ref # 13.1



Ref # 13.2

13. BATHROOM (CONT.)



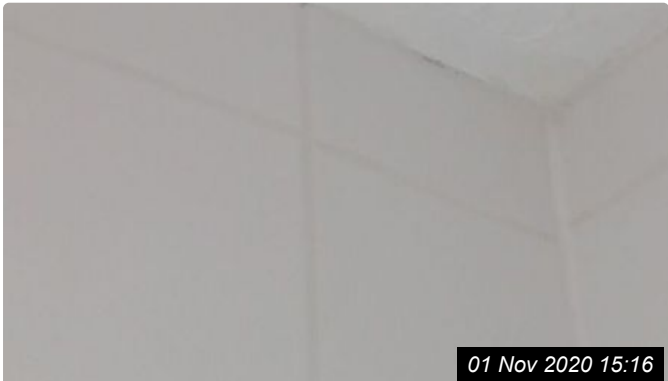
Ref # 13.2



Ref # 13.2



Ref # 13.3



Ref # 13.3



Ref # 13.4

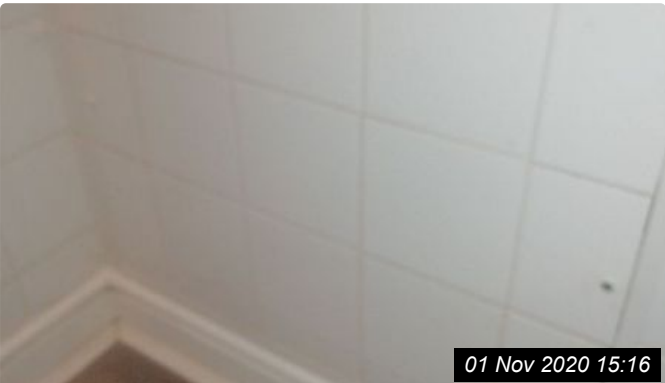


Ref # 13.5

13. BATHROOM (CONT.)



Ref # 13.5



Ref # 13.5



Ref # 13.5



Ref # 13.5



Ref # 13.5



Ref # 13.5

13. BATHROOM (CONT.)



Ref # 13.6



Ref # 13.6



Ref # 13.7



Ref # 13.8



Ref # 13.8



Ref # 13.8

13. BATHROOM (CONT.)



Ref # 13.8



Ref # 13.9



Ref # 13.9



Ref # 13.9



Ref # 13.9



Ref # 13.9

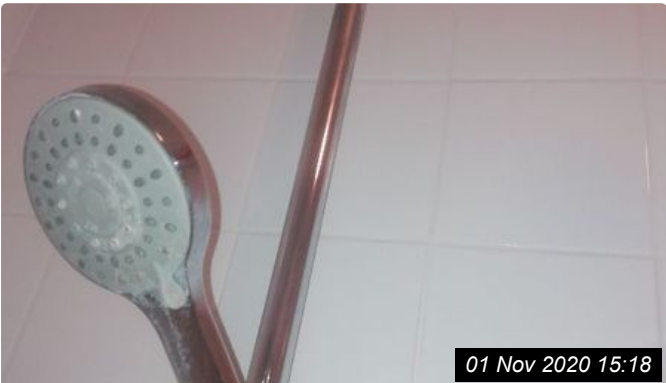
13. BATHROOM (CONT.)



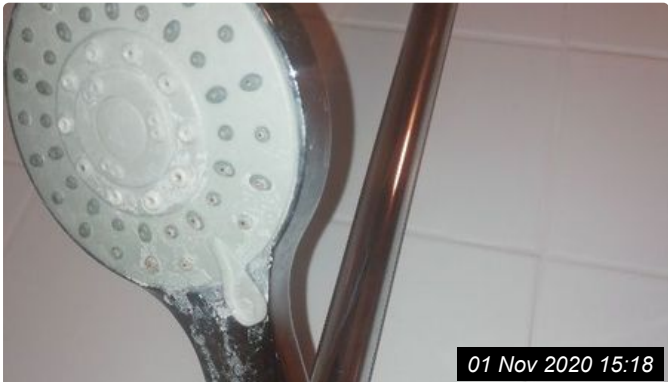
Ref # 13.9



Ref # 13.9



Ref # 13.10



Ref # 13.10



Ref # 13.10



Ref # 13.10

13. BATHROOM (CONT.)



Ref # 13.10



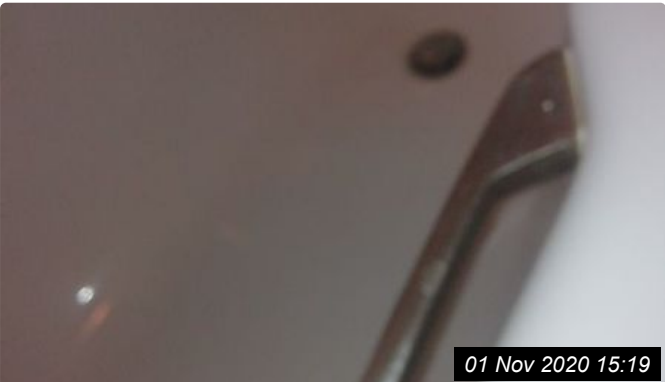
Ref # 13.10



Ref # 13.10



Ref # 13.10



Ref # 13.10



Ref # 13.10

13. BATHROOM (CONT.)



Ref # 13.10



Ref # 13.10



Ref # 13.10



Ref # 13.11



Ref # 13.11

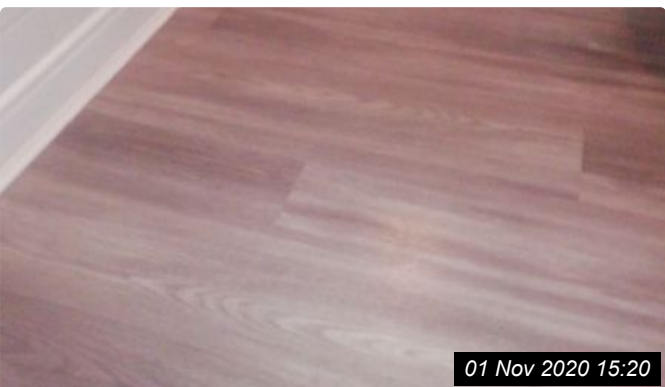


Ref # 13.12

13. BATHROOM (CONT.)



Ref # 13.12



Ref # 13.13



Ref # 13.13



Ref # 13.14



Ref # 13.15



Ref # 13.15

13. BATHROOM (CONT.)



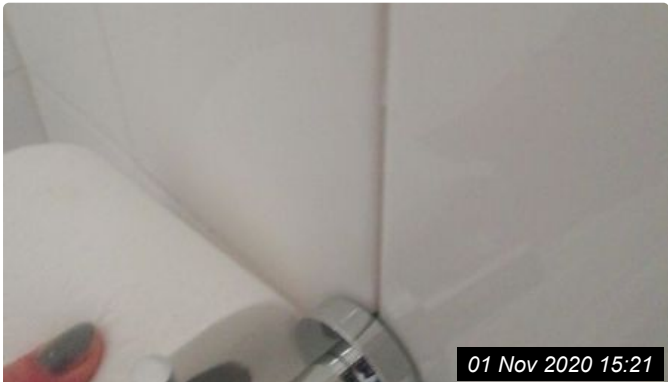
Ref # 13.15



Ref # 13.15



Ref # 13.15



Ref # 13.15

14. EN SUITE			
Item	Description	Condition	Additional Comments
14.1 Door	White painted wooden door with brass handle and lock; Brass coat hook	Light mark to low level ; Brass tarnished handle - fair, wear and tear	
14.2 Door Frame	White painted wooden	Numerous marks and scratches low level	
14.3 Ceiling	White artex	Excellent condition	
14.4 Lighting	Bulk hight ; 1x LED spot light in shower	All in good, working order; All in good, working order	
14.5 Walls	White tile with blue boarder	Missing grout to some areas by skirting ; Tiny gap to skirting; Crack to grouting LHS of door	
14.6 Skirting	White painted	Low level of dust	
14.7 Toilet	Wall hung white porcelain toilet with chrome button ; white plastic seat	All in good, working order; Good clean decorative order	
14.8 Basin	White porcelain basin with wooden unit chrome handles 1x cupboard and 3x small draws ; Chrome tao ; Chrome overflow ; Chrome plug	Scratched and tarnished draws inside; Slight limescale to tap ; Slightly darnished chrome; Chip to Paint low level LHS	

14. EN SUITE (CONT.)			
14.9 Shower Unit / Cubicle	Foldable glass doors w white plastic frame Chrome shower with bracelet Chrome plug White tray; Chrome built in controller	Cleaning products still in the base of the shower Good clean decorative order; Limescale to shower head	
14.10 Switches / Sockets	Pulley Fan; Pulley Light	All in good, working order; All in good, working order	
14.11 Heating	White towel rail	Pink mark LHS of heater ; Tarnished in corner ; Chrome coming off legs	
14.12 Flooring	Wooden laminate	All in good, working order	
14.13 Accessories	Toilet roll holder - Chrome	Scratched and tarnished - Fair wear and tear	
14.14 Additional Items / Information	Mirror w/ light and switch; 2X White assistant handles	All in good, working order - missing toggle ; All in good, working order	
14.15 Bidet	Wall hung porocline - Chrome tap, plug and overflow	Not tested; Appears in good, working order; Good clean decorative order	

14. EN SUITE (CONT.)



01 Nov 2020 15:43

Ref #14



01 Nov 2020 15:43

Ref #14



01 Nov 2020 15:43

Ref # 14.1



01 Nov 2020 15:43

Ref # 14.1



01 Nov 2020 15:43

Ref # 14.1

14. EN SUITE (CONT.)



Ref # 14.1



Ref # 14.1



Ref # 14.2



Ref # 14.3



Ref # 14.3



Ref # 14.4

14. EN SUITE (CONT.)



Ref # 14.4



Ref # 14.4



Ref # 14.5



Ref # 14.5



Ref # 14.5



Ref # 14.5

14. EN SUITE (CONT.)



Ref # 14.5



Ref # 14.5



Ref # 14.5



Ref # 14.6



Ref # 14.7



Ref # 14.7

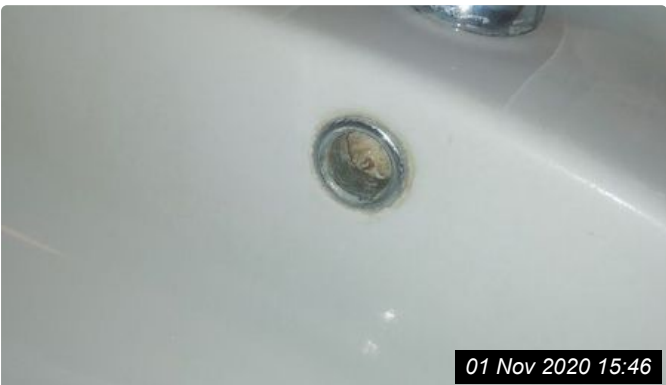
14. EN SUITE (CONT.)



Ref # 14.7



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.8

14. EN SUITE (CONT.)



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.8

14. EN SUITE (CONT.)



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.8



Ref # 14.9

14. EN SUITE (CONT.)



Ref # 14.9



Ref # 14.9



Ref # 14.9



Ref # 14.9



Ref # 14.9



Ref # 14.9

14. EN SUITE (CONT.)



Ref # 14.10



Ref # 14.11



Ref # 14.11



Ref # 14.11

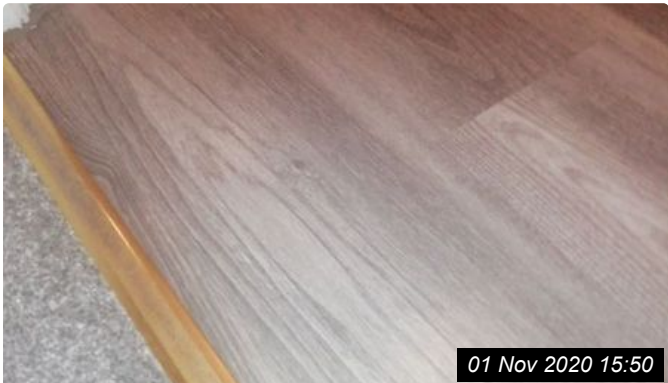


Ref # 14.11



Ref # 14.12

14. EN SUITE (CONT.)



Ref # 14.12



Ref # 14.13



Ref # 14.14



Ref # 14.14

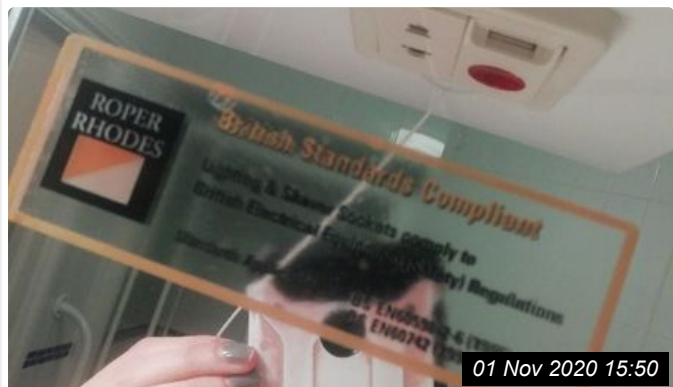


Ref # 14.14



Ref # 14.14

14. EN SUITE (CONT.)



Ref # 14.14



Ref # 14.14



Ref # 14.14



Ref # 14.14



Ref # 14.15



Ref # 14.15

15. AIRING CUPBOARD

Item	Description	Condition	Additional Comments
15.1 Door and Frame	White painted	Scuffed and marked low level	

15. AIRING CUPBOARD (CONT.)			
15.2 Walls and Ceiling	Scuffed and marked low level	Condition consistent with use	
15.3 Shelving	3x Shelves	Appears in good used condition	
15.4 Miscellaneous Items	Step lader ; Mop ; Ironing board ; Meters ; Cleaning products; Meter and consumer unit	As per photos; See section 4	
 01 Nov 2020 16:15 Ref #15  01 Nov 2020 16:15 Ref #15  01 Nov 2020 16:16 Ref #15  01 Nov 2020 16:16 Ref #15			

16. STORAGE			
Item	Description	Condition	Additional Comments
16.1 Door and frame	White wooden with chrome handle; Wooden unit with misc items on shelf; Pipes exposed Walls are bare exposing ; Tiles ; WD40, Grout and paint	Good condition used condition Pictures as her inventory	
 01 Nov 2020 16:18 Ref #16  01 Nov 2020 16:18 Ref #16  01 Nov 2020 16:18 Ref #16  01 Nov 2020 16:18 Ref #16			
 01 Nov 2020 16:18 Ref #16			

17. MANUALS / CERTIFICATES		
Item	Description	Additional Comments
17.1 Household Appliance Manuals	None seen at property	
17.2 Kitchen Appliance Manuals	None seen at property	
17.3 Heating Manuals	None seen at property	
17.4 Landlord Gas Safety Certificate	Serial no: Date signed: Not seen at property	
17.5 Legionella Risk Assessment	Date of assessment: Not seen at property	
17.6 Electrical Safety Certificate	Serial no: Date signed: Not seen at property	
17.7 Energy Performance Certificate	RRN: Date of assessment: Not seen at property	

17. MANUALS / CERTIFICATES (CONT.)		
17.8 Move in Checklist	Date of Check In:	
	Time of Check In:	
	As signed by Tenant / Check in Clerk at point of check in. Original document signed and returned to managing agent	

Declaration

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

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