



## Inventory & Schedule of Condition

Flat 1  
The Street  
The Town  
ABC 123

Company: Open House Inventories

Inspected by:

Date of Inspection:

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## GENERAL NOTES

This report has been prepared noting the condition of decoration, woodwork, carpets, curtains and all fixtures and fittings and provides a fair and accurate record of the properties internal condition.

Please note that we are unable to lift heavy items of furniture or test appliances, Property left in lofts, cellars and locked rooms, which has not been inventoried is the sole responsibility of the landlord.

We strongly recommend that the landlord or his representative re-visits the property before release of the deposit.

Photographs – any included below have been taken at time of the inspection to give a visual indication of damage/cleaning issues as listed on this report.

**Decor** - This property is decorated to a good standard except where noted.

**Curtains** - The curtains are all clean except where note.

**Appliances** - All sockets and switches are intact unless otherwise noted.

**Windows** - The windows are clean except where noted.

**Light Bulbs** - It is the Tenant's responsibility to supply replacement light bulbs and batteries, when necessary. Permission must be sought for installation of any further TV/satellite services or telephone lines.

**Smoke/Carbon Monoxide Alarms** - All alarms will be button tested on inspection unless otherwise stated.

## Glossary of Terms

- Brand new, unused condition - Still in wrapper or with new tags/labels attached.
- 
- Good condition - Signs of slight wear, generally lightly worn. Fair condition - Signs of age, frayed, small light stains and marks, discolouration.
- 
- Poor Condition - Extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.
- 
- Very Poor Condition - Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.
- 
- Professionally cleaned - Everything immaculate, sparkling and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered.
- 
- Good domestic clean - Flooring vacuumed and swept. Appliances cleaned and free of loose dirt. Some carbon deposits to appliances may be visible but no loose debris or grease to the touch. Dust may be visible to areas not often seen - cupboards, tops of door frames etc. Sanitary ware in clean condition - no dust/soap deposits/loose hairs etc
- 
- Average domestic clean - Domestic clean, but signs of dust to woodwork, kitchen units marked, appliances need additional cleaning. Carpets vacuumed and floors swept. Dust/hairs to sanitary ware - requiring further cleaning.
- 
- Poorly cleaned - Carpets need vacuum, all items dusty or dirty, kitchen and bathrooms require further cleaning to either a good domestic standard or to a professionally clean standard as applicable.
- 
- Not clean - Property requires cleaning to a good domestic standard or professional standard to make available for next tenant as applicable.

## GUIDELINES FOR LANDLORDS AND TENANTS

Please note that the inventory clerks are not responsible for the following:

1. Testing showers / taps
2. Testing appliances
3. Moving furniture
4. Checking electrical items
5. Opening windows
6. Flushing toilets
7. Checking heating systems / radiators
8. Checking alarms
9. Inspecting loft contents
10. Removing and inspecting boxed items – it is the duty of the landlord / tenant to have all accountable items ready to check

11. Specifying names of plants / shrubs and trees – a general description will be made.
12. Please ensure that instruction manuals are at the property for the tenants use. Please ensure that all keys are tagged.

## **Checkout Procedures**

1. All items should be placed in the rooms described on the inventory,
2. All china, glassware, crockery, kitchen utensils etc should be clean and accessible.
3. Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location.
4. It is expected that the property will be in a condition of cleanliness no worse than that at the start of tenancy
5. All keys must be available and clearly labelled.
6. You must be ready to vacate the property, with personal items removed, and hand over any keys at the appointed time.

The following notes have been written to help facilitate a problem free tenancy. Should the Inventory Clerk have to search for missing items, it may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their original positions. The Managing Agent or Landlord must be informed of any items removed or added to the property. Failure to do so may result in charges being made for the replacement of items removed. Tenants are advised that inventory checkout will take place within 48 hours of their departure and that it is in their best interest to be present. At this time, the property must be ready to be handed back and the keys returned.

During winter months, heating should be left on low, on vacation. On vacation of the property, all items must be returned to the same position that they were at the outset in order to facilitate an easy check and avoid delays in the checking procedure.

Please note that the property must be left for like condition on departure. Appliances must be cleaned thoroughly, including defrosting freezer. All rubbish and non-inventory items must be removed from the premises.

## **Cleaning**

To a standard that shows there is no trace of your occupancy for the new tenants. For example, this means that there should be no loose peas left in the freezer, no tissues or crumbs under furniture cushions or finger marks around light switches. This is achievable without a professional company being employed but if you do not have the time your agent can recommend professional cleaners to help either before or just after you vacate. In particular: Sanitary ware, windows, hard floors, woodwork, cooker hoods, ovens, hob, kitchen appliances (including units), shelves, refrigerators, wardrobes, drawer units and bedding.

## **Carpets**

All carpets should be thoroughly vacuumed. Depending on the agreement and / or length of tenancy, they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensation costs will be made towards any further damage such as cigarette / iron burns or stains. If a carpet is badly marked or damaged you may be charged for part or all of the cost of a replacement.

## **Crockery, China, Utensils**

These items will be checked for soiling, chips, burn marks, loose handles to pans or any other damage. If damage has occurred beyond reasonable wear and tear, compensatory costs will be added to the Check Out Report.

## **Decorations**

It is accepted that during day-to-day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found excessive, charges will be added to the Check Out Report. For example: hooks and nails driven in to walls without permission, excessive furniture rubbings, pencil or crayon marks, tears to wallpaper, excess damage to woodwork.

## **Beds**

Beds, bases, mattresses and pillows will be examined for staining and damage not previously recorded on the inventory. Charges will be made in the form of cleaning or compensation or a percentage of the replacement cost as appropriate. Any linen should be left washed and pressed.

## **Polished Furniture**

Polished furniture will be checked for scratches, ring marks, soiling and damage to joints, charges will be made as appropriate. Repair costs and re-polishing charges are high. It is in your interest to take steps to protect the furniture with place mats etc. Description Condition as at Insert C/In Date Check Out Comments

## **Soft Furnishings**

It is expected that these will be in a similar condition to the start of the tenancy. Any staining or soiling discolouration will attract cleaning charges.

## **Keys**

Please note that all sets of keys (as noted on the original inventory) must be returned at the time of Check Out. Failure to comply may result in the Check Out appointment being aborted, the cost of which will be chargeable to you plus a new set of locks and keys.

## **Gardens**

If the landlord has not employed a gardener at the property, you will be required to maintain the garden. This will include the cutting of lawns, weeding of any beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested that this is confirmed with the Managing Agent prior to taking any action as specialist treatment may be required. If the

standard of the garden is found untidy, compared to the commencement of the tenancy, most Managing Agents or Landlords will employ a contract gardener and their account will be added to your Check Out Report.

## 1. Meters

| Item               | Serial Number   | Reading |
|--------------------|---|---------|
| 1.1 Gas Meter      | Serial – G4A 00103475101<br><br>Location – located to rear of building in bin store, meter is located bottom row of meters second in from right | 01914   |
| 1.2 Electric Meter | Serial – D15R37666<br><br>Location - located in communal cupboard to left of flat   | 02850   |
| 1.3 Water Meter    | Serial - 15T06210 5   | 00199   |



Ref # 1.1



Ref # 1.2



Ref # 1.3

## 2. Alarms

| Item            | Location      | Test Result                                    |
|-----------------|---------------|--|
| 2.1 Smoke Alarm | Entrance Hall | Button tested - alarm heard<br>Replace by 2025 |
| 2.2 Heat Alarm  | Kitchen       | Button tested - alarm heard                    |

## 3. Safety / General Requirements

| Question   | Answer | Comments         |
|--|--------|------------------|
| 3.1 FIRE LABELS - Where Applicable Are Fire Labels Seen?           | N/A    |                  |
| 3.2 GAS SAFETY CERTIFICATE - Where Applicable Is This In Property? |        | Not seen on-site |
| 3.3 WATER OUTLETS RUN?   | Yes    |                  |

### 4. Manuals

| Item                                     | Description              |
|--|--------------------------|
| 4.1 Household Appliance Manuals Present? | Manual to boiler present |

### 5. Keys

| Item                       | Description   |
|----------------------------|---|
| 5.1 Keys Handed To Tenants | 1 upper and 1 lower front door Yale type key<br>1 mailbox key |
| 5.2 Permits                | 1 parking permit and 2 car park entry cards left in property  |



Ref # 5.1



Ref # 5.2

### 6. Schedule Of Condition

| Item                      | Condition  |
|---------------------------|--|
| 6.1 Status Of Cleanliness | Overall the property has been contract cleaned to a good fair standard throughout with a few light omissions noted within the main body of this report                   |
| 6.2 Decorative Condition  | The property is in generally good decorative order throughout with light signs of use and usage marks in places and some areas which have been repaired and over painted |
| 6.3 Flooring              | In good clean condition with light surface marks and scratches to the hard flooring as noted within the main body of this report   |
| 6.4 Windows & Treatment   | Windows appear be to cleaned internally and externally with light blemish marks to frame in places   |
| 6.5 Lighting              | All lighting throughout the property is found in good working order  |
| 6.6 Kitchen               | Cleaned to a good standard with light signs of use in places   |
| 6.7 Bathroom(s)           | Cleaned to a good to high standard throughout  |

## 6. Schedule Of Condition (Cont.)

|                               |   |
|-------------------------------|---|
| 6.8 Appliances                | In good clean condition with the slight exceptions noted within this report<br>Tested for power and found to be working |
| 6.9 Appliance Manuals Present | Manual to boiler present  |
| 6.10 Consumer Unit Location   | Located in entrance hall cupboard   |
| 6.11 Outside Spaces           | Communal areas neat and tidy  |

## 7. Entrance Hall

| Item          | Description  | Condition  |
|---------------|--|--|
| 7.1 Door      | Wooden grey painted panel door with ERA lock, lower Yale lock, slide bolt, spyhole and number 11 in chrome<br>Door return white painted with return of ERA lock, twist lock and spyhole<br>Door frame wooden white painted | General light usage marks to the lower section of the exterior of door<br><br>Light black scuff line to the middle centre of door and finger printing to the upper section of the outer side of door<br><br>Very light chip marks around the door locks with small nick to door frame on the internal side just above the ER lock retainer<br><br>Light usage marks to the bottom of door internally and light scuff mark to the top left section of door<br><br>Light scuff marks to the lower section of the door frame on the internal side |
| 7.2 Threshold | Metal threshold strip  |  |
| 7.3 Flooring  | Fully fitted laminate flooring   | Inset area of wood plank flooring by entrance door through to kitchen - slight mismatch from original flooring<br><br>Laminated flooring area has general light surface scratches in places<br><br>Very light evidence of debris to flooring   |



## 7. Entrance Hall (Cont.)

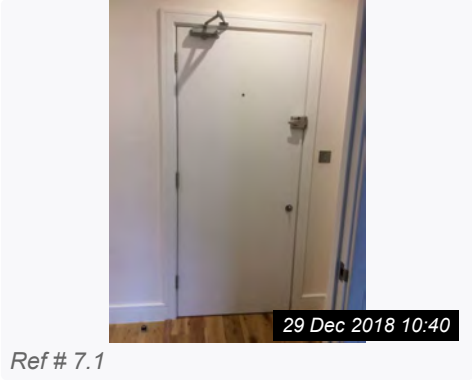
|                       |  |  |
|-----------------------|--|--|
| 7.4 Walls             | Plaster white painted  | <p>Facing wall:<br/>Wipe marks and scuff lines to the LHS below heating thermostat<br/>Further general light usage marks at low level<br/>Slight heat marks above radiator</p> <p>Return wall:<br/>Light scuff lines below the telephone entry system and over painted scuff lines to the mid point of wall</p> <p>Right hand wall:<br/>Over paint marks around light switch and general usage marks<br/>To the protruding corner edge at end of hall, very light chip marks to the corner</p> |
| 7.5 Skirting Boards   | Wooden white painted   | Very light general usage marks with some vacuum scuff lines in places  |
| 7.6 Ceiling           | Plaster white painted  |  |
| 7.7 Lighting          | 4 x inset spotlights   | Working order  |
| 7.8 Heating           | Double radiator with TRV valve   | Missing end cap to LHS   |
| 7.9 Fixtures/Fittings | <p>Plugs and sockets as fitted</p> <p>1 x floor mounted doorstop with rubber surround</p> <p>1 x wall mounted Agata entry phone system</p> <p>1 x isolator switch</p> <p>1 x doorstop with rubber end</p>  | Doorstop very loose on wall  |
| 7.10 Fire Alarms      | Ceiling mounted smoke alarm  | Button tested - alarm heard<br>Replace by 2025   |
| 7.11 Cupboard         | <p>Fully fitted cupboard with wooden white painted panel door with chrome handle to both sides</p> <p>Internally:<br/>Continuation of laminate flooring<br/>Plaster and painted walls with white painted skirting boards and ceiling<br/>Ceiling mounted spotlight - working order - operated with pull cord</p> <p>Contents:<br/>1 x consumer box<br/>1 x floor mop<br/>1 x cream mop bucket with mop<br/>1 x black dustpan and brush<br/>1 x shoe rack</p> |  |

## 7. Entrance Hall (Cont.)

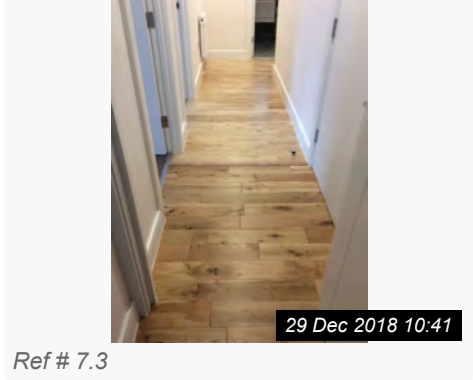
|                  |   |  |
|------------------|---|--|
| 7.12 Wall Mirror | Wall mirror with [0.02] timber wooden frame |  |
|------------------|---|--|



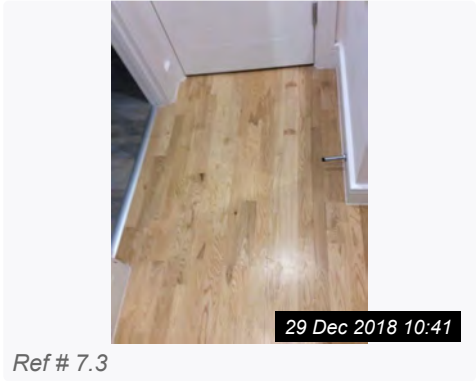
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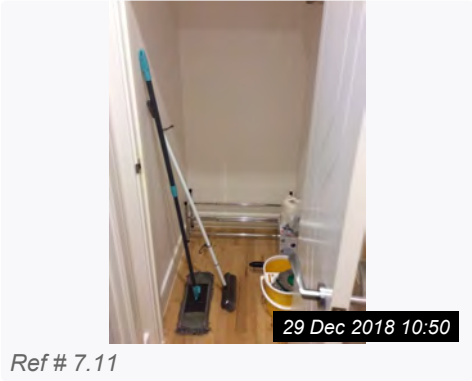
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Ref # 7.3



Ref # 7.3



Ref # 7.11



Ref # 7.12

## 8. Kitchenette

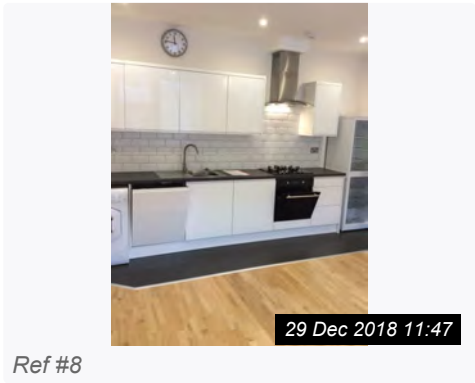
| Item                | Description   | Condition   |
|---------------------|---|---|
| 8.1 Threshold       | Thin metal threshold strip  | Heavy scratching adjacent to washing machine  |
| 8.2 Flooring        | Fully fitted grey tile  | Light blemishes throughout and grouting lightly discoloured<br>Tiles appear intact  |
| 8.3 Walls           | Plaster and painted matching reception area<br>Splashbacks metro brick tiles with grey grouting | Appear in good general order throughout<br>Some discolouration to left of work surface<br>around bin area to mid and low levels |
| 8.4 Skirting Boards | Wooden white painted  |   |
| 8.5 Ceiling         | Plaster white painted   |   |
| 8.6 Lighting        | 4 x inset spotlights  | Working order   |

## 8. Kitchenette (Cont.)

|                       |  |   |
|-----------------------|--|---|
| 8.7 Fixtures/Fittings | Sockets as fitted<br><br>1 x wall mounted circular Quartz clock with metal frame   |   |
| 8.8 Fire Alarms       | Ceiling mounted smoke and heat alarm   | Button tested - alarm heard   |
| 8.9 Counter Tops      | Fully fitted grey roll top marble effect counter tops  | Appear in fair order<br>Notable cut marks to right of sink<br>Join marks adjacent to hob to RHS<br>Light blemishes to centre  |
| 8.10 Wall Units       | Fully fitted white gloss wall units<br><br>Left to right:<br>1 x single cupboard with 2 x internal shelves<br><br>1 x single cupboard with 2 x internal shelves, multiple fuse switches to base<br><br>1 x single cupboard with 2 x internal shelves<br><br>1 x single cupboard with 2 x internal shelves<br><br>1 x single cupboard with 2 x internal shelves | Second single cupboard:<br>Very light chips marks to the front edge and general light usage marks to the interior side of door<br><br>Third single cupboard:<br>Very light internal usage marks<br>Very light usage marks to back of door<br><br>Last single cupboard:<br>Very light usage marks to the interior with light soiling to back of door<br>Light grease marks to the front edge of the shelf trim |
| 8.11 Base Units       | Fully fitted base units to match<br><br>Left to right:<br>1 x blanking cover for dishwasher<br><br>1 x under sink cupboard with 1 x internal shelf, cut out for pipe work<br><br>1 x single cupboard with 1 x internal shelf<br><br>1 x blanking panel under oven<br><br>1 x bank of 3 x pull out drawers, upper drawer has grey cutlery divider               | Under sink cupboard:<br>Very slight water damage to the front edge of shelf<br>Light usage marks to the interior carcass of cupboard<br><br>Single cupboard:<br>Light chip mark to the very front edge of the lower edge and light usage marks to back of door  |
| 8.12 Sink Unit        | Fully fitted stainless steel sink unit with chrome monobloc tap and vented drainer plug Black washing up bowl  | Appears in good clean order throughout<br>Some light blemishes from use and age   |
| 8.13 Hob / Oven       | Fully fitted hob with black gloss base and 4 x burners with 4 x pot stands<br>4 x control knobs<br><br>Fully fitted Montepellier oven with glass door<br>2 x control knobs, 4 x buttons and LCD display<br>Model: MON-SFOP67MFGG<br>Contains 1 x internal shelf and 1 x baking tray  | Appears in good order<br>Light discolouration around pot stands<br><br>Light burnt on grease staining to the oven tray<br>Generally in good clean order<br>Very light soiling around top of the inner glass of door<br>Tested for power - found to be working   |

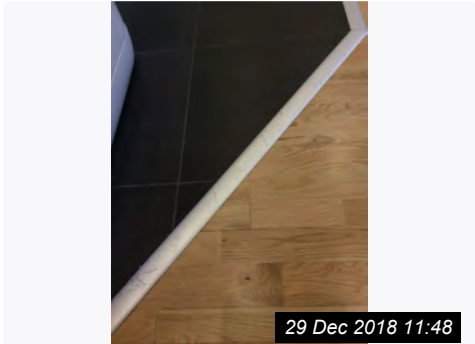
## 8. Kitchenette (Cont.)

|                              |   |   |
|------------------------------|---|---|
| <p>8.14 Extractor Hood</p>   | <p>Fully fitted extractor fan</p>   | <p>Generally good clean condition</p> <p>Filter feels slightly greasy but appears clean</p> <p>Light working</p>  |
| <p>8.15 Dishwasher</p>       | <p>Fully fitted integrated Montpellier MDI700 dishwasher with 2 x pull out drawers and cutlery holder</p>   | <p>Very light soiling around switches otherwise in good clean condition</p>   |
| <p>8.16 Fridge / Freezer</p> | <p>Fully fitted Russell Hobbs fridge/freezer<br/>Serial number: 16680901<br/>Consist of 3 x internal drawers, 1 x salad crisper<br/>Door compartment has 3 x compartments with egg cup holder<br/>Freezer: 4 x pull out drawers</p> | <p>Crack to the bottom of the bottle holder in door</p> <p>Light run marks to the rear of the fridge compartment</p> <p>Very light nick mark to the front edge of the bottom of the freezer compartment</p> <p>All drawers intact and whole</p> <p>Very light usage marks to some of the drawers in places</p> <p>Door seals generally clean with some trapped soiling to the very back of the freezer section door seal to the upper lip</p> |
| <p>8.17 Washing Machine</p>  | <p>Fully fitted Hotpoint Aquarius WDL520 washing machine<br/>Serial number: 511200234</p>   | <p>Light discolouration marks around inner collar</p> <p>Very light usage marks to the outer casing</p> <p>Very slight dent mark to the front lower RHS</p> <p>Light scuff line to the bottom plinth</p> <p>Light soap marks around the soap dispensing tray</p>  |



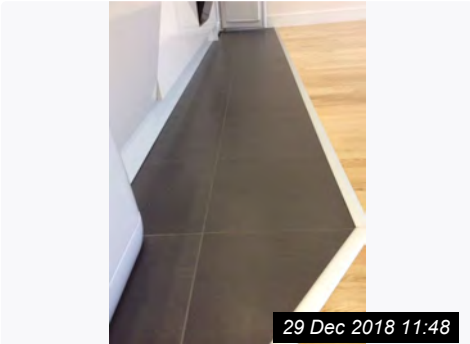
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# 8. Kitchenette (Cont.)



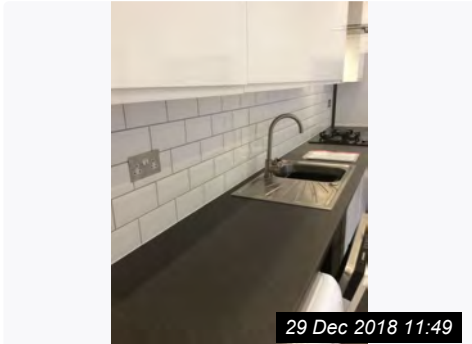
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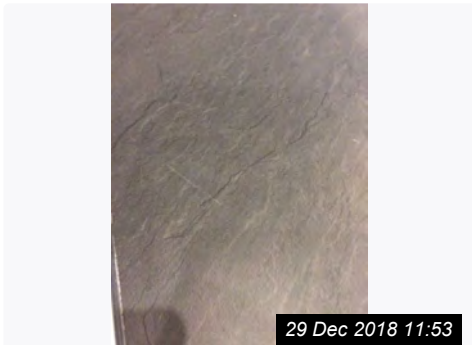
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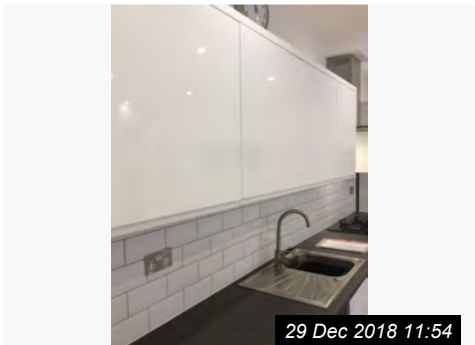
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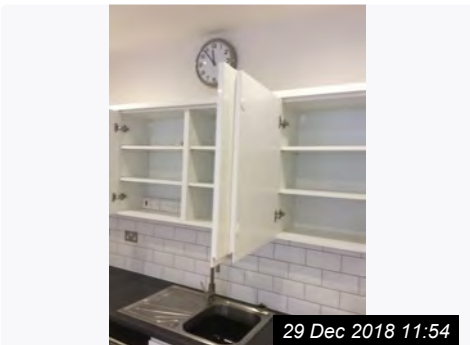
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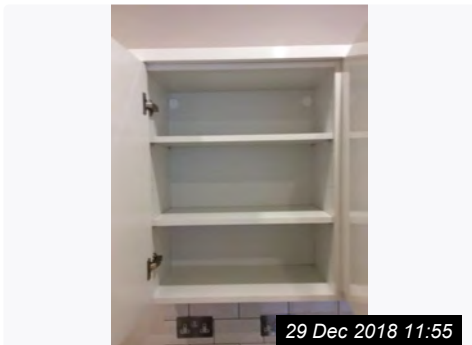
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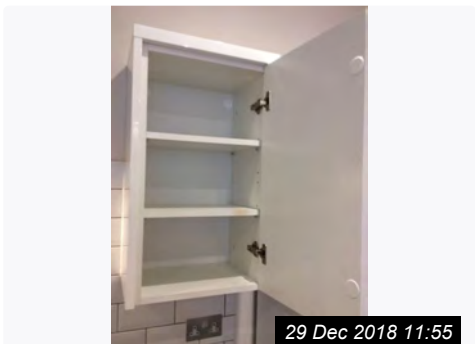
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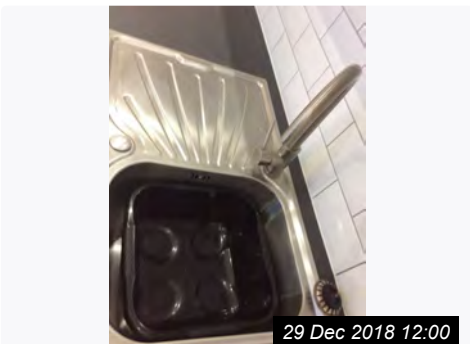
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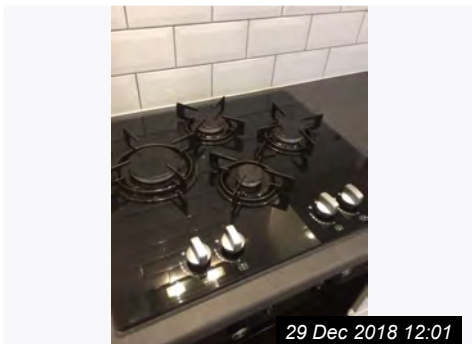
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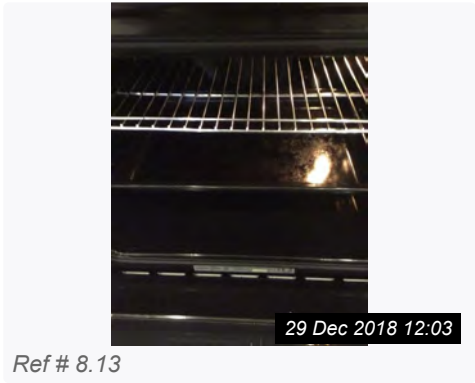
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Ref # 8.13

### 8. Kitchenette (Cont.)



### 9. Reception Room

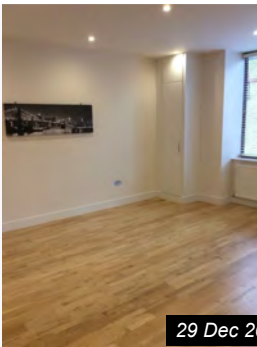
| Item     | Description   | Condition   |
|----------|---|---|
| 9.1 Door | <p>Wooden white painted panel door with chrome handle<br/>Door return to match</p> <p>Door frame wooden white painted</p> | <p>Very light general usage marks to the front face of door with light black scuff line along the middle point of door</p> <p>Evidence of a slight filled hole mark to the upper centre of door</p> <p>Very light chipping to the trailing edge of door</p> <p>Very light general finger printing and usage marks around the leading edge of door interior</p> <p>Very light chip mark to the top centre of interior side of door with further general usage marks to the bottom side of door</p> |

## 9. Reception Room (Cont.)

|                     |  |  |
|---------------------|--|--|
| 9.2 Flooring        | Continuation of wooden laminate flooring   | <p>Replacement wood block flooring to the entrance with a wooden threshold strip where it meets the laminate flooring</p> <p>General very light usage marks to flooring with very light surface scratching along the LHS</p> <p>Slight gaping to the boards to the LHS</p> <p>Further light scratch marks along the right side of room and in front of window</p>  |
| 9.3 Walls           | Plaster and painted  | <p>By entrance:<br/>General light usage marks and slight soiling around light switch with wear marks and chipping to the protruding edge</p> <p>Right hand wall:<br/>Band of furniture marks across the centre of wall<br/>Slight black line mark towards the angle of wall</p> <p>Facing wall:<br/>Very light wear marks along the protruding edge by boiler cupboard</p> <p>Left hand wall:<br/>Light general usage marks at low level particularly around the plug socket<br/>General over painted usage marks to the area behind doorway with evidence of run marks to wall and to the wear wall</p> |
| 9.4 Skirting Boards | Wooden white painted   | <p>Very light general usage marks in places</p> <p>Area cut out below radiator on the LHS exposing bare wood</p>   |
| 9.5 Ceiling         | Plaster white painted  | <p>In good general order</p> <p>Slight water staining and water damage to the ceiling area above the window with very light black marks to ceiling in front of window</p>  |
| 9.6 Lighting        | 9 x inset spotlights   | Working order  |
| 9.7 Window(s)       | Fully fitted metal framed double glazed windows with fixed pane to left and large opening to right with handle and lock<br>Windowsill wooden white painted | <p>Very light dust and debris to the base of window frames</p> <p>Raised area to the centre and the right hand edge of windowsill from water damage</p> <p>Very light usage marks to windowsill</p> <p>Very light usage marks to glazing but generally in good clean order</p>   |

## 9. Reception Room (Cont.)

|                        |  |   |
|------------------------|--|---|
| 9.8 Window Dressings   | Fully fitted white Venetian blinds affixed to frames each with pull cord adjusters and retractables  | Very light dust marks   |
| 9.9 Heating            | Double radiator with TRV valve   | Very light blemishes to front   |
| 9.10 Fixtures/Fittings | Plugs and sockets as fitted  |   |
| 9.11 Fitted Cupboard   | <p>Fully fitted cupboard with wooden white painted panel door and chrome handle, fixed panel above</p> <p>Internally:<br/>Fitted main Eco Elite combination boiler</p> | <p>Appear in good clean condition throughout</p> <p>Exposed pipes to basin</p> <p>Cut away floor to accommodate pipework</p> <p>Glass square vase found in base of cupboard - in used condition</p> |
| 9.12 Picture           | Frameless picture of New York skyline with internal LEDs   |   |



29 Dec 2018 11:30

Ref #9



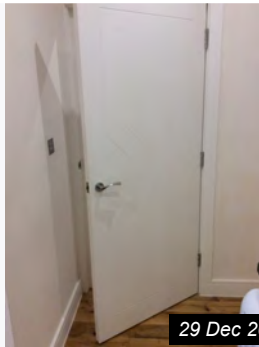
29 Dec 2018 11:31

Ref #9



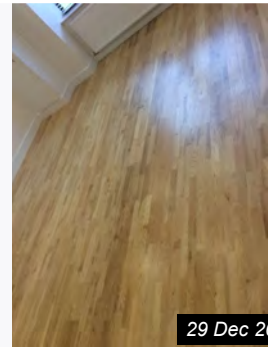
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Ref # 9.1



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Ref # 9.1

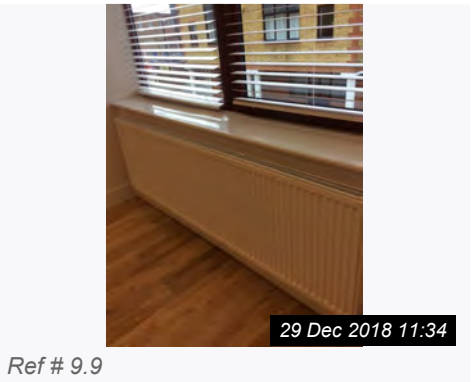
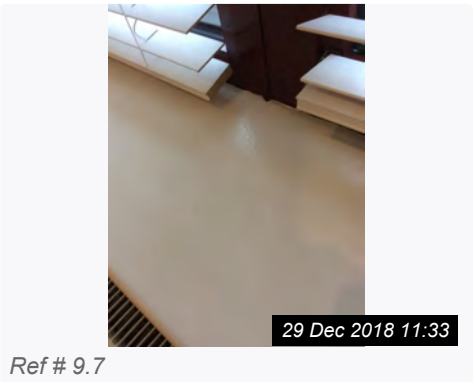
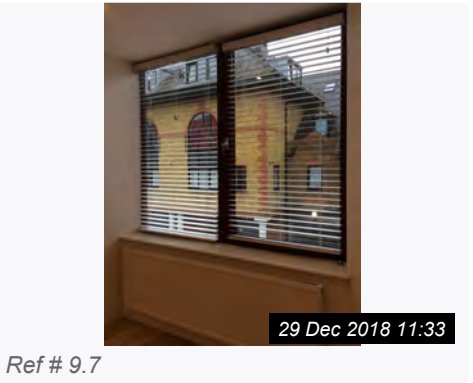
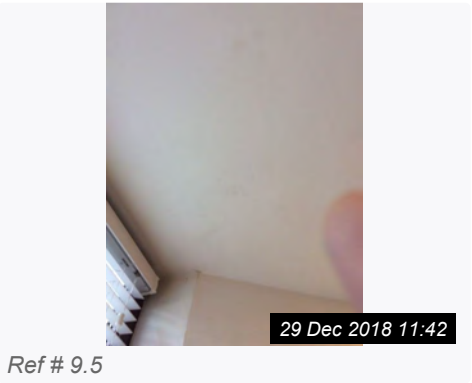
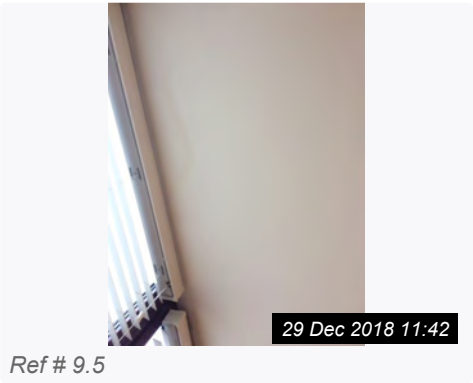
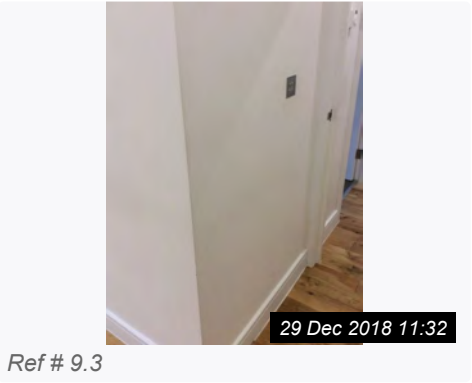
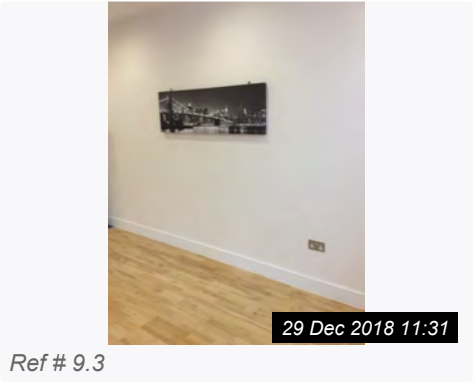
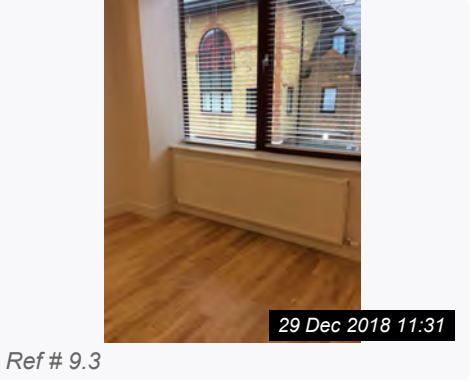
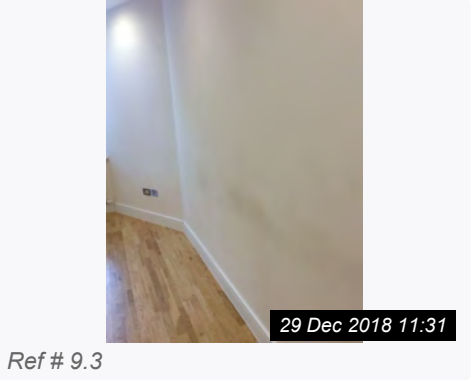
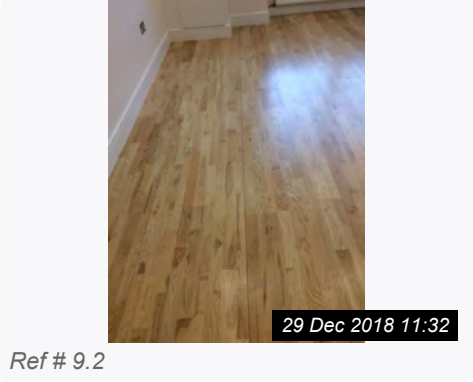


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Ref # 9.2



# 9. Reception Room (Cont.)



## 9. Reception Room (Cont.)



## 10. Bedroom 1

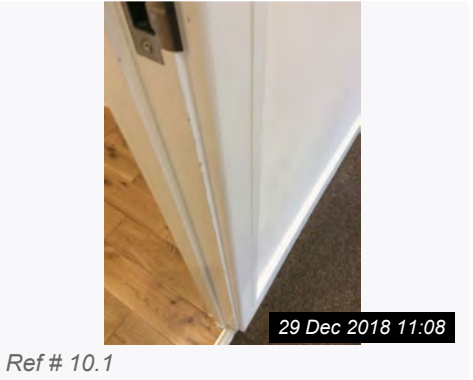
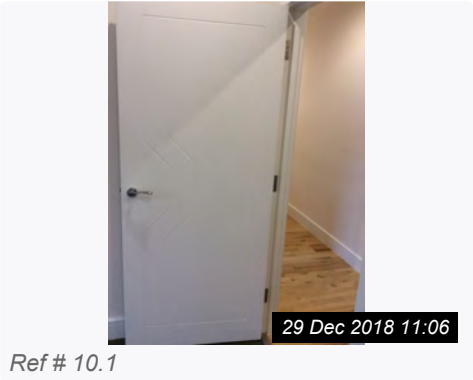
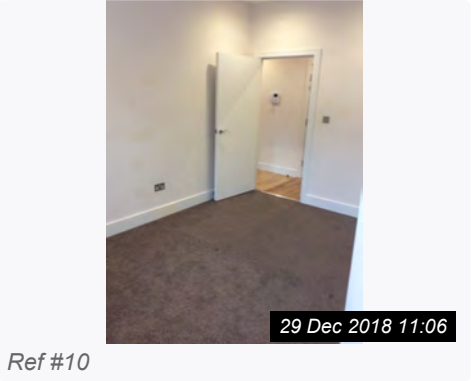
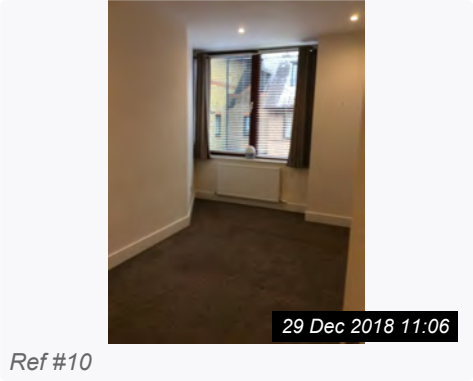
| Item           | Description   | Condition  |
|----------------|---|--|
| 10.1 Door      | <p>Wooden white painted panel door with chrome handle<br/>Door return to match</p> <p>Door frame wooden white painted</p> | <p>Very light chip mark to the base of door towards the trailing edge on the external side of door and general very light usage marks</p> <p>Very light scuff marks to the mid left point of door and by the bottom leading edge with very light chip marks along the base of door interior</p> <p>Black modern triangular coat hooks with colour balled hook ends fitted to rear of door</p> <p>Door frame moderately chipped along the lower left side of door frame</p> |
| 10.2 Threshold | Thin metal threshold strip  | Lightly scuffed  |
| 10.3 Flooring  | Brown speckled carpet   | <p>General furniture indentation marks with slight flattening of pile in high traffic areas</p> <p>Slight frayed edge to the area underneath the radiator at the window</p>  |

## 10. Bedroom 1 (Cont.)

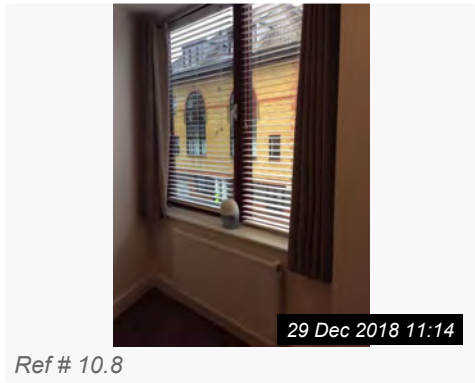
|                       |  |   |
|-----------------------|--|---|
| 10.4 Walls            | Plaster and painted  | <p>Left hand wall:<br/>Filled and over painted marks in approximately 11 places<br/>Scuff line from previous headboard at the mid point<br/>Light settlement crack towards the top of wall</p> <p>Facing wall:<br/>2 brass picture hooks and over painted scuff marks at mid point<br/>Very light usage marks to the area above the radiator<br/>Small area to the right of radiator over painted with mismatched paint</p> <p>Left hand wall:<br/>General light usage marks at low level<br/>Picture hook to the angled part of wall in front of window<br/>Very light scuff lines around plug socket</p> <p>Return wall:<br/>Over painted repair marks around the light switch<br/>Light usage marks at low level</p> <p>Picture hook to the RHS of window by the window reveal</p> |
| 10.5 Skirting Boards  | Wooden white painted   | Very light usage marks with over painted repair mark along the right hand wall below plug socket with light soiling to the front of the skirting in this area   |
| 10.6 Ceiling          | Plaster white painted  | Light over painted repair marks in front of window with general usage marks by the top of the curtains  |
| 10.7 Lighting         | 4 x inset spotlights   | Working order   |
| 10.8 Window(s)        | Fully fitted metal framed double glazed windows with fixed pane to left and large opening to right with handle and lock<br>Windowsill wooden white painted | <p>Very light paint marks to the centre of window and what appears to be double sided sticky tape also along the centre and to the edges of the right hand window panel</p> <p>Slight raising to the back of the windowsill towards the centre - possibly from water ingress or condensation</p> <p>Very slight damp staining at the bottom centre mark</p>   |
| 10.9 Window Dressings | Fully fitted white Venetian blinds affixed to frames each with pull cord adjusters and retractables<br><br>1 chrome pole with lined brown curtains         | Blind very slightly dusty<br><br>Curtains good, as new  |

# 10. Bedroom 1 (Cont.)

|                         |  |   |
|-------------------------|--|---|
| 10.10 Heating           | Double radiator with TRV valve                                       |   |
| 10.11 Fixtures/Fittings | Plugs and sockets as fitted<br>Chrome doorstop with black rubber end | Very loose  |
| 10.12 Dehumidifier      | Unibond plastic dehumidifier   | Box with instructions to this in cupboard in hall |



## 10. Bedroom 1 (Cont.)



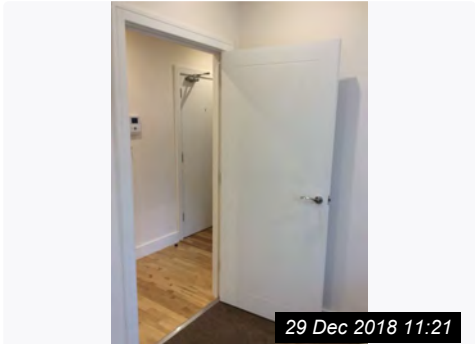
## 11. Bedroom 2

| Item      | Description  | Condition  |
|-----------|--|--|
| 11.1 Door | <p>Wooden white painted panel door with chrome handle</p> <p>Door return to match</p> <p>Door frame wooden white painted</p> | <p>General light finger printing to the leading edge of door to exterior</p> <p>Black scuff marks to the bottom LHS of door</p> <p>Finger printing around door handle to door interior</p> <p>Very light chip marks along the lower section of the leading edge of door on internal side</p> <p>Scuff line along the centre of door</p> <p>Modern coat hooks fitted to back of door, black metal with 7 ball knob hooks</p> <p>Over painted chip marks to the top inner edge of door frame</p> <p>Small black mark slightly off centre to top edge of door frame</p> <p>Very light chip marks to the edge of door frame on the LHS facing out and general very light finger printing</p> |

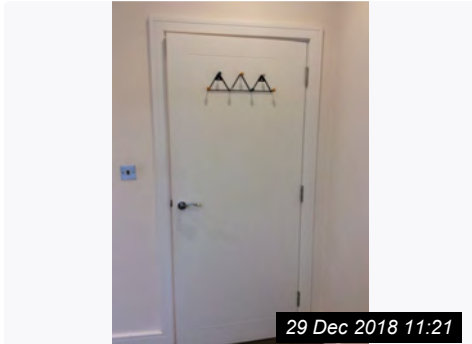
## 11. Bedroom 2 (Cont.)

|                         |  |  |
|-------------------------|--|--|
| 11.2 Threshold          | Thin metal threshold strip   | Lightly scratched  |
| 11.3 Flooring           | Fully fitted brown speckled carpet   | Furniture indentation marks<br>Slight flattening of pile in high traffic areas   |
| 11.4 Walls              | Plaster white painted  | Return wall:<br>2 picture hooks at high level<br>Slight finger printing and general usage marks at low level particularly around the central area and light switch<br><br>Right hand wall:<br>Over painted repair marks at low and mid level leaving slightly patchy paint finish<br>Further usage marks at low level<br><br>Facing wall:<br>Light general usage marks at low level with slightly heavier usage marks to the LHS of the radiator exposing light black scuff lines<br>Very light hairline cracking below windowsill<br><br>Left hand wall:<br>Very light usage marks to the central area with slight black scuff line towards the RHS of left hand wall |
| 11.5 Skirting Boards    | Wooden white painted   | Very light general usage marks   |
| 11.6 Ceiling            | Plaster white painted  |  |
| 11.7 Lighting           | 4 x inset spotlights   | Working order  |
| 11.8 Window(s)          | Fully fitted double glazed window with metal frame and metal handle with wooden white painted windowsill and doorstep affixed to sill to LHS                   | Very light blemishes to the front edge of windowsill<br><br>Very light mould marks to the sealant around the LHS of window frame and to the upper section on the RHS   |
| 11.9 Window Dressings   | Fully fitted Venetian blinds affixed to window with pull cords for adjusters and retraction<br><br>1 chrome curtain pole with lined brown sill length curtains | Very light dust marks to blinds<br><br>Curtains new  |
| 11.10 Heating           | Double radiator with TRV valve   | Very light usage marks to front of radiator  |
| 11.11 Fixtures/Fittings | Plugs and sockets as fitted  |  |

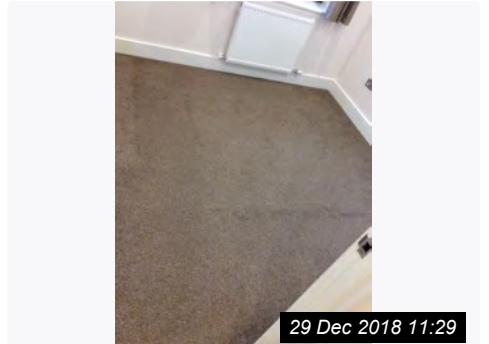
## 11. Bedroom 2 (Cont.)



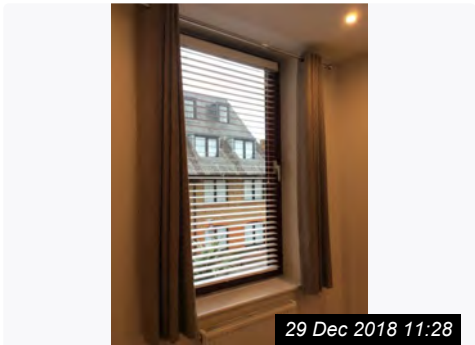
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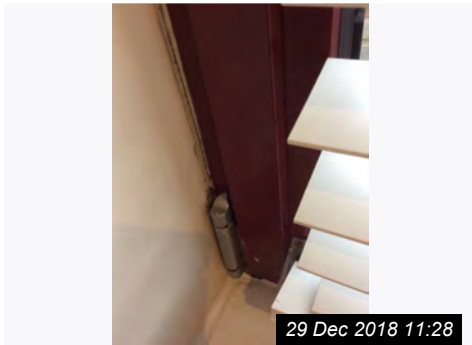
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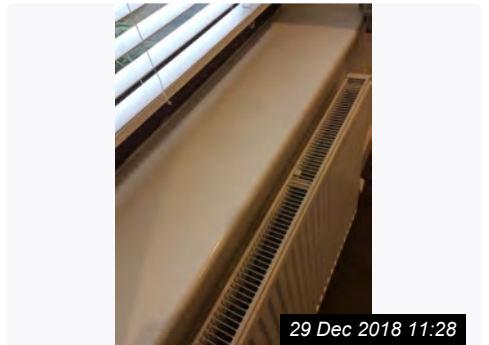
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Ref # 11.8



Ref # 11.8



Ref # 11.8



Ref # 11.10

## 12. Bathroom

| Item           | Description  | Condition  |
|----------------|--|--|
| 12.1 Door      | Wooden white painted panel door with chrome handle and twist lock<br>Door return to match<br>Door frame wooden white painted | Intact<br><br>Good and clean<br><br>Coat hooks mounted to back of door, black modern metal coat hooks with coloured balls to the ends of hooks |
| 12.2 Threshold | Thin metal threshold strip   | Light blemish marks  |

## 12. Bathroom (Cont.)

|                         |  |  |
|-------------------------|--|--|
| 12.3 Flooring           | Fully fitted mottled effect tiles throughout   | Some discolouration patches particularly to left of WC and to grouting   |
| 12.4 Walls              | Fully tiled mottled effect tiles to match walls  | Appear in good clean order throughout and intact   |
| 12.5 Shelf              | Fully fitted white painted shelf to facing wall  | Light blemish marks in places, however intact and in good order  |
| 12.6 Skirting Boards    | Continuation of tiles  |  |
| 12.7 Ceiling            | Plaster white painted  | Good general order throughout  |
| 12.8 Lighting           | 4 x inset spotlights   | Working order  |
| 12.9 Heating            | Chrome towel rail  | Good clean condition   |
| 12.10 Fixtures/Fittings | 1 x large fitted mirror to facing wall with inset lights<br><br>1 x ceiling mounted extractor fan<br><br>1 x small low level pedal bin | Mirror:<br>Lights working<br><br>Extractor fan:<br>In working order<br>Very slight dust to fins<br><br>Pedal bin:<br>In used condition<br>Very light dents to top of lid |
| 12.11 Bath              | Fully fitted integrated bath with chrome pop up and chrome waste<br>Bath panel continuation of wall and floor tiles                    | Appears good and clean throughout<br>2 x notable fill marks to centre of bath panel  |
| 12.12 Basin             | Fully fitted porcelain sink with chrome monobloc tap and squared chrome pop up waste<br><br>Vanity unit, 2 x pull out drawers below    | All in good order<br><br>Pop up plug functioning as should<br><br>Light corrosion around the overflow waste and very slight pit marks to the top of the tap              |
| 12.13 Toilet            | Porcelain floor mounted toilet with white seat and lid<br>Chrome push button flush   | All good and clean<br><br>It is noted that the seat moves very slightly - may require tightening   |
| 12.14 Shower Screen     | Two tier shower screen with chrome trim and rubber base  | Generally good and clean<br><br>Slight water marks to the glazing and very slight discolouration to the seal strip at base of screen                                     |



# 12. Bathroom (Cont.)

12.15 Shower

Fully fitted shower with 3 x wall mounted controls  
Wall mounted hand shower with squared end  
Wall mounted large shower to top

All good and clean and in fair condition



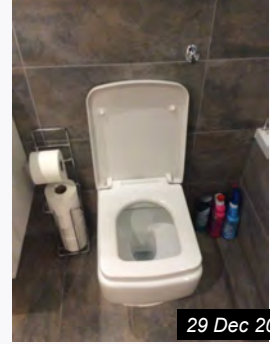
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Ref #12



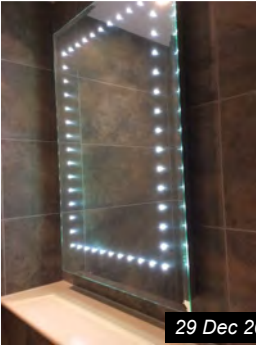
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Ref #12



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Ref #12



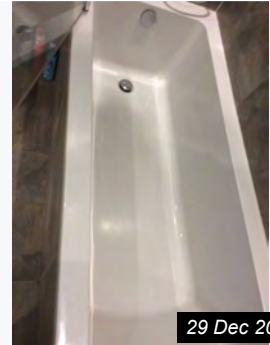
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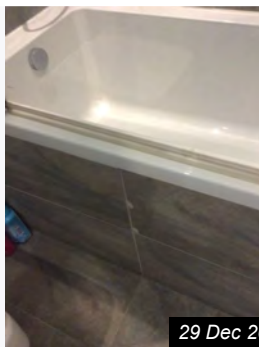
Ref #12

## 12. Bathroom (Cont.)



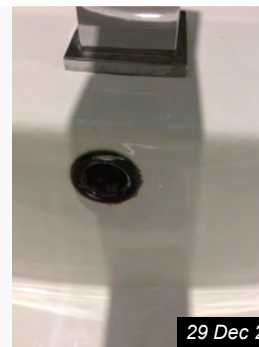
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Ref # 12.9



29 Dec 2018 10:58

Ref # 12.11



29 Dec 2018 11:00

Ref # 12.12



29 Dec 2018 11:00

Ref # 12.12

## Declaration

Whilst all care and diligence has been taken to provide a fair and accurate report of the condition of the property and contents, Open House Inventories will not be held responsible for any items missed or damage not seen after 7 days of the date of this report.

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.

### Safety disclaimer

This inventory relates only to the furniture, furnishings and all Landlord's contents and equipment in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment, merely a record that such items exist in the property at the date of inventory and the condition. The person taking this inventory has not tested any of the appliances. Beds, cots and bunk beds have not been checked for safety.

### Furniture and furnishings (Fire) (Safety) Regulations 1988 as Amended in 1989 and 1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "FFR label seen" this should not be interpreted to mean that the item complies with the Furniture and Furnishings (Fire) and (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 later date). It is not a statement that the item can be considered to comply with the regulations.

### Disclaimer

This inventory has been prepared noting the condition of decoration, woodwork, carpets, curtains and all fixtures and fittings and provides a fair and accurate record of the properties internal condition. It is assumed that fixtures and fittings, decorations etc. are in good order unless stated

otherwise.

The person compiling this inventory is not an expert on age or value of contents or a qualified surveyor and it should not be taken as an accurate identification or as a structural survey. Lofts and cellars are not inspected unless specifically requested.

Where the property has been cleaned to a professional standard, including the carpets, windows, external woodwork and doors this will be detailed within the inventory.

Gardens are checked to see that they are neat and tidy and the garages, sheds, outhouses etc are in a clean tidy order.

#### Lighting

All bulbs are tested where possible during the inventorying and are listed if not working. The lifetime of the bulbs cannot be guaranteed.

#### Smoke, heat & carbon monoxide detectors

Smoke, heat and carbon monoxide detectors are tested wherever practical but it is the tenant's responsibility to inspect the smoke detectors and carbon monoxide detectors at regular intervals to ensure they are in full working order.

#### Inventory Checkout at the end of tenancy.

At the termination of the tenancy the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent/Instructing principal.

Polished furniture will be inspected for scratches, ring marks, burns or other defects. It is recommended that appropriate mats and coverings are used to avoid such marks. Excessive discolouration, staining and soiling to soft furnishings will attract cleaning charges.

Any items packed away at the start of the tenancy must be unpacked, cleaned and return to their original position.

All items must be returned to their respective rooms, drawers and cupboards as shown on the original inventory before the Check Out inspection is carried out. Failure to do so may result in an additional charge to the tenant. Beds should not be made up and laundered linen should be left neatly on top of the mattress or in the airing cupboard. Beds, mattresses and linen will be examined for staining and damage not previously recorded.

The charges for the replacement or cleaning will be made as appropriate. It is accepted that during the course of normal day-to-day living that a few marks and scuffs will appear on walls and woodwork. If these are found to be excessive at the checkout then charges could be levied to cover compensation.

The garden will be the Tenant's responsibility to be kept to a reasonable standard. Weeding beds, mowing lawns and hard areas kept clear of weeds, leaves and rubbish. If at the checkout the gardens are found to be untidy and unkempt during the tenancy additional charges will be made to return the garden to its original condition.

Contents of garden sheds, greenhouses and garages will only be listed if they are considered to be of value in excess of £30. The other items may be grouped.

#### Checking the inventory

Tenants should check each page and detail any item that varies from the description. On completion the tenant must sign the declaration and return the Inventory as directed by the landlord or agent.

#### Photographs

Photographs within the inventory are for identification purposes and also a very good representation and record of the condition at check-in.

#### Notice for Tenants

Please read through each page as indicated within this inventory to confirm receipt and agree the content, along with any comments you choose to add in the column provided.

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.

Signed by the

Signed by the .....

Signature .....

Print Name .....

Date            /       /