

## Inventory & Check-In Report

for

Sample House, Sample Road, Sample Town, NP99 9ST



Instructed by

A Landlord

Prepared By

Alan Hall

Date of Report

26/June/2020

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# About The Report

## This report:

This report provides an impartial and easy to follow schedule of condition for each of the main features of the property on a room by room basis, together with details of its contents if present. It has been prepared on the understanding that where no comment on the condition of an element or item is made by the inventory assessor, the element or item is taken to be in a good clean serviceable condition and without defect(s). This report will specifically comment on, and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report/ evidenced in the photographs contained in the report.

Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers, i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

## What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or Valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

## What is inspected?

The inventory assessor carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. Inaccessible areas and loft areas will not be inspected.

Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

## Ownership:

This report remains the property of the instructing party and shall not be used or copied without their written permission.

**IMPORTANT: This report must be signed by the tenant(s) and returned to the issuing agent within 5 working days from the commencement of the tenancy. If the report is not returned by the tenant(s) within this timescale, any future discrepancies will not be admissible.**

## Tenant guidance notes

It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

- Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumble Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

***The smoke and Carbon Monoxide alarms in the property have been checked and are in working order at the date of this report. It is the Tenant's responsibility to keep them in working order during the life of the tenancy. Any faults (other than battery replacement) should be reported immediately.***



# Property Information

## General:

Property Furnished	Unfurnished
Property Type	House
Property Style	Semi Detached
Stopcock location	
Security Alarm	No
Boiler	Landing

## Utility Meters:

	Location	Serial Number	Reading	Meter type	Supplier	Access number	Date recorded
1: Water	Front	15M565066	00467	Tariff			17/06/2020
2: Electric	Rear Exterior	16P2253417	0005982	Tariff			17/06/2020
3: Gas	Rear Exterior	G4P20311721700	02945	Tariff			17/06/2020



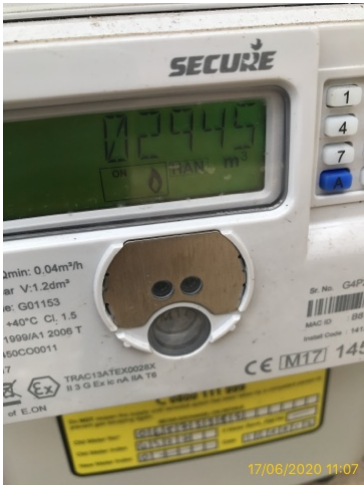
1: Water



2: Electric



2: Electric



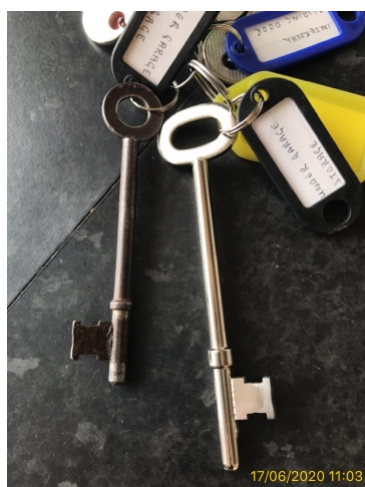
3: Gas



3: Gas

## Keys:

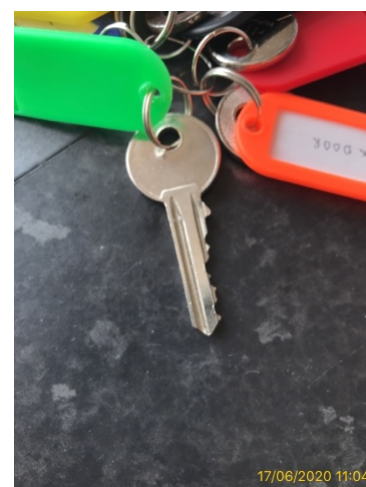
	Location	Number	Comments
<b>1: Mortice</b>	Garage (storage)	2	
<b>2: Yale</b>	Front Door	1	
<b>3: Yale</b>	Garage	1	
<b>4: Yale</b>	Rear (sliding)	1	
<b>5: Yale</b>	Side Door	1	



1: Mortice Key



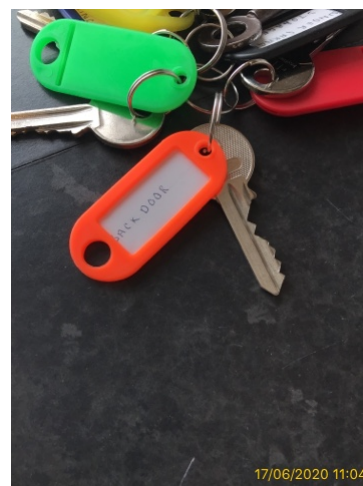
2: Yale Key



3: Yale Key



4: Yale Key



5: Yale Key

## Smoke Alarms &amp; CO Detectors:

	Location	Tested	Comment
<b>1: CO Detector</b>	Landing	Yes	
<b>2: Smoke Alarm</b>	Hallway & Landing	Yes	



1: CO Detector



2: Smoke Alarm



2: Smoke Alarm

Safety:

Gas Safety Certificate	No
PAT Certificate	No
Window Locks/ Keys	No

## Cleaning Condition:

General cleanliness	Cleaned to a professional standard except where noted
Bathroom	Cleaned to a professional standard except where noted
Bathroom Fittings	Cleaned to a professional standard except where noted
Curtains and Blinds	Cleaned to a professional standard except where noted
Carpets	Cleaned to a professional standard except where noted
Hard flooring	Cleaned to a professional standard except where noted
Kitchen	Cleaned to a professional standard except where noted
Hob and Oven	Cleaned to a professional standard except where noted
Kitchen white goods	Cleaned to a professional standard except where noted
Mattress(s)	
Upholstery	
Windows (Inside)	Cleaned to a professional standard except where noted
Windows (Outside)	
Woodwork	Cleaned to a professional standard except where noted

1: Entrance Hallway & Stairs



1.1 Door

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
1.1.1	Door Frame	uPVC, To Match Door, Transom Window (Opaque)	
1.1.2	Front Door	With Numerals, With Security Chain, With Yale Lock, Glazed - Part, UPVC , With Brass Effect Lever Handle(s), With Letter Box	





1.1 Door



1.1 Door



1.1 Door

**1.2 Ceiling**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
1.2.1	Ceiling	Plaster Finish, Painted	

**1.3 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
1.3.1	Pendant	2 x, With Bulb, With Fabric Shade	



1.3 Lighting



1.3 Lighting

**1.4 Wall**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
1.4.1	Cupboard x2	With Door(s), Lever Handle (Chrome Effect), Shelf(s), Gas Boiler	
1.4.2	Wall	Plaster, Painted	Several screws .





1.4 Wall



1.4 Wall



1.4 Wall



1.4 Wall



1.4 Wall



1.4 Wall



1.4 Wall



1.4 Wall

1.5 Radiator			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
1.5.1	Double Panel	1 x, Wall Mounted	



1.5 Radiator

**1.6 Switch**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
1.6.1	Double	1 x Chrome Effect	
1.6.2	Single	1 x Chrome Effect	



1.6 Switch



1.6 Switch

**1.7 Socket Outlet**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
1.7.1	Telephone Point	1 x Plastic	



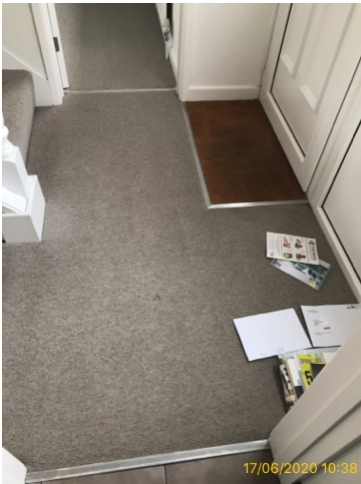
1.7 Socket Outlet

1.8 Woodwork	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
1.8.1	Skirting	Wood Painted White	

1.9 Floor	
	Brown

	Element	Element Description	Observations (Inventory & Check-In)
1.9.1	Carpet	Fitted, With Kick Strip(s)	Couple of small marks near the front door and the landing .



1.9 Floor



1.9 Floor



1.9 Floor





1.9 Floor



1.9 Floor



1.9 Floor



1.9 Floor



1.9.1 Couple of small marks near the front door and the landing .



1.9.1 Couple of small marks near the front door and the landing .

1.10 Staircase			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
1.10.1	Handrail	Wood, Painted White	
1.10.2	Newel Post	Wooden, Painted White, With Bannister, With Spindles	



1.10 Staircase



1.10 Staircase



1.10 Staircase

**1.11 Room Thermostat Control**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
1.11.1	Room Thermostat Control	Honeywell, Rotary	



1.11 Room Thermostat Control

**1.12 Coat Stand**

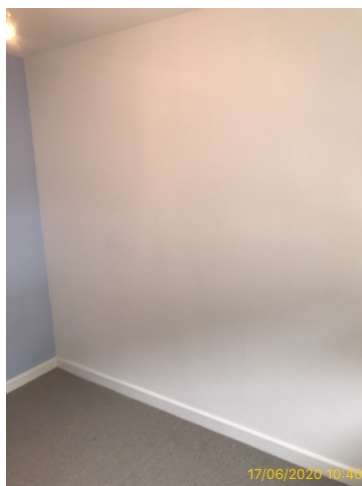
Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
1.12.1	Coat Stand	Wall Mounted, Wooden Baton, With 2 x Chrome Effect Hooks	



1.12 Coat Stand

**2: Bedroom 1**



## 2.1 Door

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
2.1.1	Door	Flat Panelled, Wood (Painted), Lever Handle(s)	



2.1 Door

## 2.2 Ceiling

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
2.2.1	Ceiling	Plaster Finish, Painted	

**2.3 Lighting**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
2.3.1	Pendant	1 x, With Bulb	



2.3 Lighting

**2.4 Wall**

Good Overall - no obvious faults in appearance or functionality

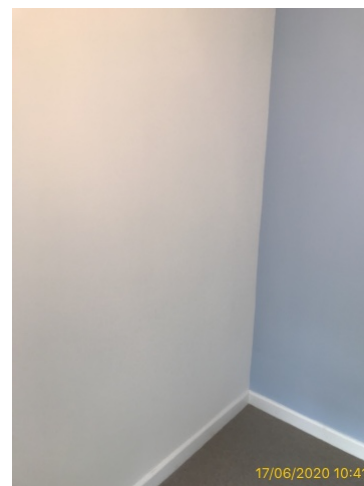
	Element	Element Description	Observations (Inventory & Check-In)
2.4.1	Wall	Plaster, Painted, One wall painted Blue colour - 3x shelves	



2.4 Wall



2.4 Wall

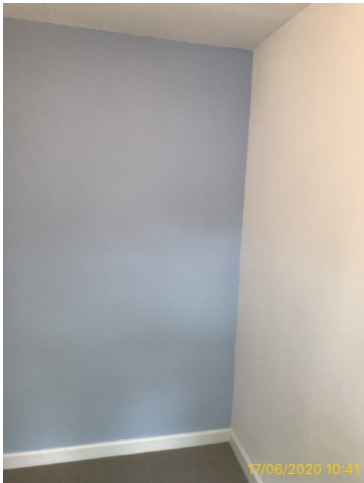


2.4 Wall





2.4 Wall



2.4 Wall



2.4 Wall



2.4 Wall

2.5 Window	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
2.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, Glass - Leaded, With Lever Handle(s)	
2.5.2	Window Sill	UPVC White	



2.5 Window



2.5 Window

2.6 Curtain(s)/ Blind(s)	
	Good Overall - no obvious faults in appearance or functionality



	Element	Element Description	Observations (Inventory & Check-In)
2.6.1	Blind(s)	1 x , Blackout, Roller , With Pull Cords	



2.6 Curtain(s)/ Blind(s)



2.6 Curtain(s)/ Blind(s)

**2.7 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
2.7.1	Single Panel	1 x, Wall Mounted	



2.7 Radiator

**2.8 Switch**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
2.8.1	Single	1 x Chrome Effect	



2.8 Switch

**2.9 Socket Outlet**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
2.9.1	Double	1 x Chrome Effect	



2.9 Socket Outlet

**2.10 Woodwork**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
2.10.1	Door Frame	Wood Painted White	
2.10.2	Skirting	Wood Painted White	

**2.11 Floor**

Brown	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
2.11.1	Carpet	Fitted, With Kick Strip(s)	



2.11 Floor



2.11 Floor



2.11 Floor



2.11 Floor



2.11 Floor

**3: Bathroom**



**3.1 Door**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
3.1.1	Door	Flat Panelled, Wood (Painted), Coat Hook, Lever Handle(s)	



3.1 Door

**3.2 Ceiling**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
3.2.1	Ceiling	Plaster Finish, Painted	

**3.3 Extractor Fan**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
3.3.1	Extractor Fan	Plastic	



3.3 Extractor Fan

**3.4 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
3.4.1	Surface Mounted	1 x , Chrome Effect , With Glass Shade	



3.4 Lighting

**3.5 Wall**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
3.5.1	Cupboard	With Door(s), Shelf(s)	
3.5.2	Wall	Plaster, UPVC Cladding, Painted	





3.5 Wall



3.5 Wall



3.5 Wall



3.5 Wall



3.5 Wall



3.5 Wall



3.5 Wall



3.5 Wall



3.5 Wall



3.5 Wall

**3.6 Window**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
3.6.1	UPVC Window(s)	1 x , Double Glazed - Fully, Glass - Leaded, Glass - Opaque, With Lever Handle(s)	
3.6.2	Window Sill	UPVC White	



3.6 Window



3.6 Window

**3.7 Radiator**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
3.7.1	Towel Rail	1 x, Chrome Effect , Wall Mounted	



3.7 Radiator

**3.8 Switch**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
3.8.1	Pull Cord	1 x, For Light	



3.8 Switch



3.8 Switch

**3.9 Woodwork**

Good Overall - no obvious faults in appearance or functionality

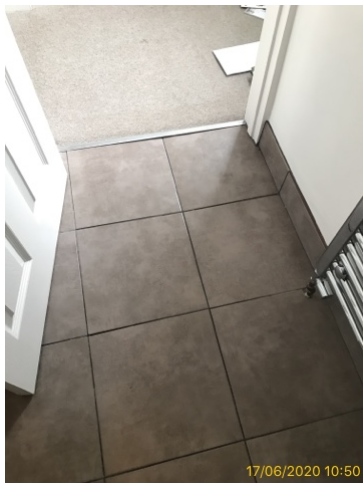
	Element	Element Description	Observations (Inventory & Check-In)
3.9.1	Door Frame	Wood Painted White	

**3.10 Floor**

Brown Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
3.10.1	Tiled	Ceramic	





3.10 Floor



3.10 Floor



3.10 Floor



3.10 Floor

**3.11 Toilet**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
3.11.1	Toilet	Floor Mounted, To Match Suite, Chrome Button Single Flush, Seat And Lid To Match	



3.11 Toilet



3.11 Toilet



3.11 Toilet

**3.12 Basin**

White	Good Overall - no obvious faults in appearance or functionality
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Tenant Initials .....

	Element	Element Description	Observations (Inventory & Check-In)
3.12.1	Basin	Vanity Unit Mounted, Ceramic, Mixer Tap, Pop Up Waste	



3.12 Basin



3.12 Basin

**3.13 Shower**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
3.13.1	Shower	Thermo, Chrome (Plastic), Dials, Flexible Hose, Riser Bar, Showerhead	
3.13.2	Shower Enclosure	Cubicle, Composite Tray, Glazed Panel, Sliding Door(s)	



3.13 Shower



3.13 Shower



3.13 Shower



3.13 Shower



3.13 Shower

3.14 Accessories			
		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
3.14.1	Mirror	Square, Wall Mounted	



3.14 Accessories

4: Bedroom 2 (left)



**4.1 Door**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
4.1.1	Door	Flat Panelled, Wood (Painted), Coat Hook, Lever Handle(s)	



4.1 Door

**4.2 Ceiling**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
4.2.1	Ceiling	Plaster Finish, Painted	
4.2.2	Loft Hatch	Wood, Painted	





4.2 Ceiling

**4.3 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
4.3.1	Pendant	1 x, With Bulb, With Fabric Shade	
4.3.2	Surface Mounted	1 x , Plastic, With Plastic Shade	



4.3 Lighting



4.3 Lighting

**4.4 Wall**

Magnolia	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
4.4.1	Cupboard	With Door(s), Shelf(s)	
4.4.2	Wall	Plaster, Painted, 2x shelves	



4.4 Wall



4.4 Wall



4.4 Wall



4.4 Wall



4.4 Wall



4.4 Wall



4.4 Wall



4.4 Wall



4.4 Wall



4.4 Wall

**4.5 Window**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
4.5.1	UPVC Window(s)	2 x, Double Glazed - Fully, With Lever Handle(s)	
4.5.2	Window Sill	UPVC White	



4.5 Window



4.5 Window



4.5 Window

**4.6 Curtain(s)/ Blind(s)**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
4.6.1	Blind(s)	2 x, Roller , With Pull Cords	
4.6.2	Curtain Rail/ Pole	1 x , With Finials, Wood	



4.6 Curtain(s)/ Blind(s)



4.6 Curtain(s)/ Blind(s)



4.6 Curtain(s)/ Blind(s)



4.6 Curtain(s)/ Blind(s)

4.7 Radiator			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
4.7.1	Single Panel	1 x, Wall Mounted	



4.7 Radiator

4.8 Switch	
	Good Overall - no obvious faults in appearance or functionality



	Element	Element Description	Observations (Inventory & Check-In)
4.8.1	Single	1 x Chrome Effect	



4.8 Switch

**4.9 Socket Outlet**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
4.9.1	Double	1 x Chrome Effect	
4.9.2	Single	2 x Chrome Effect	



4.9 Socket Outlet



4.9 Socket Outlet

**4.10 Woodwork**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
4.10.1	Door Frame	Wood Painted White	
4.10.2	Skirting	Wood Painted White	

**4.11 Floor**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
4.11.1	Laminate	Dark Wood Effect	



4.11 Floor



4.11 Floor



4.11 Floor



4.11 Floor



4.11 Floor



4.11 Floor

**5: Bedroom 3 (right)**



**5.1 Door**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
5.1.1	Door	Flat Panelled, Wood (Painted), Lever Handle(s)	



5.1 Door

**5.2 Ceiling**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
5.2.1	Ceiling	Plaster Finish, Painted	

**5.3 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
5.3.1	Pendant	1 x, With Bulb, With Fabric Shade	



5.3 Lighting

5.4 Wall			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
5.4.1	Wall	Plaster, Painted	



5.4 Wall



5.4 Wall



5.4 Wall



5.4 Wall



5.4 Wall



5.4 Wall



5.4 Wall

**5.5 Window**

	Good Overall - no obvious faults in appearance or functionality
--	---

	Element	Element Description	Observations (Inventory & Check-In)
5.5.1	UPVC Window(s)	1 x , Double Glazed - Fully, With Lever Handle(s)	
5.5.2	Window Sill	UPVC White	



5.5 Window



5.5 Window

**5.6 Curtain(s)/ Blind(s)**

	Good Overall - no obvious faults in appearance or functionality
--	---

	Element	Element Description	Observations (Inventory & Check-In)
5.6.1	Blind(s)	1 x , Roller , With Pull Cords	





5.6 Curtain(s)/ Blind(s)



5.6 Curtain(s)/ Blind(s)

**5.7 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
-------	---

	Element	Element Description	Observations (Inventory & Check-In)
5.7.1	Single Panel	1 x, Wall Mounted	



5.7 Radiator

**5.8 Switch**

	Good Overall - no obvious faults in appearance or functionality
--	---

	Element	Element Description	Observations (Inventory & Check-In)
5.8.1	Single	1 x Chrome Effect	



5.8 Switch

**5.9 Socket Outlet**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
5.9.1	Double	1 x Chrome Effect, 1 x Plastic	
5.9.2	Single	1 x Chrome Effect	



5.9 Socket Outlet



5.9 Socket Outlet

**5.10 Woodwork**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
5.10.1	Door Frame	Wood Painted White	
5.10.2	Skirting	Wood Painted White	

**5.11 Floor**

Brown Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
5.11.1	Carpet	Fitted, With Kick Strip(s)	



5.11 Floor



5.11 Floor



5.11 Floor



5.11 Floor



5.11 Floor

**6: Lounge**



**6.1 Door**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
6.1.1	Door	Flat Panelled, Wood (Painted), Lever Handle(s)	



6.1 Door

**6.2 Ceiling**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
6.2.1	Ceiling	Plaster Finish, Painted	

**6.3 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
6.3.1	Pendant	1 x, With Bulb, With Fabric Shade	





6.3 Lighting

6.4 Wall			
Magnolia		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
6.4.1	Wall	Plaster, Painted	Few screws .



6.4 Wall



6.4 Wall



6.4 Wall



6.4 Wall



6.4 Wall

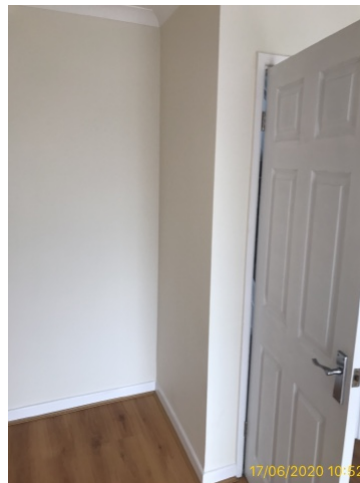


6.4 Wall





6.4 Wall



6.4 Wall

**6.5 Curtain(s)/ Blind(s)**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
6.5.1	Curtain Rail/ Pole	1 x , With Finials, Wood	



6.5 Curtain(s)/ Blind(s)



6.5 Curtain(s)/ Blind(s)

**6.6 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
6.6.1	Single Panel	1 x, Wall Mounted	



6.6 Radiator

**6.7 Switch**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
6.7.1	Single	1 x Chrome Effect	



6.7 Switch

**6.8 Socket Outlet**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
6.8.1	Double	3 x Chrome Effect	



6.8 Socket Outlet



6.8 Socket Outlet



6.8 Socket Outlet

6.9 Woodwork	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
6.9.1	Door Frame	Wood Painted White	
6.9.2	Skirting	Wood Painted White	

6.10 Floor	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
6.10.1	Laminate	Dark Wood Effect, With Beading	



6.10 Floor



6.10 Floor



6.10 Floor



6.10 Floor



6.10 Floor



6.10 Floor

7: Conservatory



7.1 Door			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
7.1.1	Door	Fully Glazed, Sliding, UPVC (White), Pull Handle(s), Yale Lock, With key	





7.1 Door



7.1 Door



7.1 Door

**7.2 Ceiling**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
7.2.1	Ceiling	Polycarbonate	

**7.3 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
7.3.1	Spotlight Track	1 x , Metal, With 4 x Bulbs	One bulb blown .



7.3 Lighting

**7.4 Wall**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
7.4.1	Wall	Exposed Brick, Plaster, UPVC Cladding, Painted	





7.4 Wall



7.4 Wall



7.4 Wall



7.4 Wall

#### 7.5 Window

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
7.5.1	UPVC Window(s)	4 x, Double Glazed - Fully, With Lever Handle(s)	



7.5 Window



7.5 Window

#### 7.6 Curtain(s)/ Blind(s)

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
7.6.1	Blind(s)	9x metal blind brackets	



7.6 Curtain(s)/ Blind(s)



7.6 Curtain(s)/ Blind(s)



7.6 Curtain(s)/ Blind(s)



7.6 Curtain(s)/ Blind(s)

**7.7 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
7.7.1	Double Panel	1 x, Wall Mounted	



7.7 Radiator

**7.8 Switch**

White	Good Overall - no obvious faults in appearance or functionality
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Tenant Initials .....

	Element	Element Description	Observations (Inventory & Check-In)
7.8.1	Single	1 x Plastic	



7.8 Switch

**7.9 Woodwork**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
7.9.1	Door Frame	UPVC White	

**7.10 Floor**

White  
Good Overall - no obvious faults in appearance or functionality

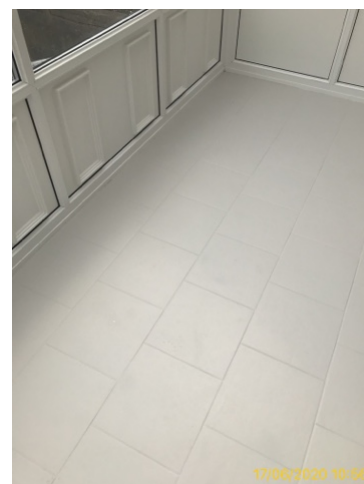
	Element	Element Description	Observations (Inventory & Check-In)
7.10.1	Tiled	Ceramic	



7.10 Floor



7.10 Floor



7.10 Floor





7.10 Floor



7.10 Floor

8: Kitchen



8.1 Door			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
8.1.1	Door	Flat Panelled, Wood (Painted), Lever Handle(s)	
8.1.2	Second Door	Glazed - Fully, UPVC, With Brass Effect Lever Handle(s), With Yale Lock	



8.1 Door



8.1 Door



8.1 Door

**8.2 Ceiling**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
8.2.1	Ceiling	Plaster Finish, Painted	

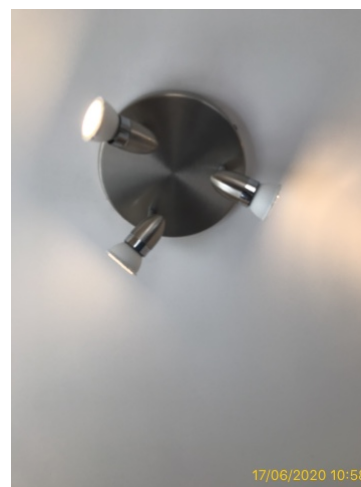
**8.3 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
8.3.1	Spotlight Track	2 x , Metal, With 3 x Bulbs	



8.3 Lighting



8.3 Lighting

**8.4 Wall**

White	Good Overall - no obvious faults in appearance or functionality
-------	---

	Element	Element Description	Observations (Inventory & Check-In)
8.4.1	Tiling	Ceramic, Part Tiled, White	
8.4.2	Wall	Plaster, Painted	





8.4 Wall



8.4 Wall



8.4 Wall



8.4 Wall



8.4 Wall



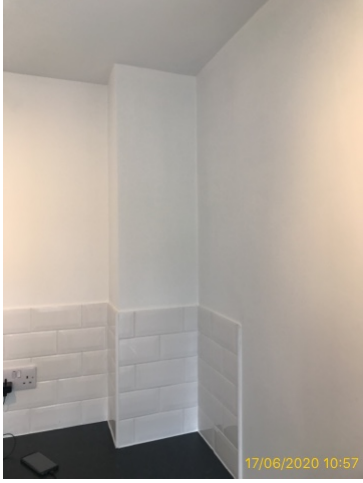
8.4 Wall



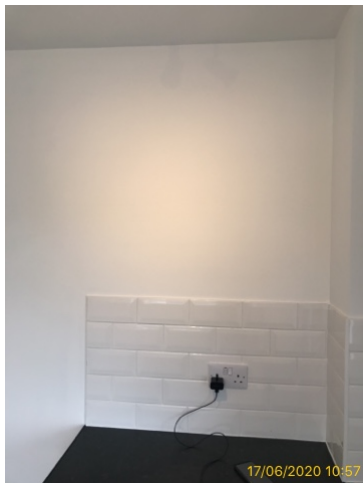
8.4 Wall



8.4 Wall



8.4 Wall



8.4 Wall



8.4 Wall



8.4 Wall

**8.5 Window**

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
8.5.1	UPVC Window(s)	2 x, Double Glazed - Fully, With Lever Handle(s)	
8.5.2	Window Sill	Tiled, UPVC	



8.5 Window



8.5 Window



8.5 Window



8.5 Window

**8.6 Curtain(s)/ Blind(s)**

Good Overall - no obvious faults in appearance or functionality

Tenant Initials .....

	Element	Element Description	Observations (Inventory & Check-In)
8.6.1	Blind(s)	1 x , Roller , With Pull Cords	



8.6 Curtain(s)/ Blind(s)

**8.7 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
8.7.1	Double Panel	1 x, Wall Mounted	



8.7 Radiator

**8.8 Switch**

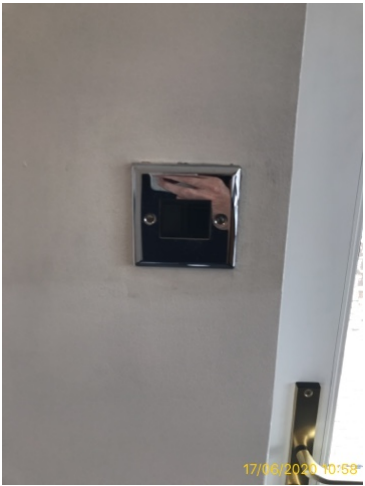
	Good Overall - no obvious faults in appearance or functionality
--	---

	Element	Element Description	Observations (Inventory & Check-In)
8.8.1	Double	1 x Chrome Effect	
8.8.2	Single	1 x Chrome Effect	





8.8 Switch



8.8 Switch

8.9 Socket Outlet			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Inventory & Check-In)
8.9.1	Double	1 x Plastic, 4 x Chrome Effect	



8.9 Socket Outlet



8.9 Socket Outlet



8.9 Socket Outlet



8.9 Socket Outlet



8.9 Socket Outlet

8.10 Woodwork	
Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Inventory & Check-In)
8.10.1	Door Frame	UPVC White, Wood Painted White	
8.10.2	Skirting	Wood Painted White	

8.11 Floor			
Grey		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Inventory & Check-In)
8.11.1	Laminate	Tile effect	



8.11 Floor



8.11 Floor



8.11 Floor



8.11 Floor



8.11 Floor



8.11 Floor



8.11 Floor



8.12 Kitchen Units

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
8.12.1	All Units	Light Wood Effect, Melamine Faced, With Plinths To Match, 7 x Base Unit, With Drawers and Chrome Effect Handles, With Solid Doors and Chrome Effect Handles, 4 x Wall Units , Wall Mounted, With Solid Doors and Chrome Effect Handles	



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units



8.12 Kitchen Units

8.13 Worktop(s)			
Black		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
8.13.1	Worktop(s)	Worktop, Laminate	





8.13 Worktop(s)



8.13 Worktop(s)



8.13 Worktop(s)



8.13 Worktop(s)



8.13 Worktop(s)

8.14 Sink	
	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
8.14.1	Sink	Drainer, Single Bowl, Stainless Steel, Mixer Tap, Waste Plug	



8.14 Sink



8.14 Sink



8.14 Sink

8.15 Extractor Hood	
Stainless Steel effect	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
8.15.1	Extractor Hood	Ceiling Mounted, Double Mesh	Dusty and sticky to touch to the top.



8.15 Extractor Hood



8.15 Extractor Hood



8.15 Extractor Hood



8.15.1 Dusty and sticky to touch to the top.



8.15.1 Dusty and sticky to touch to the top.

8.16 Cooker	
Black	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
8.16.1	Cooker	Hotpoint, 4 Ring, Gas, Combined With Hob, Free Standing, Grill Pan With Mesh, Shelves	Some grease stains to the oven glass.



8.16 Cooker

Tenant Initials .....



8.16 Cooker



8.16 Cooker





8.16 Cooker



8.16 Cooker



8.16 Cooker



8.16 Cooker



8.16.1 Some grease stains to the oven glass.

8.17 Washing Machine			
White		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Inventory & Check-In)
8.17.1	Washing Machine	Samsung, Free Standing, Front Loading	



8.17 Washing Machine



8.17 Washing Machine



8.17 Washing Machine



9: Garden (Rear)







### 9.1 Patio

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
9.1.1	Patio	Paving Slabs, With Steps	

### 9.2 Path

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
9.2.1	Path	Paving Slabs, and loose stones	Few weeds growing through.

### 9.3 Grassed Area

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
9.3.1	Grassed Area	Laid with Grass	Overgrown .

### 9.4 Lighting (Outside Areas)

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
9.4.1	Lighting	Wallmounted	

### 9.5 Boundary Wall

Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Inventory & Check-In)
9.5.1	Wall	Brick, With Gate(s)	

9.6 Fence			
		Good Overall - no obvious faults in appearance or functionality	

	Element	Element Description	Observations (Inventory & Check-In)
9.6.1	Fence	Wood, Panel(s)	

10: Garden (Front)



10.1 Driveway			
		Good Overall - no obvious faults in appearance or functionality	



	Element	Element Description	Observations (Inventory & Check-In)
10.1.1	Driveway	Single, Concrete	

**10.2 Path**

	Good Overall - no obvious faults in appearance or functionality		
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	Element	Element Description	Observations (Inventory & Check-In)
10.2.1	Path	Paving Slabs, and loose stones	

**10.3 Lighting (Outside Areas)**

	Good Overall - no obvious faults in appearance or functionality		
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	Element	Element Description	Observations (Inventory & Check-In)
10.3.1	Lighting	Wallmounted	

**10.4 Wheely Bin**

Green (dark)	Good Overall - no obvious faults in appearance or functionality		
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	Element	Element Description	Observations (Inventory & Check-In)
10.4.1	Wheely Bin	2 x, For Garden Waste, For Household Waste, With Lid	

**11: Garage & Storage area**

**11.1 Door**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
11.1.1	Door	Up And Over, Thumb Turn Lock, Yale Lock	
11.1.2	Second Door	With Mortice Lock, Wood (Painted)	

**11.2 Lighting**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
11.2.1	Fluorescent Tube	4 x	

**11.3 Wall**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
11.3.1	Wall	Exposed Brick	

**11.4 Floor**

	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Inventory & Check-In)
11.4.1	Floor	Concrete	



# Declarations

## Tenant Declaration

*Whilst every care has been taken to ensure the accuracy of this report, the Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of its contents.*

**I/ we acknowledge receipt of this report and will advise any proposed amendments in accordance with the instructions highlighted in the "About The Report" section.**

Lead Tenant Name:

Lead Tenant Email:

Lead Tenant Signature:

## Assessor Declarations

I confirm that this report reflects my assessment of the property.

Assessor Name:

Assessor Email:

Assessor Signature: