



INVENTORY REPORT PREPARED ON BEHALF OF

Sample Company

Sample Address



Report Compiled By	Sample Clerk
Compilation Date	Sample Date
Property Details	2 Bed, 2 Bath, Furnished



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Abbreviations & Terminology

Abbreviations

LL	-	Low Level
ML	-	Mid Level
HL	-	High Level
RHS	-	Right Hand Side
LHS	-	Left Hand Side

‘Structural crack’ is used to imply a visible settlement crack or joining crack, it does not imply defects to the buildings structure that would normally be found by a professional surveyor.

‘New’ will be used only where it is obvious, at the time of inventory, that the item is new.

‘Signs of wear’ & ‘Usage marks’ are used to imply that an item is showing marks or minor defects expected through normal use of that item.

‘Well worn’ is used to imply that an item is in old or heavily used condition with signs of wear consistent with normal use of that item.

‘Good antique condition’ is used to imply that an item of old furniture is in a well-maintained condition.

DISCLAIMER:

This inventory is undertaken by Yellow Oak Inventories and provides a fair and accurate record of the condition and contents of the property, and the property's internal condition. It is the responsibility of the landlord and the tenant or the respective agents to agree between themselves the accuracy of this report.

The person preparing the inventory is not an expert in fabrics, woods, materials, antiques etc, nor a qualified surveyor. The inventory should not be used as an accurate description of each piece of furniture and equipment, or as a structural survey report. Plants and shrubs are not listed. If any additional items are to be listed, this will be at the Landlords request only.

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

The Fire and Safety Regulations regarding Furnishings, gas, electrical and similar services are ultimately the responsibility of the Instructing/principal. Where the inventory notes 'fire label seen', are seen this should not be interpreted to mean that the item complies with the "Furniture and Furnishings (fire) (safety) (Amendments) 1993."

This is a record that the item had a label as described or similar to that detailed in the Guide to the Furniture & Furnishings (Fire) (Safety) Regulations as published by the Department of Trade and Industry, January 1997, (or subsequent edition), attached at the time of the inventory compiled. It is not a statement that the item can be considered to comply with the regulations.

Also, whilst all care and diligence will be undertaken regarding sleeved plugs, heavy appliances and obstructing furniture will not be moved, and therefore full responsibility will remain with either the acting agent or the landlord.

Checking Out Procedures

1. All items should be placed in the rooms described on the inventory,
2. All china, glassware, crockery, kitchen utensils etc should be clean and accessible.
3. Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location.
4. It is expected that the property will be in a similar condition of cleanliness as at the check in and when you vacate there must be no trace of the previous occupant – see cleaning below.
5. All keys must be available.
6. You must be ready to vacate the property and hand over any keys at the appointed time.

The following notes have been written to help facilitate a problem free tenancy. Should the Inventory Clerk have to search for missing items, it may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their original positions.

The Managing Agent of Landlord must be informed of any items removed or added to the property. Failure to do so may result in charges being made for the replacement of items removed.

Cleaning

To a standard that shows there is no trace of your occupancy for a new tenant. For example, this means that there should be no loose peas left in the freezer, no tissues under a sofa or finger marks around light switches. This is achievable without a professional company being employed but if you do not have the time your agent can recommend professional cleaners to help either before or just after you vacate. In particular:

Sanitary ware, windows, hard floors, woodwork, cooker hoods, ovens, kitchen appliances (including units), shelves, refrigerators, wardrobes, drawer units and bedding.

Carpets

All carpets should be thoroughly vacuumed. Depending on the agreement and / or length of tenancy, they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensation costs will be made towards any further damage such as cigarette / iron burns or stains. If a carpet is badly marked or damaged you may be charged for part or all of the cost of a replacement.

Crockery, China, Utensils

These items will be checked for soiling, chips, burn marks, loose handles to pans or any other damage. If damage has occurred beyond reasonable wear and tear, compensatory costs will be added to the Check Out Report.

Decorations

It is accepted that during day-to-day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found excessive, charges will be added to the Check Out Report.

For example: hooks and nails driven in to walls without permission, excessive furniture rubbings, pencil or crayon marks, tears to wallpaper, excess damage to woodwork.

Beds

Beds, bases, mattresses and pillows will be examined for staining and damage not previously recorded on the inventory. Charges will be made in the form of cleaning or compensation or a percentage of the replacement cost as appropriate. Any linen should be left washed and pressed.

Polished Furniture

Polished furniture will be checked for scratches, ring marks, soiling and damage to joints, charges will be made as appropriate. Repair costs and re-polishing charges are high. It is in your interest to take steps to protect the furniture with drink mats etc.

Soft Furnishings

It is expected that these will be in a similar condition to the start of the tenancy. Any staining or soiling discolouration will attract cleaning charges.

Keys

Please note that all sets of keys (as noted on the original inventory) must be returned at the time of Check Out. Failure to comply may result in the Check Out appointment being aborted, the cost of which will be chargeable to you as indeed may a new set of locks and keys.

Gardens

If the owner has not employed a gardener at the property, you will be required to maintain the garden. This will include the cutting of lawns, weeding of any beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested that this is confirmed with the Managing Agent prior to taking any actions as they may need specialist treatment. If the standard of the garden is found untidy, compared to the commencement of the tenancy, most Managing Agents or Landlords will employ a contract gardener and their account will be added to your Check Out Report.

Check Out Appointment

It is important that:-

1. All cleaning has been completed prior to this time.
2. All personal items removed.
3. The property is ready to be handed over and ready to vacate.

If you are not ready to leave it may not be possible to carry out the Check Out. In this case a return visit will be needed and a charge for the aborted visit will be made.

At the termination of the tenancy, the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent / Instructing Principal. This report will indicate whether, in our opinion, the tenant is liable for the deterioration or whether it is considered to be fair wear and tear. Normal fair wear and tear will be assessed on the length of tenancy and the type of occupancy.

Condensation – Looking After Your Home

There is always some moisture in the air. Warm air holds much more moisture than cold air. When warm air hits a cold surface it cools down and cannot hold onto all the extra moisture produced by everyday activities, so some of this moisture appears as small droplets of water – most noticeable on windows or where there is little movement of air. **If not properly dealt with this extra moisture can lead to mould growth on walls, furniture, window frames and even clothes. Mould growth can cause paint blistering and wallpaper to peel off, it can also rot any fabric.**

Modern improvements like wall insulation, draught proofing and sealed window units minimise draughts and help keep heat in your home. However, they also stop moisture escaping which means that you must make a little extra effort these days to avoid condensation problems.

Excessive mould build up gives off tiny seeds called ‘spores’ – these spores float in the air you breathe and can aggravate conditions such as asthma and other allergies. If your property is prone to condensation build up this can be avoided with daily attention to the problem.

Steps you can take to help reduce condensation:

- ✓ Dry all windows, windowsills, and any other surfaces that have become wet. Ensure you wring out the cloth thoroughly, do not dry on the radiator.
- ✓ If possible, always hang your washing outside. If this is not possible, you could hang it in the bathroom, with the door closed, and window slightly open for ventilation.
Do not dry washing on radiators as this will add to the moisture already in the air.
- ✓ If you use a tumble dryer, ensure it is well ventilated to the outside, or that it is of the new condensing type.
- ✓ Try to ventilate your kitchen when in use, either by opening a window slightly, or using the extractor fan. Try to ventilate both kitchens and bathrooms for at least twenty minutes after use.

If your property is prone to condensation then daily use of a de-humidifier unit can be very beneficial. These come in all shapes and sizes, cost very little to run and draw out the excess moisture from the air helping to keep the condensation under control.

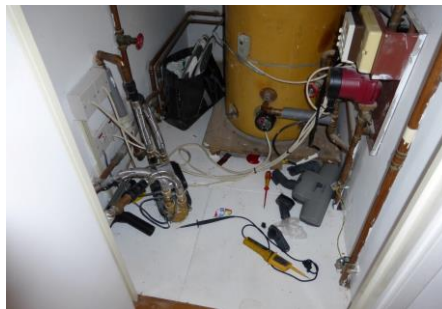
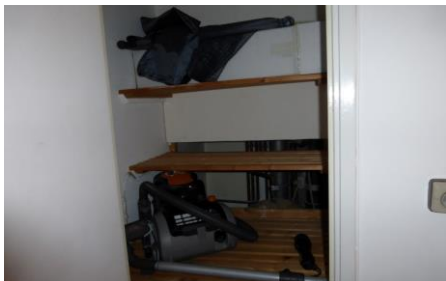
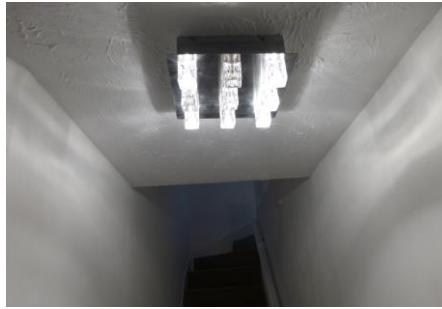
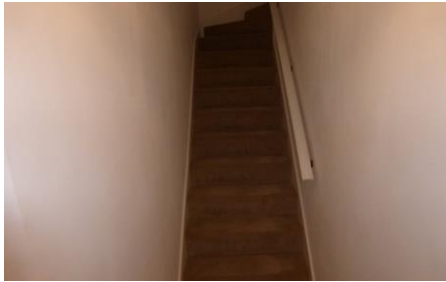
INVENTORY REPORT

CLIENT: Sample Client
PROPERTY ADDRESS: Sample Address
DATE: Sample Date

ENTRANCE, STAIRS & 1ST FLOOR LANDING

	<u>ITEM</u>	<u>QTY</u>	<u>DESCRIPTION</u>	<u>CHECK IN COMMENTS</u>	<u>CHECKOUT COMMENTS</u>
1.	Entrance door exterior		Dark wood, varnished, opaque rhombus shaped glazed panel, brass effect lever handle, door lock and letterbox, metal key lock	Chip to top L/H corner. Scattered scratches. All brass effect items tarnished. Filler around lower key lock.	
2.	Door interior		Dark wood, varnished, opaque rhombus shaped glazed panel, brass effect lever handle, 2 star locks, door lock and letterbox, metal twist lock	Brass effect items tarnished.	
3.	Woodwork (door frames & skirting)		Doorframe – dark wood, varnished White plastic doorbell to exterior Skirting - wood painted white Banister, spindles & handrail – wooden painted white	Doorframe - general wear, paint marked to interior. Skirting – some scattered scuffs, painted over defects. Handrail – usage wear and marks. General - Painted over defects.	
4.	Flooring		Light wood boards to entrance and 1 st floor landing	Heel indents to wood especially on landing. Scratch in front of reception. Light gap between board on entry and on landing. Some white paint	

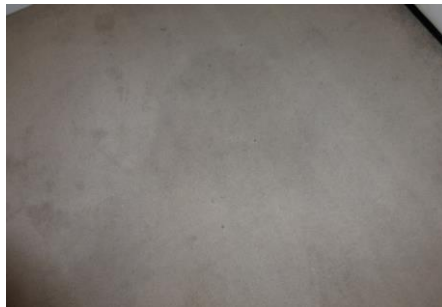
			Beige colour carpet to stairs	residue. Sticky under foot. General wear to heavy traffic areas of stairs.	
5.	Walls		Painted white	Appears newly painted.	
6.	Ceiling & coving		Artex, painted white	Good condition.	
7.	Lights	2	Brushed steel ceiling fixture with 9 light and glass block style shades	3 bulbs not working to fixture on entry.	
8.	Heating	1	Wall mounted radiator painted white	Light paint chip to LHS.	
9.	Switches & sockets		Polished chrome light switches	Good condition.	
10.	Door bell chime		Byron, white plastic, wall mounted	Good condition.	
11.	Entry phone		Bitron, white plastic with viewing screen, wall mounted	Not tested.	
12.	Fuse box		Grey metal, cover flap	Good condition.	
13.	Thermostat		Honeywell, brown plastic, wall mounted	Aged.	
14.	Metal fixtures	2	Black, wall mounted by entrance	Use unknown.	
15.	Cupboard		Door wooden painted white, brass effect lever handle, round brass effect fixture to door, walls and ceiling painted white, ceiling – artex painted white, flooring – wood boards painted white	Handle scratched and tarnished. Scuffs and usage wear to door interior. Scattered scuff marks to walls. Scuffs and marks to flooring.	
16.	Cupboard contains:		3 light wood slatted shelves Water cylinder, yellow Copper piping	Scuffs and some paint marks to shelves. Cylinder – stained, marked, aged.	
17.	Torch	1	Duracell, black	Tested for power.	
18.	Vacuum cleaner	1	Philips, black & grey plastic	Not tested. Usage wear and marks.	
19.	Electric tester	1	Di-Log, yellow & black	Well used.	
20.	Carrier bag	1	Black	Miscellaneous items in situ. Not inspected.	



RECEPTION

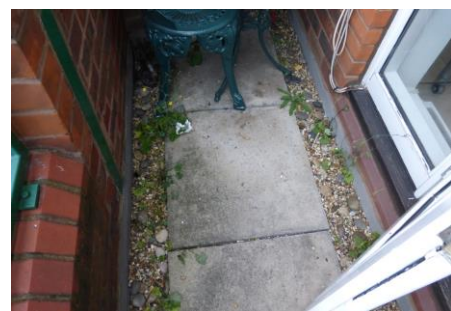
	ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECKOUT COMMENTS
21.	Door		Wooden painted white, sliding, brass effect handle to exterior, chrome handle to interior	Painted over defects.	
22.	Woodwork (door frames & skirting)		Doorframe - wooden painted white Skirting - wooden painted white	Painted over defects to both.	
23.	Flooring		Beige colour carpet	Usage wear and flattened to heavy traffic areas. Light shading. Draught marked to edges. Few scattered grey spot marks.	
24.	Walls		Painted white	Marks to entry wall low level covered by sliding door. Painted repair patch R/H of balcony low level.	
25.	Ceiling & coving		Artex, painted white	Good condition.	
26.	Lights		Chrome ceiling fixture with jewel style glass droplets, 3 bulbs	All in working order. 1 droplet link missing	
27.	Windows/balcony door		1 st – 2 white wooden framed doors, brass effect lever handle with integral key lock, 3 star locks painted white, 1 door key in situ, 1 star key in situ, wooden ledge painted white 2 nd - 2 white wooden framed fixed panels 3 rd – mosquito net, white plastic frame,	Scratch to centre of ledge from mosquito panel. 2 white cabled protruding from out of frame bottom R/H.	

			double opening panels		
28.	Blind		Grey colour roller blind with white plastic beaded control cord	Light fraying and white residue to side edges. Tested and in working order.	
29.	Heating	1	Metal, painted white, low level	Patchy paintwork.	
30.	Switches & sockets		Polished chrome	Good condition.	
31.	Sofas	2	White leather: 3-seater and 2-seater, 1 seat cushion and 2 back cushions each, dark wood frame and feet	Usage wear, discoloured and shading throughout both. Marks, some scuffs and spots marks to both. Chips to bottom frame of larger unit.	
32.	Scatter cushions	4	Dark brown leather effect	Usage wear and some light marks.	
33.	Side table	1	Light wood, grey metal support, square glass top surface	Light usage scratches to glass.	
34.	TV media unit	1	Grey metal legs, 3 glass shelves, 4 wheels	Stain to top shelf.	
35.	Television	1	Sony KDL-S32A12U, 32", silver colour, with remote	Not tested	
36.	Sky+ HD Box	1	Black, with remote	Not tested.	
37.	Stereo	1	Bang & Olufsen, black and glass, wall mounted, with remote, 2 floor standing speakers	Tested for power only.	
38.	Speakers	2	Bang & Olufsen, floor standing	Not tested.	
39.	Dining table	1	Yellow colour leather wrapped, white table cloth between table and glass top	Scattered scuffs marks to base and top. Hair in between table cloth and glass.	
40.	Dining chairs	4	White moulded plastic	Usage wear to all, scattered scuffs. All worn to from side curves.	



BALCONY (Reception)

	<u>ITEM</u>	<u>QTY</u>	<u>DESCRIPTION</u>	<u>CHECK IN COMMENTS</u>	<u>CHECKOUT COMMENTS</u>
41.	Flooring		Concrete slabs, pebble surround	Weathered, weed growth.	
42.	Walls		Combination of brick and metal railing painted green	Weathered.	
43.	Lighting		Wall mounted fixture, white circular shade	In working order. Weathered, dusty.	
44.	Table	1	Metal, green	Weathered.	
45.	Chairs	2	Metal, green	Weathered.	
46.	Broom	1	Light wood handle, brown bristles	Weathered, well used.	
47.	Roses		Bunch	Dead.	



WC

	ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECKOUT COMMENTS
48.	Door		Door wooden painted white, brass effect lever handle, twist lock to interior	Handle slightly tarnished, scratched and loose.	
49.	Woodwork (door frames & skirting)		Doorframe - wooden, painted white Skirting - wooden painted white	Painted over defects. Light shrinkage cracking to skirting bottom edge.	
50.	Flooring		Light wood boards	Good condition.	
51.	Walls		Painted white	Large paint patch L/H of toilet and R/H of sink.	
52.	Ceiling		Artex, painted white	Good condition.	
53.	Lights		Ceiling light fixture with frosted glass shade and green metal fixture	In working order. Dusty to shade interior.	
54.	Heating		Painted white, wall mounted	Good condition.	
55.	Switches & sockets		Pull cord with brass effect toggle	Cord discoloured to low lever. Toggle tarnished.	
56.	Toilet		Cream colour ceramic with black wooden seat and lid, brass effect and cream ceramic lever flush	Brass effect tarnished.	
57.	Sink		Cream colour ceramic with individual brass effect hot and cold taps, spout, waste and plug	Brass effect items heavily tarnished.	
58.	Cabinet		white/black, wooden, distressed appearance, brass effect pull, dark wood laminate distressed interior	Shelf stained. White residue to interior edges.	
59.	Vent	1	White plastic, wall mounted	Tested for power only.	
60.	Toiler roll holder		Brass effect, wall mounted	Slightly loose.	
61.	Towel ring	1	Brass effect, wall mounted		
62.	Bin		Frosted plastic	Good condition.	

63.	Bath math		Pink	Used.	
64.	Door stop	1	Brass effect and black rubber tip, skirting mounted	Good condition.	



KITCHEN

	ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECKOUT COMMENTS
65.	Door		Door wooden painted white, brass effect lever handle, round brass effect fixture to door	Brass effect items tarnished and scratched. Handle slightly loose.	
66.	Woodwork (door frames & skirting)		Doorframe - wooden, painted white Skirting – wooden painted white	Painted over defects.	
67.	Flooring		Dark slate tiles	Grouting discoloured and chipped in areas. Fairly worn appearance.	
68.	Walls		Painted white, metallic effect ceramic stiles around worktop	Paint mark patchy to L/H of radiator.	
69.	Ceiling		Artex, painted white	Good condition.	
70.	Lights	2	1 st – 2 Grey metal ceiling fixtures with frosted glass shades 2 nd – 2 under unit brushed steel lights with triangular fixtures	1 ceiling light not working. Dusty to ceiling light shade interior.	
71.	Windows	2	1 st – 2 Wooden frame, double 2 brass effect handle to each opening panel, wooden sill painted white 2 nd – 2 mosquito nets, white plastic frame, double opening panels	Far R/H window difficult to shut. Nets dusty. 2 holes to far L/H net.	
72.	Curtains & Blinds	2	Grey roller blinds, wall mounted, white plastic beaded control cord	Tested and in working order.	
73.	Heating	1	Painted white, wall mounted		
74.	Switches & sockets		Combination of white plastic and brushed chrome		
75.	Smoke alarm	1	Fire Angel, white plastic, ceiling mounted	Tested for power only.	

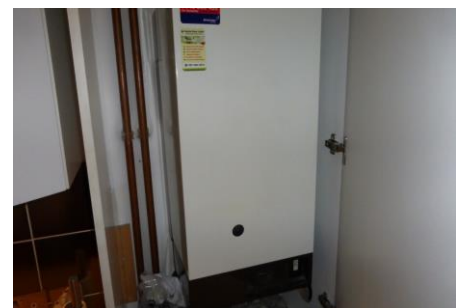
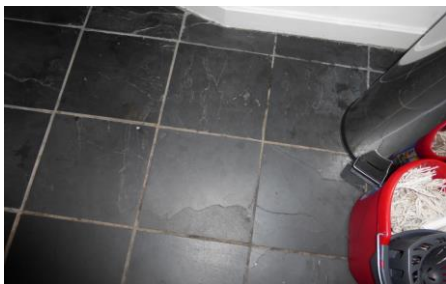
76.	Worktop		Light wood laminate	Couple of thin scratches in front of R/H window, small cut L/H of sink. 2 ring marks to R/H rear of sink. Sealant untidily applied along hob wall.	
77.	Units		Combination of wall units, base units and drawers, white laminate doors with brushed chrome bar handles, white speckled laminate shelves to interior, chrome rotating rack to interior of corner base unit	Staining/damage to interior of unit below sink. Flaking paint to boiler cupboard.	
78.	Sink		Stainless steel, circular and matching draining section, polished chrome mixer tap, 2 chrome drainer plugs, drinking water tap	Usage scratches to interior.	
79.	Stereo		Bang & Olufsen, black and grey, 2 speakers, wall mounted, with remote	Tested for power only.	
80.	Remote	1	Blue plastic	Use unknown.	
81.	Pedal bin	1	Chrome	Minor dents, rust spot to lid.	
82.	Shelves	3	Racks with 3 hanging rails and 12 hooks, chrome, wall mounted		
83.	Bulbs		Numerous, assorted		
84.	Extension socket	1	White plastic		
85.	Crockery	4 4 6 3 1 2 5 4 2 3 3	White dining plates White side plates White mugs White cereal bowls White bowl, large Triple section sections Red and orange Blue & cream plates Cream & brown plates Cream & brown Cream	Used.	

		1	Teapot		
		1	Blue oven dish		
		1	White oven dish		
86.	Glassware	3	Tall tumblers	Used.	
		9	Wine		
		2	Champagne		
87.	Knife block		Light wood	Used.	
			5 assorted size black handled knives		
88.	Kitchen towel holder		Brushed steel	Water staining.	
89.	Plate drainer	1	Grey plastic	Used.	
90.	Wine rack		Clear plastic, 9 slots	Good condition.	
91.	Cutlery		Stainless steel:	Used.	
		8	Knives		
		10	Forks		
		11	Dessert spoons		
		8	Tea spoons		
			Wooden:		
		10	Chopsticks, assorted		
92.	Cutlery tray	1	Grey plastic	Used.	
93.	Utensils		Chrome:	Used.	
		2	Ladles		
		1	Shallow fryer		
		1	Masher		
		1	Slotted spoon		
		1	Spatula		
		1	Pair of tongs		
		1	Pair of scissors		
		1	Corkscrew		
		1	Tin can opener		
		1	Cake slice with white handle		
		1	Cheese grater		
			Wooden:		
		3	Spoons		
		1	Spatula		
		1	Pastry brush		
			Plastic:		
		1	Black spatula		
		1	White spoon		
		1	Pink measuring spoon		

94.	Pots & pans	5 1 1	Stainless steel: Assorted size pots, 4 glass lids 3-tier steamer with glass lid Frying pan	Used.	
95.	Worktop saver	1 1	Glass: Multi-coloured striped Chequered pattern	Used.	
96.	Post/letter holder	1	Metal, black	Used.	
97.	Bread bin	1	Frosted plastic, with hinged lid	Used.	
98.	Chopping board	1	White plastic	Used.	
99.	Colander	1 1	Stainless steel White plastic	Used.	
100.	Bowls	3 1	Stainless steel, assorted sizes Blue plastic	Used.	
101.	Stand	1	Chrome, wire	Used.	

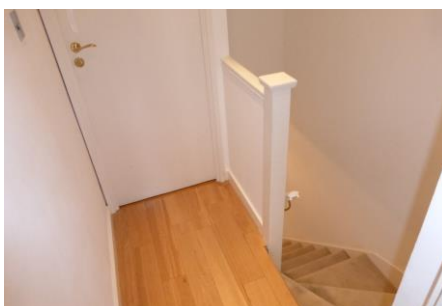
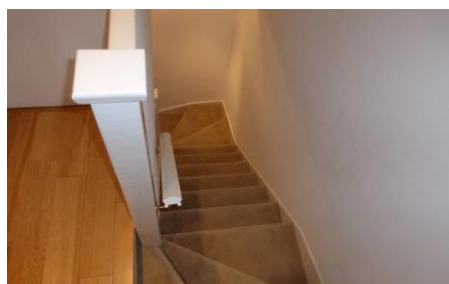
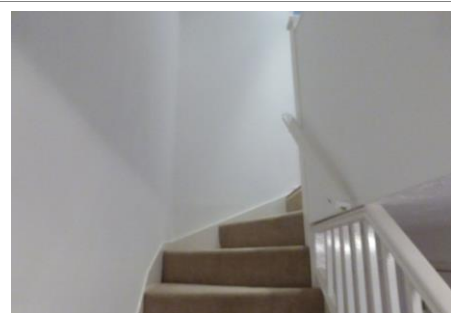
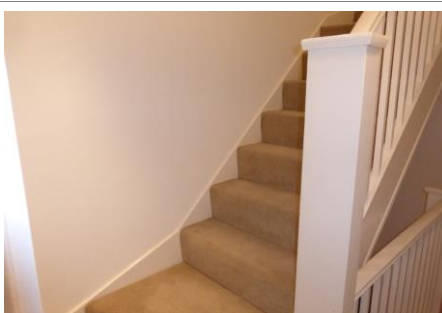
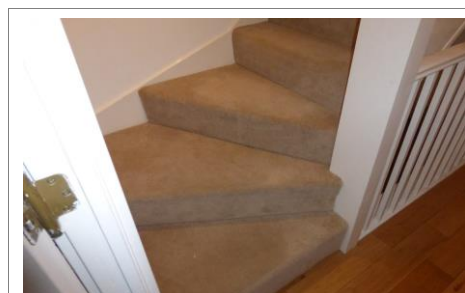
APPLIANCES

	<u>ITEM</u>	<u>QTY</u>	<u>DESCRIPTION</u>	<u>CHECK IN COMMENTS</u>	<u>CHECKOUT COMMENTS</u>
102.	Oven		Whirlpool AKZ454, brushed steel exterior with glass door and brushed steel handle, 2 control dials, 1 control button, digital screen, 2 chrome racks, 1 drip pan with chrome insert, 1 light	Tested for power only. Light in working order.	
103.	Hob		Whirlpool, brushed steel, 4 rings, 2 black metal trivets	Light usage/cleaning scratches throughout. All rings tested for power only. Usage wear to trivets.	
104.	Dishwasher		Bosch SD13 GT1B, white, 2 grey plate racks, 1 grey plastic cutlery tidy	Tested for power only.	
105.	Fridge / freezer		Beko K54299H, black 4 glass shelves 1 plastic drawers 3 plastic door shelves 1 light Freezer – 1 door flap 3 drawers	Light scratches throughout fridge door. Tested for power only. Light in working order.	
106.	Washing machine		Bosch WWD3, white	Tested for power only.	
107.	Extractor hood		Hygena APP2440, brushed steel, wall/ceiling mounted, 2 lights, 2 filters	Tested for power only. Light in working order. Filters shaded.	
108.	Boiler		Apollo Fanfare, white and brown, mounted in wall unit	Tested for power only.	
109.	Microwave		Panasonic, grey exterior, 1 glass turntable, 1 light	Tested for power only. Spot stains to interior. Light in working order.	
110.	Toaster	1	Dualit, pink and chrome, 4 slice		
111.	Kettle	1	Cookworks, chrome and black		



STAIRS & 2nd FLOOR LANDING

	ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECKOUT COMMENTS
112.	Woodwork (door frames & skirting)		Skirting - wooden painted white Banister, spindles & handrail – wooden painted white	Shrinkage cracks in areas. Painted over defects. Painted over defects. Some marks to handrail.	
113.	Flooring		Beige colour carpet to stairs Light wood floorboards to landing	General usage wear to heavy traffic areas. Heel indents and some scratches.	
114.	Walls		Painted white	Appears freshly decorated.	
115.	Ceiling		Artex, painted white	Good condition.	
116.	Lights	3	Ceiling recessed spotlights with brushed chrome fixtures	All in working order.	
117.	Switches & sockets		Polished chrome	Good condition.	
118.	Smoke alarm		Fire Angel, white plastic, ceiling mounted	Tested for power only.	

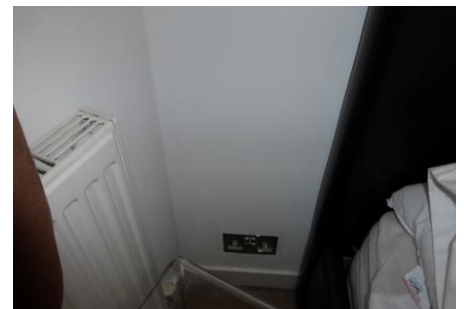
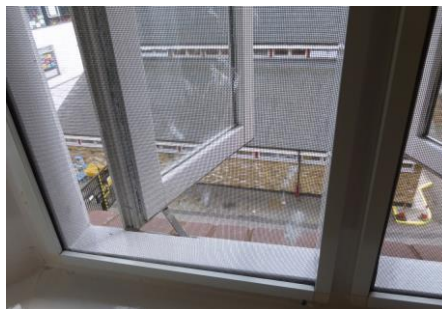


BEDROOM 1 (LHS)

	<u>ITEM</u>	<u>QTY</u>	<u>DESCRIPTION</u>	<u>CHECK IN COMMENTS</u>	<u>CHECKOUT COMMENTS</u>
119.	Door		Door wooden painted white, brass effect lever handle, round brass effect fixture to door	Brass effect items tarnished and scratched. Mid to low level scuff marks to exterior.	
120.	Woodwork (door frames & skirting)		Doorframe - wooden painted white Skirting - wooden painted white	Painted over defects. Angle worn.	
121.	Floor		Beige colour carpet	General usage wear and flattened to heavy traffic areas. White marks in between bed and En-Suite. Lightly draught marked to edges.	
122.	Walls		Painted white	Couple of light splashes to low level wear L/H of En-Suite. Sill to floor drip stain R/H of balcony door.	
123.	Ceiling		Painted white	Slightly patchy in areas.	
124.	Lights		5 Ceiling recessed spotlight with polished chrome fixtures	1 not working.	
125.	Windows/balcony door		1 st - 1 white wooden framed door, double glazed panel, brass effect lever handle, key lock, 2 door keys in situ, wooden ledge painted white 2 nd - 2 white wooden framed fixed panels, 1 brass effect handle each 2 nd - 2 mosquito nets to windows, white plastic frame, double opening	Door handle lightly scratched. White residue to 1 net.	

			panels		
126.	Curtains & Blinds		<p>1 Full length single curtain, brown felt style curtain, white lining, brushed chrome pole</p> <p>1 Pair over sill length brown felt style curtain, white lining, brushed chrome pole</p> <p>Light brown over sill length curtain on metal wire cord, clipped on</p>	<p>All curtain lining faded.</p> <p>Far R/H curtain white marked.</p>	
127.	Heating		Painted white, wall mounted	Good condition.	
128.	Switches & sockets		Polished chrome		
129.	Built in wardrobe		4 sliding mirror doors with grey metal frame, walls and skirting painted red, beige colour carpet	Small paint chips to far L/H wall and far R/H. Carpet draught marked to edges, especially to far R/H corner.	
130.	Wardrobe contains	<p>3</p> <p>8</p> <p>1</p>	<p>Polished chrome hanging rails</p> <p>Glass shelves</p> <p>Wooden shelf painted red</p>		
131.	Television	2	<p>1st – Toshiba 32BL702b, 32", black, with remote</p> <p>2nd – Samsung LW15M13C, 15", grey</p>	Not tested.	
132.	Bed		Double, brown leather effect frame and headboard	Good condition.	
133.	Mattress		Double, Simmons, white	Good condition.	
134.	Bedside table		Perspex, clear, curved edges	<p>White marking/staining to side.</p> <p>Light surface scratches.</p>	
135.	Table	1	Red, adjustable height	Good condition.	
136.	Storage box	1	Black plastic	Usage scratches.	
137.	Bedding	<p>1</p> <p>1</p> <p>4</p>	<p>Double mattress protector, white</p> <p>Double duvet</p> <p>Pillows</p>	Used.	

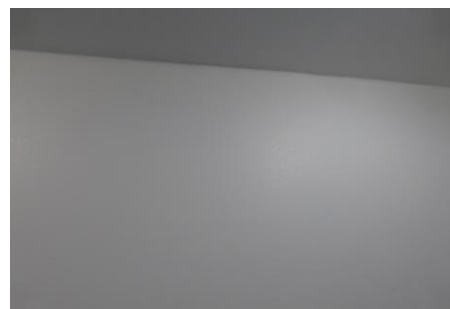
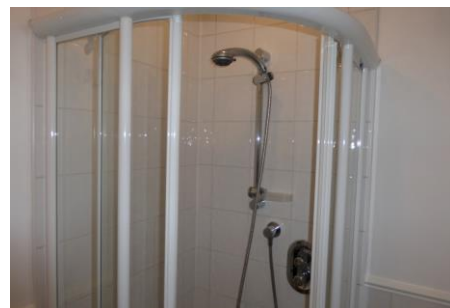
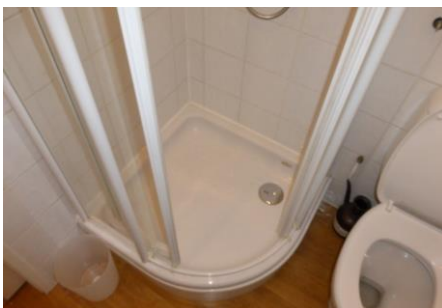
		1	Silver colour bed throw		
138.	Bin bag		Contains towel	Not inspected.	



EN SUITE 1

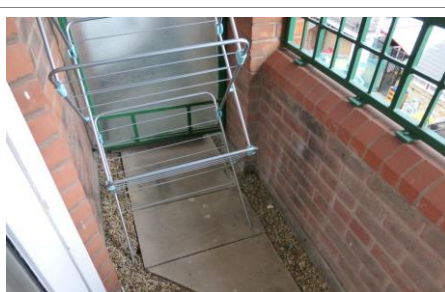
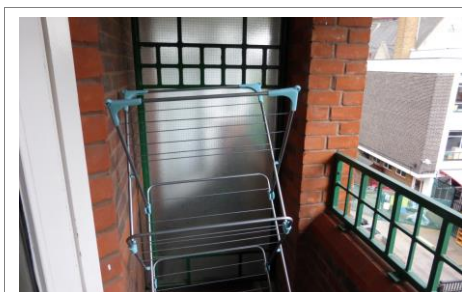
	ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECKOUT COMMENTS
139.	Door		Wooden painted white, sliding, chrome handles	Painted over defects. Chip to exterior low level.	
140.	Woodwork (door frames & skirting)		Doorframe - wooden painted white Dado rail - wooden painted white	Painted over defects.	
141.	Flooring		Light wood laminate		
142.	Walls		Combination of painted white and white ceramic tiles	Light colourless splashes to high level. Paint patch R/H on entry. Filled holes to tile L/H of toilet.	
143.	Ceiling		Painted white	Marks and stains above shower, toilet and centre.	
144.	Lights	5	1 st - Ceiling lights with frosted glass shades 2 nd – wall mounted chrome fixture with opaque shade above sink, white pull cord	1 not working.	
145.	Heating		Radiator - white towel rack, wall mounted	Good condition.	
146.	Vent	1	Chrome, ceiling mounted	Few spot stains. Tested for power only.	
147.	Sink		Ideal Standard, white ceramic with pedestal, polished chrome mixer tap and waste	Good condition.	
148.	Shower enclosure		White base tray with chrome waste, polished chrome wall mounted shower controls, riser, polished chrome handheld showerhead and hose, white metal frame with 2 sliding glazed panel doors,	Light scale to edge of frame to base. Minor scale to showerhead.	

			clear plastic handle		
149.	Toilet		White ceramic, white plastic seat and lid, polished chrome double button flush	Good condition.	
150.	Cabinet	1	Chrome, mirror door, 3 shelves	Light scratches to interior.	
151.	Toilet roll holder		Chrome, wall mounted		
152.	Towel bar		Chrome, wall mounted		
153.	Bin		Frosted plastic		
154.	Bathmat	1	White	Blue stains.	



BALCONY (Bedroom 1)

	<u>ITEM</u>	<u>QTY</u>	<u>DESCRIPTION</u>	<u>CHECK IN COMMENTS</u>	<u>CHECKOUT COMMENTS</u>
155.	Flooring		Concrete slabs, pebble surround	Weathered.	
156.	Walls		Combination of brick and metal railing painted green	Weathered.	
157.	Clothes horse	1	Grey metal and light blue plastic		

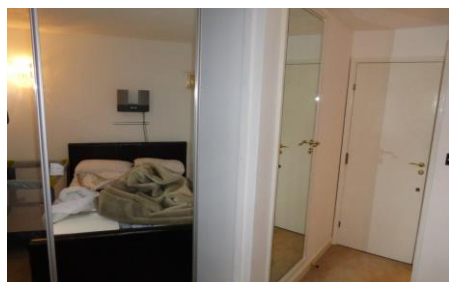
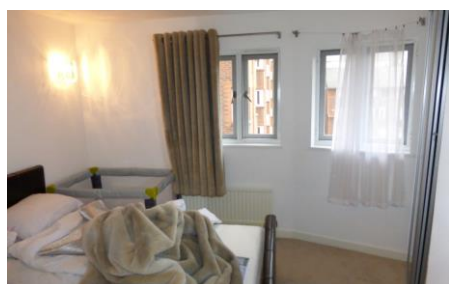


BEDROOM 2

	ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECKOUT COMMENTS
158.	Door		Door wooden painted white, brass effect lever handle, round brass effect fixture to door	Brass effect items tarnished and scratched. Low level L/H scuff and long light scuff to RHS.	
159.	Woodwork (door frames & skirting)		Doorframe - wooden painted white Skirting - wooden painted white	Painted over defects. Angles chipped, paint patch. Painted over defects.	
160.	Floor		Beige colour carpet	General usage wear and flattened to heavy traffic areas. Lightly draught marked to edges.	
161.	Walls		Painted white	Seams showing above bed.	
162.	Ceiling		Artex, painted white	Good condition.	
163.	Lights	2	Brass effect fixtures with plastic jewel/crystal style pieces	1 not working.	
164.	Windows	2	1 st – 2 Wooden frame, double 2 brass effect handle to each opening panel, wooden sill painted white 2 nd – 2 mosquito nets, white plastic frame, double opening panels	Sill dusty.	
165.	Curtains & Blinds		1 st – Over sill length animal fur style eyelets, white lining 2 nd – Over sill length, white net clipped to metal cord	Lining faded.	
166.	Heating		Painted white, wall mounted		

167.	Switches & sockets		Brass effect		
168.	Built in wardrobe	2	<p>1st – double sliding mirrored doors with grey metal frame, wall and ceiling (artex) painting white, flooring beige colour carpet</p> <p>2nd – single mirror door with brass effect handle and circular fixture, walls and ceiling (artex) painted white, flooring beige colour carpet</p>	<p>1st – some scattered light wear to rear wall and light scuffs around L/H socket. 1 door off runner. Sticker to R/H mirror.</p> <p>2nd – doorframe chipped to several areas on RHS door to shoe rack. Scuffs to walls at high level.</p>	
169.	Wardrobes contain:		<p>1st – 3 white metal hanging rails, white laminate shelving unit with 4 shelves</p> <p>2nd – 1 chrome hanging rail, 1 white wooden shelf, white metal shoe rack fixture to interior of door</p>	<p>1st – 1 white hanging rail unattached.</p> <p>2nd – some bent pegs on shoe rack.</p>	
170.	Bed		Double, brown leather effect frame and headboard	Good condition.	
171.	Mattress		Double, Simmons, white	Good condition.	
172.	Bedside table		Perspex, clear, curved edges	Light surface scratches.	
173.	Travel cot		Grey and silver colour frame covering, green plastic corner	Used condition.	
174.	Chest of drawers		Wooden painted brown, 5 drawers, plastic crystal handles	Good condition.	
175.	Storage box	1	Black plastic	Usage scratches.	
176.	Bedding	<p>1</p> <p>1</p> <p>4</p> <p>1</p>	<p>Double mattress protector, white</p> <p>Double duvet</p> <p>Pillows</p> <p>Silver colour bed throw</p>	Used.	
177.	Stereo		Bang & Olufsen, black and grey, 2 speakers, wall mounted	Not tested.	

178.	Iron	1	Russell Hobbs steamglide, pink and white	Black marks to plate.	
179.	Ironing board	1	White metal frame, black and white cover	Used. Discoloured and brown marking to 1 end.	
180.	Travel cot	1	Grey	In use.	



EN SUITE 2

	ITEM	QTY	DESCRIPTION	CHECK IN COMMENTS	CHECKOUT COMMENTS
181.	Door		Wooden painted white, brass effect lever handles	Handle loose.	
182.	Woodwork (door frames & skirting)		Doorframe - wooden painted white Dado rail - wooden painted white	2 chips to top of doorframe RHS.	
183.	Flooring		Cream colour stone effect ceramic tiles	General usage wear. Grouting discoloured. Sticky under foot.	
184.	Walls		Cream colour stone effect ceramic tiles		
185.	Ceiling		Painted white		
186.	Lights	5	Ceiling recessed spotlights with chrome fixtures	All in working order.	
187.	Heating		Radiator - polished chrome towel rack, wall mounted	Some smears.	
188.	Switches & sockets		Chrome and white plastic shaver socket		
189.	Extractor fan	1	Enviro Vent, white plastic, ceiling mounted	Dusty. Tested for power only.	
190.	Sink		White ceramic with pedestal, polished chrome mixer tap and waste	Good condition.	
191.	Shower enclosure		White base tray with chrome waste, polished chrome wall mounted shower controls, polished chrome wall mounted shower controls, riser, polished chrome handheld showerhead and hose, sliding glass good with 2 fixed panel and chrome frame	Mould to sealant at rear (possible gap in sealant).	
192.	Toilet		White ceramic, white plastic seat and lid,	Good condition.	

			polished chrome 2-part button flush		
193.	Shelf	1	Glass with chrome frame and bar, wall mounted	Good condition.	
194.	Mirror	1	Wall mounted, with integral lights behind square opaque panels	All lights tested and working	
195.	Toilet roll holder		Chrome, wall mounted		
196.	Towel bar		Chrome, wall mounted		
197.	Bin		Frosted white plastic		
198.	Bathmats		White	Discoloured and stained throughout.	
199.	Bathroom tidy		Chrome, floor standing, 3 shelves with frosted glass shelves	Unstable/uneven.	
200.	Shower tidy		Chrome, corner mounted	Good condition.	
201.	Face towel	1	White		
202.	Bucket	1	Black plastic	Used.	
203.	Bowl	1	White plastic, small	Used.	



Having read this inventory carefully, I/We hereby agree that any discrepancies found have been noted and the agent concerned has been made fully aware. If at the end of the tenancy agreement the inventory clerks' findings disagree with the inventory and previous comments noted, it will be accepted that the decision is final.

Any further discrepancies regarding the accuracy of the report should be brought to the attention of the managing agent or landlord within 7 days after receipt; otherwise it is accepted the report is accurate.

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Signature of Tenants (Above)

Print Name

Date

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Signature of Landlord (Above)

Print Name

Date

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Signature on behalf of Yellow Oak

Print Name

Date