

Inventory Report - Ref:JS001C004548/1

4 Bed Inventory

Thursday 20th September 2018



Prepared For:

Private

Prepared By:

DS Inventories
29 Rylstone Close
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Property Address: 4 Bed Inventory
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Terms & Conditions

This inventory report is a fair and accurate report which describes the property's contents, conditions and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property as at the data of the inventory report and check-in and the superficial condition of same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics/lofts, garages, basements 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 or cupboards, nor will the compiler undertake to move heavy furniture or bulky items.

This inventory has been prepared on the accepted principle that, in the absence of marginal comments, items are visibly free of defects, soiling, damage or missing parts.

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 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.

Towels, bed linen and other similar items will only be inspected if laundered. Burglar alarms and smoke detectors are NOT tested. 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 inventoried, are the sole responsibility of the Instructing Principle. It is the responsibility of the landlord and the tenant, or the respective agent, to agree between themselves the accuracy of this report.

Any dispute over content or description must be registered with DS Inventories within 7 working days.

Fire Regulations Act 1988 - Furniture including pillows, scatter cushions etc are checked for confirmation with the 1988 Fire Regulation Act, specifically noted is anything that does not comply with fire regulations in what does not have required kite label. The landlord and Agent should satisfy themselves that the product was manufactured and purchased after 1990 in order with due diligence tests that will apply by the Trading Standards Office.

Visual Check-Up - It is the responsibility of the tenant to keep the property in a clean and tidy condition and within the terms and conditions of the tenancy contract.

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Tenants Notes

- * The Inventory will be fully checked at the end of the tenancy. All personal possessions should be removed prior to the check-out and the property must be ready for the check-out including the return of all keys. In the event that the property has not been prepared for the check-out, the appointment will be cancelled and a charge for re-scheduling the check-out will be incurred.
- * Please ensure that all furniture and other items are returned to their original places as listed in the inventory, including any items that have been stored and packed away. This will avoid any charges, either for misplaced property, or for time spent finding the repositioned items.
- * We strongly advise that the property should be professionally cleaned and left tidy at the end of the tenancy. Tenants can be disagreeably suprised to find the check-out report commenting unfavourably on the standard of the cleaning with a requirement for further cleaning at considerable extra cost.
- * Bedding and linen should be dry cleaned / laundered, ironed and placed neatly in the appropriate room. Beds should not be made up as all mattresses will be examined.
- * During the check-out, the inventory will be checked and any variances and discrepancies to the original will be noted. Following allowances made for "fair wear and tear" the tenant will be liable to pay for repairs, replacement, making good or ceaning (where necessary). Any dispute over content or description must be registered with DS Inventories within 7 working days.
- * We strongly recommend that you keep all copies of existing inventories and check-in reports.

Abbreviations Used:

LHS	Left Hand Side
RHS	Right Hand Side
NT	Not Tested
VPO	Very Poor Condition
WO	Working Order
OO	Out of Aged Condition
MKCA	Marks Consistent of Age
UMK	Usage Marks
SPMK	Spot Marks
WMK	Water Marked
S&MK	Scratched and Marked
BOG	Burnt on Grease
RS	Residual Stains
WIU	Well in Use
ODUP	Old Defects Under Paint
BOF	Blinds on Floor
SS	Stainless Steel
APC	As Per Check-In
VGC	Very Good Condition Order
GC	Good Condition Order
ACGGC	Generally Good Condition
N/A	Not Applicable

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Overview

METER	LOCATION / SERIAL NO.	CHECK-IN READING	CHECK-OUT READING
ELECTRIC READING1	Kitchen LHS c/board	62050	
ELECTRIC READING2			
ELECTRIC READING3			
GAS	Kitchen LHS c/board	14307	
WATER	Inset in pavement	01924	

Highlighted Points

AREA	DESCRIPTION	COMMENT
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Executive Summary

Room	Description	Comment
Executive Summary	1. Property	This is an inventory make and check in for a 4 bedroom unfurnished terraced property.
	2. Condition overall.	It is generally in very good condition and has been professionally cleaned with only a few small issues
	3. Flooring.	Professional clean
	4. Decoration.	Light scuffs/rubs in hall, stairwell and bedrooms
	5. Windows.	Professional clean inside with few light marks on Bed 1/2 blinds
	6. Kitchen Units.	Professional clean.
	7. Appliances.	Professional clean. Cracks to base drawer of freezer.
	8. Sanitaryware.	Professional clean - but with light limescale marks on bath screen and en suite shower cubicle panels.

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Front view



Rear View

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Front Garden

Room	Description	Comment
Front Garden	9. Garden.	L/L bricked wall around, red/black quarry tiled path to front door and red tiles RHS -coir mat. Small shale border in front of property.

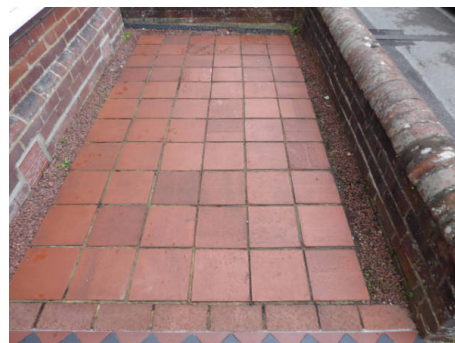
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Front Garden



Front Garden

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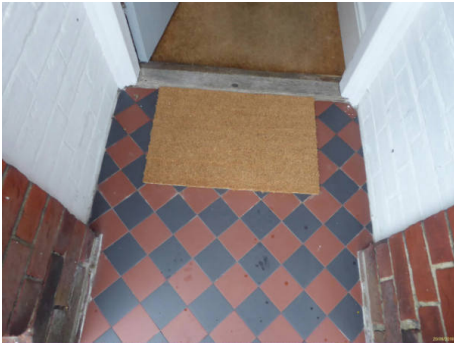
Frontage and Hall

Room	Description	Comment
Frontage and Hall	10. Porch	White painted with 2 x downlighters bulbs N/W
	11. Mat	Brown coir mat usage marked
Doors & Frames + Door Furniture	12. Doorframe/Threshold.	White wooden frame with glass overpanel and White painted No12 on glass - white pushbutton doorbell with light T/W.
	13. Door.	Grey painted wooden 3 panel door top 2 panels opaque glass panes. White painted reverse.
	14. Furniture.	S/S spyhole, yale lock and plate, letterbox plus flap, doorknob plus chubb lock. Reverse has spyhole, yale assembly with knob, Security plate and chain, letterbox and flap plus chubb lock.
Ceiling	15. Ceiling	White painted plain
Light Fittings	16. Fittings	2 x White rose to cream shade bulb working
Walls & Skirtings	17. Coving	White painted
	18. Walls	White painted with ornate archway edging halfway down before stairwell.LHS single p/hook and one RHS round angle.Light scuffs LHS and RHS along first section of hallway.
	19. Skirting	Cream painted wooden
Floor	20. Flooring	Coir mat at entrance - usage marked - then medium stained wood laminate with beaded edges
Plugs & Sockets	21. Sockets	1 x Double white plated
	22. Switches	1 x Single, 1 x Double white plated
	23. Telephone point	Single white plated
Miscellaneous	24. Radiator	White single caps on both T/stat on
	25. Heating control	White cased U/T.
	26. Smoke alarms.	2 x White cased sounder working on one only

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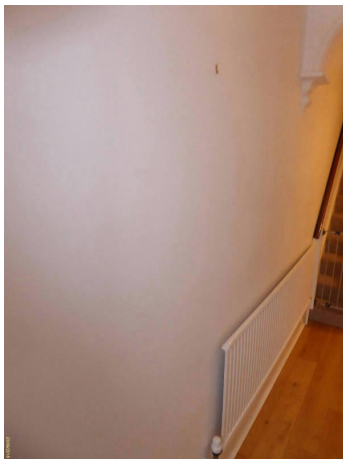
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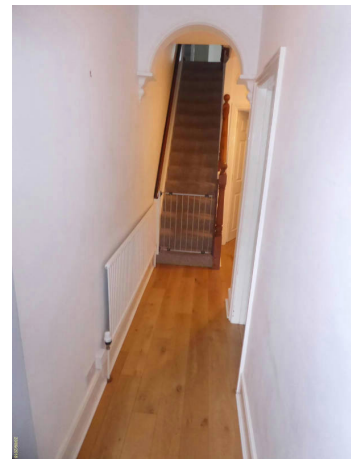
Frontage



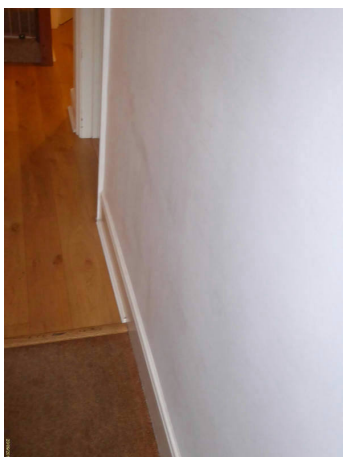
Front door



Light rubs/scuffs LHS



Hall



Rubs/scuffs RHS wall



Hall

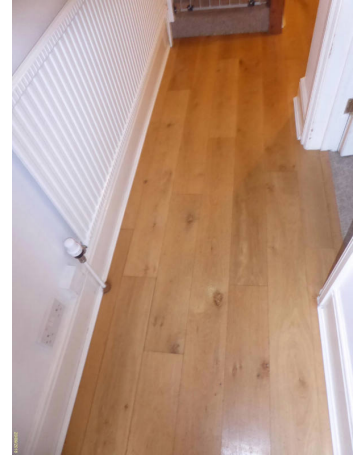
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Hall



Flooring



Flooring



Flooring

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Kitchen

Room	Description	Comment
Doors & Frames + Door Furniture	27. Doorframe	White wooden frame
	28. Door	White wooden 6 panel door
	29. Furniture	Gold coloured knob and plate.
Ceiling	30. Ceiling	White painted plain
Lighting	31. Fittings -Ceiling	Metal rose tracking bar with 4 x metal cased spotlights all working.
	32. Fittings - Under wall units	5 x triangular metal cased with all working.
Walls & Skirtings	33. Walls	White painted LHS ODU's. RHS stress line cracks LHS of hob.
	34. Skirting	Cream painted wooden with gold coloured and white ended doorstop.
Floor	35. Flooring	Medium stained wood laminate with beaded edges
Plugs & Sockets	36. Sockets	2 x Double white plated
	37. Switches	1 x Triple white plated
Appliances	38. Dishwasher	Neff with tablet tray clean, 2 grey wire shelves and cutlery tray.
Units & Drawers	39. Units	White carcasses with white fronts, metal handles and white inners
	40. Wall units	From LHS
	41. Unit 1	Single with 2 shelves
	42. Unit 2	Single with 2 shelves
	43. Unit 3	Single with 2 shelves
	44. Unit 4	RHS hood Single with 2 shelves -small scuff line front base RHS
	45. Unit 5	Bi fold corner unit with 2 shelves
	46. Unit 6	Single with 2 shelves
	47. Unit 7	Above Microwave single single shelf -2 single sockets and fuse plate
	48. Unit 8	Full height Above F/F single false front with open shelf under -fronts for F/F under
	49. Floor units from LHS	From LHS
	50. Unit 1	Single front for Dishwasher with metal tea towel holder external LHS edge
	51. Unit 2	Single under sink with misc pipework.
	52. Unit 3	Bi fold front and 2 x single shelf
	53. Unit 4	3 drawer unit - top being 2 half drawers with cutlery tray RHS.
Worktops	54. Unit 5	Single with 2 x single shelf
	55. Unit 6	2 drawer unit under oven.
	56. Worktop	Black speckled marble/quartz with matching upstand and full height splashback behind hob.
Cooker	57. Hob	5 x gas ring hob plus trivets

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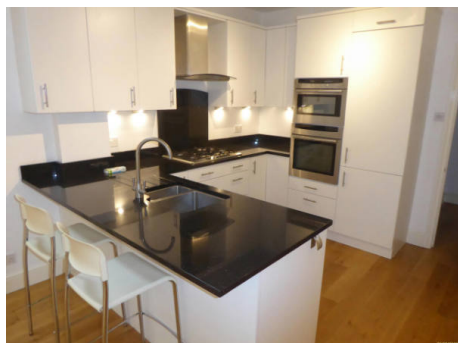
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	58. Oven.	Top oven grey roasting tray no wire insert, single wire rack, door/walls/base/rack clean. Main oven 2 x wire racks , grey grill tray and wire insert. Door glass/walls/tray and racks clean.
	59. Hood	S/S chimney with glass arch - light and fan T/W.
Fridges & Freezers	60. Fridge freezer -Fridge	Neff with 5 x white edged glass shelves with a plastic butter dish loose on shelf and under single clear plastic salad drawers, In the door 5 x full trays
	61. Fridge freezer -Freezer	Neff Ice tray compartment and 2 x clear plastic drawers - with cracks to base drawer.
Sink	62. Sink	S/S one and half bowl plus drainer. 2 x S/S lever arm taps to single mixer, 2 x metal strainers
Miscellaneous	63. Walk in cupboards.	Repainted for start of teanncy. White wooden frame , 4 panel doors with gold coloured knobs, LHS only gold coloured hook on reverse. Inside white ceiling with walls, light ash wood effect flooring installed for start of tenancy. Single bulb no shade bulb working.
	64. LHS cupboard.	4 wooden shelves, electric meter and fuse box. Single bulb no shade bulb working.
	65. RHS cupboard	Single shelf across top then RHS 6 wooden shelves
	66. Doorbell receiver	Black cased working.

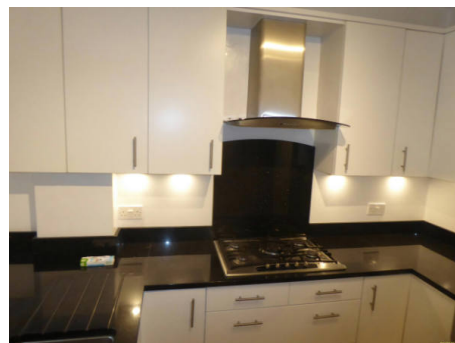
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Kitchen



Kitchen



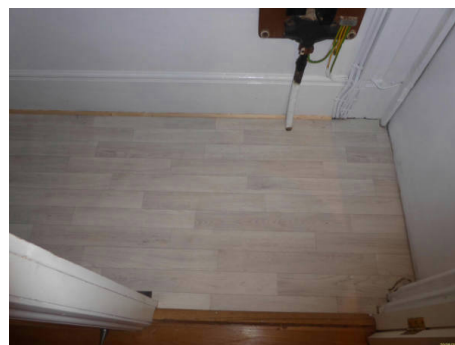
Kitchen



Lighting



LHS cupboard 1



LHS c/board 1

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LHS c/board 2



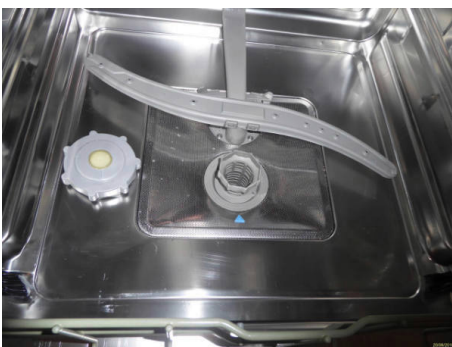
LHS c/board 2



Dishwasher tablet tray



Inside dishwasher



Dishwasher base



Sink

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Under sink unit



Ingrained marks under sink unit



Cooker hood filters



Hob



Double oven



Top oven door glass

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Top oven wall



Top oven base

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Kitchen Additional pics only

Room	Description	Comment
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Top oven wall



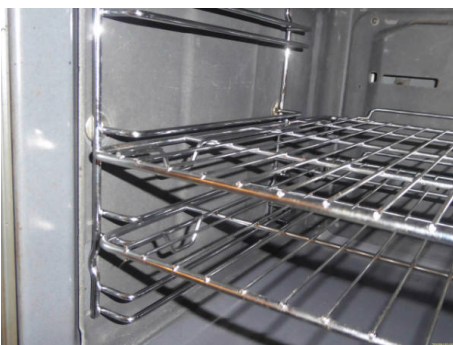
Main oven door glass



Inside main oven



Grill tray



Main oven wall



Main oven base

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Main oven wall



Fridge



Fridge door



Freezer



Crack base freezer drawer



Crack base freezer drawer

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Crack base freezer drawer

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Dining Area

Room	Description	Comment
Doors & Frames + Door Furniture	67. Patio doors	White UPVC frame with 2 x single panel non openers and in middle double doors with white lever arm openers plus yale locks on both.
	68. Furniture.	Chrome curtain pole with finials.
Window & Frame, Sills, Keys, Curtain & Pole(s)	69. Window -Ceiling	2 x single panel non openers plus 3 Velux windows.
	70. Windows -Walls	4 x single panel with facing being only opener.
	71. Frame and Sill	White UPVC and white wooden sill
	72. Furniture	White UPVC lever arm plate and lock on wall windows, 3 x Wooden frame velux with openers.
Ceiling	73. Ceiling	White painted plain with light scuffing above entrance from kitchen
Light Fittings	74. Fittings	2 x Metal rose tracking bar with 4 x metal cased spotlights bulbs working
Walls & Skirtings	75. Walls	White painted p/hook wall facing
	76. Skirting	Cream painted wooden
Floor	77. Flooring.	Medium stained wood laminate with beaded edges.
Plugs & Sockets	78. Sockets	3 x Double, 1 x Single white plated
	79. Switches	1 x Single white plated
	80. TV aerial point	Single white plated
Furniture	81. Breakfast bar stools	2 x metal framed and cream seat backs/bases.
	82. Shelving.	3 x white wooden floating shelves
	83. Cupboards	White wooden carcass with 2 x single doors with metal knobs,no shelves
Miscellaneous	84. Radiator.	2 x White double caps on both T/stat on.
	85. Information pack.	Binder with manuals for appliances.

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Dining Area



Dining Area



Dining Area



Dining Area



Flooring

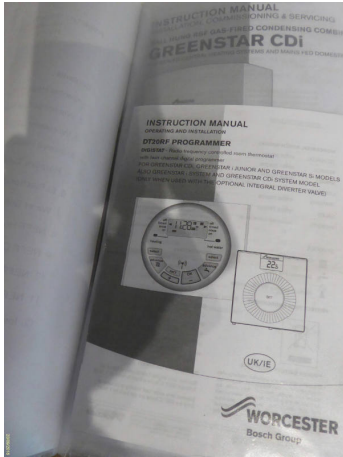


Flooring

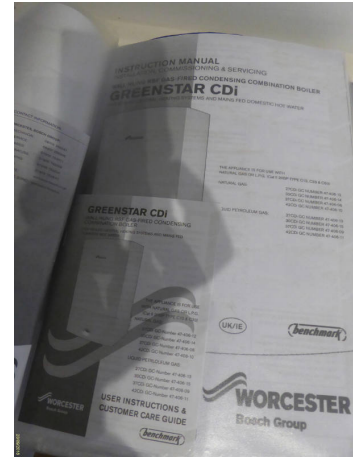
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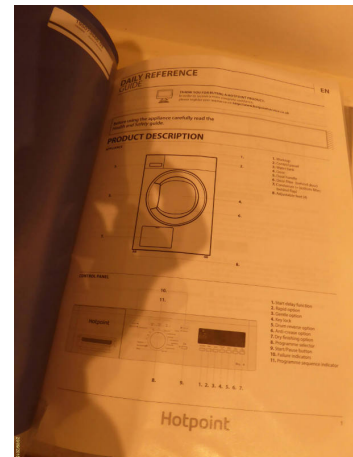
Manuals



Manuals



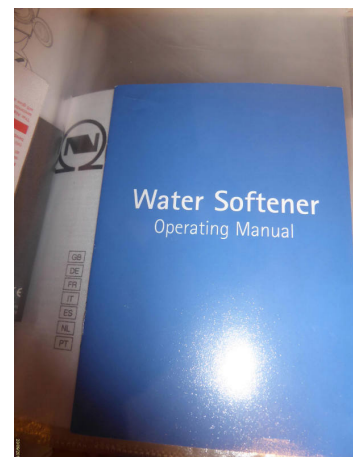
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Manuals



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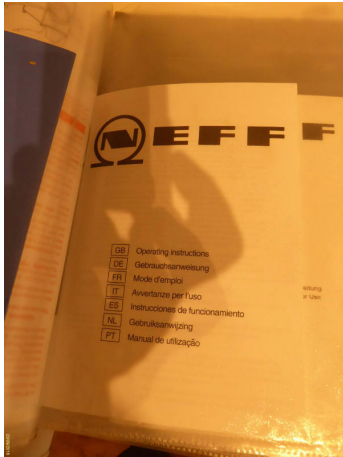


Manuals

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Manuals



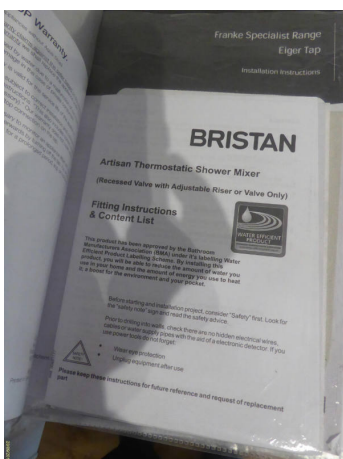
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Manuals



Manuals



Manuals

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Toilet/Utility

Room	Description	Comment
Doors & Frames + Door Furniture	86. Doorframe/Threshold	White wooden frame cut out on reverse where sliding bolt catch plate should be.
	87. Door	White wooden 6 panel door
	88. Furniture	Gold coloured knob and plate -On reverse sliding bolt - no catch plate
Window & Frame, Sills, Keys, Curtain & Pole(s)	89. Windows	Single panel mid opener
	90. Frame and Sill	White UPVC and white wooden sill
	91. Furniture	White UPVC lever arm plate and lock
Ceiling	92. Ceiling	White painted plain -some light cracking inside RHS
Lighting	93. Fittings	White rose to 3 spotlights bulbs working
Walls & Skirtings	94. Walls	White painted. LHS light grey mark M/L, RHS single P/hook
	95. Skirting	Cream painted wooden
Floor	96. Flooring	Medium stained wood laminate with beaded edges
Plugs & Sockets	97. Switches	1 x Double white plated
	98. Socket	1 x Double white plated
	99. Fuse plate	Single white plated
Toilet	100. Toilet	White L/L split chrome flush with white seat and lid
Hand Basin	101. Sink	S/S single bowl and drainer, Single S/S lever arm tap and chain /black plug.
Miscellaneous	102. Radiator	White double caps on both T/stat on
	103. Shelving unit	Light wooden slatted unit LHS H/L
	104. Coat rack	Medium stained wooden with 6 double metal hooks
	105. Toilet roll holder.	S/S
	106. Towel hoop	S/S with used white hand towel
	107. Worktop /Units.	White laminate with single white cupboard unit metal handle with Aquadial water softener unit plus misc items and pipework with water softener tablets.
	108. Washing machine	Indesit IWC 6145 with soap tray and inner seal clean.
	109. Tumble dryer	Indesit filters clean
	110. Boiler	White cased Worcester unit
	111. Carbon Monoxide alarm	Fire angel white cased sounder working.
	112. Extractor vent	Manrose white cased working.

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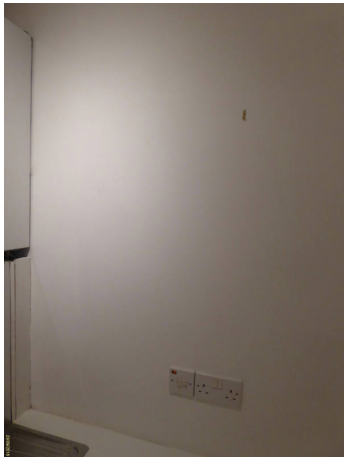
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Toilet/Utility



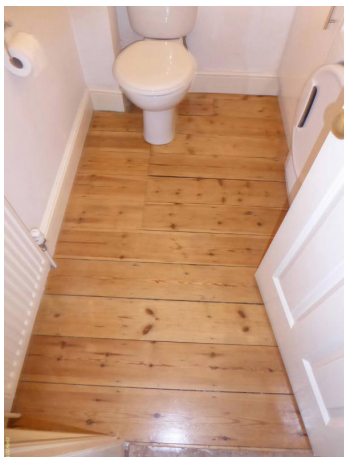
Toilet/Utility



Toilet/Utility



Toilet/Utility



Flooring



Toilet bowl

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Sink



Under sink unit



Tumble dryer



Tumble filter



W/machine



Soap tray

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Inner seal

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Lounge

Room	Description	Comment
Doors & Frames + Door Furniture	113. Doorframe/Threshold	White wooden frame
	114. Door	White wooden 6 panel door
	115. Furniture	Gold coloured knob and plate
Window & Frame, Sills, Keys, Curtain & Pole(s)	116. Window	Bay windows 5 x Single panel with mid opener panel 3
	117. Frame and Sill	White UPVC and white wooden sill
	118. Furniture	White UPVC lever arm plate and lock
	119. Decoration	White slatted blinds with white cord and acorns plus clear twist wands. White tracking above
Ceiling	120. Ceiling	White painted plain with cornicing edge
Light Fittings	121. Fittings	White rose to cream shade bulb not working.
Walls & Skirtings	122. Coving and picture rail	White painted
	123. Walls	White painted, Facing single p/hook
	124. Skirting	Cream painted wooden
Floor	125. Flooring	Fawn stippled short pile carpet
Plugs & Sockets	126. Sockets	2 x Double white plated
	127. Switches	1 x Single white plated
	128. TV aerial point	Single white plated
	129. Telephone point	Single white plated.
Furniture	130. Fireplace and surround	White ornate surround to green patterned tiles and black metal fire and basket -green flower patterned tiles on hearth
	131. Shelving	5 x white floating wooden shelves LHS with 3 RHS and under double white wooden cupboard with double inlay doors and white knobs - cable cut out on top, inside misc cabling Virgin media point and single shelf.
Miscellaneous	132. Radiator	White double caps on both T/stat on

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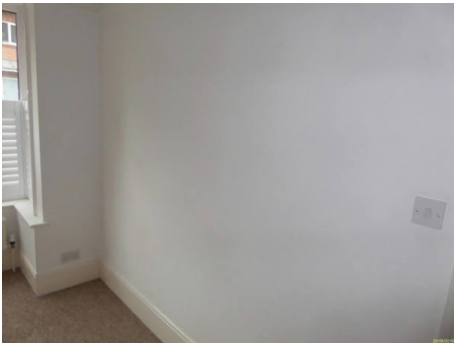
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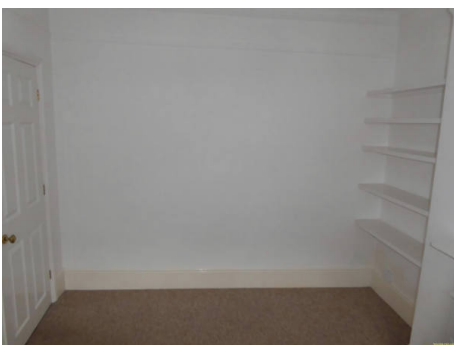
Lounge



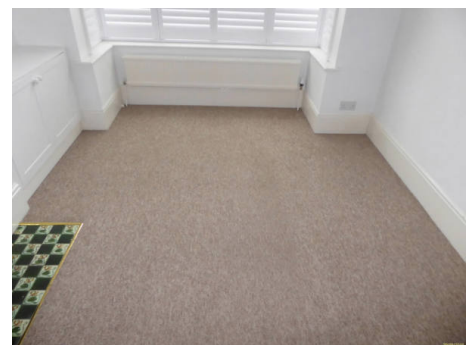
Lounge



Lounge



Lounge



Flooring

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Flooring



Fireplace and surround



Cupboard with misc cabling

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

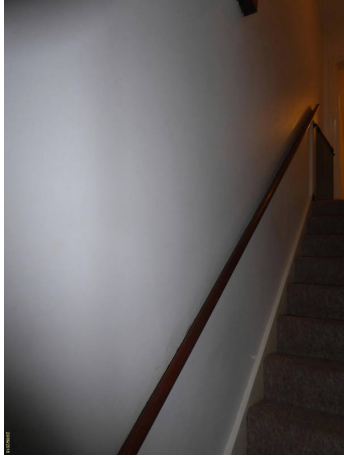
Stairs and Landing to mid level

Room	Description	Comment
Ceiling	133. Ceiling	White painted plain
Light Fittings	134. Fittings	2 x White rose to cream shade both bulbs working.
Walls & Skirtings	135. Walls	White painted light rubs up LHS stairwell, stress line crack on mid turn H/L and light rub mark LHS towards Bed 1. LHS towards bed 1 white p/hook
	136. Skirting	Cream painted wooden.
Floor	137. Flooring	Fawn stippled short pile carpet.
Plugs & Sockets	138. Sockets	1 x Double white plated
	139. Switches	4 x Single white plated
	140. Isolator switch	Single white plated
Miscellaneous	141. Radiator	White single caps on both T/stat on
	142. Banister and spindles	Dark stained banister rail , plus top rail and newells -with wooden section for stairgate top/bottom of stairs, white spindles.
	143. Smoke alarm.	White casing sounder working.
	144. Understairs cupboard	White wooden frame, Double white wooden door, wooden knobs. Inside white ceiling, walls, cream skirting and fawn stippled short pile carpet - 2 shelves
	145. Stairgates	Grey metal framed gates at top and bottom of stairwell.

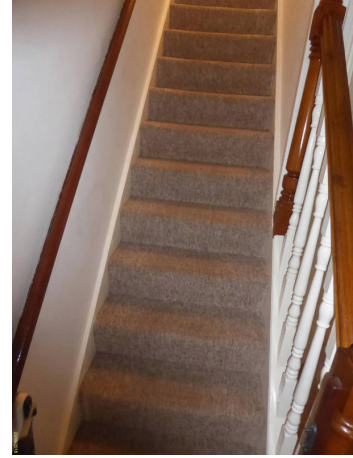
Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Stairwell to mid level



Stairs to mid level



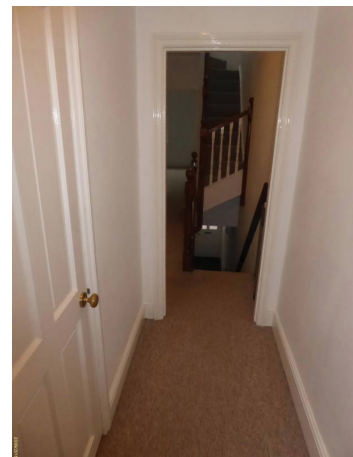
Landing mid level to Bed 1



Landing mid level to bed 1



Carpet



Landing mid level towards stairwell

Tenant Initials _____

Landlord Initials _____

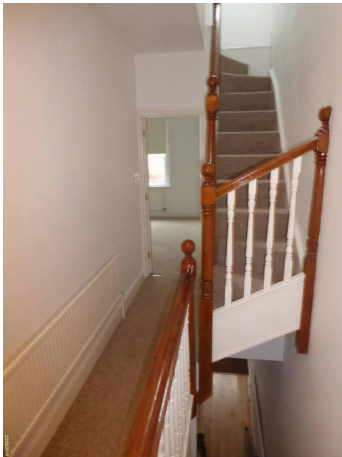
Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Hook LHS wall



Wall towards bed 3



Landing mid level to bed 3



Landing mid level from Bed 3



Landing c/board

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

Bedroom 1

Room	Description	Comment
Doors & Frames + Door Furniture	146. Doorframe	White wooden frame
	147. Door	White wooden 6 panel door
	148. Furniture	Gold coloured knob and plate
Windows & Frames, Sills, Keys, Curtains & Poles	149. Window	Single panel mid opener
	150. Frame and Sill	White UPVC and white wooden sill.
	151. Furniture	White UPVC lever arm plate and lock
	152. Decoration.	White fabric roller blind with few marks towards the base of blind, base white beaded pulley plus white clasp.
Ceiling	153. Ceiling	White painted plain
	154. Loft hatch	White wooden surround and opener
Light Fittings	155. Fittings	White rose to cream shade bulb working.
Walls & Skirtings	156. Coving	White painted
	157. Walls	Cream painted with LHS few light scuffs plus single p/hook. RHS few light scuffs L/L.
	158. Skirting	White painted wooden
Floor	159. Flooring	Fawn stippled short pile carpet.
Plugs & Sockets	160. Sockets	2 x Double white plated
	161. Switches	1 x Single white plated
Miscellaneous	162. Radiators	White single caps on both T/stat on

Tenant Initials _____

Landlord Initials _____

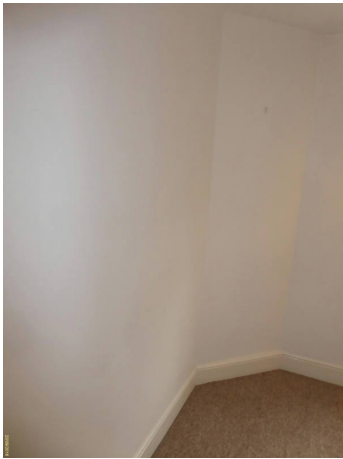
Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Bedroom 1



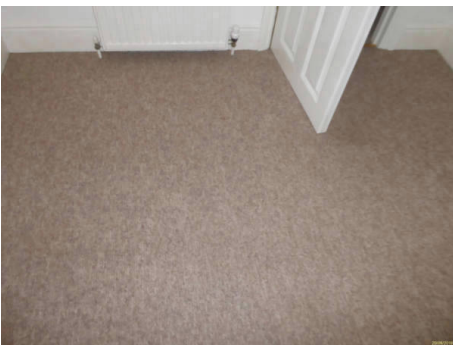
Bedroom 1



Bedroom 1



Carpet



Carpet



Light scuffs

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Marks on blind

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

Bathroom

Room	Description	Comment
Doors & Frames + Door Furniture	163. Doorframe	White wooden frame
	164. Door	White wooden 4 panel door
	165. Furniture	Gold coloured knob and plate with a hook and sliding bolt on reverse
Window & Frame, Sills, Keys, Curtain & Pole(s)	166. Window	Single panel mid opener
	167. Frame and Sill	White UPVC and white wooden sill
	168. Furniture	White UPVC lever arm plate and lock
	169. Decoration	White fabric roller blind with white beaded pulley and clear plastic clasp
Ceiling	170. Ceiling	White painted plain
Lighting	171. Fittings - Ceiling	S/S rose to opaque glass shade bulb working
	172. Fittings -Wall	S/S fixture to opaque glass shade white cord and acorn bulb working
Walls & Skirtings	173. Walls	Fawn stippled tiles with fawn/grey dado tile. White plastic hook RHS above shower fixture
Floor	174. Flooring	Light fawn stippled tiles
Plugs & Sockets	175. Pull cord	White rose cord and acorn
Toilet	176. Toilet	White inset cistern with split chrome flush , white plastic seat and lid
	177. Unit /top	Brown/grey laminate top. Light wooden panels.
Hand Basin	178. Basin	White inset basin Single S/S lever arm tap, single mixer pop up plug and waste
	179. Worktop and units	Brown and grey laminate top with light wooden units with metal handles. From LHS single with single shelf, double with misc pipework and RHS 3 drawer unit.
Bath & Plug	180. Bath	White bath with fawn tiled side panels. Single mixer tap pop up plug and waste.
	181. Bath screen	Multi fold panel screen with light limescale marks.
Shower	182. Shower	Wall mounted S/S plate with 2 x S/S lever taps, then separate plate, to hosing fixture and shower head
Miscellaneous	183. Heated towel rail	S/S ladder.
	184. Mirror	Plain oblong
	185. Toilet roll holder	S/S
	186. Extractor vent	White cased working

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Bathroom



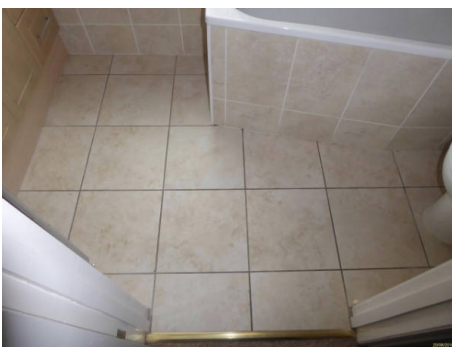
Bathroom



Bathroom



Bathroom



Flooring



Shaver light /mirror

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Basin



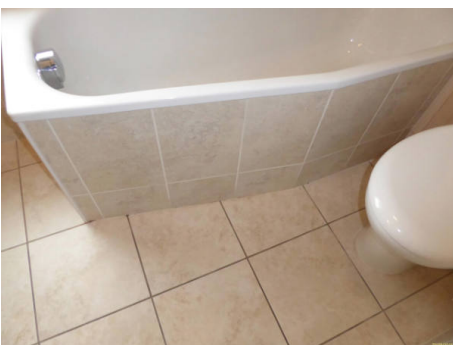
Under basin units from LHS



Under basin unit



Window key on sill



Bath panel



Bath

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



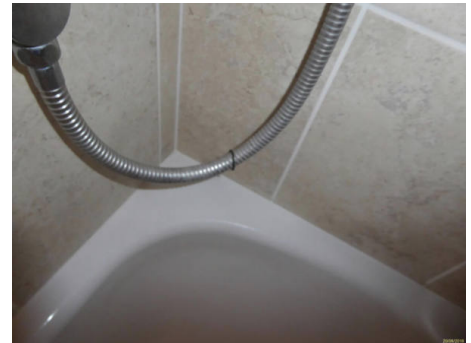
Bath tap controls



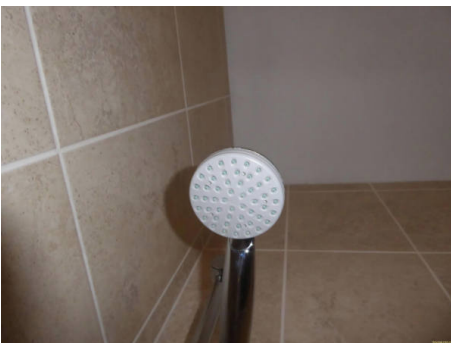
Shower controls



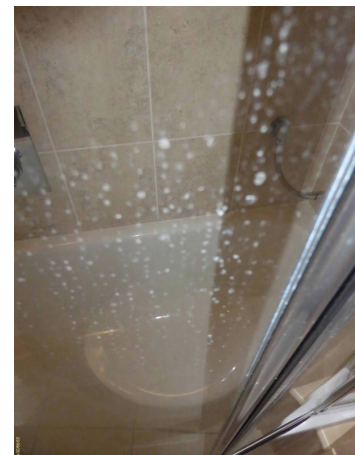
Shower



Shower hosing



Shower rose



Limescale marks bath screen

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Toilet bowl

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

Bedroom 2

Room	Description	Comment
Doors & Frames + Door Furniture	187. Doorframe	White wooden frame
	188. Door	White wooden 6 panel door with screw on reverse
	189. Furniture	Gold coloured knob and plate
Windows & Frames, Sills, Keys, Curtains & Poles	190. Window	Single panel mid opener
	191. Frame and Sill	White UPVC and white wooden sill
	192. Furniture	White UPVC lever arm plate and lock
	193. Decoration	White fabric roller blind with marks base of blind, white beaded pulley with white retainer clasp.
Ceiling	194. Ceiling	White painted plain
Light Fittings	195. Fittings	White rose to cream shade bulb working
Walls & Skirtings	196. Walls	White painted. Stress crack on far angle rear RHS plus light scuffs
	197. Skirting	Cream painted wooden.
Floor	198. Flooring	Fawn stippled short pile carpet
Plugs & Sockets	199. Sockets	2 x Double white plated
	200. Switches	1 x Single white plated
Miscellaneous	201. Radiator	White single caps on both T/stat on

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 2



Carpet

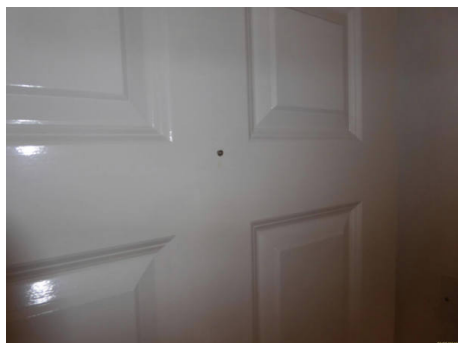


Carpet

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Screw reverse of door



Marks on blind

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

Bedroom 3

Room	Description	Comment
Doors & Frames + Door Furniture	202. Doorframe	White wooden frame with stress cracking inside RHS.
	203. Door	White wooden 6 panel door
	204. Furniture	Gold coloured knob and plate, double gold coloured hook on reverse.
Windows & Frames, Sills, Keys, Curtains & Poles	205. Window	2 x Single panel mid opener
	206. Frame and Sill	White UPVC and white wooden sill
	207. Furniture	White UPVC lever arm plate and lock
	208. Decoration	New Cream fabric roller blinds installed for start of tenancy with beaded pulley and retainer clasps.
Ceiling	209. Ceiling	White painted plain
Light Fittings	210. Fittings	White rose to cream shade bulb working
Walls & Skirtings	211. Walls	White painted. LHS single hook, and 1 facing. Paintwork chipped M/L RHS of En Suite door.
	212. Skirting	Cream painted wooden with chip RHS far end
Floor	213. Flooring	Fawn stippled short pile carpet
Plugs & Sockets	214. Sockets	3 x Double white plated
	215. Switches	1 x Single, 1 x Double white plated
Miscellaneous	216. Radiator	2 x White single caps on both T/stat on
	217. Built in double wardrobes	White wooden frames, inlays doors and white knobs. Both have double storage units above
	218. LHS	2 gold coloured hanging rails
	219. RHS	1 gold coloured hanging rail
	220. Fireplace and surround	Creamish white ornate surround to cream and green / red flower patterned tiles to sides and across hearth and black metal metal grate.

Tenant Initials _____

Landlord Initials _____

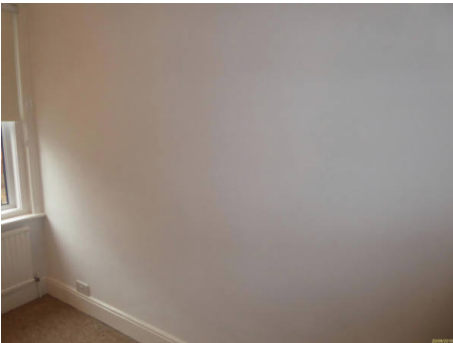
Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Bedroom 3



Bedroom 3



Bedroom 3



Bedroom 3



Carpet



Carpet

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



LHS robe



RHS robe



Fireplace

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

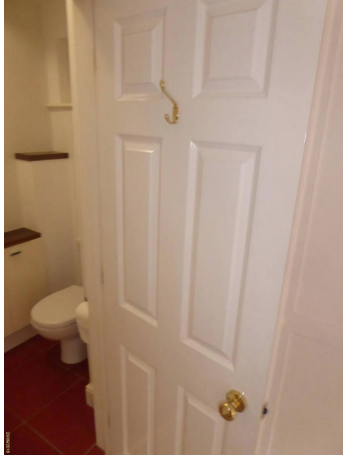
Bedroom 3 En Suite

Room	Description	Comment
Doors & Frames + Door Furniture	221. Doorframe	White wooden frame with chips top edge.
	222. Door	White wooden 6 panel door
	223. Furniture	Gold coloured knob and plate with Double gold coloured hooks both sides.
Window & Frame, Sills, Keys, Curtain & Pole(s)	224. Window	Single panel full opener
	225. Frame and Sill	White UPVC and white wooden sill
	226. Furniture	White UPVC lever arm plate and lock -key in
Ceiling Lighting	227. Ceiling	White painted plain
	228. Fittings.	Metal rose to opaque glass shade bulb working
Walls & Skirtings	229. Walls	Off white tiled LHS and facing. RHS and rear RHS white painted
	230. Skirting	Cream painted wooden
Floor	231. Flooring	Red tiles
Toilet	232. Toilet.	White L/L split chrome flush , white plastic seat and lid.
Hand Basin	233. Basin	White inset basin Single S/S lever arm taps, single mixer pop up plug and waste.
	234. Unit	Dark stained wooden with white hi gloss units with metal handles. From LHS -Double with single shelf. Single with single shelf and Single with single shelf.
Shower	235. Shower cubicle	Kudos S/S frame with single door opener with metal handle on front -light limescale marks on panels. White shower tray and metal waste
	236. Shower	Bristan with S/S plate double control knobs . Separate plate to hosing, fixture and shower rose plus a plastic soap dish which has a broken fixture.
Miscellaneous	237. Heated towel rail	S/S ladder
	238. Mirror	Plain mirror with 2x inset strip lights (Tubes working) and auto sensor operation.
	239. Toilet roll holder	S/S
	240. Extractor vent	Manrose white cased working

Tenant Initials _____

Landlord Initials _____

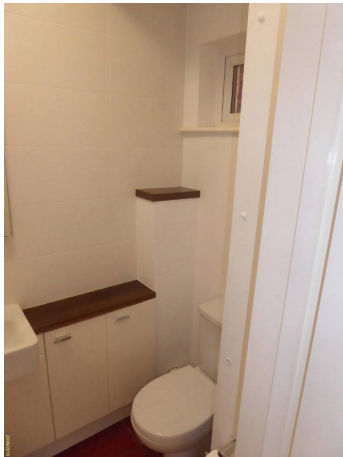
Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Bedroom 3 En Suite



Bedroom 3 En Suite



Bedroom 3 En Suite



Flooring



Shower



Limescale shower glass panels

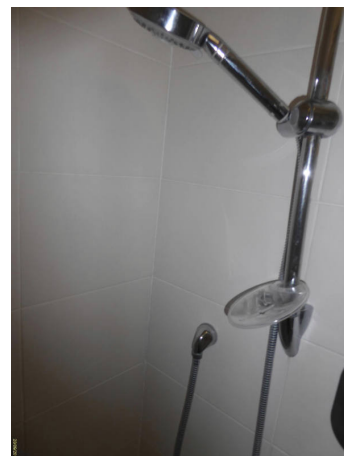
Tenant Initials _____

Landlord Initials _____

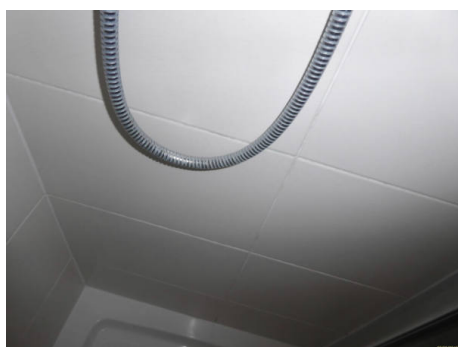
Reference: JS001C004548/1
Property Address: 4 Bed Inventory
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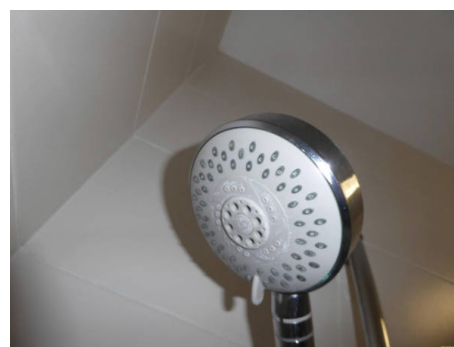
Shower tray



Shower unit



Shower hosing



Shower rose



Shower controls



Basin

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Under basin unit



Mirror and lighting



Toilet bowl

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

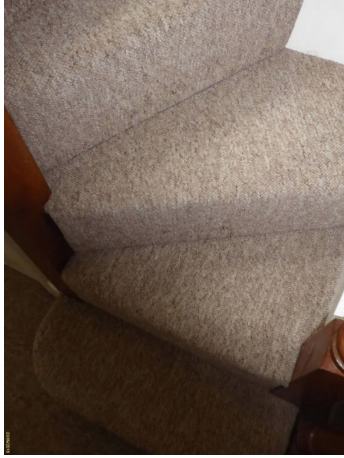
Stairs and Landing to Bedroom 4

Room	Description	Comment
Windows & Frames, Sills, Keys, Curtains & Poles	241. Velux Window	Single panel full opener
	242. Frame and Sill.	Wooden frame
	243. Decoration	Fabric blind with metal slider
Ceiling	244. Ceiling	White painted plain
Light Fittings	245. Fittings	White rose to cream shade bulb working
Walls & Skirtings	246. Walls	White painted- light scuff marks RHS up stairwell.
	247. Skirting	Cream painted wooden
Floor	248. Flooring	Fawn stippled short pile carpet
Plugs & Sockets	249. Sockets	1 x Single white plated
	250. Switches	1 x Single white plated
Miscellaneous	251. Banister and spindles	Dark stained banister rail , plus top rail and newells with white spindles.
	252. Smoke alarm	White casing sounder working

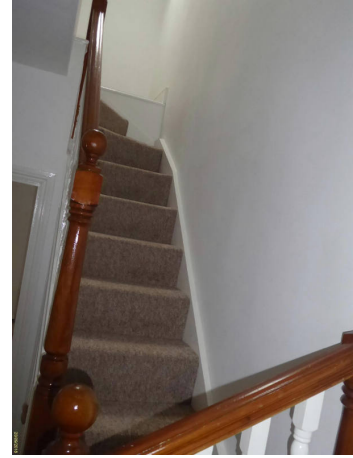
Tenant Initials _____

Landlord Initials _____

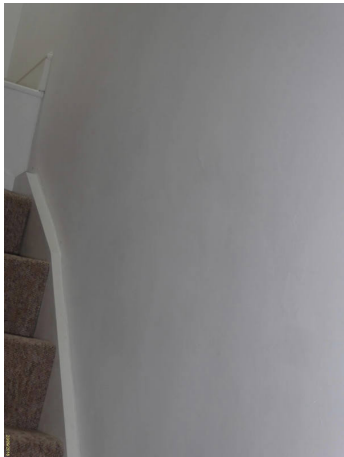
Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Stairs to Bedroom 4



Stairs to Bedroom 4



Stairwell to Bedroom 4



Stairwell recess by Bedroom 4

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

Bedroom 4

Room	Description	Comment
Doors & Frames + Door Furniture	253. Doorframe	White wooden frame
	254. Door	White wooden 6 panel door
	255. Furniture.	Gold coloured knob and plate
Windows & Frames, Sills, Keys, Curtains & Poles	256. Velux Window	2 x Single panel full opener
	257. Frame	Wooden frame
	258. Decoration	Light fawn fabric blind with metal slider
Ceiling	259. Ceiling	White painted plain.
Light Fittings	260. Fittings	White rose to white shade bulb working.
Walls & Skirtings	261. Walls	White painted. Rear LHS 4 screws, scuffing L/L. Facing single P/hook
	262. Skirting.	Cream painted wooden.
Floor	263. Flooring.	Fawn stippled short pile carpet
Plugs & Sockets	264. Sockets	3 x Double white plated
	265. Switches	1 x Single white plated
Miscellaneous	266. Radiator	White double caps on both T/stat on
	267. Under eaves storage.	2 openings white wooden frame plain white door with wooden knob. Inside boarded base.
	268. Cupboard.	White wooden frame, plain white door with light wooden knob. Inside single shelf and white rail, white walls, cream skirting and fawn stippled carpet.

Tenant Initials _____

Landlord Initials _____

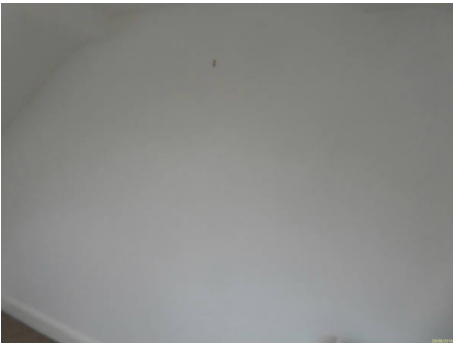
Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Bedroom 4



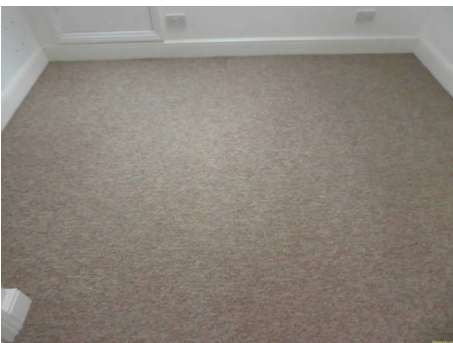
Bedroom 4



Bedroom 4



Bedroom 4



Carpet



Carpet

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



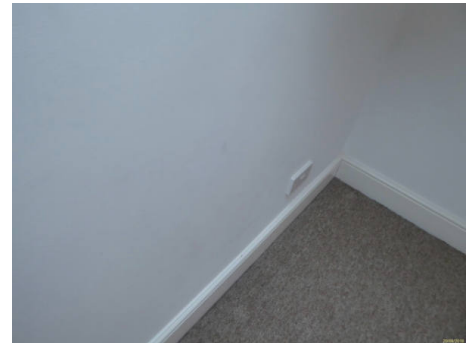
Under eaves storage



Under eaves storage



Cupboard



Scuffs

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
 Property Address: 4 Bed Inventory
 Date of Inventory: Thursday 20th September 2018
 Prepared for: Private

Back Garden

Room	Description	Comment
Back Garden	269. Back garden overview	Steps with coir mat, to slabbed patio area outside property with a childrens playhouse left by previous tenant, then lawn with inlay slabs as a path and then a further slabbed area far end by shed with 3 council bins (1 Grey and 2 Green).
	270. Furniture on rear of property	Outside security light and sensor U/T. Brass tap.
	271. Lawn / Borders.	Borders neat and tidy with a few light weeds, mature tree near property and then mixture of shrubs/plants.
	272. Perimeter.	Wooden fencing around with side gate with latch plate and sliding bolt
	273. Shed.	Felted roof, 2 window panels, wooden door with chubb lock. Inside misc nails on walls and wooden stained/usage marked. Double socket and single plated light switch to white rose bulb no shade bulb working.

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Back Garden



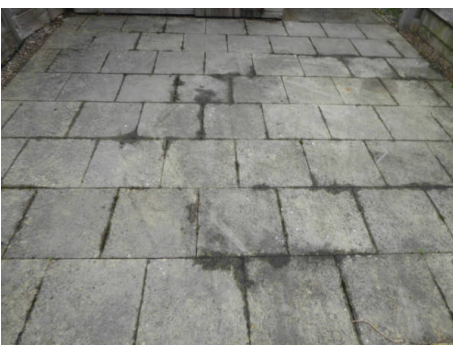
Back Garden



Childrens playhouse



Lawn and borders



Paving by shed



Bins to rear

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Inside shed



Inside shed

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private

Keys, Meters, Alarms

Room	Description	Comment
Keys, Meters, Alarms	274. Keys.	2 sets of front door top/bottom lock keys, LHS/RHS french door keys, shed chubb key.
	275. Meters.	Gas meter no W0087666 and electric meter no S03C07103 in separate kitchen walk in cupboards. Water meter no 07M439761 inset in front pavement.
	276. Alarms.	Smoke alarms in entrance hall, mid landing and outside Bed 4 sounders all working. Carbon monoxide alarm in toilet/utility - sounder working.
	277. Signed Document.	T/T not present.

Tenant Initials _____

Landlord Initials _____

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Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Keys



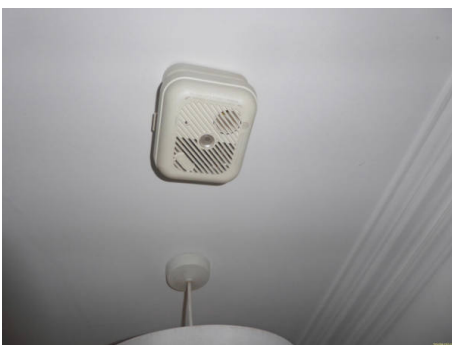
Gas



Electric



Water



Smoke alarm -entrance hall



Smoke alarm - mid landing

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Smoke alarm - Top landing



CO alarm - utility

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Declaration - Tenants Copy

I the undersigned have examined the foregoing inventory and agree with any marginal notes and confirm that they constitute an accurate record as at the beginning of this tenancy.

DATE:

For or behalf of Landlord:

Signed:

Name:

DATE:

For or behalf of Tenant:

Signed:

Name:

Reference: JS001C004548/1
Property Address: 4 Bed Inventory
Date of Inventory: Thursday 20th September 2018
Prepared for: Private



Declaration - Landlord/Agent Copy

I the undersigned have examined the foregoing inventory and agree with any marginal notes and confirm that they constitute an accurate record as at the beginning of this tenancy.

DATE:

For or behalf of Landlord:

Signed:

Name:

DATE:

For or behalf of Tenant:

Signed:

Name: