

Date: Sample

Client: Sample

Inventory Make

Check-in

Mid Term Inspection

Check-out

*Property Address:
Sample*



**Independent
schedule of condition
and Inventory of
Furniture and Effects**

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Terms & Conditions

This inventory report is a fair and accurate account describing the property's content, conditions and cleanliness for rental purposes only. This report is not a guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the report and Check- in and the superficial condition of the same. It does not include communal areas.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics, garages, basements, lofts and cupboards full of items which are not relevant to the inventory, are specifically excluded. The compiler cannot undertake to search in inaccessible places, through overcrowded drawers/ cupboards, nor will we undertake to move heavy furniture or bulky items.

This inventory has been prepared for identification purposes only and in no way constitutes a valuation or statement of authenticity. Unless the inventory is carried out in daylight hours, the garden and exterior of the premises have not been inspected.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are not tested. Lighting is solely tested to indicate whether light bulbs are working at the time of check – in, however this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.

Although every effort has been made to carefully verify the property and its contents, it should be noted that Chase Hammond are not experts in textiles, woods, materials, antiques, etc, or qualified surveyors or valuers.

Newspapers, magazines, cleaning materials, etc, are considered to be consumables and therefore not listed. The assessor will not individually list unlaundered linen, DVDs, CDs, books, and other similar items.

Boxed items, plastic sacks and other containers, including overcrowded drawers & cupboards, will not be included within the contents of the schedule.

Towels, bed linen and other similar items have only been inspected if laundered. Mattresses are only inspected if readily accessible.

Burglar alarms, smoke detectors and CO alarms will only be tested if accessible.

Meter readings may only be taken if these are located and readily accessible and, in any event, these should be checked by the relevant utility company.

Property left in lofts, cellars and locked rooms, which have not been filed in the report, are the sole responsibility of the landlord.

The fire and safety regulations regarding furniture, gas, electrical and similar services are ultimately the responsibility of the instructing landlord/agent. Where the inventory notes "fire safety 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 had a label as described or similar to that detailed in the "guide to the furniture and furnishings"(fire)(safety) regulations as published by department of trade and industry, January 1997, (or subsequent edition), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.

A selection of photographs taken at the time of the inspection will be included in the report, however as there is a limit to the amount we can attach, any remaining photographs will be saved with our records should they be required at a later date.

Chase Hammond will not be held responsible and have made no attempt to list any additional contents left in a property at the start of a tenancy when only a Check-in has been requested using another companies inventory list. If the report is one of our own the items will be listed but an inventory update charge of £30.00 will be applicable.

In the event of a check-in being requested without an inventory list being readily available Chase Hammond have prepared a schedule of condition which has made no attempt to list any contents or to fully describe the decoration or fixtures and fittings. It is to be used merely to establish the condition of the decoration and fixtures and fittings and to highlight any damage and the cleanliness of the property at the time of the visit.

This report is the property of Chase Hammond and must not be duplicated or used without their written permission. It is the responsibility of the landlord and tenant, or the respective agent, to agree between themselves the accuracy of this report.

On receipt of the report, the tenant will have 7 days to consider and add any comments as to the condition of the property or aforementioned contents. Should no comment be received by the Agent, Landlord or Chase Hammond during this time, then the tenant is deemed to have accepted this report in full.

Tenants Notes & Guidelines For Termination Of Tenancy (Check-out)

All items must be returned to their respective rooms on termination of the tenancy. Failure to do so can result in the moved items being listed as not seen which could result in deductions being made from your security deposit.

Chase Hammond cannot undertake to move heavy items of furniture. Plants are considered perishables and may not be detailed. We cannot search inaccessible places to locate items or to check lofts and attics.

Towels, bed linen and other items will only be inspected, if in our opinion they have been laundered.

Prior to the check-out appointment the tenant should ensure the following:

- A call out fee of £40.00 will be charged to the outgoing tenant if a prior made appointment is not kept. We require 4 hours' notice from the outgoing tenant should an appointment time need to be changed.
 - All food items must be removed from the refrigerators and the freezer defrosted, the door should be left open if the electricity has been turned off.
 - All cleaning and washing completed and returned to its original positions.
- Any keys not returned to the letting agent or handed over at the time of the check-out procedure could result in the locks being replaced and the costs charged to the outgoing tenant.
 - Meter readings may only be taken if they are located and readily accessible and, in any event, these should be checked by the relevant utility company.
- Chase Hammond acts as an independent body and will avoid unnecessary criticism or derogatory comment when compiling or checking an inventory/check-out report.

It is recommended the tenant refers to the tenancy agreement regarding the terms of which the condition the property should be left.

Property Overview

Condition at inventory/check-in

Cleanliness	Professionally cleaned with some omissions.
General overview	Two bedroom property in good overall condition.
Decorative order	Light, airy with neutral colours used throughout and in good overall condition.
Lighting	Good working condition.
Windows	Good overall condition.
Curtains/blinds	Good overall condition. Some green marks/stains to lhs reception/dining area curtain.
Skirting & woodwork	Good overall condition. Scratch line to exterior bathroom door lhs handle.
Carpets/flooring	Good overall condition. Light to moderate stains to carpets in both bedrooms.
Upholstery	Good overall condition. Light marking to top of reception sofa behind back cushions.
Kitchen & appliances	Good overall condition.
Bathroom & fittings	Good overall condition. Paint chipping to en-suite bathroom shower screen frame lower level.
Bedding/linen	None apparent.
External front/back	Good condition.

Condition at check-out

Cleanliness	
General overview	
Decorative order	
Lighting	
Windows	
Curtains/blinds	
Skirting & woodwork	
Carpets/flooring	
Upholstery	
Kitchen & appliances	
Bathroom & fittings	
Bedding/linen	
External front & back	

Utility Readings

Electricity	
Location	Hallway utility cupboard.
Serial number	80387916.
Reading in	10918.
Reading out	



Gas	
Location	N/A.
Serial number	
Reading in	
Reading out	

Water	
Location	Hallway utility cupboard.
Serial number	311027597.
Reading in	394.857.
Reading out	



Tenant Details, Key Details, Alarms & Fire Safety Labels

Tenant's details	Inventory/check-in	Check-out
Full name	No details provided.	
Telephone contact		
Email		
Forwarding address		

Keys	Number/type at inventory/check-in	Number/type at check-out
Communal door		
Front door	1 x cylinder.	
Fob/swipe card		
Window		
Car park pass/other		
Misc		N/A
Keys returned/issued	Returned to concierge.	



Alarms	Location	Inventory/check-in
Smoke Alarm	Entrance hallway.	Tested and working.
Heat Alarm	Kitchen area.	Tested and working.
Smoke Alarm	Reception/dining area.	Tested and working.

Alarms	Location	Check-out
Smoke Alarm		
Heat Alarm		
Smoke Alarm		

Fire safety labels	Location	Inventory/check-in
Sofa	Reception/dining area.	Seen.
Mattress	Bedroom one.	Seen.
Mattress	Bedroom two.	Seen.

Fire safety labels	Location	Check-out
Sofa		
Mattress		
Mattress		

Entrance and hallway

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	Professionally cleaned with some omissions.		
Ceiling	Plaster painted white. 2 x white plastic disc fittings. 1 x white plastic vent outlet.	Good overall condition. Moderate dust residue throughout edges.		
Walls	Plaster painted white.	Good overall condition. Occasional very light surface scuffs and rub marks throughout. Slightly heavier patchy marks rhs of entry above light switch. Light patchy paintwork/slightly heavier scuffs approaching bedrooms rhs. Further light scuffs approaching entry lhs with some drip stains at low level.		
Skirting	Wood painted white.	Good overall condition. Occasional light scuffs and angle marks throughout. Moderate water damage and cracking to either side of utility cupboard. Slightly heavier chipping approaching entry below entry system.		
Flooring	Light wood floorboards.	Light usage scuffs and scratches in places, slightly heavier upon entry. Slight gapping to board in front of utility cupboard. Small filled chip/imperfection immediately upon entry. Further small filled chip/imperfection approaching bedrooms.		
Lighting	3 x ceiling mounted spotlights.	Good working condition.		
Switches and sockets	Brushed chrome and black plastic.	Good condition. In need of light clean. Light tarnish marks throughout rhs edge of double socket lhs of entry.		
Front door and frame	Wood painted grey to exterior/white to interior door with matching frame, 1 x brushed chrome cylinder lock, brushed chrome handles, 1 x brushed chrome chain lock with door keep, 1 x brushed chrome spyhole, 1 x brushed chrome door closer mechanism.	Good overall condition. Light to moderate angle chip to exterior lhs frame lower level with some further light chips above. Some light to moderate scuff lines to exterior door with occasional chips above mid to low level. Some light scuffing at shoulder level and to lower rhs corner. Further light scuffs to interior door around fittings and to lower lhs corner. Some		

		light to moderate chips, scuffs and scratches to interior lhs frame mid to low level, with light scuff at high level.		
Entry phone	1 x grey/white plastic wall mounted (Comelit).	Good condition.		
Thermostat control	1 x white plastic wall mounted with digital display.	Good condition.		
Utility cupboard	<p>2 x wood painted white doors with matching frame, brushed chrome handles.</p> <p>Contents include: Plaster painted white ceiling. Plaster painted white walls Wood painted white skirting. 1 x ceiling mounted spotlight. Grey lino flooring. 1 x white plastic (Siemens) washer dryer with digital display, chrome effect buttons/knobs and brushed chrome door. 1 x large (Vent-Axia) air filtration unit. 1 x black foam covered (Danfoss) unit with white plastic electric meter to front panel. Various white plastic switches and sockets. 1 x white plastic digital meter display. 1 x white plastic water meter. 1 x white plastic (Hyperoptic) internet router. 1 x white plastic wall mounted (BT Openreach) router. 1 x further black/white plastic wall mounted smart meter reader. 1 x grey/orange dustpan with extendable brush.</p>	<p>All in fair to good condition. Washer dryer in good condition. Light water damage and cracking to door exterior frame low level. Moderate to heavy white limescale staining and rust marking to floor. Moderate to heavy water damage, staining and cracking to rhs wall low level and throughout top edge of skirting on rhs wall. Spotlight in working condition.</p>		
Fridge/freezer	1 x double white plastic (Siemens) built-in.	Good overall condition. In need of very light clean. Freezer in need of slight defrosting.		

	<p>Contents include:</p> <p>4 x glass shelves with grey metal trims.</p> <p>1 x clear plastic salad crisper.</p> <p>4 x clear plastic door shelves with grey metal trims.</p> <p>3 x frosted plastic freezer drawers.</p> <p>2 x ice cube trays.</p> <p>1 x ice pack.</p>			
Built-in storage	<p>1 x large green gloss effect door, black metal handle.</p> <p>Contents include:</p> <p>5 x grey plastic slide-out shelves with glass fronts.</p>	<p>Good overall condition. 2 x moderate chips to exterior door lhs handle mid level.</p>		
Heat alarm	<p>1 x white plastic ceiling mounted heat alarm.</p>	<p>Tested and working. Green light seen.</p>		
Smoke alarm	<p>1 x white plastic ceiling mounted smoke alarm.</p>	<p>Tested and working. Green light seen.</p>		

Photograph Gallery (1)

Entrance and hallway (angle 1)



Entrance and hallway (angle 2)



Entrance and hallway (angle 3)



Utility cupboard (angle 1)



Utility cupboard (angle 2)



Condition of washing machine soap drawer



Photograph Gallery (2)

Condition of washing machine door seal



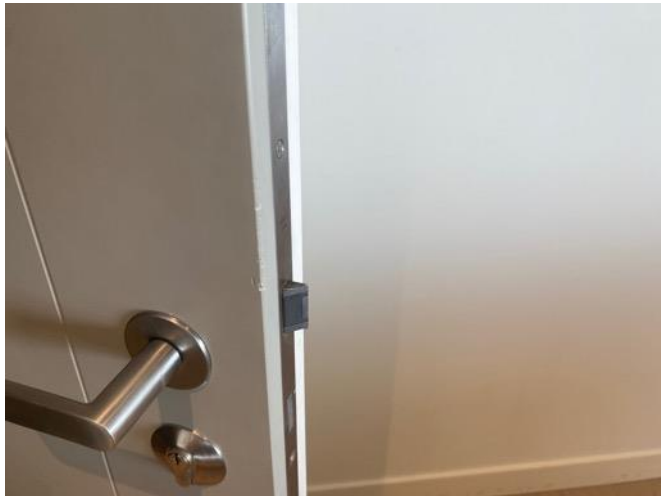
Condition of fridge



Condition of freezer



Angle chips/dents to exterior front door



Scuffs/chips to interior front door frame



Light scuffs to walls 1



Photograph Gallery (3)

Light scuffs to walls 2



Angle chip to skirting



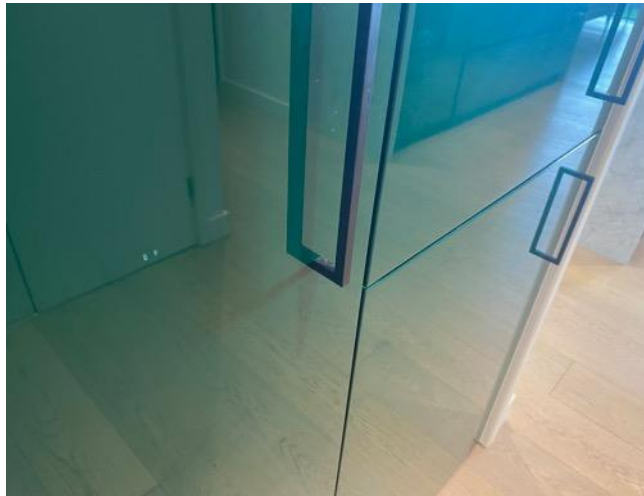
Water damage to skirting 1



Water damage to skirting 2



Chips to exterior built-in storage door



Water damage to utility cupboard wall/skirting/floor



Kitchen area

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	Professionally cleaned with some omissions.		
Ceiling	Plaster painted white. 2 x white painted access panels.	Good condition. Moderate discoloured shading around extractor unit chimney.		
Walls	Plaster painted white with grey and white marble splashback to rear of kitchen units.	Good condition. Occasional very light surface scuff to painted walls mid to low level. Light grubby yellow tape residue line to rhs of reception area.		
Skirting	Wood painted white.	Good overall condition. Light to moderate scuffing behind entry opposite island. Occasional further light angle chips and scuffs moving ahead towards dining area.		
Flooring	Light wood floorboards. 1 x brushed chrome and black rubber doorstop.	Good overall condition. Discoloured patch in front of island area upon entry. Occasional light usage scuffs and scratches in places, slightly heavier in front of oven rhs moving towards drawers and between island and white painted wall.		
Lighting	4 x ceiling mounted spotlights.	Good working condition.		
Switches and sockets	Brushed chrome and black plastic.	Good overall condition. Very light tarnishing. In need of light clean.		
Sink/drainer	1 x single stainless steel basin with brushed chrome mixer tap, plughole and overflow.	Good overall condition. Very light dent to front edge of tap. Some light to moderate browning around edge of plug. Light usage scratches throughout basin.		
Worktops	Grey and white marble effect.	Good condition. In need of light clean. Occasional very light usage scratches and surface chips throughout, slightly heavier to rhs of hob. Some light discoloured staining throughout front edge groove, slightly heavier in front of sink and to rhs of sink. Some light brown discoloured marking to lhs of sink mixer tap and above dishwasher near front rhs. Very light discolouration to sealant behind sink.		

Extractor unit	1 x ceiling mounted brushed stainless steel (Franke) unit h 2 x spotlights.	Good overall condition. Spotlights working. Light tarnishing and smear marks throughout chimney and to underside view.		
Hob	1 x black ceramic (Siemens) electric plate with 4 x burner rings and touch display.	Very light usage scratches throughout plate. In need of light clean.		
Oven	1 x brushed chrome/black glass (Siemens) with digital display, brushed chrome effect door handle and knobs. Contents include: 2 x chrome shelves. 1 x black metal tray.	Good overall condition. In need of light clean. Moderate residue marking to interior door edges and recesses.		
Wall units	Black metal with sliding frosted glass doors. Contents include: 1 x apartment handbook.	Good condition. In need of light clean.		
Base units	Green gloss effect, grey laminate interiors. Bronzed effect mirrored panels to facing painted walls.	Good overall condition. In need of light clean. Very light patchy drip stains and marks throughout plinth. Light to moderate orange drip stain to end of island area facing dining table. Good overall condition.		
Drawers	Green gloss effect, grey laminate interiors and built-in drawers.	In need of light clean. Small chips to top edge of top drawer rhs of oven near centre.		
Dishwasher	1 x stainless steel built-in (Siemens). Contents include: 2 x grey plastic trays. 1 x grey plastic cutlery holder.	In need of light clean. Some moderate brown discoloured staining to interior door.		
Further items	1 x under unit mounted black metal kitchen roll holder.	Good condition.		

Photograph Gallery (4)

Kitchen area (angle 1)



Kitchen area (angle 2)



Kitchen area (angle 3)



Condition of kitchen dishwasher



Condition of kitchen sink



Condition of kitchen extractor unit



Photograph Gallery (5)

Condition of kitchen hob



Condition of kitchen oven 1



Condition of kitchen oven 2



Light discoloured mark to worktop



Light white chips to worktop



Discoloured mark to island panel facing dining area



Photograph Gallery (6)

Tarnishing around edge of sink plug



Scuffing to skirting opposite island



Light scuffs to floor



Discoloured patch in front of island area upon entry



Cleaning residue to interior oven door recess 1



Cleaning residue to interior oven door recess 2



Photograph Gallery (7)

Light shading to ceiling around extractor chimney



Light tarnishing to socket



Residue/liquid spot to hob



Discoloured marks to interior dishwasher door



Content of units 1



Content of units 2



Reception/dining area

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	Professionally cleaned with some omissions.		
Ceiling	Plaster painted white. 2 x white metal air conditioning panels. 2 x white metal disc fittings. 1 x white metal vent outlet.	All in good overall condition. Moderate to heavy spotting and staining around vent outlet. Some light to moderate scuffing around smoke alarm.		
Walls	Plaster painted white.	Good overall condition. Occasional very light surface scuffs and rub marks in places, slightly heavier to lhs of window bay. Light to moderate drip stain to lhs of kitchen area low level.		
Skirting	Wood painted white.	Occasional very light usage marks and scuffs.		
Flooring	Light wood floorboards. 1 x brushed chrome and black rubber doorstop.	Good overall condition. Occasional very light usage scuffs and scratches in places, slightly heavier around sofa/coffee table/behind sofa near kitchen entry. Moderate yellow discoloured marking approaching windows rhs of balcony entry. Small sticker residue mark and further grubby marks approaching windows on rhs behind dining table. Moderate chip filled with silicone immediately in front of centre of sofa. A few light curved indentations immediately in front of sofa rhs. Slightly heavier scuff below coffee table rhs.		
Lighting	7 x ceiling mounted spotlights.	Good working condition.		
Switches and sockets	Brushed chrome and black plastic.	Good overall condition. Some light tarnishing. In need of clean.		
Windows and balcony doors	5 x static double glazed panes, 1 x sliding double glazed balcony door, all with black UPVC frames, brushed chrome handle lock.	Good overall condition. Frames in need of very light clean. Balcony door handle lock fitting quite loose from bottom screw. In need of light clean to exterior.		

Curtains/blinds	2 x brown fabric lined curtains on white metal track.	Good overall condition. Some slight creasing throughout. Occasional light debris. Some light to moderate green spot stains/marks to lhs curtain lhs lower level. Occasional light spot stains and marks throughout lining of lhs curtain rhs mid level.		
Sofa	1 x large grey fabric L-shaped sofa with bronze effect feet.	Good overall condition. Very light usage wear throughout. Some light to moderate residue spot stains to top view of seat back lhs. Small burn hole/dent to top view of lhs arm near front edge.		
Coffee table	1 x dark wood with glass top, brass supports and legs.	Good overall condition. Very light usage scratches throughout table top.		
Television unit	1 x dark wood with 4 x matching doors, black metal handles. Matching shelves to interior.	Good overall condition. Lhs doors slightly out of alignment with each other. Occasional very light usage marks/chips throughout top view rhs and lhs.		
Dining table	1 x white marble effect with bronze legs.	Good overall condition. Some occasional light patchy stains and scuff marks throughout top view, slightly heavier around edges and to centre. Occasional light chips and scratches throughout legs. Legs in need of light clean.		
Dining chairs	4 x light purple fabric dining chairs with gold legs. 1 x further dark wood dining chair with grey fabric seat base.	Good overall condition. Occasional light usage wear throughout, slightly heavier to 1 x seat base and to 1 x seat back. Frame broken, detached to rear view with masking tape around edges.		
Smoke alarm	1 x white plastic ceiling mounted smoke alarm.	Tested and working. Green light seen.		
Further items	2 x small glass vases with faux flowers-in. 1 x clear/black cardboard box with plastic rose display to interior.	Good overall condition.		

Photograph Gallery (8)

Reception/dining area (angle 1)



Reception/dining area (angle 2)



Reception/dining area (angle 3)



Condition of sofa



Condition of coffee table



Condition of television unit



Photograph Gallery (9)

Green stains to lhs curtain



Light marks/stains to dining chair



Light marks/stains to top of dining table



Stains to top edge of sofa seat back section



Small burn mark/dent to top of lhs sofa arm



Light scuffs to floor 1



Photograph Gallery (10)

Light scuffs to floor 2



Discolouration to floorboards near balcony door



Spotting to ceiling around vent outlet



Light chips to top of television unit



Balcony door handle coming loose from bottom fitting



Broken frame to dining chair



Bedroom one

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	Professionally cleaned with some omissions.		
Ceiling	Plaster painted white. 2 x white plastic circular fittings. 1 x white plastic vent outlet.	Good condition. Dust throughout edges of air vent and also to ceiling around air vent.		
Walls	Plaster painted white. 1 x white metal air conditioning panel.	Occasional very light scuff marks at mid to low levels, slightly heavier rhs of wardrobe at mid level.		
Skirting	Wood painted white.	Occasional light scuff marks throughout with a few very light angle chips seen in places.		
Flooring	Grey carpet. 2 x brushed steel and black rubber doorstops.	Moderate stains lhs of bed in front of bedside table with further light stains lhs of left bedside table near skirting. Several spot marks in front of en-suite entry, also around bed frame in the same area. Further spot marks rhs of bed, slightly heavier in front of rhs bedside table. Further marks rhs in front of wardrobe. Green staining around skirting board lhs approaching entry with further spot marks upon entry.		
Lighting	3 x ceiling mounted spotlights.	Good working condition.		
Switches and sockets	Brushed steel and black plastic.	Good overall condition.		
Door and frame	Wood painted white with brushed steel handles.	Light scuffs and grubby marks throughout mid to low levels.		
Balcony door	1 x double glazed pane, black UPVC frame, brushed chrome handle lock.	Good overall condition.		
Curtains/blinds	Brown fabric roller blind with chrome beaded pull cord and clear plastic wall mounted cleat.	Good overall condition.		
Bed	Double light grey fabric bed frame and headboard with mid wood feet. White mattress.	Fire label seen to mattress. 2 x dark spot stains to rhs bed frame approaching headboard. Further light spot marks to lhs bed frame approaching headboard. Further light usage marks seen.		

Built-in wardrobe	<p>4 x dark wood laminate doors with black metal handles.</p> <p>Lhs unit contains: 2 x shelves. LED strip light to underside view of bottom shelf. 1 x chrome hanging rail.</p> <p>Rhs unit contains: 6 x cubby holes. 1 x LED strip light to underside view of bottom left hand cubby hole. 4 x drawers with black metal handles. 1 x chrome hanging rail.</p>	<p>Very small chip to exterior middle rhs door at mid level.</p> <p>Light in good working condition.</p> <p>Light in good working condition.</p>		
Bedside tables	2 x light wood, each with 2 x drawers with brass inlay and brass legs.	Small black residue spot mark to top view of rhs unit near front left hand corner. Further light usage marks/scratches seen.		
Thermostat control	1 x wall mounted white plastic digital thermostat control.	Display blank.		
Smoke alarm	1 x ceiling mounted white plastic smoke alarm.	Tested and working. Green light seen.		

Photograph Gallery (11)

Bedroom one (angle 1)



Bedroom one (angle 2)



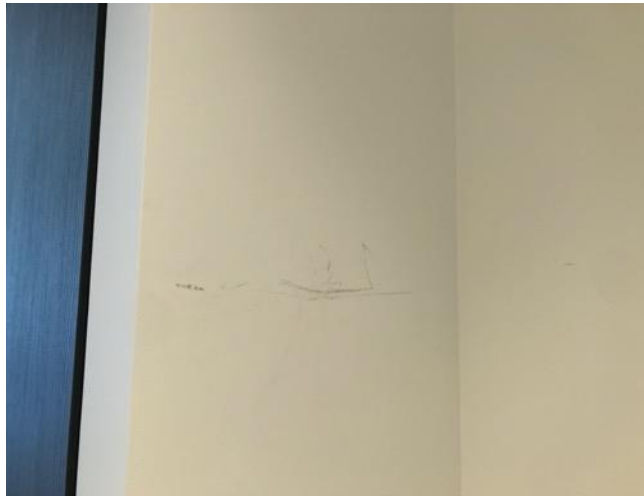
Bedroom one (angle 3)



Dust to/around vent outlet



Scuff marks to wall



Scuff marks/angle chips to wall



Photograph Gallery (12)

Brown staining to carpet around lhs bedside table 1



Brown staining to carpet around lhs bedside table 2



Brown staining to carpet around lhs bedside table 3



Bleached marks to carpet lhs of left bedside table



Condition of carpet 1



Condition of carpet 2



Photograph Gallery (13)

Condition of carpet 3



Bleached spot marks to carpet in front of en-suite 1



Bleached spot marks to carpet in front of en-suite 2



Condition of carpet 4



Condition of carpet 5



Dark stains to carpet lhs bed 1



Photograph Gallery (14)

Dark stains to carpet lhs bed 2



Dark stains to carpet lhs bed 3



Dark stains to carpet lhs bed 4



Dark stains to carpet lhs bed 5



Condition of carpet 6



Condition of carpet 7



Photograph Gallery (15)

Dark marks to carpet in front of wardrobe rhs



Condition of carpet 8



Green staining to carpet rhs upon entry



Dark marks to carpet upon entry



Content of built-in wardrobe 1



Content of built-in wardrobe 2



Photograph Gallery (16)

Content of built-in wardrobe 3



Small chip to wardrobe door



Condition of rhs bedside table



Black spot stain/scratches to top view of bedside table



Condition of lhs bedside table 1



Condition of lhs bedside table 2



Photograph Gallery (17)

Condition of mattress



Spot stains to rhs bed frame



Spot stains to lhs bed frame 1



Spot stains to lhs bed frame 2



Tarnishing to light switch



En-suite bathroom

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	Professionally cleaned with some omissions.		
Ceiling	Plaster painted white. 1 x white plastic circular fitting. 1 x white plastic vent outlet.	Good condition. Hairline crack in shower area on rhs. Light grubby spot marks seen.		
Walls	White/grey marble effect tiles with white grout.	Good condition.		
Flooring	Black and white marble chevron pattern.	Good overall condition. Light patchy limescale marking around edges between shower and toilet area. A few very light patchy discoloured spot stains approaching entry rhs. light hairline cracks rhs of bathtub and lhs of hand basin. Light patchy limescale marking around bath floor mounted mixer tap. Light patchy stains below hand basin lhs around edge.		
Lighting	4 x ceiling mounted spotlights.	Good working condition.		
Heating	1 x black metal heated towel rail with end caps in place. 2 x further wall mounted black metal heated towel rails.	Good condition. Good condition.		
Door and frame	Wood painted white with brushed steel handle and twist lock.	Light doorstop mark to exterior door. Light scuff mark to exterior frame on lhs at low level with cracking at mid level around lock fitting exterior view.		
Windows	1 x double glazed pane, black UPVC frames, brushed chrome handle lock.	Light water marks to window sill in front of handle.		
Curtains/blinds	Built-in black fabric pull blind.	Good condition.		
Hand basin	White ceramic hand basin with brushed steel plug and wall mounted mixer tap.	Very light water marks to fittings.		
Medicine cabinet	Mirrored door with black metal frame. Contents include: 3 x glass shelves. 1 x brushed steel and black plastic double shaver socket.	Light patchy marks to interior, in need of further light clean. Very slight silvering to edges of mirrored door.		

Bathtub	White stone resin with white plug, brushed steel mixer tap and handheld showerhead.	Very light water marks to fittings.		
Toilet area	<p>2 x fluted glass panes, 1 x opening door, black metal frame, black metal handle.</p> <p>White ceramic toilet with white wood seat and lid, brushed steel double flusher plate.</p> <p>Brushed steel wall mounted toilet roll holder.</p> <p>Black plastic toilet brush and holder.</p>	<p>Good condition.</p> <p>Very light tarnishing to flusher plate.</p> <p>Light scratches seen.</p> <p>Good condition.</p>		
Shower area	<p>2 x fluted glass panes, 1 x opening door, black metal frame, black metal handle.</p> <p>White ceramic shower tray with chrome plug, wall mounted brushed steel mixer tap, brushed steel handheld showerhead with shower hose and wall fitting and wall mounted brushed steel rain showerhead.</p> <p>1 x white metal shower tidy stuck to the wall.</p>	<p>Light to moderate paint chipping to low level of exterior frame.</p> <p>Light water marks to chrome fittings.</p> <p>Good condition.</p>		

Photograph Gallery (18)

En-suite bathroom (angle 1)



En-suite bathroom (angle 2)



En-suite bathroom (angle 3)



En-suite bathroom (angle 4)



Condition of shower area 1



Condition of shower area 2



Photograph Gallery (19)

Condition of shower area 3



Paint chipping to shower door frame low level



Orange mark to sealant around shower door frame rhs



Limescale marking to floor around shower and toilet area



Condition of toilet area



Condition of toilet



Photograph Gallery (20)

Tarnishing to toilet flusher plate



Scratches to toilet roll holder



Condition of hand basin



Condition of medicine cabinet



Minor silvering to cabinet door edge



Condition of bathtub



Photograph Gallery (21)

Condition of bath fittings



Light limescale marking to window sill



Hairline crack to ceiling



Hairline cracking to floor 1



Hairline cracking to floor 2



Hairline cracking to floor 3



Photograph Gallery (22)

Limescale marking to floor around bath fittings



Patchy discolouring to floor below hand basin



Hairline crack to threshold



Crack to door frame around lock fitting



Bedroom two

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	Professionally cleaned with some omissions.		
Ceiling	Plaster painted white. 2 x white plastic circular fittings. 1 x white plastic vent outlet. 2 x painted over access panels with white plastic studs. 1 x white metal air conditioning panel.	Dust throughout edges of air vent and also to ceiling around air vent. Small hole to ceiling behind sheer curtain track on lhs.		
Walls	Plaster painted white.	Occasional very light scuff/rub marks throughout mid to low level. Slightly heavier scuffs lhs of door frame to reception. Hairline crack lhs above door frame to reception. Light grubby marks lhs of door frame to hallway at mid/low level.		
Skirting	Wood painted white skirting.	Occasional light scuff marks and very light angle chips.		
Flooring	Grey carpet.	Moderate staining lhs of bed in front of bedside table. A few spot marks with bleached stain upon entry. A couple of spot marks in front of reception entry.		
Lighting	2 x ceiling mounted white plastic and bronze spotlights.	Good working condition.		
Switches and sockets	Brushed steel and black plastic.	Very light tarnished marks to light switch.		
Door and frame	Door to hallway: wood painted white with brushed steel handles. Door to reception: wood painted white with brushed steel handles.	Scuff mark to exterior door at low level. Light scuffs to interior frame lhs mid to low level. Sticker to exterior door above handle. Light usage marks to threshold.		
Windows	2 x double glazed panes, black metal frame, 1 x brushed steel handle lock.	Good overall condition.		

Curtains/blinds	1 x white sheer curtain on white metal track.	Good overall condition.		
	1 x brown lined curtain on white metal track.	Good overall condition.		
Bed	Small double mid wood bed frame with cream fabric headboard. White mattress. White mattress protector.	Dark mark to centre of mattress. Fire label seen to mattress. Occasional light angle chips to bed frame, predominantly to lhs approaching headboard.		
Bedside tables	2 x mid wood, each with 2 x drawers with brass handles.	Good overall condition. Very light usage marks.		
Desk	White laminate with white metal legs.	Good overall condition.		
Chair	Black plastic and grey metal folding chair.	Some light usage marks to frame.		
Built-in wardrobe	4 x dark grey laminate doors with black metal handles. Grey plastic and brass adhesive hook stuck to interior of rhs door. Rhs contains: 2 x grey laminate shelves. 1 x chrome hanging rail. 1 x access panel. Lhs contains: 7 x cubby holes. 1 x chrome hanging rail. Access panel to interior ceiling.	Light usage marks to interior walls.		
Thermostat control	1 x wall mounted white plastic digital thermostat control.	Display blank.		
Smoke alarm	1 x ceiling mounted white plastic smoke alarm.	Tested and working. Green light seen.		

Photograph Gallery (23)

Bedroom two (angle 1)



Bedroom two (angle 2)



Condition of mattress protector



Condition of mattress



Shade mark to mattress



Light angle chips to bed frame



Photograph Gallery (24)

Light scratches to bedside table



Dust to/around air vent



Patchy stain to ceiling/wall join



Scuff marks to wall



Grubby marks to wall



Condition of carpet 1



Photograph Gallery (25)

Dark spot marks to carpet upon entry



Bleached mark to carpet lhs entry



Condition of carpet 2



Light spot marks to carpet in front of door (to reception)



Condition of carpet 3



Dark stains to carpet lhs bed in front of bedside table



Photograph Gallery (26)

Content of wardrobe



Sticker to exterior door (to reception)



Scuff marks to door frame (to reception)



Hole to ceiling behind curtain track



Bathroom

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	Professionally cleaned with some omissions.		
Ceiling	Plaster painted white. 2 x painted over access panels. 1 x white plastic air vent.	Light spot mark rhs of door frame.		
Walls	White/grey marble effect tiling with white grouting. Light grey marble shelf below hand basin. Mirrored panel below hand basin.	Good overall condition. Good condition. In need of further light clean.		
Flooring	Black and white marble chevron pattern.	Hairline cracking in front of toilet and also below hand basin. Further hairline cracking in front of shower and upon entry, also around rhs door frame and in front of heated towel rails. Rust spot mark below hand basin on lhs. Floor in need of further light clean.		
Lighting	2 x ceiling mounted spotlights.	Good working condition.		
Heating	3 x black metal heated towel rails.	Good condition.		
Door and frame	Wood painted white with brushed steel handle and twist lock.	Light to moderate paint cracking and light wood expansion to interior frame at low level. Light scratch to interior door below twist lock rhs. Occasional light grubby usage marks. Moderate scratch/dented line to exterior door lhs of handle caused by hallway cupboard door. Very light paint chip to bottom right hand corner of door.		
Hand basin	White ceramic hand basin with brushed steel plug and wall mounted mixer tap.	Light water marks to fittings.		
Medicine cabinet	Mirrored door with black metal frame. Contents include: 3 x glass shelves. Brushed steel and black plastic double shaver socket.	Good overall condition. Very light usage marks.		

Toilet	White ceramic toilet with white wood seat and lid, brushed steel double flusher plate.	Slight tarnishing to flusher plate. Light staining to toilet bowl, in need of further light clean.		
Toilet roll holder	Wall mounted brushed steel toilet roll holder.	Good condition.		
Walk in shower	White ceramic shower tray with chrome plug, brushed steel wall mounted mixer tap, handheld showerhead, shower hose, wall fitting and further brushed steel wall mounted rain showerhead. 1 x white metal shower tidy stuck to the wall. 1 x wall mounted brown plastic unit with white/clear plastic lid. Use unknown.	Water marks throughout fittings, slightly heavier to rain showerhead. Light scratches to plug.		
Shower screen	1 x fluted glass pane with black metal frame.	Light to moderate limescale to exterior bottom frame around edges and very light water marks to glass panel at low level.		
Further items	Black plastic toilet brush and holder. 2 x white plastic adhesive hooks to wall tiles to rhs of shower screen. 1 x adhesive hook to wall tile lhs of mixer tap.	In used condition.		

Photograph Gallery (27)

Bathroom (angle 1)



Bathroom (angle 2)



Bathroom (angle 3)



Condition of toilet



Staining to toilet bowl



Tarnishing to toilet flusher plate



Photograph Gallery (28)

Condition of hand basin



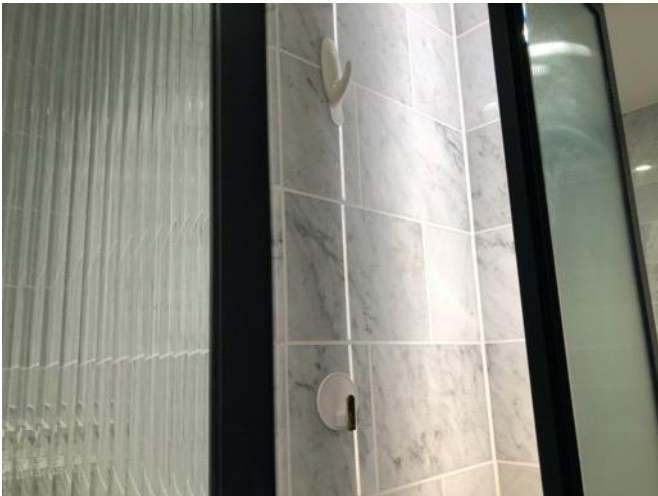
Condition of medicine cabinet



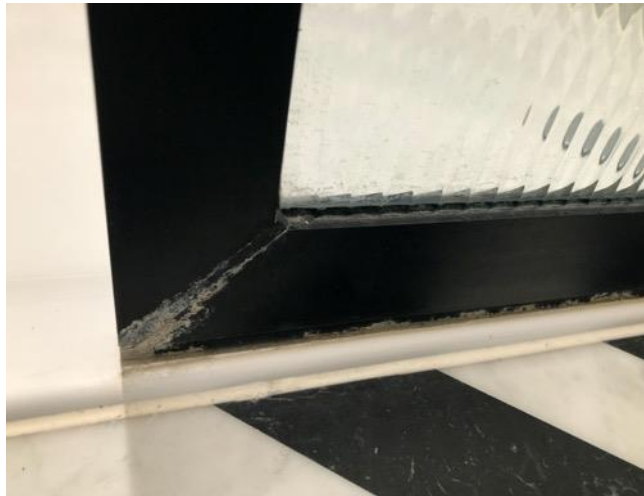
Light marks to interior of cabinet



Adhesive hooks to wall tiles



Limescale marking to shower screen frame low level 1

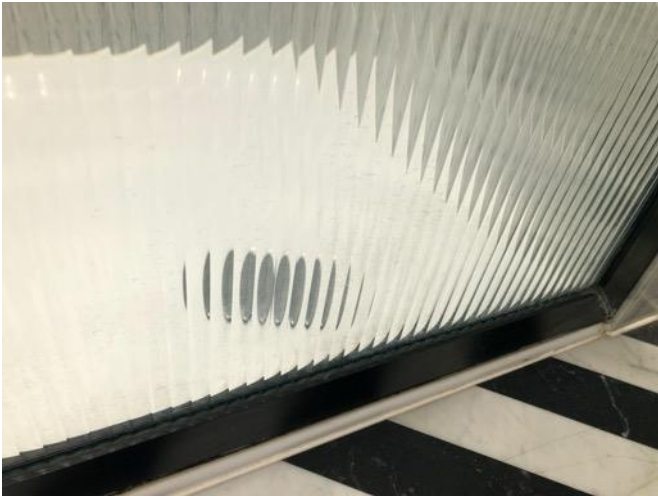


Limescale marking to shower screen frame low level 2



Photograph Gallery (29)

Limescale marking to shower screen low level



Condition of walk-in shower 1



Condition of walk-in shower 2



Condition of walk-in shower 3



Condition of walk-in shower 4



Condition of walk-in shower 5



Photograph Gallery (30)

Hairline cracking to floor 1



Hairline cracking to floor 2



Rust spot mark to floor below hand basin



Hairline cracking to floor 3



Hairline cracking to floor 4



Hairline cracking to floor 5



Photograph Gallery (31)

Condition of floor 1



Condition of floor 2



Condition of floor 3



Paint cracking to door frame low level 1



Paint cracking to door frame low level 2



Small scratch to door



Photograph Gallery (32)

Hairline cracking to door frame



Scratch line to exterior door



Balcony

Item	Quantity and description	Condition at inventory/check-in	Condition at check-out	Comments
Cleanliness	N/A.	N/A.		
Ceiling	Grey metal panels.	All in good weathered condition. Some light staining to vent outlet panels.		
Walls	Tempered glass safety panels with brushed chrome edging/handrail. Frosted glass panels. Grey metal panels. 1 x brass water tap.	All in good weathered condition. Cracking to far rhs end adjoining property panel lower rhs corner. Some light marking to panels.		
Flooring	Faux grass sheets.	All in good weathered condition.		

Photograph Gallery (33)

Balcony (angle 1)



Balcony (angle 2)



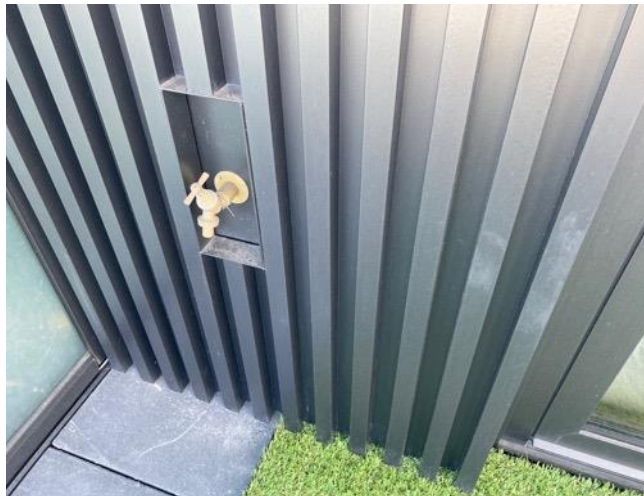
Balcony (angle 3)



Balcony (angle 4)



Light marks to wall panels/tap seen



Damage to exterior window frames 1



Photograph Gallery (34)

Damage to exterior window frames 2



Damage to exterior window frames 3



Exterior balcony door handle loose in fittings



Excess dirt build-up to bottom of window frame



Cracking to far end adjoining glass panel



Light staining to overhead vent outlet panels



Declaration

Whilst the utmost care has been taken to ensure the accuracy of this report, it must be checked and verified by the landlord(s) and tenant(s) to ensure all parties agree with its contents.
Therefore, the Landlord and the Tenants are reminded that it is their responsibility to check the accuracy of this schedule and are also advised to sign it as confirmation.

This is to certify that we the undersigned have carefully checked the foregoing Inventory Report and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the property and items mentioned in the report.

	Inventory/check-in	Check-out
Tenant(s) email		
Landlord(s) email		
Property address		
Forwarding address (where applicable)		
Tenant name(s)	Signature at inventory/check-in	Signature at check-out
Landlord name(s)	Signature at inventory/check-in	Signature at check-out
Agent name(s)	Signature at inventory/check-in	Signature at check-out
Date		