

# **INVENTORY OF FURNITURE, FIXTURES AND FITTINGS**

**AT**

**SAMPLE PROPERTY  
SAMPLE ROAD  
SAMPLE TOWN  
SAMPLE POST CODE**

**SAMPLE DATE**

*Ideal Inventories UK*

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**Landlord :           SAMPLE NAME**

**Compiled By :       SIAN MCCATTY**

**DISCLAIMER**

This inventory, compiled by *Ideal Inventories UK*, provides a 'snapshot' of the property at the time of inspection. It is a fair and accurate record of the property's internal condition and contents. The report should not be used as a structural survey or as an accurate description of every piece of furniture or equipment. The Inventory Clerk preparing this report is not an expert on fabrics, woods, materials, antiques etc, nor is a qualified surveyor or valuer. Therefore, they are not required to comment on any of the above.

Property left in lofts, cellars, locked rooms, sheds or garages that has not been included in the inventory is the sole responsibility of the Landlord. If any additional items are to be listed, this will be at the Landlord's request only. Plants and shrubs are not listed.

Whilst all due care and diligence will be undertaken during the compilation of the inventory, heavy appliances and obstructing furniture will not be moved, therefore flooring and walls behind these items will not be inspected. Responsibility of these areas will remain with either the Acting Agent or Landlord.

Where inventories are completed with Tenants in-situ and it is deemed difficult for clerks to differentiate between items belonging to the Landlord or Tenant, Clerks can not be held responsible for reports containing inaccuracies in these situations.

It is the responsibility of the Landlord and the Tenant or the respective Agent to agree between them the accuracy of this report. Any queries or discrepancies relating to the description or content of the report should be addressed to Ideal Inventories within 14 days of inspection.

**SAFETY DISCLAIMER**

The inventory relates only to the furniture, furnishings and all the Landlord's equipment and contents in the property. It is no guarantee of safety of any such equipment or contents, merely a record that such item exists in the property on the date of the inventory and the superficial condition of the item.

**FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 AMMENDED 1993**

The Fire and Safety Regulations regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the Instructing Principle. Where the inventory notes 'FFR label seen', this should not be interpreted to mean that the item complies with the 'Furniture & Furnishings (Fire) (Safety) (Amendments) 1993'. It is a record that the item had a label as described or similar to that detailed in the 'Guide' published by the Department of Trade and Industry January 1997 (or subsequent date), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the Regulation. If a FFR label is not shown on a piece of furniture or furnishings it will not be noted on the inventory. This does not mean however that they do not comply with the above regulations, it means that no appropriate label has been seen.

**SMOKE DETECTORS**

It is the Tenant's responsibility to inspect any smoke detectors in the property at regular intervals to ensure they are in full working order.

**CHECK OUT INSPECTION**

This inventory will be used for the Check Out at the end of the tenancy. The Tenant must be ready to vacate the property and hand over the keys, otherwise a return visit will be necessary, for which charges will be made.

The property should be clean and tidy on leaving. Particular attention will be paid to the condition of the bathroom and kitchen. A cleaning charge will be added if the property is unsatisfactory. It is essential that all items are returned to their respective location as shown on the original inventory before the final Check Out inspection. Failure to do so may incur further costs as it is not the clerk's responsibility to search for items not found as listed. Items not found will be noted as missing.

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**HELPFUL HINTS FOR CHECK OUT**

**The following notes are to assist with a smooth and efficient Check Out at the end of your tenancy, thus ensuring a minimum delay in returning your security deposit.**

**Use the following points together with your Tenancy Agreement:-**

- **CLEANING** – This should be thorough. Main areas of concern are: Bathrooms, Kitchens (including kitchen appliances, units, shelves, ovens, cooker hoods and refrigerators) windows, hard floors, woodwork, wardrobes and drawer units.

*If the standard of cleaning is not satisfactory most Agents or Landlords will employ a contract cleaner and the charges will be added to the dilapidations report.*

- **CARPETS/CURTAINS** – Carpets and curtains should be professionally cleaned. You will be charged to clean any staining or compensatory costs towards any further damages such as cigarette burns. If a carpet is marked or damaged, you may be charged for part or all of the replacement costs.
- **CROCKERY, CUTLERY AND UTENSILS** – These items will be checked for soiling, chips, burn marks, loose handles or suchlike. If damage has occurred beyond fair wear and tear, compensation or replacement costs will be added to the dilapidation report.
- **REFRIGERATOR/FREEZER** – To be left defrosted, clean and switched off.
- **DECORATIONS** – It is accepted that during normal day to day living a few finger marks will appear on the walls. However if found to be excessive, charges will be added to the dilapidation report. Examples: Hooks and nails driven into walls, excessive furniture rubbing, tears in wallpaper and excessive damage to woodwork.
- **BEDS** – Beds, mattresses and pillows will be examined for staining and damage not previously recorded on the inventory. Charges will be made in the form of compensation or a percentage of the replacement costs. Linen should be left clean and pressed.
- **POLISHED FURNITURE** – This will be checked for scratches, ring marks, soiling and damage to joints. Repair and re-polishing costs are particularly high therefore you are requested to take steps to protect polished furniture.
- **INVENTORY ITEMS** – It is the tenant's responsibility to ensure all inventory items are returned to their original place at the end of the tenancy.
- **GARDEN** – If the owner has not employed a gardener at the property, you will be required to cut the lawn, weed beds and generally maintain the garden.
- **CHIMNEYS** – To be swept during the last month of tenancy (where appropriate).
- **KEYS** – All keys listed on the inventory should be kept safely and handed back at the end of the tenancy. You will be charged for any replacement keys.
- **BROKEN OR LOST ITEMS** – It is advised to replace these before the Check Out assessment.

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**ABBREVIATIONS**

<b>L.L</b>	Lower Level	<b>F.W&amp;T</b>	Fair Wear and Tear
<b>M.L</b>	Mid Level	<b>C.W.A</b>	Marks Consistent with Age
<b>U.L</b>	Upper Level	<b>C.W.U</b>	Marks Consistent with Use
<b>L.H.S</b>	Left Hand Side	<b>N.T</b>	Not Tested
<b>R.H.S</b>	Right Hand Side	<b>T &amp; W</b>	Tried and Working
<b>F.P</b>	Freshly Painted	<b>N.U.M</b>	Normal Usage Marks
<b>C.C</b>	Clean Condition	<b>D.U</b>	Defects Under
<b>N.C</b>	New Condition	<b>O.D</b>	Old Defects
<b>R.C</b>	Requires Cleaning	<b>O.D.U</b>	Old Defects Under
<b>R.L.C</b>	Requires Light Clean	<b>N.F.L</b>	Not Freshly Laundered

**5 Bed furnished house with outside space**

ITEM NO:	DESCRIPTION:	COMMENTS:
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**Front Garden:**

- |    |   |                                 |
|----|---|---------------------------------|
| 1. | Low level brick wall<br>Black Iron gate with timbre posts painted brown | Good order<br>Lightly weathered |
| 2. | Crazy paving leading to front door step                                 | Swept<br>Requires weeding       |
| 3. | Black/White mosaic tiles step   | Weathered                       |
| 4. | Hessian/black rubber door mat   | Used condition                  |
| 5. | Pebble dashing to LHS   | Tidy<br>Weeded                  |
| 6. | Leylandii bushes to boarders  | Healthy                         |
| 7. | Wall mounted exterior lantern   | 1/1 working                     |

**Front Door**

- |    |   |   |
|----|---|---|
| 8. | <b>Frame:</b> Painted white<br><br>Frosted glass pane at UL   | ODU<br>Light shrinkage to edges<br><br>RC<br>No damage seen to glass  |
| 9. | <b>Door:</b> Painted Red gloss<br>Three frosted glass panes<br><br>Brass letter box with flap<br>Brass '35' numerals at UL<br>Brass Chubb escutcheon<br>Brass Yale lock with casing<br>Brass pull knob handle | Weathered<br>RC<br>No damage seen to glass<br>Tarnished<br>Tarnished<br>Tarnished<br>Tarnished<br>Tarnished |

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- |  |   |
|--|---|
| <p>10. <b>Reverse of Frame:</b> Striped pine varnished<br/>Frosted glass pane at UL</p> <p>Threshold painted white</p>   | <p>ODU<br/>RC<br/>No damage seen to glass</p> <p>Minor wear to centre</p>   |
| <p>11. <b>Reverse of door:</b> Striped pine varnished<br/>Three frosted glass panes</p> <p>Reverse of brass letter box with flap<br/>Brass night chain<br/>Reverse of Yale lock casing<br/>Chubb escutcheon<br/>Bolt from brass knob pull handle</p> | <p>Paint marked at ML<br/>RC<br/>No damage seen to glass</p> <p>Tarnished<br/>Tarnished<br/>Tarnished<br/>Tarnished<br/>Dusty</p> |

**Entrance Hallway:**

- |   |  |
|---|--|
| <p>12. <b>Skirting:</b> Painted white gloss</p>   | <p>Scattered angular chips throughout<br/>Light dust to top edge</p> |
| <p>13. <b>Flooring:</b> Black and white mosaic tiles</p>  | <p>Vacuumed<br/>Mopped<br/>3 tiles missing to RHS on entry</p>       |
| <p>14. <b>Ceiling:</b> Painted white</p> <p>Cornice painted white</p>                             | <p>FP</p> <p>FP</p>  |
| <p>15. <b>Lighting:</b><br/>One brushed chrome lighting unit with three up<br/>lighter shades</p> | <p>3/3 working</p>   |
| <p>16. <b>Walls:</b> Part painted Magnolia part painted light<br/>orange</p>                      | <p>FP</p>  |
| <p>17. <b>L.H.S Wall:</b></p>   | <p>Scuff marks above radiator to RHS<br/>One nail seen at ML</p>     |
| <p>18. One single light switch with plastic surround</p>  | <p>CC</p>  |
| <p>19. One double light switch with plastic surround</p>  | <p>CC</p>  |
| <p>20. One single radiator with one end valve missing</p>   | <p>Small angular chip to edge</p>                                    |
| <p>21. One alarm sensor box</p>   | <p>CC</p>  |
| <p>22. <b>R.H.S Wall:</b> Part wooden tongue and groove</p>                                       | <p>Scuff marks at LL throughout<br/>Scattered angular chips seen</p> |
| <p>23. One alarm sensor key pad</p>   | <p>CC</p>  |
| <p>24. One BT telephone socket</p>  | <p>CC</p>  |
| <p>25. One single electrical socket with plastic surround</p>                                     | <p>CC</p>  |

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26. One wall mounted thermostat CC

**Reception Room One:**

- 27. **Frame:** Striped pine Paint marked to ML
- 28. **Door:** Striped pine wooden paneled  
Brass knob handle with circular back plate  
Chubb escutcheon with cover Paint marked to ML  
Tarnished  
Tarnished
- 29. **Reverse of frame:** Painted white Heavy usage marks to ML and LL LHS
- 30. **Reverse of door:** Striped pine wooden paneled  
Brass knob handle with circular handle  
Reverse of Chubb escutcheon Crack to pane ML RHS  
Paint marked  
Good order
- 31. **Skirting:** Painted white gloss Scattered angular chips
- 32. **Flooring:** Continuation of close fitted Cream carpet  
Cut off gas tap Spot marked to LHS on entry and in front of  
LHS wall (in front of current sofa position)
- 33. **Ceiling:** Painted white  
Cornice painted white Seams showing  
Shrinkage cracks  
Good order
- 34. **Lighting:**  
Bronze ceiling rose CC  
Chain flex Tarnished  
Bronzed lighting unite with 5 candle bulbs 5/5 working
- 35. **Walls:** Painted Dulux natural Wicker
- 36. **Back Wall:** Two marks seen to LL LHS
- 37. One single light switch with plastic surround CC
- 38. One double electrical socket with plastic surround CC
- 39. **L.H.S Wall:** Good order
- 40. Two single glazed clear glass pane Sash window units  
with brass window furniture No damage seen to glass  
Paint marked to LL glass  
Six clear glass panes at UL
- 41. One brass curtain rail with central support Good order  
One untreated wooden strip screwed to wall
- 42. One pair of multi coloured self patterned sill length  
lined curtains Recently laundered
- 43. One pair of brass curtain stays  
Good order  
**TO BE USED DURING WINTER  
MONTHS TO RETAIN HEAT**
- 44. Two meshed corrugated 'Venetian type' blind with  
pulls intact Good working order

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45.	One double radiator with one end cap missing	Good order
46.	<b><u>Facing Wall:</u></b>	2 screws with rawl plugs at UL
47.	T.V aerial	Not tested
48.	Seven floating shelves painted white	Scattered angular chips to edges
49.	Fireplace comprising carved wooden mantle Marble surround Bronzed hearth with coals in place	Deep scratch to centre of mantle One ring mark to RHS <b>DO NOT USE – GAS CUT OFF</b>
50.	<b><u>RHS Wall:</u></b>	Scuff marks to LL LHS
51.	One double electrical socket with plastic surround	CC

**Furniture and Furnishings:**

52.	2 x Two seated cream upholstered sofas 4 x Two loose back cushion 4 x Two loose seat cushions	NC – Still in packaging No marks seen
53.	Two large matching scatter cushion Two large patterned scatter cushions Four patterned scatter cushions	NC NC NC
54.	One antique style solid oak coffee table with two full length drawer	Light ring marks to top One faded patch to top One drawer does not open
55.	One pine effect side table with under shelf	No marks seen Good order
56.	One antique style cabinet with brass pulls and hinges Six integral shelves One drawer One glass/lead fronted door	Good order Good order Running smoothly No damage seen to glass
57.	One silver SONY TRINITRON T.V with remote control	NT
58.	One SONY DVD player with remote control	NT
59.	One SONY VIDEO recorder with remote control	NT
60.	One SONY surround sound system inc 2 free standing speaker, sub woofer and side speakers	NT
61.	One silver and glass T.V and Video stand	Good order No damage seen to glass

**Reception Room Two:**

62.	<b><u>Frame:</u></b> Striped pine	Good order
63.	<b><u>Door:</u></b> Striped pine wooden paneled Brass knob handle with circular back plate	Small chip at ML Tarnished

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	Chubb escutcheon with cover	
64.	<b>Reverse of frame:</b> Painted white	ODU
65.	<b>Reverse of door:</b> Striped pine wooden paneled Brass knob handle with circular handle Reverse of Chubb escutcheon	Knots showing through Paint marked Good order
66.	<b>Skirting:</b> Painted white gloss	Varnished Excellent order
67.	<b>Flooring:</b> Real wooden strip	Vacuumed Polished 2 deep parallel scratches in front of fireplace MCA MCU
68.	<b>Ceiling:</b> Painted white Central ceiling cornice Cornice painted white	FP FP FP
69.	<b>Lighting:</b> Bronze ceiling rose Chain flex Bronzed lighting unite with 5 candle bulbs	Tarnished Tarnished 5/5 working
70.	<b>Walls:</b> Painted Lemon	
71.	<b>Back Wall:</b>	2 marks at UL LHS
72.	One double electrical socket with plastic surround	CC
73.	One single light switch with plastic surround	CC
74.	<b>L.H.S Wall:</b>	Good order
75.	14 floating shelves painted white gloss	Good order
76.	One BT telephone socket	CC
77.	One double electrical socket white plastic surround	CC
78.	<b>Facing Wall:</b>	Good order
79.	Fireplace comprising white gloss painted mantle and surround Black iron hearth with coals in place Burn orange self cracked tile boarder	Pink wax residue to LHS and RHS  Dusty <b>DO NOT USE – GAS CUT OFF</b>
80.	<b>RHS Wall:</b>	1 nail at ML
81.	One double radiator with both the end valves intact	Paintwork flaking
82.	One double radiator with both the end valves intact	Paintwork flaking

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- |     |   |  |
|-----|---|--|
| 83. | One black curtain rail with loops in place  | CC   |
| 84. | One pair of patterned below floor length  | Recently laundered<br>No marks seen  |
| 85. | Rear door to outside<br>Wooden paneled painted white<br>Brass knob handle<br>Brass escutcheon lock<br>Threshold painted white | Paint cracking to joins<br>Paint marked<br>Tarnished<br>Heavy wear to centre |

**Furniture and Furnishings:**

- |     |   |  |
|-----|---|--|
| 86. | One large 3 section oak effect dining table   | Polished<br>MCA<br>MCU   |
| 87. | Eight matching dining chairs with slatted backs and cream upholstered seat  | Minor spot marks to all seat covers  |
| 88. | One large multi coloured short pile floor rug<br>One under rug felt floor protector   | Vacuumed<br>Shampooed<br>Good order  |
| 89. | One free standing antique style side board with four glass doors<br>Assorted cupboards housing one integral shelf<br>Assorted drawers | Excellent order<br>No damage seen to glass<br>Good order<br>Running smoothly |
| 90. | Nest of 3 pine finish side tables   | Good order   |

**Kitchen:**

- |     |   |                                       |
|-----|---|---------------------------------------|
| 91. | <b><u>Frame:</u></b> Striped pine   | Marked to LHS                         |
| 92. | <b><u>Door:</u></b> Striped pine wooden paneled with two glass panes at UL<br>Chrome knob handle with circular back plate | Small chip at ML<br>Good order        |
| 93. | <b><u>Reverse of frame:</u></b> Painted white   | ODU                                   |
| 94. | <b><u>Reverse of door:</u></b> Striped pine wooden paneled<br>Chrome knob handle with circular handle                     | Knots showing through<br>Paint marked |
| 95. | <b><u>Flooring:</u></b> Blake slate tiles with grey grouting  | Vacuumed<br>Mopped<br>No damage seen  |
| 96. | <b><u>Skirting:</u></b>   | Scattered angular chips               |
| 97. | <b><u>Ceiling:</u></b> Painted white  | Patchy paintwork                      |
| 98. | <b><u>Lighting:</u></b><br>13 Halogen spot lights   | 13/13 working                         |
| 99. | <b><u>Walls:</u></b> Painted Dulux Natural Hessian  |                                       |

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<b>100.</b>	<b><u>Back Wall:</u></b>	No marks seen
<b>101.</b>	One quadruple light switch with chrome backing	CC
<b>102.</b>	One double light switch chrome backing	CC
<b>103.</b>	One double electrical socket with plastic surround	CC
<b>104.</b>	One chrome/rubber door stop	Good order
<b>105.</b>	<b><u>L.H.S Wall:</u></b>	Good order
<b>106.</b>	One double radiator with thermostatic valve and end cap in place	Good order
<b>107.</b>	One wall mounted cork board with pins	Used condition
<b>108.</b>	One single glazed clear glass window unit with chrome furniture intact	No damage seen to glass
<b>109.</b>	One silver Venetian blind with pulls and rod in place	Light dusty Good working order
<b>110.</b>	One double glazed clear glass window unit with locks in place Sill painted white	No damage seen to glass  Good order
<b>111.</b>	One trickle vent	Painted over
<b>112.</b>	<u>Kitchen Units</u> – Pine effect with brushed chrome bar handles	
<b>113.</b>	<u>U.L</u> - One single opening unit housing one integral shelf	CC
<b>114.</b>	<u>M.L</u> - Granite effect post formed rolled edge laminate work surface	CC Light surface scratches
<b>115.</b>	One 2 S.S sink unit with draining board Two S.S wastes Two S.S overflows Two S.S push plugs S.S Swan neck mixer tap	Surface scratched Used condition   Minor scale to head
<b>116.</b>	<u>L.L</u> - One open fronted unit with two plastic t-towel holders	CC
<b>117.</b>	One double opening unit housing one integral shelf and sink plumbing	CC
<b>118.</b>	Assortment of cleaning products Dust pan and broom end One S.S cutlery drainer One silver plastic dish drainer	
<b>119.</b>	One integrated unit housing TECHNIK dishwasher Two wire crockery racks One plastic cutlery holder	Not tested CC <b>SALT AND RINSE AID TO BE ADDED WHEN INDICATED</b>

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120.	One FSC socket	CC
121.	One window unit with clear glass panes and brass locks Trickle vent at UL Sill painted white gloss	No damage seen to glass  CC
122.	<b><u>Facing Wall:</u></b>	Good order
123.	One stripped pine door with 15 clear glass beveled edged Brass lever handle with back plate Frame painted white gloss	Paint marked to edges  Wooden block to RHS
124.	One floor mat with black rubber surround	Used condition
125.	One quadruple light switch with chrome backing	CC
126.	One single glazed clear glass window unit with locks in place	No damage seen to glass
127.	Exposed pipe work at LL	Light dust
128.	One double electrical socket	CC
129.	<b><u>R.H.S Wall:</u></b>	Marked to LHS of fridge at UL
130.	<b><u>U.L:</u></b> One double opening unit housing one integral shelf	CC
131.	One brushed chrome TECHNIK extractor fan	Light and fan working <b>DO NOT USE ABRASIVE MATERIALS ON THIS ITEM</b>
132.	One glass fronted double opening unit housing one integral shelf	CC
133.	One single opening unit housing one integral shelf	CC
134.	Two single electrical socks at UL	CC
135.	<b><u>M.L:</u></b>	
136.	Five double electrical sockets with chrome backing	CC
137.	One FSC socket with chrome backing	CC
138.	Continuation of work surface	Surface scratched
139.	One brushed chrome splash back	<b>DO NOT USE ABRASIVE MATERIALS ON THIS ITEM</b>
140.	One chrome rail with 6 chrome hooks	CC

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|------|--|--|
| 141. | <u>L.L:</u><br>One double opening unit housing one integral shelf  | CC   |
| 142. | One BOSCH Exxcel 1400S Express washing machine   | Soap tray clean<br>Mould evident to rubber seal<br><b>LIMESCALE REMOVER TO BE USED IN EACH WASH (CALGON)</b><br><b>FILTER TO BE CLEANED ONCE EVERY 3 MONTHS</b>      |
| 143. | One open fronted unit housing two wicker basket on wooden runners  | CC<br>Running smoothly   |
| 144. | One open fronted unit housing integrated wine rack and one integral shelf  | CC   |
| 145. | One double drawer housing grey plastic cutlery divider   | CC<br>Smooth running   |
| 146. | One double opening drawer  | CC<br>Smooth running   |
| 147. | One double opening drawer  | CC<br>Smooth running   |
| 148. | One free standing brushed chrome TECHNIK 5 ring burner double oven with bar handles<br>Nine control knobs<br>Three iron pot supports<br>One chrome wok support<br>2 x Glass viewing panel<br>3 wire racks<br>1 grill pan with wire rack insert<br>Assorted backing trays | CC<br><b>DO NOT USE ABRASIVE MATERIALS ON THIS ITEM</b>  |
| 149. | One push door under oven   | RC   |
| 150. | One double opening unit housing one integral shelf   | CC   |
| 151. | One full length single opening unit housing two integral shelves   | CC   |
| 152. | One free standing brushed chrome LIEBHERR double Fridge Freezer<br><br><u>Fridge</u><br>4 integral glass shelves<br>2 salad crispers<br>One integral wire rack system<br>5 full length door shelves – one clear flap<br><u>Freezer</u><br>3 plastic drawers              | CC<br><b>DO NOT USE ABRASIVE MATERIALS ON THIS ITEM</b><br><br>No damage seen to glass<br>One crack to LHS drawer<br>CC<br>CC<br><br>Crack to 2 <sup>nd</sup> drawer |

**Furniture and Furnishings:**

- |      |                                       |   |
|------|---------------------------------------|---|
| 153. | One circular pine effect dining table | Lightly surface scratched<br>Light grease marks |
|------|---------------------------------------|---|

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- |      |   |  |
|------|---|--|
| 154. | Three matching dining chairs with slatted backs and cream upholstered seats | Good order<br>Marks to all seal covers |
| 155. | One non matching dining chair   | Aged condition                         |
| 156. | One free standing 3 drawer unit   | Good order<br>Smooth running           |
| 157. | One blue upholstered arm chair  | New upholstery                         |
| 158. | One grey plastic flip top bin   | In use                                 |

**Furnishings:**

- |      |                       |                  |
|------|-----------------------|------------------|
| 159. | One HINARIE microwave | Not tested<br>CC |
|------|-----------------------|------------------|

**Downstairs W.C/Shower Room**

- |      |  |  |
|------|--|--|
| 160. | <b><u>Frame:</u></b> Striped pine  | Good order   |
| 161. | <b><u>Door:</u></b> Striped pine wooden paneled<br>Lever handle with back plate<br>Chubb escutcheon lock   | Good order   |
| 162. | <b><u>Reverse of frame:</u></b> Painted white  | Good order   |
| 163. | <b><u>Reverse of door:</u></b> Striped pine wooden paneled<br>Lever handle with integrated bathroom lock<br>One chrome triple gown hook<br>One chrome toilet roll holder | Good order<br>Paint marked                                       |
| 164. | <b><u>Flooring:</u></b> Large cream ceramic tiles with white grouting  | CC<br><b>A MAT IS TO BE USED AT ALL TIMES TO PREVENT LEAKING</b> |
| 165. | <b><u>Ceiling:</u></b> Painted white   | Good order   |
| 166. | <b><u>Walls:</u></b> Large white ceramic tiles   | CC   |
| 167. | <b><u>Lighting:</u></b><br>One halogen spot light  | 1/1 working  |
| 168. | One corner shower unit with folding glass door<br>White shower tray<br>Chrome waste  | CC<br>No damage seen to glass                                    |
| 169. | Wall mounted chrome shower rail and bracket<br>Chrome shower head<br>Wire rack   | CC<br>Slight scaling to shower head<br>CC                        |
| 170. | One white ceramic hand basin with chrome taps  | Slight scaling to tap  |
| 171. | Chrome ceramic soap dish holder<br>White ceramic soap dish   | CC   |

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- 172. Wall mounted rectangular mirror No damage seen to glass
- 173. One single radiator with thermostatic valve and end cap intact Good order
- 174. One white ceramic W.C with white plastic seat and lid CC

**Basement:**

- 175. **Frame:** Painted white ODU
- 176. **Door:** Striped pine wooden paneled Good order  
Brass ornate knob handle Tarnished
- 177. **Walls:** Storage order
- 178. **Flooring:** Grey close fitted carpet Storage order
- 179. One wall mounted heating key pad Dusty
- 180. One WORCESTER boiler Not tested
- 181. One wall mounted toilet cistern Marked
- 182. Exposed copper pipe work Dusty
- 183. One wall mounted carbon monoxide sensor CC
- 184. One single light switch with plastic surround CC
- 185. One wall mounted rose Bulb 1/1 working
- 186. Electric Meter 51548
- 187. Gas Meter 8766.71
- 188. One free standing untreated pine shelving unit Slightly wobbly
- 189. Assortment of paint can
- 190. One Kirby vacuum cleaner **PLEASE FOLLOW LANDLORDS INSTRUCTION FOR USE**
- 191. One mop and bucket Used condition
- 192. One free standing black lamp, no shade Not tested
- 193. ITEMS LEFT BY LANDLORD PLEASE DO NOT TOUCH

**Stairway to 1st Floor:**

- 194. **Skirting:** Painted white gloss Scattered angular chips throughout

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195. **Flooring:** Continuation of Cream close fitted carpet CC  
No marks seen
196. **Ceiling:** Painted white Good order  
2 x Smoke alarms Not tested  
Alarm sensor
197. **Lighting:**  
Wall mounted black iron lighting unit with two candle 2/2 working  
bulbs  
  
Ceiling rose CC  
Flex CC  
Energy saving bulb 1/1 working
198. **Walls:** Painted Magnolia
199. **L.H.S Wall:**  
**Newel posts, spindles and handrail** – Striped pine Good order  
No damage seen
200. One double electrical socket CC
201. **R.H.S Wall:** Scuff marks to LL RHS
202. One single radiator with both end caps intact Scuff marks to ML and UL  
Paint flaking to top edge

**Bedroom 1 (1<sup>st</sup> floor, centre) :**

203. **Frame:** Striped pine Good order
204. **Door:** Striped pine wooden paneled Good order  
Brass knob handle with circular back plate 2 screws missing  
Chubb escutcheon 1 key seen
205. **Reverse of frame:** Painted white 2 angular chips to UL LHS
206. **Reverse of door:** Striped pine wooden paneled Good order  
Brass knob handle with circular handle Paint marked  
One double gown hook Good order  
Reverse of Chubb escutcheon
207. **Skirting:** Painted white gloss ODU
208. **Flooring:** Continuation of close fitted Cream carpet 2 small spot marks in front of fireplace
209. **Ceiling:** Painted white over textured paper Seams showing  
Cornice painted white 1 small mark in front of chimney breast  
Good order throughout
210. **Lighting:**  
Ceiling Rose CC  
Flex

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	Energy saving bulb Cream paper shade	1/1 working Good order
<b>211.</b>	<b><u>Walls:</u></b> Painted Magnolia	
<b>212.</b>	<b><u>Back Wall:</u></b>	CC
<b>213.</b>	One double electrical socket with plastic surround	Paint marked
<b>214.</b>	<b><u>L.H.S Wall:</u></b>	Mark to centre at ML
<b>215.</b>	One single light switch with plastic surround	1 mark to RHS
<b>216.</b>	<b><u>Facing Wall:</u></b>	Good order
<b>217.</b>	Two double electrical sockets with plastic surround	Paint marked
<b>218.</b>	Three built in shelves painted white	No marks seen
<b>219.</b>	Fireplace comprising white gloss painted mantle and surround Black iron hearth Burnt orange/brown patterned border	1 small nibble chip to front edge  Dusty No damage seen to tiles. Paint spots
<b>220.</b>	<b><u>RHS Wall:</u></b>	Good order
<b>221.</b>	One single radiator painted white with one end cap missing One plastic coated clothes dryer	Paint flaking at UL  Coating chipped
<b>222.</b>	One BT telephone socket with extension wire	Good order
<b>223.</b>	One white UPVC double glazed clear glass window unit with locks in place	No keys seen No damage seen to glass Paint marked to UL
<b>224.</b>	One wooden Venetian blind painted orange	Rod and pull in place Good working order

**Furniture and Furnishings:**

<b>225.</b>	One free standing lightwood double wardrobe with wooden knob handles and decorative carved pelmet housing one integral brass clothes rail Selection of hangers	Good order
<b>226.</b>	One free standing pure teak 6 double drawer unit with brushed chrome square knob handles	Running smoothly No damage seen <b>PLEASE DO NOT PLACE HOT OR WET ITEMS ON THESE SURFACES – PLEASE USE COASTERS AT ALL TIMES</b>
<b>227.</b>	Two matching pure teak 3 drawer bedside unit with brushed chrome square knob handles	Running smoothly Light water marks to tops No damage seen <b>PLEASE DO NOT PLACE HOT OR WET ITEMS ON THESE SURFACES – PLEASE USE COASTERS AT ALL TIMES</b>
<b>228.</b>	One free standing full length brushed chrome with corrugated paper shade – 3 bulbs	Not tested Good order

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- |      |  |                               |
|------|--|-------------------------------|
| 229. | One bedside reading lamp with wooden base and cream shade                                | Not tested<br>Good order      |
| 230. | One pine effect varnished double bed base with slatted base and ornate craved head board | No damage seen to slats       |
| 231. | One blue/cream striped mattress  | FFR labels seen<br>Good order |

**Bedroom 2 (1<sup>st</sup> floor, front LHS):**

- |      |  |  |
|------|--|--|
| 232. | <b><u>Frame:</u></b> Striped pine  | Good order   |
| 233. | <b><u>Door:</u></b> Striped pine wooden paneled<br>Brass knob handle with circular back plate<br>Chubb escutcheon  | Deep scratch to UL LHS and RHS<br>2 screws missing<br>1 key seen<br>LL hinge loose |
| 234. | <b><u>Reverse of frame:</u></b> Painted white  | 2 angular chips to UL LHS  |
| 235. | <b><u>Reverse of door:</u></b> Striped pine wooden paneled<br>Brass knob handle with circular handle<br>One brushed chrome double gown hook<br>Reverse of Chubb escutcheon | Slight cracking to wood at ML<br>Paint marked<br>Paint marked                      |
| 236. | <b><u>Skirting:</u></b> Painted white gloss  | ODU  |
| 237. | <b><u>Flooring:</u></b> Continuation of close fitted Cream carpet  | CC   |
| 238. | <b><u>Ceiling:</u></b> Painted white   | Shrinkage cracks   |
| 239. | <b><u>Lighting:</u></b><br>Ceiling Rose<br>Flex<br>Bulb<br>Cream/gold up lighter shade   | CC<br>Showing beneath ceiling rose<br>1/1 working<br>Good order                    |
| 240. | <b><u>Walls:</u></b> Painted Dulux natural Wicker  |  |
| 241. | <b><u>Back Wall:</u></b>   | Scuff mark to RHS of door frame at UL  |
| 242. | <b><u>L.H.S Wall:</u></b>  | Seam showing<br>No marks seen  |
| 243. | One double electrical socket with plastic surround   | CC   |
| 244. | <b><u>Facing Wall:</u></b>   | Good order   |
| 245. | One double electrical socket with plastic surround   | CC   |
| 246. | One single pane clear glass Sash window unit<br>6 clear glass panes at UL<br>Sill painted white  | Sash cords intact<br>Large scatter crack to LL LHS<br>CC                           |
| 247. | One metal curtain rail   | Dusty to top   |
| 248. | One pair of floor length gold lined with valance pelmet  | Not freshly laundered<br>No marks seen   |

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- |      |   |                                       |
|------|---|---------------------------------------|
|      | One pair of matching curtain stays<br>Two brass hooks                               | No marks seen<br>1 large screw to RHS |
| 249. | One wooden Venetian blind with pulls intact   | Good order                            |
| 250. | <b><u>R.H.S Wall:</u></b>   | Scattered scuff marks at ML           |
| 251. | One single radiator with both end valves intact<br>One plastic coated clothes dryer | CC<br>Coating cracking                |
| 252. | One double electrical socket with plastic surround                                  | CC                                    |
| 253. | One small box to LHS radiator painted over  | CC                                    |

**Furniture and Furnishings:**

- |      |  |                           |
|------|--|---------------------------|
| 254. | One free standing lightwood 3 single drawer unit with black pull handles | 2 dark patch marks to top |
|------|--|---------------------------|

**Bedroom 3 (1<sup>st</sup> floor, RHS):**

- |      |   |   |
|------|---|---|
| 255. | <b><u>Frame:</u></b> Striped pine   | Knots showing through   |
| 256. | <b><u>Door:</u></b> Striped pine wooden paneled<br>Brass knob handle with circular back plate<br>Chubb escutcheon with cover                                  | Scuff marks ML LHS and RHS<br>2 screws missing<br>Tarnished<br>1 key seen |
| 257. | <b><u>Reverse of frame:</u></b> Painted white   | 2 angular chips to UL LHS   |
| 258. | <b><u>Reverse of door:</u></b> Striped pine wooden paneled<br>Brass knob handle with circular handle<br>Brass double gown hook<br>Reverse of Chubb escutcheon | Good order<br>Tarnished<br>Paint marked<br>Paint marked                   |
| 259. | <b><u>Skirting:</u></b> Painted white gloss   | ODU   |
| 260. | <b><u>Flooring:</u></b> Continuation of close fitted Cream carpet<br>Wooden beading to edge   | CC  |
| 261. | <b><u>Ceiling:</u></b> Painted white over textured paper  | Good order  |
|      | Cornice painted white   | Good order  |
| 262. | <b><u>Lighting:</u></b><br>Ceiling Rose<br>Flex<br>Energy saving Bulb<br>Cream corrugated shade   | CC<br>Showing beneath ceiling rose<br>1/1 working<br>Good order           |
| 263. | <b><u>Walls:</u></b> Painted Dulux natural Wicker with white picture rail   |   |
| 264. | <b><u>Back Wall:</u></b>  | Scuff mark to RHS of door frame at UL                                     |
| 265. | Three double electrical sockets with plastic surround   | CC  |
| 266. | One BT telephone socket   | CC  |

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267.	One alarm box	CC
268.	<b><u>L.H.S Wall:</u></b>	Good order
269.	Two single glazed clear glass Sash window units with brass window furniture Varnished frames	No damage seen to glass Paint mark to glass edges Good order
270.	Two wooden Venetian blinds with pulls intact	Good order CC
271.	One dark wood curtain rail end finals and 30 wooden loops in place	CC
272.	One double radiator with end valves intact	CC
273.	One wire protruding from RHS of RHS frame	
274.	Small plastic sensor to LL LHS	Use unknown
275.	<b><u>Facing Wall:</u></b>	Good order
276.	Two double electrical sockets with plastic surround	CC
277.	Two double opening wardrobes with brass knob handles housing one integral shelf and one integral chrome hanging rail	Scattered angular chips to shelf Otherwise good order
278.	Fireplace comprising white gloss mantle and surround Black iron hearth Aqua blue tiled boarder Brass threshold	Small chip to mantle edge  Dusty. Paint marked 2 small cracks seen to tiles
279.	Cut off gas pipe to RHS	
280.	<b><u>R.H.S Wall:</u></b>	No marks seen
281.	One single light switch with plastic surround	Light usage marks surround

**Furniture and Furnishings:**

282.	One single divan bed base and mattress with blue and cream upholstery	FFR labels seen Good order No marks seen
283.	One free standing light wood bedside unit with door and one integral shelf	No knob handle seen Paint marked to top
284.	One free standing light wood desk with cylindrical silver effect legs	Good order
285.	One free standing 2 single drawer unit	Running smoothly Good order
286.	Black upholstered typist chair onto castors	Good order
287.	One free standing light wood and brushed chrome CD rack	Divider broken at ML

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- |      |   |                                    |
|------|---|------------------------------------|
| 288. | One light blue upholstered arm chair          | Aged condition<br>Shading to cover |
| 289. | Five duck and goose feather filled pillows    | Used condition                     |
| 290. | One double duvet                              | Used condition                     |
| 291. | Two bright orange woolen blankets             | Used condition                     |
| 292. | One large multi coloured short pile floor rug | Good order                         |
| 293. | One under rug protector                       | Good order                         |

**Bedroom 4 (1<sup>st</sup> floor, Rear):**

- |      |  |   |
|------|--|---|
| 294. | <b><u>Frame:</u></b> Striped pine  | Good order  |
| 295. | <b><u>Door:</u></b> Striped pine wooden paneled waxed<br>Brass knob handle with circular back plate<br>Chubb escutcheon  | Marked to UL pane ML<br>2 screws missing. Slightly loose<br>Tarnished<br>2 key seen |
| 296. | <b><u>Reverse of frame:</u></b> Painted white  | ODU<br>Lock catch loose to RHS  |
| 297. | <b><u>Reverse of door:</u></b> Striped pine wooden paneled<br>Brass knob handle with lock casing<br>One double gown hook | Good order<br>Tarnished<br>Screws not completely in                                 |
| 298. | <b><u>Skirting:</u></b> Painted white gloss  | ODU   |
| 299. | <b><u>Flooring:</u></b> Continuation of close fitted Cream carpet<br>Brass threshold strip                               | CC  |
| 300. | <b><u>Ceiling:</u></b> Painted white   | Good order  |
|      | Cornice painted white  | Good order  |
| 301. | <b><u>Lighting:</u></b><br>Ceiling Rose<br>Flex<br>Energy saving Bulb  | CC<br><br>1/1 working   |
| 302. | <b><u>Walls:</u></b> Painted Grey  |   |
| 303. | <b><u>Back Wall:</u></b>   | Marked to LHS   |
| 304. | One single light switch with plastic surround  | Paint marked  |
| 305. | Reverse of wood hatch painted over   | Use unknown   |
| 306. | <b><u>L.H.S Wall:</u></b>  | Good order  |
| 307. | Two double electrical socket with plastic surround   | CC  |
| 308. | One BT telephone socket  | CC  |
| 309. | <b><u>Facing Wall:</u></b>   | Good order  |

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- |      |  |   |
|------|--|---|
| 310. | One white UPVC double glazed clear glass window unit with locks in place<br>White UPVC sill                        | No damage seen to glass<br>1 key seen<br>CC<br>5 pin holes to frame |
| 311. | One wooden curtain rail with end finals and wooden curtain loops in place  | Good order  |
| 312. | One pair of blue self patterned sill length linen curtains<br>Matching tie backs<br>Black metal tie back hooks     | Not freshly laundered<br>No marks seen<br>No marks seen             |
| 313. | One single radiator with both end caps missing   | Paint work slightly chipped   |
| 314. | <b><u>R.H.S Wall:</u></b>  | Good order  |
| 315. | Two double electrical sockets with plastic surround  | CC  |
| 316. | Three untreated striped pine shelves   | Slight paint marks to edges   |
| 317. | Fireplace comprising white gloss mantle and surround<br>Black iron hearth & handle<br>Pink tiled patterned boarder | Good order<br><br>Dusty<br>No damage seen                           |

**Furniture and Furnishings:**

- |      |   |  |
|------|---|--|
| 318. | One single divan bed base and mattress with blue and cream checked upholstery   | FFR labels seen<br>Good order<br>No marks seen                           |
| 319. | One free standing double opening wardrobe with frosted glass doors and brushed chrome pull handles housing one integral shelf and one brushed chrome integral clothes rail<br>Three double drawers with frosted glass fronts<br>Assortment of hangers | Good order<br><br>No damage seen to glass<br><br>No damage seen to glass |

**Bathroom:**

- |      |  |  |
|------|--|--|
| 320. | <b><u>Frame:</u></b> Striped pine  | Good order                                       |
| 321. | <b><u>Door:</u></b> Striped pine wooden paneled waxed Brass knob handle with circular back plate                             | Mottled effect ML and LL LHS<br>2 screws missing |
| 322. | <b><u>Reverse of frame:</u></b> Painted white  | ODU<br>Marked from hinges LHS                    |
| 323. | <b><u>Reverse of door:</u></b> Striped pine wooden paneled Brass knob handle with lock casing<br>One chrome double gown hook | Paint marked UL<br>No screws seen                |
| 324. | <b><u>Skirting:</u></b>  | Not seen   |

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<p><b>325. <u>Ceiling:</u></b> Painted white Cornice painted white</p>	<p>Usage marks. Patchy Paintwork 2 pin holes seen. Cracks to join with ceiling</p>
<p><b>326. <u>Lighting:</u></b> Four Halogen spot lights</p>	<p>4/4 working</p>
<p><b>327. <u>Flooring:</u></b> Marble tiles</p>	<p>CC No damage seen</p>
<p><b>328. <u>Walls:</u></b> White tiles with white grouting Blue patterned tile to finish</p>	<p>Good order CC</p>
<p><b>329. <u>Back Wall:</u></b> One full length vanity unit with mirrored door and chrome handle housing four glass shelves and one solid shelf Mirror to reverse of door</p>	<p>CC No damage seen to glass Good order</p>
<p><b>330.</b> One hatch painted white at UL</p>	<p>Not investigated</p>
<p><b>331.</b> One wall mounted heated towel rail painted white</p>	<p>RC Dust between rails</p>
<p><b>332.</b> One chrome/rubber door stop</p>	<p>Good order</p>
<p><b>333. <u>L.H.S Wall:</u></b></p>	<p>Good order</p>
<p><b>334.</b> One wall mounted square mirror</p>	<p>No damage seen to glass</p>
<p><b>335.</b> Two wall mounted frosted glass lights</p>	<p>2/2 working</p>
<p><b>336.</b> Two wall mounted chrome beaker holders</p>	<p>1 glass beaker in place</p>
<p><b>337.</b> One white ceramic hand basin</p>	<p>Small crack noted</p>
<p><b>338.</b> One chrome mixer taps Chrome waste</p>	<p>Slightly scale Tarnished</p>
<p><b>339.</b> One vanity unit below hand basin painted white housing one integral shelf</p>	<p>Paint flaking</p>
<p><b>340.</b> Two shelves to LHS of vanity unit</p>	<p>Wood chipped to edges</p>
<p><b>341.</b> One blue rolled edge laminate unit</p>	<p>Good order</p>
<p><b>342. <u>Facing Wall:</u></b></p>	<p>Good order</p>
<p><b>343.</b> Two chrome towel holders</p>	<p>CC</p>
<p><b>344.</b> One small corner shelf</p>	<p>CC</p>
<p><b>345.</b> One cream ceramic vase with floral pattern</p>	<p>CC</p>
<p><b>346.</b> One white UPVC obscured glass window unit with locks in place</p>	<p>1 key seen</p>
<p><b>347.</b> One large white plastic rectangular Bath Chrome mixer taps and temperature control</p>	<p>Mildew to sealant Scaling to taps</p>

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	Chrome twist plug and waste	
348.	Wall mounted chrome shower bracket Chrome shower head	Scaling to taps
349.	Two corner wire racks	Lightly scaled
350.	One folding glass shower screen	CC No damage seen to glass <b>PLEASE BE AWARE THAT THIS SCREEN OCCASIONALLY LEAKS</b>
351.	White plastic bath panel	Good order
352.	<b><u>L.H.S Wall:</u></b>	Good order
353.	One white ceramic W.C with white plastic seat and lid Chrome push flush	CC
354.	One cylindrical metal painted white toilet roll holder	Used condition
355.	One chrome toilet brush set	Not investigated
356.	One white bath mat	Not freshly laundered <b>A MAT IS NOT BE USED AT ALL TIMES TO PREVENT LEAKING</b>
357.	One white flip top bin	Used condition

**Under Stairs Storage:**

358.	<b><u>Ceiling/Walls/Flooring:</u></b>	Storage order
359.	<b><u>Lighting:</u></b> Ceiling Rose Bulb	CC 1/1 working
360.	2 wooden plinths holding 7 brass gown hooks	Tarnished
361.	Built in integral shelves on white brackets	Good order
362.	3 x Clothes dryers	NC
363.	Ironing board with white/blue cover	Used order

**Stairway to 2<sup>nd</sup> Floor:**

364.	<b><u>Skirting:</u></b> Painted white gloss	Scattered angular chips throughout
365.	<b><u>Flooring:</u></b> Continuation of Cream close fitted carpet	CC No marks seen
366.	<b><u>Ceiling:</u></b> Painted white Smoke alarms	Good order Not tested
367.	<b><u>Lighting:</u></b> 2 x Large clear glass Velux windows	No damage seen to glass
368.	<b><u>Walls:</u></b> Painted Magnolia	

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- 369. **L.H.S Wall:**  
Newel posts, spindles and handrail – Striped pine  
Good order  
No damage seen  
Nail showing behind each spindle head
- 370. One double electrical socket  
CC
- 371. **R.H.S Wall:**  
Scuff marks to LL RHS
- 372. One single radiator with both end caps intact  
Scuff marks to ML and UL  
Paint flaking to top edge

**Bedroom 5 (2<sup>nd</sup> Floor):**

- 373. **Frame:** Striped pine  
Good order
- 374. **Door:** Striped pine wooden paneled waxed  
Brass knob handle with circular back plate  
Chubb escutcheon  
Slight cracking to UL pane RHS  
2 screws missing  
1 key seen
- 375. **Reverse of frame:** Painted white  
ODU
- 376. **Reverse of door:** Striped pine wooden paneled  
Brass knob handle  
One triple gown hook  
Paint marked UL  
Orange sticker to UL
- 377. **Skirting:** Painted white gloss  
ODU
- 378. **Flooring:** Continuation of close fitted Cream carpet  
Brass threshold strip  
Vacuumed  
Not shampooed
- 379. **Ceiling:** Painted white  
Seam showing  
Slight bubbling to dorma
- 380. **Lighting:**  
Ceiling Rose  
Flex  
Bulb  
CC  
1/1 working
- 381. **Walls:** Painted Magnolia
- 382. **Back Wall:**  
Good order
- 383. One single light switch with plastic surround  
CC
- 384. One BT telephone socket  
CC
- 385. One alarm boxes  
CC
- 386. **L.H.S Wall:**  
Good order
- 387. One free standing double opening wardrobe with  
frosted glass doors and brushed chrome pull handles  
housing one integral shelf and one brushed chrome  
integral clothes rail  
Three double drawers with frosted glass fronts  
Assortment of hangers  
Good order  
No damage seen to glass  
No damage seen to glass
- 388. Three free standing light wood shelving units housing  
17 integral shelves  
Good order

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- |      |   |  |
|------|---|--|
| 389. | <b><u>Facing Wall:</u></b>  | Good order   |
| 390. | Fireplace comprising white gloss mantle and surround<br>Black iron hearth<br>Black stone flooring with brass trim | Good order<br><br>Dusty<br>Heavily paint marked    |
| 391. | One double electrical socket with plastic surround  | CC   |
| 392. | <b><u>R.H.S Wall:</u></b>   | Good order   |
| 393. | One white UPVC double glazed clear glass window unit with lock in place   | Scratch mark to RHS at UL to glazing<br>1 key seen |
| 394. | One Cream roller blind with pull intact   | Marked to bottom edge                              |
| 395. | One double radiator with both end valves intact   | Good order   |
| 396. | One double electric sockets with plastic surround   | CC   |

**Furniture and Furnishings:**

- |      |   |  |
|------|---|--|
| 397. | One free standing 4 double drawer unit with one frosted glass front and three solid grey fronts with brushed chrome square knob handles | Smooth running<br>No damage seen to glass  |
| 398. | One free standing light wood desk unit with pull out covered green<br>Two drawers   | No damage to covering<br>Surface scratched<br>Lock stuck with tape on LHS<br>2 keys seen |
| 399. | One free standing light wood 2 drawer unit  | Good order<br>No damage seen   |
| 400. | Blue upholstered typist chair onto castors  | Good order   |
| 401. | One multi coloured plastic backed wall clock  | Not showing correct time   |

**Storage Area:**

- |      |   |  |
|------|---|--|
| 402. | <b><u>Frame:</u></b> Striped pine   | Good order   |
| 403. | <b><u>Door:</u></b> Striped pine wooden paneled waxed<br>Brass knob handle with circular back plate<br>Chubb escutcheon with cover<br>Threshold painted white | ODU<br>2 screws missing<br>2 key seen<br>Heavily worn            |
| 404. | <b><u>Reverse of frame:</u></b> Painted white   | ODU<br>Paint marked at UL<br>Cabling running to LHS, Top and RHS |
| 405. | <b><u>Reverse of door:</u></b> Striped pine wooden paneled<br>Brass knob handle<br>Reverse of Chubb escutcheon with cover                                     | Marked at LL LHS   |
| 406. | <b><u>Skirting:</u></b> Painted white gloss   | Paint chipped throughout<br>Cabling running to top               |

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- |      |   |  |
|------|---|--|
| 407. | <b>Flooring:</b> Continuation of close fitted Cream carpet<br>Brass threshold strip | CC   |
| 408. | <b>Ceiling:</b> Painted white   | Usage marked throughout  |
| 409. | <b>Lighting:</b><br>Ceiling Rose<br>Flex<br>Bulb                                    | CC<br>1/1 working  |
| 410. | <b>Walls:</b> White wall paper with peach pattern                                   |  |
| 411. | <b>Back Wall:</b>   | 8 rawl plugs<br>Seams showing                                    |
| 412. | One single radiator with both end valves in tact                                    | Mark to wall above radiator                                      |
| 413. | One double light switch with plastic surround                                       | CC   |
| 414. | <b>L.H.S Wall:</b>  | 4 rawl plugs<br>Wire to UL with circular shading and 2 pin holes |
| 415. | Two double electrical sockets with plastic surround                                 | CC   |
| 416. | Two BT telephone sockets  | CC   |
| 417. | <b>Facing Wall:</b>   | 6 pin holes at UL<br>Spillage marks                              |
| 418. | One floating shelf with chrome brackets   | Marked to top and unfinished edges                               |
| 419. | One double glazed clear glass Velux window  | No blind seen  |
| 420. | <b>R.H.S Wall:</b>  | Good order   |
| 421. | One wooden paneled door with chrome lock and brass knob handle                      | Padlock seen<br><b>TO BE KEPT LOCKED</b>                         |

**Furniture and Furnishings:**

- |      |                                    |                          |
|------|------------------------------------|--------------------------|
| 422. | One Bisley 4 drawer filing cabinet | Sticker residue to front |
|------|------------------------------------|--------------------------|

**Outside Space:**

- |      |  |                |
|------|--|----------------|
| 423. | See photos attached                                  |                |
| 424. | One BOSCH Rotak 320C lawn mover with grass collector | Not tested     |
| 425. | One girls purple bike                                |                |
| 426. | One dust pan and brush set                           | Used condition |

**User Guides:**

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- 427. HEATING TIMER, WASHING MACHINE,  
DISHWASHER, RANGE COOKER, UPHOLSTERY, TV  
AND HOME THEATRE SYSTEM, FRIDGE FREEZER,  
LAWN MOVER AND STEAMER

**TENANT'S DECLARATION**

**I/We confirm that we have checked the inventory and schedule of condition against the property above.**

**I/We find them to be a true and accurate description, and any discrepancies found have been noted and the agent concerned has been informed.**

**Tenant** \_\_\_\_\_ **Date** \_\_\_\_\_

**Tenant** \_\_\_\_\_ **Date** \_\_\_\_\_

**Landlord** \_\_\_\_\_ **Date** \_\_\_\_\_

**Clerk** \_\_\_\_\_ **Date** \_\_\_\_\_

# Ideal Inventories UK

[enquiries@idealinventoriesuk.com](mailto:enquiries@idealinventoriesuk.com)

Tel: 01628 625090 Mob: 07980 908552

## **SCHEDULE OF CONDITION**

**JOB REFERENCE 13408**

**ADDRESS: SAMPLE PROPERTY, SAMPLE ROAD, SAMPLE TOWN**

<b>SERVICE SUPPLIER</b>	<b>DETAILS</b>	<b>METER READING</b>
<b>Gas (Serial number)</b>	Basement	8766.71
<b>Electric (Serial number)</b>	Basement	51548
<b>Water</b>	Thames Water	
<b>Council Tax Office</b>	Sample Council	
<b>Security Alarm Company</b>	Sample code	
<b>Emergency Telephone No</b>	Landlord	

<b>KEYS</b>	<b>DESCRIPTION</b>	<b>COMMENT</b>
<b>Front Door</b>	1 x Chubb 1 x Yale	5 Sets
<b>Rear Door (Reception Rm 2)</b>	1 x Chubb 1 x ERA	1 Set
<b>Rear Door (Kitchen)</b>	1 x Chubb	1 Key
<b>Other</b>	Back Gate	1 Key
<b>Other</b>	Padlock	1 Key
<b>Other</b>	Reception Room 1 window	1 Key

<b>Oven</b>	X
<b>Dishwasher</b>	X
<b>Fridge/Freezer</b>	X
<b>Washer/Dryer</b>	X
<b>Alarm</b>	X
<b>CD/DVD</b>	X
<b>Television</b>	X

<b>DECORATIVE ORDER</b>	Generally good decorative order throughout Minor angular chips to woodwork throughout
<b>CLEANLINESS</b>	Professionally cleaned throughout Carpets - Shampooed Glazing - Freshly cleaned to interior

<b>KITCHEN</b>		<b>RECEPTION RM 2</b>	
Light Fitting	13/13 working	Flooring	Vacuumed Mopped
Kitchen Units	Clean Condition	Curtains/Blinds	Not freshly laundered
Kitchen Tiles	No damage seen	Woodwork	Old defects under
Work Surface	Clean Condition	Lighting	5/5 working
Flooring	Good order		
Sink	Clean Condition	<b>BEDROOM 1 (1<sup>st</sup> floor centre)</b>	
Oven	Clean Condition	Flooring	Vacuumed Shampooed
Hob	Clean Condition	Curtains/Blinds	Good order
Extractor	Clean Condition	Woodwork	Old defects under
Refrigerator/Freezer	Clean Condition	Lighting	1/1 working
Dishwasher	Clean Condition	<b>BEDROOM 2 (1<sup>st</sup> floor RHS)</b>	
Microwave	Clean Condition	Flooring	Vacuumed Shampooed
Cutlery/Utensils	Clean Condition	Curtains/Blinds	Good order
Crockery	Clean Condition	Woodwork	Old defects under
Washing Machine	Clean Condition	Lighting	1/1 working
Tumble Dryer	N/A	<b>BEDROOM 3 (1<sup>st</sup> floor LHS)</b>	
		Flooring	Vacuumed Shampooed
<b>BATHROOM</b>		Curtain/Blinds	Good order
Bath	Clean Condition	Woodwork	Old defects under
Shower	Clean Condition	Lighting	
Hand Basin x 2	Clean Condition	<b>BEDROOM 4 (1<sup>st</sup> floor Rear)</b>	
Toilet x 2	Clean Condition	Flooring	Vacuumed Shampooed
Tiles	No damage	Curtains/Blinds	Good order
Flooring x 2	Clean Condition	Woodwork	Old defects under
Lighting	4/4 working 1/1 working	Lighting	1/1 working

Signature.....

Date.....

<b>RECEPTION RM 1</b>		<b>BEDROOM 5 (2nd floor)</b>	
Flooring	Vacuumed Shampooed	Flooring	Vacuumed Shampooed
Curtains/Blinds	Not freshly laundered	Curtains/Blinds	Usage marked
Woodwork	Old defects under	Woodwork	Old defects under
Lighting	5/5 working	Lighting	1/1 working

**TENANT'S COMMENTS**

**I/We confirm that we have checked the property with the Inventory Clerk today and agree with the above Schedule of Condition.**

**Tenant** \_\_\_\_\_ **Date** \_\_\_\_\_

**Tenant** \_\_\_\_\_ **Date** \_\_\_\_\_

**Tenant** \_\_\_\_\_ **Date** \_\_\_\_\_

**Landlord** \_\_\_\_\_ **Date** \_\_\_\_\_

**Clerk** \_\_\_\_\_ **Date** \_\_\_\_\_

**Signature**.....

**Date**.....