

Telephone 07526 702375

INVENTORY AND SCHEDULE OF CONDITION FOR



PROPERTY ADDRESS

INVENTORY ON BEHALF OF:

Date prepared:

INFORMATION FOR LANDLORDS AND TENANTS ON THE INVENTORY AND SCHEDULE OF CONDITION FOR:

Address of property:

1. Disclaimer

1.1 This inventory is a fair and accurate record of the condition of the contents and internal condition of the property in question on the date the report was conducted. It is the responsibility of the Landlord, tenant and the Instructing Party to agree the accuracy of this report.

1.2 The clerk is not a qualified surveyor or valuer therefore Total Inventory Services do not undertake to remark on the structural integrity of the property. The inventory is not to be used as a structural survey report.

1.3 The Total Inventory Services clerk will not move what they consider in their opinion as large, heavy or valuable items. Nor will they describe the contents and condition of any inaccessible areas, such as basements and lofts. Total Inventory Services will not inspect items positioned in such a manner that they cannot be readily examined. Items located in locked areas or cupboards are the sole responsibility of the Landlord and will not be included in any report.

1.4 All descriptions within a report are for identification purposes only. All colours are to mean description of colour only and not that of any metals. The report will, therefore, only describe an item as seen and will not be a judgement on either its style (antique, designer, modern etc.) or its value.

1.5 Total Inventory Services do not undertake to comment on the exact specification of or the authenticity and provenance of such items. Photographs of such items will be included in the report if deemed necessary by the clerk. All measurements are approximate.

1.6 Prior to letting, if the property has been cleaned to a professional standard including carpets, windows, external woodwork and doors, this will be recorded in the general comment sections of the inventory.

1.7 The clerk will only make a general comment on the condition of the gardens, sheds and out-buildings unless it has been agreed otherwise.

1.8 All electrical items are considered complete with plugs, bulbs, flexes etc., unless otherwise specified. Lights will be operated only to confirm functionality.

2. Safety Disclaimer

2.1 The report is a documented record of the Landlords furniture, furnishings, equipment and contents that were accessible in the property on the date of the inventory and an assessment on the visible condition of the same. It is not a guarantee of, or report on, the efficiency of, the adequacy of, or safety of, any such equipment or contents. Bunk beds and cots are not checked for safety.

2.2 Boilers, gas fires, gas cookers, water supply, smoke alarms, carbon monoxide detectors, fire alarms and radiators are not tested.

3. Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended 1993

3.1 Compliance to any relevant current safety regulations pertaining to the contents of the property are the responsibility of the Landlord. Reports produced by Total Inventory Services do not form an indication of compliance or otherwise to any such regulations.

3.2 In the case of any furniture and furnishings being subject to the above regulations, where appropriate labels indicating compliance are visible, they will be marked as such with

“resistant label seen” on the inventory. This is not to be taken as an endorsement by Total Inventory Services that the items comply or otherwise with the above regulations.

4. Smoke & Carbon Monoxide Detectors

4.1 Smoke & Carbon Monoxide detectors are not tested and it is the responsibility of the tenant to inspect detectors at regular intervals to ensure they are in full working order, as per the manufacturer’s instructions.

5. Check-Out at the End of the Tenancy

5.1 It is essential that all items are returned to their respective areas in accordance with the original inventory before the check-out inspection. Failure to comply may result in the tenant incurring additional costs as the clerk is not commissioned to locate items which are not situated as per the original inventory report and will record them as missing.

5.2 All cleaning must be thorough and completed prior to check-out. It is expected that the property will be in a similar condition of cleanliness as noted in the original inventory, particularly with regard to material items. If the standard of cleaning is not satisfactory, a managing agent or Landlord may employ a contract cleaner. The cost of which may be deducted from the tenants deposit.

Tenant signature:

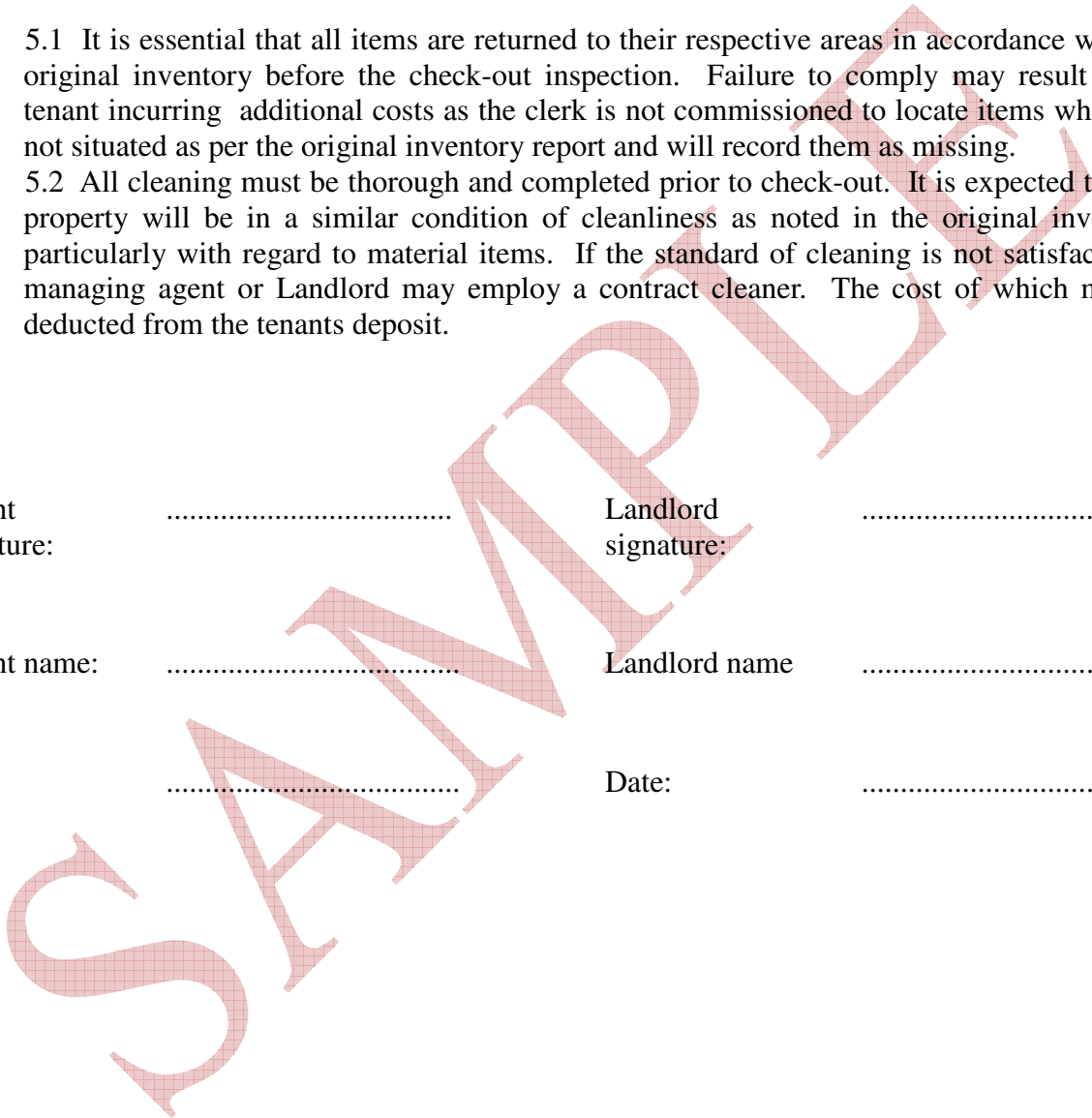
Landlord signature:

Tenant name:

Landlord name

Date:

Date:



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INVENTORY AND SCHEDULE OF CONDITION FOR:

KEYS / INSTRUCTION MANUALS / METER READINGS

Important – Tenants are to ensure that all keys are returned to their correct places as noted on the inventory; charges will be incurred for replacing lost or broken keys.

KEYS ISSUED	PRESENT AT CHECK-OUT

CERTIFICATES	DATED/REF	PRESENT AT CHECK-IN	PRESENT AT CHECK-OUT
GAS SAFETY	27 th January 2009		
ELECTRICAL	None seen		

INSTRUCTION LEAFLETS AND MANUALS	PRESENT AT CHECK-IN	PRESENT AT CHECK-OUT
Hotpoint dishwasher manual		
Smeg Range		
Miele washing machine and tumble dryer		

Received, read and understood. Tenant signature.....date.....

SERVICE / SUPPLIER	METER LOCATION	READING	SERIAL NUMBER
ELECTRIC	Side of house	35524	Actaris SO4R3043
GAS	Side of house	68265	02201965
WATER	None metered		

Tenant signature Date

INVENTORY AND SCHEDULE OF CONDITION FOR:

NOTES REGARDING THE PROPERTY

The property is a 4 bedroom, double glazed, central heated, detached house with bathroom, en-suite, garage, front and rear gardens. Electronic gated access

CONTENTS AND CONDITION

Condition of all items is considered to be of good order unless otherwise noted. Any marks or scratches noted are minor unless otherwise stated.

The property has been redecorated therefore no marks on paintwork. Kitchen, utility, bathroom, en-suite and cloak room have all been refurbished

The property has been professionally cleaned

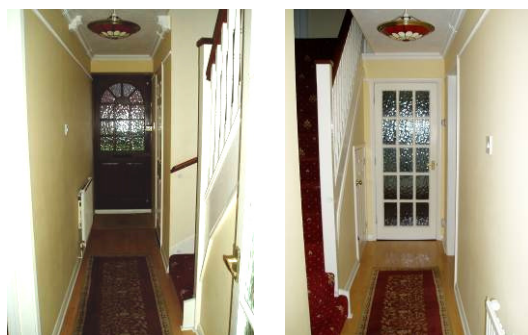
FRONT OF HOUSE



Ref	Item	Comments
1.	Single fronted detached house, red tiled storm porch, bulkhead light, doorbell yale alarm box, plant pots and welcome plaque Tarmac driveway, path to front door and rear of property Single integral garage with dark stained wooden up and over door and twist lock Lawn area, large tree and numerous bushes/shrubs DOOR – Dark stained hard wood door, obscure fixed lites to top panels below, brass effect numeral, letter plate, yale key lock and urn knocker	Windows are as stated in individual rooms. Lawn recently cut however patchy around tree

INVENTORY AND SCHEDULE OF CONDITION FOR:

HALLWAY



Ref	Item	Comments
2.	DOOR – Dark stained hard wood door, obscure fixed lites to top panels, below brass effect security chain, letter plate, and night latch and 2 x chubb locks	
3.	WALLS – Neutral painted emulsion Skirting - Painted white	No marks
4.	FLOORING – Light wood effect laminate, and quadrant Red/beige pattern rug	Emulsion paint spots on laminate between stairs and under stairs cupboard. New condition
5.	CEILING – Artex white emulsion Decorative picture rail Coving – Decorative	
6.	LIGHTING – Ceiling pendant, complete with red/black/beige glass shade and light bulb	
7.	Under stairs cupboard – White panelled wooden door and painted frame, brass effect knob, decor as hallway	All walls marked
	FIXTURES AND FITTINGS	
8.	Radiators – White Light switches - White plastic 1 x single. 1 x double. Power sockets - White plastic 1 x single.	
9.	Honeywell thermostat.	

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INVENTORY AND SCHEDULE OF CONDITION FOR:

CLOAKROOM



Ref	Item	Comments
10.	DOOR – White panelled wooden door and painted frame Internal lock Handle - Brass effect lever	
11.	WALLS – Neutral painted emulsion. Beige/cream tiled splash back Skirting - Painted white	Freshly painted
12.	FLOORING - Beige floor tiles with chrome effect carpet strip	New condition
13.	CEILING – Artex white emulsion	
14.	LIGHTING – Glass flush ceiling fitting and light bulb	
15.	WINDOW - Dark stained wooden obscure d/g diamond leaded window, 1 opener 1 fixed lite Windowsill - Tiled	
	FIXTURES AND FITTINGS	
16.	Radiators - White Light switches - Pull cord Power sockets - n/a	
17.	Low level white cistern, pan, seat and lid double push button flush	New
18.	White double door vanity unit chrome effect bow handles, complete with inset white hand basin, chrome effect mixer tap and pop up plug	New

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INVENTORY AND SCHEDULE OF CONDITION FOR:

19.	Wall mounted round mirror. Wall mounted square chrome effect towel ring Wall mounted chrome effect toilet roll holder. White toilet mat.	All clean good condition
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LOUNGE



Ref	Item	Comments
20.	<p>DOOR – White wooden door with 15 obscure fixed lites, and painted frame</p> <p>Handle - Brass effect lever</p> <p>FRENCH DOORS – White wooden doors each with 8 fixed lites to top, panel below, brass effect push up locks</p> <p>Handle - Brass effect lever</p>	Scratches
21.	<p>WALLS – Neutral painted emulsion</p> <p>Skirting - Painted white</p>	Freshly painted
22.	<p>FLOORING – Light wood effect laminate, white quadrant and laminate door strip</p>	Good condition no marks
23.	<p>CEILING – Artex white emulsion</p> <p>Coving - White</p>	
24.	<p>LIGHTING – Brass effect 3 light ceiling fitting complete with light bulbs</p>	2 bulbs not working
25.	<p>WINDOW - Dark stained wooden d/g diamond leaded, window 4 openers 2 fixed lites</p> <p>Windowsill – Painted white</p>	Scratched

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INVENTORY AND SCHEDULE OF CONDITION FOR:

	FIXTURES AND FITTINGS	
26.	Radiators – White Light switches - White plastic 1 x single. Power sockets - White plastic 3 x double.	
27.	Light wooden surround, marble back plate and hearth, complete with coal effect gas fire	
28.	White plastic curtain track with corded curtain closer/opener, complete with brown patterned sill length lined curtains	Clean good condition
29.	Alarm sensor TV socket Phone socket Aerial	

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INVENTORY AND SCHEDULE OF CONDITION FOR:

DINING ROOM



Ref	Item	Comments
30.	<p>FRENCH DOORS - White wooden doors, each complete with 8 fixed lites and panel below</p> <p>Handle - Brass effect levers</p> <p>PATIO DOORS - White d/g metal sliding doors, and wooden threshold</p> <p>Handle – White key lock lever</p> <p>DOOR leading to kitchen - White wooden door with 15 obscure fixed lites, and painted frame</p>	Scuff marks
31.	<p>WALLS – Neutral painted emulsion</p> <p>Skirting - Painted white</p>	Small mark on left wall. No other marks
32.	<p>FLOORING – Light wood effect laminate, white quadrant and laminate door strip</p>	Fine scratches
33.	<p>CEILING - Artex white emulsion</p> <p>Coving - White</p>	
34.	<p>LIGHTING – Brass effect 3 light ceiling fitting complete with 3 light bulbs</p>	
	FIXTURES AND FITTINGS	
35.	<p>Radiators - White</p> <p>Light switches - White plastic 1 x push button.</p> <p>Power sockets - White plastic 2 x double</p>	

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INVENTORY AND SCHEDULE OF CONDITION FOR:

KITCHEN



Ref	Item	Comments
36.	<p>DOOR - White wooden door 15 obscure fixed lites, and painted frame</p> <p>Handle - Brass effect lever</p> <p>BACK DOOR – White uPVC d/g door obscure fixed lite to top panel below</p> <p>Handle - Brass effect lockable lever</p>	Scuffed
37.	<p>WALLS – Neutral painted emulsion</p> <p>Skirting - Painted white</p>	Freshly decorated
38.	<p>FLOORING – Light beige floor tiles chrome effect bar</p>	New
39.	<p>CEILING - Artex white emulsion</p> <p>Coving - White</p>	
40.	<p>LIGHTING – Down lights</p>	
41.	<p>WINDOW - White uPVC d/g window 4 opener 2 fixed lite</p> <p>Windowsill – Painted white</p> <p>WINDOW – White uPVC d/g window 1 opener</p> <p>Windowsill – Painted white</p>	
	FIXTURES AND FITTINGS	

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INVENTORY AND SCHEDULE OF CONDITION FOR:

42.	<p>Radiators – White</p> <p>Light switches - White plastic 1 x push button.</p> <p>Power sockets - White plastic 4 x double. 3 x appliance fused Cooker switch with socket</p>	
43.	<p>Appliances – Smeg st/st range, griddle, 4 burners, chimney extractor hood, splash back</p> <p>St/st American style fridge freezer, with ice dispenser</p>	<p>New</p> <p>New</p>
44.	<p>Worktop – Black granite effect laminate surface with matching up stands</p>	New
45.	<p>Kitchen Island – Comprising of St/st 1.5 bowl sink, right hand drainer, black gloss finish worktop, 5 light wood base units, 1 containing hot point dishwasher, 1 drawer, chrome effect rod handles</p>	New
46.	<p>Kitchen units – Light wood finish, cornice, chrome effect bar pulls</p> <p>Base units 6 x single 3 x pull out larders with internal racks</p> <p>Drawers 2 x Drawer stacks</p> <p>Wall units 5 x single 1 x Wine rack</p>	New
47.	<p>Silver colour venetian blinds with adjuster cords</p>	Clean good condition
48.	<p>Consumer box</p>	
49.	<p>Various items on worktops</p>	Landlord removing prior to tenant moving in

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INVENTORY AND SCHEDULE OF CONDITION FOR:

UTILITY ROOM



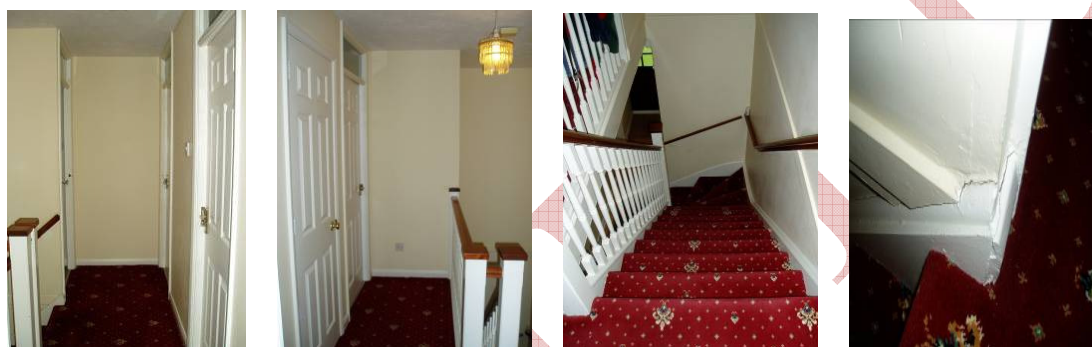
Ref	Item	Comments
50.	<p>DOOR - White wooden door 15 obscure fixed lites, and painted frame</p> <p>Handle - Brass effect lever</p> <p>GARAGE DOOR – White panelled wooden door and painted frame, fire closure arm</p> <p>Handle – Chrome effect key lock lever</p>	Scuffed
51.	<p>WALLS – Pale grey painted emulsion</p> <p>Skirting - Painted white</p>	Freshly decorated
52.	<p>FLOORING – Black floor tiles</p> <p>Chrome effect carpet bar</p> <p>Coir mat with chrome effect trim</p>	New
53.	<p>CEILING - Artex white emulsion</p> <p>Coving - White</p>	
54.	<p>LIGHTING – Down lights</p> <p>FIXTURES AND FITTINGS</p>	
55.	<p>Radiators – Kick board heater</p> <p>Light switches - White plastic 1 x double</p> <p>Power sockets - White plastic 3 x double</p>	
56.	<p>Appliances – White ‘Miele’ washing machine</p> <p>White ‘Miele’ tumble dryer</p>	<p>New</p> <p>New</p>

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INVENTORY AND SCHEDULE OF CONDITION FOR:

57.	Worktop – White/brown granite effect laminate surface with matching up stands	New
58.	Sink – St/st right hand drainer, chrome effect mixer tap and plug	New
59.	Kitchen units – Light wood shaker style units with chrome effect handles Base units 1 x single 1 x double 1 x wine rack	New

STAIRS AND LANDING



Ref	Item	Comments
60.	STAIRCASE – White painted wooden staircase, spindles, stained wooden handrail, banister and newel caps, red patterned fitted carpeted treads	No marks
61.	WALLS - Neutral painted emulsion Skirting - Painted white	Freshly painted
62.	FLOORING - Red patterned fitted carpet	Clean, good condition
63.	CEILING - Artex white emulsion Loft access	
64.	LIGHTING – Ceiling pendant complete with chandelier style shade and light bulb	
	FIXTURES AND FITTINGS	

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INVENTORY AND SCHEDULE OF CONDITION FOR:

65.	<p>Radiators - n/a</p> <p>Light switches - White plastic 1 x single</p> <p>Power sockets - White plastic 1 x single</p>	
66.	2 x Smoke alarm	Not tested

BEDROOM 1



Ref	Item	Comments
67.	<p>DOOR – White panelled wooden door, and painted frame, white plastic coat hook</p> <p>Handle - Brass effect lever</p>	Fine scratches
68.	<p>WALLS - Neutral painted emulsion.</p> <p>Skirting - Painted white</p>	Freshly painted
69.	<p>FLOORING – Cream colour fitted carpet chrome effect carpet strip</p>	New
70.	<p>CEILING - Artex white emulsion</p> <p>Coving - White</p>	
71.	<p>LIGHTING – Ceiling pendant complete with cream shade and light bulb</p>	
72.	<p>WINDOW - Dark stained wooden d/g diamond leaded, 4 openers 2 fixed lites</p> <p>Windowsill – Wooden painted white</p>	
	FIXTURES AND FITTINGS	

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INVENTORY AND SCHEDULE OF CONDITION FOR:

73.	<p>Radiators – White</p> <p>Light switches - White plastic 1 x single</p> <p>Power sockets - White plastic 2 x double</p>	
74.	White plastic curtain track with curtain pull cords, complete with cream sill length curtains	Clean good condition
75.	Fitted wardrobe, white melamine doors, chrome effect bow pulls each with internal shelves and clothes rails	Left hand door yellow staining

EN-SUITE



Ref	Item	Comments
76.	<p>DOOR – White panelled wooden door and painted frame</p> <p>White plastic coat hook</p> <p>Handle - Brass effect lever</p>	<p>Freshly painted</p> <p>Fine scratches</p>
77.	WALLS – Grey/white pattern tiles	Good condition grout clean
78.	FLOORING – Black/grey marble effect floor tiles, chrome effect bar	New
79.	CEILING - Artex white emulsion	
80.	LIGHTING – Flush fitted frosted glass square shade complete with light bulb	
81.	<p>WINDOW – Dark stained wooden obscure d/g diamond leaded, 2 openers 1 fixed lite</p> <p>Windowsill - Tiled</p>	
	FIXTURES AND FITTINGS	

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INVENTORY AND SCHEDULE OF CONDITION FOR:

82.	<p>Radiators - White.</p> <p>Light switches – Pull cord</p> <p>Power sockets - n/a</p>	
83.	Low level white cistern, pan, seat and lid, push button flush	New
84.	White hand basin with chrome mixer tap and pop up plug	New
85.	Shower - Tile enclosure, white tray, chrome mains shower, star shaped shower head, white shower curtain rail white/black/grey square pattern fabric shower curtain	New
86.	<p>Wall mounted white mirror door cabinet with internal shelves and shaver light above</p> <p>Wall mounted grey ceramic toilet roll holder</p> <p>Wall mounted grey ceramic towel ring</p> <p>Wall mounted shaver light</p>	All new
87.	<p>White vase</p> <p>Glass scales</p> <p>Chrome pedal bin</p> <p>White toilet brush and holder</p>	
88.	Black roller blind with side winder	New

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INVENTORY AND SCHEDULE OF CONDITION FOR:

BEDROOM 2



Ref	Item	Comments
89.	DOOR - White panelled wooden door and painted frame White plastic coat hook Handle - Brass effect lever	Freshly painted Fine scratches
90.	WALLS - Neutral painted emulsion Skirting - Painted white	Light marks in areas
91.	FLOORING - Cream fitted carpet, chrome effect carpet strip	Furniture indents, clean
92.	CEILING - Artex white emulsion	
93.	LIGHTING - Ceiling pendant, complete with blue shell shade and light bulb	
94.	WINDOW - White painted wooden d/g window, 2 openers 1 fixed lite Windowsill - Wooden, painted white	Dark stained wood exterior
	FIXTURES AND FITTINGS	
95.	Radiators - White Light switches - White plastic 1 x single. Power sockets - White plastic 2 x double	Stained pipe
96.	White curtain pole and finials complete with cream tab top curtains with floral stitch design	New

INVENTORY AND SCHEDULE OF CONDITION FOR:

BEDROOM 3



Ref	Item	Comments
97.	DOOR - White panelled wooden door and painted frame White plastic coat hook Handle - Brass effect lever	
98.	WALLS – Neutral painted emulsion Skirting - Painted white	Freshly painted
99.	FLOORING – Blue shade fitted carpet chrome effect carpet strip	Furniture indents
100.	CEILING - Artex white emulsion	
101.	LIGHTING – Ceiling pendant complete with blue football crazy shade and light bulb	
102.	WINDOW – Dark stained wooden d/g window, 3 openers 1 fixed lite Windowsill – White painted	
	FIXTURES AND FITTINGS	
103.	Radiators – White Light switches - White plastic 1 x single Power sockets - White plastic 2 x double	Stains on pipe work. Small football stickers
104.	Wardrobe – Wooden 2 door robe with drawer below and wooden knobs	New condition
105.	White curtain track with curtain pull cords complete with below sill length blue football crazy curtains	Good condition

Tenant signature Date

INVENTORY AND SCHEDULE OF CONDITION FOR:

BEDROOM 4



Ref	Item	Comments
106.	DOOR - White panelled wooden door and painted frame White plastic coat hook Handle - Brass effect lever	Freshly painted Fine scratches
107.	WALLS - Neutral painted emulsion Skirting - Painted white	Light marks in areas
108.	FLOORING – Cream fitted carpet, chrome effect carpet strip	Furniture indents, clean
109.	CEILING - Artex white emulsion	
110.	LIGHTING – Ceiling pendant, complete with cream lampshade and light bulb	
111.	WINDOW – White uPVC d/g window, 2 openers 1 fixed lite Windowsill - Wooden, painted white	
	FIXTURES AND FITTINGS	
112.	Radiators - White Light switches - White plastic 1 x single. Power sockets - White plastic 2 x double	Stained pipe
113.	White curtain pole and finials complete with sill length cream curtains and tie backs	Good condition

INVENTORY AND SCHEDULE OF CONDITION FOR:

BATHROOM



Ref	Item	Comments
114.	DOOR - White panelled wooden door and painted frame White plastic coat hook Handle - Brass effect lever	
115.	WALLS – Small light beige tiles with centre darker shade over bath	New
116.	FLOORING - Large cream floor tiles, chrome effect bar	New
117.	CEILING - Artex white emulsion	
118.	LIGHTING – Flush frosted glass shade complete with light bulb	
119.	WINDOW - Dark stained wooden obscure d/g window, 2 openers 1 fixed lite Windowsill - Tiled	
	FIXTURES AND FITTINGS	
120.	Radiators - White. Light switches – Pull cord Power sockets - n/a	
121.	Low level white cistern, white seat and lid double push button flush	New
122.	White hand basin and semi pedestal chrome mixer tap and pop up plug	New
123.	White shaped bath and panel, chrome effect mixer tap hand shower spray attachment and pop up plug	New

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INVENTORY AND SCHEDULE OF CONDITION FOR:

124.	Enclosed tiled shower, white tray, chrome effect mains shower and star shape shower head, cream shower rail complete with beige fabric shower curtain	New
125.	Beech effect, mirror fronted, cabinet, chrome effect bow pull handles, Shaver light above	New

REAR GARDEN



Ref	Item	Comments
126.	Paved patio area	Weathered
	Mainly laid to lawn	Recently cut
	Numerous mature shrubs, plants, and small trees	
	Left side fenced	New fencing
	Right hand side brick wall with fence panels between	
	Tap and hose	
	Gas and electric meters	
	Side access	
	Green wheelie bin	
	Blue top wheelie bin	
	Grass bag	

INVENTORY AND SCHEDULE OF CONDITION FOR:

GARAGE



Ref	Item	Comments
127.	Dark stained wooden up and over door with twist lock	Not for use by tenant

Tenant signature Date