



Inventory & Schedule of Condition

Property Address: 123 Sample Street, Sample City, Sampleshire, AB1 2CD



Compiled on: 24 October 2019

Clerk ID: CC

Compiled on behalf of the Landlord C/O Example Inventories Ltd

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Member of the Association of Independent
Inventory Clerks
Our Principal is a member of ARLA Propertymark

Second Floor
32 Church Road
Hove, East Sussex
BN3 2FN

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Notes

The Inventory document

It is the express responsibility of the Tenant(s) and Landlord to check that this Inventory document is correct.

Tenants:

Please ensure this Inventory is fully checked and signed during the Check-in process, any additional comments you wish to add should be added to the column entitled "Tenants additional comments" adjacent to the item which they depict.

All available Tenants should sign the Declaration on the final page before completing the Check-in.

Inventory Photographs accompanying this report will be shown below the relevant item they depict. Photographs can be enlarged and downloaded at your discretion.

Guidelines for Check-out

PLEASE READ CAREFULLY

To prevent condensation or mould build up the Tenant is responsible to wipe surfaces daily is required. Regulator ventilation of the property and allowance for proper airflow is also required. Failure to keep mould under proper control could result in damage to decoration or furnishings and may result in deductions being made from the Tenant's Deposit.

At Check-out all items, fixtures and fittings should be found to be in the same condition as stated on the Inventory excluding fair wear and tear which is definable as "reasonable use of the premises by the Tenants and the ordinary operation of natural forces (i.e. the passage of time)".

All items of furniture and contents must be left in the position in which they are found at Check-in; otherwise the Tenants may be liable for a finder's fee for

locating and repositioning of these items.

Any items damaged or lost during the tenancy should be replaced by the Tenants before check-out. Any replacement item must be of the same value and quality as the original item.

All tenant belongings, refuse and rubbish must be removed from the property.

All keys provided at Check-in must be returned at check-out and the property must be left secure.

It is the responsibility of the Tenants to maintain the gardens/external areas of the property during the tenancy (unless otherwise stated in the Tenancy Agreement). At Check-out these areas should be found to be in good seasonal order, neat and tidy with rubbish cleared.

The property should be thoroughly cleaned. It may be the requirement of your Tenancy Agreement that professional cleaning be undertaken.

It is advisable that carpets be well vacuumed and steam cleaned where necessary, hard flooring washed down and linen and curtains cleaned. Whilst the property should be cleaned throughout, special attention should be paid to windows, kitchen units/work surface and appliances, bathroom suite, tiling, woodwork, hard flooring and carpets. If the property is furnished all furniture should be left clean and all kitchen ware should be cleaned ready to use.

These are guidelines only - please check your Tenancy agreement and speak with your Letting Agent for further guidance and specific requirements

Disclaimers

SmartLet Terms and Conditions of Business

1. Services

In order to compile an accurate Inventory the property should be ready to let i.e. clean and with all necessary repairs/redecoration completed. All items must be removed from the property excluding those contents, fixture and fittings to be included in the inventory.

Items within cupboards and closed spaces should be visible and easily accessible to the Clerk in order to be documented, ideally laid out to be viewed. Areas found to be "over-stuffed" or inaccessible may be omitted from the report.

Should the property be found upon arrival by the Clerk, not to be in a ready condition, the Clerk will contact the Agent to take further instruction. If the Clerk is instructed at this point to continue it must be considered that visibility will have been hindered and thus the accuracy of the report itself may have been compromised.

All reports compiled by SmartLet are intended as an independent and informative record of the condition of any fixtures, fittings, contents, furniture and décor. Unless otherwise stated, it is accepted that a listed item is in good condition and free from any defects, soiling or malfunction. Where no comment regarding condition is made it is taken that no defect was found.

SmartLet reports relate only to furniture, furnishings and all of the landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a documented record that such items exist within the property, at the date of the inspection, and have been visually inspected, and the superficial condition of the same.

SmartLet Clerks are not qualified to test the workings of electrical or gas appliances unless it is practically possible to test power only. All electrical items are considered complete with plugs, bulbs, flexes etc, unless otherwise specified. It remains the responsibility of the Agent to confirm the safety of such items. Smartlet Clerks are not qualified to date the origin of an item, nor comment on whether an item may be genuine, replica, antique or reproduction. SmartLet Clerks will not undertake to move large items of furniture to inspect beneath/behind the item.

Loft spaces/eaves storage areas will not be inspected by the Clerk. Correct keys must be provided for the Clerk to access locked areas otherwise such areas will be omitted from the report. If an area is to be let with the property but is not obviously connected to it, it is the responsibility of the Agent to inform the Company of the area and its whereabouts in relation to the property at the point of booking in order that it may be included. (e.g. a garage in a compound near to, but not attached to, the property)

Smoke detectors and Carbon Monoxide alarms will be specified in so much as number and position; they will be tested where they are within reach to do so without the need for ladders and working at height. It remains the responsibility of the landlord to ensure they are present and operational. The test will be for

power supply only and should not be interpreted to mean that these items are fully working and that they comply with the 2015 regulations. SmartLet take no responsibility for damage or mal-function during the testing process or the items operation during the tenancy. Gardens will be described in lay-mans terms only. All measurements given are approximate. Any plants, light bulbs, cleaning or gardening materials are considered perishable items and may not be listed on the Report. All colours described within the report are taken to mean description of colour only. The Clerk does not undertake to comment on the exact product of paint on painted items.

Meter readings will be taken where the meter is accessible and the correct meter can be identified. If no meter or gauge is present the Clerk will not be able to take a reading. It is the Agent/Landlord's responsibility to inform SmartLet of the locations of any such meters at the point of booking. SmartLet will not revisit a property at a later stage to read a meter if the position has not been given at the point of booking.

Where the Clerk records an opinion relating to fair wear and tear, due care and attention will be taken to reach this decision, based on all contributing factors available to the Clerk at the time of the inspection. Any such comments represent the views of the Clerk alone and not that of the Company, and are based on industry knowledge and the accepted fair wear and tear guidelines recommended by the AIIIC and APIP. When determining fair wear and tear the Clerk relies on the information provided to him/her by the Agent/Landlord or to hand at the time of the inspection. It is the Agent/Landlord's responsibility to provide the Clerk with an up-to-date Inventory for use during Check-out. It remains the responsibility of the Agent/Landlord to refer to their own file notes taken during the Tenant, in order to determine any contributing factors which may affect the Clerk's recommendations.

2. Instructions/Conditions

SmartLet can accept an instruction via email, telephone or post. Once an instruction has been received an Agreement is deemed to exist between the Agent/Landlord and SmartLet under these Terms and Conditions. Instructions will be confirmed by email or telephone. Confirmation will define the instruction to which SmartLet and any assigned Clerk will work. Any errors contained within any confirmation not corrected by the Agent/Landlord upon receipt will be the liability of the Agent/Landlord.

All bookings should be made with at least 48 hours notice to SmartLet. SmartLet's normal office hours are 9.00 – 17.30 Monday to Friday, 9.00 – 15.00 on Saturdays. Once an instruction is completed SmartLet will endeavour to upload the report to the Agent/Landlord's online account the next working day. Upon request a hard copy may also be forwarded to the Agent/Landlord by post.

Copies of all reports will be held on the Client's online account at our website, accessible 24 hours a day for as long as the account remains active. Should SmartLet cease to receive instruction from the Agent/Landlord after a period of 3 months this account will be archived and subsequent copies of reports thereafter will be available only upon request and may be subject to additional charge.

4. Cancellation/Aborted visits

SmartLet reserves the right to charge a nominal fee(starting at £25.00 + vat and increasing with property size) should the instruction be aborted without 24hours notice or for any reason upon arrival at the property including mis-instruction, if the property is deemed unfit or unsafe for entry, if a Tenant is not in a position to vacate the property at an appointed time for Check-out, or if an occupier Landlord has not as yet vacated.

Where a Clerk is required to wait for the arrival of a Tenant or Landlord in order to carry out an instruction, thus affecting the Clerk's following appointments for the day, a nominal charge may be levied.

5. Access/Safety and Security

Where the SmartLet Clerk requires access to an occupied property, the Tenants will be provided with reasonable notice in writing. All properties will be left with the same measures of security as in place when entered by the Clerk. It is understood by SmartLet and the Clerk that the Property related to any Instruction is of sound and safe condition, is in no way infested, and places no risk to the health or safety of the assigned Clerk. A risk-assessment will be carried out by the Clerk upon arrival to determine this.

It is understood by SmartLet and the Clerk that we will be advised of any potential issues which may arise with Tenants/Landlords who are in any way considered dangerous to the Clerk, this includes violence and health and safety issues. Should the Clerk at any time feel threatened whilst carrying out an instruction he/she will immediately leave the property and abort the inspection. The inspection will then be resumed at a time agreed with the Agent/Landlord without the Tenant/Landlord present.

6. Price and Payment terms

It is assumed that the size and furnishings of a property shall be proportionate in relation to the information given to SmartLet by the Agent/Landlord upon booking an instruction. SmartLet reserves the right to deviate from the standard price list by negotiation with the Agent/Landlord should the property be found not to be of reasonable proportions.

The parties may at any time mutually agree upon and execute new service specifications. Any such agreement shall reflect the changed services and fees and any other terms agreed between the parties. Payment for an instruction is to be made within 30days of completion/receipt of invoice. Late payment may be subject to the addition of interest.

7. Insurance

The Company and all Clerks carry appropriate Public Liability Insurance. The Company carries appropriate Professional Indemnity Insurance.

8. Complaints

The Agent/Landlord is responsible for checking a report provided by SmartLet and raising any queries regarding its content. Complaints must be raised with SmartLet within 7 days of receipt of the report. It is understood that if deemed necessary by arrangement SmartLet will re-visit the property in order to rectify such a complaint. After 7 days of receipt of the report SmartLet will consider the report accurate and accepted by the Agent/Landlord and no further liability will be accepted by SmartLet. SmartLet operates a complaints procedure. This procedure can be provided upon request.

9. Intellectual property rights & Copyright

All Instructions commissioned from SmartLet and delivered by electronic means shall remain the property of SmartLet. Requested hard copies may be printed,

copied or retained but may not be electronically copied or altered. Re-makes or re-types of a SmartLet report without the company's permission is strictly forbidden.

10. Confidentiality and non-competition

As per the Data Protection Act all information held by the Company on behalf of a Client will be dealt with confidentially and, after use, destroyed responsibly. SmartLet will not pass any Clients information to any organisation without the Clients express permission. Each party must treat all information received from the other marked "confidential" or reasonably obvious to be confidential, as it would treat its own confidential information.

It is understood that any Client of SmartLet will not approach any SmartLet Inventory Clerk or sub-contractor in order to procure their services independently from the company, within 12 months of the Clients final instruction to the company, or indefinitely whilst the Clerk is employed by SmartLet.

11. Force Majeure The Company or Clerk is not liable for delays in performance (including the delivery of documentation and adverse weather conditions affecting appointed bookings) caused by circumstances beyond its reasonable control.

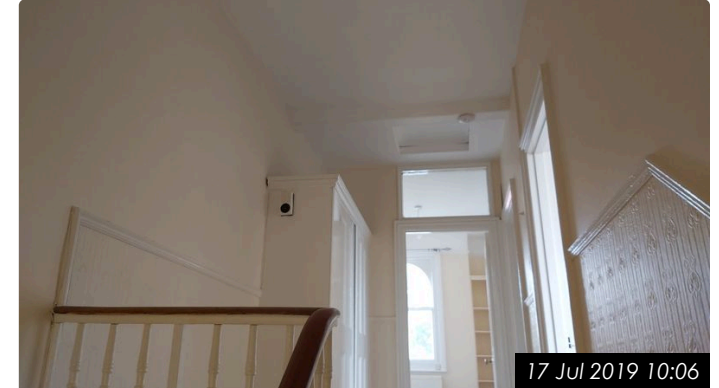
1. Entrance Hallway



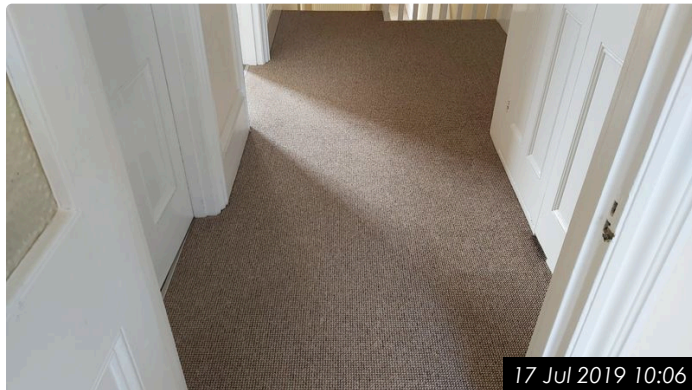
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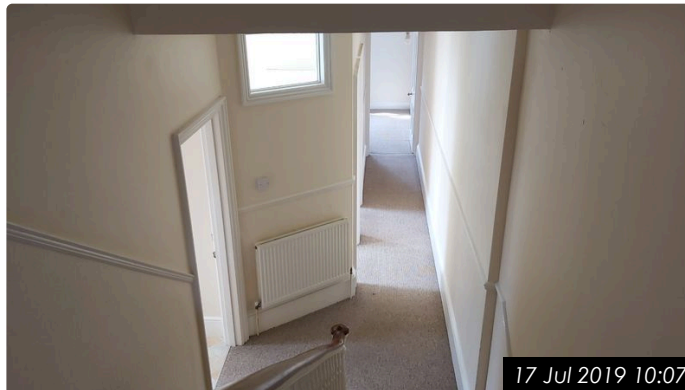
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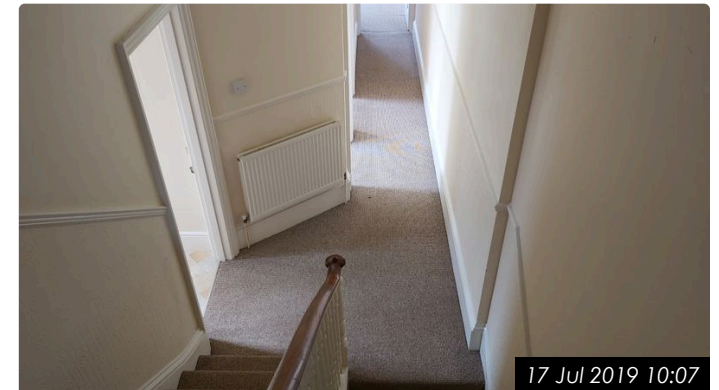
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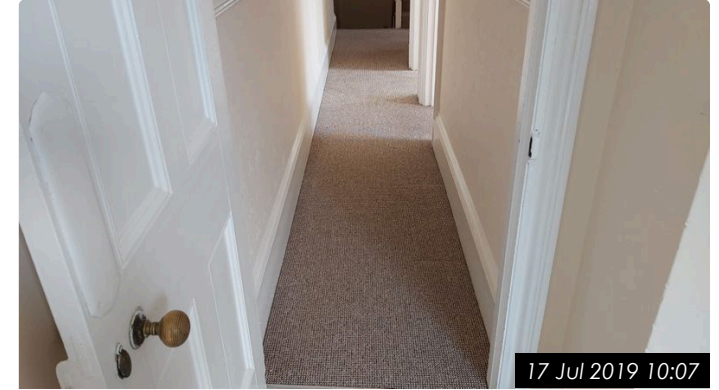
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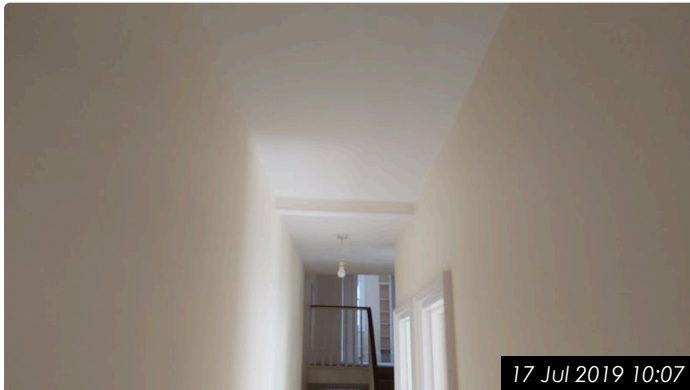
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Ref #1



Ref #1



Ref #1

1. Entrance Hallway (Cont.)

Item	Description	Condition	Tenant Comments
1.1 Front Door	Frame and door painted white, textured glass pane to frame , metal yale lock , chrome handle	Overpainted old defects, fittings tarnished and paint marked, clean	
1.2 Ceiling	Painted white to include loft hatch, 2 single pendant lights, white plastic smoke alarm	Lights working, alarm tested and working, some patchy paint, minor blemishes , clean	
1.3 Walls	Painted cream in part over textured paper, white painted dado rail	Overpainted circular indent above radiator, isolated minor smudges, messy repair over painted high-level at top of stairs, clean	
1.4 Skirting Boards	Painted white	Overpainted old defects, clean	
1.5 Flooring	Beige Carpet	Brown spot on first part of staircase, brown spot before bathroom, furniture indents, clean	
1.6 Radiator	White	1 valve cap missing, minor age marks, light chips, paint drip, clean	
1.7 Internal Window	Frame painted white, fixed glass pane	Minor paint marks to glass, clean	

1. Entrance Hallway (Cont.)

1.8 Built In Cupboard	Frame and two doors painted white to include Keyhole, one inner bolt, interior decorated as per hallway housing 2 wooden shelves, mains fuse board, electricity key meter with top up key present, door bell chime	Left door could not be opened, circular metal bracket to inner right door, chips to inner door decoration, shelves aged and chipped, free of rubbish, doorbell untested, clean,	
1.9 Light Switch(es) And Socket(s)	White plastic	No visible defects, clean	
1.10 Handrail And Banisters	Part wooden painted white, part stained wood	Wood marked commensurate with age, paint marks, clean	

2. Bedroom One (Small Front)



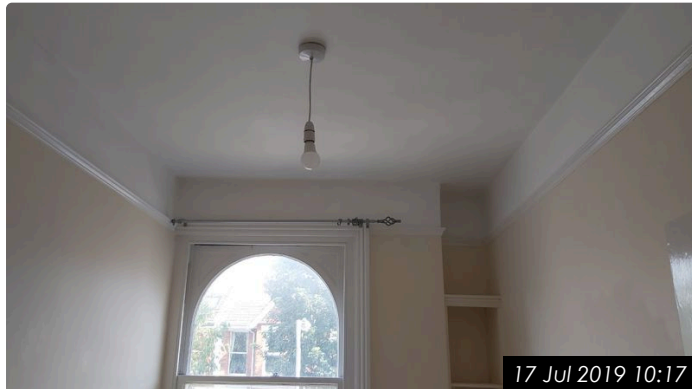
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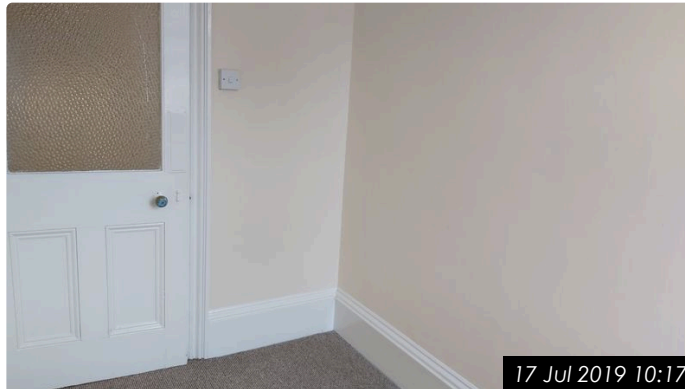
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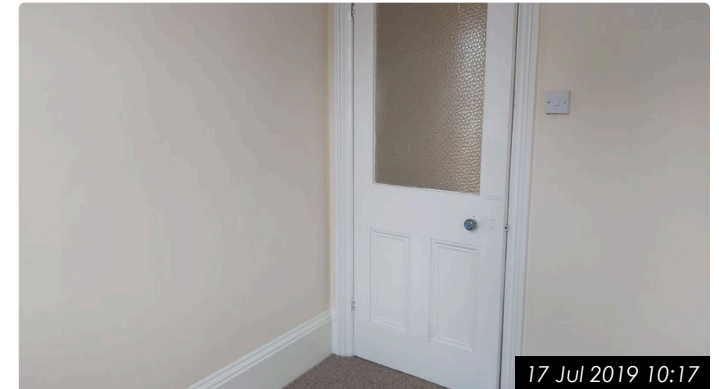
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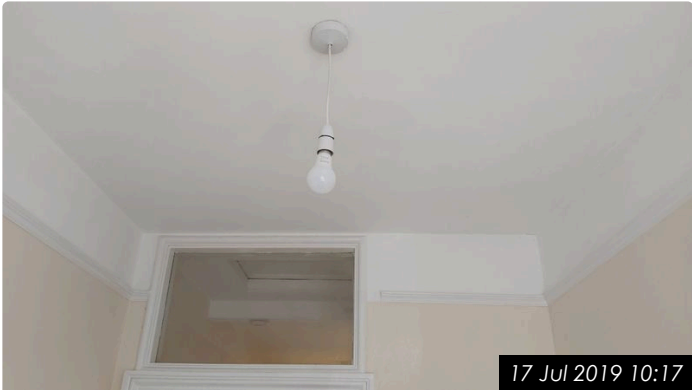


Ref #2

2. Bedroom One (Small Front) (Cont.)



Ref #2



Ref #2

Item	Description	Condition	Tenant Comments
2.1 Door	Frame and door painted white, glass pane above, textured glass pane to door, brass door knobs, over painted Keyhole covers, hook and door plate	Door knobs tarnished and paint marked, paint marks to glass, overpainted old chips and defects, clean	
2.2 Ceiling	Painted white, single pendant light fitting	Light working, slight patchy paint, clean	
2.3 Walls	Painted white to tops to include picture rail, walls below painted cream	Overpainted repair behind door, clean	

2. Bedroom One (Small Front) (Cont.)

2.4 Skirting Boards	Painted white	Overpainted old defects, one chip to left wall, clean	
2.5 Flooring	Beige Carpet	Furniture indents, clean	
2.6 Radiator	White	Valve cap and TRV present , minor scratches and marks, clean	
2.7 Window	Frame painted white to include finger pull and catch, chrome curtain pole with one finial and matching rings, BT connection point	Both sash cords intact, small crack to edge of upper pane, light cracking and aging to paintwork, dirty to exterior, interior clean	



Ref # 2.7

2. Bedroom One (Small Front) (Cont.)

2.8 Built In Shelves	Cream painted unit with five shelves	Minor scuffs and marks, clean	
2.9 Light Switch(es) And Socket(s)	White plastic to include telephone connection point	Lightly age marked, clean	

3. Living Room



Ref #3



Ref #3



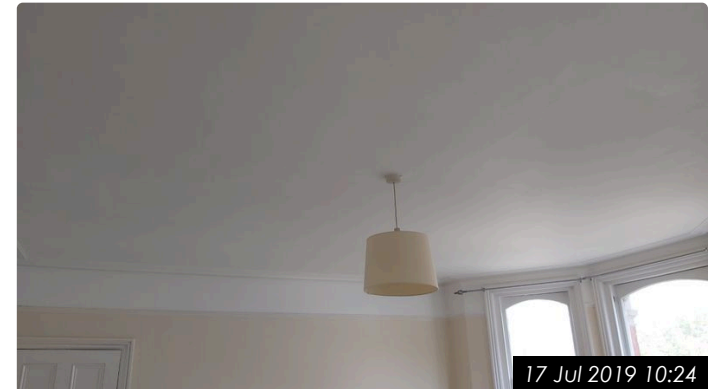
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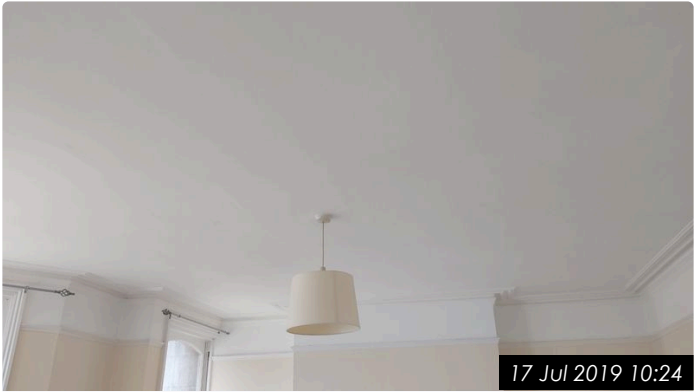


Ref #3

3. Living Room (Cont.)



Ref #3



Ref #3

Item	Description	Condition	Tenant Comments
3.1 Door	Frame and door painted white, brass door knobs and keyhole covers	Fittings tarnished and paint marked, overpainted old defects, internal door knob dented, screws missing to exterior doorknob and both loose, clean	

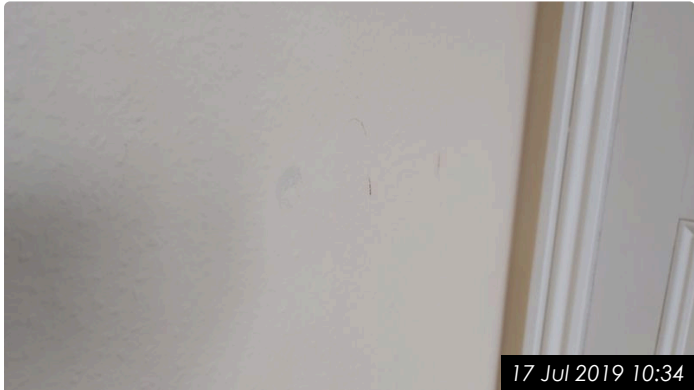
3. Living Room (Cont.)



Ref # 3.1

3.2 Ceiling	Painted white, single pendant light fitting with a cream shade	Light working, no visible defects, clean	
3.3 Walls	Painted white to tops to include picture rail, walls below painted cream over woodchip paper	Overpainted dents behind door, large overpainted repairs to left alcove and right of light switch, clean	

3. Living Room (Cont.)



Ref # 3.3

3.4 Skirting Boards	Painted white	Overpainted old defects, filled but unpainted drilled holes to left wall , over painted cables tacked in places, clean	
3.5 Flooring	Beige Carpet	Furniture indents, clean	
3.6 Bay Window	Frame painted white to include three finger pulls and three catches, chrome curtain pole with finials	All sash cords intact, light grey drip marks to frame, one catch is unmatching, dirty to exterior, interior clean	
3.7 Single Window	Frame painted white to include finger pull and catch, chrome curtain pole with one finial	Both sash cords intact, light grey drip marks to frame, dirty to exterior, interior clean	

3. Living Room (Cont.)

3.8 Fireplace	White painted mantel and surround, black metal interior with decorative tiles, wrought iron fire basket with grate	Plastic bag fitted into flue with black plastic nozzle protruding, fireplace generally marked commensurate with age and use throughout, clean	
 Ref # 3.8			
3.9 Radiator	White	Both valve caps present , minor drips and marks, clean	
3.10 Light Switch(es) And Socket(s)	White plastic to include television and telephone connection points an TV aerial cables	Lightly age marked, clean	

4. Bedroom Two (Middle)



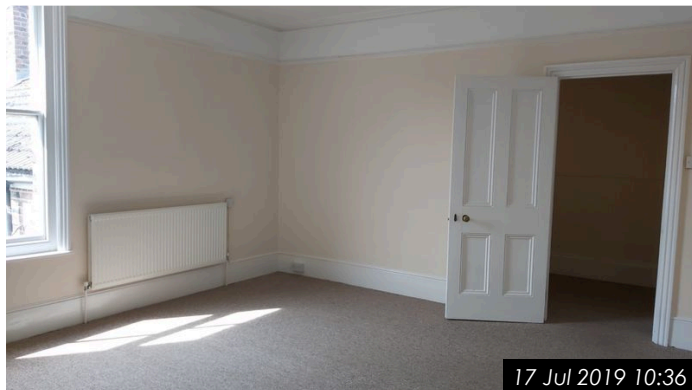
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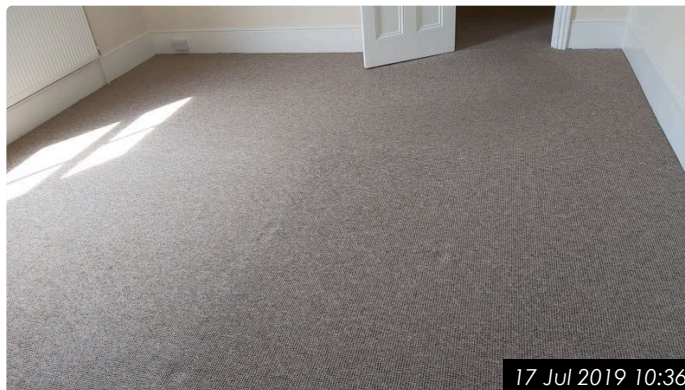
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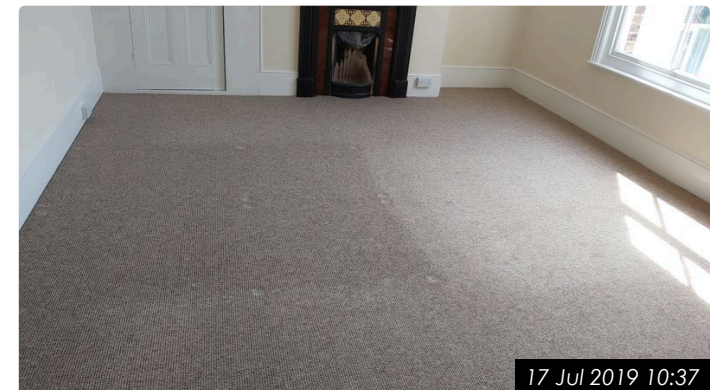
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4. Bedroom Two (Middle) (Cont.)



Ref #4



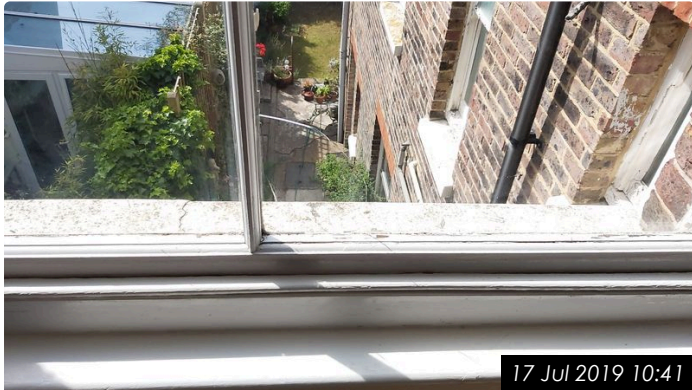
Ref #4

Item	Description	Condition	Tenant Comments
4.1 Door	Frame and door painted white, brass door knobs and keyhole covers , one white painted hook	Fittings tarnished and paint marked, overpainted old defects, internal Keyhole cover missing, clean	
4.2 Ceiling	Painted white, single pendant light fitting	Light working, no visible defects, clean	
4.3 Walls	Painted white to tops to include picture rail, walls below painted cream	Light picture ghosting over radiator, grey discoloration above coving to same area, numerous light scuff marks low-level, furniture rubs to left wall, clean	

4. Bedroom Two (Middle) (Cont.)

4.4 Skirting Boards	Painted white	Overpainted old defects, clean	
4.5 Flooring	Beige Carpet	Furniture indents, one grey spot stain to center, clean	
4.6 Built In Cupboard	Frame and door painted white, Keyhole with one key, interior painted cream, carpet to match room, hook to door, internal shelf, three unmatching wall mounted hooks	Minor marks to interior , catch loose to interior door, minor chips to outer door frame top edge, clean	
4.7 Fireplace	Black painted mantel and surround, black metal interior with decorative tiles, wrought iron fire basket with grate	Plastic bag fitted into flue, fireplace generally marked commensurate with age and use throughout, minor chips to black paint, clean	
4.8 Window	Frame painted white to include catch, chrome curtain pole with matching finials and rings	Both sash cords intact, heavy crack to lower right pane of glass, decoration slightly aged, exterior dirty, interior clean	

4. Bedroom Two (Middle) (Cont.)



Ref # 4.8

4.9 Radiator	White	Both valve caps present , no visible defects, clean	
4.10 Light Switch(es) And Socket(s)	White plastic	Lightly age marked, clean	

5. WC



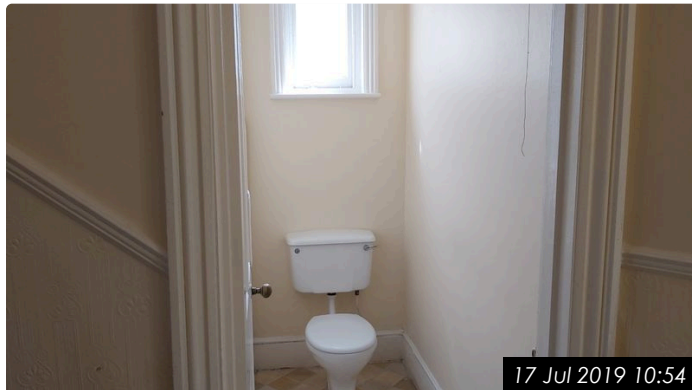
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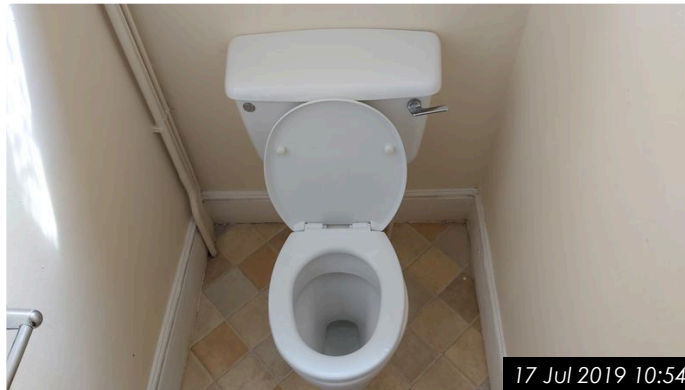
Ref #5



Ref #5



Ref #5



Ref #5

5. WC (Cont.)

Item	Description	Condition	Tenant Comments
5.1 Door	Frame and door painted white, brass door knobs with latch, one overpainted door plate, hook and eye	Fittings tarnished and paint marked, external door knob is dented, clean	
5.2 Ceiling	Painted white, ceiling mounted light, cream shade, light pull cord	Lights working, pull cord has no toggle and is discoloured, one settlement crack to ceiling, clean	
5.3 Walls	Painted Cream	Overpainted small defects, clean	
5.4 Skirting Boards	Painted white	Overpainted old defects and cracks to paint work, clean	
5.5 Flooring	Beige and grey tile effect vinyl	Minor paint flecks, clean	
5.6 Window	Frame painted white, patterned plastic covering to glass	No catch, over painted over defects, clean	
5.7 Toilet	White ceramic, white plastic seat and lid, chrome flush handle	Stoppers underneath seat are aged with one missing, grubby	

5. WC (Cont.)

5.8 Toilet Roll Holder	Chrome wall mounted	No visible defects, clean	
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6. Bathroom



Ref #6



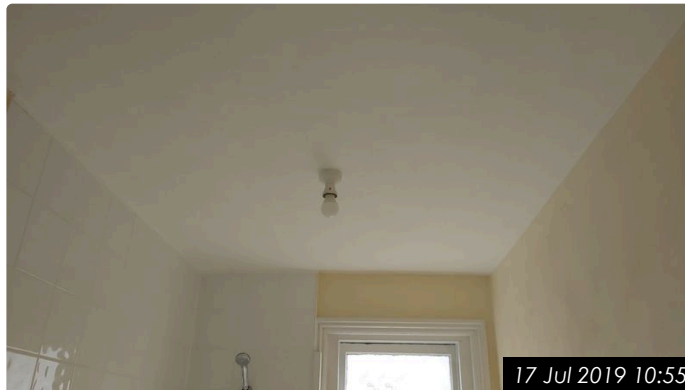
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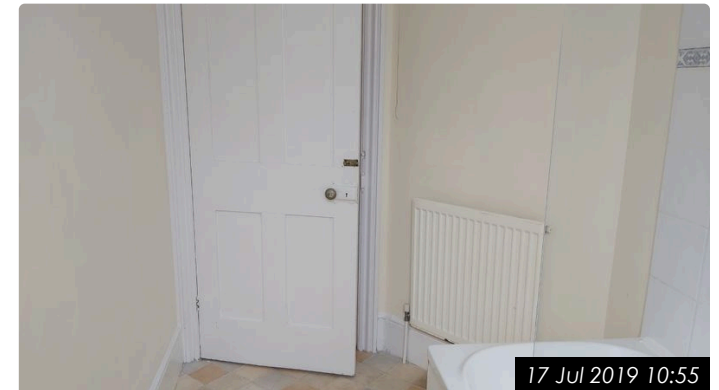
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Ref #6

6. Bathroom (Cont.)



Ref #6



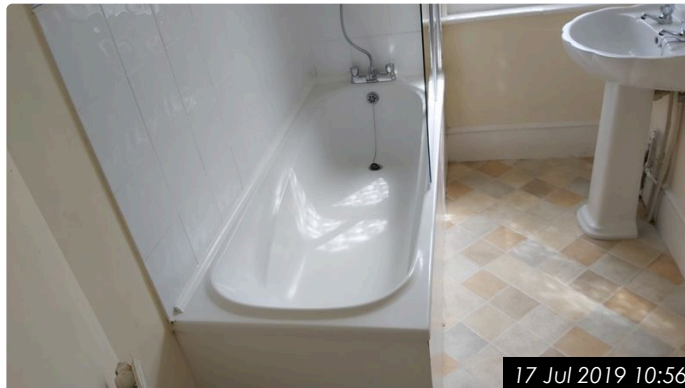
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Ref #6



Ref #6

6. Bathroom (Cont.)

Item	Description	Condition	Tenant Comments
6.1 Door	Frame and door painted white, brass door knobs with lock, brass bolt, two white painted double hooks	Fittings tarnished and paint marked, external door knob is loose with screws missing, light paint cracking, clean	
6.2 Ceiling	Painted white, ceiling mounted light, light pull cord , white painted loft hatch	Light working, pull cord has no toggle and is discoloured, clean	
6.3 Walls	Painted cream, white tiled splashbacks with blue tiled border	Splash marks low-level right of bath, cream paint slightly patchy , tile grout slightly discoloured above bath, five drilled filled holes over bath taps, clean	
6.4 Skirting Boards	Painted white , water meter and stopcock present	Overpainted old defects and cracks to paint work, clean	
6.5 Flooring	Beige and grey tile effect vinyl	Minor paint flecks, small tear to left on entry, clean	
6.6 Radiator	White	one valve cap missing, chips and rust marked, overpainting visible, clean	

6. Bathroom (Cont.)



Ref # 6.6

6.7 Bath/Shower	White plastic bath, white painted bath panels, chrome shower mixer tap with hose and head on wall bracket, chrome and glass shower screen with fixed panel and swing door	Bath panel has two cracks to top edge and messily drilled holes to bottom edge of long panel, paint flecks to bath, clean	
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6. Bathroom (Cont.)



Ref # 6.7

6.8 Window	Frame painted white, patterned plastic covering to glass, white painted catch	Two large cracks to glass of lower pane, paint marks to glass and plastic covering , frame has painted over defects, clean	
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6. Bathroom (Cont.)



Ref # 6.8

6.9 Hand Basin	White ceramic pedestal, chrome taps, plug and chain	Sealant is lightly discoloured and messily applied, grubby	
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7. Kitchen



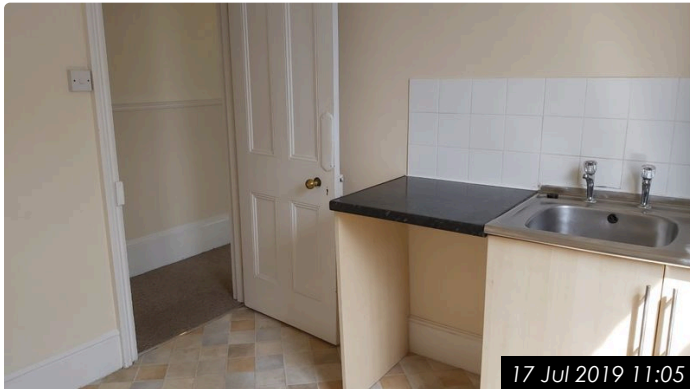
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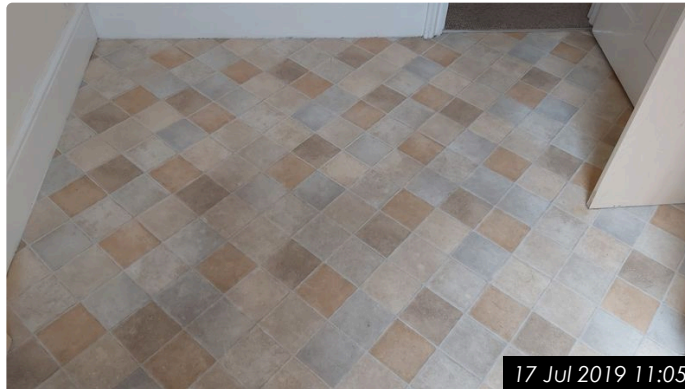
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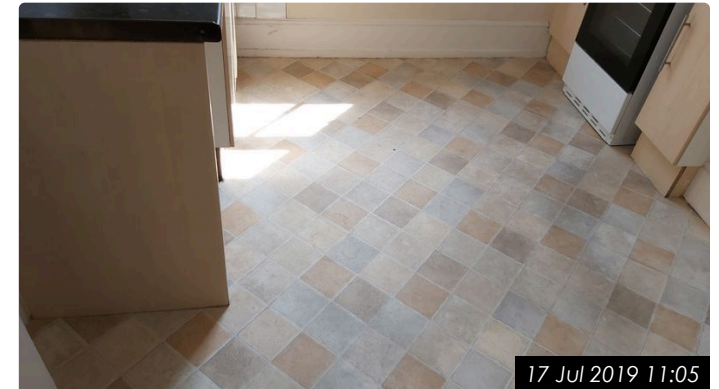
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Ref #7



Ref #7



Ref #7

7. Kitchen (Cont.)



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

7. Kitchen (Cont.)

Item	Description	Condition	Tenant Comments
7.1 Door	Frame and door painted white, brass door knobs with lock, white painted hook, white painted towel rail	Overpainted old defects to frame and door including crack to one door panel, light chips to frame, fittings tarnished and paint marks, minor chips to inner door, clean	
7.2 Ceiling	Painted white, ceiling mounted light	Light working, no visible defects, clean	
7.3 Walls	Painted cream, white tiled splashbacks	Minor paint touch ups to door wall, light smudge marks and over painted old defects, clean	
7.4 Skirting Boards	Painted white	Overpainted old defects, various marks, chipped behind door, clean	
7.5 Flooring	Beige and grey tile effect vinyl	No visible defects, clean	
7.6 Window	Frame painted white, white painted hook, white painted catch , chrome curtain pole with matching finials and rings	Both lower panes of glass cracked, both sash cords are intact, overpainted old defects and minor chips to frame, curtain pole rust marked, exterior dirty, interior clean	

7. Kitchen (Cont.)



Ref # 7.6



Ref # 7.6

7.7 Kitchen Units (From Left To Right)	Light wood effect with chrome handles consisting of two single wall units each with two shelves, double under sink base unit with shelf, single base unit with shelf and drawer, single base unit with shelf and drawer, matching kick boards	Light age marks and discoloration to interiors, kickboard left of under sink unit is loose, chips to edges of shelves under sink, clean	
7.8 Worksurface	Black mottled laminate	Pale discoloration and ring mark left of Sink, edging strip chipped heavily left of oven, pale discoloration right of oven, knife cut marks throughout	

7. Kitchen (Cont.)

7.9 Sink	Stainless steel single bowl and drainer, chrome and plastic taps, rubber plug	No chain for plug, top of cold tap missing, sealant messily applied at rear, clean	
7.10 Boiler	White i24 wall mounted	Untested, manufacturers stickers to casing, boxing in below is tile to match walls and is present but not secured	
7.11 Carbon Monoxide Alarm	White Honeywell	Tested and not working	
7.12 Cooker	White freestanding Beko, four ring gas hob with two metal pan stands, oven housing two metal shelves, one rack	Minor rusting under dials, light use marks but clean	
7.13 Light Switch(es) And Socket(s)	White plastic	No visible defects, clean	

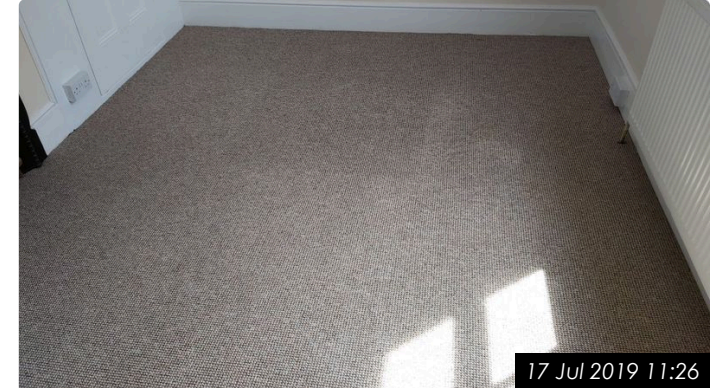
8. Bedroom Three (Rear)



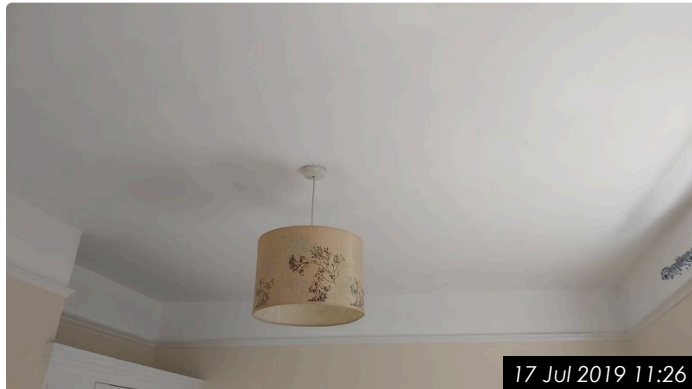
Ref #8



Ref #8



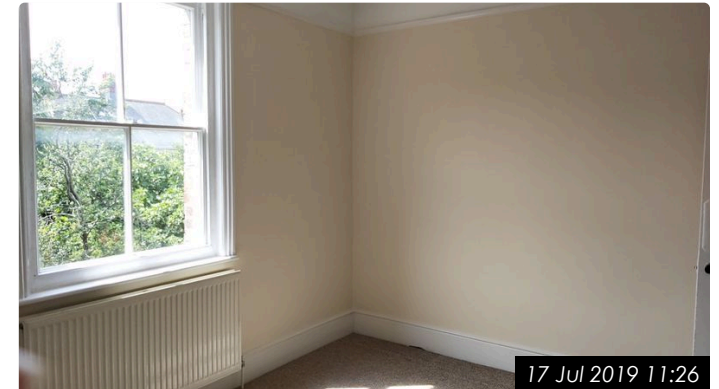
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Ref #8



Ref #8



Ref #8

8. Bedroom Three (Rear) (Cont.)



Ref #8



Ref #8

Item	Description	Condition	Tenant Comments
8.1 Door	Frame and door painted white, brass door knobs with lock, white painted bolt, glass pane above	Fittings tarnished and paint marked, overpainted old defects, visible repairs over painted in mismatched paint to interior top of door, clean	
8.2 Ceiling	Painted white, single pendant light fitting with a patterned cream shade	Light working, no visible defects, clean	
8.3 Walls	Painted white to tops to include picture rail, walls below painted cream	Circular scuff behind door, isolated further smudge and scuff marks to walls, clean	

8. Bedroom Three (Rear) (Cont.)

8.4 Skirting Boards	Painted white	Overpainted old defects, gap to bottom edge to right wall, minor scuffs, clean	
8.5 Flooring	Beige Carpet	Furniture indents, pale orange discoloration patch to left facing radiator , pulled threads and mutually on entrance , clean	



Ref # 8.5



Ref # 8.5

8.6 Radiator	White	Both valve caps present , minor marks, clean	
8.7 Window	Frame painted white, chrome catch, chrome curtain pole with finials and rings	Both sash cords intact, overpainted old defects, dirty to exterior, interior clean	

8. Bedroom Three (Rear) (Cont.)

8.8 Fireplace	Black painted mantel and surround, wrought iron fire basket	Front of fire basket has broken off, interior heat and age marked, lightly marked and chipped to mantle, clean	
8.9 Built In Cupboard	Frame and door painted white to include butterfly catch, Keyhole with one key, interior painted cream and white with carpet to match room, white painted shelf, two metal hanging rails, four mounted hooks two facing wall, 1 hook to interior of door	Internal decoration marked with numerous over painted old defects, spare roll of carpet present to match room, roll of vinyl present to match kitchen, clean	
8.10 Light Switch(es) And Socket(s)	White plastic	Lightly age marked, clean	

9. Manuals

Item	Description	Tenant Comments
9.1 Household Manuals Present	Boiler, cooker	

10. Alarms

Item	Location	Test Result	Tenant Comments
10.1 Carbon Monoxide Alarm	Kitchen	Tested and not working	
10.2 Smoke Alarm	Hallway	Tested and working	

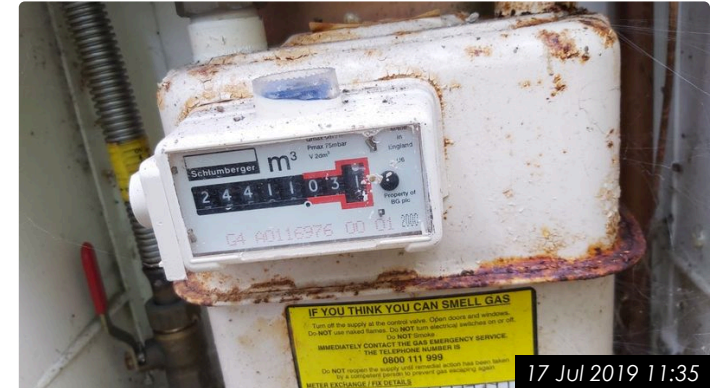
11. Meters



Ref #11



Ref #11



Ref #11

Item	Serial Number	Reading	Tenant Comments
11.1 Gas Meter	G4 a0116976 exterior front wall - not marked, only one meter found, landlord to confirm whether this belongs to the property	24411	
11.2 Electric Meter	S923 5529 built-in cupboard on landing	666 98 / £2.37	
11.3 Water Meter	0849 5712 bathroom wall	005 17	

Declaration

Tenants: Please ensure this Inventory is fully checked and signed during the Check-in process. The lead Tenant should sign each page. All Tenants should sign the following declaration before completing the Check-in. If you do not add any additional comments during the Check-in process this document will be deemed correct and no further alterations or comments will be accepted.

Tenants Declaration:

The foregoing Inventory has been checked by the undersigned with any amendments and additional notes made as necessary by the Tenant(s), and is correct.