



THE **KEY** TO INVENTORIES SINCE **1994**

**CHECK IN INVENTORY OF
CONTENTS AND CONDITION
AT**

**SAMPLE ADDRESS
SAMPLE ADDRESS
SAMPLE ADDRESS**

**SAMPLE DATE
REF: SAMPLE**

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Oakwood Inventories London Limited trading as Oakwood Inventories Registered in England and Wales Company Number: 8152483



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GUIDANCE NOTES

This report has been prepared on the instruction of the landlord or their appointed managing agent and is provided for their use in connection with the tenancy.

INVENTORY DISCLAIMER

This is an independent inventory report that relates solely to the contents and condition of the property and does not form any part of a valuation or structural report.

All items and areas described within this report are recorded as observed at the time of inspection. Condition and cleanliness may be assessed by comparison to the original check-in inventory where applicable.

Please note, we are not experts in antiques, furniture styles, fabrics, or materials. All descriptions are provided for identification purposes only, enabling comparison at the end of the tenancy.

For Health and Safety reasons we do not undertake to move heavy items of furniture nor access lofts, high level cupboards or any other inaccessible places. Inspection of flooring, wall surfaces and fixtures beneath, behind or above such items is therefore limited to what is visible and accessible at the time of inspection.

This report should be read in conjunction with our standard terms and conditions, which are available on our website.

APPLIANCES AND SAFETY

Any electrical appliances tested, will be for power only and only where practicable. Boilers, gas fires, water supply, radiators, and security alarms are not tested. No assessment is made as to the safety, suitability, certification, or compliance of any equipment. The report records only that items exist within the property and their observed condition at the time of inspection. Industry regulations related to gas and electrical items as well as fire and safety for furnishings are the responsibility of the landlord. Any references made to certificates and/or labels are merely a record that they exist at the time of the inventory. The presence of any certificate, label, or documentation does not constitute verification of validity, compliance, or current status

Oakwood Inventories London Limited accept no responsibility for the functionality or performance of any smoke alarms and or carbon monoxide detectors listed. They may be tested only where practicable, any tests at the time of inventory inspection will have been so for audio purposes only as per manufacturer's instructions, but this does not mean in any way that they are still functioning or in full working effect after the inspection. It is the tenant's responsibility to inspect/test any smoke alarms and carbon monoxide detectors within the property at regular intervals during the tenancy to ensure they are in working order as per manufacturer's instructions.

UTILITIES

It is the responsibility of the landlord and/or agent to make us aware of the location of the utility meters. If a meter cannot be located or is inaccessible, a reading will not be taken and no responsibility is accepted. Any readings recorded should be verified by the relevant utility providers, and we accept no responsibility for any discrepancies.

PHOTOGRAPHS

Photographs included within the report are provided for illustrative and reference purposes only and are intended to support the written descriptions of condition. They do not constitute a comprehensive or definitive record of the property, its fixtures, fittings, contents, or condition.

Not all items, areas, or aspects of condition are photographed. The written descriptions within the report remain the primary and authoritative record. Photographic appearance may be affected by lighting, angle, resolution, or other environmental factors and should not be relied upon independently.

CHECK OUT NOTES

At the end of the tenancy, this inventory will be used for comparison purposes. All tenant possessions must be removed prior to the check-out appointment, and all contents should be returned to the same location as recorded in the check-in inventory. Any stored items should be unpacked and returned to their original location prior to the appointment. If items are not returned to the recorded location, and cannot reasonably be identified at the time of inspection, they may be recorded as not seen. Additional charges may be incurred for unallocated time spent searching for, identifying or unpacking items.

The property should be returned cleaned and in tidy condition to the same standard recorded at check-in with particular attention to floors, windows, appliances, sanitary fittings, and surfaces throughout. We would suggest that you refer to your obligations within your tenancy agreement in this matter. Receipts for any professional cleaning should be provided at the check out.

LIABILITY AND OBSERVATIONS


Any reference to potential tenant responsibility, or any indication of tenant, landlord, or fair wear and tear within the report, is provided for guidance and information only and does not constitute a determination of liability.

Oakwood Inventories acts solely as an independent and impartial inventory reporting provider and does not make any determination of liability or apportion responsibility.

Final decisions regarding liability rest solely with the landlord or managing agent and may be determined in accordance with the tenancy agreement and, where applicable, any deposit scheme adjudication process.

We do not provide costings, estimates, or assessments of financial liability.

All items are assumed to be present and in good, clean condition unless specifically noted otherwise in the check-in condition column. The property was reported to have been professionally cleaned prior to check-in. Cleanliness is recorded as observed at the time of inspection only. Where no comment is recorded in the check-in condition column, the item is deemed to be present and in good, clean condition and good visual order at the time of inspection.

| ENTRANCE HALL & STAIRCASE | | |
|---|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Exterior: painted white with letter B in chrome, chrome spyhole, 2 chrome Banham locks | Grubby, few scuff marks to base exterior, few light scuff marks to centre, scuff to edge | |
| Interior painted white with 2 chrome Banham locks, chrome spyhole with cover, chrome arm door closer | Patchy around fittings, slight mid level scuff marks, handle loose on top lock | |
| WALLS | | |
| Painted off-white | Newly painted, line scuff mark over coat rack, slightly patchy to mid level on staircase walls and scuff marks at top of stairs | |
|  | | |
| WOODWORK | | |
| Painted white with chrome and rubber doorstop to skirting | Good order, touched up area to skirting at entrance | |

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FLOORING

| | | |
|---------------------------|---|--|
| Silver grey fitted carpet | Professionally cleaned, residual spot marks around entrance area, small paint mark left hand side of window, few spot marks and small paint mark by stairs up, flattened pile through walkway, slight shading to stair tread edges, few spot marks to staircase carpet, minor paint marks around edge of carpet | |
|---------------------------|---|--|



CEILING

| | | |
|---------------|--|--|
| Painted white | Area of small scuff marks by smoke alarm | |
|---------------|--|--|

LIGHTING

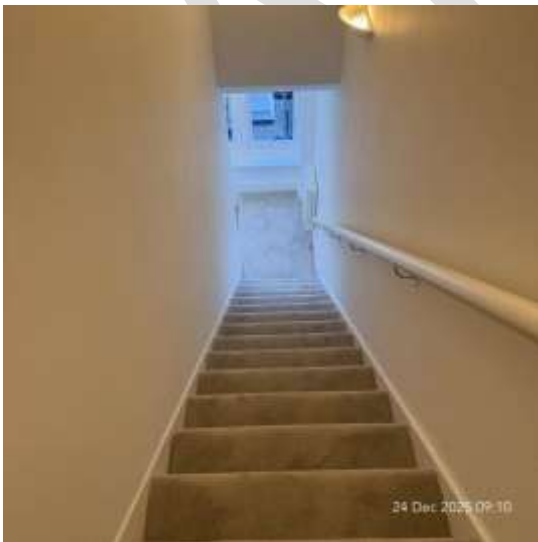
| | | |
|--|------------------|--|
| Circular pale grey ceiling light with opaque shade | In working order | |
|--|------------------|--|

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| | | |
|---|---|--|
| 2 white plaster wall lights | In working order, slight shaded marks to left hand light | |
| WINDOWS | | |
| 2 sash windows, painted white, chrome window lock, 2 chrome pulls, 2 barrel locks to each window, 2 window lock keys, white painted sills | Cleaned to interior and exterior, slight paint marks to glass, few light scuff marks to sill area | |
| CURTAINS/BLINDS | | |
| 1 pale grey roller blind with metal pulley | Tested | |
| CONTENTS | | |
| Wired smoke alarm to ceiling | Audio tested only | |
| Wooden coat rack to wall with 5 chrome hooks | Slight grubby marks | |
| White painted wooden handrail along staircase wall with 5 chrome brackets | | |
| Double fitted cupboard, doors painted white, chrome knob handles | Fixture marks to walls, slightly dusty to interior | |
| <ul style="list-style-type: none"> • Metal Wylex fuse box with flap | | |
| White double valve radiator with chrome and wooden valve | | |
| Plastic light switch | | |




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| LANDING | | |
|--|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| N/A | | |
| WALLS | | |
| Painted off-white | Newly painted | |
| WOODWORK | | |
| Painted white | Inner door frame onto bathroom has been undercoated only, slight grubby marks to mid levels to architraves | |
| FLOORING | | |
| Continuation of silver grey fitted carpet | Professionally cleaned, slight rucking to centre, slightly loose to gripper onto bedroom 3 and bedroom 2, slight flattened pile through walkway, residual spot marks by bathroom area and at stairs, slight shading in front of kitchen, loose on gripper on to bedroom 2 | |
|  | | |

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| CEILING | | |
|--|--|--|
| Painted white | | |
| LIGHTING | | |
| 2 circular pale grey ceiling lights with opaque shades | In working order | |
| WINDOWS | | |
| N/A | | |
| CURTAINS/BLINDS | | |
| N/A | | |
| CONTENTS | | |
| Paxton video entryphone | Tested for power only | |
| Heatmiser digital underfloor heating | Tested for power only | |
| Digital thermostat stuck to wall with Velcro pads | Tested for power only | |
| Access panel to ceiling | | |
| 2 wired smoke alarms to ceiling | Audio tested only | |
| Plastic light switches and plastic fuse points | 2 fuse switches labelled Underfloor heating and towel rail | |
| Plastic isolator switch | | |


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SALE

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| BATHROOM | | |
|--|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Painted white with chrome lever handles and chrome twist lock, brush door strip around inner frame | Very minor chip defect to top interior, interior handle very slightly loose | |
| WALL | | |
| Grey porcelain tiles with chrome trim | Mildew to sealant by window, few minor paint marks high level by windows | |
|  | | |
| WOODWORK | | |
| Architrave painted white | Very patchy | |

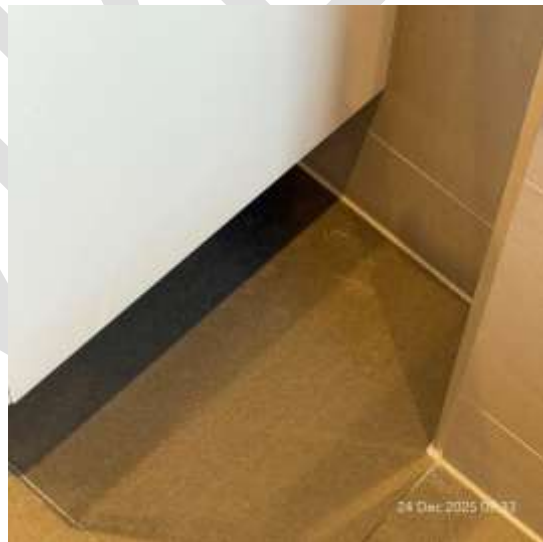
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FLOORING

Darker grey porcelain tiles with chrome and rubber doorstop and chrome door strip

Professionally cleaned, scattered dull marking, slight scale residue by wash basin



CEILING

Painted white

LIGHTING

3 inset LED spotlights

In working order

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WINDOWS

| | | |
|---|---|--|
| <p>White painted sash window, 2 chrome pulls, 2 chrome barrel locks Secondary glazing</p> | <p>Cleaned to interior only, slight cracking by housing for left hand barrel locks, privacy film added to bottom panes, pink staining to privacy film, flaking to paintwork around base of frame, barrel locks found in kitchen, base of frame not fully cleaned and discolouration</p> | |
|---|---|--|



CURTAINS/BLINDS

| | | |
|------------|--|--|
| <p>N/A</p> | | |
|------------|--|--|

CONTENTS

| | | |
|---|---------------------|--|
| <p>Polished chrome ladder heated towel rail with thermostat</p> | <p>Clean</p> | |
| <p>White Bette bath with chrome pop-up waste, combined chrome bath and shower mixer, fitted chrome shower with chrome shower hose, multi function chrome coloured shower head, chrome shower holder</p> | <p>No plug seen</p> | |

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| | | |
|---|--|--|
| 2-section chrome framed tempered glass shower screen with rubber seals | Professionally cleaned, unable to clean to inaccessible area where it joins the wall, minor discolouration to seal | |
| Bath panel tiled as per walls | | |
| Advent extractor | In working order | |
| Recessed cabinet with double white doors with chrome handles, 2 shelves to interior | Professionally cleaned, areas of staining to back panel, slight blistering to base of doors | |



| | | |
|---|--|--|
| White WC with white seat and lid with soft closer, encased cistern with chrome dual flush | Professionally cleaned, slight discolouration to underside of seat | |
| Chrome toilet roll holder | | |
| Plastic shaver point | | |
| Inset rectangular bevelled mirror to wall | | |

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| | | |
|--|------------------------|--|
| White wash basin with chrome Grohe mixer tap and chrome spring waste | Professionally cleaned | |
| White gloss laminate vanity unit with 2 drawers | | |
| Spare chrome shower rail | Not fitted | |





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| BEDROOM 1 - MASTER | | |
|--|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Painted white with chrome lever handles, lock with 3 keys, twist lock to interior, brush door strip around inner frame | | |
|  | | |
| WALLS | | |
| Painted off-white | Newly painted, line scuff mark over headboard | |
|  | | |

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| WOODWORK | | |
|---|--|--|
| Painted white with chrome and rubber doorstop to skirting | Newly painted, inner door frame onto inner hallway to bathroom is undercoated only | |
| FLOORING | | |
| Continuation of fitted carpet, chrome door strips | Professionally cleaned, not inspected under furniture, faint spot marks at foot of bed | |
|  | | |
| CEILING | | |
| Painted white | | |
| LIGHTING | | |
| Pendant fitting with grey herringbone shade | In working order | |
| WINDOWS | | |
| White framed sash window with 2 chrome pulls | Cleaned to interior, slight mildew around edges of upper frame | |

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CURTAINS/BLINDS

| | | |
|--|--------|--|
| Grey vinyl blackout roller blind with metal pulley | Tested | |
| Grey mesh roller blind with metal pulley | Tested | |

CONTENTS

| | | |
|--|--|--|
| White double valve radiator with chrome and wooden valve | | |
| Wired smoke alarm to ceiling | Audio tested only | |
| Ikea white double fitted wardrobe with white laminate doors with chrome handles: | | |
| <ul style="list-style-type: none"> White laminate interior | | |
| <ul style="list-style-type: none"> 2 shelves | | |
| <ul style="list-style-type: none"> 2 drawers | | |
| <ul style="list-style-type: none"> White hanging rail | | |
| Access panel to ceiling | | |
| Grey suede style 2 section double divan with chrome coloured legs | | |
| Dark grey suede style upholstered headboard | | |
| Off white Tendersleep Delight Ortho double mattress | Minor spot mark to underside, inspected both sides | |

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Plastic dimmer switches and plastic power points

Plastic telephone point



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SALE

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INNER HALLWAY ONTO ENSUITE SHOWER ROOM

| INNER HALLWAY ONTO ENSUITE SHOWER ROOM | | |
|--|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Painted white, chrome lever handles | Scuff mark over handle to exterior, touched up area to edge of door by lock | |
| WALLS | | |
| Painted white | Newly painted | |
| WOODWORK | | |
| Painted white | | |
| FLOORING | | |
| Continuation of silver grey fitted carpet, chrome door strips | Professionally cleaned, flattened pile, slightly lifting at door strip onto shower room causing frays along edge, | |
|  | | |
| CEILING | | |
| Painted white | | |

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| LIGHTING | | |
|---|--|--|
| Inset LED spotlight | In working order | |
| WINDOWS | | |
| N/A | | |
| CURTAINS/BLINDS | | |
| N/A | | |
| CONTENTS | | |
| White double valve radiator with chrome and wooden valve | | |
| Heatmiser underfloor heating control | Tested for power only | |
| Double Ikea fitted wardrobe, white laminate doors with chrome handles: | Light shading to door edge | |
| <ul style="list-style-type: none"> White laminate interior | | |
| <ul style="list-style-type: none"> Shelf | | |
| <ul style="list-style-type: none"> Drawer | | |
| <ul style="list-style-type: none"> Hanging rail | | |
| Plastic light switch | | |
| Plastic dimmer switch | | |
| Plastic power points | Power point left side of entrance is loose | |
| Plastic isolator switch | | |
| Plastic fuse point | Towel rail written to front | |



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| ENSUITE SHOWER ROOM | | |
|---|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Sliding door, painted white, recessed chrome handles | Light finger marking to edge on interior | |
| WALLS | | |
| Grey porcelain tiles with chrome trim | Professionally cleaned, minor scale mark under WC | |
| WOODWORK | | |
| Architrave painted white | | |
| FLOORING | | |
| Darker grey porcelain tiles with chrome and rubber doorstop and chrome door strip | Professionally cleaned | |
| CEILING | | |
| Painted white | | |
| LIGHTING | | |
| 2 inset LED spotlights with chrome trim | In working order | |
| WINDOWS | | |
| Sash window painted white with opaque glazed panes, 2 chrome pulls, housing for barrel locks (no barrel locks fitted) | Cleaned to interior, mildew around frame, 2 chip defects to frame right hand side | |



| | | |
|--|--|--|
| White framed sliding secondary glazing | | |
|--|--|--|

| | | |
|------------------------|--|--|
| CURTAINS/BLINDS | | |
|------------------------|--|--|

| | | |
|-----|--|--|
| N/A | | |
|-----|--|--|

| | | |
|-----------------|--|--|
| CONTENTS | | |
|-----------------|--|--|

| | | |
|--|--|--|
| Polished chrome ladder heated towel rail with thermostat | Screws requires tightening to top brackets as comes away | |
|--|--|--|

| | | |
|--|--|--|
| Recessed medicine cabinet with mirrored door, white laminate interior, 2 shelves | | |
|--|--|--|

| | | |
|----------------------|--|--|
| Plastic shaver point | | |
|----------------------|--|--|

| | | |
|--|------------------------|--|
| White wash basin with chrome Grohe mixer tap and chrome spring waste | Professionally cleaned | |
|--|------------------------|--|

| | | |
|---|------------------------|--|
| White gloss laminate vanity unit with 2 drawers, chrome toilet roll holder attached to side | Professionally cleaned | |
|---|------------------------|--|

| | | |
|---------------------------------|--|--|
| Chrome ladder heated towel rail | | |
|---------------------------------|--|--|

| | | |
|---|---|--|
| White WC with white seat and lid with soft closer, encased cistern with chrome dual flush | Professionally cleaned but light scale residue to pan | |
|---|---|--|

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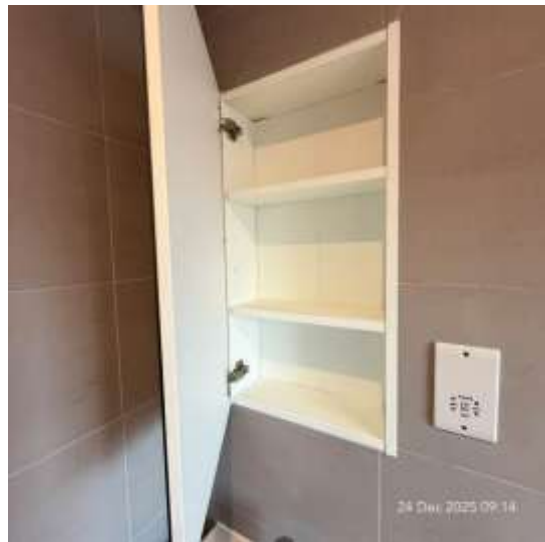
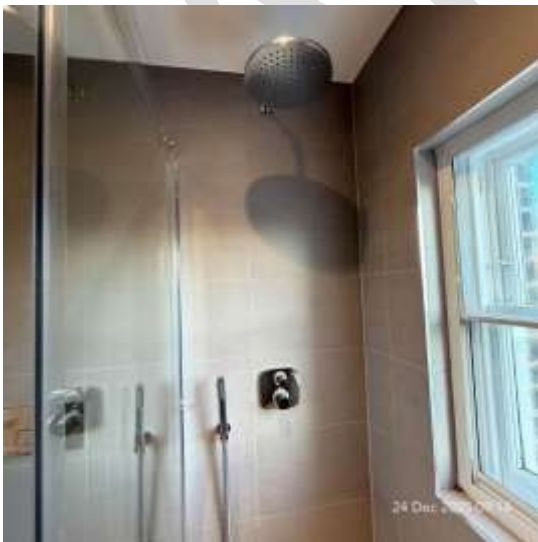


| | | |
|--|--|--|
| Chrome toilet roll holder | | |
| Manrose extractor to wall | In working order | |
| Shower cubicle with tempered glass sliding door with chrome handle, magnetic rubber seals, fixed tempered glass side panel | Professionally cleaned, minor light scale residue around base of frame | |



| | | |
|---|-----------------------------|--|
| <ul style="list-style-type: none"> Large white shower tray with chrome coloured waste | | |
| <ul style="list-style-type: none"> Fitted chrome shower mixer controls | Top tap head slightly loose | |
| <ul style="list-style-type: none"> Chrome hand shower with chrome shower hose and cylindrical chrome shower head on chrome shower holder | | |
| <ul style="list-style-type: none"> Circular overhead chrome shower head | | |

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SAMPLE

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| RECEPTION ROOM | | |
|---|--|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Painted white with chrome lever handles, twist lock to interior, brush door strip around inner frame | Low level scuff mark to exterior | |
| WALLS | | |
| Painted off-white | Newly painted | |
| WOODWORK | | |
| Painted white, chrome and rubber doorstop to skirting | Odd scuffs to skirting | |
| FLOORING | | |
| Continuation of oak wood strip flooring with chrome door strip | Professionally cleaned, good order, not inspected under furniture, few scuff marks forward of entrance | |
| <div style="display: flex; justify-content: space-around;">   </div> | | |
| CEILING | | |
| Painted off white with ceiling rose painted off white | | |

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| LIGHTING | | |
|--|--|--|
| Pendant fitting with large pleated white vinyl shade | In working order, minor dust to shade | |
| 3 half-moon plaster wall lights painted as per walls | In working order | |
| WINDOWS | | |
| White framed double glazed casement window, 2 fixed side window | Cleaned to interior only, handle slightly loose to right hand window, slight shrinkage cracking around outer frame | |
| CURTAINS/BLINDS | | |
| 2 grey vinyl roller blinds with metal pulleys | Tested | |
| CONTENTS | | |
| White double valve radiator with chrome and wooden valve | | |
| Grey 3 seater Click n Clack sofa bed with fixed seat cushions and black wooden legs | Mechanism tested, professionally cleaned | |
| Further 2 seater grey upholstered sofa with pleated back rest and fixed cushions, black legs | Professionally cleaned | |
| Rectangular tempered glass coffee table with chrome frame | Cleaned | |
| Matching rectangular lamp table | Cleaned | |
| Rectangular tempered glass dining table with chrome frame | Cleaned, slightly smeary to glass | |
| 6 black plastic dining chairs with black leather style padded seats, black metal frames | Cleaned, light rub marks to back rests on each | |



Plastic dimmer switch and plastic power points, 1 power point with USB chargers

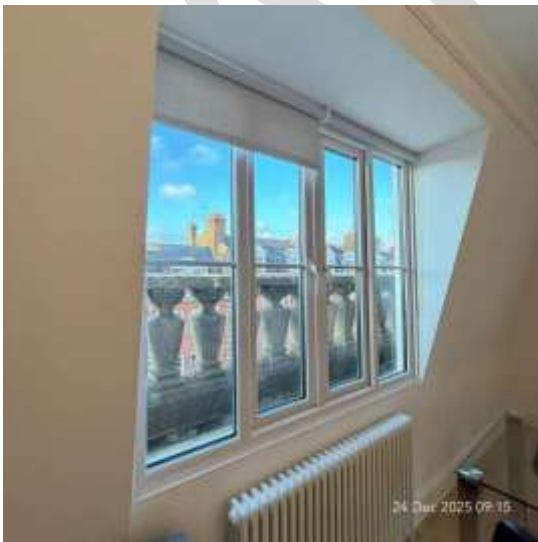
Plastic telephone point

Wired smoke alarm to ceiling

Audio tested only



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SAMPLE

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| BEDROOM 2 | | |
|--|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Painted white with chrome lever handles, lock with 3 keys, twist lock to interior, brush door strip around inner frame | Minor shading to edge on interior | |
|  | | |
| WALLS | | |
| Painted off-white | Newly painted, high level leak stain left hand side of window | |
|  | | |

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WOODWORK

| | | |
|---|-----------------------------|--|
| Painted white with chrome and rubber doorstop to skirting | Shrinkage cracking in parts | |
|---|-----------------------------|--|

FLOORING

| | | |
|--|---|--|
| Silver grey fitted carpet with chrome door strip | Professionally cleaned, not inspected under furniture, residual spot marks at foot of bed and by radiator, foam stuck in carpet around right hand radiator pipe | |
|--|---|--|



CEILING

| | | |
|---------------|--|--|
| Painted white | | |
|---------------|--|--|

LIGHTING

| | | |
|---|------------------|--|
| Pendant fitting with grey herringbone shade | In working order | |
|---|------------------|--|

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| WINDOWS | | |
|--|---|--|
| 3 white framed sash windows, 2 chrome pulls to centre window, chrome window lock, 1 chrome pull to both side windows | Cleaned to interior only, painted over cable to left hand side | |
| CURTAINS/BLINDS | | |
| 3 grey vinyl blackout roller blinds with metal pulleys | tested | |
| 3 grey mesh roller blinds with metal pulleys | Tested | |
| CONTENTS | | |
| White double valve radiator with wooden and chrome valve | | |
| Double Ikea fitted wardrobe left hand side of entrance, white laminate doors, 2 chrome handles | Very minor shading to door edges, top drawer front slightly loose | |
| <ul style="list-style-type: none"> White laminate interior | | |
| <ul style="list-style-type: none"> Shelf | | |
| <ul style="list-style-type: none"> Drawer | | |
| <ul style="list-style-type: none"> Hanging rail | | |
| Fitted shelving to right side of wardrobe, painted white | | |
| Double Ikea fitted wardrobe left hand side of bed area, white laminate doors, 2 chrome handles | Good order | |
| <ul style="list-style-type: none"> White laminate interior | | |
| <ul style="list-style-type: none"> Shelf | | |
| <ul style="list-style-type: none"> Drawer | | |
| <ul style="list-style-type: none"> Hanging rail | | |
| Fitted shelving left side of wardrobe, painted white | Light usage wear and tear shading | |
| Grey suede style 2 section double divan with chrome coloured legs | | |
| Dark grey suede style upholstered headboard | Very patchy shaded appearance | |



| | | |
|---|--|---|
| Off white Tendersleep Delight Ortho double mattress | Good order, minor light shading to top, inspected both sides | remains in overall good order, minor light shading to top |
| Wired smoke alarm to ceiling | Audio tested only | |
| Plastic light switch | | |
| Plastic power points | | |



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| BEDROOM 3 | | |
|--|---|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Painted white with chrome lever handles, lock with 3 keys, twist lock to interior, brush door strip around inner frame | Low level scuff mark to interior of door | |
|  | | |
| WALLS | | |
| Painted off-white | Newly painted | |
| WOODWORK | | |
| Painted white with chrome and rubber doorstop to skirting | Wear and tear shrinkage cracking to skirting, few low level scuff marks to architrave | |
| FLOORING | | |
| Silver grey fitted carpet with chrome door strip | Professionally cleaned | |
| CEILING | | |
| Painted white | | |
| LIGHTING | | |
| Pendant fitting with grey shade | In working order | |

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| WINDOWS | | |
|--|--|--|
| White framed double glazed sash window with 2 chrome pulls and 2 chrome window locks | Cleaned to interior | |
| CURTAINS/BLINDS | | |
| 2 grey vinyl blackout roller blinds with metal pulleys and plastic pulls | Tested | |
| 2 grey mesh roller blinds with metal pulleys | Tested | |
| CONTENTS | | |
| White double valve radiator with wooden and chrome valve | | |
| Wired smoke alarm to ceiling | Audio tested only | |
| Free standing grey gloss laminate double wardrobe: | Area of scratch marking to base interior right hand side, good order | |
| <ul style="list-style-type: none"> Shelf | | |
| <ul style="list-style-type: none"> Hanging rail | | |
| Grey gloss chest of 4 drawers | | |
| Grey suede style 2 section double divan with chrome coloured legs | | |
| Dark grey suede style upholstered headboard | Patchy faded area to left hand side | |
|  | | |
| Off white Tendersleep Delight Ortho double mattress | | |
| Plastic dimmer switch and plastic power points | | |
| Plastic telephone point | | |

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| KITCHEN | | |
|--|--|---------------------|
| DESCRIPTION | CHECK IN CONDITION | CHECK OUT CONDITION |
| DOOR | | |
| Painted white, chrome lever handles | Scuff marking low level on exterior, touch up mark to base exterior | |
| WALLS | | |
| Painted off-white | Newly painted | |
| Narrow grey speckled pattern porcelain tiles with chrome edging | Professionally cleaned | |
| WOODWORK | | |
| Painted white, chrome and rubber doorstop to skirting | | |
| FLOORING | | |
| Oak wood strip flooring | Professionally cleaned, few scuff marks around breakfast bar area, areas of faded staining left side of refrigerator area, small white stains to same area, dark line mark right hand side of fridge, areas of discolouration left hand side of fridge area possibly part of design of the flooring to this area | |
|  | | |

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Matching steps leading down to lower kitchen area, plastic capping to edge of 2 of the steps

CEILING

Painted white

LIGHTING

7 inset LED spotlights

In working order

WINDOWS

3 sash windows painted white with 2 chrome pulls, 2 chrome window locks, sills painted white

Cleaned to interior

CURTAINS/BLINDS

3 grey vinyl roller blinds with metal pulleys

Tested

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| CONTENTS | | |
|---|--|--|
| White double valve radiator with wooden and chrome valve | | |
| Wired heat/smoke detector to ceiling | Audio tested only | |
| Further wired smoke detector to ceiling | Audio tested only | |
| Range of grey gloss laminate wall, base and drawer units with recessed handles | 2 chip defects to interior base of cupboard under sink, 2 shelf supports not seen for shelves to far left cupboard | |
|  | | |
| <ul style="list-style-type: none"> Fitted large grey plastic cutlery tray | | |
| <ul style="list-style-type: none"> Grey gloss laminate kickspaces | | |
| Shades of silver grey granite worksurfaces with drainer grooves along sink wall | Professionally cleaned | |
| Matching work surface right hand side of refrigerator | | |
| Matching breakfast bar with chrome leg | Scuffs to right leg | |
| 3 dark grey suede style upholstered breakfast bar stools with black metal frames and foot rests | Spot marks | |

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Inset 1 ½ bowl stainless steel sink unit with surface mounted chrome mixer taps and 2 strainer plugs

Requires light further clean, spout to tap very slightly loose



Worcester boiler

Tested for power only

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| | | |
|--|--|--|
| <p>Free standing Carbon Monoxide detector</p> | <p>Battery requires replacing – this has been reported</p> | |
| <p>Integral AEG 7000 Series washer/dryer, model L7WE7631BI, serial no. 13300174</p> | <p>Professionally cleaned, tested for power only, manufacturer's sticker to casing</p> | |
| <p>Integral Bosch dishwasher with 2 baskets and cutlery drawer, model SL6PW1B, serial no. 402030527503002340</p> | <p>Professionally cleaned, tested for power only</p> | |
| <p>Bosch 4-ring black induction hob with digital controls, model PIE631BB5, serial no. 9001601785</p> | <p>Professionally cleaned, tested for power only, burnt on residues to rings</p> | |



| | | |
|--|--|--|
| <p>Stainless steel Lamona extractor hood with digital controls, glass panel to front, 2 filters, 2 lights, model no: LAM2877, serial no: 221700568</p> | <p>Slightly greasy, requires further cleaning, tested for power only</p> | |
|--|--|--|



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| | | |
|--|--|--|
| <p>Fitted stainless steel trim Bosch oven with black glass door front with brushed stainless steel handle, 1 full width grill tray, 2 half width grill trays, 2 racks, model HR5B20F0, serial no. 492060505737019830</p> | <p>Professionally cleaned, tested for power only</p> | |
| <p>Integral Bosch refrigerator/freezer with salad tray, 4 glass shelves, 3 door compartments, 3 freezer compartments, light fitting, egg tray, ice cube tray, model KGKIUU29A, serial no. 25112052748755501</p> | <p>Professionally cleaned, tested for power only, 1 door compartment badly cracked</p> | |



| | | |
|--|--|--|
| <p>Large quantity of barrel locks and key seen to cupboard</p> | | |
| <p>Energy meter</p> | | |
| <p>Remote sensor</p> | | |
| <p>Wall mounted fire blanket</p> | | |
| <p>Wall mounted fire extinguisher</p> | | |
| <p>Assorted instruction manuals</p> | | |
| <p>Plastic dimmer switch</p> | | |
| <p>Plastic power points and fuse points</p> | | |
| <p>Power point with USB chargers</p> | | |
| <p>Remote thermostat</p> | | |

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KEYS

DESCRIPTION



3 sets of 2 keys comprising 1 Yale key and 1 Banham key no. 471460 and 1 meter cupboard key collected and returned to sample agent,



SAMPLE

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METER READINGS

| ELECTRIC METER: | | GAS METER: | |
|--|------------------------|---|------------------------|
| READING | 04943 kwh | READING | 01867.473 |
| SERIAL NUMBER | 22J0321191 | SERIAL NUMBER | 23142388 |
| LOCATION | Communal hall cupboard | LOCATION | Communal hall cupboard |
|  | |  | |
| WATER METER: | | | |
| n/a | | | |

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SMOKE ALARM AND CARBON MONOXIDE

| SMOKE ALARM | | CARBON MONOXIDE | |
|-----------------|--|-----------------|---|
| LOCATION | Entrance hall, landing x 2, reception room, bedroom 1, 2 and 3 | LOCATION | Kitchen |
| TESTED | Audio tested | TESTED | Battery not working and reported to agent |



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| SCHEDULE OF CONDITION | | |
|-----------------------------------|---|----------------------------|
| | CHECK IN CONDITION | CHECK OUT CONDITION |
| GENERAL CONDITION/CLEANING | Professionally cleaned | |
| DECORATIVE CONDITION | Newly painted where noted, defects as noted | |
| FLOORING | Professionally cleaned, defects as noted | |
| WINDOWS | Cleaned to interior only | |
| CURTAINS/BLINDS | Good order, tested | |
| UPHOLSTERY | Sofas professionally cleaned, spot marks to bar stools as noted | |
| LINEN | n/a | |
| KITCHEN APPLIANCES | Professionally cleaned, tested for power only, defects as noted | |
| LIGHTING | In working order | |
| GARDEN/BALCONY | n/a | |

| |
|--------------------|
| DECLARATION |
|--------------------|

This inventory has been examined and, subject to marginal comments, found to be correct

| | | |
|----------------------------------|--------------|--|
| ON BEHALF OF THE LANDLORD | PRINT | |
| | SIGN | |
| | DATE | |

| | | |
|--------------------------------|--------------|--|
| ON BEHALF OF THE TENANT | PRINT | |
| | SIGN | |
| | DATE | |