

# Inventory Declaration

Property Address: #####  
#####  
#####  
  
#####  
#####  
  
#####

Job Reference: ##/##/####

Inspection Date: ##/##/####

Clerk: Test Clerk

Job Type: Inventory



**Nationwide**  
EPC

# Contents

Property Summary

Keys

Meters

Alarms

Hallway 1

Living Area 1

Kitchen 1

Bedroom 1

Bedroom 2

Bathroom 1

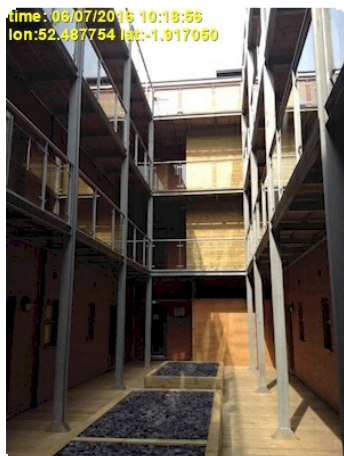
Bathroom 2

# Property External Photograph



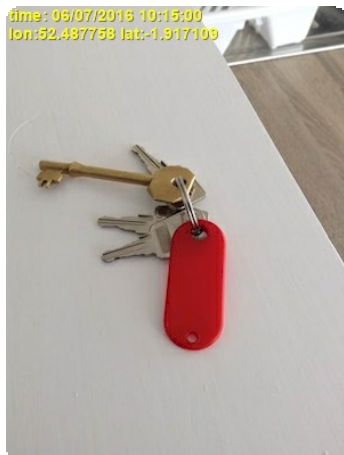
## Property Summary

Property Type	Floor Number	Build material	Build Type	Colour	External Condition
Flat	3rd Floor N/A	Brick	Purpose Built	Natural Brick Finish	Very Good



## Keys

Number of Front Door Keys	Number of Back Door Keys	Additional Details
1	0	One MORTICE key for flat front door. Three small YALE keys for mail box.



## Alarms

Alarm Type	Located	Location	Tested	Working
Smoke	Yes	Kitchen	Yes	Yes
Smoke	Yes	Hallway	Yes	Yes

time: 06/07/2016 10:15:37  
lon:52.487765 lat:-1.917055



time: 06/07/2016 10:17:05  
lon:52.487750 lat:-1.917067



## Meters

Type	Meter Reading
Electric	Meter reads 7574 Serial number D15W061938
Water	Meter reads 180 Serial number 12MA082298



## Hallway 1 - Flooring

Flooring Finish	Colours	Other Colours	Condition	Defects	Other Defects
Laminate	Dark Wood Effect		Good - Clean		

time: 06/07/2016 10:21:14  
lon:52.487735 lat:-1.917011



## Hallway 1 - Walls

Wall Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster	White		Very Good - Clean		

## Hallway 1 - Skirting Boards

Skirting Type	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted	White		Very Good - Clean		

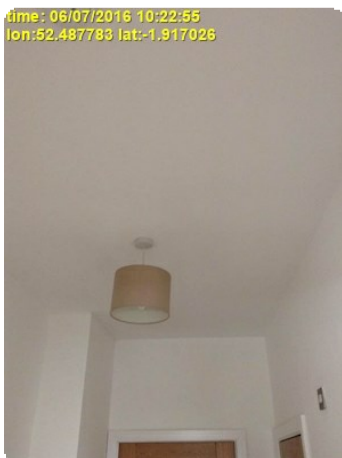
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## Hallway 1 - Ceiling

Ceiling Finish	Other Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster		White		Very Good - Clean		

time: 06/07/2016 10:22:55  
lon:52.487783 lat:-1.917026



## Hallway 1 - Ceiling Lights

Lighting Types	Shade/Fitting Colour	Other Colours	Condition	Defects	Other Defects
White Plastic Pendant - With Shade	White Brown		Good - Clean		

time: 06/07/2016 10:23:19  
lon:52.487712 lat:-1.916983



## Hallway 1 - Door Frame

Frame Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		White		Very Good - Clean		

## Hallway 1 - Door

Door Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		Stained		Good - Clean		

## Hallway 1 - Door Handle

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Clean		

## Hallway 1 - Door Fittings

### Additional Fittings Present

Door Number / Number Plaque

time: 06/07/2016 10:24:16  
lon:52.487733 lat:-1.816992



time: 06/07/2016 10:24:06  
lon:52.487733 lat:-1.816999





## Hallway 1 - Boiler

### Boiler Model

### Serial Number

GLEDHILL hot water cylinder. Located in cupboard in communal hallway.

140731270164



## Hallway 1 - Light Switches

### Light Switch Types

### Appearance

### Other Appearance

### Condition

### Defects

### Other Defects

2 Single  
Isolator Switch

Silver Colour

Good - Clean

## Hallway 1 - Sockets

### Socket Types

### Other Types

### Appearance

### Other Appearance

### Condition

### Defects

### Other Defects

1 Double  
2 Fuse Sockets

Silver Colour

Good - Clean



Other Room 1 - Furnishing Details

Furnishings	Furnishing Comments
Other	Wall mounted white plastic entry phone. Good condition. Beige mat. Average condition. Light marks. Gold doorstop with black rubber end. Good condition.



## Living Area 1 - Details

### Living Area Type

Lounge.



## Living Area 1 - Flooring

Flooring Finish	Colours	Other Colours	Condition	Defects	Other Defects
Laminate	Dark Wood Effect		Good - Clean		



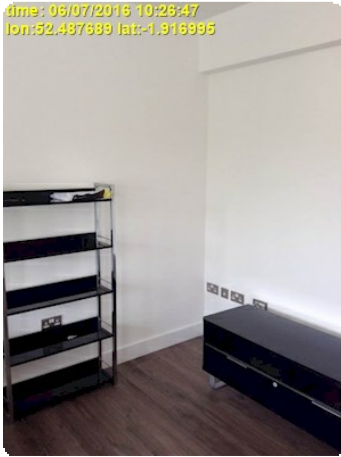
## Living Area 1 - Walls

Wall Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster	White		Good - Clean		

## Living Area 1 - Skirting Boards

Skirting Type	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted	White		Good - Clean		

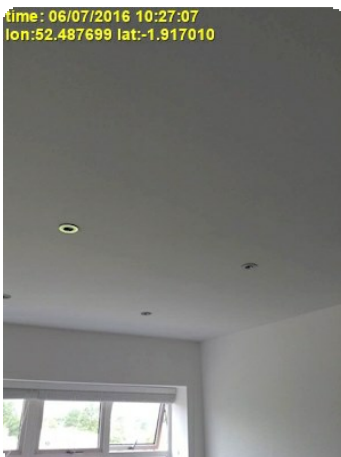
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## Living Area 1 - Ceiling

Ceiling Finish	Other Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster		White		Very Good - Clean		

time: 06/07/2016 10:27:07  
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## Living Area 1 - Ceiling Lights

Lighting Types	Shade/Fitting Colour	Other Colours	Condition	Defects	Other Defects
Recessed Spotlight	White		Good - Clean		

time: 06/07/2016 10:27:39  
lon:52.487710 lat:1.917064



## Living Area 1 - Door Frame

Frame Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		White		Good - Clean		

## Living Area 1 - Door

Door Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		Stained		Average	Marked and Scuffed	

## Living Area 1 - Door Handle

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Clean		

## Living Area 1 - Door Fittings

### Additional Fittings Present

None



## Living Area 1 - Blinds

Blind Type	Colour	Other Colours	Condition	Defects	Other Defects
Venetian	White		Very Good - Clean		

time: 06/07/2016 10:30:11  
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## Living Area 1 - Radiators

Radiator Count	Colours	Other Colours	TVRs Fitted	Condition	Defects	Other Defects
1	White		Yes	Average	Marked	

time: 06/07/2016 10:32:01  
lon:52.487753 lat:-1.917065



## Living Area 1 - Light Switches

Light Switch Types	Appearance	Other Appearance	Condition	Defects	Other Defects
1 Double	Silver Colour		Good - Clean		

## Living Area 1 - Sockets

Socket Types	Other Types	Appearance	Other Appearance	Condition	Defects	Other Defects
4 Double 1 TV Socket 1 Aerial Socket		Silver Colour		Average	Paintmarks	



## LivingArea 1 - Additional Fittings

TV Stands	Comments
1	Black high gloss TV stand with grey steel handles. Good condition.

Sofas	Comments
1	Black leather corner sofa. Average condition. Light marks to the rear side. Two red telephone box print cushions. Two white cushions. All in good condition.

Arm Chairs	Comments
0	

Coffee Tables	Comments
1	Grey steel effect framed coffee table with black high gloss surface. Average condition. Light marks to surface.

Other Furniture/Fittings
Other.

Overall Comments
Chrome effect framed unit with black high gloss shelves. Average condition. Heavy sticker residue to one shelf.



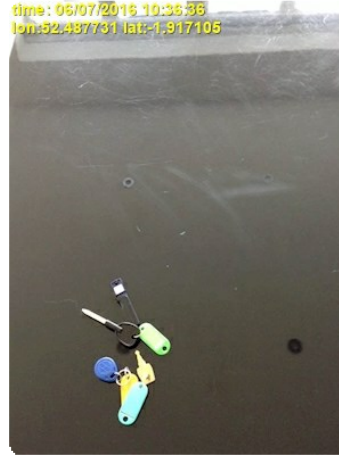
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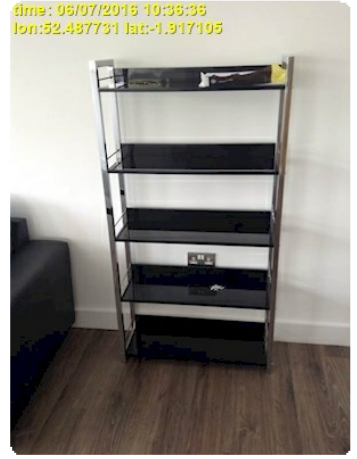
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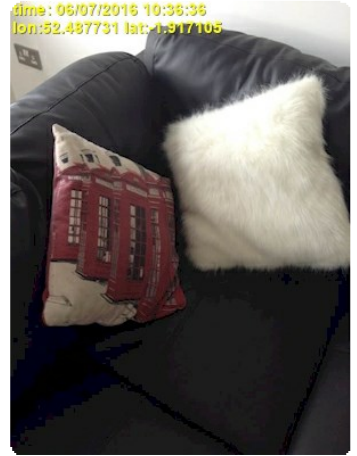
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lon:52.487731 lat:-1.917105



time: 06/07/2016 10:36:36  
lon:52.487731 lat:-1.917105



## Kitchen 1 - Flooring

Flooring Finish	Colours	Other Colours	Condition	Defects	Other Defects
Laminate	Dark Wood Effect		Good - Clean		



## Kitchen 1 - Walls

Wall Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster	White		Very Good - Clean		

## Kitchen 1 - Skirting Boards

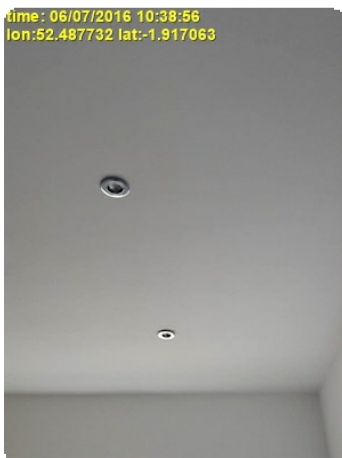
Skirting Type	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted	White		Very Good - Clean		



## Kitchen 1 - Ceiling

Ceiling Finish	Other Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster		White		Very Good - Clean		

time: 06/07/2016 10:38:56  
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## Kitchen 1 - Ceiling Lights

Lighting Types	Shade/Fitting Colour	Other Colours	Condition	Defects	Other Defects
Recessed Spotlight	Chrome		Good - Clean		

time: 06/07/2016 10:39:49  
lon:52.487726 lat:-1.917066



## Kitchen 1 - Window

Window Material	Other Material	Glazing Type	Colours	Other Colours	Condition	Defects	Other Defects
UPVC		Double	White		Very Good - Clean		

## Kitchen 1 - Window Handle

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Clean		

## Kitchen 1 - Window Cill

Cill Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted		White		Good - Clean		

Time: 06/07/2016 10:40:39  
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## Kitchen 1 - Window

Window Material	Other Material	Glazing Type	Colours	Other Colours	Condition	Defects	Other Defects
UPVC		Double	White		Very Good - Clean		

## Kitchen 1 - Window Handle

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Clean		

## Kitchen 1 - Window Cill

Cill Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted		White		Good - Clean		

time: 06/07/2016 10:41:11  
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## Kitchen 1 - Blinds

Blind Type	Colour	Other Colours	Condition	Defects	Other Defects
Venetian	White		Good - Clean		

time: 06/07/2016 10:43:05  
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## Kitchen 1 - Blinds

Blind Type	Colour	Other Colours	Condition	Defects	Other Defects
Vertical	White		Very Good - Clean		

time: 06/07/2016 10:43:21  
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## Kitchen 1 - Radiators

Radiator Count	Colours	Other Colours	TVRs Fitted	Condition	Defects	Other Defects
1	White		Yes	Average	Marked	

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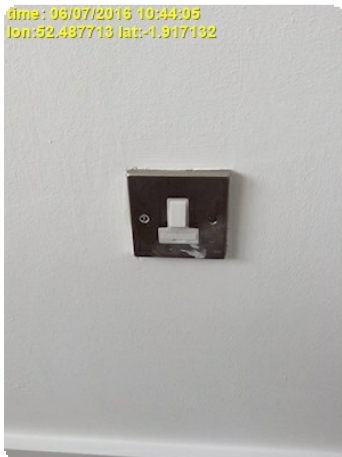




## Kitchen 1 - Sockets

Socket Types	Other Types	Appearance	Other Appearance	Condition	Defects	Other Defects
3 Double 2 Fuse Sockets 1 Fuse Socket		Silver Colour		Average	Paintmarks	

time: 06/07/2016 10:44:05  
lon:52.487713 lat:-1.917132



time: 06/07/2016 10:44:05  
lon:52.487713 lat:-1.917132



## Kitchen 1 - Units

Unit Colours	Other Colours	Condition	Defects	Other Defects
Cream Laminate Effect		Good - Clean		

## Kitchen 1 - Unit Handle

Handle Types	Other Types	Condition	Defects	Other Defects
Chrome		Very Good - Clean		

time: 06/07/2016 10:44:33  
lon:52.487724 lat:-1.917067



## Kitchen 1 - Work Tops

Worktop Materials	Other Materials	Condition	Defects	Other Defects
Light Wood Effect		Good - Unclean		





## Kitchen 1 - Cooker Details

Cooker Type	Other Type	Make and Model	Colours	Other Colours
Electric Hob Electric Oven		INDESIT Model FORNO	Black	

## Kitchen 1 - External Condition

External Condition	Defects	Other Defects
Good - Clean		

## Kitchen 1 - Hob Condition

Hob Condition	Defects	Other Defects
Average	Marked and Scuffed	

## Kitchen 1 - Internal Condition

Condition	Defects	Other Defects
Good - Unclean		



## Kitchen 1 - Sink Units

Sink Type	Other Type	Colour	Other Colour	Condition	Defects	Other Defects
Single Bowl		Chrome		Average	Stained	

## Kitchen 1 - Taps

Tap Type	Colour	Other Colour	Condition	Defects	Other Defects
Single Taps	Chrome		Good - Clean		



## Kitchen 1 - Additional Fittings

Additional Fittings	Additional Comments
Fridge Freezer Washing Machine Microwave Extractor Hood Other	Built in INDESIT fridge freezer. Average condition. Light stains internally. White INDESIT washing machine. Average condition. Light stain marks on the door. Black cooker hood with curved glass shelf. Average condition. Light usage marks. Built in chrome GLEN DIMPLEX microwave. Model GDHAUWM60 Average condition. Light usage marks. Small indentation mark on the door. Built in dishwasher. Good condition. White plastic dish rack. Average condition. Light stain marks. Chrome framed dining table with black high gloss surface. Average condition. Light marks. Four chrome framed matching chairs with black leather effect seats. Average condition. Light marks and one chair has a slight tear.



time: 06/07/2016 10:53:21  
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time: 06/07/2016 10:53:21  
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time: 06/07/2016 10:53:21  
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time: 06/07/2016 10:53:21  
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time: 06/07/2016 10:53:21  
lon:52.487736 lat:-1.917130



time: 06/07/2016 10:53:21  
lon:52.487736 lat:-1.917130



Kitchen 1 - Overall Photographs





## Bedroom 1 - Flooring

Flooring Finish	Colours	Other Colours	Condition	Defects	Other Defects
Laminate	Dark Wood Effect		Good - Clean		

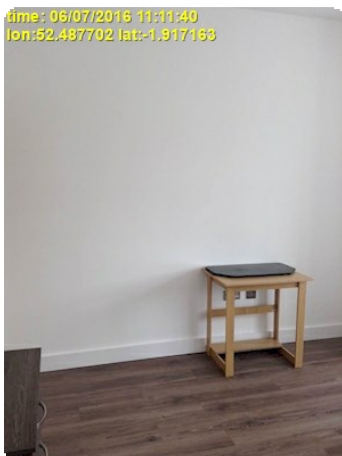


## Bedroom 1 - Walls

Wall Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster	White		Very Good - Clean		

## Bedroom 1 - Skirting Boards

Skirting Type	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted	White		Very Good - Clean		



## Bedroom 1 - Ceiling

Ceiling Finish	Other Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster		White		Very Good - Clean		

time: 06/07/2016 11:12:01  
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## Bedroom 1 - Ceiling Lights

Lighting Types	Shade/Fitting Colour	Other Colours	Condition	Defects	Other Defects
White Plastic Pendant - With Shade	White Brown		Very Good - Clean		

time: 06/07/2016 11:12:23  
lon:52.487753 lat:-1.917036



**Bedroom 1 - Door Frame**

Frame Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		White		Very Good - Clean		

**Bedroom 1 - Door**

Door Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		Stained		Very Good - Clean		

**Bedroom 1 - Door Handle**

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Clean		

**Bedroom 1 - Door Fittings****Additional Fittings Present**

Door Number / Number Plaque

time: 06/07/2016 11:13:07  
lon:52.487752 lat:-1.917055time: 06/07/2016 11:13:18  
lon:52.487737 lat:-1.917058

**Bedroom 1 - Window**

Window Material	Other Material	Glazing Type	Colours	Other Colours	Condition	Defects	Other Defects
UPVC		Double	White		Good - Clean		

**Bedroom 1 - Window Handle**

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Clean		

**Bedroom 1 - Window Cill**

Cill Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted		White		Good - Unclean		

**Bedroom 1 - Blinds**

Blind Type	Colour	Other Colours	Condition	Defects	Other Defects
Venetian	White		Very Good - Clean		





## Bedroom 1 - Radiators

Radiator Count	Colours	Other Colours	TVRs Fitted	Condition	Defects	Other Defects
1	White		No	Average	Marked	

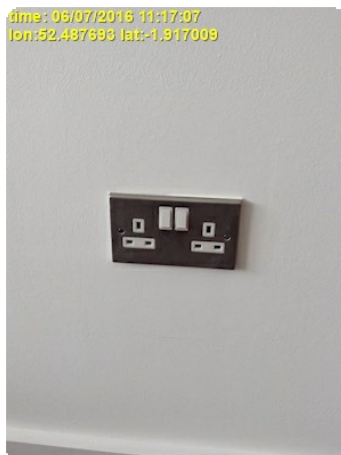
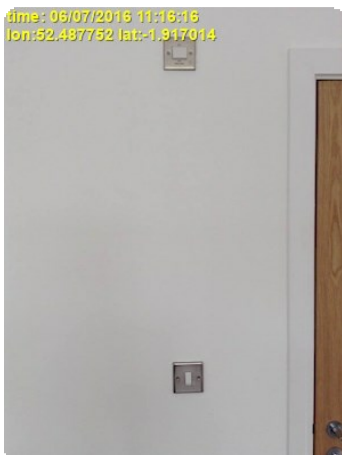


## Bedroom 1 - Light Switches

Light Switch Types	Appearance	Other Appearance	Condition	Defects	Other Defects
2 Single Isolator Switch	Silver Colour		Very Good - Clean		

## Bedroom 1 - Sockets

Socket Types	Other Types	Appearance	Other Appearance	Condition	Defects	Other Defects
3 Double 1 TV Socket 1 Fuse Socket		Silver Colour		Good - Clean		



## Bedroom 1 - Fittings

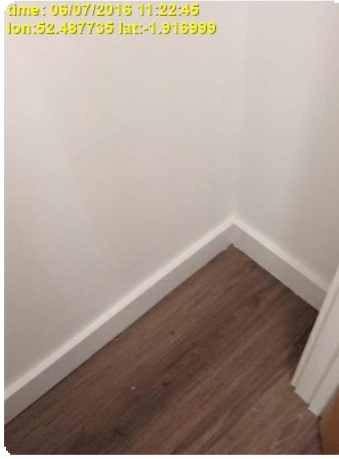
Bed Count	Bed Comments
1	Black leather effect bed frame and headboard. Good condition. White mattress with protective cover. Good condition. One duvet. Two pillows. Average condition.
Wardrobe Count	Wardrobe Comments
0	
Bedside Table Count	Bedside Table Comments
2	Two dark grey wooden bedside tables with chroem handles. Both in good condition.
Chest of Drawers Count	Chest of Drawers Comments
1	Dark grey wooden chest of drawers with chrome handles. Good clean condition.
Dressing Table Count	Dressing Table Comments
0	
Other Bedroom Fitting(s)	Other Bedroom Fitting Comments
Other	Natural wood effect desk. Good condition. Fitted cupboard with white painted wooden frame. Good condition. Stained wooden door. Average condition. Light paint marks internally. Chrome handle. Average condition. Light paint marks. Plastered walls and ceiling painted white. Good condition. White painted wooden skirting. Good condition. Dark wood effect laminate flooring. Good condition. Chrome clothes rail. Average condition. Moderate paint marks.



time: 06/07/2016 11:22:45  
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time: 06/07/2016 11:22:45  
lon:52.487735 lat:-1.916999



time: 06/07/2016 11:22:45  
lon:52.487735 lat:-1.916999



## Bedroom 1 - Overall Photographs

time: 06/07/2016 11:11:01  
lon:52.487764 lat:-1.917004



## Bedroom 2 - Flooring

Flooring Finish	Colours	Other Colours	Condition	Defects	Other Defects
Laminate	Dark Wood Effect		Good - Clean		

time: 06/07/2016 11:23:24  
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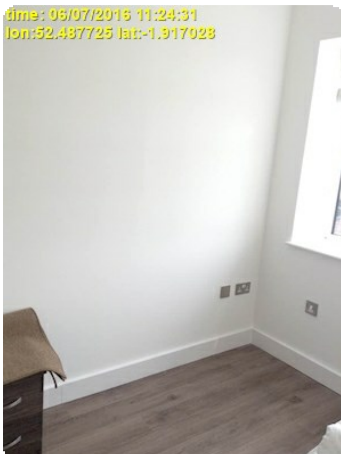
## Bedroom 2 - Walls

Wall Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster	White		Very Good - Clean		

## Bedroom 2 - Skirting Boards

Skirting Type	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Stained			Very Good - Clean		

time: 06/07/2016 11:24:31  
lon:52.487725 lat:-1.917028



## Bedroom 2 - Ceiling

Ceiling Finish	Other Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster		White		Good - Clean		

time: 06/07/2016 11:24:56  
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## Bedroom 2 - Ceiling Lights

Lighting Types	Shade/Fitting Colour	Other Colours	Condition	Defects	Other Defects
White Plastic Pendant - With Shade	White Brown		Good - Clean		

time: 06/07/2016 11:25:33  
lon:52.487760 lat:-1.917067



**Bedroom 2 - Door Frame**

Frame Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		White		Very Good - Clean		

**Bedroom 2 - Door**

Door Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		Stained		Average	Marked and Scuffed	

**Bedroom 2 - Door Handle**

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Average	Other	Heavy paint mark

**Bedroom 2 - Door Fittings****Additional Fittings Present**

Door Number / Number Plaque

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lon:52.487696 lat:-1.917036time: 06/07/2016 11:26:44  
lon:52.487696 lat:-1.917036time: 06/07/2016 11:26:49  
lon:52.487696 lat:-1.917036



**Bedroom 2 - Window**

Window Material	Other Material	Glazing Type	Colours	Other Colours	Condition	Defects	Other Defects
UPVC		Double	White		Good - Clean		

**Bedroom 2 - Window Handle**

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Clean		

**Bedroom 2 - Window Cill**

Cill Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood - Painted		White		Good - Clean		

**Bedroom 2 - Blinds**

Blind Type	Colour	Other Colours	Condition	Defects	Other Defects
Venetian	White		Good - Clean		



## Bedroom 2 - Radiators

Radiator Count	Colours	Other Colours	TVRs Fitted	Condition	Defects	Other Defects
1	White		Yes	Average	Marked	

time: 06/07/2016 11:28:47  
lon:52.487737 lat:-1.917050



## Bedroom 2 - Light Switches

Light Switch Types	Appearance	Other Appearance	Condition	Defects	Other Defects
1 Single	Silver Colour		Good - Clean		

## Bedroom 2 - Sockets

Socket Types	Other Types	Appearance	Other Appearance	Condition	Defects	Other Defects
1 Fuse Socket 1 Aerial Socket 3 Double		Silver Colour		Good - Clean		

time: 06/07/2016 11:28:09  
lon:52.487702 lat:-1.917018



time: 06/07/2016 11:28:48  
lon:52.487692 lat:-1.917015



## Bedroom 2 - Fittings



**Bed Count**      **Bed Comments**

1	Black leather effect bed frame and headboard. Average condition. Moderate paint marks.
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**Wardrobe Count**      **Wardrobe Comments**

0	
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**Bedside Table Count**      **Bedside Table Comments**

2	Two dark grey wooden bedside tables with chrome handles. Both in good clean condition.
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**Chest of Drawers Count**      **Chest of Drawers Comments**

1	Dark grey wooden chest of drawers with chrome handles. Good clean condition.
---	--

**Dressing Table Count**      **Dressing Table Comments**

0	
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**Other Bedroom Fitting(s)**      **Other Bedroom Fitting Comments**

Fitted Cupboard	Fitted cupboard with white painted wooden frame. Good condition. Light wood effect stained door. Good condition. Chrome handles. Good condition. Plastered walls and ceiling painted white. Good clean condition. White painted wooden skirting. Good clean condition. Dark wood effect laminate flooring. Average condition. Light paint marks. Chrome clothes rail. Good clean condition.
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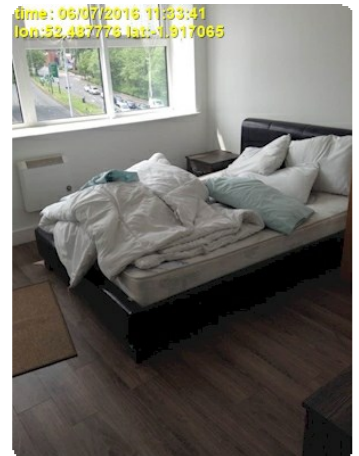
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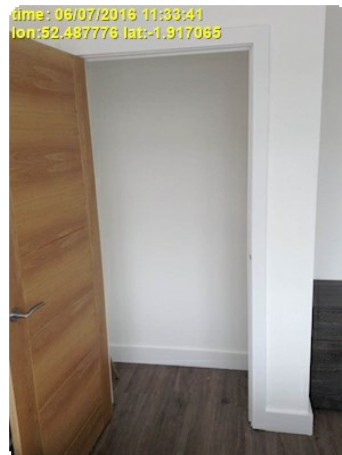
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## Bedroom 2 - Overall Photographs

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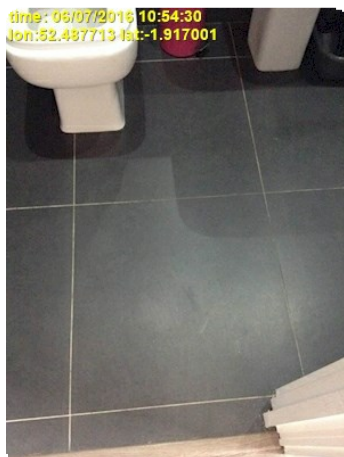
## Bathroom 1 - Details

**Room Type:** Bathroom



## Bathroom 1 - Flooring

Flooring Finish	Colours	Other Colours	Condition	Defects	Other Defects
Tiled	Black		Good - Clean		



## Bathroom 1 - Walls

Wall Finish	Colours	Other Colours	Condition	Defects	Other Defects
Tiled	Black		Good - Clean		

## Bathroom 1 - Ceiling

Ceiling Finish	Other Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster		White		Good - Clean		



## Bathroom 1 - Ceiling Lights

Lighting Types	Shade/Fitting Colour	Other Colours	Condition	Defects	Other Defects
Recessed Spotlight	Chrome		Good - Clean		

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**Bathroom 1 - Door Frame**

Frame Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		White		Very Good - Clean		

**Bathroom 1 - Door**

Door Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		Stained		Average	Other	Light paint marks

**Bathroom 1 - Door Handle**

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Average	Other	Light paint marks

**Bathroom 1 - Door Fittings****Additional Fittings Present**

None



## Bathroom 1 - Radiators

Radiator Count	Colours	Other Colours	TVRs Fitted	Condition	Defects	Other Defects
1	Chrome		No	Very Good - Clean		



## Bathroom 1 - Sockets

Socket Types	Other Types	Appearance	Other Appearance	Condition	Defects	Other Defects
Shaver Socket		Silver Colour		Very Good - Clean		





**Bathroom 1 - Bath**

Bath Material	Colour	Other Colour
Plastic	White	

**Bathroom 1 - Bath Panel**

Panel Material	Other Material	Colour	Other Colour
Plastic		White	

**Bathroom 1 - Bath/Panel Condition**

Condition	Defects	Other Defects
Good - Clean		

**Bathroom 1 - Bath Taps**

Type	Colour	Condition	Defects	Other Defects
Single Taps	Chrome	Very Good - Clean		



**Bathroom 1 - Toilet**

Toilet Material	Colours	Other Colours	Condition	Defects	Other Defects
Ceramic	White		Good - Clean		

**Bathroom 1 - Toilet Seat**

Toilet Seat Material	Toilet Seat Material Comment	Toilet Seat Colours	Toilet Seat Colours Comment	Toilet Seat Condition	Toilet Seat Defect
Plastic		White		Good - Clean Condition	

**Bathroom 1 - Handbasin**

Handbasin Material	Colours	Other Colours	Condition	Defects	Other Defects
Ceramic	White		Good - Clean		

**Bathroom 1 - Handbasin Taps**

Taps Type	Colours	Condition	Defects	Other Defects
Mixer Taps	Chrome	Very Good - Clean		



## Bathroom 1 - Shower

Shower Type	Fixings Colours	Condition	Defects	Other Defects
Shower Head Fitting to Taps	Chrome	Very Good - Clean		



## Bathroom 1 - Additional Fittings

Additional Fittings	Other Fittings
Toilet Roll Holder Toilet Brush Holder Towel Ring Shower Screen Cabinet Extractor Fan	<p>Chrome toilet roll holder. Good condition. White plastic toilet brush and holder. Good condition. Small pink metal pedal bin. Good condition. Chrome towel ring. Average condition. Missing end piece. Two wall mounted chrome cup holders. Average condition. Light usage marks. Wall mounted cabinet with mirrored door. Good condition. Clear glass shower screen with chrome frame. Good condition. Ceiling mounted white plastic extractor fan. Good condition.</p>





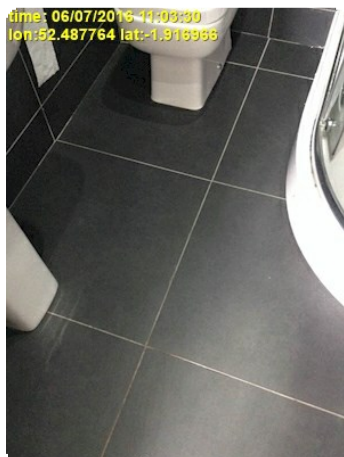
## Bathroom 2 - Details

**Room Type:** En-suite



## Bathroom 2 - Flooring

Flooring Finish	Colours	Other Colours	Condition	Defects	Other Defects
Tiled	Black		Good		

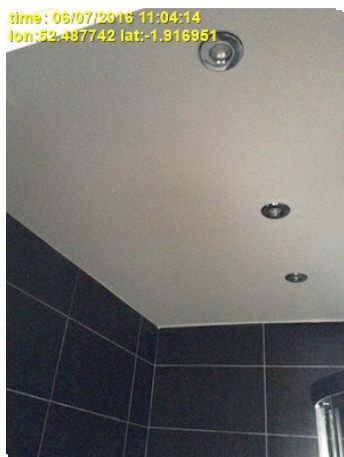


## Bathroom 2 - Walls

Wall Finish	Colours	Other Colours	Condition	Defects	Other Defects
Tiled	Black		Good		

## Bathroom 2 - Ceiling

Ceiling Finish	Other Finish	Colours	Other Colours	Condition	Defects	Other Defects
Painted Plaster		White		Very Good		



## Bathroom 2 - Ceiling Lights

Lighting Types	Shade/Fitting Colour	Other Colours	Condition	Defects	Other Defects
Recessed Spotlight	Chrome		Very Good - Clean		





**Bathroom 2 - Door Frame**

Frame Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		White		Very Good - Clean		

**Bathroom 2 - Door**

Door Material	Other Material	Colours	Other Colours	Condition	Defects	Other Defects
Wood		Stained		Very Good - Clean		

**Bathroom 2 - Door Handle**

Handle Appearance	Other Appearance	Condition	Defects	Other Defects
Silver or Chrome		Very Good - Unclean		

**Bathroom 2 - Door Fittings****Additional Fittings Present**

Door Number / Number Plaque

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## Bathroom 2 - Radiators

Radiator Count	Colours	Other Colours	TVRs Fitted	Condition	Defects	Other Defects
1	Chrome		No	Very Good - Clean		



## Bathroom 2 - Sockets

Socket Types	Other Types	Appearance	Other Appearance	Condition	Defects	Other Defects
Shaver Socket		Silver Colour		Very Good - Clean		



**Bathroom 2 - Toilet**

Toilet Material	Colours	Other Colours	Condition	Defects	Other Defects
Ceramic	White		Good - Clean		

**Bathroom 2 - Toilet Seat**

Toilet Seat Material	Toilet Seat Material Comment	Toilet Seat Colours	Toilet Seat Colours Comment	Toilet Seat Condition	Toilet Seat Defect
Plastic		White		Good - Clean Condition	

**Bathroom 2 - Handbasin**

Handbasin Material	Colours	Other Colours	Condition	Defects	Other Defects
Ceramic	White		Good - Clean		

**Bathroom 2 - Handbasin Taps**

Taps Type	Colours	Condition	Defects	Other Defects
Mixer Taps	Chrome	Very Good - Clean		



## Bathroom 2 - Shower

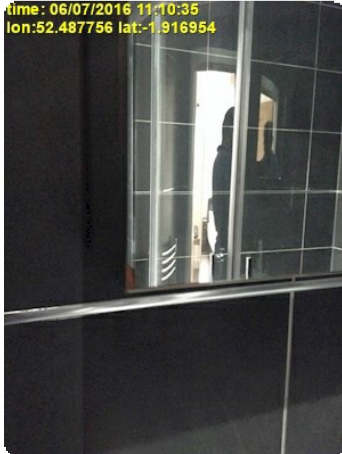
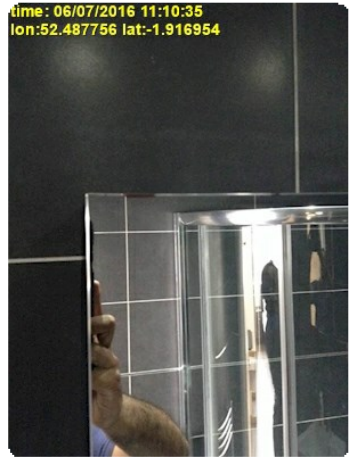
Shower Type	Fixings Colours	Condition	Defects	Other Defects
Shower Tray	Chrome	Good - Clean		



## Bathroom 2 - Additional Fittings

Additional Fittings	Other Fittings
Shower Screen Toilet Brush Holder Toilet Roll Holder Towel Rail Cabinet Extractor Fan	<p>Clear glass shower cubicle with chrome frame and two curved glass sliding doors. Good condition. White plastic toilet brush and holder. Good condition. Chrome toilet roll holder. Good condition. Two wall mounted chrome cup holders. Both in good condition. Clear glass cup. Good condition. Wall mounted cabinet with mirrored front. Average condition. Deterioration on the top left hand side of the door. Chrome towel ring. Poor condition. Broken. Ceiling mounted white plastic extractor fan. Good condition.</p>







## Inventory Declaration

The inventory provides a fair and accurate record of the fixtures, fittings and contents of the property together with their condition and the property's internal condition.

The person preparing the inventory is not an expert on fabrics, woods, materials, antiques etc. nor a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment nor as a structural survey report.

The inventory relates only to the furniture, furnishings and all the Landlord's equipment and contents of 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 as at the date of the Inventory and the superficial condition of same.

It is in your interest to carefully check the inventory. Any discrepancies found when you check out of the property at the end of the tenancy could result in charges being made and deductions from your security deposit.

Please sign and complete the Inventory Acceptance Form and return the first copy to this office within 72 hours of receipt of the inventory (even if you have no comments to make).

Please check the meter readings

### DECLARATION

I/we have read and understood the above. I/we understand that if I/we do not comment on the inventory in writing within 72 hours of receipt of the inventory, then I/we accept the inventory as being an accurate and true record of the contents, fixtures and fittings and their condition and the condition of the property

Name of Tenant	Date & Signature of Tenant

Please check the inventory thoroughly and when finished, complete both copies of this form and return the first copy to this office within 72 hours of receiving the inventory (even if you have no comments to make).

The second copy should remain with your copy of the inventory.

**DO NOT WRITE ON THE INVENTORY**

Inventory Check Missing Items

The following items listed on the inventory were not found at the property:

Room	Page No	Item

Please continue on a separate sheet if required



## Inventory Acceptance Form

### Signature(s)

I/we have checked the inventory and accept it as being an accurate and true record of the contents, fixtures and fittings and their condition of the property with the exception of the items listed above.

To be signed by all Tenants once the Inventory has been checked and then returned to your letting agent.

Name of Tenant	Date & Signature of Tenant

## Terms & Conditions

### General Conditions

This report has been prepared in accordance with the instructions received from the instructing party and is intended to be used only for the purposes of a residential letting. No obligation or duty of care is owed to any other person or persons or for any other purpose.

The Report does not constitute a survey or valuation nor must it be construed or regarded as such. The Report is intended to provide a fair and accurate record of the general decorative condition of the property, its general cleanliness and the condition of the contents the property on the day of the inspection, including bathroom and kitchen fittings and appliances. Areas of the property which are not easily or immediately accessible are specifically excluded, including items in lofts, locked rooms and cellars.

Heavy furniture and fittings have not been moved during the course of preparing the report. The Report should not be construed or used as an accurate description of any item and in the main general descriptive terms will be used. The person compiling the report is not a surveyor or an expert on fabrics, materials or antiques. Where a report is completed with a Landlord or Tenant residing in the property, the inspection may be restricted and responsibility for any discrepancy in items reported cannot be accepted.

### Safety Matters and Appliances

Reference to services and appliances are for reference purposes only and does not imply that they are working, are fit for purpose or in a safe condition. None of the electrical or gas appliances, circuits, lights or similar devices have been tested.

Relevant furnishings which have the appropriate label indicating compliance with the Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended, will where possible be noted in the report. However, it is the responsibility of the Landlord to ensure that relevant items comply, and this report must not be interpreted as confirming that the regulations have been complied with or that the furnishings are compliant. Any reference to carbon monoxide detectors and smoke alarms refers to them being present and tested. Please note that whilst we have done an audible test we cannot confirm the working order of and smoke and CO alarms within the property and accept no liability.

### About the Report

Whilst every care is taken to provide a thorough report, any proposed changes, alterations, additions or queries must be made in writing within 7 days of the tenancy commencement date. Any measurements are approximate. Linen and blankets etc are not examined.

### Notes

This inventory will be checked at the end of the tenancy and all items should be ready and in the same location listed. If the Inventory Clerk has to search for items, it could result in charges being made to the Tenant.

## Handy Hints for Tenants

The following is a list to assist you in getting ready for your check-out.

The points shown are areas that are often missed and if covered by you will minimize unnecessary deductions made from your deposit.

The inventory company do not allow time for further cleaning or removal of personal effects once the checkout commences so ensure you are ready.

1. Check your Tenancy Agreement to ensure that you know what is expected of you.
2. Return all items to their original location and so they are easily seen. You will be charged for any items which are missing or not easily sourced at checkout.
3. Clean all windows inside and out (inside only for flats/apartments)
4. Have all carpets professionally cleaned (receipts should be provided)
5. Have all curtains professionally cleaned (receipts should be provided)
6. Ensure oven and hob are clean and grease-free inside and out
7. Clean cooker hood and fit new filter if required
8. Empty, clean and defrost fridge. Leave door open and appliance switched off
9. Empty, clean and defrost freezer. Leave door open and appliance switched off
10. Clean all kitchen cabinets inside and out
11. Ensure all surfaces are clean and dust free
12. Clean all sanitary ware and tiling in kitchen and bathroom(s) and sanitise
13. Wipe over paintwork, especially around door handles, door edges, radiators and around light switches
14. Remove all rubbish, food and your own possession
15. Vacuum under cushions and furniture
16. Replace blown light bulbs
17. Replace any broken items – this will be cheaper for you than replacement by the Landlord or Agent