



Property Inventory / Schedule of Condition

Address	28 Westminster Crescent Burn Bridge HG3 1LY	House Type	House
		Detachment	Detached
Front Elevation		Side Elevation	Rear Elevation
			

Property Inspected By	Micheal Howarth
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Important Information

What is an Inventories of Distinction Inventory Report?

This Inventories of Distinction Inventory Check in Report provides a fair, objective and impartial record of the general condition of the contents of the property as well as its internal condition at the outset of the lease of the Property.

What are the benefits of using this Report?

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are 'strongly recommended' as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant's interests to carefully check this Inventories of Distinction Check in Report and to highlight any discrepancies as soon as possible and in any event no later than one week after this Inventories of Distinction Inventory Check in Report is completed. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a Inventories of Distinction Inventory Out going Report and may affect the retention or release of the tenancy deposit.

Is the Report aimed at the Landlord or the Tenant?

Because the Inventories of Distinction Inventory Check in Report is objective and carried out by an independent Inventory Provider, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

What does this Report tell you?

This Inventories of Distinction Inventory Check in Report provides a clear and easy to follow statement of condition for each of the main elements of the property on a room by room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Provider. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. Please Note: The report will be recorded according to the descriptions below:

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

What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, this Inventories of Distinction Inventory Check in Report provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the Inventories of Distinction Inventory Check in Report and the superficial condition of same. This report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

What is inspected and not inspected?

The Inventory Provider carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents. Gardens and their contents will be inspected and reported upon. The inspection is 'non invasive'. This means that the Inventory Provider does not take up carpets, floor coverings or floor boards, move large items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.

Inventory

Weather

Weather	Comments
Partly Cloudy	

Utilities

Item	Details	Photo
Gas Meter	Reading:12869 Serial Number:	
Electric Meter	Reading:0032330.9 Serial Number:	
Water Meter	Reading:01191 Serial Number:	
Stopcock	Unable to locate	
Fusebox	Garage	
Comments	Gas Meter Location: Garage. Electric Meter Location: Garage. Water Meter Location: Front path.	

Smoke / CO Detector Compliance Checks

Is the property compliant with current Smoke Alarm legislation?

Yes

Is the property compliant with current CO Detector legislation?

No

Smoke Detectors

Ref	Is Smoke Detector Installed?	Is Working?	Location	Comments
SD1	Yes	Working	1st floor landing. Hallway. Kitchen	

Carbon Monoxide Detectors

Ref	Is Working	Is CO Detector	Location	Comments
CMD1	Working	Yes	Living room	

Keys

Ref	Description	Comments
KE1	3 Yale. 1 Mortice. 1 garage. 1 small	



KE1.i

Appliance Manuals

Ref	Description	Comments
AM1		

External Surfaces

Ref	Surface Type	Location	Comments
ES1	Established Shrubs Lawn Stone Paving	Front	Well maintained



ES1.i



ES1.ii



ES1.iii



ES1.iv



ES1.v

ES2	Established Shrubs Lawn Patio Paving	Back	Well maintained overall. Leaf debris
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ES2.i



ES2.ii



ES2.iii



ES2.iv



ES2.v



ES2.vi

Ref	Surface Type	Location	Comments
			
ES2.vii	ES2.viii	ES2.ix	
ES2.x	ES2.xi	ES2.xii	
ES2.xiii	ES2.xiv	ES2.xv	
ES2.xvi	ES2.xvii	ES2.xviii	
ES2.xix	ES2.xx		

External Features

Ref	Details	Qty	Condition	Comments
EF1	Shed Gate Wooden Satellite Dish Light Water Butt Wheelie bin	1	Good	Ladders



EF1.i



EF1.ii



EF1.iii



EF1.iv



EF1.v



EF1.vi



EF1.vii



EF1.viii



EF1.ix

Boundaries

Ref	Details	Qty	Colour	Condition	Comments
BO1	Hedge	1	As Picture	Good	



BO1.i

BO2	Fence	3	As Picture	Good	
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BO2.i



BO2.ii



BO2.iii



BO2.iv



BO2.v



BO2.vi

Porch

Overview Comments

Clean. Well maintained



R1.i



R1.ii

Porch - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R1.D1	Front Door	Wooden Painted	Wooden Painted	Handle Morticelock	As Picture	As Picture	Good	



R1.D1.i



R1.D1.ii



R1.D1.iii

Porch - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R1.W1	Fixed Panel	Double Glazed	Wooden Painted	Wooden Painted	As Picture	As Picture		Good	



R1.W1.i



R1.W1.ii

Porch - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R1. CE1	Wooden Cladded	Light pendant with glass shade	1	White	Good	



R1.CE1.i



R1.CE1.ii

Porch - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R1. FL1	Tiles	Item: Doormat Item: Loose Carpet	As Picture	Good	



R1.FL1.i



R1.FL1.ii

Porch - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R1. WA1	Brick	N/A		As Picture	N/A	Good	



R1.WA1.i



R1.WA1.ii



R1.WA1.iii

Porch - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R1.FI1	Coat Hooks	1		Good	
					
R1.FI1.i					
R1.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R1.FI1.LF	Light Fittings	1		Good	

Hallway

Overview Comments

Clean. Well maintained



R2.i



R2.ii



R2.iii



R2.iv

Hallway - Ceilings

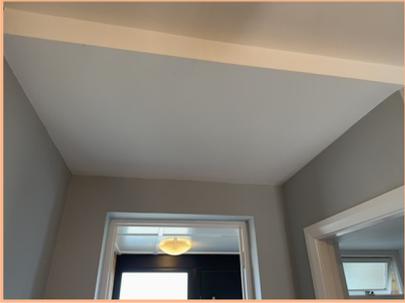
Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R2. CE1	Plaster Painted	Light Pendant Smoke Detector	1	White	Good	



R2.CE1.i



R2.CE1.ii



R2.CE1.iii

Hallway - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R2. FL1	Laminate		Wood - Medium	Good	No Marks No Stains



R2.FL1.i



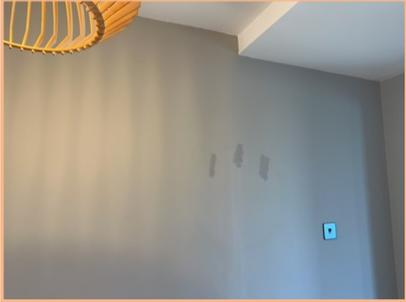
R2.FL1.ii



R2.FL1.iii

Hallway - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R2. WA1	Painted Plaster	Wooden Painted		Grey	White	Good	Screws and nails: 3 Filler marks



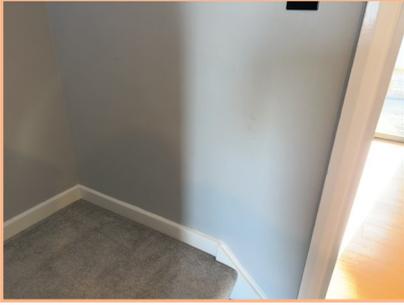
R2.WA1.i



R2.WA1.ii



R2.WA1.iii

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
							
	R2.WA1.iv						
							
	R2.WA1.v						
							
	R2.WA1.vi						
							
	R2.WA1.vii						
							
	R2.WA1.viii						
							
	R2.WA1.ix						

Hallway - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R2.F11	Alarm sensor	1		Good	
					
	R2.F11.i				
R2.F11.LS	Light Switches	2		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R2.F11.PS	Plug Sockets	1		Good	Tested: No Visually Safe:Yes
R2.F11.RA	Radiators	1		Good	
R2.F11.LF	Light Fittings	1		Good	

Hallway - Cupboards

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R2.CU1	Good		Good		Good				



R2.CU1.i



R2.CU1.ii

WC

Overview Comments

Clean. Well maintained



R3.i



R3.ii



R3.iii

WC - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R3.D1	Single Door	Veneer	Wooden Painted	Handle	Wood - Light	White	Good	



R3.D1.i



R3.D1.ii



R3.D1.iii

WC - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R3.WI1	Casement	Double Glazed	Wooden Painted	Wooden Painted	White	White	Handle Window Locks	Good	Openers:1



R3.WI1.i



R3.WI1.ii

WC - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R3.CE1	Plaster Painted	Light pendant with glass shade	1	White	Good	



R3.CE1.i

WC - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R3.FL1	Laminate		Wood - Medium	Good	No Marks No Stains



R3.FL1.i



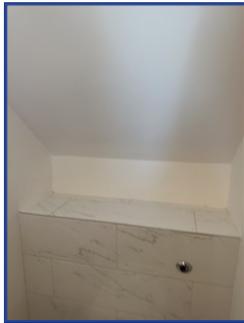
R3.FL1.ii

WC - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R3.WA1	Tiled and Painted Plaster	Wooden Painted		White	White	Good	Screws and nails: 1



R3.WA1.i



R3.WA1.ii



R3.WA1.iii



R3.WA1.iv

WC - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R3.FI1	Alarm panel	1		Good	
	Basin	1			
	Toilet Roll Holder	1			
	Toilet with seat	1			
	Towel Hoop	1			



R3.FI1.i



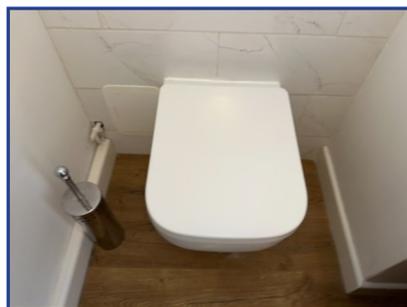
R3.FI1.ii



R3.FI1.iii



R3.FI1.iv



R3.FI1.v



R3.FI1.vi

Living Room - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R4.D1	Single Door	Veneer	Wooden Painted	Handle	Wood - Light	White	Good	



R4.D1.i



R4.D1.ii

Living Room - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R4.W1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Curtains Unlined Handle Window Locks Curtain Pole	Good	Openers:2



R4.W1.i



R4.W1.ii

Living Room - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R4.CE1	Plaster Painted	Light Pendant	1	White	Good	



R4.CE1.i



R4.CE1.ii

Living Room - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R4. FL1	Fitted Carpet		Grey	Good	No Marks No Stains



R4.FL1.i



R4.FL1.ii



R4.FL1.iii



R4.FL1.iv

Living Room - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R4. WA1	Painted Plaster	Wooden Painted		As Picture	White	Good	Holes from previous fixtures: 2 Screws and nails: 7



R4.WA1.i



R4.WA1.ii



R4.WA1.iii



R4.WA1.iv

Living Room - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R4.FI1	Alarm sensor Cabling CO Monitor Fire place and Surround Phone Socket	1 1 1 1 1		Good	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>R4.FI1.i</p> </div> <div style="text-align: center;">  <p>R4.FI1.ii</p> </div> <div style="text-align: center;">  <p>R4.FI1.iii</p> </div> </div>					
R4.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R4.FI1.PS	Plug Sockets	4		Good	Tested: No Visually Safe:Yes
R4.FI1.RA	Radiators	1		Good	
R4.FI1.LF	Light Fittings	1		Good	

Dining Room

Overview Comments

Clean. Well maintained



R5.i



R5.ii



R5.iii



R5.iv

Dining Room - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R5.D1	Single Door	Veneer	Wooden Painted	Handle	Wood - Light	White	Good	



R5.D1.i



R5.D1.ii

Dining Room - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R5.D2	Single Door	Veneer	Wooden Painted	Handle	Wood - Light	White	Good	



R5.D2.i



R5.D2.ii

Dining Room - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R5.D3	Back Door	Part Glazed	UPvc	Handle	As Picture	As Picture	Good	



R5.D3.i



R5.D3.ii

Dining Room - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R5.D4	Patio Door	Glazed	UPvc	Handle Morticelock	Glass	As Picture	Good	



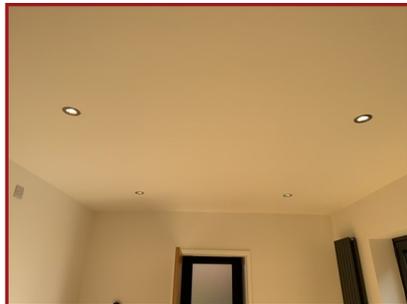
R5.D4.i

Dining Room - Ceilings

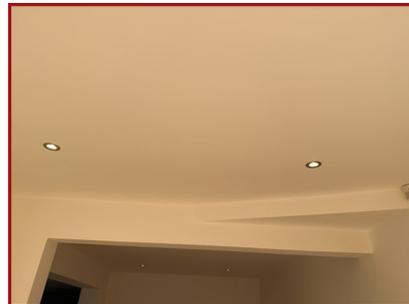
Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R5.CE1	Plaster Painted	Recessed Spots Light pendant with glass shade	1	White	Good	Recessed Spotlights: 10



R5.CE1.i



R5.CE1.ii



R5.CE1.iii

Dining Room - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R5.FL1	Laminate		Wood - Medium	Good	No Marks No Stains



R5.FL1.i



R5.FL1.ii

Dining Room - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R5.WA1	Painted Plaster	Wooden Painted		White	White	Good	Scuff marks: 3 Screws and nails: 1



R5.WA1.i



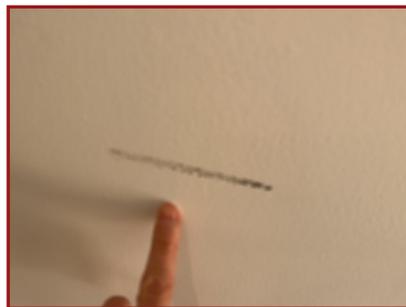
R5.WA1.ii



R5.WA1.iii



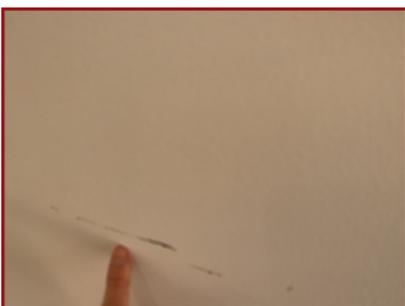
R5.WA1.iv



R5.WA1.v



R5.WA1.vi



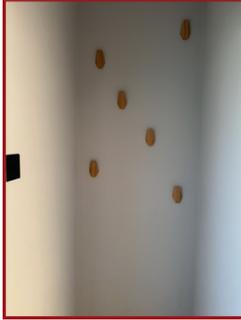
R5.WA1.vii



R5.WA1.viii

Dining Room - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R5.WA2	Painted Plaster	Wooden Painted		As Picture	White	Good	Scuff marks: 1

				
R5.WA2.i	R5.WA2.ii	R5.WA2.iii	R5.WA2.iv	R5.WA2.v
				
R5.WA2.vi	R5.WA2.vii	R5.WA2.viii		

Dining Room - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R5.FI1	Alarm sensor Shelving Thermostat Central Heating Controller	1 1 1 1		Good	

		
R5.FI1.i	R5.FI1.ii	R5.FI1.iii
		
R5.FI1.iv	R5.FI1.v	R5.FI1.vi

Ref	Item	Qty	Colour	Condition	Comments
					
	R5.FI1.vii				
					
	R5.FI1.viii				
					
	R5.FI1.ix				
					
	R5.FI1.x				
R5.FI1.LS	Light Switches	3		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R5.FI1.PS	Plug Sockets	5		Good	Tested: No Visually Safe:Yes
R5.FI1.RA	Radiators	2		Good	
R5.FI1.LF	Light Fittings	11		Good	

Kitchen

Overview Comments

Clean. Well maintained



R6.i



R6.ii



R6.iii



R6.iv



R6.v



R6.vi

Kitchen - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R6.D1	Patio Door	Glazed	UPvc	Handle Morticelock	Glass	As Picture	Good	



R6.D1.i

Kitchen - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R6.W1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Handle Window Locks Keys Present	Good	Openers:1



R6.W1.i

Kitchen - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R6.WI2	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Handle Window Locks Keys Present	Good	Openers:1



R6.WI2.i



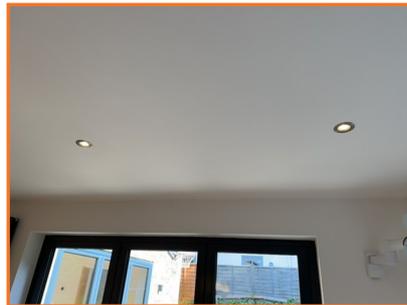
R6.WI2.ii

Kitchen - Ceilings

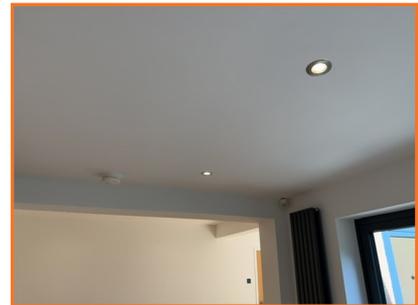
Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R6.CE1	Plaster Painted	Recessed Spots Light pendant with glass shade Smoke Detector	1	White	Good	Recessed Spotlights: 10



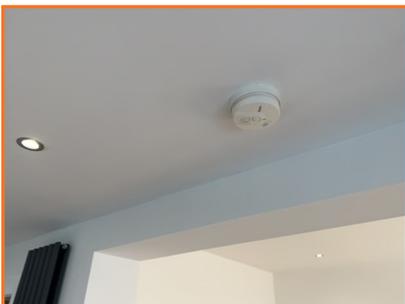
R6.CE1.i



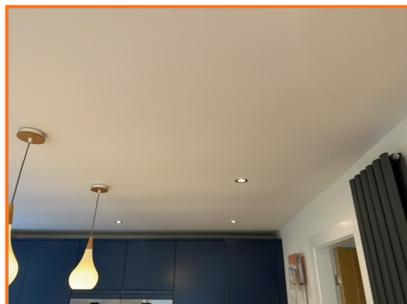
R6.CE1.ii



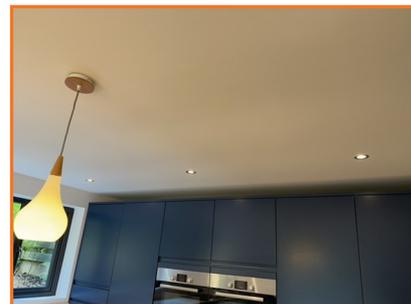
R6.CE1.iii



R6.CE1.iv



R6.CE1.v



R6.CE1.vi

Kitchen - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R6.FL1	Laminate		Wood - Medium	Good	No Marks No Stains



R6.FL1.i



R6.FL1.ii



R6.FL1.iii



R6.FL1.iv



R6.FL1.v



R6.FL1.vi



R6.FL1.vii

Kitchen - Walls

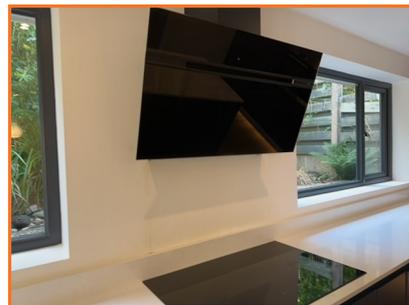
Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R6.WA1	Painted Plaster	Wooden Painted		White	White	Good	



R6.WA1.i



R6.WA1.ii



R6.WA1.iii

Kitchen - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R6.FI1	Alarm sensor Worktop Granite	1 1		Good	TV wall bracket. Smart meter
R6.FI1.FSM1	Sink-Stainless Steel	1		Good	
R6.FI1.FSM2	Taps-Stainless Mixer	1		Good	



R6.FI1.i



R6.FI1.ii



R6.FI1.iii



R6.FI1.iv



R6.FI1.v



R6.FI1.vi



R6.FI1.vii



R6.FI1.viii



R6.FI1.ix



R6.FI1.x



R6.FI1.xi



R6.FI1.xii

Ref	Item	Qty	Colour	Condition	Comments
					
	R6.FI1.xiii				
					
	R6.FI1.xiv				
					
	R6.FI1.xv				
					
	R6.FI1.xvi				
					
	R6.FI1.xvii				
					
	R6.FI1.xviii				
					
	R6.FI1.xix				
					
	R6.FI1.xx				
					
	R6.FI1.xxi				
					
	R6.FI1.xxii				
					
	R6.FI1.xxiii				
					
	R6.FI1.xxiv				
					
	R6.FI1.xxv				
					
	R6.FI1.xxvi				
					
	R6.FI1.xxvii				

Ref	Item	Qty	Colour	Condition	Comments
					
					
					
	R6.FI1.xxviii		R6.FI1.xxix		R6.FI1.xxx
R6.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R6.FI1.PS	Plug Sockets	1		Good	Tested: No Visually Safe:Yes
R6.FI1.RA	Radiators	2		Good	
R6.FI1.LF	Light Fittings	9		Good	
R6.FI1.BU	Base Unit Doors	18		Good	
R6.FI1.WU	Wall Units	6		Good	
R6.FI1.WT	Worktops	2		Good	

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R6.KI1	Hob - Electric	Neff	1	Black	Good	No	Left ring lightly tarnished



R6.KI1.i



R6.KI1.ii

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R6.KI2	Cooker Hood	See Comments	1	Black	Good	No	Brand, Elica



R6.KI2.i

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R6.KI3	Oven	Bosch	1	Black	Good	No	



R6.KI3.i



R6.KI3.ii



R6.KI3.iii



R6.KI3.iv



R6.KI3.v

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R6.KI4	Integral Fridge	See Comments	1	White	Good	No	Brand, Blomberg



R6.KI4.i



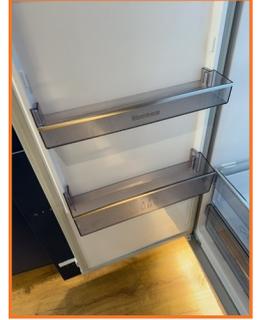
R6.KI4.ii



R6.KI4.iii



R6.KI4.iv



R6.KI4.v



R6.KI4.vi

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R6.KI5	Integral Dishwasher	See Comments	1	Stainless Steel	Good	No	Brand, Zenith



R6.KI5.i



R6.KI5.ii



R6.KI5.iii

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R6.KI6	Freezer Integral Fridge	N/A N/A	1 1	White	Good	No No	



R6.KI6.i



R6.KI6.ii



R6.KI6.iii

Utility

Overview Comments

Clean. Well maintained



R7.i



R7.ii



R7.iii

Utility - Doors

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



R7.D1.i



R7.D1.ii

Utility - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R7.WI1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Handle Window Locks	Good	Openers:1



R7.WI1.i

Utility - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R7.CE1	Plaster Painted	Spotlight Track Loft Hatch	1	White	Good	Recessed Spotlights: 1



R7.CE1.i



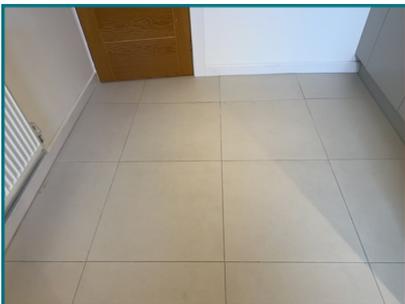
R7.CE1.ii



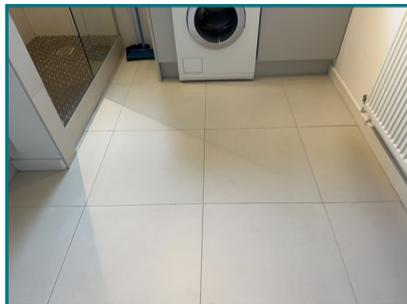
R7.CE1.iii

Utility - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R7.FL1	Tiles		White	Good	No Marks No Stains



R7.FL1.i



R7.FL1.ii

Utility - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R7.WA1	Tiled and Painted Plaster	Wooden Painted		White	White	Good	



R7.WA1.i



R7.WA1.ii



R7.WA1.iii



R7.WA1.iv



R7.WA1.v



R7.WA1.vi



R7.WA1.vii



R7.WA1.viii



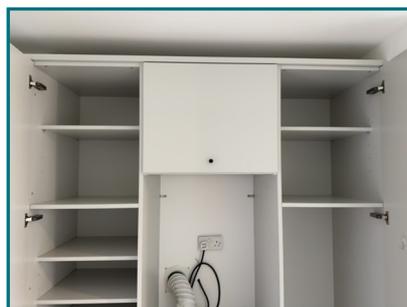
R7.WA1.ix

Utility - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R7.F11	Shower Single	1		Good	
	Sink Unit	1			
	Wall Units	1			
	Shower Screen – Glass	1			



R7.F11.i



R7.F11.ii



R7.F11.iii

Ref	Item	Qty	Colour	Condition	Comments
					
					
					
					
					
					
					
					
					
					
R7.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R7.FI1.PS	Plug Sockets	1		Good	Tested: No Visually Safe:Yes
R7.FI1.RA	Radiators	1		Good	
R7.FI1.LF	Light Fittings	1		Good	

Utility - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R7.FU1	Washing Machine	1		Good	Brand, Miele



R7.FU1.i



R7.FU1.ii

Stairs/ Landing

Overview Comments

Clean. Well maintained



R8.i



R8.ii



R8.iii



R8.iv



R8.v



R8.vi

Stairs/ Landing - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R8.WI1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Blinds Venetian Handle Window Locks	Good	Openers:1



R8.WI1.i

Stairs/ Landing - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R8.CE1	Plaster Painted	Light Pendant Loft Hatch Smoke Detector	1	White	Good	



R8.CE1.i



R8.CE1.ii



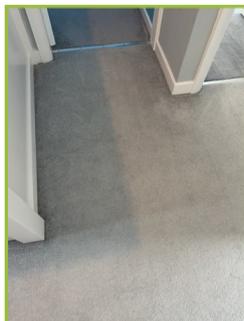
R8.CE1.iii

Stairs/ Landing - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R8.FL1	Fitted Carpet		Grey	Good	No Marks No Stains



R8.FL1.i



R8.FL1.ii



R8.FL1.iii



R8.FL1.iv



R8.FL1.v

Stairs/ Landing - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R8.FI1	Balustrade - Painted	1		Good	
  					
	R8.FI1.i			R8.FI1.ii	R8.FI1.iii
 					
	R8.FI1.iv			R8.FI1.v	
R8.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R8.FI1.PS	Plug Sockets	1		Good	Tested: No Visually Safe:Yes
R8.FI1.RA	Radiators	1		Good	
R8.FI1.LF	Light Fittings	1		Good	

Stairs/ Landing - Cupboards

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R8.CU1	Good		Good		Good		Immersion Heater/Tank		
 									
	R8.CU1.i		R8.CU1.ii						

Bathroom/Toilet

Overview Comments

Clean. Well maintained



R9.i



R9.ii



R9.iii

Bathroom/Toilet - Doors

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



R9.D1.i



R9.D1.ii

Bathroom/Toilet - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R9.W11	Casement	Double Glazed	UPvc	Tiled	As Picture	As Picture	Handle Window Locks	Good	Openers:1



R9.W11.i

Bathroom/Toilet - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R9. CE1	Plaster Painted	Recessed Spots	1	White	Good	Recessed Spotlights: 3



R9.CE1.i



R9.CE1.ii

Bathroom/Toilet - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R9. FL1	Tiles		Grey	Good	No Marks No Stains



R9.FL1.i



R9.FL1.ii

Bathroom/Toilet - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R9. WA1	Tiled	N/A		Grey	N/A	Good	



R9.WA1.i



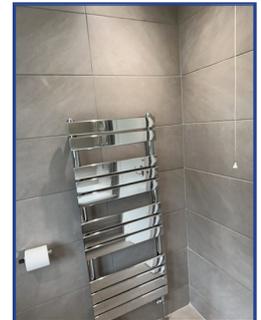
R9.WA1.ii



R9.WA1.iii



R9.WA1.iv



R9.WA1.v

Ref	Item	Qty	Colour	Condition	Comments
					
					
					
					
					
					
					
R9.FI1.LF	Light Fittings	3		Good	
R9.FI1.TO	Toilets	1		Good	
R9.FI1.BA	Basins	1		Good	

Bedroom 1 Front Left

Overview Comments

Clean. Well maintained



R10.i



R10.ii



R10.iii



R10.iv

Bedroom 1 Front Left - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R10.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	



R10.D1.i



R10.D1.ii

Bedroom 1 Front Left - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R10.WI1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Curtains Lined Handle Window Locks Curtain Pole	Good	Openers:2



R10.WI1.i



R10.WI1.ii



R10.WI1.iii

Bedroom 1 Front Left - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R10.CE1	Plaster Painted	Light Pendant	1	White	Good	



R10.CE1.i

Bedroom 1 Front Left - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R10.FL1	Fitted Carpet		Beige	Good	Furniture dents No Marks No Stains



R10.FL1.i



R10.FL1.ii



R10.FL1.iii

Ref	Item	Qty	Colour	Condition	Comments
					
					
					
					
					
					
					
					
					
R10.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R10.FI1.PS	Plug Sockets	3		Good	Tested: No Visually Safe:Yes
R10.FI1.RA	Radiators	1		Good	
R10.FI1.LF	Light Fittings	1		Good	

Bedroom 1 Front Left - Cupboards

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R10 CU 1	Good		Good		Good				



R10.CU1.i



R10.CU1.ii



R10.CU1.iii

Bedroom 2 Back Right

Overview Comments

Clean. Well maintained



R11.i



R11.ii



R11.iii



R11.iv

Bedroom 2 Back Right - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R11.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	



R11.D1.i



R11.D1.ii

Bedroom 2 Back Right - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R11.W1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Curtains Lined Handle Window Locks Curtain Pole	Good	Openers:2



R11.W1.i



R11.W1.ii

Bedroom 2 Back Right - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R11.CE1	Plaster Painted	Light Pendant	1	Blue	Good	



R11.CE1.i



R11.CE1.ii

Bedroom 2 Back Right - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R11.FL1	Fitted Carpet		Grey	Good	Furniture dents No Marks No Stains



R11.FL1.i



R11.FL1.ii



R11.FL1.iii



R11.FL1.iv



R11.FL1.v

Bedroom 2 Back Right - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R11.WA1	Painted Plaster	Wooden Painted		White	White	Good	



R11.WA1.i



R11.WA1.ii



R11.WA1.iii



R11.WA1.iv

Bedroom 2 Back Right - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R11.FI1	TV Socket	1		Good	
 <p>R11.FI1.i</p>					
R11.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R11.FI1.PS	Plug Sockets	3		Good	Tested: No Visually Safe:Yes
R11.FI1.RA	Radiators	1		Good	
R11.FI1.LF	Light Fittings	1		Good	

Bedroom 3 Back Left

Overview Comments

Clean. Well maintained



R12.i



R12.ii



R12.iii



R12.iv

Bedroom 3 Back Left - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R12.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	



R12.D1.i



R12.D1.ii

Bedroom 3 Back Left - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R12.W1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Blinds Roller Handle Window Locks	Good	Openers:1



R12.W1.i



R12.W1.ii

Bedroom 3 Back Left - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R12.CE1	Plaster Painted	Light Pendant	1	White	Good	Hook



R12.CE1.i



R12.CE1.ii

Bedroom 3 Back Left - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R12.FL1	Fitted Carpet		Grey	Good	No Marks No Stains



R12.FL1.i



R12.FL1.ii



R12.FL1.iii

Bedroom 3 Back Left - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R12.WA1	Painted Plaster	Wooden Painted		Grey	White	Good	Filler marks



R12.WA1.i



R12.WA1.ii



R12.WA1.iii



R12.WA1.iv



R12.WA1.v



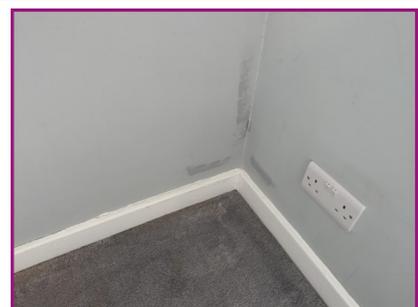
R12.WA1.vi



R12.WA1.vii



R12.WA1.viii



R12.WA1.ix

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
							
	R12.WA1.x						

Bedroom 3 Back Left - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R12.FI1	Dimmer Switch TV Socket	1 1		Good	
					
	R12.FI1.i				
R12.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R12.FI1.PS	Plug Sockets	3		Good	Tested: No Visually Safe:Yes
R12.FI1.RA	Radiators	1		Good	
R12.FI1.LF	Light Fittings	2		Good	

Bedroom 4 Front Right

Overview Comments

Clean. Well maintained



R13.i



R13.ii



R13.iii



R13.iv

Bedroom 4 Front Right - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R13.D1	Single Door	Wooden Painted	Wooden Painted	Handle	White	White	Good	



R13.D1.i



R13.D1.ii

Bedroom 4 Front Right - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R13.WI1	Casement	Double Glazed	UPvc	Wooden Painted	As Picture	White	Blinds Venetian Handle Window Locks Curtain Pole	Good	Openers:1



R13.WI1.i



R13.WI1.ii

Bedroom 4 Front Right - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R13.CE1	Plaster Painted	Light Pendant	1	White	Good	



R13.CE1.i



R13.CE1.ii



R13.CE1.iii

Bedroom 4 Front Right - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R13.FL1	Fitted Carpet		Grey	Good	No Marks No Stains



R13.FL1.i



R13.FL1.ii

Bedroom 4 Front Right - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R13.WA1	Painted Plaster	Wooden Painted		Blue	White	Good	Holes from previous fixtures: 1 Filler marks
  							
		R13.WA1.i			R13.WA1.ii		
		R13.WA1.iii					
  							
		R13.WA1.iv			R13.WA1.v		
		R13.WA1.vi					

Bedroom 4 Front Right - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments	
R13.FI1	Dimmer Switch TV Socket	1 1		Good		
						
		R13.FI1.i				
R13.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe: Yes	
R13.FI1.PS	Plug Sockets	3		Good	Tested: No Visually Safe: Yes	
R13.FI1.RA	Radiators	1		Good		
R13.FI1.LF	Light Fittings	2		Good		

Garage

Overview Comments

Clean. No CO. Monitor for boiler.



R14.i



R14.ii



R14.iii



R14.iv



R14.v



R14.vi



R14.vii



R14.viii



R14.ix



R14.x



R14.xi



R14.xii



R14.xiii

Declaration

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

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

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

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

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

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

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

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

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

Signed by Tenant(1): _____

Signed by Tenant(2): _____

Signed by Tenant(3): _____

Signed by Tenant(4): _____

Date: _____

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

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

Signed by Tenant (1): _____

Signed by Tenant (2): _____

Signed by Tenant (3): _____

Signed by Tenant (4): _____

Date: _____