



Property Inventory / Schedule of Condition

Address	Sample Inventory	House Type	House
		Detachment	Mid-Terrace
Front Elevation		Side Elevation	Rear Elevation
			

Property Inspected By	Paul Vose
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AIP
Association
of Inventory
Professionals

Important Information

You are reminded that it is your responsibility at the beginning of the agreement to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made at the start of the agreement, the inventory will be deemed accepted as read.

Disclaimer

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so. This inventory has been prepared by a representative of miServices who is not a qualified surveyor or a qualified tradesperson, or qualified to value to the contents of the property.

This inventory relates only to the furniture and all the Landlord's equipment and contents in the property. It is no guarantee, or report, on the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Using the inventory

All static, loose or moveable items in this inventory are listed from left to right viewed from the doorway of that room. Multiple items may be grouped together and may require locating. It is assumed that all door hinges have the appropriate number of screws in place unless otherwise stated.

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated.

Any visible cracks to walls and ceilings will be documented and form part of this inventory.

At the point of check in the inventory will be recorded in correspondence to the fair wear & tear guide and the descriptions detailed below:




1. **Brand new** - possibly still in wrapper or with new tags/labels attached.
2. **Good** – signs of slight wear, generally lightly worn rather than marked/scuffed.
3. **Fair** – signs of age, frayed, small light stains and marks, discolouration.
4. **Aged** – Extensive signs of wear & tear, extensive stains/marks/tears/chips. Still functional.
5. **Poor** – Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.

Inventory

Weather

Weather	Comments
Partly Cloudy	

Utilities

Item	Details	Photo
Gas Meter	Reading:17916 Back fence Serial Number: G4a00447020101	
Electric Meter	Reading:13134. Living room cupboard Serial Number: A96m50408	
Fusebox	Living room cupboard	

Smoke / CO Detector Compliance Checks

Is there a smoke detector on all floors?	Is there a CO detector everywhere there is a solid fuel device?
Yes	N/A

Smoke Detectors

Ref	Is Smoke Detector Installed?	Is Working?	Location	Comments
SD1	Yes	Working	Kitchen	
SD2	Yes	Working	Landing	

Keys

Ref	Description	Comments
KE1	6 keys	



KE1.i

External Surfaces

Ref	Surface Type	Location	Comments
ES1	Tarmac	Front	Flagged paving



ES1.i

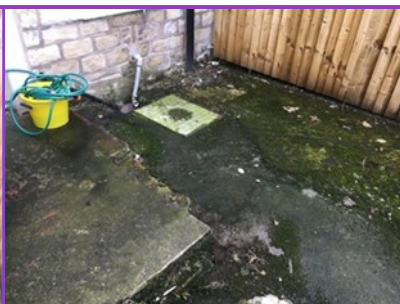


ES1.ii

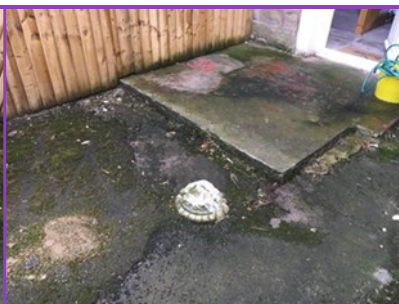
ES2	Concrete Tarmac	Back	
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ES2.i



ES2.ii



ES2.iii

External Features

Ref	Details	Qty	Condition	Comments
EF1		1	Good	3 wheelie bins. Black bucket. Yellow bucket & hose



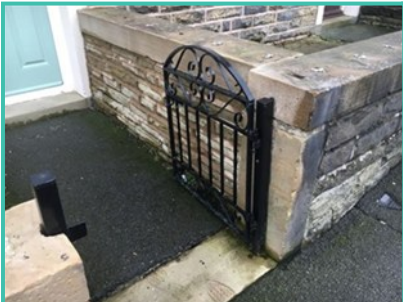
EF1.i




EF1.ii

Boundaries

Ref	Details	Qty	Colour	Condition	Comments
BO1	Stone Wall	0	Natural	Good	Metal gate




BO1.i




BO1.ii

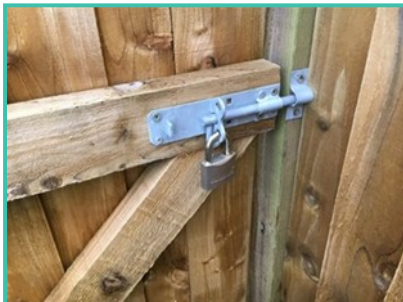
BO2	Fence	0	Natural	Good	1 gate
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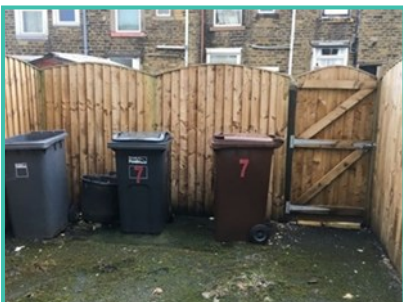
BO2.i



BO2.ii



BO2.iii



BO2.iv

Living Room



R1.i

R1.ii

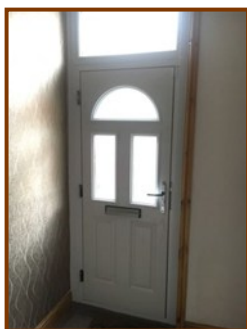
R1.iii

Living Room - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R1.D1	Front Door	UPvc	UPvc	Handle Letterbox Lock Part Glass	Green	White	Good	



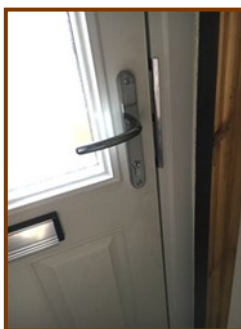
R1.D1.i



R1.D1.ii



R1.D1.iii



R1.D1.iv

Living Room - Windows




Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R1.W1	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Curtain Tiebacks Curtains Lined Handle Window Locks Curtain Pole	Good	Openers:1 1 key. Sill would benefit from a wipe over. 1 curtain tieback hook either side of the window

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
    									
R1.WI1.i		R1.WI1.ii		R1.WI1.iii		R1.WI1.iv		R1.WI1.v	

Living Room - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R1.CE1	Plaster Painted	Light Pendant Coving	1	White	Good	
 						
R1.CE1.i		R1.CE1.ii				

Living Room - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R1.FL1	Fitted Carpet	Item: Doormat	Beige	Good	
  					
R1.FL1.i		R1.FL1.ii		R1.FL1.iii	

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
					
		R1.FL1.iv	R1.FL1.v		

Living Room - Walls

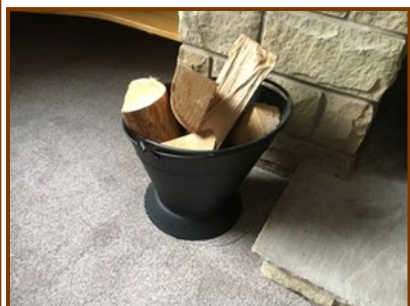
Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R1.WA1	Painted Paper	Wooden Stained		White	Stained Light Brown	Good	Picture hooks: 5 1 wallpapered wall
							
		R1.WA1.i	R1.WA1.ii	R1.WA1.iii	R1.WA1.iv	R1.WA1.v	

Living Room - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R1. FI1	Alarm sensor Cabling Fire surround No Fire Central Heating Controller	1 1 1 1		Good	2 TV shelves. 4 shelves.
<div>    </div> <div> R1.FI1.i R1.FI1.ii R1.FI1.iii </div>					
<div>  </div> <div> R1.FI1.iv </div>					
R1. FI1.1	N/A	0	N/A	Good	
<div>   </div> <div> R1.FI1.1.i R1.FI1.1.ii </div>					
R1. FI1. LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R1. FI1. PS	Plug Sockets	3		Good	Tested: No Visually Safe:Yes
R1. FI1. RA	Radiators	1		Good	
R1. FI1. LF	Light Fittings	1		Good	

Living Room - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R1.FU1	See Notes	1		Good	2 sofas - each with various cushions. False fire & bucket with logs. All furnishings are in a used condition



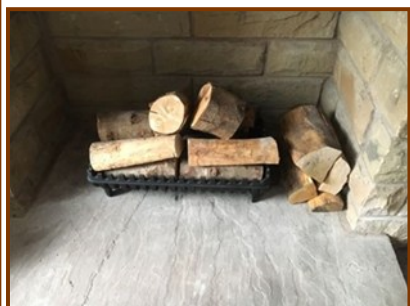
R1.FU1.i



R1.FU1.ii



R1.FU1.iii



R1.FU1.iv

Living Room - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R1.FU2	See Notes	1		Good	Small cupboard. Lamp. 3 nest tables. All furnishings are in a used condition



R1.FU2.i



R1.FU2.ii

Living Room - Cupboards

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R1.CU1	Good		Good		Good		Electric Meter Fuse Box		



R1.CU1.i



R1.CU1.ii

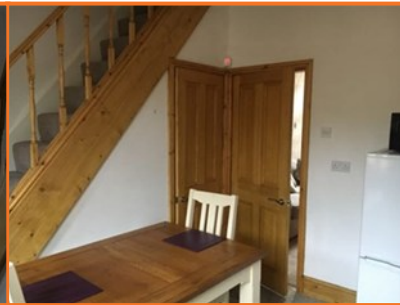
Kitchen



R2.i



R2.ii



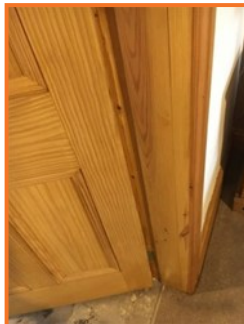
R2.iii

Kitchen - Doors

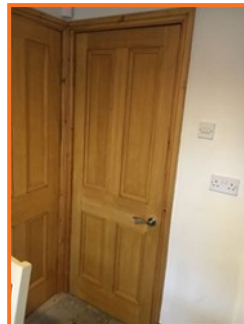
Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R2.D1	Single Door	Wooden Stained	Wooden Stained	Handle	Light Brown	Light Brown	Good	



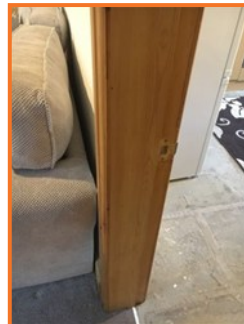
R2.D1.i



R2.D1.ii







R2.D1.iii



R2.D1.iv

Kitchen - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R2.D2	Back Door	UPvc	UPvc	Handle	White	White	Good	

R2.D2.i
R2.D2.ii
R2.D2.iii
R2.D2.iv

Kitchen - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R2.W1	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Handle Window Locks	Good	Openers:1 Would benefit from a wipe over






R2.W1.i
R2.W1.ii
R2.W1.iii
R2.W1.iv

Kitchen - Ceilings

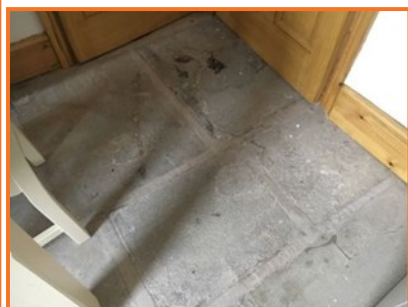
Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R2.CE1	Plaster Painted	Light Pendant	1	White	Good	



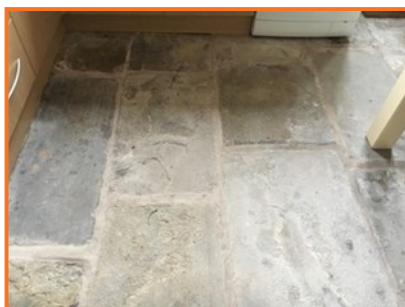

R2.CE1.i
R2.CE1.ii

Kitchen - Floors

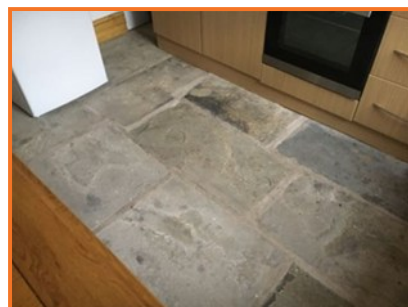
Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R2. FL1	See Notes	Item: Doormat Item: Rug	Natural	Good	Stone



R2.FL1.i



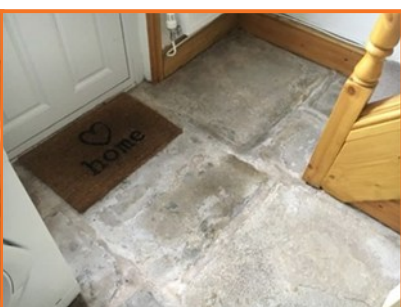
R2.FL1.ii



R2.FL1.iii



R2.FL1.iv



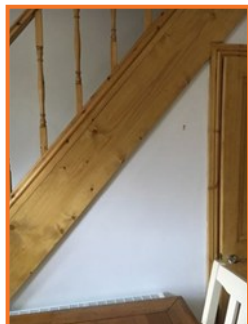
R2.FL1.v

Kitchen - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R2. WA1	Tiled and Painted Plaster	Wooden Stained		White	Stained Light Brown	Good	Picture hooks: 2 Tiles are beige



R2.WA1.i



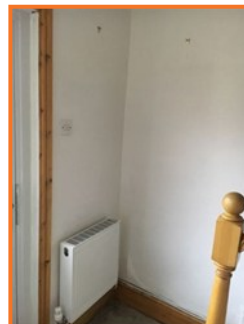
R2.WA1.ii



R2.WA1.iii






R2.WA1.iv











R2.WA1.v



R2. WA1 .1	Other					Good	
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Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
							
	R2.WA1.1.i	R2.WA1.1.ii	R2.WA1.1.iii				

Kitchen - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R2. FI1	Alarm sensor Phone Socket	1 1		Good	Worcester boiler
R2. FI1. FSM1	Sink-Stainless Steel	1		Good	
R2. FI1. FSM2	Taps-Stainless Twin	1		Good	
					
	R2.FI1.i	R2.FI1.ii	R2.FI1.iii		
					
	R2.FI1.iv				
R2. FI1.1	N/A	0	N/A	Good	

Ref	Item	Qty	Colour	Condition	Comments
<div>    </div> <div> R2.FI1.1.i R2.FI1.1.ii R2.FI1.1.iii </div>					
<div>  </div> <div> R2.FI1.1.iv </div>					
R2.FI1.2	N/A	0	N/A	Good	
<div>    </div> <div> R2.FI1.2.i R2.FI1.2.ii R2.FI1.2.iii </div>					
<div>  </div> <div> R2.FI1.2.iv </div>					
R2.FI1.3	N/A	0	N/A	Good	

Ref	Item	Qty	Colour	Condition	Comments
	 				
	R2.FI1.3.i		R2.FI1.3.ii		
R2. FI1. LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R2. FI1. PS	Plug Sockets	5		Good	Tested: No Visually Safe:Yes
R2. FI1. RA	Radiators	2		Good	
R2. FI1. LF	Light Fittings	1		Good	
R2. FI1. BU	Base Unit Doors	6		Good	
R2. FI1. WU	Wall Units	5		Good	
R2. FI1. LW	Laminate Worktops	2		Good	

Kitchen - Furnishings

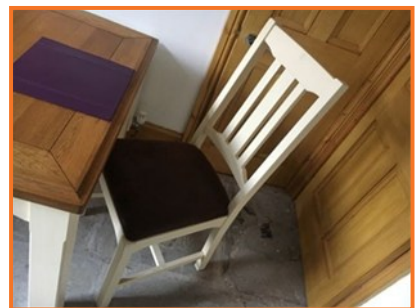
Ref	Furnishing	Qty	Colour	Condition	Comments
R2. FU1	See Notes	1		Good	Table & 2 chairs - minor marks. 2 placemats. Cleaning products. Paint can & brush. Fabric cleaner. Goodmans iron in box. Bag full of toiletries. All furnishings are in a used condition




R2.FU1.i



R2.FU1.ii



R2.FU1.iii

Ref	Furnishing	Qty	Colour	Condition	Comments
					
	R2.FU1.iv				

Kitchen - Furnishings

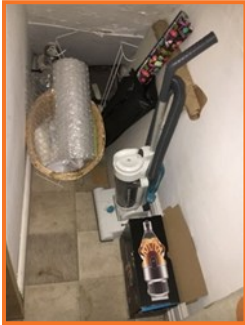
Ref	Furnishing	Qty	Colour	Condition	Comments
R2.FU2	Assorted Pans	1		Good	Various small items as photographed. All furnishings are in a used condition
					
	R2.FU2.i	R2.FU2.ii	R2.FU2.iii	R2.FU2.iv	R2.FU2.v

Kitchen - Furnishings

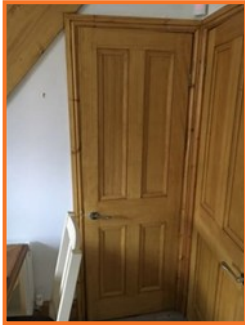
Ref	Furnishing	Qty	Colour	Condition	Comments
R2.FU3	Assorted Crockery Assorted Glasses	1		Good	Morphy Richards kettle & toaster - would benefit from a wipe over. All furnishings are in a used condition
					
	R2.FU3.i	R2.FU3.ii	R2.FU3.iii	R2.FU3.iv	

Kitchen - Cupboards

Ref	Floor Condition	Floor Comments	Wall Condition	Wall Comments	Ceiling Condition	Ceiling Comments	Cupboard Contents	Content Comments	General Comments
R2.CU1	Good		Good		Good		Hooks	Alarm panel. Ironing board. Maiden. Dustpan & brush. Vax vacuum. Small dyson vacuum in box. Basket. Various items as photographed. All furnishings are in a used condition	



R2.CU1.i



R2.CU1.ii



R2.CU1.iii



R2.CU1.iv

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R2.KI1	Hob - Gas	NEUE	1	Stainless Steel	Good	No	Some minor areas of ground in grease



R2.KI1.i



R2.KI1.ii



R2.KI1.iii

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R2.KI2	Cooker Hood	N/A	1	Stainless Steel	Good	No	Appliance is greasy - filters are clean. Lights are working



R2.KI2.i



R2.KI2.ii

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R2.KI3	Fridge Freezer	N/A	1	White	Good	No	Would benefit from a wipe over



R2.KI3.i



R2.KI3.ii



R2.KI3.iii



R2.KI3.iv



R2.KI3.v

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R2.KI4	Microwave	N/A	1	Purple	Good	No	



R2.KI4.i



R2.KI4.ii



R2.KI4.iii

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R2.KI5	Tumble Drier	White Knight	1	White	Good	No	









R2.KI5.i
R2.KI5.ii
R2.KI5.iii

Kitchen - Kitchen Appliances

Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R2.KI6	Washing Machine	N/A	1	White	Good	No	Brand - Celcus

R2.KI6.i
R2.KI6.ii
R2.KI6.iii
R2.KI6.iv

Kitchen - Kitchen Appliances

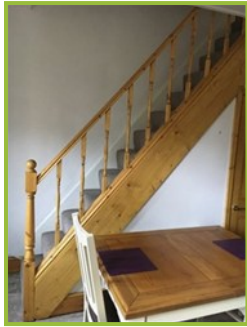
Ref	Kitchen Appliance	Brand	Qty	Colour	Condition	Tested	Comments
R2.KI7	Oven	N/A	1	Stainless Steel	Good	No	Minor areas of ground in grease. Would benefit from a wipe over



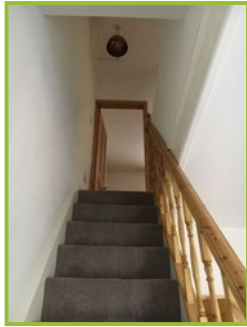



R2.KI7.i
R2.KI7.ii
R2.KI7.iii
R2.KI7.iv

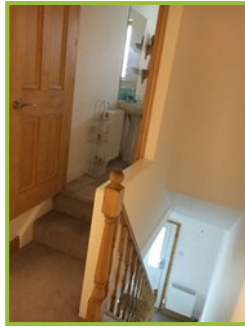
Stairs/Landing



R3.i



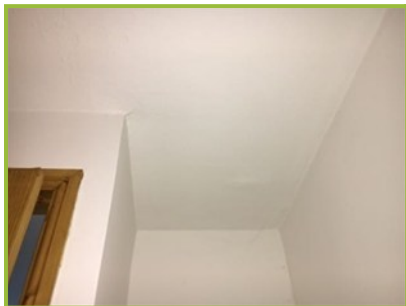
R3.ii



R3.iii

Stairs/Landing - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R3.CE1	Plaster Painted	Light Pendant Loft Hatch	1	White	Good	



R3.CE1.i



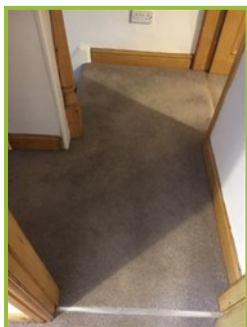
R3.CE1.ii



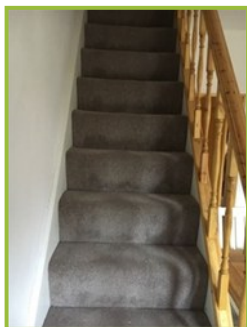
R3.CE1.iii

Stairs/Landing - Floors

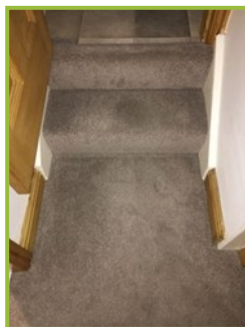
Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R3.FL1	Fitted Carpet		Light Brown	Good	Would benefit from a vacuum



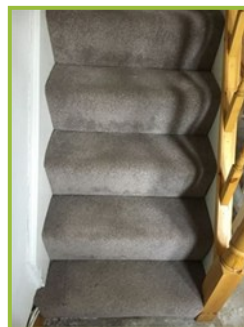
R3.FL1.i



R3.FL1.ii


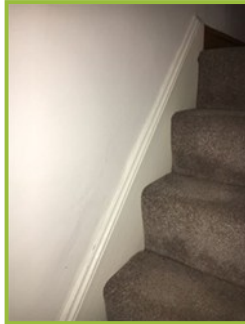


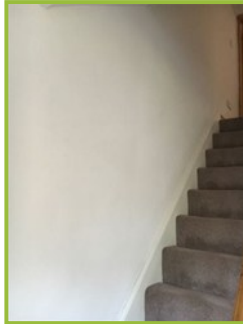
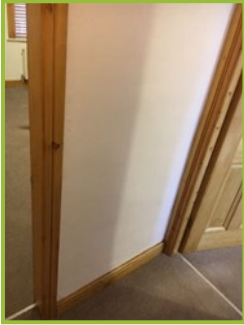

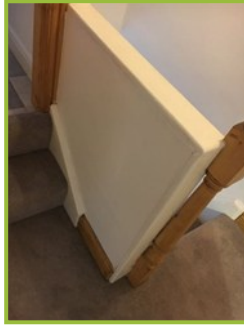



R3.FL1.iii



R3.FL1.iv

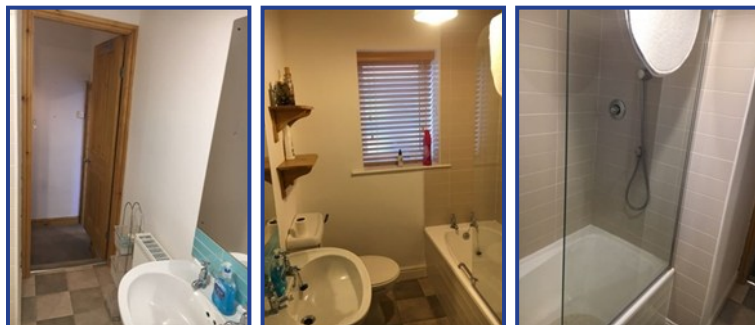
Stairs/Landing - Walls

Stairs/Landing - Walls							
Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R3.WA1	Painted Paper	Wooden Stained		White	Stained Light Brown	Good	Picture hooks: 3 Minor marks. Paper is peeling at the bottom of the stairs
<div><div></div><div></div><div></div><div></div><div></div></div>							
R3.WA1.i		R3.WA1.ii		R3.WA1.iii		R3.WA1.iv	
R3.WA1.v							
R3.WA1.1	Other					Good	
<div><div></div><div></div><div></div><div></div></div>							
R3.WA1.1.i		R3.WA1.1.ii		R3.WA1.1.iii		R3.WA1.1.iv	

Stairs/Landing - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R3.FI1	Alarm sensor Balustrade - Stained	1 1		Good	
					
	R3.FI1.i	R3.FI1.ii	R3.FI1.iii		
R3.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R3.FI1.PS	Plug Sockets	1		Good	Tested: No Visually Safe:Yes
R3.FI1.LF	Light Fittings	1		Good	

Bathroom/Toilet



R4.i

R4.ii

R4.iii

Bathroom/Toilet - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R4.D1	Single Door	Wooden Stained	Wooden Stained	Handle	Stained Light Brown	Stained Light Brown	Good	

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
   								
	R4.D1.i		R4.D1.ii		R4.D1.iii		R4.D1.iv	

Bathroom/Toilet - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R4.W1	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Handle Window Locks	Good	Openers:1 1 key
   									
	R4.W1.i		R4.W1.ii		R4.W1.iii		R4.W1.iv		

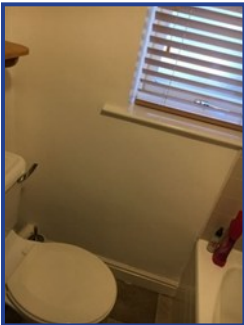
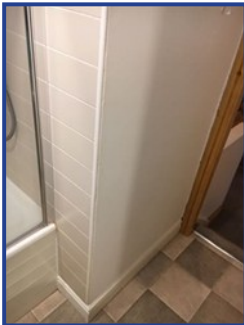

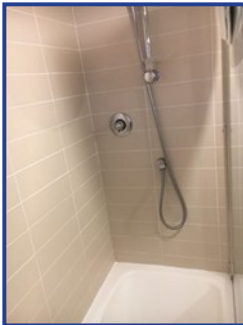

Bathroom/Toilet - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R4.CE1	Plaster Painted	Light Pendant	1	White	Good	
 						
	R4.CE1.i			R4.CE1.ii		


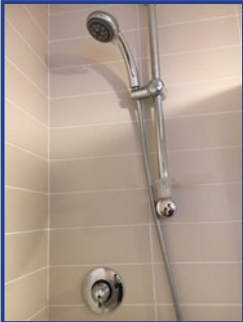
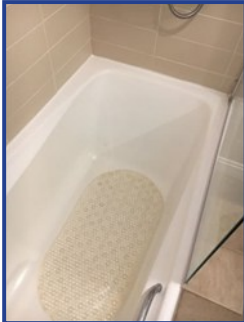
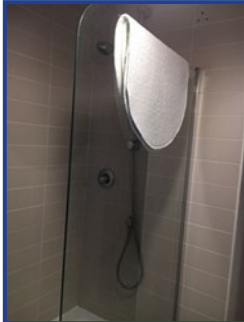





Bathroom/Toilet - Floors

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R4. FL1	Linoleum		Light Brown	Good	
  					
	R4.FL1.i	R4.FL1.ii	R4.FL1.iii		

Bathroom/Toilet - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R4. WA1	Tiled and Wallpaper	Wooden Stained		White	Stained Light Brown	Good	Holes from previous fixtures: 3 Tiles are beige
    							
	R4.WA1.i	R4.WA1.ii	R4.WA1.iii	R4.WA1.iv	R4.WA1.v		
R4. WA1 .1	Other					Good	
							
	R4.WA1.1.i						

Bathroom/Toilet - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R4. FI1	Bath with Shower Light Cord Mirror Shower Screen – Glass	1 1 1 1		Good	2 shelves
    					
	R4.FI1.i	R4.FI1.ii	R4.FI1.iii	R4.FI1.iv	R4.FI1.v
R4. FI1.1	N/A	0	N/A	Good	
   					
	R4.FI1.1.i	R4.FI1.1.ii	R4.FI1.1.iii	R4.FI1.1.iv	
R4. FI1. PS	Plug Sockets	1		Good	Tested: No Visually Safe:No
R4. FI1. RA	Radiators	1		Good	
R4. FI1. LF	Light Fittings	1		Good	
R4. FI1. TO	Toilets	1		Good	
R4. FI1. BA	Basins	1		Good	

Bathroom/Toilet - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R4.FU1	See Notes	1		Good	Metal storage with plastic containers. Toilet brush. Toilet roll holder. Matt. All furnishings are in a used condition



R4.FU1.i



R4.FU1.ii

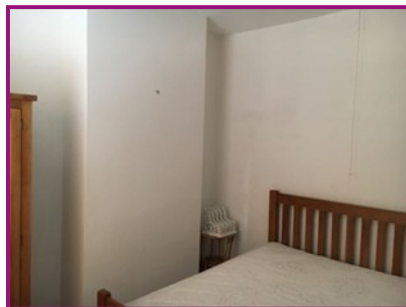


R4.FU1.iii



R4.FU1.iv

Bedroom 1



R5.i



R5.ii



R5.iii

Bedroom 1 - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R5.D1	Single Door	Wooden Stained	Wooden Stained	Handle	Stained Light Brown	Stained Light Brown	Good	



R5.D1.i



R5.D1.ii



R5.D1.iii



R5.D1.iv

Bedroom 1 - Windows

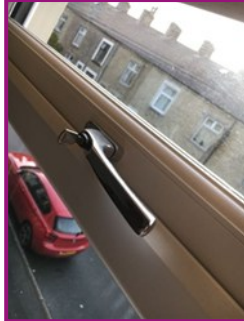
Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R5.WI1	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Handle Window Locks	Good	Openers:1 1 key



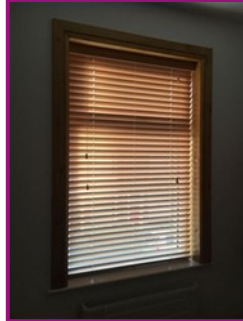
R5.WI1.i



R5.WI1.ii



R5.WI1.iii



R5.WI1.iv

Bedroom 1 - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R5.CE1	Plaster Painted	Light Pendant	1	White	Good	



R5.CE1.i



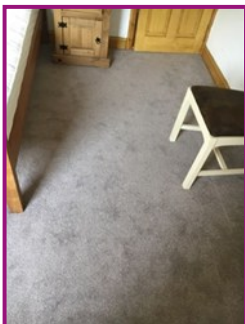
R5.CE1.ii

Bedroom 1 - Floors

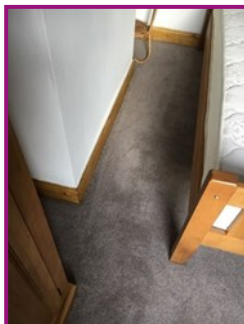
Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R5.FL1	Fitted Carpet		Light Brown	Good	



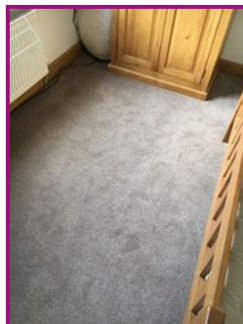
R5.FL1.i



R5.FL1.ii



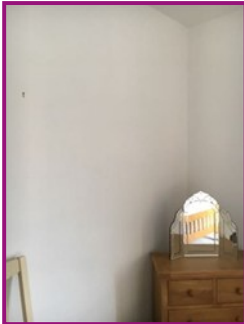
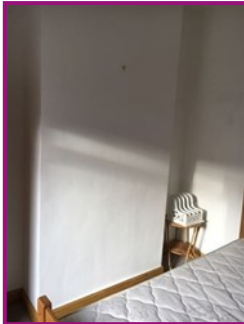
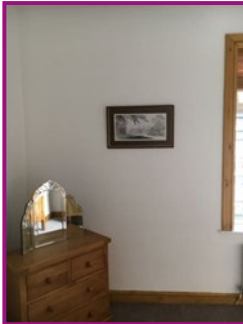



R5.FL1.iii



R5.FL1.iv

Bedroom 1 - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R5.WA1	Painted Paper	Wooden Stained		Magnolia	Stained Light Brown	Good	
<div>      </div> <div> R5.WA1.i R5.WA1.ii R5.WA1.iii R5.WA1.iv R5.WA1.v </div>							
R5.WA1.1	Other					Good	
<div>  </div> <div> R5.WA1.1.i </div>							

Bedroom 1 - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R5.FI1	Light Cord	1		Good	
					
R5.FI1.i					
R5.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R5.FI1.PS	Plug Sockets	3		Good	Tested: No Visually Safe:Yes
R5.FI1.RA	Radiators	1		Good	
R5.FI1.LF	Light Fittings	1		Good	

Bedroom 1 - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R5.FU1	See Notes	1		Good	Chest of drawers. Bin. Mirror bedside cupboard. Chair. Double bed & mattress. All furnishings are in a used condition
    					
R5.FU1.i R5.FU1.ii R5.FU1.iii R5.FU1.iv R5.FU1.v					

Bedroom 1 - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R5.FU2	See Notes	1		Good	Wardrobe. Container. Duvet. Letter holder. Small table with glass top. All furnishings are in a used condition



R5.FU2.i



R5.FU2.ii



R5.FU2.iii



R5.FU2.iv

Bedroom 2



R6.i



R6.ii



R6.iii

Bedroom 2 - Doors

Ref	Door Type	Door Finish	Frame Type	Door Features	Door Colour	Frame Colour	Condition	Comments
R6.D1	Single Door	Wooden Stained	Wooden Stained	Handle	Stained Light Brown	Stained Light Brown	Good	



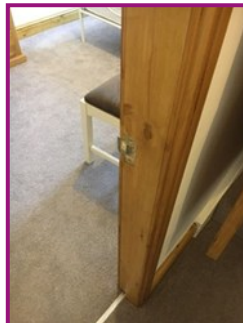
R6.D1.i



R6.D1.ii



R6.D1.iii



R6.D1.iv

Bedroom 2 - Windows

Ref	Window Type	Glass Type	Frame Type	Sill Type	Frame Colour	Sill Colour	Item	Condition	Comments
R6.WI1	Casement	Double Glazed	UPvc	Wooden Painted	White	White	Blinds Venetian Handle Window Locks	Good	Openers:1 1 key



R6.WI1.i



R6.WI1.ii



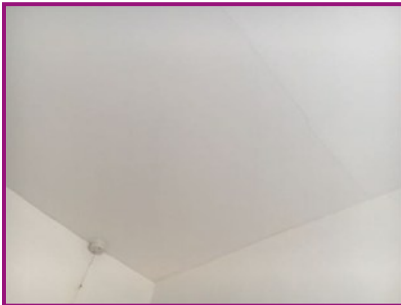
R6.WI1.iii



R6.WI1.iv

Bedroom 2 - Ceilings

Ref	Ceiling Finish	Ceiling Fittings	Qty	Colour	Condition	Comments
R6.CE1	Plaster Painted	Light Pendant	1	White	Good	Plaster cracks. Some watermarks



R6.CE1.i



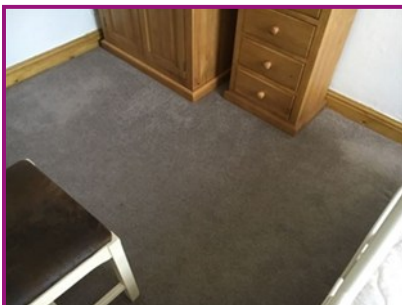
R6.CE1.ii



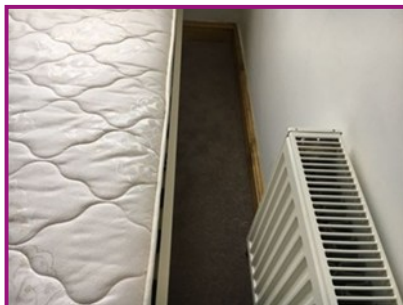
R6.CE1.iii

Bedroom 2 - Floors

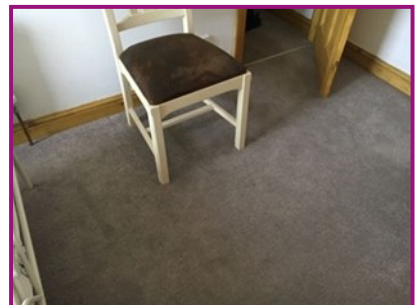
Ref	Floor Finish	Floor Item	Colour	Condition	Comments
R6.FL1	Fitted Carpet		Light Brown	Good	




R6.FL1.i



R6.FL1.ii




R6.FL1.iii

Ref	Floor Finish	Floor Item	Colour	Condition	Comments
					
R6.FL1.iv					





Bedroom 2 - Walls

Ref	Description	Skirting Type	Wall Items	Wall Colour	Skirting Colour	Condition	Comments
R6.WA1	Painted Paper	Wooden Stained		White	Stained Light Brown	Good	
<div>     </div>							
R6.WA1.i		R6.WA1.ii		R6.WA1.iii		R6.WA1.iv	

Bedroom 2 - Fixtures & Fittings

Ref	Item	Qty	Colour	Condition	Comments
R6.FI1	Light Cord	1		Good	
					
R6.FI1.i					
R6.FI1.LS	Light Switches	1		Good	Lights Tested: Yes Electric Switches Visually Safe:Yes
R6.FI1.PS	Plug Sockets	2		Good	Tested: No Visually Safe:Yes
R6.FI1.RA	Radiators	1		Good	
R6.FI1.LF	Light Fittings	1		Good	

Bedroom 2 - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R6.FU1	See Notes	1		Good	Chair. Double bed & mattress. Chest of drawers. Side table. All furnishings are in a used condition
   					
R6.FU1.i		R6.FU1.ii		R6.FU1.iii	
				R6.FU1.iv	

Bedroom 2 - Furnishings

Ref	Furnishing	Qty	Colour	Condition	Comments
R6.FU2	See Notes	1		Good	Wardrobe. Light shade. All furnishings are in a used condition



R6.FU2.i



R6.FU2.ii

Declaration

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant / landlord has 7 days from receipt of this inventory to notify the agent / landlord / inventory company of any discrepancies.

Signed on behalf of the landlord.....
Signature.....
Print Name.....
Date / /

Agent / Inventory Clerk.....
Signature.....
Print Name.....

To be read and signed when there is no Accompanied Check In.

- I / We the undersigned agree that I / We have received a copy of this Inventory and Schedule of Condition of the property and understand that unless written comments of any discrepancies are made in writing to the letting agent not later than 7 working days after the date hereof, it will be agreed that the Inventory and Schedule of Condition is a correct record.
- It is imperative that you check through the content of the Inventory and Schedule of Condition for the property and record any damage, scratches, marks etc to decorations, carpets, curtains, fixture and fittings and also record any missing items.
- Unless your comments are adequately recorded and sent to the letting agent within 7 working days of the date of the let, the document signed at the office will be treated as being a correct record of the property.
- Clearly, it is in your best interest to do this in order to protect your deposit and any comments received after 7 working days WILL NOT BE ACCEPTED.
- This signed copy will be held by the letting agent and your copy will be emailed directly to you for printing and checking.If you require a hard copy printing please confirm this in writing to the letting agent immediately.

Signed by Tenant(1): _____

Signed by Tenant(2): _____

Signed by Tenant(3): _____

Signed by Tenant(4): _____

Date: _____

To be signed on Accompanied Check in or Tenant’s acceptance /

submission of condition

The foregoing inventory has been checked by the undersigned, with the amendments and additional notes(if any) made as necessary in black ink, and is submitted as evidence of the condition of the property at the commencement of the tenancy.

Signed by Tenant (1): _____

Signed by Tenant (2): _____

Signed by Tenant (3): _____

Signed by Tenant (4): _____

Date: _____