

**Inventory Report - Ref:JS001C004547/1**

**2 Bed inventory**

**Wednesday 22nd August 2018**



**Prepared For:**

Private

**Prepared By:**

DS Inventories  
29 Rylstone Close  
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Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private

### 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:

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

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**Overview**

METER	LOCATION / SERIAL NO.	CHECK-IN READING	CHECK-OUT READING
<b>ELECTRIC READING1</b>	External hallway cabinet	35031	
<b>ELECTRIC READING2</b>			
<b>ELECTRIC READING3</b>			
<b>GAS</b>	External front wall cabinet	08528	
<b>WATER</b>	Inset in pavement outside front	00338	

**Highlighted Points**

AREA	DESCRIPTION	COMMENT
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### Executive Summary

Room	Description	Comment
Executive Summary	<ol style="list-style-type: none"> <li>1. Property.</li> <li>2. Condition overall.</li> <li>3. Flooring.</li> <li>4. Decoration.</li> <li>5. Windows.</li> <li>6. Kitchen Appliances.</li> <li>7. Appliances.</li> <li>8. Sanitaryware.</li> </ol>	<p>This is a combined Inventory make and check in for 2 bedroom furnished ground floor flat in a modern block.</p> <p>It is in very good condition throughout. It has been professionally cleaned. All items are in good condition unless specified in this report.</p> <p>VGC -professional clean.</p> <p>Mostly good condition but with a number of rubs, o/paint marks in Bed 1.</p> <p>Professional clean. Some light mould marks base of bathroom/kitchen w/frames.</p> <p>Professional clean -with a number of ageing /scuff marks -especially wall units</p> <p>Professional clean - except Washing machine soap tray and inner seal stained.</p> <p>Professional clean - light mould marks sealant behind kitchen sink and bathroom bath taps.</p>

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Main block entrance

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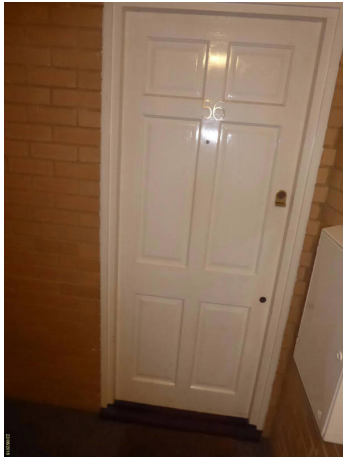
### Frontage and Hall

Room	Description	Comment
Doors & Frames + Door Furniture	9. Doorframe/Threshold	White painted wooden frame with light chips LHS/RHS to front. Wooden stained threshold.
	10. Door	White painted 6 panel wooden door light chip to front base RHS.
	11. Furniture	Brass No 56 plate, spyhole, yale lock and plate, Mortice lock. Reverse has brass spyhole, yale assembly, twist lock, sliding bolt and chain
	12. Mat	Brown coir mat outside and brown and black patterned inside
Ceiling	13. Ceiling	White painted -marks by smoke alarms
Light Fittings	14. Fittings	White rose to cream shade bulb working
Walls & Skirtings	15. Coving	White painted
	16. Walls	Painted cream - light scuffs L/L LHS then again far RHS and RHS , light chips on angles.
	17. Skirting	White painted wooden with brass doorstep black end
Floor	18. Flooring	Short pile fawn stippled carpet
Plugs & Sockets	19. Sockets	1 x Single white plated
	20. Switches	2 x Single white plated
	21. Isolator switch	Single white plated
	Miscellaneous	22. Radiator
23. Smoke alarms.		2 x White casing both sounders working.
24. Airing Cupboard.		White wooden frame, Double plain white painted wooden doors, with scuffs L/L on both sides, brass twist lock. Inside Heatrae Sadia Megaflow lagged cylinder with assoc pipework and fuse plates, slatted wooden shelf. Food recycle caddy, dustpan and brush, purple cased Vacuum and attachments.
25. Fuse box.		Hagar Fuse box wall mounted
26. Entry phone.		White plastic casing U/T

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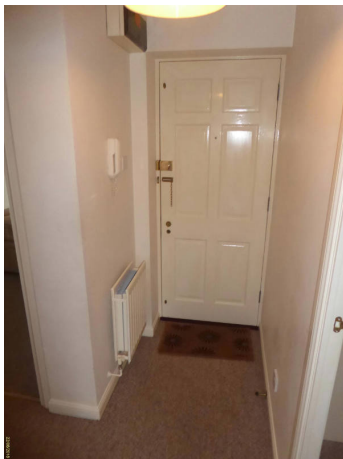
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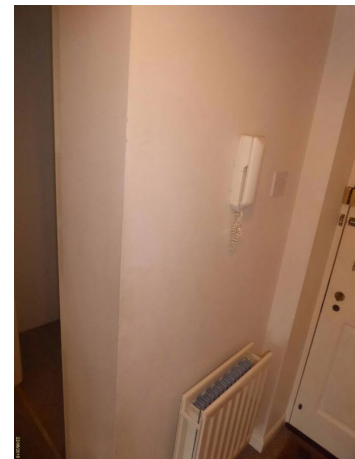
Flat entrance



Chip on door



Hall



Hall



Hall



Hall

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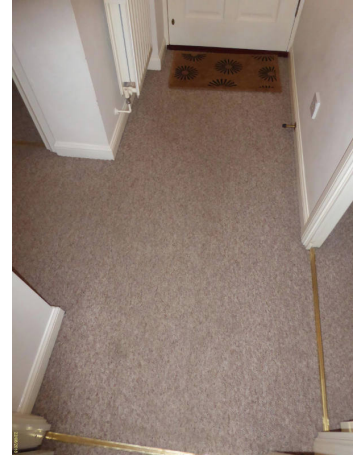
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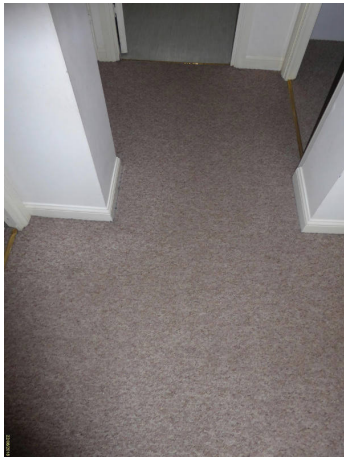
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Hall



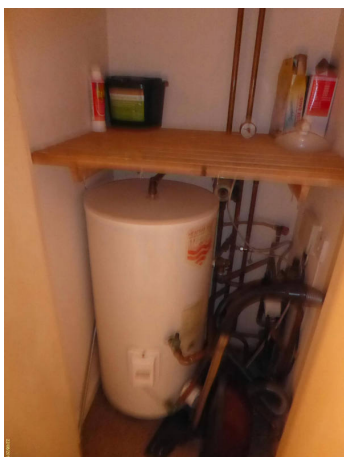
Flooring



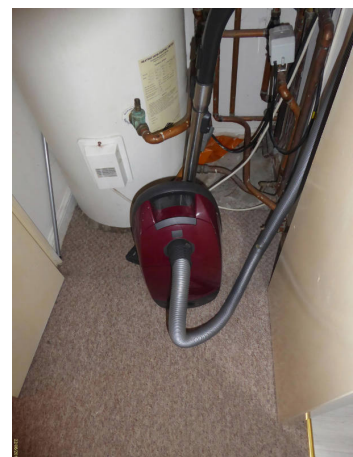
Flooring



C/board



Inside cupboard



Vacuum

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**Bedroom 1**

Room	Description	Comment
Doors & Frames + Door Furniture	27. Doorframe	White painted frame
	28. Door	White painted 4 panel wooden door -paint yellowing slightly on reverse
	29. Furniture	Brass lever arm and plate reverse has wooden plinth with 2 x double brass hooks -1 is broken.
Windows & Frames, Sills, Keys, Curtains & Poles	30. Window	2 panel window full openers both sides
	31. Frame and Sill	White painted wooden with white wooden sill.
	32. Furniture	Mustard coloured metal lever arm plate and S/S lock key on sill
	33. Decoration	Wire with white net curtains. Light brown and white spot patterned blind beaded pulley.
Ceiling	34. Ceiling	White painted
Light Fittings	35. Fittings	White rose to cream shade bulb working
Walls & Skirtings	36. Walls	Painted cream -Number of rubs marks - RHS o/paint marks across M/L and L/L RHS. Repair mark LHS. Rear RHS scuff line M/L.
	37. Skirting	White painted wooden with brass doorstop black end.
Floor	38. Flooring	Short pile fawn stippled carpet
Plugs & Sockets	39. Sockets	2 x Double white plated
	40. Switches	1 x Single white plated
	41. Telephone socket	Single white plated
Miscellaneous	42. Radiators	White single caps on both, thermostat RHS.
	43. Bed.	Single bed with mattress large stain marks towards base fire label seen, sliding doors to storage space under. New mattress protector in packaging on bed.
	44. Cupboard.	Cream painted wooden with double fronted doors inside metal hanging rail. under 2 drawers. Scuffs on inside robe walls.

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Bedroom 1



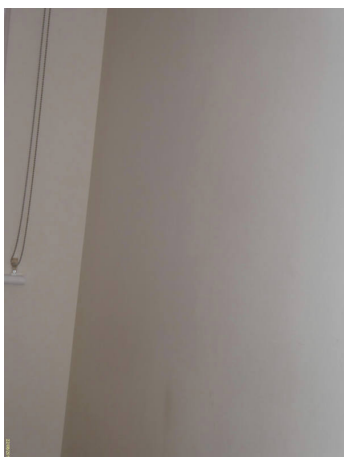
Bedroom 1



Bedroom 1



Bedroom 1



Overpaint marks RHS



Overpaint marks RHS

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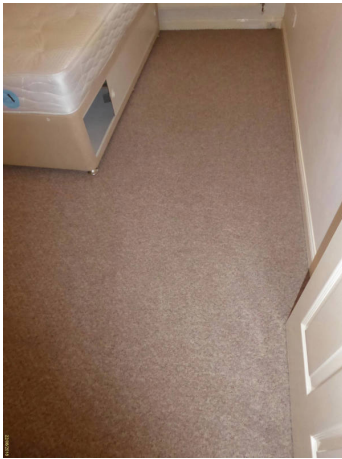
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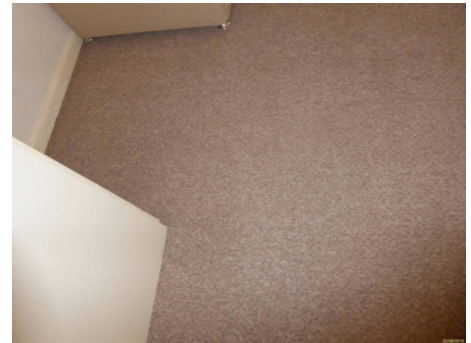
Scuffs/rubs RHS



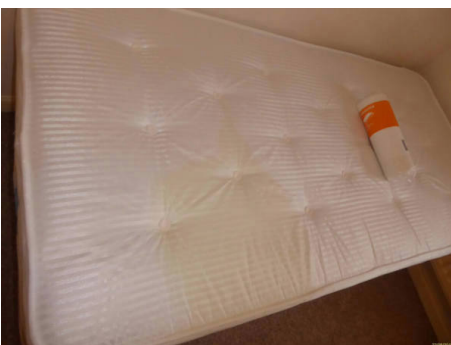
Repair mark LHS



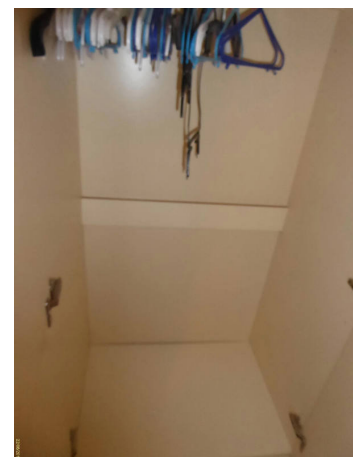
Flooring



Flooring



Stain marks on top side of mattress



Robe

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Marks inside robe walls

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**Lounge**

Room	Description	Comment
Doors & Frames + Door Furniture	45. Doorframe/Threshold	White painted frame
	46. Door	White painted 4 panel wooden door.
	47. Furniture	Brass lever arm and plate
Window & Frame, Sills, Keys, Curtain & Pole(s)	48. Window	2 x 2 panel window full openers both sides, 1 x 3 panel with full openers LHS/RHS
	49. Frame and Sill	White painted wooden with white wooden sill
	50. Furniture	Mustard coloured metal lever arm plate and S/S lock 2 keys present
	51. Decoration	Light brown and white spot patterned blind with metal beaded pulleys and metal brackets.
Ceiling	52. Ceiling	White painted
Light Fittings	53. Fittings	White rose to conical cream shade bulb working
Walls & Skirtings	54. Coving	White painted
	55. Walls	Painted cream.
	56. Skirting	White painted wooden with brass doorstop with black end.
Floor	57. Flooring	Short pile fawn stippled carpet - 2 small spot marks inside LHS from entrance.
Plugs & Sockets	58. Sockets	4 x Double white plated
	59. Telephone point.	Single white plated
	60. TV/multi media point	Single white plated
	61. Switches	1 x Single white plated
Furniture	62. Armchair	Old cream leather chair, covers aged/marked cracking.
	63. Chair	Light wooden base with brown leather covering.
	64. Side Table	Cream coloured.
	65. Coffee table	Light wooden with shelf under
	66. Table and Chairs	Wooden table light chips to side on top with varnish worn in a number of places LHS. 4 matching wooden chairs with scuffs to rear frame and one seat heavily scuffed to base.
		67. Note
Miscellaneous	68. Radiator.	White double caps on both
	69. Thermostat.	Honeywell white plastic casing.
	70. Info pack 1 Instruction manuals	As pictured.
	71. Info pack 2 - Safety certificates etc.	As pictured.

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Lounge



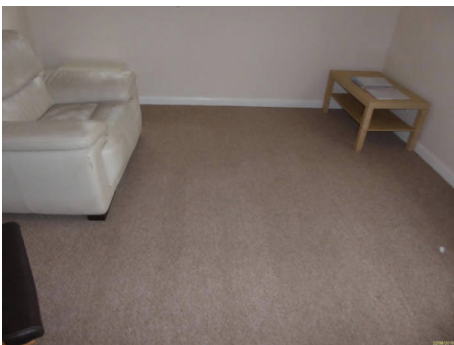
Lounge



Lounge



Lounge



Flooring



Flooring

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Spot marks



Armchair



Armchair



Covering on armchair perishing



Covering on armchair perishing



White side table

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Coffee table



Dining table and chairs



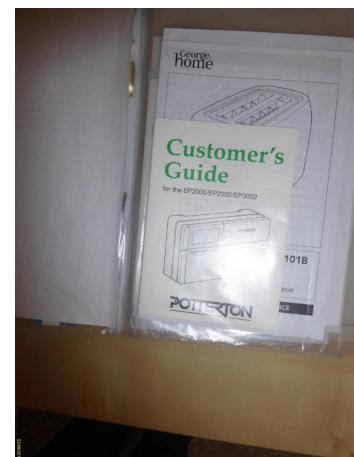
Marks on dining table



Marks on dining table



Scuff/chip marks on dining chair

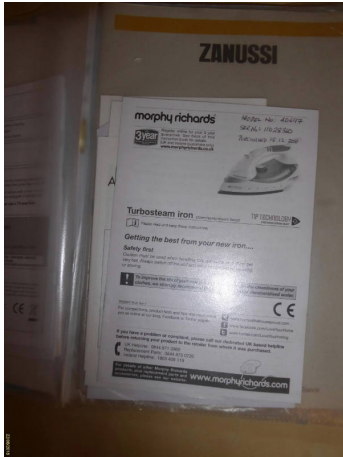


Manuals

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Manuals



Manuals

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**Lounge Additional pics only**

Room	Description	Comment
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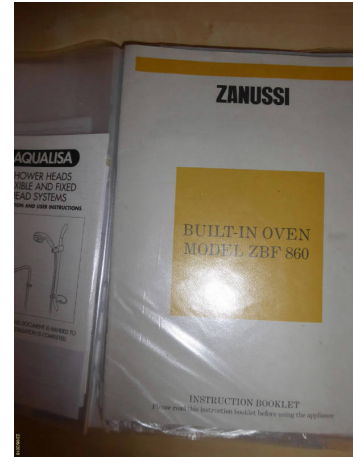
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Manuals



Manuals



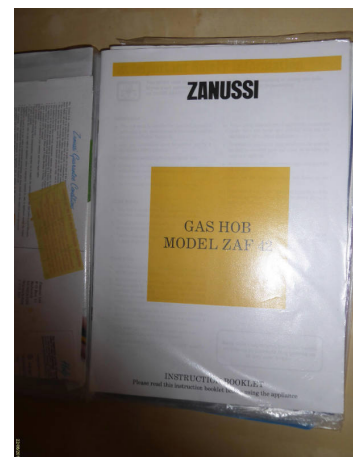
Manuals



Manuals



Manuals

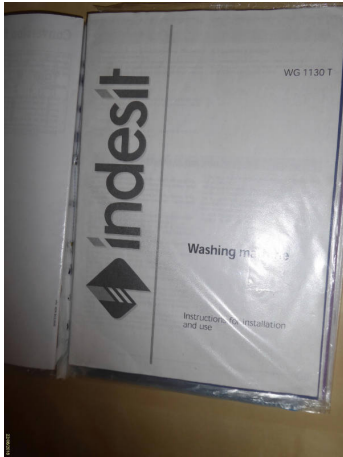


Manuals

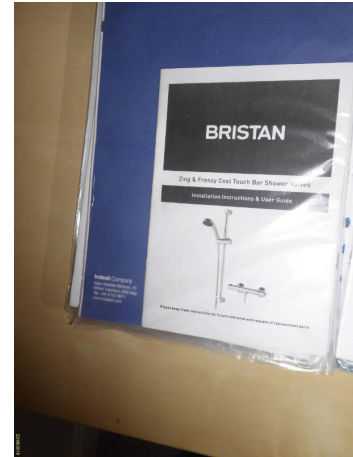
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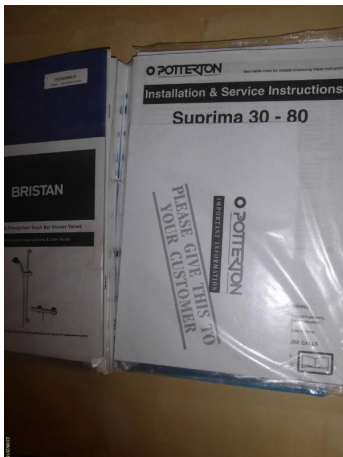
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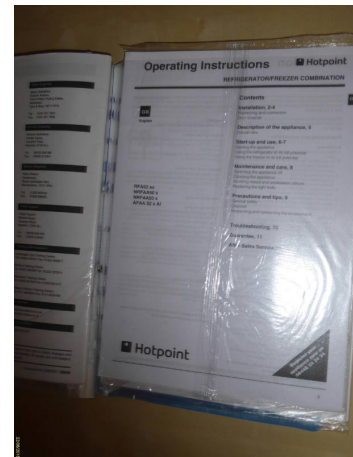
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### Kitchen

Room	Description	Comment
Doors & Frames + Door Furniture	72. Doorframe	White painted frame
	73. Door	White painted 4 panel wooden door
	74. Furniture	Brass lever arm and plate
Window & Frame, Sills, Keys, Curtain & Pole(s)	75. Windows	3 panel window full openers RHS/LHS.
	76. Frame and Sill	White painted wooden with white tiled sill - mould marks edge of w/frame.
	77. Furniture	Mustard coloured metal lever arm plate and S/S lock, single key, with one arm LHS base Brown coloured
	78. Decoration	White fabric roller blind white beaded pulley to metal bracket
Ceiling	79. Ceiling	White painted.
Lighting	80. Fittings	Metal rose to opaque glass shade bulb working
Walls & Skirtings	81. Walls	Painted cream to white tiling with green relief tile across and above worktop -Seires of light marks rear LHS M/L , then light scuffsand a chip RHS wall.
	82. Skirting	White painted wooden.
Floor	83. Flooring	Fawn stippled linoleum.
Plugs & Sockets	84. Sockets	3 x Double white plated
	85. Fuse plates	6 x white plated
	86. Switches	1 x Single white plated
Appliances	87. Washing machine	Indesit WIXL143 soap tray stain marks and inner seal stained.
	88. Kettle	White cased U/T
	89. Toaster	White casing 2 slice U/T
	90. Boiler	White Potterton Suprema
	91. Microwave	White Sharp R206 with glass plate intact.
Units & Drawers	92. Units	Light wooden fronts with metal handles and white inners.
	93. Wall units	From LHS
	94. Unit 1	Front for Boiler
	95. Unit 2	Single with a single shelf with numerous scuff marks to rear walls.
	96. Unit 3	Single with a single shelf with scuff marks to rear walls
	97. Unit 4	Front for hood
	98. Unit 5	Single with single shelf scuffs to rear walls.
	99. Floor units from LHS	From LHS
	100. Unit 1	Single drawer over single cupboard with single shelf.

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	101. Unit 2	Single drawer with cutlery tray - 8 sharp knives, 1 large knife sharpener, 1 carving fork, 1 ladle, 2 can openers, 2 bottle openers, 1 potato peeler, over single cupboard.
	102. Unit 3	False front over single cupboard door has light scuffs/chips to front, no shelf, pipework for sink, stoptap, grey hosing and cleaning materials. Kickboard has chips across .
	103. Unit 4	Single drawer.
	104. Unit 5	Single drawer.
	105. Unit 6	Single drawer Over single cupboard with single shelf
Worktops	106. Worktop	Green and black stippled formica
Cooker	107. Hob	Zanussi built in 4 gas ring white hob and trivet
	108. Oven	Zanussi built in with 1 roasting tray , 2 x wire racks. Door glass and base clean - Some grease marks on side walls.
	109. Hood.	Extractor and lights working.
Fridges & Freezers	110. Fridge freezer -Fridge	Hotpoint white fronted. Inside 3 white fronted shelves over 2 salad drawers. 3 full trays in the door.
	111. Fridge freezer - Freezer.	3 full drawers.
Sink	112. Sink	Leisure cream melamine single bowl and drainer. 2 x cream taps to single mixer-Base of sink has light marks
Miscellaneous	113. Radiator	White double caps on both
	114. Smoke alarm	White casing sounder working.
	115. Chopping board.	Green patterned glass chopping board
	116. Carbon Monoxide alarm	BG white casing sounder working on LHS rear wall.
	117. Boiler control.	Potterton grey plastic casing LHS wall.
	118. New items for start of tenancy.	Kettle, 2 slice toaster, 4 piece patterned dinnerware set (D/P, S/P, Mugs, Bowls), 4 small tumblers, 16 piece cutlery set, 2 saucepans, 1 frypan.

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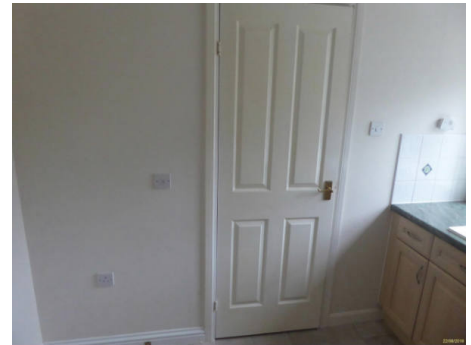
Kitchen



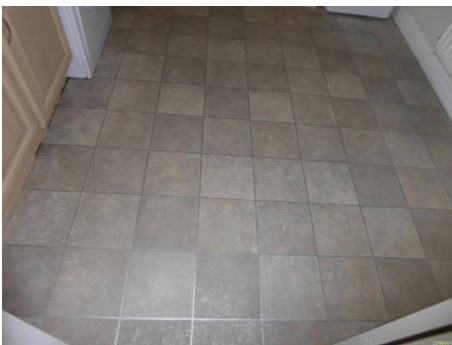
Kitchen



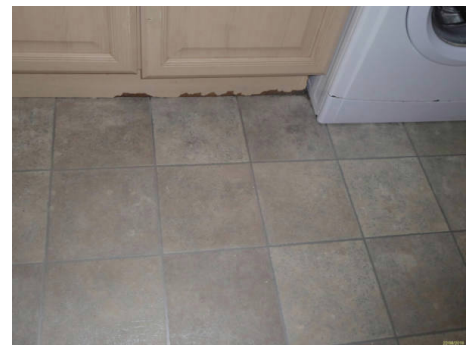
Kitchen



Kitchen



Flooring



Flooring

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_



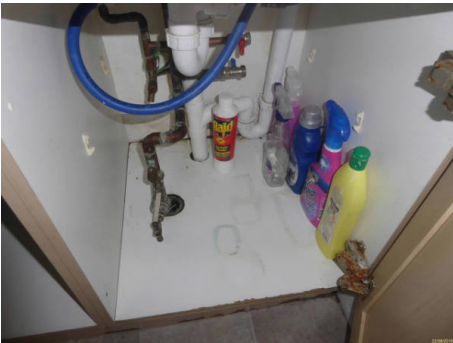
Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private



Sink - light marks in base



Mould base window edges



Under sink unit



W/machine



Soap tray



Inner seal stained

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private



New kettle



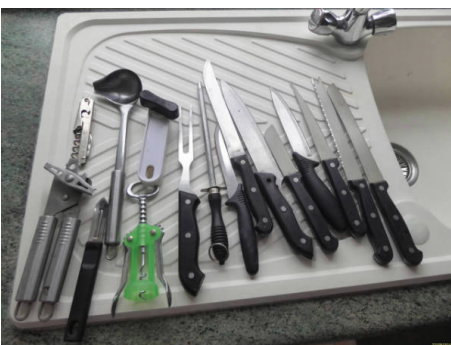
New toaster



New cookware



Misc items in drawer



Misc utensils



New cutlery/tumblers

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
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Patterned dinnerware

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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private

**Kitchen Additional pictures**

Room	Description	Comment
Kitchen Additional pictures	119. Additional pictures only.	

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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
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Microwave oven door glass



Inside microwave



Boiler



Cooker hood filter



Hob



Oven

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
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Oven door glass



Inside oven



Grill tray



Oven wall



Oven base



Oven wall

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
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Prepared for: Private



F/F



Fridge



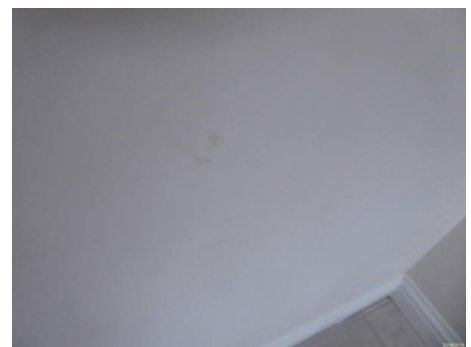
Fridge door



Freezer



Scuffs RHS



Scuffs RHS

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private

**Kitchen Additional pictures 2**

Room	Description	Comment
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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_



Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private



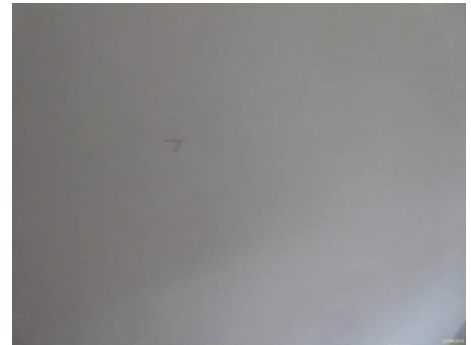
Fridge door



Freezer



Scuffs RHS



Scuffs RHS

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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
 Property Address: 2 Bed inventory  
 Date of Inventory: Wednesday 22nd August 2018  
 Prepared for: Private

**Bathroom**

Room	Description	Comment
Doors & Frames + Door Furniture	120. Doorframe	White painted frame
	121. Door	White painted 4 panel wooden door with leading edge rubbed back to wood L/L.
	122. Furniture	Brass lever arm and plate with twist lock. On reverse wooden plinth 2 x double brass hooks
Window & Frame, Sills, Keys, Curtain & Pole(s)	123. Window	2 panel window full openers both sides LHS seal blown pane milky
	124. Frame and Sill.	White painted wooden with cream tiled sill.Mould marks base edges.
	125. Furniture	Mustard coloured metal lever arm plate and S/S lock key present . One handle is brown coloured
	126. Decoration.	Cream blind with beaded pulley.
Ceiling	127. Ceiling.	White painted.
Lighting	128. Fittings.	S/S rim glass stippled shade bulb working
Walls & Skirtings	129. Walls	Painted cream to cream tiling with a brown/green/pink flower relief tiling - some mould/discolouration to grouting above bath.
	130. Skirting.	White painted wooden.
Floor	131. Flooring.	Grey stippled linoleum incomplete round toilet and small section in front of basin.
Plugs & Sockets	132. Switches	Single white rose cord and acorn
Toilet	133. Toilet.	White L/L Twyford with S/S lever arm flush white seat and lid.
Hand Basin	134. Basin	White pedestal basin with 2 x S/S knob taps, chain black plug and S/S waste which is tarnished. Mould in sealant behind taps.
Bath & Plug	135. Bath.	White bath with 2 plastic side handles wooden side panel. 2 x S/S knob taps Single mixer chain broken and black plug, S/S waste. Mould marks in sealant behind taps.
Shower	136. Shower	Bristan with T bar controls , hosing to fixture and shower rose.
	137. Bath screen	Chrome frame and plain glass panel.
	138. Shower curtain	Multicoloured strip patterned curtain.
Miscellaneous	139. Radiator.	White single caps on both with thermostat on RHS
	140. Mirror.	Oblong plain
	141. Toilet roll holder	Wooden with roll on
	142. Toilet Brush and holder	White plastic
	143. Towel rail.	White plastic.

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private

- |                    |  |
|--------------------|--|
| 144. Shaver point. | White shaver point with light and pull cord / acorn -( acorn damaged)above mirror T/W. |
| 145. Cabinet       | Small wooden unit double mirror fronted doors with wooden knobs. Inside single shelf   |
| 146. Extractor fan | White Greenwood airvac T/W   |

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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

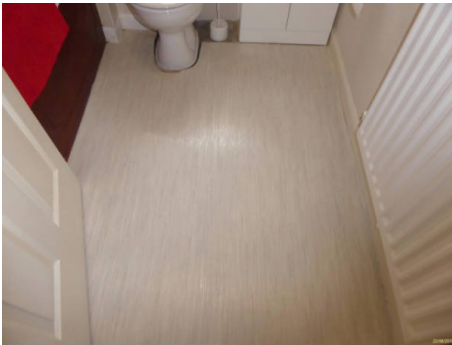
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Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private



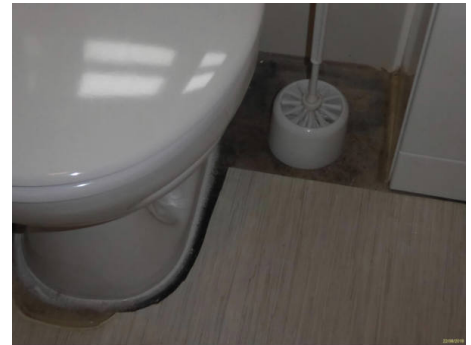
Bathroom



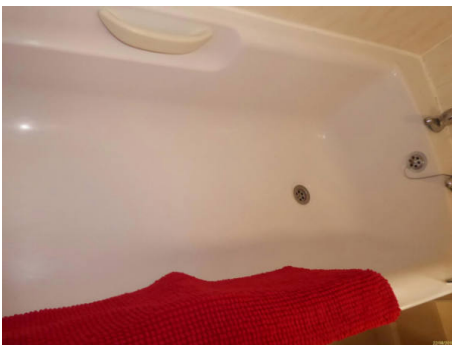
Bathroom



Flooring



Section of flooring incomplete



Bath

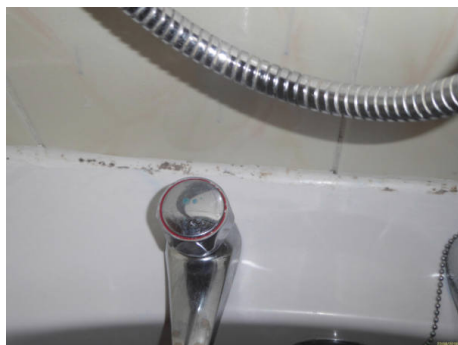


Mould marks behind bath taps

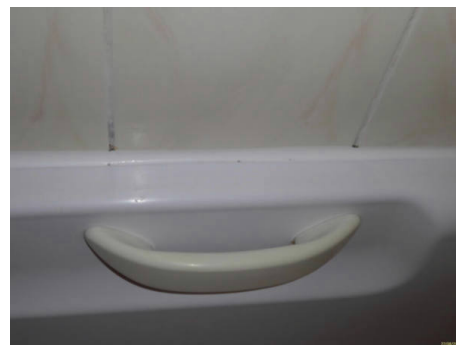
Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private



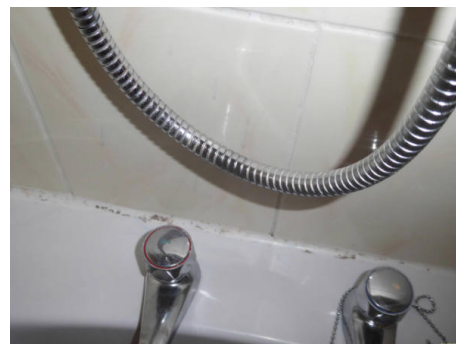
Light marks in bath sealant



Light mould marks in bath sealant



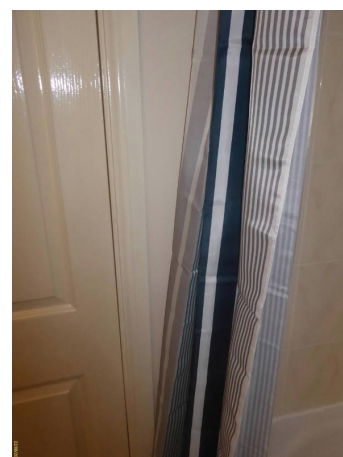
Bath screen



Shower hosing



Shower rose



Shower curtain

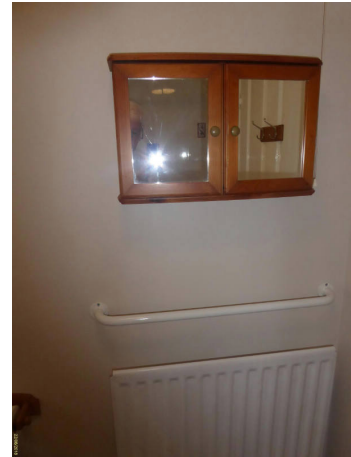
Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
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Reverse of door



Medicine cabinet



Inside medicine cabinet



Toilet bowl



Basin



Under basin unit

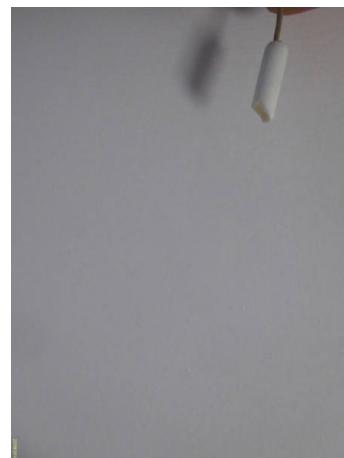
Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private



Leading edge of door rubbed down to wood



Pull cord acorn damaged

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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
 Property Address: 2 Bed inventory  
 Date of Inventory: Wednesday 22nd August 2018  
 Prepared for: Private

**Bedroom 2**

Room	Description	Comment
Doors & Frames + Door Furniture	147. Doorframe.	White painted frame
	148. Door.	White painted 4 panel wooden door
	149. Furniture.	Brass lever arm and plate. Reverse has wooden plinth with 2 x Brass Double hooks.
Windows & Frames, Sills, Keys, Curtains & Poles	150. Window	3 panel window full openers LHS/RHS.
	151. Frame and Sill.	White painted wooden -recently repainted with white wooden sill
	152. Furniture	Mustard coloured metal lever arm plate and S/S lock key present
	153. Decoration	Wire to white net curtains -newly installed. Light brown and white spot patterned blind metal beaded pulley.
Ceiling	154. Ceiling	White painted
Light Fittings	155. Fittings.	White rose to cream shade bulb working.
Walls & Skirtings	156. Walls.	Painted cream -rub marks L/L across facing
	157. Skirting.	White painted wooden with brass doorstep with black end.
Floor	158. Flooring	Short pile fawn stippled carpet
Plugs & Sockets	159. Sockets	3 x Double white plated
	160. Telephone point	Single white plated
	161. TV media point	Single white plated
	162. Switches.	1 x Single white plated
Miscellaneous	163. Radiator.	White double caps on both Thermostat RHS
	164. Built in Wardrobes.	White wooden doubles with knob handles. Inside LHS white wooden shelf with brass coloured metal hanging rail under. Inside RHS as per LHS. Ironing board - Metal framed with brown spot patterned cover.
	165. Large drawer unit.	White wooden unit with metal handles and 5 drawers -usage marks on bases.
	166. Bedside units.	2 x white wooden units with S/S handles, each with 3 x drawers -one has some light stains.
	167. Double Bed.	No bed head, storage space under mattress on top, with new white mattress protector in packaging and fire label seen.

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_



Reference: JS001C004547/1  
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Bedroom 2



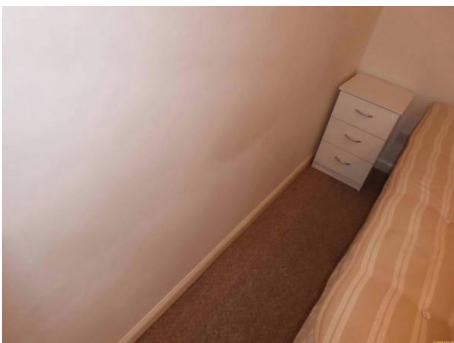
Bedroom 2



Bedroom 2



Bedroom 2



Rub marks facing wall



Rub marks facing

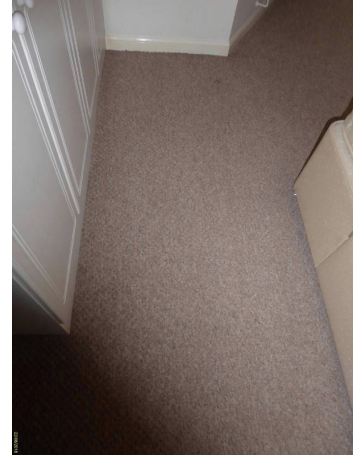
Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

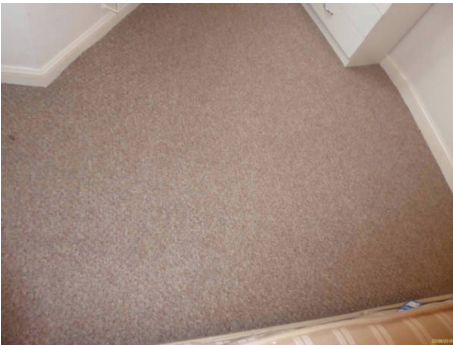
Reference: JS001C004547/1  
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Prepared for: Private



Flooring



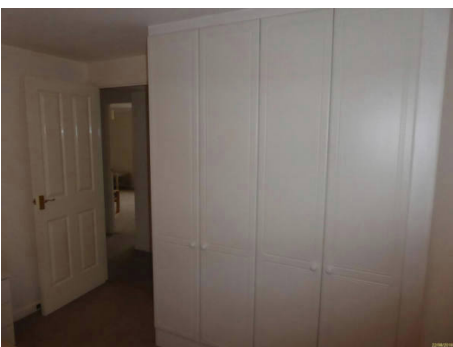
Flooring



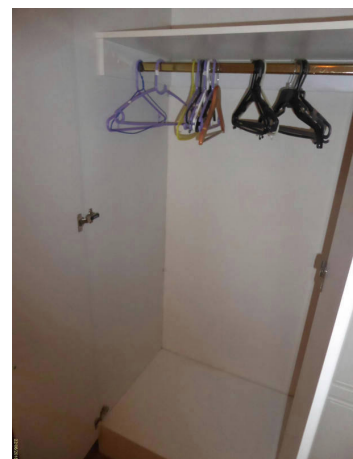
Flooring



Bed



Robes

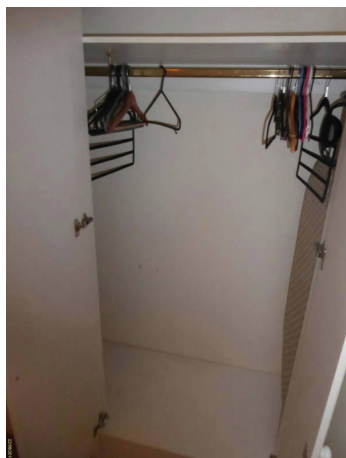


LHS double

Tenant Initials \_\_\_\_\_

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Reference: JS001C004547/1  
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RHS double and ironing board



Marks base of drawer

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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
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Date of Inventory: Wednesday 22nd August 2018  
Prepared for: Private

**Keys, Meters, Alarms**

Room	Description	Comment
Keys, Meters, Alarms	168. Keys issued to tenant.	2 sets of 1 external front door, flat door top/bottom lock keys, 1 bin store plus misc window keys - as pictured.
	169. Meters.	Electric meter no 51327 in cabinet outside front door of flat. Gas meter no A5113725 outside front LHS under kitchen window. Water meter no 15035213 outside front of lounge /kitchen on pathway.
	170. Smoke Alarms.	2 x hall and 1 kitchen , plus heat alarm in kitchen - all sounders working.

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Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
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Keys



Water



Gas



Electric



Kitchen alarm



2 Alarms in hall

Tenant Initials \_\_\_\_\_

Landlord Initials \_\_\_\_\_

Reference: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 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: JS001C004547/1  
Property Address: 2 Bed inventory  
Date of Inventory: Wednesday 22nd August 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: