



Inventory & Schedule of Conditions for

123 Sample Street
London
W1A 2XX

On Behalf Of

EzyLets
345 Sample Street
London
W1B 3ZZ



Just Inventories Ltd

Professional Inventory Services

Colour Key Code & Index

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Abbreviations

IGO	-	In Good Order
CCU	-	Condition Consistent with Use
IWO	-	In Working Order
ODU	-	Old Defects Under
IAC	-	In Average Condition
IPC	-	In Poor Condition
NT	-	Not Tested
RMR	-	Regular Maintenance Required
SS	-	Stainless Steel
FFR	-	Fire & Furnishing Regulated
NW	-	Not working
LHS	-	Left Hand Side
RHS	-	Right Hand Side
NIU	-	Not in use

Inventory Guidance Notes

The Inventory

The inventory provides a description, state and condition of the fixtures and fittings of the property together with a schedule of the condition of the décor, flooring, windows, bathrooms and kitchen together with a description and schedule of condition of the gardens and garage where applicable. Gas and electrical appliances as listed have not been checked or tested by the Inventory Clerk, and the details within the inventory indicate the type and condition of the appliance at the commencement of the tenancy and in no way guarantees their safety or function.

Whilst every care has been taken to ensure the accuracy of the inventory, it is the Tenant's responsibility to confirm its accuracy and make amendments where necessary. This will avoid any misunderstandings at the Check Out stage.

Terms and Conditions

This inventory has been prepared by Just Inventories Ltd. The following is intended as an information guide to help both the Landlord and the Tenant. Unless otherwise stated it is accepted that a listed item is in good condition and free from any obvious defects or damage, however, it is the responsibility of the Tenant or their representative to agree the accuracy of the entire report.

Inspections may be hindered in instances of poor light or where cleaning levels are below standard. Just Inventories Ltd takes no responsibility for any errors or omissions in such circumstances.

The Inventory Clerk is neither an expert in fabrics, woods, antiques, etc nor a qualified surveyor. The inventory in no way constitutes a valuation or statement of authenticity. The inventory should not be as an accurate description of each and every piece of furniture and equipment.

All parties should be aware that the inventory is no guarantee of, or report, on the adequacy of, or safety of any equipment or contents. It is merely a record that such exist in the property as at the date of the inventory was compiled and the superficial condition of same.

The Fire and Safety Regulations 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) (Safety) (Amendments) 1993". It is a record that the item has a label as described or similar to that detailed in the "Guide" published by the Department of Trade and Industry March 1996 (or subsequent date), attached at the time of the inventory was compiled. It is not a statement that the item can be considered to comply with the Regulations.

The Inventory Clerk is not an electrician or gas engineer and is therefore not qualified to test or report on the safety or working condition of any appliance other than general visual condition. Where no comment is made it should not be taken that this item complies with the Regulations.

It is the responsibility of the Agent/Landlord to ensure that the property and all contents and furnishings are safe, suitable for the intended purpose and comply with all relevant legislation (including Health and Safety). Just Inventories Ltd does not undertake any of these responsibilities when commenting upon any such area.

The Inventory Clerk cannot undertake to move furniture or to make searches in inaccessible locations such as lofts, cellars, locked rooms and high level cupboards or to unpack items. We reserve the right not to handle or move any items deemed unsuitable for further inspection.

It is not normal practice to include in detail any numbers and titles of books, plants, paintings or pictures, consumable items, paints and other items other than garden tools and equipment found in garages and sheds.

The attending Inventory Clerk will make every possible endeavour to record all utility meter readings at Check In and Check Out, however, it is not always possible to locate or access the correct meters (especially in communal blocks). It remains the responsibility of the Agent/Landlord to furnish the Inventory Clerk with the correct access keys where required (for example communal meter cupboards), exact location and serial numbers of meters that are not clearly marked with the house/flat number and the existence and location of water meters where applicable.

Important Notes for Tenants

It is the intention of Just Inventories Ltd to protect the interests of all parties and, where possible, prevent charges at Check Out or other disputes from arising in the first place. It is our professional opinion that most deductions are avoidable and to further this aim, we have provided additional guidelines under Check Out Procedures:

1. Tenants must contact all utility companies to set up accounts in their name. It is important that Tenants close and settle accounts at the end of the tenancy as soon as possible. Some Agents/Landlords may require proof of a zero balance before the deposit is returned.
2. Where it is not possible for meter readings to be taken at either Check In or Check Out, the Tenant must contact the relevant utility company within 24 hours to arrange for a meter reading to be taken.
3. Any and all maintenance issues should be reported to the Agent/Landlord immediately. Failure to do so could result in further/additional damage which may then become the responsibility of the Tenant.
4. Any changes or alterations to the property, including redecoration, fixings to walls, change of utility supplier and or meters etc should only proceed with the written permission from the Agent/Landlord.
5. It is the responsibility of the Tenant to ensure adequate ventilation of the property to avoid mould, mildew, condensation etc. This is especially in kitchens and bathrooms and where clothes are being dried indoors.
6. The Tenant must ensure that all grounds/gardens are regularly maintained and kept. This remains equally the case in unfurnished properties where gardening equipment is not supplied.
7. The most common charges at Check Out are as a result of deficient cleaning. Tenants must ensure that thorough cleaning is carried out to all areas. This must be conducted regularly and to a high standard. This is especially important in properties where smoking is permitted or pets allowed.
8. It is the responsibility of the Tenant to ensure the property is cleaned to an acceptable standard at the commencement of the tenancy and any deficiencies sent in writing to the Agent/Landlord as it will be expected to be returned in a condition for immediate re-let. Failure to return the property in an acceptable condition could result in emergency out of hours cleaning charges being incurred.
9. It is the responsibility of the Tenant to maintain the property and restore it to its original condition (allowing for fair wear and tear) when vacating the premises otherwise charges could be incurred. These include, for example, replacement, repair work, redecoration, professional cleaning or gardening services.
10. Where Tenants leave a property in a condition unsuitable for immediate re-let and the Agent/Landlord are forced to undertake the required works, an additional administration charge or compensation fee may be charged to the Tenant in addition to the costs of the works.
11. Any items added or removed during the tenancy by agreement should be noted on the inventory and signed by both the Tenant and the Agent/Landlord.
12. The Tenant must have removed all possessions from the property, have concluded all cleaning/remedial works etc and be ready to vacate the premises by the allotted Check Out appointment time. Failure to do so will result in the cancellation of the appointment and the cost of this being charged to the Tenant.

Check In Procedure

The Tenant will confirm the details of the inventory and sign all copies as acceptance and handed back to the Inventory Clerk. Should a signed inventory not be received, it will be agreed that the Tenant has accepted the inventory and schedule of condition. Reference will only be made to the third office copy. It is important that the Tenant takes time to check the accuracy of the inventory, as it will form the basis of the Check Out.

The meter readings will be taken and recorded on the fifth page of the inventory along with details of the property keys to be issued.

Once agreed, the Tenant will sign in acceptance of the inventory document in its entirety on the fifth page.

Once all documentation is signed, the Inventory Clerk will issue all property keys the Tenant.

The Check Out

The Check Out report is based upon the state and condition of the property and its contents at the time of the Check Out compared with that at the start of the tenancy, as detailed in the inventory. It is important that the Tenant is present for the Check Out procedure to agree any discrepancies noted. Should the Tenant choose not to be present; then the Inventory Clerk's assessments are final.

All personal effects must have been removed from the property before the Check Out commences. Failure to do this may result in an abortive visit and a charge may be made prior to another appointment.

It is important that the property is restored and its contents returned in their original condition, taking into consideration fair wear and tear. The cleanliness is not considered as fair wear and tear. Failure to do so may result with your landlord or letting agent making a charge against your deposit for arranging restoration work and replacement items.

All items detailed within the inventory must be returned to their original position. Failure to do this may result in items being listed as "not seen" and a replacement charge being made. A charge may also be made for returning furniture to its original position.

Discrepancies generally fall into the following categories and the Tenant should pay particular attention them:

1. **Carpet soiling** - spotting, staining, heavy shading, burn marks
2. **Furniture damage** - staining, breakages, ring/scratch/water marks, dents and chips
3. **Curtains** - smoke stain, torn, soiled, creased, not professionally cleaned
4. **Mattresses** - staining and ripping
5. **Linen** - soiling, staining, not freshly cleaned, tears, burn marks
6. **Fire Places** - Damage to mantle or hearth
7. **Wood/Tiled/Vinyl flooring** - Scrape or scratch marks, chips, rips, tears, cracks, not clean
8. **Gardens** - not maintained patios/paths/driveways/borders/lawns

Apart from general cleaning, listed below are the most common arrears missed which are noted at the Check Out and may incur additional charges to the Tenant:

1. All paintwork, skirting boards, dado rails, and architraves
2. Ceramic tiles in kitchens and bathrooms along with grouting
3. Edges of floors, and edges of all carpets
4. Crumbs and dust from drawers and kitchen units
5. All kitchen appliances including oven door, oven shelving, soap dispenser to washing machine, filters of tumble dryer, dishwasher, microwave oven, and extractor hood
6. Defrost and clean fridge/freezer
7. Ceiling and wall light fittings, light switches, lamp shades, make sure all bulbs are working
8. Clean between secondary glazed panels

The conclusion of the Check Out procedure will be the reading of the gas and electric meters, the handing over of all the keys to the Inventory Clerk and the completion of the Check Out Report, which will require the Tenants forwarding address and signature.

Inventory

Landlord, Tenant and Property Details - Safety Check List - Inventory Contents & Condition Schedule - Check In

Introduction

An inventory of furniture, fixtures, fittings and schedule of condition at:

Property Address: 123 Sample Street
London
Post Code W1A 2XX

Made 4th July 2008 for the purpose of a furnished rental on behalf of:

Agent Address: EzyLets
345 Sample Street
London
Post Code: W1B 3ZZ

Inventory Inspection Date: 3rd July 2008

Reference Number: EL - 0001

Check In Details:

Check In DECLARATION:

Unless commented on and initialled in this document all Items have been inspected and found to be in the condition indicated.

Declaration of Inventory

Whilst every care has been taken to ensure the accuracy of this inventory, the Inventory Clerk cannot guarantee the accuracy.

The Tenant(s) is reminded that it is their responsibility to check the accuracy of this schedule before signing it in confirmation.

This inventory is not a guarantee or report on the adequacy of, or safety of any equipment or appliance supplied. It is merely a record that such items exist in the property at the date of the Inventory and the superficial condition.

Tenant 1. _____

Tenant 2. _____

Tenant 3. _____

Tenant 4. _____

Check In Date:	
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Meter Readings:

SERVICE	METER LOCATION		READING	SUPPLIER
Electricity	Outside meter box attached to side of garage	L		
		N		
		R1		
		R2		
Gas	Outside meter box attached to side of garage			
Water	Drive			

General description of property

A four bedroom detached property with open front approach & enclosed rear gardens. Double drive way & garage.

Keys

Other Comments

General Comments***Front Door***

Door	Mid/ Dark stained wood Georgian style door.
Door Handles	Brass octagonal circular large pull handle to mid
Door Frame	Dark stained wood

Internal Doors

Door	White gloss painted Georgian Style	
Door Handles	Polished brass lever handles	
Door Frame	White gloss painted	
Door Stoppers	Brass coil spring with white plastic tip.	
Ceiling	White Stipple with white emulsion painted coving	
Light Fittings	Various	
Walls	Magnolia emulsion painted	
Light Switches	Standard white plastic	
Electrical Sockets	Standard white plastic	
TV & Telephone Sockets	Standard white plastic	
Windows	Mid/ Dark wood stained, double glazed, lead window effect to exterior glass. Brown painted metal lever locking handle & adjustment arm.	
Window Sills	White gloss painted rolled edge	
Skirting	White gloss painted	
Flooring	Mid beige fitted carpet	
Threshold Strips	Brass	
Heating	White radiator panels complete with fittings	
Smoke Detector	Cream plastic	RMR

	Inventory Description	Cond	Comment
<i>Entrance / Hallway</i>			
Door & frame			
1.	Exterior Door	Mid/ Dark stained wood Georgian style door.	CCU Marks & scratches. Small bulge to RHS mid panel. Minor paint specks. Slightly rubbed to lower panels. Small varnished section near numeral "6".
2.	Exterior Door Furniture	Brass numeral "123" screwed to upper mid	CCU Brass slightly tarnished
		Brass octagonal circular large pull handle to mid	CCU Brass slightly tarnished
		Brass flip lid letter box	CCU Brass slightly tarnished
		Brass Chubb Yale style lock.	CCU Brass slightly tarnished
		Legge brass mortice lock & swing cover	CCU Brass slightly tarnished
3.	Exterior Door Frame	Dark stained wood with obscured glass pane with lead window design to exterior glass. Fixed panes x4 (two to each side). Grey framed touch lock security system. Polished brass push button bell.	CCU Minor cob web. Minor chips & scratches particularly to edge. NT. Bell IWO.
4.	Interior Door	As outer	IGO Very slightly dusty. Minor rub to RHS of letter box. 4 x nail holes, 1 x nail near letter box surround. Slightly dusty to interior of letter box. ODU near lock.
5.	Interior Door Furniture	Polished Brass Yale style turn lock with push button latch.	CCU Scratched
		2 x brass oval security turn lock (one to upper, one to lower)	CCU Upper lock slightly tarnished. Lower IGO
		Legge brass mortice lock with swing cover.	CCU tarnished
		Small brass hook screwed to LHS frame.	CCU tarnished
6.	Interior Door Frame	As outer with no lead effect design	IGO Very slightly dusty. Minor rub to wood stain to upper LHS.
Ceiling			
7.	Description	Painted with white emulsion with matching covings	IGO Appears new
8.	Light Fittings	Matching throughout property with conical up lighter mid beige suede effect shade with brown stitch design. White plastic strip fixings x4	CCU Flex discoloured. Rose slightly not flushed. Slight over paint to rose. IWO.
9.	Smoke Detector	Matching throughout property.	CCU Slightly discoloured.
10.	Smoke Detector tested	Sounds when test button pressed	IGO RMR
11.	Rose	White plastic rose from old ceiling light.	CCU NIU. NT.

	Inventory Description	Cond	Comment
<i>Entrance / Hallway</i>			
Walls			
12.	Description	Matching throughout property. Mid wood effect dado rail.	IGO Appears newly decorated.
13.	Light Switch	Large square plastic with matching single switch x2 and matching double switch x1	CCU Minor marks, IWO.
14.	Electrical Sockets	Matching throughout property double x1	IGO NT.
15.	Wall light	Semi circle ceramic up lighter with gap to lower for light to shine through. Painted as walls	IGO Appears newly decorated. IWO
16.	Door Chime	Rectangular white plastic	IGO IWO
		Old white plastic door bell chime	IPC No fascia. NT. Internal wiring visible.
17.	Thermostat	Honeywell grey/ brown plastic with circular dial	CCU Minor paint specks. NT.
18.	Alarm	Telecom security cream plastic surround with grey plastic fascia & white push button controls. Clear plastic flip cover to upper.	CCU NT. Minor paint specks, slight over paint to edges.
19.	Key Holder	Brass effect plastic hook x3 on mid wood round edge plinth attached to dado rail LHS of cloak room.	CCU 1 x hook missing. Minor marks & scratches.
20.	Isolation Switch	Matching throughout property with Paxton transformer grey fuse box attached	CCU NT. Marks & stains.
Windows			
21.	Description	Matching throughout property. Opener x1	CCU Minor Marks & Stains to metal furniture. Minor paint specks. Very slightly dirty to exterior.
22.	Window Sill	Matching throughout property.	IGO Appears newly decorated. Small insect debris to sides.
Cupboard			
23.	Door Description	White gloss painted Georgian style with white gloss painted plastic pull handle. Inner door painted with cream gloss.	IGO Exterior appears newly decorated. Interior with minor paint scrape.
24.	Interior	White artex ceiling, walls painted with white emulsion.	CCU Marks & Stains, ODU. 4 x drill holes. Walls with ODU & settlement cracks beneath.
25.	Contents	Hoover turbo power red plastic up right vacuum cleaner with grey plastic handle & attachments.	CCU Minor marks. NT.
		Wall mounted polished chrome double hook	IGO

	Inventory Description	Cond	Comment	
<i>Entrance / Hallway</i>				
Cupboard Cont.				
	Ironing board with white metal legs with pale green/ yellow & pink floral design padded cover	CCU	NT.	
	Tefal ultra glide iron, white/ tinted blue plastic	IGO	NT. Appears new.	
	Red handle Vileda mop with sponge mop attached.	IGO	Minor marks	
	Grey metal broom	IGO	NT.	
	Packs of Unifit Vacuum cleaner bags	IGO		
	Telecom security alarm control panel. White metal box with SS lock	CCU	NT.	
	White metal clothes horse with mid blue plastic attachments.	IGO	NT.	
	White plastic coated radiator airer	IGO	NT.	
	Frigidaire white/ tinted green plastic old iron in Tefal iron box.	CCU	Minor marks to base plate. NT.	
	Off cut pieces of carpet matching carpet in property.	CCU		
Skirting				
26.	Description	Matching throughout property.	IGO	Appears newly decorated.
Flooring				
27.	Description	Matching throughout property. 2 x matching large off cut pieces of carpet lay to high traffic areas.	IGO	Appears new. Appears professionally cleaned.
28.	Door Wedge	Mid wood decorative	CCU	Sticky label residue
Heating				
29.	Description	Matching throughout property single panel	IGO	NT. Appears newly decorated.

	Inventory Description	Cond	Comment	
<i>Cloakroom</i>				
Door & frame				
1.	Exterior Door	Matching throughout property with gold effect large lever handle & matching circular rose. Matching lock	IGO	Appears newly decorated. Minor scratches to handle. Minor paint specks to rose. Rose fixings slightly not flushed.
2.	Interior Door	As outer with satin chrome rose & satin brass turn handle	IGO	Minor scratches to handle, minor paint specks. Minor chip to lower edge of door.
3.	Door Frame	Matching throughout property.	IGO	Appears newly decorated.
Ceiling				
4.	Description	Painted with whit emulsion	IGO	Appears newly decorated.
5.	Light Fittings	Large halogen spots with white rim x2	IGO	IWO.
6.	Light Switch	Cream plastic rose with cord & mid wood effect circular hoop acorn.	CCU	Cord slightly discoloured & tied to shorten in areas. Multi knots. Slightly worn to handle. Minor Signs of wear. IWO. Minor spot marks to rose. Slight over paint.
Walls				
7.	Wall Tiles	Light beige with minute green diamond shaped pattern throughout from mid to upper. Light beige with pink floral swirl design border. Beneath border is jade green with light beige minute diamond shaped pattern throughout. Standard white grout.	IGO	Appears new. 2 x mid beige plastic adhesive hooks attached IGO.
8.	Air Extractor	Wickes white plastic square air vent & Vent axia solo 12 white plastic box.	IGO	NT. Very minor marks.
Wall Furniture				
9.	Toilet Roll Holder	Mid beige plastic	IGO	
10.	Soap Dish	Matching toilet roll holder	CCU	Very minor marks.
11.	Tooth Brush Bracket	Matching toilet roll holder with 5 x holes for tooth brushes & cup.	CCU	Minor marks.
12.	Towel Rail	Brackets matching toilet roll holder with polished chrome rail.	CCU	Minor grout marks to brackets. Very minor paint specks & scratched to rail.
13.	Towel Ring	Matching toilet roll holder	CCU	
14.	Shelf	Brackets matching toilet roll holder with glass shelf.	CCU	

	Inventory Description	Cond	Comment
<i>Cloakroom</i>			
Wall Furniture			
15.	Mirror	Large rectangular frameless with 4 x polished chrome fixings.	IGO Very minor chip to chrome fixing to LHS lower. Minor silvering to lower edge of mirror.
16.	Light	Above mirror shavers light. Fluorescent strip with integrated white plastic shavers only socket. Switch cord & acorn matching light.	CCU NW. Minor marks.
Windows			
17.	Description	Matching throughout property with obscured glass	CCU Minor paint specks. Handles slightly rubbed to edges.
18.	Window Sill	Tiled as walls – light beige	IGO Very minor discolouration to grout. Hair line cracks throughout.
19.	Window Dressing	Light beige plastic slatted blind with cord with white plastic acorn to RHS with acorn matching light switch tied & light beige adjustment rod to LHS.	CCU Slightly dusty, minor spot marks, IWO.
Skirting			
20.	Description	Raised continuation of floor covering	IGO Minor discolouration & blackening to joins & edges.
Flooring			
21.	Description	Beige stone/ granite effect vinyl with polished chrome drain surround. Floor as shower base. White plastic surround.	CCU Appears clean. Very slightly faded in areas. Slightly heavy blackening to lower door hinge area. Minor scratches to chrome. Very minor lime scale to shower area.
22.	Threshold Strip	Dark stained wood.	CCU Minor scratches & paint specks.
Heating			
23.	Description	Matching throughout property. Single	CCU NT. Minor black scuff to lower RHS. Very minor marks.
WC			
24.	Description	Trent mid beige bowl & cistern	IGO Appears clean. Minor marks from cleaning product residue.
25.	WC Fittings	Bemis mid beige plastic seat & lid with matching fixings. Polished chrome large lever handle flush with square design end.	CCU Very minor marks. Very minor lime scale to lever flush fixings.

	Inventory Description	Cond	Comment	
<i>Cloakroom</i>				
Wash Basin				
26.	Description	Large square design ceramic bowl with white plastic "U" tube beneath.	IGO	Appears clean. Minor lime scale to drain surround.
27.	Taps	Polished chrome separate hot & cold taps with red & blue temperature indicators to top. Large lever turn handles matching flush	IGO	Minot lime scale.
28.	Plug & Chain	Black plastic plug & standard chrome beaded chain.	IAC	Lime scaled, attached.
Shower Unit				
29.	Description	Chrome effect built in shower with lever handles matching taps, single mixer, polished chrome riser rail & fixings, polished chrome hose & shower head.	CCU	NT. Minor marks & stains. Fixings to shower unit loose to both sides. Minor marks, slightly lime scaled.
30.	Shower Curtain	Grey metal with white plastic fixings. Beige plastic shower rings, cream shower curtain	CCU	Appears clean, very minor marks. Scratched to pole.
Other				
31.	Basket	Small wicker style with handles	CCU	Appears clean. Minor marks.
32.	Bath Mat	Rectangular white towel long pile hanging off towel rail	IGO	Appears clean, very minor stains.

	Inventory Description	Cond	Comment
<i>Living Room</i>			
Door & frame			
1.	Exterior Door	Matching throughout property with gold effect handle matching cloakroom.	IGO Rose slightly not flush. Appears new.
2.	Interior Door	As outer with draught protection strip screwed to lower.	IGO Appears new.
3.	Door Frame	Matching throughout property.	IGO
Ceiling			
4.	Description	White artex with white emulsion painted covings	IGO
5.	Light Fittings	2 x gold effect triple arm with white frosted glass tulip style, up lighter shade.	IGO IWO. Slight over paint to rose, minor scratches.
Walls			
6.	Description	Matching throughout property.	IGO Appears newly decorated. Very small chip to RHS edge of archway. Gap visible behind isolation switch fascia.
7.	Light Switch	Standard white plastic single dimmer.	CCU IWO. Minor marks.
		White plastic single switch with dial control dimmer integrated.	CCU IWO. Minor marks.
8.	Electrical Socket	Matching throughout property. 3 x double, 1 x single	CCU NT. Minor marks
		Old style white plastic socket with circular pin connection	CCU NT. Minor marks
9.	Telephone Socket	Matching throughout property. BT, BDO studio 1100 cordless silver effect plastic phone attached.	IGO NT.
10.	TV Socket	Matching throughout property.	CCU NT. Slightly dusty.
11.	Isolation Switch	Matching throughout property.	CCU NT.
12.	Alarm sensor	Cream plastic with red light visible	IAC Slight over paint. NT.
13.	Clock	WM Widdop shiny black plastic design with gold effect Roman numerals & hands	CCU Appears IWO
14.	Picture	Multi coloured scenery print from oil painting with ornate gold effect frame	CCU Very minor marks.

	Inventory Description	Cond	Comment
Living Room			
Windows			
15.	Description	Matching throughout property. Fixed x2, opener x3	CCU Minor marks, slightly tarnished handles. Slight over paint to edges.
16.	Window Sill	Matching throughout property.	IGO Appears newly decorated.
17.	Window Dressing	White plastic curtain track	IAC Slight over paint. Minor Marks & Stains. Minor sticker residue.
		Mid length red lined with gold decorative design pattern.	CCU Slightly faded & discoloured. Appears clean.
Skirting			
18.	Description	Matching throughout property.	IGO Appears new. Slightly dusty.
Flooring			
19.	Description	Matching throughout property. Large rectangular off cut piece to mid high traffic area, in front of three seat sofa.	IGO Appears new & professionally cleaned.
Heating			
20.	Description	Matching throughout property, double panel	IGO NT. Appears newly decorated.
		1x double matching throughout property with vented casing surround with isolation & thermostatic valve & caps.	IGO NT. Appears new, very minor marks.
Fireplace			
21.	Description	Mid wood effect Mantel. Naked Roman man figurine	CCU Minor Marks & Stains
		Bricked Hearth with black painted back	CCU Minor Marks & Stains
		Terracotta rolled edge tiles step	CCU Minor marks and stains.
		Black cast iron effect fire place with imitation logs & copper flame effect, white gas fire vent panels, 2 x short white church candles with cracked glass effect candle holders	CCU NT. Slightly dusty. Minor Marks & Stains. Candles appears new.

	Inventory Description	Cond	Comment
Living Room			
Furniture			
22.	Sofa	1 x three seat, 1 x armchair matching. Selfridges Terracotta with textured swirl design with padded removable seats, backs & cover.	CCU Slightly discoloured & faded particularly to arms & seats, Slightly dirty beneath seat cushions. FFR label seen. Minor spot stain to mid seat cushion.
23.	Scatter Cushions	1 x grey velour, 1 x blue velour	CCU Appears clean, minor stains. FFR labels seen.
24.	TV cabinet	Mid solid wood corner unit with drawer x1 with circular matching pull handles x2.	CCU Very minor marks & scratches, minor fading.
25.	TV	Sony large black plastic above corner cabinet	CCU NT.
26.	Side Tables	Nest of tables matching TV cabinet x2	CCU Very minor marks & scratches, minor fading. Numerous pin holes to small table.
27.	CD Rack	Matching TV cabinet with multi storage system 6 x rack sections (3 to top, 3 to lower) with black plastic CD runners.	CCU Very minor scratches to top. Very slightly dusty.
28.	Display cabinet	Matching TV cabinet with glass lead effect door with handles matching TV cabinet drawer. 2 x matching shelves	CCU Minor marks & scratches, minor fading.
29.	Lamp	Gold/ black ornate circular stand with light beige cracked effect ceramic base, textured streak effect conical down lighter shade with gold effect trim to lower of shade.	IGO NT.
30.	Cabinet	Matching TV cabinet with 3 x drawers, 3 x cabinet doors, 1 x matching shelf lay loose to inner base	CCU Scratches throughout.
31.	Hi-Fi	Philips W12 CD/ Tape/ Tuner. Black plastic cube design with 2 x matching speakers (one to either side)	CCU Minor marks, NT.
32.	Remote	Standard black plastic 1 x Sony TV, 1 x Philip Hi Fi	CCU Minor marks, NT.
33.	Fruit bowl	Large plain crystal	IGO
34.	Air Freshener	Air wick Scentmatic with refill	IGO NT.

	Inventory Description	Cond	Comment	
<i>Dining Room</i>				
Door & frame				
1.	Exterior Door	Matching living room	IGO	Appears newly decorated, minor ODU, minor marks to handle rose.
2.	Interior Door	Matching living room	IGO	Minor scratches to rose & handle. Rose slightly not flush. Appears newly decorated. Brass hinges slightly tarnished.
3.	Door Frame	Matching throughout property.	IGO	Appears newly decorated
Ceiling				
4.	Description	Matching living room	IGO	
5.	Window	Large Velux window to mid. Light wood frame with grey metal handle.	IGO	NT. Slightly dirty to exterior glass.
Walls				
6.	Description	Matching throughout property.	IGO	Appears newly decorated
7.	Light Switch	Matching hall way single.	IGO	NT.
8.	Electrical Sockets	Matching throughout property double x3	CCU	NT. Minor marks.
		Old style socket matching living room, switched	CCU	NT. Slight over paint
9.	Telephone Socket	Matching throughout property. BT x2	IGO	NT.
10.	Isolation Switch	Matching throughout property.	CCU	NT.
Patio Doors				
11.	Description	Large sliding patio doors with grey metal frame, fixed x1, sliding opener x1, black plastic pull handle with integrated Yale style lock. Yale style security locks x2 (one to upper, one to lower). Double glazed. Mid wood threshold strip	CCU	Marks & scratches. Slightly dirty to exterior glass. Threshold IAC, faded & rubbed to LHS high traffic area, fixings visible
12.	Door Dressing	All matching living room, full length	CCU	As living room
Windows				
13.	Description	Matching throughout property with 2 x handles to each opener. Opener x7. fixed x3. Brass hook to single window near doors.	CCU	Very slightly dusty, minor marks & scratches to handles. Exterior glass slightly dirty. Hook slightly tarnished.
14.	Window Sill	Matching throughout property.	IGO	Appears newly decorated.
15.	Window Dressing	All matching living room x2 pairs.	CCU	As living room
16.	Velux Window Opener	Grey plastic pole & attachments	CCU	NT. Minor marks & scratches.

	Inventory Description	Cond	Comment
Dining Room			
Skirting			
17.	Description	Matching throughout property.	IGO Appears newly decorated
18.	Door Stopper	Matching throughout property.	CCU Minor Marks & Stains. Shape slightly distorted.
Flooring			
19.	Description	Matching throughout property. Off cut rectangular piece to patio door area.	IGO Appears new & professionally cleaned.
Heating			
20.	Description	Matching throughout property single panel.	IGO NT. Appears newly decorated.
Furniture			
21.	Display Cabinet	Large light/ mid wood with rolled edge work top freestanding unit. Glass display doors with wood surround & matching wood pull handles. Glass doors x4. Cabinet doors x3 beneath, drawers x3, Glass shelves x6, matching integrated wine bottle rack x1 (shelves x4), matching shelves x2	IGO Heavy scratches to work top from doors rubbing.
		Contents: Blue frosted glass vase, clear glass vases x2, clear trailing floral cut vase, pink frosted glass vase matching blue, red cylinder vase x1	IGO Numerous items in cabinet. Not all individually inspected. Majority appears IGO
		Chinaware set from St. Michael, Lumiere white with gold effect rim Fine Bone China neatly displayed comprising of:	IGO
		Mugs x6, tea cups & saucers x24, teapot x1, sugar pot with lid x1, milk jug x1, casserole dish & lid x2, oval serving platter plates x2, gravy jug, salt & pepper pots, soap bowls with double ears x12, Dinner plates x12, small side plates x12, large side plates x12, cereal bowls x12. Large oval bowls x2	IGO Appears new.
		Small blue china tea cups & saucers x4, St. Michael silver plated toast rack with circular hoop handle & 4 x ball feet x1, gold effect cafetiere with black plastic handle x1, white ceramic textured fruit design salt & pepper pots, Aynsley bone China square floral design plate x1, textured leaf shaped plate with painted cucumber & orange floral design x1, Rosina China co ltd fine bone china square dish with gold edge & holly leaf design x1, large ceramic white fruit bowl with fish painted design & black swirl pattern, St. Michael's fine earthen ware large square fruit platter with textured fruit design to edges x1,	IGO
		Bohemia fine quality crystal glassware boxed with satin blue clothe lining comprising of: 2 x sets of 6 wine glasses with gold effect rim 2 x sets of 6 tumblers matching wine glasses	IGO 2 x wine glasses, gold effect rim slightly rubbed.

	Inventory Description	Cond	Comment
<i>Dining Room</i>			
Furniture			
22.	Jardinière	Light grey with mid grey swirl design ceramic, stand & bowl.	CCU Minor Marks & Stains to interior bowl. NIU
23.	Dining Table	Large mid wood extendable oval 8 seat table with shades of yellow with white daisy style pattern table clothe to top.	IAC Marks & scratches. Large heat damaged ring mark to top. Fully extended. Table clothe with spot stains throughout, heavier to mid, appears clean.
24.	Chairs	Mid wood legs matching table with green padded seats & backs & gold effect textured pattern x8	CCU FFR labels seen. Slightly faded particularly to backs. Minor Marks & Stains. Wood slightly rubbed.
25.	Fruit Platter	Large glass	CCU Marks & Stains

	Inventory Description	Cond	Comment
<i>Kitchen</i>			
Door & frame			
1.	Exterior Door	Matching throughout property.	IGO Appears newly decorated
2.	Interior Door	Matching throughout property.	IGO
3.	Door Frame	Matching throughout property.	IGO Very minor chips to lower near skirting edge.
Ceiling			
4.	Description	Painted with white emulsion	IGO ODU, lining paper joins visible.
5.	Light Fittings	Recessed halogen lights with white rim x2	CCU IWO, minor marks.
Walls			
6.	Description	Matching throughout property.	IGO ODU. Chipped area x2 behind light switch.
7.	Wall Tiles	Mid grey with shades of dark grey speckles, square ceramic with standard white grout. White plastic trim.	IGO Appears new.
8.	Light Switch	Matching throughout property triple.	IGO IWO
9.	Electrical Sockets	Matching throughout property. Double x3	IGO NT.
10.	Isolation Switches	Matching throughout property x 5	IGO NT.
		Hot water isolation switch matching throughout property.	CCU NT.
11.	Cooker Switch	Matching throughout property with integrated single socket both with red plastic switch	CCU NT. Print rubbed.
Doors off Living Room			
12.	Description	Dark stained wood Georgian style with handles matching living room, brass mortice lock & swing cover, 2 x security locks matching interior front entrance door. 2 x fixed glass panes with exterior lead glass effect	IGO Slightly dirty to exterior glass. Brass slightly tarnished, handles with minor scratches & marks.
Windows			
13.	Description	Matching throughout property. Fixed x1, opener x2, brown plastic trickle vent x2	CCU Slightly dirty to exterior, minor marks & scratches to metal furniture.
14.	Window Sill	Tiled as walls.	IGO
Skirting			
15.	Description	Matching throughout property.	IGO ODU, appears newly decorated, over painted door stop fixing.
16.	Door Stopper	Matching throughout property.	CCU Marks & Stains, slightly tarnished, minor signs of wear.

		Inventory Description	Cond	Comment
<i>Kitchen</i>				
Flooring				
17.	Description	Shades of light beige stone effect square tiles with beige grout.	IGO	Very minor discolouration to grout.
18.	Carpet	Large off cut matching throughout property covering main mid of kitchen.	IGO	Appears new, appears professionally cleaned.
Fitted Kitchen				
19.	General Description, Style & Design of Exterior Doors & Handles	Range of wall & base units with high gloss beige melamine doors & satin chrome contemporary pull rod design bar handles. Matching plinth & cornice. Strip light x4 beneath units. Wall unit doors x6, wall fixed panel x1, base unit doors x1, corner base unit folding doors x2, drawer unit with drawers x4	IGO	Appears new. Lights IWO. All appears clean.
20.	Interior	Mid beige melamine & matching shelves x13	IGO	Appears new, very minor marks to shelf edge. Sticker residue type marks.
21.	Contents	Clear glass vinegar, salt & pepper pots with white plastic tops. Lazy Daisy mugs x2, multi coloured stripe mugs x3, Look out for pushy elephants mug x1. Crown Ming fine China floral mist dinner plates x4, side plates x3, cereal bowls x3. Blue plastic bowls x4, white pan style casserole dish, small, medium & large. Acroflam large white casserole dish. Glassware, matching tumblers x6, narrow tumblers x2, beer mug x2, hi-ball x3, large tumbler x1, wine glass with bobble in stem, glass jelly mould bowls x4, square decorative fruit basket design ceramic small plates x2, fluted glass with gold effect trim rim x5, wine glasses with gold rim x6, blue plastic cups matching bowls x5, red plastic cup, blue plastic cup & purple plastic cup. Pretty ugly made in Wilks mug, 4 x SS egg cups, green plastic egg tray, ceramic Prague ashtray. SS cheese grater with green plastic surround, SS colander x2, Pyrex glass jug x1, glass bowl with stem & base x1, glass fruit bowl x1, glass fruit plate x1, plastic tupperware with blue lid x2, white plastic chopping board x2 (one rectangular, one circular with SS handle), clear plastic jug x1, glass bowl x1, mid beige mixing bowl x1(chipped), white split casserole dish with gold snow flake design & glass lid, Off white casserole dish with lid x1, circular grey metal flan tray x1, red metal split loaf tin x1, circular cake tin x2, white ceramic lasagne dish x1.	All CCU	All appears clean, individual items conditions not inspected fully.

	Inventory Description	Cond	Comment
Kitchen			
Fitted Kitchen Cont.			
	Contents cont.		Drawers – cream plastic cutlery sorter with SS cutlery. 12 x dessert spoons (1 with white plastic handle), 8 x forks (2 with white plastic handles), 7 x dinner knives, 3 x steak knives with cream plastic handles, 5 x steak knives with mid wood effect handles, 11 x tea spoons, red metal & SS bottle opener, white plastic handle vegetable peeler, red handle wine bottle savers with integral beer bottle opener, red plastic sweet corn grip handles x5, knife sharpener with white plastic surround. Kitchen Devil cooks knives with black plastic handles x8. white plastic can opener, tea towels x5, cleaning clothes x2, cello tape x2, calculator x1.
			Black metal pan with lid & handles, mushroom design metal pans with dark wood effect handles, slightly scratched. Teflon coated frying pan with SS handle, burnt on residue.
Worktop			
22.	Description	Mid/ dark wood effect butchers block design with rolled straight edge & no joining strips	IGO Appears new.
Sink			
23.	Description	SS single bowl with RHS drainer	CCU Minor scratches, appears clean. Drain surround slightly stained.
24.	Taps	Polished chrome mixer with contemporary circular bar turn handle, red & blue dot temperature indicators.	IGO Minor water stains, very minor marks to joins.
25.	Plug	Blanco SS freestanding drainer plug with handle	CCU Marks & Stains
26.	Dish Drainer	Gray plastic	CCU Marks, stains & scratches
APPLIANCES			
Fridge Freezer			
27.	Make / Model Description	Bosch Classixx Standard white beneath work top.	All IGO NT. All appears professionally cleaned.
28.	Shelves	Tinted with white plastic frame, large x2, small x3	
29.	Drawer/ Containers	Clear plastic, white plastic egg tray	
30.	Door Liners	White plastic full x1, clear plastic full x2	
Dishwasher			
31.	Make / Model Description	Trincity Bendix Standard white integrated beneath work top	CCU NT. Script faded. Small crack to mid upper fascia. Minor Marks & Stains to seals.
32.	Shelves	White plastic wire rack dish drainer x2, white plastic basket cutlery sorter.	CCU Lime scaled to black rubber seal, minor scratches to door.

	Inventory Description	Cond	Comment
<i>Kitchen</i>			
Cooker			
33.	Make / Model Description	NEF Brushed SS integrated in work top.	
34.	Hob	Gas. SS burners x4, black metal flame caps x4, black metal raised pan grids x2	IGO NT. Appears professionally cleaned. Very minor burnt on residue.
35.	Oven	Built in electric fan oven with glass & brushed SS door & matching pull handle. SS wire rack shelves x2, large grey metal tray shelf with SS insert. Standard black metal baking tray	IGO NT. Appears professionally cleaned. Very minor burnt on residue, heavier to base. Tray shelf with burnt on residue.
Cooker Hood			
36.	Make / Model Description	NEFF Brushed SS 2 x integrated light	IGO NT. Appears professionally cleaned. Lights IWO, very minor marks.
37.	Filter	Large SS x1	IGO Appears professionally cleaned, very minor dents to interior.
Kettle			
38.	Make / Model Description	Filter Flow SS cordless with black plastic handle & base	CCU NT. Minor marks & lime scaled.
Furniture			
39.	Spice rack	Rotary square mid wood effect with clear glass jars & polished chrome effect tops with herb labelled on jars x 16	CCU NIU, minor marks.
40.	Bin	Curver grey plastic with black plastic swing lid	CCU Empty, appears clean with very minor marks & scratches.
41.	Utensils Rack	SS circular with mesh base, 3 x ball feet. Selection of utensils, black plastic, can opener, wooden spoon, scissors	
42.	Jars	2 x cream melamine sugar & tea jars with butchers block mid wood effect style lids	IGO Tea & sugar in jars.
		Decorative glass jar with liquid & pot puree sealed to top	CCU

	Inventory Description	Cond	Comment	
<i>Reception Room</i>				
Door & frame				
1.	Exterior Door	Matching throughout property.	IGO	Appears newly decorated. Minor marks to handle.
2.	Interior Door	Matching throughout property.	IGO	Minor scratches to handle. Appears newly decorated.
3.	Door Frame	Matching throughout property.	IGO	Appears newly decorated. Minor ODU.
Ceiling				
4.	Description	White stipple with white emulsion painted coving.	IGO	
5.	Light Fittings	Matching throughout property with large circular suede effect shade & multi circle stencil cut out wave design with cream plastic panel to base.	IGO	IWO. Appears new. Very minor marks. Rose over painted & slightly dirty.
Walls				
6.	Description	Matching throughout property.	IGO	Appears new. Minor ODU.
7.	Light Switch	Matching entrance single.	CCU	IWO. Slight over paint. Minor marks.
8.	Electrical Sockets	Matching throughout property double x5, single x1	CCU	NT. Slight over paint.
9.	Telephone Socket	Matching throughout property, small BT, skirting mounted	CCU	NT. Wires protruding beneath, not attached.
10.	TV Socket	Cream plastic	CCU	NT. Marks & Stains. Slight over paint.
11.	Alarm Sensor	White plastic with red light visible.	CCU	NT. Minor marks.
Windows				
12.	Description	Matching throughout property. Fixed x1, opener x2 with double handles.	CCU	Slightly dirty to exterior glass, minor scratches to paint work. Slight over paint to edges. ODU.
13.	Window Sill	Matching throughout property.	IGO	Appears newly decorated.
14.	Window Dressing	White plastic curtain track	CCU	Marks & Stains
		Mid length lined multi colour stripe & circular pattern x 1pair	CCU	Slightly faded, appears clean.
Skirting				
15.	Description	Matching throughout property.	IGO	Appears newly decorated. ODU. Paint chipped near telephone socket.
Flooring				
16.	Description	Matching throughout property.	IGO	Appears new. Appears professionally cleaned.
Heating				
17.	Description	Matching throughout property single.	IGO	NT. 1 x isolation cap broken. Appears newly decorated.

	Inventory Description	Cond	Comment	
<i>Reception Room</i>				
Furniture				
18.	Built In Units	Mid wood effect melamine with over head cabinet x4 with circular pull handles matching. Open four tier corner shelf section. Base cabinet with matching handles, 3 x matching shelves to interior. Shades of grey marbled effect rolled edge work top with matching corner shelf.	IAC	Slightly rubbed to edges, minor marks, scuffs & scratches. Slight over paint to edges.
19.	Lamp	Large ornate shades of beige ceramic Roman design base with gold effect plastic coated cable & switch. Cream pleated material conical down lighter shade.	CCU	Marks & Stains. NT.
20.	Planter	Large white ceramic oval shaped with blue painted handles & blue painted willow style scenery	IGO	NIU

	Inventory Description	Cond	Comment
Stairs Landing			
Banisters			
1. Description	Mid wood with decorative spindles, ball end design.	IGO	Very minor marks & scratches.
Ceiling			
2. Description	White stipple	IGO	
3. Light Fittings	Matching entrance hall	IGO	IWO, Slight over paint to rose.
4. Loft Hatch	White gloss painted	IGO	Appears newly decorated.
5. Smoke Detector	Cream plastic with red push test button	CCU	Minor Marks & Stains. NT. RMR.
Walls			
6. Description	Matching throughout property.	IGO	Appears newly decorated
7. Light Switch	Matching throughout property.	CCU	IWO. Minor marks.
8. Electrical Sockets	Matching throughout property single with plug in air freshener	CCU	NT. Slight over paint.
9. Telephone Socket	Matching throughout property.		NT.
10. Thermostat	Danfoss white plastic with circular dial	IGO	NT. Minor marks.
Cupboard			
11. Description	Door matching throughout property with gold effect circular pull handle. Inner as outer with no handle.	IGO	Slightly loose fittings to handle. Marks & scratches to handle. Appears newly decorated.
12. Interior	White stipple ceiling, walls painted with magnolia emulsion	IPC	Large leakage type stains to upper with ceiling flaked & damaged. Settlement cracks, matching stains to walls.
13. Contents	Mid wood slatted shelf	CCU	Marks & scratches, stains.
	Large blue insulated immersion heater with associated plumbing & electrical	CCU	NT. Very minor marks, very small dent to LHS
	Danfoss digital cream plastic programmer	IGO	NT.
	Numerous sets of cleaned linen & towels	IGO	Appears clean, not individually inspected.
Skirting			
14. Description	Matching throughout property.	IGO	Appears newly decorated
Flooring			
15. Description	Matching throughout property.	IGO	Appears professionally cleaned. Very minor rub to mid & high traffic areas. Minor ODU.

	Inventory Description	Cond	Comment	
<i>Bedroom 1</i>				
Door & Frame				
1.	Exterior Door	Matching cupboard	IGO	Appears new, handle very slightly tarnished
2.	Interior Door	Matching exterior, white plastic hook screwed to door	IGO	Very minor marks
3.	Door Frame	Matching throughout property.	IGO	
Ceiling				
4.	Description	Matching throughout property, stipple	IGO	
5.	Light Fittings	Matching office with dark beige suede design	IGO	Appears new, slight over paint to rose, IWO
Walls				
6.	Description	Matching throughout property.	IGO	Minor ODU, circular adhesive pad stuck to wall to protect damage from handle
7.	Light Switch	Matching throughout property. X1 double x2 single	IGO	IWO
8.	Electrical Sockets	Matching throughout property. x1 double x3 single	IGO	NT.
Windows				
9.	Description	Matching throughout property. single handle x2 fixed x2 opener	IGO	Very slightly dusty to corners, metal furniture slightly tarnished, paint rubbed to arms, paper slightly lifting above RHS opener edge
10.	Window Sill	Matching throughout property.	IGO	Minor ODU
11.	Window Dressings	Satin brass effect pole with swirl decorative ends, full length lined light brown curtains x1 pair with satin chrome ring fixings	IGO	Appears new, very slightly long
Skirting				
12.	Description	Matching throughout property.	IGO	
Flooring				
13.	Description	Matching throughout property.	IGO	Off cut rectangular piece to chest of drawers
Heating				
14.	Description	Matching throughout property. single panel	IGO	NT. Appears new, very minor paint chip to upper

	Inventory Description	Cond	Comment
<i>Bedroom 1</i>			
Furniture			
15.	Built in Wardrobe, Over Bed Units & Side Cabinets	White melamine Georgian style with fixed glass pane to wardrobe doors x5 with decorative polished chrome oval pull handles & fixings, frosted glass adhesive square design stuck to inner of glass	IGO Appears new
16.	Built in Wardrobe, Over Bed Units & Side Cabinets Interior	Dark wood effect melamine, x12 shelves, over bed cabinet doors x6 Georgian style no glass	IGO Appears new
17.	Bedside Cabinets	X2 each with x2 drawers with matching pull lever bar handles, recessed area with corner display glass shelves x4, glass bedside cabinet top x2	IGO
18.	Shelf Unit	White melamine, open, x3 shelves, glass effect clothes rail x2, polished brass effect shoe rack rails x4	IGO Slight over paint to edges, minor marks & scratches to white melamine shelves
19.	Shelf Unit Contents	X1 red long black plastic hair coiler, x1 red long large red metal hair curler	CCU NT
		X2 church handles with gold 3D style effect	IGO Appears new
20.	Drawer Unit	Matching drawers to built in wardrobe unit, large drawers x10, small drawers x3 with open shelf area to mid, handles x23	IGO Very minor marks & chips to melamine edge, minor scuff to mid drawer unit, minor marks to lower plinth, circular cut area to upper, x2 circular drawer holes for cables, very minor chips to edges
21.	Drawer Unit Interior	Dark wood effect	IGO x4 pieces of glass left behind curtain
22.	Bin	White metal pedal bin, polished chrome bullet design lid	IGO Empty, appears new
23.	FM Radio	Lloytron old style, dark wood effect	CCU Paint specks, NT
24.	Bed	Double, cream with pink/purple floral pattern design divan with black plastic castors, cream French bedding on top	IGO
25.	Mattress & Bedding	Better Rest by Relaxsan 10 years warranty, Orthosoft double cream mattress with subtle floral leaf design, x4 Marks & Spencer pillows, x2 folded up duvets	CCU Minor spot marks to mattress, pillows appear clean, x1 pillow with dark stain to corner, duvet appears clean FFR Labels Seen
26.	Chest of Drawers	Melamine	IGO Melamine heavily chipped to RHS edge

	Inventory Description	Cond	Comment
<i>En Suite</i>			
Door & Frame			
1.	Exterior Door	Matching bathroom.	IGO Appears newly decorated
2.	Interior Door	Matching bathroom.	IGO Appears newly decorated
3.	Door Frame	Matching throughout property.	IGO Appears newly decorated
Ceiling			
4.	Description	White stipple.	IGO
5.	Light Fittings	White fixed ceiling rose with frosted glass globe shade	IGO IWO, slight over paint
6.	Light Switch	Matching bathroom.	IGO IWO. Appears new.
Walls			
7.	Description	Matching throughout property.	IGO
8.	Wall Tiles	Matching bathroom.	IGO Grout slightly discoloured particularly to shower cubicle area.
9.	Electrical Socket	Matching bathroom.	IGO NT.
Wall Furniture			
10.	Towel Rail	Matching bathroom with bath mat matching bathroom	CCU Minor marks & rust. Mat appears clean with minor fraying.
11.	Mirror	Rectangular frameless	CCU Silvering to edges.
12.	Shelf	SS wire rack x2 tiers with adhesive attachments	CCU Slightly dusty. Very minor marks.
Windows			
13.	Description	Matching bathroom opener x2, hook to mid	
14.	Window Sill	Matching with white plastic edge	
15.	Window Dressing	Matching bathroom.	IGO Appears new. IWO
Flooring			
16.	Description	Matching bathroom.	IAC Large scratch to mid. Slight discolouration to grout.
Heating			
17.	Description	Matching bathroom.	CCU NT. 1 x isolation cap missing. Appears newly decorated.
WC			
18.	Description	Matching bathroom.	CCU Very slightly marked.
19.	WC Fittings	White wood effect seat & lid, flush matching bathroom	CCU Minor marks to flush.

	Inventory Description	Cond	Comment
<i>En Suite</i>			
Wash Basin			
20. Description	Matching bathroom.	CCU	Minor lime scale, slightly stained to drain area.
21. Taps	Matching bathroom.	CCU	Minor lime scale
22. Plug & Chain	Matching bathroom.	IGO	Attached.
Shower Cubicle			
23. Description	White ceramic textured tray	CCU	Slightly mildewed to drain surround, Marks & Stains. Discolouration to grout, mildew to silicon edge.
24. Fittings	Niagra silver/ grey metal frame with glass pane doors, fixed x2, sliding opener x2	CCU	Minor marks & scratches to frame. Water splash marks to glass, lightly dirty,
25. Shower	Mira event XS cream plastic power shower with polished chrome hose, shower head, riser rail & attachments	CCU	NT. Print slightly rubbed. Lime scale to hose.
Furniture			
26. Vanity Unit	Matching bathroom.	CCU	Upper RHS door slightly rubbed. Interior mildewed & water stains, IPC, slightly dirty with Marks & Stains.
27. Toilet Brush Holder	Matching bathroom	CCU	Very slightly dusty, toilet brush in holder.

	Inventory Description	Cond	Comment
<i>Bedroom 2</i>			
Door & Frame			
1.	Exterior Door	Matching cupboard	IGO Minor scratches to handle
2.	Interior Door	Matching exterior	IGO
3.	Door Frame	Matching throughout property.	IGO
Ceiling			
4.	Description	Matching throughout property.	IGO
5.	Light Fittings	Matching throughout property with dark chocolate brown shade	IGO IWO, minor marks to flex
Walls			
6.	Description	Matching bedroom 1 with adhesive pad protector	IGO
7.	Light Switch	Matching throughout property. single	IGO IWO, minor marks
8.	Electrical Sockets	Matching throughout property. x2 single	CCU NT, slight over paint
Windows			
9.	Description	Matching throughout property. x2 opener	IGO Minor marks & stains to furniture
10.	Window Sill	Matching throughout property.	IGO
11.	Window Dressing	Curtain pole matching bedroom 1 with mid length lined brown suede curtains matching bedroom 1	IGO Appears new
Skirting			
12.	Description	Matching throughout property.	IGO Appears new
Flooring			
13.	Description	Matching throughout property	IGO Appears new, minor dip area to mid of bed end
Heating			
14.	Description	Matching throughout property. single panel	CCU NT, appears new
Furniture			
15.	Bed	Mid wood head & foot board, slatted bottom x2	CCU Minor scratches throughout
16.	Mattress & Bedding	Dreams mattress x2 single, shades of blue & white checked, x4 Marks & Spencer pillows, x2 folded up duvets	IGO Mattress appears new, pillows appear clean, x3 pillows discoloured, x1 pillow appears new, duvets appear clean FFR Labels Seen
17.	Built In Wardrobe	Mid wood surround with white melamine & mid wood pull handles, double doors x2	IGO
18.	Over Wardrobe Cabinets	Double doors x2	IGO Very minor marks & scuffs, heavier to interior doors, minor chips to melamine edge, minor paint specks, slight over paint to edges

	Inventory Description	Cond	Comment
<i>Bedroom 2</i>			
Furniture Cont.			
19.	Over Wardrobe Cabinets Interior	Matching walls, polished brass rail, x5 wooden hangers	IGO Marks & scuffs to walls, rail scratched
20.	Shelf Unit	X2 free standing, white melamine with x10 white melamine shelves	IPC Not fixed, not attached, signs of wear, fixings visible
21.	Chest of Drawers	Free standing, white melamine, x3 drawers, x6 white plastic handles	CCU Chips to melamine edge
22.	Trouser Press	Corby 9000 Thermicurve electric trouser press	CCU NT
23.	Suit Bag	Antler black material with brown leather surround & black plastic handle	CCU Minor marks
24.	Ladder	Small mid wood bunk bed ladder	CCU Minor marks & scratches
25.	Duvet	Folded up	CCU Not inspected
26.	Bedside Panel	Left loose on floor	IPC Not attached, marks, stains & scratches

	Inventory Description	Cond	Comment
<i>Bedroom 3</i>			
Door & Frame			
1.	Exterior Door	Matching throughout property.	IGO Handle slightly tarnished, appears newly decorated
2.	Interior Door	Matching exterior	IGO Appears newly decorated, minor paint specks
3.	Door Frame	Matching bathroom	IGO Minor paint specks, appears newly decorated
Ceiling			
4.	Description	Matching bedroom 2.	IGO Appears newly decorated.
5.	Light Fittings	White metal fixed with triple adjustable halogen spotlights	CCU IWO, minor marks
Walls			
6.	Description	Matching bedroom 2 with adhesive pad protector	IGO Minor scuff to LHS, paper joins visible, ODU
7.	Light Switch	Matching throughout property. single	IGO IWO
8.	Electrical Sockets	Matching throughout property. x2 single	CCU NT
Windows			
9.	Description	X2 matching bedroom 2	CCU Slightly dirty to exterior
10.	Window Sill	Matching bedroom 2	IGO
11.	Window Dressings	Curtain pole matching bedroom 2 with ¾ length lined red large swirl pattern design tab top white with red pattern	IGO Appears clean
Skirting			
12.	Description	Matching throughout property.	IGO
Flooring			
13.	Description	Matching throughout property.	IGO Appears professionally cleaned, minor marks
Heating			
14.	Description	Matching throughout property.	IGO Appears newly decorated

	Inventory Description	Cond	Comment
<i>Bedroom 3</i>			
Furniture			
15. Bed	Divan with shades of beige/gold diamond effect design covered with beige valance sheet	CCU	
16. Mattress & Bedding	The Shire Bed Company, Elizabeth, single, x2 Marks & Spencer pillows, x1 Marks & Spencer bedding folded up	IGO	Appears new, bedding appears clean FFR Labels Seen
17. Bedside Drawer Unit	White melamine with white plastic pull handles	CCU	Minor chips to edges, minor chips to melamine, minor scratches in drawers, minor marks & stains
18. Wardrobe	Matching drawer unit, free standing, x1 shelf, double doors, brass effect pole	CCU	Marks & stains throughout, marks & scratches to handles, pole scratched
19. Wardrobe Contents	Black plastic pump	CCU	NT
	X4 Sainsburys pillows	IGO	FFR Label Seen
	X1 duvet with multi blue/red/yellow/white square design, folded up	IGO	Not inspected fully
20. Laundry Basket	Dark wicker with white material lining with integral handle	IGO	Empty, marks & stains, very slight dusty

	Inventory Description	Cond	Comment
Bedroom 4			
Door & Frame			
1.	Exterior Door	Matching throughout property.	IGO Minor scratches, handles marked & stained
2.	Interior Door	Matching throughout property.	IGO Heavier marks & stains
3.	Door Frame	Matching throughout property.	IGO
Ceiling			
4.	Description	Matching throughout property.	IGO
5.	Light Fittings	Matching bedroom 1	IGO IWO
Walls			
6.	Description	Matching bedroom 2 with adhesive pad protector	IGO Very minor marks & scuffs
7.	Light Switch	Matching throughout property. single	IGO IWO
8.	Electrical Sockets	Matching throughout property. x2 single	CCU NT. Slight over paint
Windows			
9.	Description	Matching throughout property.	CCU
10.	Window Sill	Matching throughout property.	IGO
11.	Window Dressings	Curtain pole matching bedroom 2, curtains matching bedroom 2	IGO
Skirting			
12.	Description	Matching throughout property.	IGO
Flooring			
13.	Description	Carpet	IGO Appears new, appears professionally cleaned
Heating			
14.	Description	Matching throughout property. single panel	IGO NT.
Furniture			
15.	Built in Wardrobe	Matching bedroom 2, double x1	CCU Minor marks, leak type mark to fascia, minor over paint
16.	Built in Wardrobe Interior	Walls painted in pink with polished brass effect rail Shelf Unit fixed white melamine shelves x6	IGO Marks & scuffs, off cut carpet laid loose (cut to fit but not secure), skirting slightly marked, rail has no end. Shelves, IPC, Slightly bowed, marks & stains
17.	Upper Unit	Matching bedroom 2	IGO

	Inventory Description	Cond	Comment
<i>Bedroom 4</i>			
Furniture Cont.			
18. Bed	Dreams mattress matching bedroom 2, single, padded shades of brown/beige stripe base with mid wood legs, x4 white plastic castors, mid beige valance sheet, x1 duvet	IGO	Marks & stains to pillow, x1 pillow slight discoloured, mattress very slightly discoloured, all appears clean FFR Label Seen on mattress, FFR Label Not Seen on base
19. Table	From nest of tables downstairs	CCU	Marked, scratched, minor chips
20. TV & Video Combi	Small black plastic Sharpe with remote control & extension lead	CCU	NT, slightly dusty

	Inventory Description	Cond	Comment
Bathroom			
Door & Frame			
1.	Exterior Door	Matching landing cupboard	IGO Handle tarnished.
2.	Interior Door	As outer with turn lock in handle, white plastic adhesive hook.	IGO Handle tarnished
3.	Door Frame	Matching throughout property with obscured glass pane to upper.	IGO Appears newly decorated. Slight over paint to glass edges.
Ceiling			
4.	Description	White stipple.	IGO
5.	Light Fittings		
6.	Light Switch	Polished chrome effect rose, cord & SS/ white plastic handle acorn.	IGO IWO. Slightly messy fixings to ceiling near rose. Appears new. Very minor discoloration to lower cord.
Walls			
7.	Description	Painted with white emulsion	IGO Appears newly decorated.
8.	Wall Tiles	White textured square ceramic tiles with white grout & white plastic trim edge.	IGO Appears clean, 2 x pin holes to grout in bath area, 2 x pin holes to grout near shavers only socket.
9.	Electrical Socket	Ashley white plastic savers only	IGO NT.
Wall Furniture			
10.	Towel Rail	Polished chrome double rail, mat matching cloakroom hanging of rail	IGO Slight over paint to fixings, minor Marks & Stains, very minor rust & minor paint specks. Mat appears clean very minor spot stains.
11.	Mirror	Mid wood effect frame rectangular, propped up against vanity unit.	CCU Minor marks to mirror.
Windows			
12.	Description	Matching throughout property obscured glass with exterior lead effect, single. Handle with small chrome hook with window key Hanging light with energy saving bulb.	CCU Dirty to exterior glass. metal furniture scratched & slightly chipped to edges.
13.	Window Sill	Tiled matching walls	IGO
14.	Window Dressings	Light beige with swirl leaf design roman blind with RHS adjustment cord & clear plastic acorn.	IGO Appears new. IWO.
Skirting			
15.	Description	Matching throughout property.	IGO Appears newly decorated.

	Inventory Description	Cond	Comment
<i>Bathroom</i>			
Flooring			
16. Description	White square textured tiles with grey grout.	IGO	Very minor marks.
Heating			
17. Description	Matching throughout property. Single.	IGO	NT. Minor marks to isolation caps. Appears newly decorated.
WC			
18. Description	White ceramic bowl & cistern	IAC	Lime scaled in bowl, minor Marks & Stains.
19. WC Fittings	White plastic seat & lid, polished chrome double recessed push button flush	CCU	Minor marks.
Wash Basin			
20. Description	White ceramic circular recessed in white melamine vanity unit with rolled edge melamine work top.	CCU	Minor lime scale. Slightly dusty.
21. Taps	Separate polished chrome with contemporary turn handles.	CCU	Minor lime scale.
22. Plug & Chain	Black rubber plug with standard chrome chain	CCU	Attached. Minor lime scale
Bath			
23. Description	Roca white metal	CCU	Slightly dirty. 1 x ODU with filled section to RHS base. Minor scratches.
24. Taps	Mixer matching wash basin	CCU	Minor water stains & lime scale.
25. Plug & Chain	Standard matching wash basin	CCU	Not attached. Very minor marks.
26. Bath Panel	Georgian style white melamine	IGO	
Furniture			
27. Vanity unit	Built in white melamine with grey/ white speckled textured stone effect coating to doors with satin chrome oval pull handles. Double doors 2x handles. White melamine interior with matching shelf.	IGO	Slight discolouration to edges, melamine shelves slightly lifting to edges. Stains & discolouration to interior.
28. Toilet Roll Holder	Polished chrome freestanding with integral toilet brush holder	CCU	Toilet brush missing. Minor Marks & Stains, lightly dusty.

	Inventory Description	Cond	Comment
Outside Spaces			
Garage			
1.	Door Description	Henderson door gear red gloss painted metal up & over with grey metal turn locking handle to mid.	IGO Very slightly dusty. Appears recently decorated. 2 x small dents to lower.
2.	Interior	Bare brick walls & plaster board. Flooring painted with grey floor paint. Roof beams exposed, single fluorescent tube lighting. With door leading into property matching living room door with brass mortice lock & swing cover. Light switch matching throughout property, single. Electrical Sockets double x2, single x1	IGO Appears clean. Minor rub to floor paint. Light IWO, brass on door slightly tarnished. Light switch IWO, sockets NT.
3.	Contents	Cream plastic fuse box with flip up lid	CCU Slightly dusty, NT.
		Red metal hooks screwed to wall, single x6, double x2	CCU
		Baxi white metal gas boiler with associated plumbing & electrical. Date treated 11/01/05 with protective & corrosion guide inhibitor	IGO NT.
		Honeywell cream plastic thermostat with circular dial	IGO NT. Slightly dusty
		Off cut carpet matching throughout property loosely lay to floor from back door to washing machine.	IGO Appears new.
		Hotpoint NW52 first edition 1000 standard white washing with electrical test sticker	CCU Minor lime scale to grey rubber rim. Dispenser appears clean with very minor soap residue. NT. Small dent to RHS lower. Slight over paint to metal plinth beneath.
		Zanussi larder fridge & matching freezer. Standard white with white plastic pull handle. Grey/ white speckled top. 3 x white plastic coated wire rack shelves in fridge, 3 x white plastic full door liners, one with clear plastic flip up lid. White plastic wire rack basket drawers with white plastic fascia x2 in freezer, white plastic flip down lid to lower in freezer.	CCU NT. Minor chips to plastic edging. All appears professionally cleaned. Both with electrical test stickers.
		Light wood slatted 5 tier shelf unit	CCU Marks & stains
		Dark wood antique style cabinet with doors x2, drawers x3, brass circular floral design swing handles x6 to drawers, matching pull handles to doors c2, kegs x4. Matching interior with 2 x matching shelves. Contains fence treatment, cleaning products, extension wheel	IGO Very minor chips to corner.
		Venturer turbo 350 flymo orange	CCU NT. Grass cuttings, slightly dusty.
		Black & Decker 41cm GP249 green plastic hedge trimmer	CCU NT
		Aluminium foldable ladder	IGO

	Inventory Description	Cond	Comment	
Outside Spaces				
Garage Cont.				
	White metal 3 tier step ladder	IGO		
	Homebase green metal garden fork, Spears & Jacksons green handle shears, Workman wood handle shears, Samuel Parks rake, Grey metal exterior broom, 3 x buckets, green plastic fence sprayer	CCU		
	Tiles stacked	IGO		
	Extension cables, orange x2, white x2	CCU	NT	
	Thermos box – blue plastic	CCU		
	Fishing nets x2, blue plastic pedal bin & lid, tool box with assorted screw fixings.	CCU		
FRONT OF PROPERTY				
Paths/ Paved Area				
4.	Description	Beige square tiled foot path. Tarmac drive way	CCU	Minor moss to path. Appears clean.
Gardens				
5.	Description	Grass laid to lawn	IGO	Well maintained, appears recently cut.
		Shrubs & hedges. 2x small trees to path area.	IGO	Well maintained, appears recently trimmed.
Special Features				
6.	Description	Bricked flower bed	CCU	Slightly weathered
7.	Storm Porch	Black painted ceiling & support beam. Black plastic lantern design security light with tinted yellow Obscured glass patten panes x5 CCU. Red gloss painted metal meter box x2 for gas & electric wall mounted to side of garage. St. Albans council recycling bins x2, green with black lid Blue ceramic planter near porch	IAC	Slightly rubbed, air vents dusty. Light IWO. Bins empty with minor marks & stains.
Other				
8.	Mat	Brown carpeted mat with black rubber edge.	IGO	Minor marks.
SIDE OF PROPERTY				
Path/ Paved Area				
9.	Description	As front path also grey stone/ tarmac path. Rectangular coir mat, multicoloured rubber mat LHS of property tarmac with breeze blocks & roof tiles stacked	IGO IAC	 Slightly messy, blocks & tiles NIU

	Inventory Description	Cond	Comment
Outside Spaces			
Door			
10. Description	From kitchen, dark brown stained Georgian style with gold effect handles.	CCU	Slightly weathered.
Gate			
11. Description	2 x wood treated/ stained with metal furniture close board.	CCU	
Side Garden Special Features			
12. Description	Large wood beam construction	CCU	Slightly weathered.
REAR OF PROPERTY			
Walls / Fencing			
13. Description	Close board fencing to RHS & LHS. Larch lap fencing to back wall	IGO	Sound, LHS stained.
Path/ Patio			
14. Description	As front with wheel chair access laid run path	IGO	Appears clean, slightly weathered.
	Tarmac section to rear with garden furniture	IGO	
Gardens			
15. Description	Grass lay to lawn	IGO	Well maintained, recently cut, very slightly patchy.
Garden Special Features			
16. Description	Metal arch way to rear with climbing plants	IPC	Rusted.
Other			
17. Clothes Airer	Green rotary with numerous pegs	CCU	NT. Slightly loose fittings to base.
18. Tap	Brass with hose attachment, hoselock wheel & hose	CCU	NT. Slightly dusty.
19. Garden Furniture	Oasis white plastic circular table & 4 x chairs	CCU	Slightly dusty & weathered.

CHECK IN SUMMARY

PLEASE HIGHLIGHT IN **RED** APPROPRIATE STATEMENT AND NOTE ANY COMMENTS AS NECESSARY

SERVICES

GAS ON	YES	NO	N/A
ELECTRICITY ON	YES	NO	N/A
WATER ON	YES	NO	N/A
HEATING ON	YES	NO	N/A
BOILER ON	YES	NO	N/A
IMMERSION ON	YES	NO	N/A
ADVISED AGENT/LANDLORD TO RESET PROGRAMMER	YES	NO	N/A

PRE-PAID METERS

GAS

AMOUNT OF CREDIT/DEBIT: N/A

ELECTRICITY

AMOUNT OF CREDIT/DEBIT: N/A

SAFETY

GSI CERTIFICATE IN PROPERTY	SEEN	NOT SEEN
ELECTRICAL SAFETY CERTIFICATE IN PROPERTY	SEEN	NOT SEEN
APPLIANCE MANUALS IN PROPERTY	SEEN	NOT SEEN

WINDOW LOCK KEYS IN PROPERTY	YES	NO
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GAS/ELECTRICITY METER BOX KEY IN PROPERTY	YES	NO
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SAFETY ISSUE COMMENTS:

GENERAL CONDITION OF PROPERTY

CONDITION OF GRASS/LAWNS?

- A RECENTLY CUT
- B SLIGHTLY OVERLONG
- C OVERLONG
- D N/A

ARE THE UTILITY ROOM APPLIANCES CLEAN?

- A CLEANED TO A PROFESSIONAL STANDARD
- B GENERALLY GOOD
- C REASONABLE
- D BELOW STANDARD
- E N/A

CONDITION OF GARDEN/GROUNDS?

- A WELL MAINTAINED AND TIDY
- B ADDITIONAL ATTENTION REQUIRED
- C UNTIDY
- D N/A

IS THE CLOAKROOM CLEAN?

- A CLEANED TO A PROFESSIONAL STANDARD
- B GENERALLY GOOD
- C REASONABLE
- D BELOW STANDARD
- E N/A

ARE THE EXTERIOR WINDOWS CLEAN?

- A RECENTLY CLEANED
- B REASONABLE
- C BELOW STANDARD

IS THE BATHROOM CLEAN?

- A CLEANED TO A PROFESSIONAL STANDARD
- B GENERALLY GOOD
- C REASONABLE
- D BELOW STANDARD

ARE THE INTERIOR WINDOWS CLEAN?

- A RECENTLY CLEANED
- B REASONABLE
- C BELOW STANDARD

IS THE ENSUITE CLEAN?

- A CLEANED TO A PROFESSIONAL STANDARD
- B GENERALLY GOOD
- C REASONABLE
- D BELOW STANDARD
- E N/A

HAVE THE CARPETS BEEN CLEANED?

- A NEW
- B APPEAR TO BE PROFESSIONALLY CLEANED
- C NOT VACUUMED
- D MARKED/STAINED AS LISTED
- E N/A

HAVE THE WINDOW DRESSINGS BEEN CLEANED?

- A YES
- B UNKNOWN BUT APPEAR CLEAN
- C MOSTLY CLEAN WITH SOME EXCEPTIONS
- D NO
- E N/A

HAS ALL OTHER FLOORING BEEN CLEANED?

- A NEW
- B APPEAR TO BE PROFESSIONALLY CLEANED
- C NOT CLEANED/VACUUMED
- D MARKED/STAINED AS LISTED
- E N/A

HAVE THE FURNISHINGS BEEN CLEANED?

- A YES
- B UNKNOWN BUT APPEAR CLEAN
- C MOSTLY CLEAN WITH SOME EXCEPTIONS
- D NO
- E N/A

IS THE KITCHEN CLEAN?

- A CLEANED TO A PROFESSIONAL STANDARD
- B GENERALLY GOOD
- C REASONABLE
- D BELOW STANDARD

ARE ALL LIGHT FITTINGS IN WORKING ORDER?

- A YES ALL BULBS WORKING
- B MOSTLY WORKING WITH EXCEPTIONS AS LISTED
- C LIGHT BULBS NOT PRESENT AS LISTED
- D NONE WORKING

ARE THE KITCHEN APPLIANCES CLEAN?

- A CLEANED TO A PROFESSIONAL STANDARD
- B GENERALLY GOOD
- C REASONABLE
- D BELOW STANDARD
- E N/A

IS MILDEW/MOULD PRESENT?

- A NONE PRESENT
- B SLIGHT MILDEW/MOULD AS LISTED
- C HEAVY MILDEW/MOULD AS LISTED

IS THE UTILITY ROOM CLEAN?

- A CLEANED TO A PROFESSIONAL STANDARD
- B GENERALLY GOOD
- C REASONABLE
- D BELOW STANDARD
- E N/A

WHAT IS THE OVERALL CLEANLINESS OF THE PROPERTY?

- A APPEARS TO BE PROFESSIONALLY CLEANED
- B APPEARS TO BE DOMESTICALLY CLEANED
- C ATTENTION REQUIRED AS LISTED