

Inventory & Schedule of Condition



Property Address

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Notes

THIS IS YOUR INVENTORY/SCHEDULE OF CONDITION – IT IS AN IMPORTANT DOCUMENT AND FORMS PART OF YOUR TENANCY AGREEMENT.

YOU ARE RESPONSIBLE FOR THE ITEMS LISTED.

ALL ITEMS LISTED ARE ONE OF EACH UNLESS OTHERWISE STATED

ALL ITEMS LISTED ARE AS UNDAMAGED AND SOUND UNLESS OTHERWISE STATED.

THE PROPERTY AND CONTENTS ARE IN A GOOD STATE OF CLEANLINESS.

CHECK THE CONTENTS CAREFULLY AND COMMENT ANY MINOR AMENDMENTS.

CONTACT THE OFFICE IF YOU WISH TO DISCUSS ANY ITEM.

YOUR DEPOSIT IS HELD FOR REPLACEMENTS, CLEANING,REPAIRS AND RENT ARREARS. THIS INVENTORY IS USED IN THE FINAL ASSESSMENTS OF WHAT IS REPAYED TO YOU.

1. Rooms

Ref	Name	Condition
1.1	Entrance	<div>White UPVC door with double glazed frosted glass panel with key handle and letterbox leading to</div> <div>Freshly white painted artex ceiling</div> <div>Freshly white painted coving</div> <div>Freshly white painted walls</div> <div>Freshly white painted skirting boards</div> <div>Grey laminate effect tiled flooring</div> <div>One ceiling mounted light with no shade</div> <div>One fuse box</div> <div>One white plastic double light switch</div> <div>One wall mounted coat rack with four hooks</div> <div>White painted wooden door frame</div> <div>White painted wooden door with 15 glass panels and chrome effect handle leading to lounge</div>

Additional Comments



Ref # 1.1

1. ROOMS (CONT.)



Ref # 1.1

1.2	Lounge	<p>Freshly white painted artex ceiling</p> <p>Freshly white painted coving</p> <p>Freshly white painted walls</p> <p>Freshly white painted skirting boards</p> <p>Dark grey carpet</p> <p>One ceiling mounted light with no shade</p> <p>One white plastic double light switch</p> <p>One wall mounted BT open reach socket</p> <p>One wall mounted BT open reach fibre point</p> <p>Free white plastic double power sockets</p> <p>One white night storage heater – rusted and damaged</p> <p>One wall mounted door chime</p> <p>One wall mounted chrome curtain rail</p> <p>UPVC windowsill</p> <p>UPVC double glazed window with two glass panes with one opening handle and key</p> <p>White painted wooden door frame</p> <p>White painted wooden door with chrome effect handle leading to kitchen</p>
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Additional Comments

1. ROOMS (CONT.)



Ref # 1.2

1. ROOMS (CONT.)



Ref # 1.2

1. ROOMS (CONT.)



Ref # 1.2

1. ROOMS (CONT.)



Ref # 1.2

1. ROOMS (CONT.)



Ref # 1.2

1. ROOMS (CONT.)		
1.3	Kitchen	<p>Freshly white painted artex ceiling Freshly white painted coving Freshly white painted walls Paul white tiled walls – New Freshly white painted skirting boards Grey tiled flooring – new One wooden effect kitchen worktop – new Two wooden shelving units-New Six white above kitchen counter cupboard housing various shelves inside with chrome handles-New Four below kitchen counter cupboard housing area shelves inside with chrome handles – new Four white below kitchen counter drawers – new One Lamona oven housing various shelves inside-new One indesit electric hob with four rings – new Chrome cooker hood – new Chrome effect sink with hot cold mixer tap – new One smart meter Four white plastic double power sockets One white plastic single light switch One white plastic fuse switch One ceiling mounted smoke alarm One ceiling mounted rectangular light UPVC windowsill UPVC window with one double glazed glass pane with opening handle and key UPVC double glazed door with nine frosted glass panes with handle and thumb lock leading to back garden</p>
Additional Comments		

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



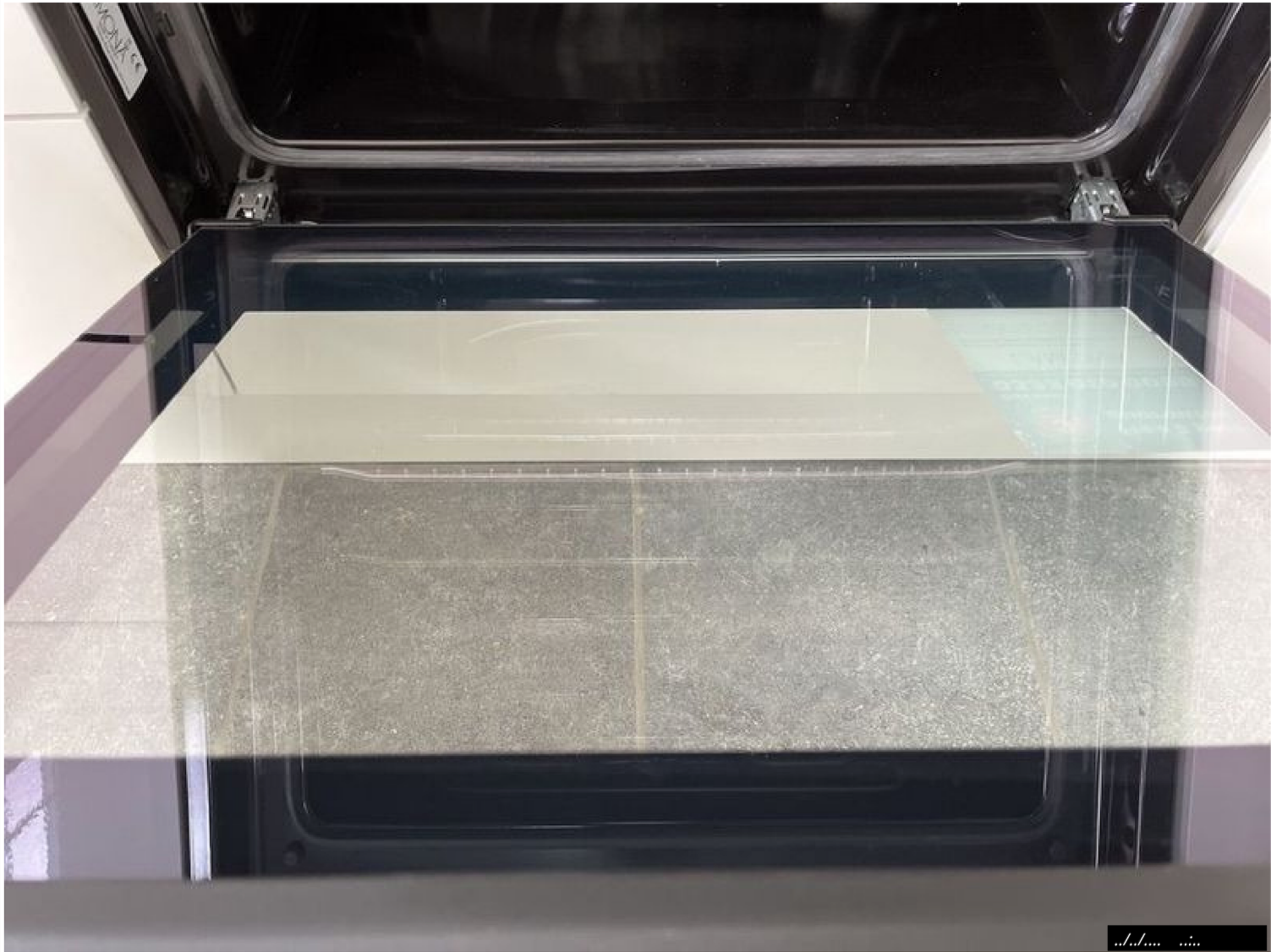
Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1. ROOMS (CONT.)



Ref # 1.3

1.4	Stairs Rising to First Floor	Freshly white painted ceiling Freshly white painted walls Black painted staircase with dark grey carpet and dark wooden banister running alongside- scratched and marked
Additional Comments		

1. ROOMS (CONT.)



Ref # 1.4

1. ROOMS (CONT.)



Ref # 1.4

1.5	First Floor Landing	<div>Freshly white painted artex ceiling</div> <div>Freshly white painted walls</div> <div>Freshly white painted skirting boards</div> <div>Dark grey carpet</div> <div>One loft hatch</div> <div>One white plastic single light switch</div> <div>One ceiling mounted light with no shade</div> <div>One ceiling mounted smoke alarm</div> <div>One white plastic double power socket</div> <div>One wall mounted fuse switch</div> <div>One UPVC windowsill</div> <div>UPVC double glaze window with one glass pane with opening handle and no key</div> <div>White painted wooden door frame</div> <div>White painted wooden door with chrome effect handle leading to bedroom one</div>
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Additional Comments

1. ROOMS (CONT.)



Ref # 1.5

1. ROOMS (CONT.)



Ref # 1.5

1. ROOMS (CONT.)



Ref # 1.5

1.6	Bedroom One	<p>White painted artex ceiling Freshly white painted coving Freshly white painted walls Freshly white painted skirting boards Dark grey carpet Two white plastic double power sockets One white plastic single light switch One wall mounted chrome curtain rail One ceiling mounted light with no shade One electric radiator When UPVC windowsill UPVC double glaze window with two glass panes with one opening handle and no key</p> <p>White painted wooden door frame White painted wooden door with chrome effect handle leading to storage space housing water tank and various shelves inside</p> <p>Three white painted wooden doors with chrome handles leading to built in space's house in various shelves inside</p>
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Additional Comments

1. ROOMS (CONT.)



Ref # 1.6

1. ROOMS (CONT.)



Ref # 1.6

1. ROOMS (CONT.)



Ref # 1.6

1. ROOMS (CONT.)



Ref # 1.6

1. ROOMS (CONT.)



Ref # 1.6

1. ROOMS (CONT.)



Ref # 1.6

1.7	Bedroom Two	Freshly white painted artex ceiling Freshly white painted walls Freshly white painted skirting boards Dark grey carpet One wall mounted single light switch One wall mounted radiator One ceiling mounted light with bulb and shade Two white plastic double power sockets One wall mounted chrome curtain rail UPVC windowsill UPVC double glaze window with two glass pains with one opening handle and key
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Additional Comments

1. ROOMS (CONT.)



Ref # 1.7

1. ROOMS (CONT.)



Ref # 1.7

1. ROOMS (CONT.)



Ref # 1.7

1. ROOMS (CONT.)



Ref # 1.7

1. ROOMS (CONT.)



Ref # 1.7

1.8	Bathroom	Freshly painted white artex ceiling Freshly white painted walls Freshly white painted skirting boards Patterned lino effect flooring – new One wall mounted extractor fan One rectangular mirror with shaver socket One chrome towel rail with three rails One chrome toilet roll holder One ceiling mounted dome light One ceramic sink with hot and cold chrome taps with plug and white tiled splashback One ceiling mounted trickle vent One ceiling mounted pole cord Ceramic deep bath with hot and cold chrome mixer tap with plug and chain, hose leading from tap to ride a ball with showerhead One shower curtain with chrome rail
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Additional Comments

1. ROOMS (CONT.)



Ref # 1.8

1. ROOMS (CONT.)



Ref # 1.8

1. ROOMS (CONT.)



Ref # 1.8

1. ROOMS (CONT.)



Ref # 1.8

1. ROOMS (CONT.)



Ref # 1.8

1.9	Rear Garden	Grass is in okay condition, slightly overgrown. Slabs would benefit from jet washing
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Additional Comments

1. ROOMS (CONT.)



Ref # 1.9

1. ROOMS (CONT.)



Ref # 1.9

1. ROOMS (CONT.)



Ref # 1.9

1. ROOMS (CONT.)



Ref # 1.9

1.10	Front garden	Front garden is in good condition, driveway and gravel is clear
Additional Comments		

1. ROOMS (CONT.)



Ref # 1.10

1. ROOMS (CONT.)



Ref # 1.10

1. ROOMS (CONT.)



Ref # 1.10

1.11	Garage	Garage is clear
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Additional Comments

1. ROOMS (CONT.)



Ref # 1.11

1. ROOMS (CONT.)



Ref # 1.11

2. Meter Readings

Ref	Name	Condition
2.1	Gas Meter	Location: No gas in this property
Additional Comments		
2.2	Electric Meter	Location: In the hallway next to the consumer unit
Additional Comments		
2.3	Water Meter	Location: Right hand side at the end of the Driveway
Additional Comments		

2. Meter Readings Cont.



Ref # 2.2

2. Meter Readings Cont.



Ref # 2.3

Smoke alarms and Carbon Monoxide Detectors

Ref	Name	Location Room & Floor	Test Result
3.1	Smoke Alarm(s)	Downstairs in the lounge & First Floor Landing	Both working

Additional Comments

3.2	Carbon Monoxide Alarm(s)	Not applicable, electric heating
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Additional Comments

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property, it will then be admissable in the event of a later dispute.

Signed by the

Agent

Signature

Print Name

Date / /

Signed by the

Tenant

Signature

Print Name

Date / /