

## Inventory report

**99 Any Road  
Anytown,  
Gloucestershire**



**Prepared for: A N Letting Agents**

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

**General Description**

A three bedroom semi-detached house, fully double glazed with central heating. There are front and rear gardens as well off road parking and a garage.

**NOTE :** All directions, unless otherwise stated are correct if standing in doorway of room looking inwards.

**Frontage**

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| <p>Small grass covered garden to front of property. Three drain covers set into grass. At front of grass near pavement is a well established rosemary bush and line of well maintained shrubs. Grass is recently cut with some weeds growing in it and bare patches near the row of bushes at front.</p> <p>Small paved area between driveway and front door.</p> <p>Off road parking to right of property leading to garage. Tall weed next to white drain pipe on right side of building.</p> <p>On outside wall of entrance hall is a white electricity meter panel (unlocked) with the meter inside. On the ground nearby is a brown plastic hatch with the gas meter inside (locked). The right hand hinge of the hatch is not attached to the surround.</p> <p>White overflow pipe exiting property to left of front door.</p> <p>To left of front door at head height is a black carriage style light fitting with eco bulb – works.</p> <p>To right of front door is a hanging basket bracket.</p> <p>Step up into porch area where there is a brown brush mat with faded flower pattern. Ceiling of porch is white emulsion with dirt marks.</p> <p>Door surround – white gloss. Chip on left of door surround, chips and black mark on right side of</p> |  |
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Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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| <p>door surround. Doorbell on right door surround – works.</p> <p>Wooden step into house – varnish worn on most of step.</p> |  |
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**Entrance hall**

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|-------------------------------------|---|--|
| 1 Door                              | <p>Front door –wood with white gloss paint. Single pane of double glazed glass in top half of door (see picture for design).</p> <p>Dent right hand side at knee height, two dents on left side at similar height. Black edged silver coloured numbers ‘97’, the metal numbers are tarnished.</p> <p>Dirt mark on top of door.</p> <p>Tarnished gold coloured ERA lock with paint marks and chips around.</p> <p>ERA ‘Chub’ style lock – tarnished bronze coloured metal.</p> <p>Gold coloured metal letter box with white tape to left and right sides of flap.</p> <p>Cat-flap in bottom right of door covered over with brown packing tape on both sides (sticky marks and dark mark near cat-flap on inside).</p> <p>Gold coloured draft excluder along bottom of door.</p> <p>Upside down white plastic coat hook above glass on entrance hall side of door.</p> |  |
| 2 Floor                             | <p>Green carpet – worn on walkway.</p> <p>Large green carpet mat</p>  |  |
| 3 Skirting boards and door surround | <p>Wooden, white gloss painted.</p> <p>Small mark above door to downstairs bathroom.</p> <p>Marks to right side of door surround to downstairs bathroom.</p> <p>Chip to left side of door surround to living room, mid height.</p> <p>Chip to skirting board on right wall near bottom of stairs.</p> <p>Scuff mark on skirting board near radiator and below plug socket.</p>  |  |
| 4 Walls                             | <p>All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.</p> <p>Door alcove – cracking around edge of alcove next to door.</p>  |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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|           | <p>Door wall – cobwebs</p> <p>Left wall – dirt above door to downstairs bathroom. Double white plastic light switch. Thermostat control.</p> <p>Right wall – dent and nail hole head height near bottom of stairs. Paint defects. Two nail holes above radiator at head height. Scuff between doorbell and light switch. Cobwebs. Evidence of re-painting towards bottom. Double plastic white plug socket, double plastic white light switch, doorbell bell unit with black mark on bottom.</p> |  |
| 5 Ceiling | White Artex – cobwebs, darkening above radiator.   |  |
| 6 Lights  | Single light fitting, eco bulb, no shade. Works.   |  |
| 7 Heating | Radiator – white.  |  |
| 8 Window  | Double glazed,<br>White surround, wooden white gloss painted sill.   |  |
| 9 Other   | Brown brush style door mat with black dot design and black plastic edge.   |  |

**Bathroom One**

|                                      |   |  |
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| 10 Door                              | <p>Wood painted with white gloss. Gold coloured handles on both sides. Twist lock.</p> <p>Single white plastic hook on bathroom side of door.</p> <p>Small dark mark and chip near handle on bathroom side. Both handles show some signs of wear.</p>   |  |
| 11 Floor                             | Green carpet.   |  |
| 12 Skirting boards and door surround | Wooden, white gloss painted.  |  |
| 13 Walls                             | <p>All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.</p> <p>Door wall – evidence of re-painting near bottom.</p> <p>Window wall – crack to left above and below curtain rail. Chip in wall below right side of curtain rail. Cobwebs. Paint defects behind toilet pipes. Scuff mark below window sill.</p> <p>White plastic curtain rail held in place with two nails that fall off wall when you attempt to draw the curtains. Curtains are blue patterned without backing.</p> <p>Opposite wall – paint defects and evidence of re-</p> |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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|            | <p>painting. Light scuff bottom middle.<br/>Grey fuse box.</p> <p>Angled wall – paint defects, black mark below sink on right. Rectangular mirror.</p> <p>Right wall – badly painted over defect in middle.</p>   |  |
| 14 Ceiling | <p>White Artex with pull cord light switch. Paint cracking on painted over nails near light switch.<br/>Cobwebs</p>   |  |
| 15 Lights  | <p>Single light fitting – regular bulb. Dusty magnolia square shade.</p>  |  |
| 16 Heating | <p>Radiator – white.</p>  |  |
| 17 Toilet  | <p>White – silver coloured metal pull handle flush (works).<br/>Silver coloured plastic disk on front of cistern to left.<br/>White plastic lid and seat.<br/>Bowl clean.</p>   |  |
| 18 Sink    | <p>White – exposed pipes underneath. Six tiles behind sink, five white one patterned.<br/>Sealant clean.<br/>Black plastic plug on chain.<br/>Some tarnishing to silver coloured plug hole.<br/>Two silver coloured metal taps with white heads.<br/>Black seal around both taps is off center.</p> |  |
| 19 Window  | <p>Double glazed, frosted glass.<br/>White plastic surround with air vent at top, white tiled sill. Paint cracking and defects in alcove.</p>   |  |
| 20 Other   | <p>Loose toilet roll<br/>White plastic toilet brush and holder.</p>   |  |

**Living room**

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| 21 Door                              | <p>Wood painted with white gloss. Gold coloured handles on both sides.<br/>Scratch near hall side handle.<br/>Grey rubber door wedge.</p>  |  |
| 22 Floor                             | <p>Green carpet. Furniture indents and signs of wear in middle and towards door wall.</p> <p>Orange mark near middle of wall opposite entrance.</p>  |  |
| 23 Skirting boards and door surround | <p>Wooden, white gloss painted. Top of skirting board magnolia.<br/>Skirting board behind door has gold coloured metal spring door stopper with white tip.<br/>Kitchen/diner door surround, chip on left mid height, chip above door and on right.</p> |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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|                 | <p>Skirting board behind door to cupboard under stairs has gold coloured metal spring door stopper with no plastic tip.<br/>Chip to skirting board on door wall in the middle.</p>  |  |
| <p>24 Walls</p> | <p>All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.</p> <p>Left wall – one exposed nail in wall behind door from hall.<br/>Paint defects.<br/>Single white plastic phone socket with paint marks on, scuff above it and to the left.<br/>Dark scratch behind door towards bottom.<br/>Dark wooden curtain rail with matching rings.<br/>Two peach coloured curtains (unlined) with floral pattern. Small marks to right edge of left curtain, small marks to right edge of right curtain.<br/>Gold metal coloured hook behind each curtain with multi coloured rope curtain ties with tassels. Scratches on wall near right hook<br/>Marks to paint above middle of radiator.<br/>Two cables feeding from the outside into front room through hole bottom right of radiator, hole guard away from wall. Second hole in wall just below cable hole.</p> <p>Wall opposite entrance door – paint defects, scuff mark middle head height, painted over nail in middle head height. Scuff mark towards right.<br/>Two double white plastic plug sockets, one white plastic fused switch, one white plastic phone socket, one white plastic TV aerial socket.<br/>Painted pipe end also protruding from wall near bottom in the middle.</p> <p>Right wall – cobwebs top left, painted over nail middle head height. Single white plastic light socket. Evidence of re-painting. Scuff marks to right of door to kitchen/diner at top. Painted over protruding nail with green mark above it to right of door. Scuff mark to right of doorway towards the bottom.<br/>Double white plastic plug socket, single white plastic light switch.</p> <p>Door wall – door to under stairs cupboard. Single exposed nail in middle head height. Evidence of repainting, dirt marks to right of door to cupboard near the bottom. Single white plastic light switch.</p> |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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| 25 Ceiling | <p>White Artex with curved white gloss barrier between ceiling and wall.<br/>Cobwebs.<br/>Dirt marks near corner between door wall and right wall.<br/>Chip in Artex near middle of room. Painted over defects.</p> <p>White plastic smoke detector –signs of age.<br/>Works.</p>   |  |
| 26 Lights  | <p>Single light fitting, eco bulb, upturned orange shade. Dusty.</p>  |  |
| 27 Heating | <p>Radiator – white – chip to top on left side, chips to front bottom right and middle. Some dirt marks.</p>  |  |
| 28 Window  | <p>Double glazed, three panes, left and right panes open. Left and right panes also have white plastic air vent above glass.<br/>White surround, wooden white gloss painted sill.</p>   |  |
| 29 Other   | <p>Under stairs cupboard<br/>Door – wooden, white gloss painted with gold coloured metal handles (signs of tarnish on living room side) on both sides.<br/>Scuff to top edge of cupboard side of door.<br/>Floor, skirting, door surround and walls all same as rest of room.<br/>Chips to skirting board on opposite wall.<br/>On left wall is a set of four double coat hangers. Hangers made of gold coloured metal, left hand hook missing top hook. Hooks are attached to wall by a wooden plinth.<br/>On back wall is another set of four hooks on a wooden plinth, this time all hooks are unbroken.<br/>There are also crack near join with sloping ceiling.<br/>Door wall – double black coat hook to right of door head height.<br/>Sloping ceiling – white Artex with numerous black scuffs and marks.<br/>Cobwebs</p> |  |

**Kitchen / diner**

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| 30 Door  | <p>Wood painted with white gloss. Gold coloured handles on both sides.<br/>Dirt marks below handle on living room side.<br/>Dirt marks around handle of dining room side.<br/>Dirt marks to the middle and chips to top edge on dining room side.<br/>Two white plastic coat hooks.</p> |  |
| 31 Floor | <p>Green carpet in left half of room, white and</p>   |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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|   | <p>green tile effect lino in right side of room (kitchen area).</p> <p>Carpet has dark mark below right end of radiator, some furniture indents.</p> <p>Lino has numerous knife marks as well as scrapes marks near fridge freezer unit.</p>  |  |
| <p>32 Skirting boards and door surround</p> | <p>Wooden, white gloss painted.</p> <p>Behind door on skirting board is tarnished gold coloured metal doorstop with white tip.</p> <p>Chips to top and bottom left of door surround from living room.</p> <p>Red splash on skirting board on left of left wall.</p> <p>Chip to top of skirting board to left of patio door.</p>   |  |
| <p>33 Walls</p>                             | <p>All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.</p> <p>Left wall – two empty nail holes, evidence of re-painting and paint defects. Two small dark spots in the middle at mid height.<br/>Double white plastic plug socket.</p> <p>Window wall – scuff mark to left of patio doors. Scuff mark to right of patio doors at head height. Evidence of repainting, especially to right of patio doors. Painted over nail on right of kitchen window alcove. Darkening above kitchen window alcove on right.<br/>Cobwebs.</p> <p>To right of patio window alcove there is paint chipped and missing near the bottom and also chipped paint on the edge of the alcove where hidden by the curtain. On left of patio window alcove there is a painted over long scratch, Some cracks around edge of door surround on all three sides of alcove.</p> <p>Silver coloured metal curtain rail with swirled ends with two silver coloured metal curtain holders , one to either side of the window alcove. Holder on right is set into a chipped hole in the wall.</p> <p>Two purple curtains with lining.<br/>Single white plastic light switch and white plastic clock.<br/>Cream coloured roller blind above kitchen window. Cord is broken so unable to unroll</p> |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_



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|            | <p>but blind appears stained and dirty.</p> <p>Right wall – circular stain above kitchen units to left. Single plug socket above kitchen units with plug for extractor fan.</p> <p>Door wall – evidence of repainting near tiles. Scuff marks above fridge freezer, dust. Behind fridge freezer single white plastic plug socket (no switch). Double white plastic light switch with paint marks. Near left radiator pipe there is a red splash and scuff marks.</p> <p>Tiled area in kitchen – brown stone effect square tiles with occasional fruit designs. Dirty grouting especially in alcove below boiler and behind hob.</p> <p>In tiles are three white plastic double plug sockets, one single white plastic fuse switch, one single white plastic oven switch (red switch, one set of boiler controls (blue writing rubbed off on buttons), one set of four white plastic appliance switches (five labels – ‘Leave On’, ‘Hob’, ‘Hood’, ‘Washing M/C’ and ‘Fridge Freezer’).</p> |  |
| 34 Ceiling | <p>White Artex – dirt above door from living room.</p> <p>Cobwebs</p>   |  |
| 35 Lights  | <p>Diner area – single fitting, strip of four spot lights on a silver coloured metal pole. Spot lights have a glass square surround and all are dusty/dirty. Three of the four work.</p> <p>Kitchen area – covered strip light, works. Plastic surround yellowing with age, dust and grease evident.</p>  |  |
| 36 Heating | <p>White radiator with chips and marks on top and front.</p>  |  |
| 37 Window  | <p>Patio doors – double glazed, two panels, right panel slides and locks.</p> <p>Two white plastic air vents above doors</p> <p>Dirt in bottom of frame. Black rubber on bottom of frame in front of sliding door worn with bits missing.</p> <p>Sealant dirty especially at bottom.</p> <p>Silver coloured metal handle.</p> <p>Double glazed, two panels, right panel opens with key. Air vent above right panel.</p> <p>Dirt and blue marks to sealant.</p>  |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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| <p>38 Kitchen units</p> | <p>White surround, tiled sill.</p> <p>Pale brown wood with silver coloured metal handles.</p> <p>Units are assumed working, empty and clean unless otherwise mentioned. Shelf count treats the base of a unit as one.</p> <p>Working from left to right starting with the top units.</p> <p>Unit One – boiler unit. Wear to bottom front left of unit. White paint mark on left wall of cupboard.<br/>Set of four gold coloured metal key hooks on a varnished wooden plinth.<br/>Unit is open bottomed and open topped.</p> <p>Unit Two – two shelves, blue scuff top middle on back wall. Top of door greasy.</p> <p>Unit Three – two shelves. Dust on top shelf.</p> <p>Unit Four – two shelves. Moores stick on front of top shelf.</p> <p>Unit Five – glass fronted, bottom left corner of design on glass coming away from surface.<br/>Two shelves.<br/><br/>Two shelves with wooden carved edges.</p> <p>Bottom units working left to right.</p> <p>Two shelves with carved wooden edges.</p> <p>Unit Six – drawer at top with two shelf unit below. Top shelf set back from door.</p> <p>Unit Seven – fake drawer at top, cupboard at bottom under sink housing exposed piping and water meter.</p> <p>Unit Eight – drawer at top with scuff marks to bottom of inside. Two shelf unit below, some dirt on both shelves.</p> <p>Unit Nine – fold out door with fake drawer on top. Missing bit of laminate cover in top left. Two shelves with dirt marks to both.</p> <p>Unit Ten – five shelf wine rack, space to two</p> |  |
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Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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|  | <p>bottles per shelf.</p> <p>Unit Eleven – drawer at top with white paint mark to bottom of drawer front and scuff marks to bottom of inside. Unit below has two shelves, top shelf set back from door. Scuffs to bottom shelf.</p>   |  |
| 39 Boiler                                  | <p>Glowworm</p> <p>Safety stickers on front.<br/>Rust mark top middle of front, dirt on right side.</p>   |  |
| 40 Worktop                                 | <p>Brown marble effect<br/>Pile of post and forwarding address.</p> <p>Sealant in good condition apart from behind sink where it is blackening.</p>   |  |
| 41 Sink                                    | <p>White plastic sink unit with double sink and draining board.</p> <p>Dirt to left of draining board.<br/>Scratch marks towards front, middle.<br/>Mini sink white plastic insert some grime around holes.<br/>Mini sink – some grime around plug hole.<br/>Main sink – some dirt and discolouration around plug hole and bottom of sink.<br/>One white rubber sucker with dark mark on sucker side and metal hook on outer side. Tow push in plugs, white plastic with black underside.</p> <p>Duel taps with movable arced nozzle. Cold tap missing top cover.</p> |  |
| 42 Fridge/freezer (property of new tenant) | <p>Zanussi</p> <p>Crack to top right front corner. Black scratch and scuff marks on top.<br/>Scuff marks to front of fridge, handles for fridge and freezer are dirty.</p> <p>Freezer door has recycling calendar attached via a magnet on rear. Also large sticker mark to front right of door.</p> <p>Freezer has single wire shelf inside.</p> <p>Fridge – three shelves indoor, top shelf containing a white egg holder and an orange egg holder. Top shelf also has a clear pull down cover.<br/>Main fridge area has three clear glass shelves</p>              |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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|   | with white plastic edging. One clear plastic salad tray.   |  |
| 43<br>Extractor/hob/oven                    | <p>Extractor – works, some splash marks.</p> <p>Hob – Belling.<br/>Four right gas hob. Spark button missing cover.<br/>All four ring buttons are marked.</p> <p>Oven – Belling<br/>All three buttons marks.<br/>Outer glass in door has water marks.<br/>Glass inside door has water marks and small amounts of dirt on top and bottom edges.<br/>Inside of oven clean with two wire shelves, one baking tray and one grill pan with grill rack.</p> |  |
| 44 Washing machine (property of new tenant) | <p>Hotpoint Aquarius</p> <p>Powder tray – dirty<br/>Glass in door – dirty<br/>Mould marks to rubber door seal<br/>Drum clear.</p>  |  |
| 45 Other                                    | Black mat with two grey stripes in front of patio doors.   |  |

**Garden**

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| 46 Outside wall of property | <p>Outside tap to right of patio doors.<br/>Hanging basket bracket<br/>Single black outside light.</p>  |  |
| 47 Patio                    | <p>Paved step down from patio doors onto paved patio. One paving slab near far left side is a different colour, two half slabs in top left corner are slightly askew.<br/>To left and right of patio and along rear wall of property is a thin gravelled area.</p>  |  |
| 48 Grass and rest of garden | <p>Grass recently mown, evidence of dead grass cuttings still on lawn.<br/>Bread crusts.<br/>Four paving slabs set into grass leading to shed door.<br/>Small flower border along left side of garden, mostly empty containing two shrubs, a few flowers and a dead looking well pruned bush/tree.<br/>Gravelled area between shed and rear of garage has blue plastic sheeting showing through under the gravel in the corners and with black plastic bin, small green recycling bin, long wooden stick and small loose bit of low wooden fencing.</p> |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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| 49 Shed      | Wooden treated with dark wood stain, covered roof, two window panes on garage side of shed. Shed door held shut with two swivel latches. Unused black lock unit on inside off door. Inside of shed there are two dark stains on the left of the floor, on the left wall there are four of exposed screws. Inside the shed are two empty blue 'drum' containers, one with a lid and a green electric lawn mower with removable grass tray. |  |
| 50 Rear gate | Wooden gate treated with light wood stain, with a metal latch and metal bolt.   |  |
| 51 Fences    | Three wooden fences around the sides of the garden, all treated with dark wood stain.   |  |
| 52 Other     | Loose brick on patio.   |  |

**Garage**

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| 53 Door                              | Wooden, white gloss painted with gold coloured metal handles (both tarnished), ERA lock and a single pane of glass in the top half. Glass is dirty and has paint flecks on it. Door itself has some dirt marks and cobwebs on it too. Doorstep dirty.  |  |
| 54 Floor                             | Two pieces of black carpet covering whole floor. Some dirt and dust etc.   |  |
| 55 Skirting boards and door surround |  |  |
| 56 Walls                             | Left wall – exposed brick work. Double white plastic plug socket. Two wooden shelves held in place by white metal brackets and some loose wood panels.<br><br>Door wall – exposed brick work (with single column of exposed breeze blocks). Single fused light switch.<br><br>Opposite wall – exposed breeze blocks<br><br>Right wall – exposed brick work with rolling garage door. |  |
| 57 Ceiling                           | Exposed wooden beams. Wooden planks resting on top of beams.   |  |
| 58 Lights                            | Single fitting, regular bulb, works.   |  |
| 59 Heating                           | N/A  |  |
| 60 Window                            | N/A  |  |
| 61 Other                             | Purple clothes line running from corner to left of door diagonally across garage to left side of right wall.   |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

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|  | Hung on same metal bracket as clothes line to left of door is some rubber piping. |  |
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**Stairs and first floor landing.**

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| 62 Door                              | N/A  |  |
| 63 Floor                             | Green carpet, some wear to stair surface and edges.  |  |
| 64 Skirting boards and door surround | Wooden, white gloss painted.<br>Chip to skirting board on right at top of stairs.<br>Scuff to bottom of right door surround to first bedroom.<br>Hand rail running up stairs on right, white gloss painted wood. Small chip at top of stairs.<br>Banister on left at top of stairs, paint worn off end post at top.  |  |
| 65 Walls                             | Magnolia emulsion – assumed empty of marks and fixtures unless mentioned.<br><br>Right wall up stairs freshly repainted.<br><br>Bathroom door wall – paint defects. Single white plastic plug socket, single white plastic light switch with paint mark. Single white plastic fan switch.<br><br>Bedroom one wall – small scuff between door to bedroom one and door to cupboard. Scuff at bottom between door to cupboard and door to bedroom two.<br><br>Airing cupboard wall - some scuffs to left of airing cupboard door.<br><br>Wall above stairs – dark mark top left near ceiling. |  |
| 66 Ceiling                           | Sloping ceiling above stairs – white Artex with dark scuff mark near top.<br><br>Landing ceiling – white Artex – dark mark above bathroom wall.<br><br>Large hatch to loft<br><br>Smoke detector - working   |  |
| 67 Lights                            | Single light fitting, eco bulb, works. White paper globe light shade.  |  |
| 68 Heating                           | N/A  |  |
| 69 Window                            | N/A  |  |
| 70 Other                             | N/A  |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

**Bathroom Two**

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| 71 Door                              | Wood painted with white gloss. Gold coloured handles on both sides. Twist lock.<br>Scratch marks and tarnishing to handles.<br>Set of three silver coloured metal hooks on bathroom side of door. Some tarnishing to base.  |  |
| 72 Floor                             | Green carpet.   |  |
| 73 Skirting boards and door surround | Wooden, white gloss painted.<br>On skirting behind door is tarnished gold coloured metal door stopper with white tip.   |  |
| 74 Walls                             | All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.<br><br>Left wall – mark above radiator. Discolouration near sink. Light marks between sink and radiator.<br><br>Window wall – rectangular mirror with dark brown wood frame and gold coloured trim. Chips and scuff marks behind mirror.<br><br>Tiles – white squares with occasional blue leaf and flower patterned tiles. |  |
| 75 Ceiling                           | White Artex with pull cord light switch. White plastic extractor fan and some cobwebs.<br>Discoloured crack/dent above tap end off bath.  |  |
| 76 Lights                            | Single light fitting – eco bulb. Dusty magnolia shade.  |  |
| 77 Heating                           | Radiator – white. Left valve cover missing.   |  |
| 78 Toilet                            | White – silver coloured metal pull handle flush (tarnished with signs of limescale) - works.<br>Silver coloured plastic disk on front of cistern to left.<br>White plastic lid and seat.<br>Bowl clean.   |  |
| 79 Sink                              | White – exposed pipes underneath.<br>Sealant clean.<br>Black plastic plug on chain.<br>Two silver coloured metal taps with white heads.   |  |
| 80 Bath/shower                       | White plastic with white plastic sides.<br>Dark scratch middle of side and brown discolouration in the idle at the bottom.<br><br>Sealant strips around bath yellowing with age.<br><br>Scuff marks inside bottom of bath.<br><br>Two silver coloured metal handles, one on either side of bath.  |  |

Tenant Initial(s) \_\_\_\_\_

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|           | <p>Twin double tap, silver coloured metal with white tap heads. Shower hose attached to wall near top of tiles with white plastic bracket. Shower head white plastic showing signs of age.</p> <p>Black plastic plug attached to chain.</p> <p>Shower curtain rail above bath – white metal with scuffs and tarnishing. White plastic rings with aqua shower curtain. Evidence of marks on curtain at head height on left and mid height on right.</p> |  |
| 81 Window | <p>Double glazed, single pane of frosted glass. White plastic surround with air vent at top. Locked – no key.</p> <p>Blue roller blind with pull cord – slight yellow mark on left side of blind near middle, one hair clip also attached to blind on left near bottom.</p> <p>Tiled sill.</p>   |  |
| 82 Other  | <p>Loose toilet roll on top of toilet.</p>   |  |

**Bedroom One**

|                                      |  |  |
|--------------------------------------|--|--|
| 83 Door                              | <p>Wood painted with white gloss. Gold coloured handles on both sides.</p> <p>White plastic coat hook on back of door</p>  |  |
| 84 Floor                             | <p>Green carpet.</p> <p>Furniture indents.</p>   |  |
| 85 Skirting boards and door surround | <p>Wooden, white gloss painted.</p> <p>Skirting board behind door has gold coloured metal door stopper with no plastic tip.</p> <p>Top of skirting boards are magnolia painted.</p> <p>Dirt in corner of skirting board between window wall and opposite wall.</p> <p>Dark mark to skirting board to right of door.</p>  |  |
| 86 Walls                             | <p>All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.</p> <p>Left wall (archway to en-suit) – single white plastic fan switch. Light marks to right of archway.</p> <p>Opposite wall – two double white plastic plug sockets, both sockets have smudge and scuff marks near them. Scuff mark to bottom of column on left of wall. Painted over wall defects</p> |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_



|            |   |  |
|------------|---|--|
|            | <p>Right wall – two holes raw plugs, to left of window and another two (one with exposed screw) to the right of the window. Scuff marks to bottom to left of window.</p> <p>Splash marks above radiator.</p> <p>Hole with black cable coming from outside. Hole cover is detached and loose on cable.</p> <p>Silver coloured metal curtain rail with swirled ends.</p> <p>Two green lined curtains.</p> <p>Door wall – painted over screw hole, double white plastic plug socket with chips to plaster around. Painted over wall defects. Chip mark, scuff near bottom. Single white plastic light switch.</p>  |  |
| 87 Ceiling | White Artex – cobwebs. Chip above door near left wall. Chip and darkening in corner of window wall and opposite wall.   |  |
| 88 Lights  | Single light fitting, eco bulb, rectangular column light shade – works.   |  |
| 89 Heating | Radiator – white. Chips on right side.  |  |
| 90 Window  | <p>Double glazed, two panels, left panel opens. Locked. Left panel surround dirty with white plastic air vent above glass.</p> <p>White surround, wooden white gloss painted sill. Cracks in paint at top of alcove.</p> <p>Small black marks to right of window alcove. Dirty sealant in bottom left and right corners.</p> <p>White gloss painted wooden sill.</p> <p>Green roller blind outside of window alcove with pull string. Right hand edge of blind is tatty.</p>  |  |
| 91 En-suit | <p>Through archway on left wall</p> <p>Green carpeted step up.</p> <p>Skirting board chipped and dirty on back wall.</p> <p>Magnolia walls – some splashes on archway wall to left.</p> <p>Mark below left of white metal towel rail (both brackets coming away from wall slightly) on back wall.</p> <p>Paint defects and marks above tiles on back wall.</p> <p>Square wooden bathroom cabinet on back wall – two shelves, one loose screw inside.</p> <p>Ceiling – white Artex, extractor fan –works. Some water damage near extractor fan. Pull cord light switch. Single light fitting, eco bulb, no shade, works.</p> <p>Left wall – rectangular mirror with black tape along bottom. Small strip light with single shaver point and pull cord – works.</p> |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

|          |  |  |
|----------|--|--|
|          | <p>Sink area – white rectangular tiled surround with occasional floral patterned tiles. White sink, tarnishing around plug hole. Black plastic plug on chain, silver coloured metal taps with white heads. Small square bar of soap.</p> <p>Sink unit – white with gold coloured trim, double doors with gold coloured metal handles. Inside is exposed sink piping and two shelves with one loose bit of plastic.</p> <p>Shower – white rectangular tiles with occasional floral patterned tiles. Damage to tile behind shower unit on left. Grouting is dirty.</p> <p>Base is white plastic some marks to sealant in corners.</p> <p>Single panel door with white plastic surround and hinge.</p> <p>Shower unit is silver coloured metal with white control, gold coloured shower hose and white plastic shower head. Shower head is attached to wall on a silver coloured metal slider rail with white plastic brackets. Also on slider rail is a white plastic soap dish.</p> |  |
| 92 Other | N/A  |  |

**Landing cupboard**

|                                      |  |  |
|--------------------------------------|--|--|
| 93 Door                              | Wood painted with white gloss. Gold coloured handles on both sides.  |  |
| 94 Floor                             | Green carpet.  |  |
| 95 Skirting boards and door surround | Wooden, white gloss painted.   |  |
| 96 Walls                             | <p>All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.</p> <p>Chip in wall on right hand side of bottom rail.</p> <p>Scuffs on back wall and right wall.</p> <p>Three wooden shelf supports with no shelves.</p> |  |
| 97 Ceiling                           | White Artex – dusty.   |  |
| 98 Lights                            | N/A  |  |
| 99 Heating                           | N/A  |  |
| 100 Window                           | N/A  |  |
| 101 Other                            | Two white hanging rails, one at head height one lower.   |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

**Bedroom Two**

|                                       |  |  |
|---------------------------------------|--|--|
| 102 Door                              | Wood painted with white gloss. Gold coloured handles on both sides. Scuff marks to landing side top edge.  |  |
| 103 Floor                             | Green carpet.<br>Furniture indents.  |  |
| 104 Skirting boards and door surround | Wooden, white gloss painted.<br>Dark scuff top of door surround.<br>Chips to skirting on right wall.<br>Behind door on skirting is a gold coloured metal door stopper with white tip.  |  |
| 105 Walls                             | All magnolia emulsion – freshly repainted.<br><br>Doorway wall – double white plastic plug socket, single white plastic light switch.<br><br>Window wall – wooden curtain rail. Holes in plaster with holes below both curtain rail brackets. Two small gold coloured metal hooks, one to either side of window.<br>Light wooden curtain rail with matching rings and two magnolia coloured curtains with lining. Paint marks on left curtain.<br><br>Opposite wall – two double white plastic plug sockets. Crack to right plug socket surround.<br><br>Right wall – scuff mark behind door at head height. |  |
| 106 Ceiling                           | White Artex – cobwebs.   |  |
| 107 Lights                            | Single light fitting, regular bulb – works.  |  |
| 108 Heating                           | Radiator – white, left valve cap missing.  |  |
| 109 Window                            | Double glazed, two panels, left panel opens with white plastic air vent above glass.<br>White surround, wooden white gloss painted sill.<br>Cream coloured roller blind with cord.   |  |
| 110 Other                             | N/A  |  |

**Bedroom Three**

|           |   |  |
|-----------|---|--|
| 111 Door  | Wood painted with white gloss. Gold coloured handles on both sides. Scratches along top of landing side. Blu-tac marks on middle of landing side.<br>Double gold coloured metal hook on bedroom side of door, some paint marks on hook and peach coloured towel hanging from it.<br>Grey rubber door wedge. |  |
| 112 Floor | Green carpet.   |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

|                                       |   |  |
|---------------------------------------|---|--|
|                                       | Furniture indents.  |  |
| 113 Skirting boards and door surround | Wooden, white gloss painted.<br>Chip to skirting on middle of right wall.<br>Behind door on right wall is the broken off end of a door stopper.   |  |
| 114 Walls                             | All magnolia emulsion – freshly repainted.<br><br>Door wall – built in shelf<br><br>Left wall – double white plastic plug socket.<br><br>Window wall – light covered wooden curtain rail with matching hooks. Two magnolia curtains with backing, right curtain has large paint mark on.<br>Behind each curtain is a gold coloured metal hook, both have paint on.<br><br>Right wall – double white plastic plug socket, single white plastic phone socket. |  |
| 115 Ceiling                           | White Artex – cobwebs. Dark mark toward middle of room from entrance door.  |  |
| 116 Lights                            | Single light fitting with eco bulb, works. White globe paper shade.   |  |
| 117 Heating                           | Radiator – white. Paint marks to temperature valve, left valve cover missing. Chips to top of radiator,   |  |
| 118 Window                            | Double glazed, two panels, right panel opens with white plastic air vent above..<br>Magnolia coloured roller blind with pull cord.<br>White surround, wooden white gloss painted sill.<br>Sealant dirty in both bottom corners.   |  |
| 119 Other                             | N/A   |  |

**Airing cupboard**

|                                       |   |  |
|---------------------------------------|---|--|
| 120 Door                              | Wood painted with white gloss. Gold coloured handles on landing side.<br>Dirt marks to left bottom on landing side.<br>Scratches on middle of landing side.         |  |
| 121 Floor                             | N/A   |  |
| 122 Skirting boards and door surround | Wooden, white gloss painted.  |  |
| 123 Walls                             | All magnolia emulsion – assumed empty of marks and fixtures unless mentioned.<br><br>Left wall – scuffs and chips.<br><br>Right wall – single white plastic switch. |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

|             |   |  |
|-------------|---|--|
|             |   |  |
| 124 Ceiling | White Artex   |  |
| 125 Lights  | N/A   |  |
| 126 Heating | N/A   |  |
| 127 Window  | N/A   |  |
| 128 Other   | Lagged water tank and lagged pipes.<br>Slatted wooden shelf (loose) at head height. |  |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

**Notes**

The fridge freezer unit and washing machine are the property of the new tenant.

**Smoke Detectors**

Living room – works

First floor landing – works.

**Meter Readings**

|          |          |
|----------|----------|
| Gas      | 11161924 |
| Electric | 538552   |
| Water    | 13192292 |
| Other    | N/A      |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

**Pictures**

|   |   |
|---|---|
|  <p>04.08.2011 11:52</p> <p>Entrance hall and stairs</p> |  <p>04.08.2011 11:52</p> <p>5, 6</p>          |
|  <p>04.08.2011 11:52</p> <p>Entrance hall, 1</p>        |  <p>04.08.2011 11:52</p> <p>Bathroom one</p> |
|  <p>04.08.2011 11:52</p> <p>13</p>                     |  <p>04.08.2011 11:53</p> <p>13</p>          |
|  <p>04.08.2011 11:53</p> <p>17</p>                     |  <p>04.08.2011 11:53</p> <p>18</p>          |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_



Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_





Dining area



Kitchen area



Kitchen area



44



44



38



Water meter



39

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_



Tenant Initial(s) \_\_\_\_\_

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Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

|  |  |
|--|--|
|  <p>04.08.2011 12:03</p> <p>Bedroom One</p> |  <p>04.08.2011 12:04</p> <p>86</p>   |
|  <p>04.08.2011 12:04</p> <p>86</p>          |  <p>04.08.2011 12:04</p> <p>86</p>   |
|  <p>04.08.2011 12:04</p> <p>91</p>        |  <p>04.08.2011 12:04</p> <p>91</p> |
|  <p>04.08.2011 12:05</p> <p>91</p>        |  <p>04.08.2011 12:05</p> <p>91</p> |

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_



Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_





Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

**Disclaimer**

This report reflects the state of both the property and its contents as they were on the date and time the report was compiled and should not be treated as a detailed list of each and every piece of furniture or equipment found in the property. It is also in no way to be treated as a structural report. All dilapidations, faults, dirt etc are only noted if seen, otherwise anything listed is assumed to be in good condition.

Where possible and reasonable, some furniture and equipment may be moved to inspect behind and under, however, large or heavy items will not be moved and as such the appraisal of the unseen area may be limited.

If the report is compiled with a tenant currently in situ and it proves impossible to accurately determine if certain items are the property of the current tenant or the landlord then this inventory may contain errors for which the inventory clerk will not be held responsible.

Please note that anything left behind locked doors, in a garage, or a loft or cellar that have not been mentioned either in the main inventory or in the notes section remain the sole responsibility of the landlord.

**Safety Disclaimer**

This inventory lists all furniture, equipment and other contents found in the property on the date inspected, it is not intended as a guarantee of safety with regards the listed items. No electrical or gas appliances have been tested.

**Furniture and furnishings (fire) (safety) regulations 1998, as amended in 1993**

Any furniture and furnishings with a label indicating compliance with the above act will be indicated on the report as 'Fire Resistant'. Any items without a label will be marked as 'Fire Resistance Not Known' in the report. This is not an indication that the item in question does not comply with the regulations is simply means no label was found.

**Smoke detectors**

It is the tenants responsibility to regularly check any smoke detectors fitted in the property to ensure they are working in accordance with the manufacturers guidelines.

Any queries or errors found in the content of this inspection must be reported to Focalpoint Inventories within 14 days of the date of inspection.

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_

**Declaration**

I, the undersigned, confirm that this inventory is a true representation of the property as it was on the date of the inspection and that all items mentioned within the report were as stated.

Signed by tenant (1) : \_\_\_\_\_

Signed by tenant (2) : \_\_\_\_\_

Signed by landlord (1) : \_\_\_\_\_

Signed by landlord (2) : \_\_\_\_\_

Date and time : \_\_\_\_\_

Tenant Initial(s) \_\_\_\_\_

Landlord Initial(s) \_\_\_\_\_