

INVENTORY REPORT

OF FIXTURES, FITTINGS, FURNITURE & CONDITION

Property Address:

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Inventory Details:

Date: *
Time: *
Assessor: *

Tenancy Details:

Tenant name(s):
Tenancy start date:

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Disclaimer

The aim of this Inventory Report is to provide a fair, balanced and accurate record of the contents and internal and external make-up of the property, as well as the apparent condition of the same, at the time and date of assessment as noted on page 1 of this Inventory Report. It is the responsibility of the Landlord and the Tenant, or the respective Agents, to agree between themselves the accuracy of this report, and make any necessary amendments at or before commencement of the relevant tenancy period.

Adept Property Services and its Assessors, are not experts in fabrics, woods, materials, antiques etc., nor are our Assessors qualified Surveyors. This Inventory should therefore not be used as an accurate description, or statement of authenticity, of any item within or part of the property, nor should it be used as a structural survey report. Our services relate only to the furniture, furnishings, fittings, surfaces, and other equipment and contents in the property. Please also note this Inventory Report makes no guarantee as to the safety of any such items; it is merely a record that such items exist in the property at the specified date, and the superficial condition of the same.

We do not move furniture or equipment and we do not inventory lofts, cellars, locked rooms, items that are visibly packed for storage, boxes, or any other inaccessible places. It is also not normal practice to individually itemise or inventory books, audio or video media, plants or shrubs, consumable items, cleaning items or miscellaneous items found in sheds, garages, cupboards or store areas.

No electrical, gas or fuel reliant appliances/items will be checked as to their working order, however we will where possible check that light bulbs are working at time of a property assessment, but we make no guarantee as to the reliability or safety of these items. Where possible smoke/heat alarms and carbon monoxide alarms will be tested using their test button (only) however we make no guarantee as to the reliability, safety or working order of these items, and no guarantee as to compliance with the relevant 2015 (or subsequent) regulations is given. We also take no responsibility for damage or malfunction caused during the testing of such alarms. Please note it is the Landlord's (or Tenant's) responsibility to regularly inspect and maintain any such alarms fitted in the property to ensure that they are in full working order at all times.

Where possible and safe to do so the function of windows and doors will be checked, but no guarantee as to their working order or level of security is given, and no liability is accepted for the security of the property when affected by any fault with such a window or door. Compliance with the 2014 (or subsequent) regulations relating to window blind pull cord safety is the sole responsibility of the Landlord or Agent; we will however where possible note any obvious breaches of the regulations at the relevant point of the report.

The Fire & Safety Regulations regarding furnishings, gas and electrical items, and similar services, are ultimately the responsibility of the Landlord or Agent. Where there is a note on this Report stating "FFR label seen" this should not be interpreted to mean that the item complies with the "Furniture & Furnishings (Fire) (Safety) (Amendments) 1993" (or subsequent date). 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 & Industry January 1997 (or subsequent date) at the time of the property assessment. It is not a statement that the item can be considered to comply with the Regulations. Ensuring the property is free from Legionnaires' disease, and carrying out appropriate risk assessments, is the responsibility of the Landlord or Agent, and no mention of this will be made in this report.

Where no 'condition & finding' is stated on this report it should be taken that the property part or item is complete and in full working order (where applicable) with no visible marks, damage or defects (i.e. no chips, rubs, indents, holes, cracks, flakes, scratches, tears or splits). Where measurements are stated in relation to a property part or item (or its condition), such measurements are approximate. Unless otherwise stated all switches and sockets (i.e. power, light, aerial, telephone, etc.), and light pendants, are white plastic.

Where photographs are included in this report, these provide a general overview of a property part or item and should only be used as such. It is rare that the detail or condition of a property part or item is accurately or completely shown in a photograph; such detail or condition is described in the text of the report, and it is usually only this textual description which will be used when assessing the property part or item at check-out.

Abbreviations used in this Inventory Report

Abbreviation	Meaning
BOG	Burnt on Grease
DG	Double Glazed
FI	Furniture Indentations
FWT	Fair Wear and Tear
LHS	Left hand side
LL	Lower Level
ML	Mid Level
MPS	Minor Paint Splatter
NUM	Normal Usage Marks
ODU	Old Defects Under
OP	Over Painted
OPAE	Over Painted at Edges
RHS	Right hand side
TCWA	Tarnished Consistent With Age
UL	Upper Level
UPVC	Un-plasticised Poly Vinyl Chloride
WCWA	Wear Consistent With Age

Standards of Cleaning

Your Agent or Landlord may provide you with information regarding standards of cleaning and what is expected when you vacate this particular property. It is important to read any information provided and ask your Agent or Landlord to clarify points where necessary. The standard of cleaning of this particular property at time of Inventory compilation is detailed towards the end of this report. If the words 'domestic' or 'professional' have been used regarding cleaning, these are summarised here:

Domestic - cleaned to an 'everyday' standard with all soil, residue and dust removed. Some minor scale, watermarks and smear may remain in places, with minor burnt on grease spots possibly remaining to cooking appliances.

Professional - completely clean to include removal of all scale, watermarks, smear and dust. All burnt on grease removed from cooking appliances. Carpets wet/steam cleaned. *This standard of cleaning is usually only achieved by a professional cleaning company.*

Please Note: If no cleaning comments are made on this report it is taken that the property is clean to a professional standard throughout.

About this Inventory Report

The Inventory Report is ordered by room, starting on the lowest floor of the property at the front door working in a clockwise direction, moving to higher floors (if appropriate) also moving from room to room in a clockwise direction, and finishing with the exterior elements of the property. In some circumstances (such as when a staircase is located in a reception room) it may be necessary to order the rooms differently. Within each room the ceiling, walls, skirting and flooring are itemised, followed by each wall starting with the back wall and moving clockwise ending on the right hand wall. Each report item has a unique number for quick and easy reference. Any comments are detailed in the 'Condition & Findings' column for the relevant Inventory item. During Check-In, or when checking through the report as per your Letting Agent or Landlord's instructions, any amendments or findings should be hand written in this column. Additional information is contained at the end of the report.

Inventory Introduction

This well presented semi-detached unfurnished property benefits from hallway, reception room, kitchen/diner, small utility and cloakroom, 3 bedrooms, and bathroom. The property also has small front garden, off road parking for 2 vehicles, and enclosed rear garden.

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
1.	APPROACH	From front garden to:-	
2.	Porch	All wooden framed stained dark adjoining neighbouring porch Tiled roof High level bulkhead light in grey and frosted plastic with low energy bulb	Light weathering, hook to front RHS Lightly mossy and greening Light soil
3.	Front door	Frame wood effect uPVC with matching threshold with 2 end caps Inset draft excluder Door 8 panel wood effect uPVC 1 pane double glazed obscured leaded glass Letter box flap in steel and black Handle with lock in chrome	Occasional light spot mark and usage scuff to the LL, some sealant cracking primarily to the LL RHS Occasional light scuff to the ML/LL Minor scratching to top centre Lightly worn, minor tarnish, handle section appears loose at fixing
4.	HALLWAY		
5.	Ceiling	Painted smooth white Inset white edged halogen downlight Coving painted white	ODU Lightly discoloured ODU
6.	Walls	Painted pale cream	ODU
7.	Skirting	Painted white	ODU, 5 indents to the RHS wall none larger than 1cm
8.	Flooring	Fully fitted coir matting	Light wear in main walkway, possible join parallel to front door, 2.5cm x 1cm black mark to front left of door to reception
9.	Back wall		Light scuffing ML/LL LHS

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
10.	Front door	Frame wood effect uPVC Door 8 panel wood effect uPVC Pane of double glazed obscured leaded glass Letter box flap in steel and black Handle with lock in chrome	Light white scuffing LL LHS Light wear Light wear, heavier to handle section
11.	Left hand wall		Occasional faint scuff with some patchy finish to the ML/LL
12.	Facing wall		Occasional light scuff to the RHS with light grubby marks over light switch
13.	Door to reception room	Frame wood painted off white Door 6 panel wood painted off white Handle in chrome Chrome 3 knob hook batten Steel threshold	ODU, 3 OP indents RHS, light rubbing otherwise ODU Light wear NUM
14.	Light switch	Single	
15.	Right hand wall		5 small holes to centre, 3 further small OP holes UL centre, occasional light scuff and discoloration mark primarily to the ML/LL
16.	Light switch	Single	
17.	Cabinet	To UL centre with casement and hinging door all in wood painted cream Small steel knob <u>Interior</u> Unfinished ceiling and wall with unfinished MDF Cream plastic consumer unit with hinge up plastic cover with sticker Return of door with screw for knob and steel closure catch	ODU All discoloured and lightly paint marked
18.	RECEPTION ROOM		
19.	Ceiling	Painted smooth white 6 inset white edged halogen downlights Smoke detector	ODU, light cracking at corner of stairs, 0.5cm spot mark at smoke detector Tested with button and sounding at time of inventory

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
		Coving painted white	ODU, cracking to 2 back wall joints with 2.5cm paint flake
20.	Walls	Painted pale cream Feature right hand wall in textured pale purple rag roll style paint	ODU ODU
21.	Skirting	Painted white Matching boxing section to part of back wall	ODU, lightly discoloured, occasional light scuff Approx 8 capped screws with only 4 caps present, some cracking to joints
22.	Flooring	Pale cream fleck short pile carpet	Light wear with some very minor usage discoloration in walkways, light Fi, Fi with 3.5cm light discoloration mark to centre of right hand wall
23.	Back wall		Occasional light scuff with occasional light grubby mark to the ML/LL, heavier to left of door to hallway with some light rubbing to wall edge, double satellite cable coming through to LL centre
24.	Door to hallway	Frame wood painted off white Door 6 panel wood painted off white Handle in chrome	ODU, rubbed and lightly indented ML/LL LHS ODU, OP 1cm chip with some light scuffing ML RHS Light wear
25.	Light switch	Double	
26.	Telephone socket	Double BT Openreach part concealed by boxing	
27.	Power socket	Double	
28.	Aerial socket	Single	2 additional cables coming through drilled holes to base
29.	Radiator	Double low level in white	Occasional light mark to to edge
30.	Booster unit	To the LL LHS on 2 screws with power lead, length of cable and splitter	Currently detached from wall screws
31.	Window	Frame wood effect uPVC 4 panes double glazed glass, 1 fixed, 2 casement, 1 awning, 3 chrome openers with locks	Approx 8 previous fixing holes UL of frame Light wear

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
32.	Sill	Wood painted white	ODU
33.	Blind	Inset Venetian heavyweight beige, matching cover strip to track, vent cords with 2 acorns, pull cord with acorn	Pull cord requires cleat or similar for child safety
34.	Curtains	Brush steel rail 3 matching brackets 2 matching finials with brown leather feature A pair of slightly over length black unlined voile panels with steel eyelets, 2 steel and brown leather hold backs to match curtain rail	Slight separation at centre bracket
35.	Left hand wall		Lightly scuffed and grubby to the LHS with 5 paint scratches not larger than 3cms, occasional light scuff and discoloration mark to side of stairs, heavier 3cms LL centre
36.	Entrance to stairwell		
37.	Door to understair cupboard	Frame and 4 panel door in wood painted off white Chrome knob <i>Interior</i> Ceiling underside of stairs in stipple artex painted white Walls painted pale cream Skirting and flooring to match reception room 5 wall mounted white melamine shelves on white metal brackets 1 Yellow Pages 1 National Trust book 1 small hammer Small number of spanners and Allen keys Some spare light bulbs Tesco medium tilt and swing television wall bracket in box Light rose and bulb Single fused switch	ODU, lightly marked to ML LHS ODU, lightly discoloured, occasional light scuff to upper section ODU, occasional light scuff and mark, occasional paint rub particularly to mid right section Skirting missing to back wall section with exposed plasterboard with 2 steel hooks, remainder discoloured, flooring generally as new but with 1cm and 1.5cm green marks All with some rubbing to front edges

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
		Return of frame and door as before, magnetic closure catch, automatic light switch to top frame	Light scuffing to door, screw for knob
38.	Facing wall		Occasional light scuff and discoloration mark to the ML/LL, slightly heavier to the LL LHS
39.	Power socket	1 single 1 double	
40.	Thermostat	Horstmann in white plastic LCD, 2 buttons, small battery compartment cover to the RHS	
41.	Aerial socket	Single	
42.	Door to kitchen/ diner	Frame wood painted off white Door 6 panel wood painted off white Handle in chrome Steel threshold	ODU, minor rubbing LL ODU, light scuff ML LHS NUM
43.	Right hand wall		Approx 6 small holes, each with pencil mark running to the UL, occasional very light scuff to the ML/LL
44.	KITCHEN/DINER		
45.	Ceiling	Painted smooth white Small boxing section to right of back wall painted pale cream 6 inset chrome edged halogen downlights	ODU ODU
46.	Walls	Painted pale cream	ODU
47.	Skirting	Painted off white	ODU
48.	Flooring	Polished porcelain style rectangular tiles in pale grey pattern with grey grout	Grout lightly patchy and discoloured, heavier to front right of sink, light sticky residue 12cms to tile edge to right of sink, no specific marks or damage evident
49.	Back wall		Light patchy paint finish throughout, occasional light scuff and grubby mark to $\frac{3}{4}$ height LHS, occasional light discoloration and minor soil type spot overt worktop, heavier scuffing to LL centre 130cms

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
50.	Power socket	3 double in chrome 1 single in chrome	
51.	Aerial socket	Single in chrome	
52.	Fused switch	Single in chrome	
53.	Blanking plate	Single in chrome	
54.	Light switch	Double dimmer in chrome	Light plaster defects top left
55.	Controller	White plastic Neoheat with LCD, LED and 6 buttons, assumed for underfloor heating	
56.	Television bracket	Wall mounted in grey, adjustable arm with plate to front, integral hook to base	All appears sound and complete, bolts will be required to fixed to back of television
57.	Door to reception room	Frame wood painted off white Door 6 panel wood painted off white Handle in chrome	ODU, scuffing with light OP indents LL LHS 20cms ODU, 3 light scuffs Light wear
58.	Upper level	White and light oak melamine casements Double cupboard with 2 shelves Single cupboard with 2 shelves 3 light oak veneer soft close fronts 3 long brush steel handles Matching cornice and pelmet	All fronts slightly out of alignment Light wear
59.	Worktop	1 section in charcoal grey with metallic fleck granite with matching upstand	
60.	Lower level	White and light oak melamine casements Single cupboard with 1 shelf 4 drawers with grey and silver interiors 5 light oak veneer soft close fronts 5 brush steel handles Matching plinth with seals to floor Steel and white rubber door stop fixed to left end of casement	Light wear

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
61.	Left hand wall		Occasional light spot and discoloration mark over worktops
62.	Upper level	White and light oak melamine casements Single cupboard with 1 shelf Single cupboard with 2 shelves Further single cupboard with 1 shelf with boxing section to majority of interior 3 light oak veneer soft close fronts 3 brush steel handles Matching cornice and pelmet	1 fixing cap missing 0.4cm and 1.5cm veneer chips to front edge of shelf Light wear
63.	Fused switch	Single in chrome	
64.	Cooker switch	Single in chrome with LED	
65.	Cooker hood	Stoves modern brush steel chimney style with emblem to top, tinted glass section, touch controls to front, 2 halogen lights with glass covers, removable mesh filter with handle	
66.	Splashback	In brush steel	Lightly smeary, occasional very light surface scratch, possible slightly heavier scratch line horizontal to top 31cms
67.	Worktop	2 sections in charcoal grey with metallic fleck granite with matching upstand	
68.	Lower level	White and light oak melamine casement 2 single cupboards with 1 shelf 2 light oak veneer soft close fronts 2 brush steel handles 2 sections matching plinth with seal to floor Further panelled section to RHS	Light wear 4cm veneer lift to lower edge
69.	Cooker	Free standing Stoves electric and gas in brush steel and black Model 61DFDO Hinging smoke glass plate to top with steel front edge Hob section with 4 burners 2 heavyweight pan racks, each with 4 rubber feet	Occasional light scratch Light wear throughout, 2 of 8 rubber feet missing

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
		Control panel with digital display 6 small buttons, 1 ignition button 6 silver plastic control knobs TOP OVEN pull down smoke glass door with brush steel handle Interior has 2 light bulbs with glass cover, 1 chrome rack 1 grill pan with inset trivet 1 roasting tray MAIN OVEN hinge out smoke glass door with brush steel handle, interior has 2 light bulbs with glass covers, 2 chrome racks	All indicators clear and present 1 bulb not working
70.	Facing wall		Occasional light scuff and discoloration mark to the ML/LL, heavier around radiator, 7 small previous fixing holes UL RHS
71.	Window	Frame wood effect uPVC 3 panes double glazed glass, 1 fixed, 1 casement, 1 awning, 1 air vent, 2 chrome openers with locks	Light wear
72.	Sill	Wood painted white	ODU, occasional very light mark
73.	Worktop	1 section in charcoal grey with metallic fleck granite and matching upstand 5 routed sections to RHS sink	
74.	Sink	Under worktop mounted, ½ bowl, square, in brush steel 2 matching overflows with small fixings 2 matching wastes 2 matching plugs Mixer tap – hot and cold mounted to worktop in chrome, 2 turners, each with Abode hot and Abode cold text to top	Lightly scratched with minor usage discoloration, heavier scratching to base of main bowl All lightly worn
75.	Lower level	White and light oak melamine casement Double cupboard with half shelf, pipework for sink and appliances, cut out with property stop cock Interior pull out double bin unit on steel framework with 2 removable grey plastic bins, each with handle and matching lid	Light wear, veneer slightly lifting to lower right front corner 7cms in height

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
		with handle Small loose chrome organiser rack 2 light oak veneer soft close fronts 2 brush steel handles Matching plinth with seal to floor	Left front slightly dropped and rubbing on right front Light wear
76.	Power socket	Double in chrome	
77.	Entrance to utility		
78.	Radiator	Modern vertical style in chrome with 2 matching valve caps	Poor wall finish at lower left pipe
79.	Right hand wall		Patchy paint finish throughout particularly to mid and upper centre and left section
80.	Miscellaneous items	1 Meter cabinet key Plastic folder with dividers containing information detailed later Grill pan handle with rubber grip White plastic cutlery tray 1 Yellow Pages	
81.	UTILITY		
82.	Ceiling	Painted smooth white 2 inset chrome edged halogen downlights	ODU
83.	Walls	Painted pale cream	ODU
84.	Skirting	Painted white	ODU, lightly rubbed to 2 corners, missing to section of left wall and to rear of appliance space
85.	Flooring	Continuation of kitchen/diner tiling	Grout lightly patchy and discoloured, no specific marks or damage evident
86.	Back wall		Light patchy finish with some grubby marks and light scuffs particularly to right hand section and within alcove to kitchen/diner
87.	Alcove to kitchen/diner		

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
88.	Smoke detector		Tested with button and sounding at time of inventory
89.	Left hand wall		Occasional light scuff and grubby mark particularly to section under sill with heavier 60cm and 17cm scuffing, poor paint finish with possible mould to wall to the LL RHS corner 48cms x 23cms
90.	Power socket	Single in chrome	
91.	Fused switch	Single in chrome	
92.	Door to garden	Frame wood effect uPVC Door wood clad effect uPVC 1 pane double glazed obscured glass, handle with lock in chrome	Minor OPAE Handle light wear
93.	Window	Wood effect uPVC 1 air vent 2 panes double glazed glass, 1 fixed, 1 awning, 1 chrome opener with lock	 Light wear
94.	Sill	Wood painted white	ODU, slight paint wear to centre, occasional light spot
95.	Facing wall		Occasional light scuff and discoloration mark to the ML, similarly to rear of appliance space with unpainted wall section with some possible mould spots and occasional paint scratch, diagonal pipework running, drill type defect to wall at entry to casement 5cms
96.	Power socket	Single	
97.	Window	Frame wood effect uPVC 1 air vent 2 panes double glazed glass, 1 fixed, 1 awning, 1 chrome opener with lock	Minor OPAE Light wear
98.	Sill	Wood painted white	ODU, occasional light scuff, lightly ring marked with some brown spot type marks to centre and right side primarily 22cms x 16cms
99.	Worktop	1 section in charcoal grey metallic fleck granite with matching upstand as per kitchen/diner	

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
100.	Sink	Under mounted single bowl in brush steel Matching waste and plug Worktop mounted hot and cold mixer tap with Abode hot and Abode cold text to turners	Scratched with heavy patchy discoloration and surface wear particularly to base Lightly worn Light wear Note: currently indicating NOT to be used until washing machine has been fitted to waste pipework
101.	Lower level	White melamine casement Single cupboard with 1 shelf with cut out for pipework 1 light oak veneer soft close front Brush steel handle 1 section matching plinth	Poor condition to interior with heavy patchy discoloration and veneer chipping and lifting to front edges Slightly dropped Light wear Veneer unfinished to left edge, veneer lifting to lower edge with 5cm chipping
102.	Right hand wall		Light crack adjacent to left light switch, occasional light scuff and minor grubby mark to the ML/LL and more lightly to the UL LHS, light cracking UL LHS, 4cm paint flake LL RHS
103.	Fused switch	Single to the high level	
104.	Light switch	1 double in chrome 1 triple in chrome	
105.	Door to cloakroom	Frame wood painted off white Door 6 panel wood painted off white Handle with lock in chrome	ODU, light scuff ML RHS ODU, light scuffing LL, light patchy finish ML RHS Light wear
106.	CLOAKROOM		
107.	Ceiling	Painted smooth white Chrome extractor vent 2 inset chrome edged halogen downlights	ODU 1cm scratch to edge of cover
108.	Walls	Painted pale cream	ODU
109.	Skirting	Painted white with shallow boxing to the facing wall and larger stepped boxing section to the left hand wall	ODU, all lightly discoloured with occasional light scuff, cracking to wall join to the back wall particularly to the RHS with skirting section slightly loose, left wall larger section out of alignment to front left with 3cm scuff, sticker to top indicating what cannot be put down toilet

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
110.	Flooring	Continuation of kitchen/diner and utility tiling	Grout lightly patchy and discoloured, 0.6cm grey spot/defect to immediate right of doorway otherwise no specific marks or damage
111.	Back wall		Occasional light scuff and discoloration mark ML/LL
112.	Door to utility	Frame wood painted off white Door 6 panel wood painted off white Handle with lock in chrome	ODU ODU, light rub with minor scuff UL RHS Light wear
113.	Left hand wall		Light scuffing behind toilet inlet pipe, occasional light run mark and discoloration mark ML/LL, minor rubbing to top edge of window alcove
114.	Window	Frame wood effect uPVC 1 air vent 2 panes double glazed obscured glass, 1 fixed, 1 awning 1 chrome opener with lock	Minor OPAGE Light wear
115.	Sill	Wood painted white	ODU, occasional slight paint defect, faint ring mark RHS
116.	Toilet	Low level close couple WC by Villeroy and Boch in white porcelain Cistern with dual chrome plastic flush button Matching bowl with white plastic seat and lid on steel hinges with 4 stoppers to underside	
117.	Facing wall		Light patchy finish with occasional very light marks to the ML/LL, slightly heavier scuffing to the LL LHS and LL RHS corners with 0.9cm paint rub, 0.5cm flake UL centre
118.	Toilet roll holder	In chrome	Light wear, slightly loose
119.	Right hand wall		Occasional light spot, run and grubby mark to the ML/LL
120.	Mirror	Wall mounted circular with mosaic style framework on single wall fixing	
121.	Splashback	Small section of tonal grey, black and clear mosaic style glazed tiles with white grout	

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
122.	Hook	Single wall mounted in chrome	
123.	Hand basin	Wall mounted modern in white porcelain Chrome pipework to underside Chrome waste and push release plug Hot and cold chrome mixer tap with matching turner	Light wear Light tarnish to top of turner
124.	STAIRWELL		
125.	Ceiling	Part high level and part sloping painted smooth white Coving high level painted white	ODU, slight patchy finish with 4 small scuffs to slope section ODU
126.	Walls	Painted pale cream	ODU, occasional light scuff and minor grubby mark to the ML/LL as stairs rise, 0.6cm surface rub to ML LHS tread 6, 2 small holes to upper rear section (1 with 2cm surface flake)
127.	Skirting	Painted off white	ODU, slight cracking to wall joins
128.	Flooring	Continuation of reception pale cream fleck short pile carpet	Very light wear to centre of treads and more lightly to tread edges, some riser carpet sections slightly loose, very faint 2cm brown mark to front right corner of tread 1
129.	Woodwork	2 sections of balustrade all in wood painted white consisting of 3 base rails, 3 handle rails, 3 ½ turned newel posts with top caps and 33 turned spindles	ODU, light rubbing and minor scuffing to edges of newel posts, 2 spindles to first section with 0.4cm rub, first hand rail with 2.5cm rub, tops of 2 main landing spindles with scuffing and surface rubbing not larger than 1.5cms, second hand rail section with 2cm scratch and 5 further scratches/surface chips not longer than 1.5cms
130.	LANDING		
131.	Ceiling	Painted smooth white Light rose, wire and energy saver bulb, 2 sections steel framed shade with numerous hanging bead sections Smoke detector Loft hatch and frame in wood	ODU All bead sections appear present Tested with button and sounding at time of inventory ODU, scuffing with grubby marks to

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
		<p>painted off white</p> <p>Plastic catch</p> <p>Coving painted white</p>	<p>opening edge</p> <p>Lightly worn</p> <p>ODU</p>
132.	Walls	Painted pale cream	ODU
133.	Skirting	Painted white	ODU, occasional light mark, gapping to wall to right of bathroom
134.	Flooring	Continuation of stairwell pale cream fleck short pile carpet	Light wear in walkways, light usage discoloration at top of stairs with minor 0.3cm spot mark, slight blackening to edge more so at door to airing cupboard
135.	Back wall		1.5cm scratch with occasional minor scuff and grubby mark to the ML/LL
136.	Entrance to stairwell		
137.	Left hand wall		Occasional light scuff and grubby mark to the ML/LL
138.	Door to bathroom	<p>Frame wood painted off white</p> <p>Pane of single glazed glass to UL with frosted pattern to edge</p> <p>Door 6 panel wood painted off white</p> <p>Handle with lock in chrome</p> <p>Steel threshold</p>	<p>ODU</p> <p>ODU, 5 minor scuffs, minor rubbing ML LHS corner</p> <p>Light wear</p> <p>NUM</p>
139.	Light switch	Triple	
140.	Power socket	Single	
141.	Fused switch	Single	
142.	Controller	Heatmiser (assumed for bathroom underfloor heating) LCD, LED and 6 buttons	
143.	Facing wall		Lightly grubby to left of airing cupboard particularly over switch
144.	Door to bedroom 1	<p>Frame wood painted off white</p> <p>Door 6 panel wood painted off white</p> <p>Handle in chrome</p>	<p>ODU, light scuffing ML</p> <p>ODU, minor scuff LL, light discoloration centre</p> <p>Light wear</p>

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
		Steel threshold	NUM
145.	Switch	Single with LED	
146.	Door to airing cupboard	<p>Frame wood painted off white</p> <p>Door 6 panel wood painted off white</p> <p>Handle in chrome</p> <p>Steel threshold</p> <p><i>Interior</i></p> <p>Ceiling stipple artex painted white</p> <p>Walls, skirting and flooring generally to match landing</p> <p>2 wood slat shelves</p> <p>Green coated hot water cylinder</p> <p>Shower pump type unit</p> <p>Controller for CH and HW</p> <p>Horstmann C27 in white, LCD, 2 LED's and 5 buttons</p> <p>Loft hatch/ladder pole in steel with hook to end</p> <p>Return of frame and door as before</p> <p>Handle in chrome</p>	<p>ODU</p> <p>ODU, grubby ML/UL LHS edge, minor scuff to centre</p> <p>NUM</p> <p>ODU, heavily discoloured, some cracking to edge</p> <p>Occasional light scuff and mark, difficult to fully inspect, skirting discoloured, flooring mainly missing exposing chipboard</p> <p>Worn, lightly paint marked, 5 screws to front</p> <p>All discoloured, 8 small holes to door</p> <p>Light wear</p>
147.	Door to bedroom 2	<p>Frame wood painted off white</p> <p>Door 6 panel wood painted off white</p> <p>Handle in chrome</p> <p>Steel threshold</p>	<p>ODU, light scuffing UL LHS</p> <p>ODU, light discoloration to centre, 3 minor scuffs LL</p> <p>Light wear</p> <p>NUM</p>
148.	Right hand wall		
149.	Door to bedroom 3	<p>Frame wood painted off white</p> <p>Door 6 panel wood painted off white</p> <p>Handle in chrome</p> <p>Steel threshold</p>	<p>ODU, minor cracking RHS</p> <p>ODU, small mark to centre, scuff area 3cms x 10cms UL centre</p> <p>Light wear</p> <p>NUM</p>
150.	BATHROOM		
151.	Ceiling	<p>Painted smooth white</p> <p>3 inset chrome edged halogen downlights – 1 with inbuilt extractor</p>	<p>ODU</p> <p>Extractor working, 2 bulbs NOT working</p>

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
152.	Walls	Painted to the left hand wall in pale cream Fully tiled to the remainder in beige fleck gloss polished porcelain style tiles with white grout	ODU, light patchy finish particularly at ceiling join Grout lightly discoloured in places
153.	Skirting	Porcelain tiles to the left hand wall only to match walls	
154.	Flooring	Black sheen ceramic tiles with grey grout	Grout heavily patchy and discoloured, no specific marks or defects to tiles but tile to right of basin with crack to width
155.	Back wall		
156.	Door to landing	Frame wood painted off white Pane of single glazed glass with frosted edge to the UL Door 6 panel wood painted off white 2 chrome coat hooks Handle with lock in chrome	ODU, minor rubbing ML RHS ODU, lightly grubby RHS Slightly loose Light wear
157.	Left hand wall		Occasional light soil spot to the ML/LL and UL RHS mirror
158.	Heated towel rail	Ladder style in chrome with 2 matching valve caps	
159.	Mirror	Wall mounted rectangular with brown leather effect frame	Occasional light mark to base of frame
160.	Toilet roll holder	Modern in chrome and brush steel	Light wear, slightly loose
161.	Facing wall		Previous white plastic bracket screwed to tiles to the ML LHS
162.	Shaver socket	In brush steel	Indicators clear
163.	Window	Frame wood effect uPVC 3 panes double glazed obscured glass 1 fixed, 1 casement, 1 awning, 2 chrome openers with locks	Left pane with possible gas defect Light wear

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
164.	Sill	Tiled to match bathroom	
165.	Toilet	Low level close couple WC in white porcelain Cistern with 2 pressure chrome plastic flush button matching bowl with soft close white plastic seat and lid on steel hinges, 6 stoppers to underside	
166.	Hand basin	Wall mounted in white porcelain Chrome waste and up/down plug Hot and cold chrome mixer tap with up/down plug control and small emblem to lower front	Light wear
167.	Shelf	Fixed thick glass on 2 chrome brackets	Light wear
168.	Hooks	2 x in chrome and brush steel	Both slightly loose
169.	Right hand wall		
170.	Bath	White plastic with shaped shower area Chrome waste and up down plug Chrome overflow and up/down plug control Hot and cold chrome mixer tap with 'H' and 'C' text to top	Light cleaning scratches, 0.2cm chip and 0.8cm scratch to base close to centre Lightly worn, up/down plug mechanism not working Light wear Light wear
171.	Bath panel	Moulded white plastic to fit profile of bath	Slightly out of alignment to the UL LHS, lightly discoloured, lightly run marked throughout
172.	Shower	Large chrome 2 knob control, Mira Discovery text to top, red and blue indicators to right knob, 1 indicator adjacent to left knob Chrome hose leading to chrome and grey plastic shower head on matching riser with matching shower head bracket and hose guide	All with light wear
173.	Shower screen	Pane of single glazed glass shaped to match profile of bath Steel hinge section, seal to hinge and bath side, shaped chrome handle on 2 fixings	All lightly worn, seal coming away to UL of hinge area

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
174.	BEDROOM 1		
175.	Ceiling	Painted smooth white Light rose, wire and energy saver bulb Cream ruche paper cylindrical shade Coving painted white	ODU, light cracking to centre ODU
176.	Walls	Painted beige	ODU, light patchy finish throughout
177.	Skirting	Painted white	ODU, lightly discoloured, occasional light scuff heavier to RHS door
178.	Flooring	Cream weave short pile carpet	Blackening to edge, light wear with some light usage discoloration to main area particularly 90cms x 40cms between window and door, Fi, no specific spot marks or damage
179.	Back wall		Occasional light scuff and grubby mark to $\frac{3}{4}$ height, heavier grubby marks close to light switch with light rubbing to wall edge, 2 small holes, 3 painted marks to the lower level not larger than 1cm
180.	Door to landing	Frame wood painted off white Door 6 panel wood painted off white Double coat hook in chrome Handle in chrome	ODU ODU, light scuffing at coat hook Light wear
181.	Light switch	Single	
182.	Left hand wall		Occasional minor scuff and discoloration mark ML/LL, cracking over radiator
183.	Radiator	Double in white with vent bar and thermostat	
184.	Power socket	Single	
185.	Window	Frame wood effect uPVC 3 panes double glazed glass 1 fixed, 1 casement, 1 awning 2 chrome openers with locks	Light wear
186.	Sill	Wood painted white	ODU, occasional light scuff

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
187.	Blind	Inset Venetian in pale wood with matching cover strip to track Vent cords with 2 acorns, pull cord with acorn	Pull cord requires cleat or similar for child safety
188.	Curtains	Mid wood rail 2 matching brackets 2 matching finials 13 matching rings A pair of cream ornate self patterned curtains, sill length, unlined 2 similar tie backs with gathered edge on 2 chrome cleats	Both OPAE, both coming out of wall Both curtains with several rear deterioration defects to centre areas heavier to right hand curtain and to centre edge of left hand curtain, curtains due for replacement
189.	Facing wall		6 small holes and 1 screw, occasional light scuff and discoloration mark primarily to the ML/LL
190.	Right hand wall		2 small holes with light pencil marks around, occasional light scuff and discoloration mark ML/LL
191.	Power socket	Single	
192.	Door stop	Steel and white	
193.	BEDROOM 2		
194.	Ceiling	Painted smooth white Light rose, wire and energy saver bulb Cream self patterned material cylindrical shade Coving painted white	ODU, slight patchy finish, light scuffing close to left hand wall Discoloured to interior ODU
195.	Walls	Painted fern green	ODU, light patchy finish
196.	Skirting	Painted white	ODU, 0.5cm rub LHS facing wall
197.	Flooring	Rich cream medium pile carpet	Light wear with light usage discoloration to main areas, Fi, slight blackening to edge particularly to the right hand wall with some rubbing, heavier discoloration and 2 rust marks not larger than 3cms under radiator, no other specific marks or damage evident

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
198.	Back wall		Occasional light scuff and grubby mark to the ML/LL, heavier between centre and light switch with 2cm and 1cm paint scratches
199.	Light switch	Single	
200.	Door to landing	Frame wood painted off white Door 6 panel wood painted off white Chrome double coat hook Handle in chrome	ODU ODU Light wear
201.	Left hand wall		2 screws, occasional faint scuff to the ML/LL
202.	Door stop	Steel and white	
203.	Aerial socket	Small single	
204.	Power socket	Single	
205.	Facing wall		Occasional light scuff and grubby type mark to the ML/LL, slightly heavier to the UL LHS with 4.5cm, 1.5cm and 0.6cm paint scratches, 6 small holes UL centre, some cracking to RHS corner with possible light mould spot areas to ML/LL RHS corner not larger than 6cms
206.	Telephone socket	Single	
207.	Right hand wall		Occasional light spot and discoloration mark ML/LL
208.	Power socket	Double	
209.	Radiator	Double in white with vent bar and thermostat	
210.	Window	Frame wood effect uPVC 3 panes double glazed 1 fixed, 1 casement, 1 awning 2 chrome openers with locks	Sealant excessive and uneven to edges Light wear

Inventory Details			
No.	Room/Area/Item	Description	Condition & Findings
211.	Sill	Wood painted white	ODU
212.	Blind	Inset heavyweight pale wood Venetian with matching cover strip to track, vent cords with 2 acorns, pull cord with acorn	Light scuffing lower section Pull cord requires cleat or similar for child safety
213.	Curtains	Mid wood rail 3 matching brackets 2 matching finials 23 matching rings A pair of cream stitch patterned sill length, fully lined curtains 2 matching tie backs on 2 chrome hooks	Occasional light spot mark to linings, 2 x 0.5cm defects to centre of right curtain, 1 similar defect to lower centre of left curtain
214.	BEDROOM 3		
215.	Ceiling	Painted smooth white Light rose, wire and energy saver bulb Cream material cylindrical shade Coving painted white	ODU ODU
216.	Walls	Painted grey	ODU
217.	Skirting	Painted white	ODU
218.	Flooring	Cream weave short pile carpet	Light wear with some very light discoloration to centre and towards doorway, very faint 6cm and 5cm discoloration marks to centre, slight blackening to edge, light Fi
219.	Back wall		
220.	Door to landing	Frame wood painted off white Door 6 panel wood painted off white Double chrome coat hook Handle in chrome	ODU ODU, very light scuffing top edge Light wear
221.	Light switch	Single	

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
222.	Door to cupboard	<p>Frame wood painted white Door 4 panel wood painted white, knob in chrome <u>Interior</u> Ceiling stipple artex painted white Coving painted white Walls painted cream 2 previous battens Blanking plate with wire running to back of present light switch Skirting and raised flooring all painted cream 1 wooden shelf painted cream on battens 1 white melamine shelf on battens Chrome hanging rail on 3 brackets Return of frame and door as before Magnetic closure catch and screw for knob</p>	<p>ODU, 1cm and 0.3cm rub LL RHS ODU ODU, discoloured, cracking RHS ODU ODU, lightly scuffed in places ODU, lightly scuffed particularly to left section of flooring ODU Lightly rubbed to front edge Lightly worn, 8 miscellaneous hangers All discoloured, residue mark with paint rubbing and 2 small holes to the UL</p>
223.	Left hand wall		6 minor scuffs to the LL, 4 small holes UL RHS with 3cm sticky residue below
224.	Door stop	Steel and white	
225.	Power socket	Double	
226.	Shelf	Matt white melamine with concealed brackets and 2 screw caps underside	Occasional light rub to front edge, 5cm veneer defect to top left
227.	Facing wall		Occasional very light mark to the ML/LL, heavier 1cm LL RHS
228.	Telephone socket	Single	
229.	Radiator	Single painted off white with thermostat	ODU, light scuffing RHS with 0.3cm spot
230.	Window	<p>Frame wood effect uPVC 3 panes double glazed glass 1 fixed, 1 awning, 1 casement 2 chrome openers with locks</p>	<p>2 previous fixing holes to the UL Light wear</p>

Inventory Details

No.	Room/Area/Item	Description	Condition & Findings
231.	Sill	Wood painted white	ODU, 2 minor marks LHS
232.	Blind	Inset Venetian heavyweight in pale wood, matching cover strip to track, vent cords with 2 acorns pull cord with acorn	Pull cord requires cleat or similar for child safety
233.	Curtains	Mid wood rail 2 matching brackets 2 matching finials A pair of pale cream tab top sill length unlined curtains 2 matching tie backs on 2 chrome cleats	
234.	Right hand wall		Small hole with light scuffing UL centre, occasional light scuff and discoloration mark ML/LL, slightly heavier 23cms x 22cms LL RHS

Property Exterior

No.	Item	Description	Condition & Findings
235.	Front of property	<p>Tiled roof Part white and part wood effect uPVC fascia and soffit Brown plastic guttering Red brick facade with pale brick feature Aerial on extension pole to the UL RHS Pipework and wiring UL RHS corner with further wiring running to the LL to 2 junction boxes Further wiring running adjacent to porch to satellite dish Brown painted gas and electricity meter cabinets</p> <p>No 37 in chrome Wood effect uPVC double glazed windows Boiler vent to the rear right</p>	<p>Lightly mossy</p> <p>Weathered with paint rubbing to edges, heavy paint wear and residue to left edge of gas cabinet with catch missing, electric cabinet door not attached to hinges Weathering, rusting to fixings</p>
236.	Front garden	<p>Bordered from road with lawned area with concrete edge</p> <p>Inset concrete slab path running to front door 2 smaller slabs at front door with white edging Gravel bed section to the front right with timber edge 1 large weed with 2 rose shrubs growing Tarmac parking to the RHS for approx 2 vehicles immediately adjoining neighbouring parking</p> <p>Green wheelie bin Grey wheelie bin with white spray mark to front Brown stained fencing section with matching gate with latch through to rear garden</p>	<p>Minor tyre track to right edge immediately bordering neighbouring property Lightly spot marked and weathered</p> <p>Edge weathered and slightly out of alignment</p> <p>Some light surface deterioration particularly 50cms close to path to front door, some greening and moss close to property and rear fencing</p> <p>Stain weathered</p>
237.	Rear of property	<p>Tiled roof in 2 sections Part wood effect and part white uPVC fascia and soffit Brown plastic guttering 2 types of red brick facade with pale brick features</p>	<p>Lightly spot marked and mossy</p>

Property Exterior

No.	Item	Description	Condition & Findings
		Cabling running to LL centre with plastic vent Outside tap with length of pipework 2 matching black and frosted glass coach lamps, each with single bulb Wood effect uPVC double glazed windows	Weathered and discoloured Right utility window with drilled hole to lower centre of frame
		Matching door unit through to utility with threshold with end cap, 1 pane double glazed obscured glass, steel rainguard with 2 grey plastic end caps and handle with lock in chrome	Rainguard patchy and discoloured Handle lightly weathered
238.	Rear garden	From side gate in brown stained timber with 2 sliding bolts, previous padlock catch and latch Onto textured cream concrete slab path and opening up onto matching patio area Matching step up to utility door on brick base Gravel to edge Retaining rendered wall with steel edging showing through Decking sections added in dark stained timber to the left hand side to create seat 2 and a bit inset slabs to the RHS to create step 4 slabs to centre to create steps Remainder of garden laid to lawn Bordered to the LHS by 2 sections of stained fencing Remainder dense conifer with wire fencing to base Rear border 3 sections of brick wall Remaining border in brown stained fencing <u>SHED</u> to right of property, stained timber with felt roof	Weathered, particularly to top section with some timber rotting Lightly weathered and discoloured with natural spot marks, no specific marks or damage All lightly weathered and spot marked particularly to top with 25cm defect to left of centre steps Lightly weathered Lightly patchy, weedy and sparse particularly to edge and under left conifers Lightly weathered Light growth but generally neat Mossy to top, lightly run marked and whitening Lightly weathered Minor weathering particularly to base, bowing out to lower right of unit

Unless otherwise instructed you will be expected to return the property at check-out with at least the same standard of cleanliness as is detailed below, and in line with your Letting Agent's or Landlord's instructions.

If the words 'domestic' or 'professional' have been used to describe standards of cleaning, please see page 3 of this report for a brief explanation.

240. INTERIOR CLEANLINESS	
Item	Comments/Findings
Doors:	Clean to a domestic standard
Windows:	Clean to a domestic standard
Ceilings/Lights:	Clean to a domestic standard
Walls:	Clean to a domestic standard
Paintwork:	Clean to a domestic standard
Radiators/Heaters:	Clean to a domestic standard
Carpets/Flooring:	Clean to a domestic standard
Curtains/Blinds:	Clean to a domestic standard
Surfaces/Furniture:	Clean to a domestic standard
Kitchen units/tops:	Clean to a domestic standard
Kitchen Appliances:	Clean to a domestic standard
Sanitary Ware:	Clean to a domestic standard
241. EXTERIOR CLEANLINESS/CONDITION	
Item	Comments/Findings
Windows/Doors:	Due for clean
Grass:	Cut, please see inventory description
Borders/Beds:	Seasonal order, please see inventory description
Paved/Hard Areas:	Recently swept, please see inventory description
Garage:	N/A
Gutters:	Visibly clear

Safety Certification

No.	Type	Seen – Yes/No	Expiry Date	Location
242.	GAS	No	-	-
243.	ELECTRICITY	No	-	-

Instruction Manuals

No.	Appliance/Item
244.	All in plastic folder in kitchen Contact numbers for suppliers, council tax and taxi's Horstmann heating and hot water controller Worcester boiler Underfloor heating x 2 Free standing electric and gas oven

Meter Readings (at Inventory Date)

Meter	Reading	Serial Number	Location
GAS	02566 (407)	*	Wall cabinet to front
ELECTRIC	44290 (6)	*	Wall cabinet to front
WATER	-	-	-
OTHER	-	-	-

Keys provided (at Check-In)

Location/Description	Quantity
Front door	2
Back door	2
Shed	1
Windows	8

Meter Readings (at Check-In)

Meter	Reading	Serial Number	Location
GAS		*	Wall cabinet to front
ELECTRIC		*	Wall cabinet to front
WATER	-	-	-
OTHER	-	-	-

Check-In Comments (Agent/Landlord or Tenant)

Declaration

Having read this Inventory Report carefully, I/We hereby agree that any discrepancies found have been noted and that this Inventory Report accurately reflects the condition of the property at the date as stated below.

Tenant(s) Signature:

Print Name(s):

Date:
