



Your Company Name
56 Orchard Street
Weston-super-Mare
Somerset
BS23 1RL

0208 54 22 333
-
www.kpr-uk.co.uk

Inventory Report

1 Keystone Road, Weston Super Mare, Somerset
BS23 1RL



Prepared by: Darren Clapp
Your Company Name

Report date: 27th April 2017

Guidance Notes

Tenant guidelines for inspections

Check in inspection

Before you sign the declaration ensure that you are happy with all the statements made in the inventory. If there are any issues you must inform the check in clerk at the time, so that it can be recorded on the report. The condition of items and rooms are deemed to be clean, undamaged and fit for purpose unless otherwise stated in the inventory. You will receive a full copy of the inventory to keep. You must refer to the inventory at check out time, so keep it in a safe place.

At Mid term inspection

If a midterm inspection has been booked, you will be informed of the date in writing and will be expected to allow a clerk to enter the property to carry out the inspection. At this point you must inform the clerk of any damage or maintenance issues with the property so they can be dealt with.

At Check out inspection

It will be expected for the property and its contents to be returned to the condition and location at check in – use the inventory as a guide. Any items missing from location may be deemed lost / broken and charged for.

Schedule of condition

Overall interior condition	Good
Overall decoration condition	Good
Overall woodwork condition	Good
Overall cleanliness condition	Fair
Overall flooring condition	Fair
Overall bathroom(s) condition	Fair
Overall kitchen and appliances condition	Good
Overall exterior condition	Good
Overall furniture and furnishings condition	Fair

Utilities

	Electricity	Gas	Water	LPG
In property?	Yes	No	Yes	No
Meter location	Cupboard in far left of kitchen	–	First meter by main road, water is the one on the left.	–
Meter reading	009256	–	00134.18	–
Keycard	No	–	–	–
Serial number	E11Z13339	–	–	–
LPG tank location	–	–	–	In front of parking spaces
LPG level	–	–	–	1 Bottle is full, 1 bottle half full

Other Utilities

Self contained sewage tank at property?

No

Date last emptied

–

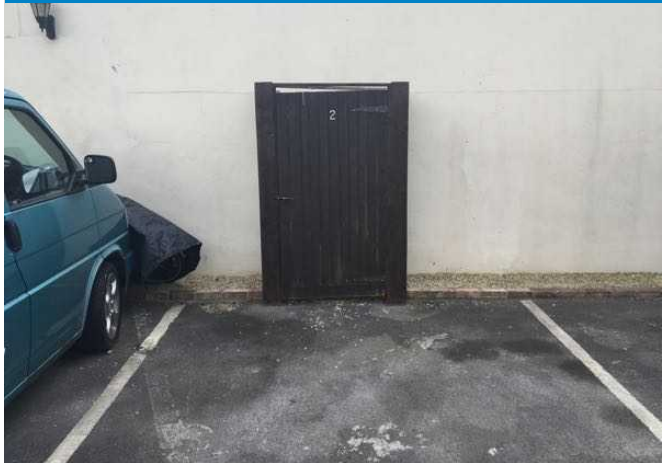
Wheelie Bin / recycling bins comments

Bin store is directly opposite the parking area marked number 2

27-04-2017 17:17 / Gas_photo / P9wt3ywe3



27-04-2017 17:18 / Gas_photo / 0swox00ry



Other utilities continued

28-04-2017 10:49 / Electric_meter / Ji1wcd0bx



28-04-2017 10:49 / Water_meter / Nhwmpu41w



Health and safety

		Location / Notes	Tested
Smoke detectors in property?	Yes	Master bedroom, dining room, landing by second bedroom	Yes
Carbon monoxide detector?	No	-	-
		Date Tested	Location / Notes
Fire extinguisher in property?	No	-	-
Fire blanket in property?	No	-	-

Keys handed to the tenants


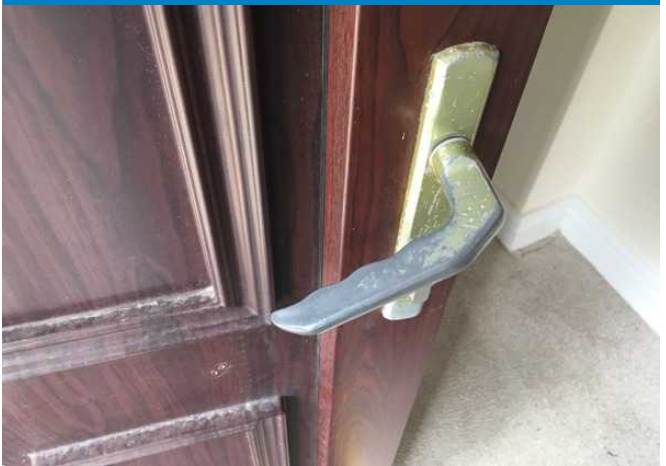

Key type	Quantity and lock type
Front door	1 Yale key

Keys handed to the tenants continued

27-04-2017 17:21 / Keys Photo / 1bi46lj3e



Entrance and Hallway

Ref.	Item	Description	Condition
1.0	Front door	Brown, UPVC, 4 panelled inc 2 glazed	Faint scuff marks Paint marks to rear of door and sticky residue also to rear of door Door handle badly tarnished and wobbly
1.1	Handles	Brass, Lever lock	Tarnished
<div> <div> 27-04-2017 15:40 / Front Door / G39go5c15  </div> <div> 27-04-2017 15:41 / Front Door / G5qjuacz9  <p>Door handle badly tarnished and wobbly</p> </div> </div> <div> <div> 27-04-2017 15:42 / Front Door / Roqyowbga  <p>Door handle badly tarnished and wobbly</p> </div> </div>			
2.0	Ceiling	White, Emulsion, Smooth plaster	Good condition and domestically clean Slight cracking to plaster

Entrance and Hallway continued

27-04-2017 15:43 / Ceiling / Thmh0wlvq



3.0	Walls	Magnolia, Emulsion, Smooth plaster	Fair wear and tear and domestically clean Paint smudged in places Deep scratch in plaster
-----	-------	------------------------------------	---

27-04-2017 15:44 / Walls / N507yzjxu



Paint smudge

27-04-2017 15:45 / Walls / Z2hermvuc



Deep scratch in plaster

4.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
5.0	Floor	Brown, Carpet – plain twist	Good condition and domestically clean
5.1	Door mat	Brown, Coir, Brass edged	Good condition and domestically clean

Entrance and Hallway continued

27-04-2017 15:46 / Floor / Xo6kd9vxg



6.0	Heating	White, Radiator inc.TRV	In working order and domestically clean
7.0	Light switch	White, Plastic, Double	In working order and domestically clean

27-04-2017 15:46 / Light Switch / 1poimqk80



8.0	Lighting	Brass, Glass, Enclosed ceiling light	In working order and domestically clean
-----	----------	--------------------------------------	---

27-04-2017 15:47 / Lighting / 0hq8zw9gm



Entrance and Hallway continued

Tenant move in notes/comments

27-04-2017 15:41 / Front Door / G5qjuacz9



Door handle badly tarnished and wobbly

27-04-2017 15:43 / Ceiling / Thmh0wlvq



27-04-2017 15:44 / Walls / N507yzjxu



Paint smudge

27-04-2017 15:45 / Walls / Z2hermvuc



Deep scratch in plaster

Entrance and Hallway continued

27-04-2017 15:46 / Floor / Xo6kd9vxg



27-04-2017 15:46 / Light Switch / 1poimqk80



27-04-2017 15:47 / Lighting / Ohq8zw9gm



27-04-2017 15:40 / Front Door / G39go5c15



27-04-2017 15:42 / Front Door / Roqyowbga



Door handle badly tarnished and wobbly

Bathroom

Ref.	Item	Description	Condition
9.0	Internal door	White, Gloss, 6 panelled	Good condition and domestically clean
9.1	Coat hook	Chrome, Double robe	Good condition and domestically clean
9.2	Handles	Brass, Lever lock	Good condition and domestically clean
9.3	Hinges	Brass, In-frame	Good condition and domestically clean

27-04-2017 15:49 / Internal Door / Mojnzkk1j



27-04-2017 15:49 / Internal Door / Xf99ri2zr



27-04-2017 15:49 / Internal Door / Yd5ljqktp



10.0	Ceiling	White, Emulsion, Smooth plaster	Good condition and domestically clean
11.0	Walls	White and green, Ceramic tile	Good condition and domestically clean 2 filled screw holes above the sink
11.1	Tiling	White, Ceramic	Good condition and domestically clean

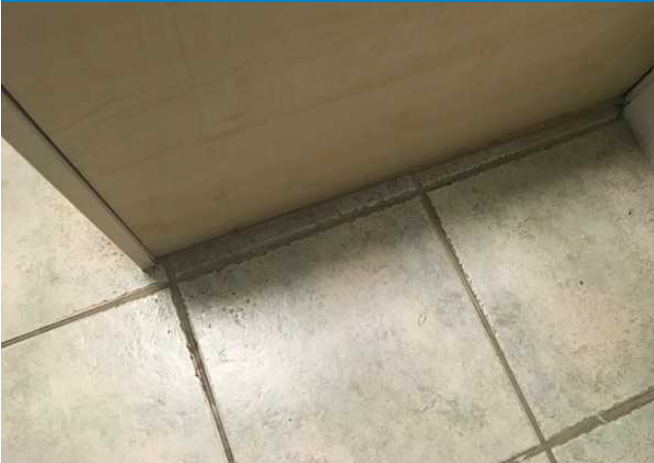
Bathroom continued

27-04-2017 15:51 / Walls / N77zg7btd



12.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
13.0	Floor	White, Marble effect, Tiled	Faint scuff marks Slight scuffing around the end of the bath

27-04-2017 15:52 / Floor / linn4agmt



14.0	Extractor fan	2, White, Plastic, Wall and ceiling mounted	In working order and domestically clean
------	---------------	---	---

Bathroom continued

27-04-2017 15:53 / Extractor Fan / X8iw36ekc



27-04-2017 15:53 / Extractor Fan / 5f0yppb7j



15.0	Hand basin	White, Ceramic, Pedestal	Good condition and domestically clean
15.1	Plug	Black, Plastic, with chain	Good condition and domestically clean
15.2	Taps	Chrome, Pair	In working order and domestically clean

27-04-2017 15:54 / Hand Basin / 9qawza454



27-04-2017 15:54 / Hand Basin / Yu07oczvi



27-04-2017 15:55 / Hand Basin / 3cxd0ike6



16.0	Toilet	White, Ceramic, Back to wall	Good condition and domestically clean
------	--------	------------------------------	---------------------------------------

Bathroom continued

Ref.	Item	Description	Condition
16.1	Seat	White, Plastic	Good condition and domestically clean

27-04-2017 15:55 / Toilet / H2099lykv



27-04-2017 15:56 / Toilet / T7wr31mgI



17.0	Bath	White, Plastic	Good condition and domestically clean Plug chain broken, laminate flaking in places on the side bath panel
17.1	Bath panel	Laminated wood effect, Side and end	Fair wear and tear but not clean
17.2	Plug	Chrome, with chain	Damaged but clean
17.3	Taps	Chrome, Pair	In working order and domestically clean

27-04-2017 15:58 / Bath / Jm339bby2



27-04-2017 15:58 / Bath / 0co9c7bnb



Bathroom continued

27-04-2017 15:58 / Bath / Unq0gx9tn



18.0	Shower	White, Ceramic, Walk in	Good condition and domestically clean
			Slight signs of moulding
18.1	Enclosure	Glass, Quadrant shaped	Good condition and domestically clean
18.2	Sealant	White	Discoloured
18.3	Shower door	2, Glass, Sliding	Good condition and domestically clean
18.4	Shower set	Chrome, Wall mounted	Good condition and domestically clean

27-04-2017 16:00 / Shower / Qrzng1lpc



27-04-2017 16:00 / Shower / Thfwr1mtn



Bathroom continued

27-04-2017 16:00 / Shower / T01rfly93



27-04-2017 16:00 / Shower / 1rd0n06ut



Slight signs of moulding

19.0 Lighting White, Plastic, Enclosed ceiling light In working order and domestically clean

27-04-2017 16:01 / Lighting / S2s3parun



20.0 Heating White, Radiator inc. TRV In working order and domestically clean

27-04-2017 16:01 / Heating / 2m23m1ylm



21.0 Shelf Chrome, Glass Good condition and domestically clean

Bathroom continued

27-04-2017 16:02 / Shelf / Mnmnvfx3f



22.0 Toilet roll holder

2, Chrome

Good condition and domestically clean

27-04-2017 16:02 / Toilet Roll Holder / Uop0eu69w



27-04-2017 16:02 / Toilet Roll Holder / Fnh6yrexI

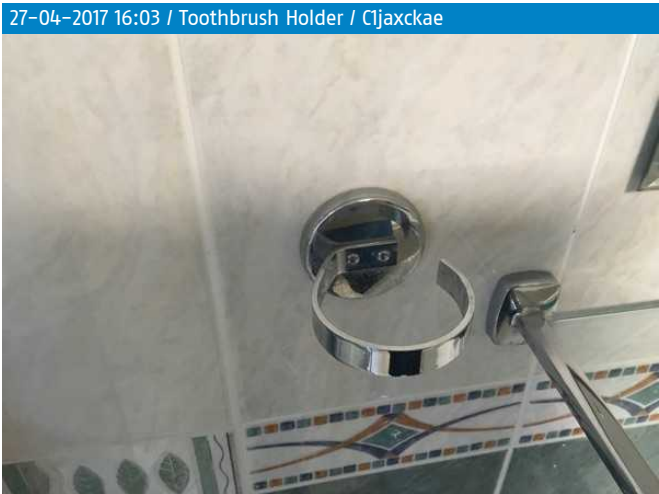


23.0 Toothbrush holder

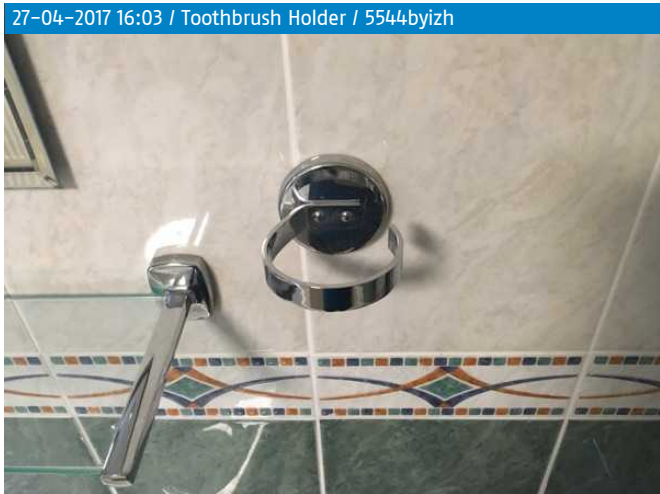
2, Chrome

Good condition and domestically clean

27-04-2017 16:03 / Toothbrush Holder / Cljxackae



27-04-2017 16:03 / Toothbrush Holder / 5544byizh



24.0 Towel rail

Chrome

Good condition and domestically clean

Bathroom continued

27-04-2017 16:03 / Towel Rail / Zlpqdzl43



25.0 Towel ring

Chrome

Good condition and domestically clean

27-04-2017 16:03 / Towel Ring / 2083me716



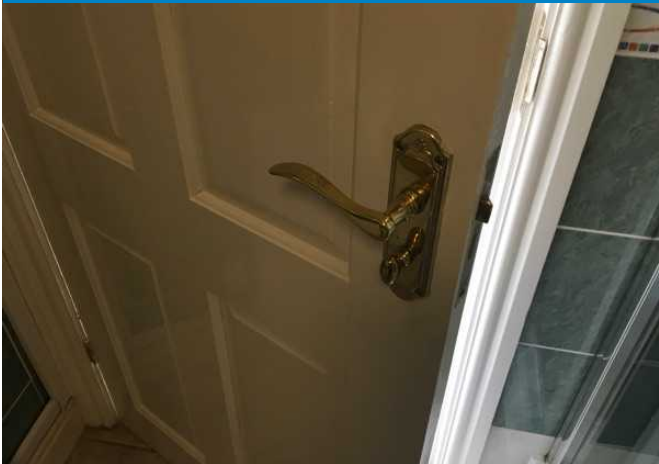
Tenant move in notes/comments

Bathroom continued

27-04-2017 15:49 / Internal Door / Mojnzkk1j



27-04-2017 15:49 / Internal Door / Xf99ri2zr



27-04-2017 15:51 / Walls / N77zg7btd



27-04-2017 15:52 / Floor / linn4agmt



27-04-2017 15:53 / Extractor Fan / X8iw36ekc



27-04-2017 15:53 / Extractor Fan / 5f0yppb7j



Bathroom continued

27-04-2017 15:54 / Hand Basin / Yu07oczvi



27-04-2017 15:55 / Hand Basin / 3cxd0ike6



27-04-2017 15:58 / Bath / Jm339bby2



27-04-2017 15:58 / Bath / Unq0gx9tn



27-04-2017 16:00 / Shower / T01rfly93



27-04-2017 16:00 / Shower / 1rd0n06ut



Slight signs of moulding

Bathroom continued

27-04-2017 16:01 / Lighting / S2s3parun



27-04-2017 16:01 / Heating / 2m23m1ylm



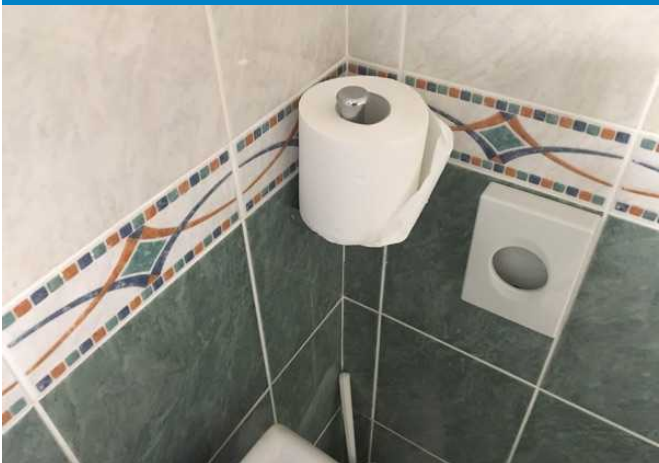
27-04-2017 16:02 / Shelf / Mnmnvfx3f



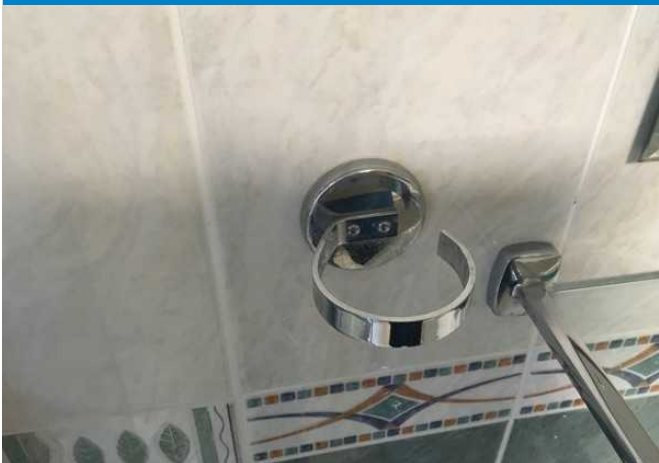
27-04-2017 16:02 / Toilet Roll Holder / Uop0eu69w



27-04-2017 16:02 / Toilet Roll Holder / Fnh6yrexl

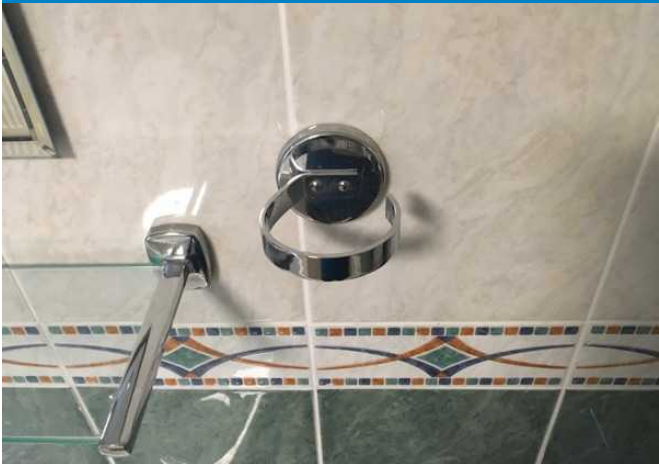


27-04-2017 16:03 / Toothbrush Holder / Cljxckae



Bathroom continued

27-04-2017 16:03 / Toothbrush Holder / 5544byizh



27-04-2017 16:03 / Towel Rail / Zlpqdzl43



27-04-2017 16:03 / Towel Ring / 2083me716



27-04-2017 15:49 / Internal Door / Yd5ljqktp



27-04-2017 15:54 / Hand Basin / 9qawza454



27-04-2017 15:55 / Toilet / H2099lykv



27-04-2017 15:56 / Toilet / T7wr31mgI



Bathroom continued



Lounge

27-04-2017 16:06 / General Photo / Aqgnm829b

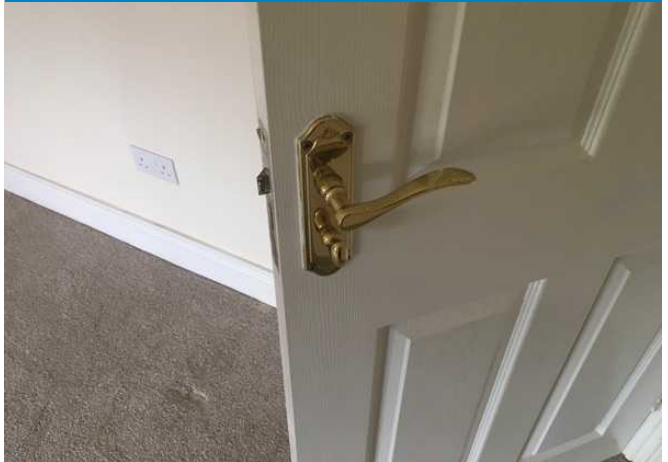


Ref.	Item	Description	Condition
26.0	Internal door	White, Gloss, 6 panelled	Good condition and domestically clean
26.1	Handles	Brass, Lever lock	Good condition and domestically clean
26.2	Hinges	Brass, In-frame	Good condition and domestically clean

27-04-2017 16:04 / Internal Door / Qd8killkpt



27-04-2017 16:04 / Internal Door / Yz6wcs3o3



27-04-2017 16:04 / Internal Door / F97hx94m2



Lounge continued

Ref.	Item	Description	Condition
27.0	Window	White, UPVC, Double glazed	Good condition and domestically clean

27-04-2017 16:06 / Window / Ubl99obig



28.0	Ceiling	White, Emulsion, Smooth plaster	Good condition and domestically clean
29.0	Walls	Magnolia, Emulsion, Smooth plaster	Good condition and domestically clean
30.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean Slight discolouring

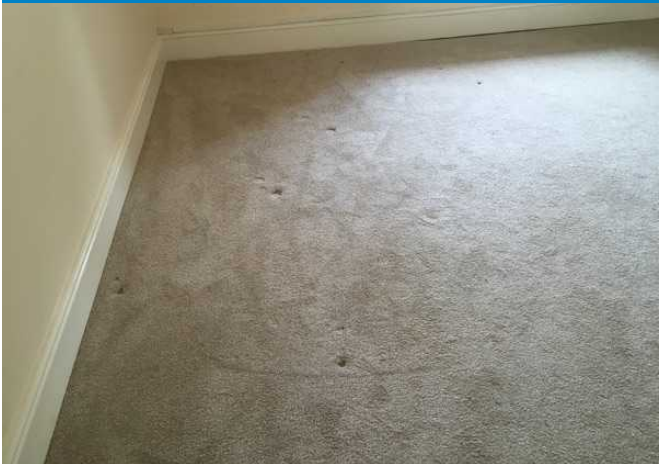
27-04-2017 16:07 / Woodwork / 47tdj2zps



31.0	Floor	Brown, Carpet – plain twist	Fair wear and tear and domestically clean Furniture marks
------	-------	-----------------------------	--

Lounge continued

27-04-2017 16:08 / Floor / 2d9963lu0



27-04-2017 16:08 / Floor / 4p6rfzct9



32.0 Light switch 2, White, Plastic In working order and domestically clean

27-04-2017 16:08 / Light Switch / C2osu55oe



27-04-2017 16:09 / Light Switch / Wv36328yx



33.0 Lighting 2, White, Plastic, Enclosed ceiling light In working order and domestically clean

27-04-2017 16:09 / Lighting / Rk80omgh1



27-04-2017 16:09 / Lighting / Dce0owuuj



34.0 Socket White, Plastic, Selection of sockets Not tested or examined

Lounge continued

Ref.	Item	Description	Condition
35.0	Heating	White, Radiator inc.TRV	In working order and domestically clean

27-04-2017 16:09 / Heating / Ds6tp1b2h



36.0	Window furnishings	Striped , Fabric, Roller blind	Fair wear and tear and domestically clean Paint marks on blind
------	--------------------	--------------------------------	---

27-04-2017 16:10 / Window Furnishings / 8cz5y4ni6



37.0	Curtains	Gold, Fabric, Unlined	Good condition and domestically clean
------	----------	-----------------------	---------------------------------------

Lounge continued

27-04-2017 16:11 / Curtains / 94sc1nwir

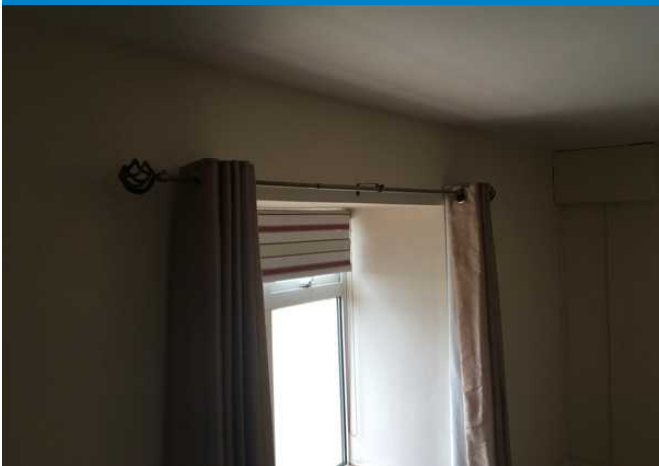


27-04-2017 16:11 / Curtains / 4s9ymd971



38.0 Curtain pole Brass, with twisted finial Good condition and domestically clean

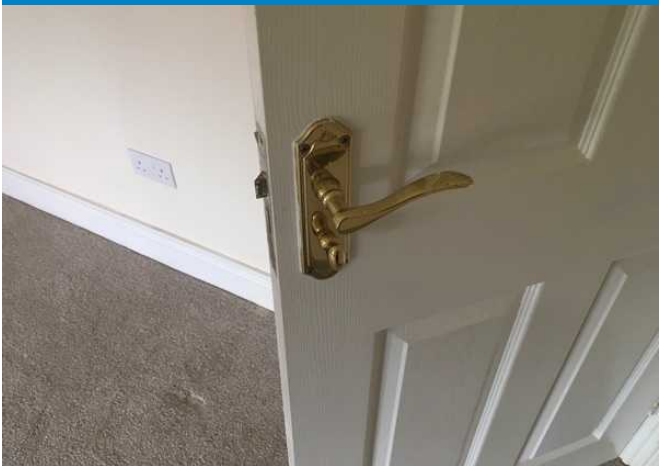
27-04-2017 16:12 / Curtain Pole / Pvh3mkv6v



Tenant move in notes/comments

Lounge continued

27-04-2017 16:04 / Internal Door / Yz6wcs3o3



27-04-2017 16:06 / Aqgnm829b



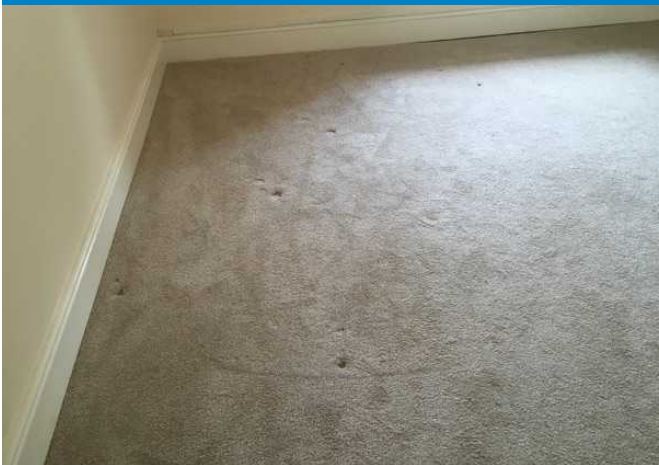
27-04-2017 16:06 / Window / Ubl99obig



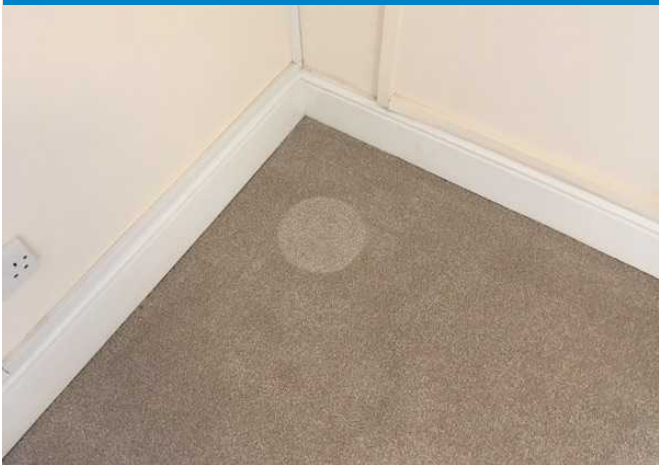
27-04-2017 16:07 / Woodwork / 47tdj2zps



27-04-2017 16:08 / Floor / 2d9963lu0



27-04-2017 16:08 / Floor / 4p6rfzct9



Lounge continued

27-04-2017 16:08 / Light Switch / C2osu55oe



27-04-2017 16:09 / Light Switch / Vv36328yx



27-04-2017 16:09 / Heating / Ds6tp1b2h



27-04-2017 16:09 / Lighting / Rk80omgh1



27-04-2017 16:09 / Lighting / Dce0owuuj

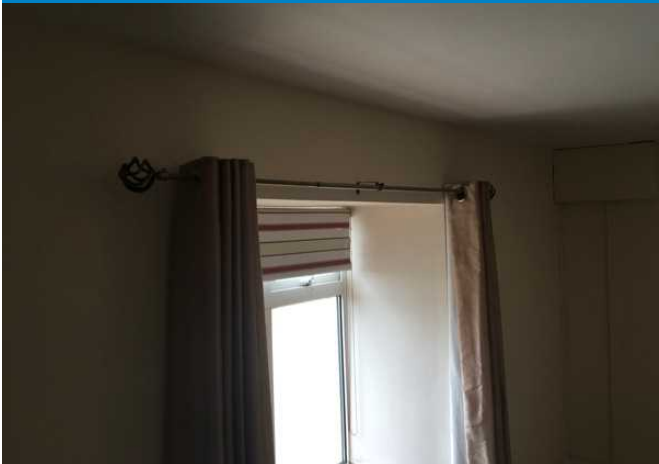


27-04-2017 16:10 / Window Furnishings / 8cz5y4ni6



Lounge continued

27-04-2017 16:12 / Curtain Pole / Pvh3mkv6v



27-04-2017 16:04 / Internal Door / Qd8kilkpt



27-04-2017 16:04 / Internal Door / F97hx94m2



27-04-2017 16:11 / Curtains / 94sc1nwir



27-04-2017 16:11 / Curtains / 4s9ymd971



Stairs

27-04-2017 16:17 / General Photo /
Dgaliu9ki



Ref.	Item	Description	Condition
39.0	Walls	Magnolia, Emulsion, Smooth plaster	Good condition and domestically clean

27-04-2017 16:14 / Walls / 7hx3b8wj3



40.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean Scuffing to banister
------	----------	----------------------------	---

Stairs continued

27-04-2017 16:15 / Woodwork / Dyzchwktx



41.0	Floor	Brown, Carpet – plain twist	Good condition and domestically clean
42.0	Light switch	White, Plastic, Single	In working order and domestically clean

27-04-2017 16:16 / Light Switch / Bra6oda2l



43.0	Lighting	White, Plastic, Recessed downlight	In working order and domestically clean
------	----------	------------------------------------	---

27-04-2017 16:15 / Lighting / 4lhgkygxf



Stairs continued

Ref.	Item	Description	Condition
44.0	Smoke detector	White, Plastic, Mains operated	In working order and domestically clean Audible test carried out

27-04-2017 16:16 / Smoke Detector / Fce9zyfgf



Tenant move in notes/comments

27-04-2017 16:15 / Woodwork / Dyzchwktx



27-04-2017 16:15 / Lighting / 4lhgkygxf



Stairs continued

27-04-2017 16:16 / Light Switch / Bra6oda21



27-04-2017 16:16 / Smoke Detector / Fce9zyfgf



27-04-2017 16:14 / Walls / 7hx3b8wj3



27-04-2017 16:17 / Dgalu9ki



Master Bedroom

27-04-2017 17:23 / General Photo / 8ln0q1fqr



Ref.	Item	Description	Condition
45.0	Window	White, Painted wood, Circular	Good condition and domestically clean

27-04-2017 16:21 / Window / 9zucx9yaf



46.0	Window 2	White, Painted wood, Velux	Good condition and domestically clean
46.1	Blinds	White, Fabric, Venetian	Good condition and domestically clean

Master Bedroom continued

27-04-2017 16:22 / Window 2 / Cd5dpw3ud



47.0 Ceiling White, Emulsion, Smooth plaster Good condition and domestically clean
With visible painted black beams

27-04-2017 16:18 / Ceiling / Gsr1ca514

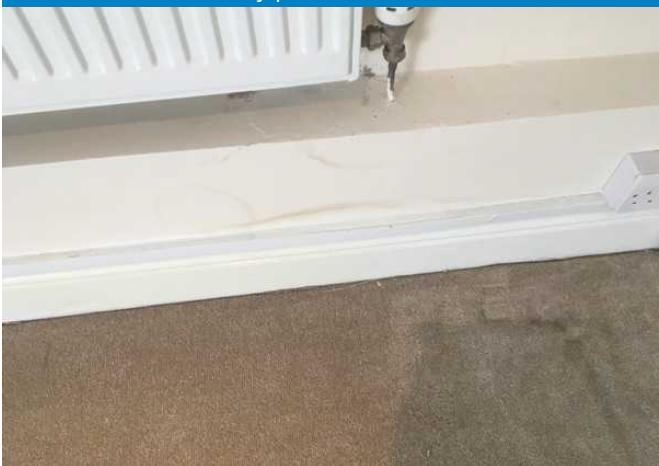


27-04-2017 16:18 / Ceiling / 1wqt1je79



48.0 Walls Magnolia, Emulsion, Smooth plaster Good condition and domestically clean
Scuff marks under the radiator

27-04-2017 16:19 / Walls / Wy3pvnnz5



Master Bedroom continued

Ref.	Item	Description	Condition
49.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
50.0	Floor	Brown, Carpet – plain twist	Fair wear and tear and domestically clean Furniture marks

27-04-2017 16:20 / Floor / ljuosrs3x



51.0	Lighting	2, White, Plastic, Recessed downlight	Good condition 1 bulb not working
------	----------	---------------------------------------	--------------------------------------

27-04-2017 16:20 / Lighting / Zsitcg1yc



52.0	Socket	White, Plastic, Selection of sockets	Not tested or examined
53.0	Smoke detector	White, Plastic, Mains operated	In working order and domestically clean

Master Bedroom continued

27-04-2017 17:23 / Smoke Detector / L82g3ci56



54.0 Heating White, Radiator inc. TRV In working order and domestically clean

27-04-2017 16:21 / Heating / Kipo4q9yf



55.0 Window furnishings Striped, Fabric, Roller blind Good condition and domestically clean

27-04-2017 16:23 / Window Furnishings / S20k2y6xf



Master Bedroom continued

Tenant move in notes/comments

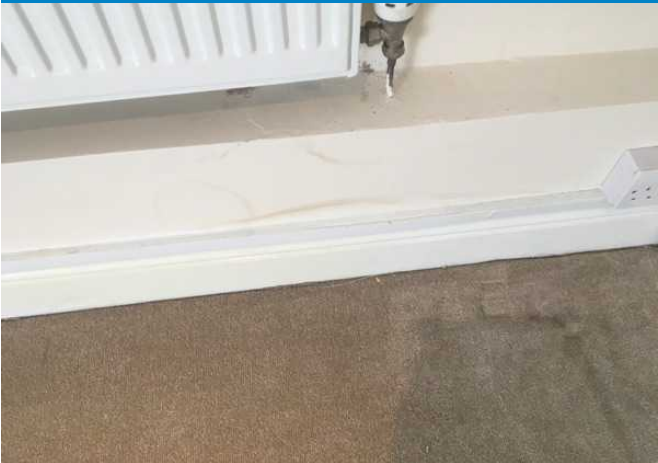
27-04-2017 16:18 / Ceiling / Gsr1ca514



27-04-2017 16:18 / Ceiling / 1wqt1je79



27-04-2017 16:19 / Walls / Wy3pvnnz5



27-04-2017 16:20 / Floor / ljuosrs3x



Master Bedroom continued

27-04-2017 16:20 / Lighting / Zsitcg1yc



27-04-2017 16:21 / Heating / Kipo4q9yf



27-04-2017 16:21 / Window / 9zucx9yaf



27-04-2017 16:22 / Window 2 / Cd5dpw3ud



27-04-2017 16:23 / Window Furnishings / S20k2y6xf



27-04-2017 17:23 / Smoke Detector / L82g3ci56



Master Bedroom continued

27-04-2017 17:23 / 8ln0q1fqr



Dining room

27-04-2017 16:29 / General Photo / Gvcahocvc



27-04-2017 16:29 / General Photo / Elej3hjr8



Ref.	Item	Description	Condition
56.0	Window	2, Brown, UPVC, Double glazed	Good condition and domestically clean

27-04-2017 16:24 / Window / Pryaqr2do



27-04-2017 16:25 / Window / Zwujj6rlv



57.0	Ceiling	White, Emulsion, Smooth plaster	Good condition and domestically clean
58.0	Walls	Magnolia, Emulsion, Smooth plaster	Good condition and domestically clean Cracking on right hand wall, paint peeling away on right hand wall above the skirting board Cracking on wall

Dining room continued

27-04-2017 16:25 / Walls / N83uw8inn



Cracking on wall

27-04-2017 16:26 / Walls / Eo04dc4mo



59.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
60.0	Floor	Brown, Carpet – plain twist	Fair wear and tear and domestically clean Furniture marks

27-04-2017 16:27 / Floor / Uahncb86o



27-04-2017 16:27 / Floor / Baftspvg8



61.0	Smoke detector	White, Plastic, Mains operated	In working order and domestically clean
62.0	Light switch	White, Plastic	In working order and domestically clean

Dining room continued

27-04-2017 16:27 / Light Switch / R7ho7nobw



63.0	Lighting	White, Plastic, Enclosed ceiling light	In working order and domestically clean
------	----------	--	---

27-04-2017 16:27 / Lighting / Z75komj5v



64.0	Socket	White, Plastic, Selection of sockets	Not tested or examined
65.0	Heating	White, Radiator inc.TRV	In working order and domestically clean

27-04-2017 16:28 / Heating / J7gf08o13



Dining room continued

Ref.	Item	Description	Condition
66.0	Window furnishings	2, Floral , Fabric, Roller blind	Good condition and domestically clean

27-04-2017 16:28 / Window Furnishings / Bpm8koncb



27-04-2017 16:28 / Window Furnishings / Q5lo0ri3n



Tenant move in notes/comments

27-04-2017 16:24 / Window / Pryaqr2do



27-04-2017 16:25 / Window / Zwujj6rlv



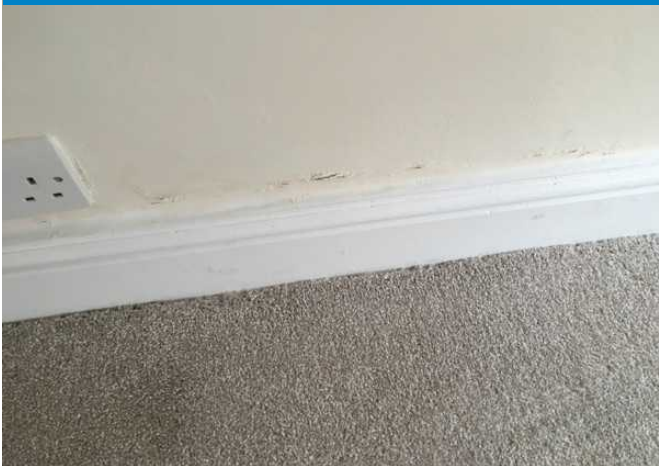
Dining room continued

27-04-2017 16:25 / Walls / N83uw8inn

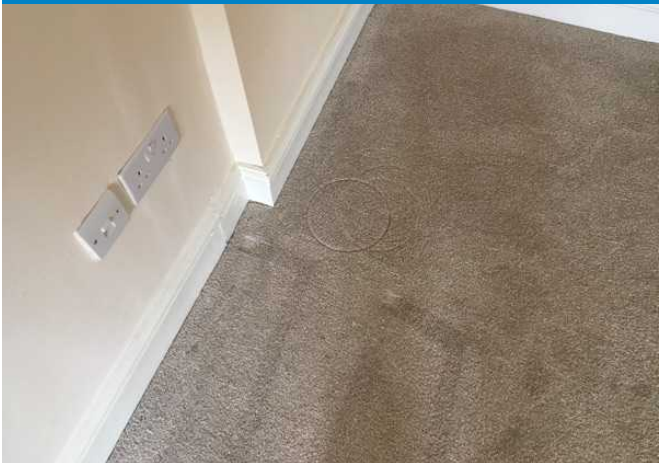


Cracking on wall

27-04-2017 16:26 / Walls / Eo04dc4mo



27-04-2017 16:27 / Floor / Uahncb86o



27-04-2017 16:27 / Floor / Baftspvg8



27-04-2017 16:27 / Light Switch / R7ho7nobw



27-04-2017 16:27 / Lighting / Z75komj5v

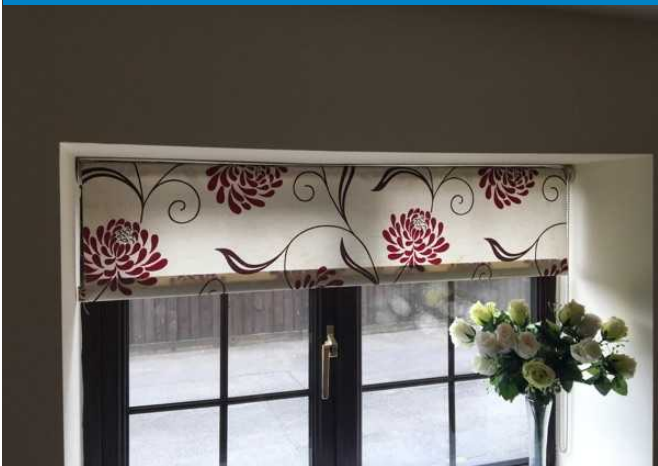


Dining room continued

27-04-2017 16:28 / Heating / J7gf08o13



27-04-2017 16:28 / Window Furnishings / Bpm8koncb



27-04-2017 16:28 / Window Furnishings / Q5lo0ri3n



27-04-2017 16:29 / Gvcahocvc



27-04-2017 16:29 / Elej3hjr8



Kitchen

Ref.	Item	Description	Condition
67.0	Internal door	White, Gloss, 6 panelled	Good condition and domestically clean
67.1	Handles	Brass, Lever lock	Good condition and domestically clean
67.2	Hinges	Brass, In-frame	Good condition and domestically clean

27-04-2017 16:29 / Internal Door / 9izefiha5



27-04-2017 16:29 / Internal Door / Bvchbmwiq



27-04-2017 16:29 / Internal Door / Cpjltnboy



68.0	Window	Brown, UPVC, Double glazed	Good condition and domestically clean
------	--------	----------------------------	---------------------------------------

Kitchen continued

27-04-2017 16:30 / Window / 6qrtluxy



69.0	Ceiling	White, Emulsion, Smooth plaster	Good condition and domestically clean
70.0	Walls	Magnolia, Emulsion, Painted and tiled	Good condition and domestically clean
70.1	Splash back	White, Ceramic, Tiled	Good condition and domestically clean
71.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
72.0	Floor	Black, Tile effect, Linoleum	Fair wear and tear and domestically clean Several scuff marks

27-04-2017 16:31 / Floor / Uqq5zpp3t



73.0	Light switch	Chrome, Plastic, Single	In working order and domestically clean
------	--------------	-------------------------	---

Kitchen continued

27-04-2017 16:32 / Light Switch / Or2jyyx5i



74.0 Lighting 3, White, Plastic, Enclosed ceiling light In working order and domestically clean

27-04-2017 16:32 / Lighting / Wlisc03ya



27-04-2017 16:33 / Lighting / Glrwqgl5u



27-04-2017 16:33 / Lighting / V6kz8vu5b



75.0 Lighting 2 White, Plastic, Recessed downlight Working and clean

Kitchen continued

27-04-2017 16:33 / Lighting 2 / Npgmz2jhh



76.0	Socket	Chrome, Plastic, Selection of sockets	Not tested or examined
77.0	Heat detector	White, Plastic	In working order and domestically clean

27-04-2017 17:22 / Heat Detector / 5oxh4uqir



78.0	Heating	White, Radiator inc. TRV	In working order and domestically clean
------	---------	--------------------------	---

27-04-2017 16:33 / Heating / H246vqyga



Kitchen continued

Ref.	Item	Description	Condition
79.0	Kitchen units	White, Painted wood, Modern style Two wall cupboards feature glass shelves and led strip lighting	Good condition and domestically clean
79.1	Handles	Nickel, Knob	Good condition and domestically clean

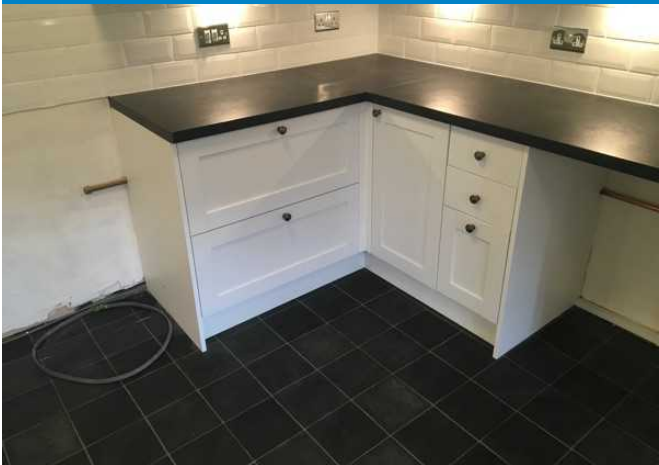
27-04-2017 16:34 / Kitchen Units / 6ifkqgox2



27-04-2017 16:34 / Kitchen Units / Lm3sv0ziz



27-04-2017 16:34 / Kitchen Units / Zvgbz4o9z



27-04-2017 16:34 / Kitchen Units / Zc65q7ync



Kitchen continued

27-04-2017 16:34 / Kitchen Units / U8s3swstm



27-04-2017 16:34 / Kitchen Units / 23oqav7cl



80.0	Sink	White, Resin, Inset 1.5 with right hand	Good condition and domestically clean
80.1	Plug	drainer 2, Chrome, Push in filter	Good condition and domestically clean
80.2	Taps	Chrome, Mixer	In working order and domestically clean

27-04-2017 16:36 / Sink / Wgujylsce



27-04-2017 16:36 / Sink / Lzye32m5n



27-04-2017 16:36 / Sink / Ugsd2yl5d



81.0	Worktops	Black, Marble effect, Straight edged	Good condition and domestically clean
------	----------	--------------------------------------	---------------------------------------

Kitchen continued

27-04-2017 16:37 / Worktops / Pjr5myb18



27-04-2017 16:37 / Worktops / 8khid7ccz



27-04-2017 16:37 / Worktops / Jzg07g2d1



27-04-2017 16:37 / Worktops / 5no2vq9j8



27-04-2017 16:37 / Worktops / H9e3clgfh



82.0 Window furnishings Cream, Fabric, Roller blind Fair wear and tear and domestically clean

Kitchen continued

27-04-2017 16:38 / Window Furnishings / Hndeovatg



83.0 Curtains Gold, Fabric, Plain lined Good condition and domestically clean

27-04-2017 16:39 / Curtains / Gphziloch



84.0 Curtain pole Nickel, with ball finial Good condition

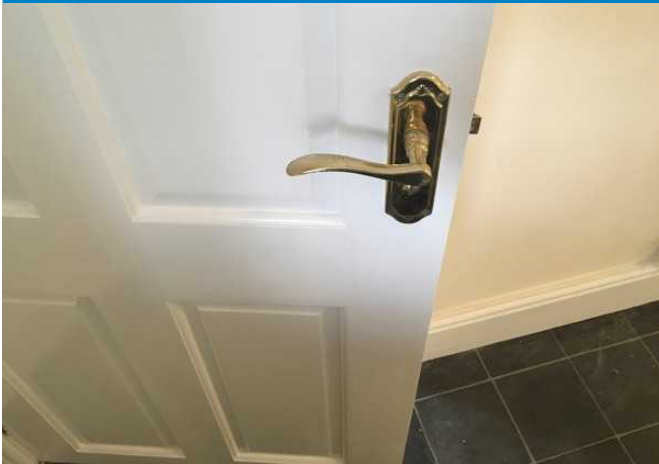
Tenant move in notes/comments

Kitchen continued

27-04-2017 16:29 / Internal Door / Bvchbmwiq



27-04-2017 16:29 / Internal Door / Cpjltnboy



27-04-2017 16:30 / Window / 6qrtlsuxy



27-04-2017 16:31 / Floor / Uqq5zpp3t



27-04-2017 16:32 / Light Switch / Or2jyyx5i



27-04-2017 16:32 / Lighting / Wlisc03ya



Kitchen continued

27-04-2017 16:33 / Lighting / Glrwqgl5u



27-04-2017 16:33 / Lighting / V6kz8vu5b



27-04-2017 16:33 / Lighting 2 / Npgmz2jhh



27-04-2017 16:33 / Heating / H246vqyga



27-04-2017 16:34 / Kitchen Units / 6ifkqgox2



27-04-2017 16:34 / Kitchen Units / Lm3sv0ziz



Kitchen continued

27-04-2017 16:34 / Kitchen Units / Zvgbz4o9z



27-04-2017 16:34 / Kitchen Units / Zc65q7ync



27-04-2017 16:34 / Kitchen Units / U8s3swstm



27-04-2017 16:34 / Kitchen Units / 23oqav7cl



27-04-2017 16:36 / Sink / Wgujylsce



27-04-2017 16:36 / Sink / Lzye32m5n



Kitchen continued

27-04-2017 16:36 / Sink / Ugsd2yl5d



27-04-2017 16:37 / Worktops / Pjr5myb18



27-04-2017 16:37 / Worktops / 8khid7ccz



27-04-2017 16:37 / Worktops / Jzg07g2d1



27-04-2017 16:37 / Worktops / 5no2vq9j8



27-04-2017 16:37 / Worktops / H9e3clgfh



Kitchen continued

27-04-2017 16:38 / Window Furnishings / Hndeovatg



27-04-2017 16:39 / Curtains / Gphziloch



27-04-2017 17:22 / Heat Detector / 5oxh4uqir



27-04-2017 16:29 / Internal Door / 9izefiha5



Stairs and landing

27-04-2017 16:44 / General Photo / 33nqzglihn



Ref.	Item	Description	Condition
85.0	Ceiling	White, Emulsion painted, Artex	Good condition and domestically clean
86.0	Walls	Magnolia, Emulsion, Smooth plaster	Good condition and domestically clean Textured plaster on left hand painted in magnolia emulsion

27-04-2017 16:43 / Walls / Ledvfr2pm



87.0	Woodwork	White, Gloss, Painted wood	Fair wear and tear and domestically clean Slight scuffing to bannister
------	----------	----------------------------	---

Stairs and landing continued

27-04-2017 16:44 / Woodwork / Ee2vgit4c



88.0	Floor	Brown, Carpet – plain twist	Good condition and domestically clean
89.0	Light switch	White, Plastic, Single	In working order and domestically clean

27-04-2017 16:45 / Light Switch / Ps5whe53a



90.0	Lighting	White, Plastic, Enclosed ceiling light	In working order and domestically clean
------	----------	--	---

27-04-2017 16:45 / Lighting / Cl98bsbn7



Stairs and landing continued

Ref.	Item	Description	Condition
91.0	Smoke detector	White, Plastic, Mains operated	In working order and domestically clean Audible tested

27-04-2017 16:46 / Smoke Detector / B1d4xfn0u



Tenant move in notes/comments

27-04-2017 16:45 / Light Switch / Ps5whe53a



27-04-2017 16:45 / Lighting / C198bsbn7



Stairs and landing continued

27-04-2017 16:46 / Smoke Detector / B1d4xfn0u



27-04-2017 16:43 / Walls / Ledvfr2pm



27-04-2017 16:44 / Woodwork / Ee2vgit4c



27-04-2017 16:44 / 33nqzglhn



En suite

27-04-2017 17:09 / General Photo / Gdpm6wtdx



Ref.	Item	Description	Condition
92.0	Internal door	White, Gloss, 6 panelled	Good condition and domestically clean Slight chipping to front of door
92.1	Coat hook	Chrome, Double robe	Good condition
92.2	Handles	Brass, Lever lock	Good condition and domestically clean
92.3	Hinges	Brass, In-frame	Good condition and domestically clean

27-04-2017 16:47 / Internal Door / Diabg2x61



27-04-2017 16:47 / Internal Door / D4yigbxh2



En suite continued

27-04-2017 16:47 / Internal Door / Mr1v2ss64



27-04-2017 16:55 / Internal Door / Vxosecx1i



93.0	Ceiling	White, Emulsion painted, Artex	Good condition and domestically clean
94.0	Walls	White and blue, Emulsion, Ceramic tile	Good condition and domestically clean
94.1	Tiling	White, Ceramic	Good condition and domestically clean
95.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
96.0	Floor	White, Tile effect, Linoleum	Fair wear and tear and domestically clean Slight scuffing where door has jammed on it Small rip where door has jammed on it

27-04-2017 16:49 / Floor / Y3lh5ylap



Small rip where door has jammed on it

97.0	Extractor fan	White, Plastic, Ceiling mounted	In working order and domestically clean
------	---------------	---------------------------------	---

En suite continued

27-04-2017 16:49 / Extractor Fan / 2vc8xoqk2



98.0	Hand basin	White, Ceramic, Pedestal	Good condition and domestically clean
98.1	Plug	Black, Plastic, with chain	Good condition and domestically clean
98.2	Taps	Chrome, Mixer	Good condition and domestically clean

27-04-2017 16:50 / Hand Basin / Zp9m2irjq



27-04-2017 16:50 / Hand Basin / Tj41gd3aj



99.0	Toilet	White, Ceramic, Back to wall	Good condition and domestically clean
99.1	Seat	White, Plastic	Good condition and domestically clean

En suite continued

27-04-2017 16:51 / Toilet / L9zi7pwmc



27-04-2017 16:51 / Toilet / Rnwjf7i2o



100.0	Bath	White, Acrylic, with side panel	Good condition and domestically clean
100.1	Bath panel	Laminate, Side	Good condition and domestically clean
100.2	Plug	White, Plastic, with chain	Good condition and domestically clean
100.3	Shower screen	Glass	Good condition and domestically clean
100.4	Shower set	Chrome, Wall mounted	In working order and domestically clean
100.5	Taps	Chrome, Shower mixer	In working order and domestically clean

27-04-2017 16:53 / Bath / 4i10ke3qo



27-04-2017 16:53 / Bath / Nksbwygxj



En suite continued

27-04-2017 16:53 / Bath / Etygrii34



27-04-2017 16:53 / Bath / Lnztv050c



101.0 Lighting

White, Plastic, Recessed downlight

In working order and domestically clean

27-04-2017 16:54 / Lighting / Aswg4dej5



102.0 Heating

White, Radiator inc. TRV

In working order and domestically clean

27-04-2017 16:54 / Heating / Y5agc5cs6



103.0 Shelf

Chrome, Glass

Good condition and domestically clean

En suite continued

27-04-2017 16:55 / Shelf / Knecotpul



104.0 Toilet roll holder

Chrome

Good condition and domestically clean

27-04-2017 16:55 / Toilet Roll Holder / 8jj2tbmt0



105.0 Toothbrush holder

2, Chrome

Good condition and domestically clean

27-04-2017 16:55 / Toothbrush Holder / 609ngqqh9



106.0 Towel ring

Chrome

Good condition and domestically clean

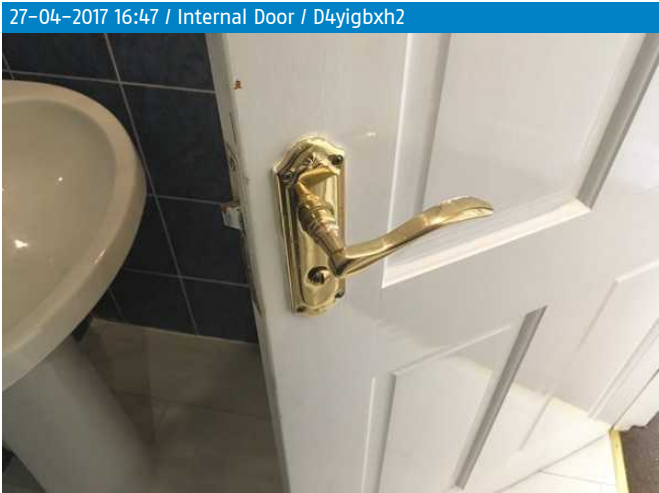
En suite continued

27-04-2017 16:56 / Towel Ring / 19k9aqttl

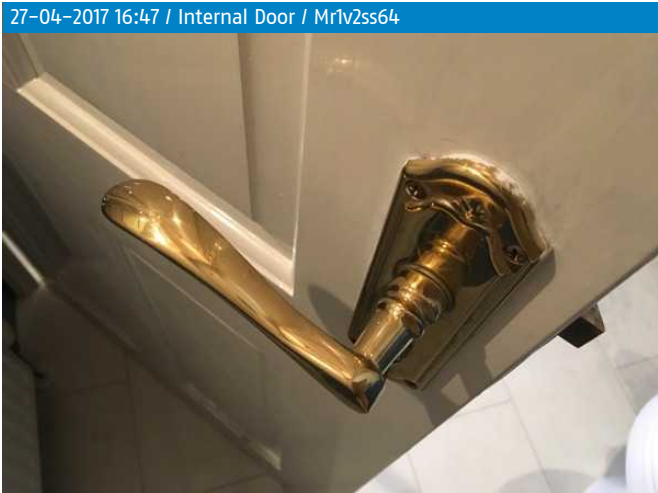


Tenant move in notes/comments

27-04-2017 16:47 / Internal Door / D4yigbxh2



27-04-2017 16:47 / Internal Door / Mr1v2ss64



En suite continued

27-04-2017 16:49 / Floor / Y3lh5ylap



Small rip where door has jammed on it

27-04-2017 16:49 / Extractor Fan / 2vc8xoqk2



27-04-2017 16:50 / Hand Basin / Tj41gd3aj



27-04-2017 16:53 / Bath / 4i10ke3qo



27-04-2017 16:54 / Lighting / Aswg4dej5



27-04-2017 16:54 / Heating / Y5agc5cs6



En suite continued

27-04-2017 16:55 / Internal Door / Vxosecx1i



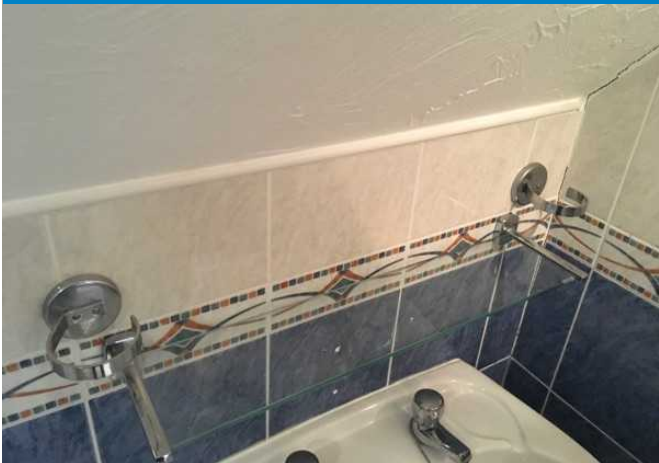
27-04-2017 16:55 / Shelf / Knecotpul



27-04-2017 16:55 / Toilet Roll Holder / 8jj2tbmt0



27-04-2017 16:55 / Toothbrush Holder / 609ngqqh9



27-04-2017 16:56 / Towel Ring / 19k9aqttl



27-04-2017 17:09 / Gdpn6wtdx



En suite continued

27-04-2017 16:47 / Internal Door / Diabg2x61



27-04-2017 16:50 / Hand Basin / Zp9m2irjq



27-04-2017 16:51 / Toilet / L9zi7pwmc



27-04-2017 16:51 / Toilet / Rrwjf7i2o



27-04-2017 16:53 / Bath / Nksbwygxj



27-04-2017 16:53 / Bath / Etygrli34



27-04-2017 16:53 / Bath / Lnztv050c



Bedroom 2

27-04-2017 17:09 / General Photo / Bsqsx08p



27-04-2017 17:09 / General Photo / C5vm9xrjc



Ref.	Item	Description	Condition
107.0	Internal door	White, Gloss, 6 panelled	Good condition and domestically clean
			4 Screw holes to top left of door
107.1	Handles	Chrome, Lever lock	Good condition and domestically clean
107.2	Hinges	Brass, In-frame	Good condition and domestically clean

27-04-2017 16:56 / Internal Door / Jgh0ktura



27-04-2017 16:56 / Internal Door / 0b5zs1pnu



Bedroom 2 continued

27-04-2017 16:56 / Internal Door / 344pphpso



27-04-2017 16:57 / Internal Door / Swepfmsi5



27-04-2017 16:57 / Internal Door / Qkf0ylczm



108.0	Window	Brown, UPVC, Velux	Good condition and domestically clean
108.1	Blinds	White, Fabric, Venetian	Good condition and domestically clean

27-04-2017 16:58 / Window / 9qx5af5cf



109.0	Ceiling	White, Emulsion painted, Artex With exposed black beams	Good condition and domestically clean
-------	---------	--	---------------------------------------

Bedroom 2 continued

27-04-2017 16:59 / Ceiling / Jap8y07u2



27-04-2017 16:59 / Ceiling / 4hme21e5a



110.0	Walls	Magnolia, Emulsion, Smooth plaster	Good condition and domestically clean
111.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
112.0	Floor	Brown, Carpet – plain twist	Fair wear and tear and domestically clean Furniture marks

27-04-2017 17:02 / Floor / D1s0z4ank



113.0	Light switch	White, Plastic, Single	In working order and domestically clean
-------	--------------	------------------------	---

Bedroom 2 continued

27-04-2017 16:59 / Light Switch / T5pab8rw1



114.0	Lighting	White, Plastic, Enclosed ceiling light	In working order and domestically clean
-------	----------	--	---

27-04-2017 16:59 / Lighting / 1d0z1qjgc



115.0	Socket	White, Plastic, Selection of sockets	Not tested or examined
116.0	Heating	White, Radiator inc.TRV	In working order and domestically clean

27-04-2017 16:59 / Heating / N2otslrya



Bedroom 2 continued

Ref.	Item	Description	Condition
117.0	Chest of drawers	Laminated	Fair wear and tear and domestically clean Laminate peeling in places.

27-04-2017 17:00 / Chest Of Drawers / Sdl5htxoo



27-04-2017 17:01 / Chest Of Drawers / Aezv8qibe



118.0	Fitted wardrobe	Laminated	Good condition and domestically clean
-------	-----------------	-----------	---------------------------------------

27-04-2017 17:01 / Fitted Wardrobe / Juyu7jg4v



27-04-2017 17:01 / Fitted Wardrobe / R2i5kb5vg



27-04-2017 17:01 / Fitted Wardrobe / Jdy3xzdtdq



Bedroom 2 continued

Tenant move in notes/comments

27-04-2017 16:56 / Internal Door / 0b5zs1pnu



27-04-2017 16:56 / Internal Door / 344pphpso



27-04-2017 16:57 / Internal Door / Qkf0ylczm



27-04-2017 16:58 / Window / 9qx5af5cf



Bedroom 2 continued

27-04-2017 16:59 / Light Switch / T5pab8rw1



27-04-2017 16:59 / Lighting / 1d0z1qjgc



27-04-2017 16:59 / Heating / N2otslrya



27-04-2017 16:59 / Ceiling / Jap8y07u2



27-04-2017 16:59 / Ceiling / 4hme21e5a



27-04-2017 17:00 / Chest Of Drawers / Sdl5htxoo



Bedroom 2 continued

27-04-2017 17:01 / Chest Of Drawers / Aezv8qibe



27-04-2017 17:01 / Fitted Wardrobe / Juyu7jg4v



27-04-2017 17:02 / Floor / D1s0z4ank



27-04-2017 17:09 / Bsqsx08p



27-04-2017 17:09 / C5vm9xrjc



27-04-2017 16:56 / Internal Door / Jgh0ktura



Bedroom 2 continued

27-04-2017 16:57 / Internal Door /
Swepfmsi5



27-04-2017 17:01 / Fitted Wardrobe /
R2i5kb5vg



27-04-2017 17:01 / Fitted Wardrobe /
Jdy3xzdtq



Bedroom 3

27-04-2017 17:09 / General Photo / Oj6wz3vrr



Ref.	Item	Description	Condition
119.0	Internal door	White, Gloss, 6 panelled	Good condition and domestically clean
119.1	Handles	Chrome, Lever lock	Good condition and domestically clean
119.2	Hinges	Brass, In-frame	Good condition and domestically clean

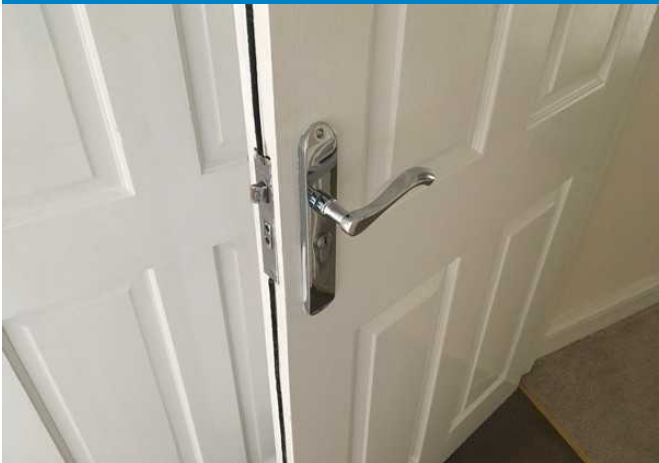
27-04-2017 17:03 / Internal Door / Qrxpe23bd



27-04-2017 17:03 / Internal Door / 2sxlscfly



27-04-2017 17:03 / Internal Door / 7susmjprn



Bedroom 3 continued

Ref.	Item	Description	Condition
120.0	Window	Brown, UPVC, Velux	Good condition and domestically clean
120.1	Blinds	White, Fabric, Venetian	Good condition and domestically clean

27-04-2017 17:04 / Window / Z27hcso4e



121.0	Ceiling	White, Emulsion painted, Artex With exposed black beams	Good condition and domestically clean
-------	---------	--	---------------------------------------

27-04-2017 17:04 / Ceiling / Goznagyrs



27-04-2017 17:04 / Ceiling / Qn5olfk06



122.0	Walls	Magnolia, Emulsion, Smooth plaster	Good condition and domestically clean
123.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
124.0	Floor	Brown, Carpet – plain twist	Fair wear and tear and domestically clean Furniture marks

Bedroom 3 continued

27-04-2017 17:05 / Floor / 8pk8pr7az



125.0	Light switch	White, Plastic, Single	In working order and domestically clean
126.0	Lighting	White, Plastic, Enclosed ceiling light	In working order and domestically clean
127.0	Socket	White, Plastic, Selection of sockets	Not tested or examined
128.0	Heating	White, Radiator inc. TRV	In working order and domestically clean

27-04-2017 17:06 / Heating / Fh7vjleks



129.0	Chest of drawers	Laminated	Fair wear and tear and domestically clean Laminate peeling in places.
-------	------------------	-----------	--

Bedroom 3 continued

27-04-2017 17:05 / Chest Of Drawers / 6ek4kk8et



27-04-2017 17:05 / Chest Of Drawers / Lgkgg6qw9

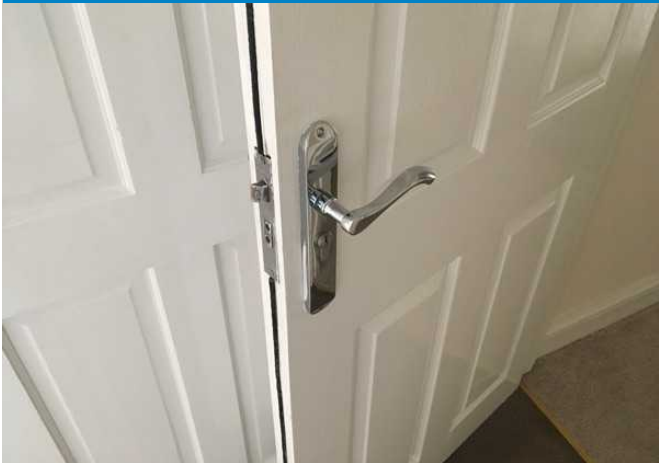


Tenant move in notes/comments

27-04-2017 17:03 / Internal Door / 2sxlscfly



27-04-2017 17:03 / Internal Door / 7susmjprn



Bedroom 3 continued

27-04-2017 17:04 / Window / Z27hcs04e



27-04-2017 17:04 / Ceiling / Goznagyrs



27-04-2017 17:04 / Ceiling / Qn5olfk06



27-04-2017 17:05 / Floor / 8pk8pr7az



27-04-2017 17:05 / Chest Of Drawers / 6ek4kk8et



27-04-2017 17:05 / Chest Of Drawers / Lgkkg6qw9



Bedroom 3 continued

27-04-2017 17:06 / Heating / Fh7vjleks



27-04-2017 17:09 / Oj6wz3vrr



27-04-2017 17:03 / Internal Door / Qrxpe23bd



Store Cupboard

27-04-2017 17:07 / General Photo /
Bc57ax8ch



Ref.	Item	Description	Condition
130.0	Internal door	White, Gloss, 6 panelled	Good condition and domestically clean

27-04-2017 17:07 / Internal Door /
83uuc98vh



131.0	Ceiling	White, Emulsion, Smooth plaster	Good condition and domestically clean
132.0	Walls	Magnolia, Emulsion, smooth plaster	Good condition and domestically clean
133.0	Woodwork	White, Gloss, Painted wood	Good condition and domestically clean
134.0	Floor	Brown, Carpet – plain twist	Good condition and domestically clean
135.0	Boiler	White, Metal	In working order and domestically clean

Store Cupboard continued

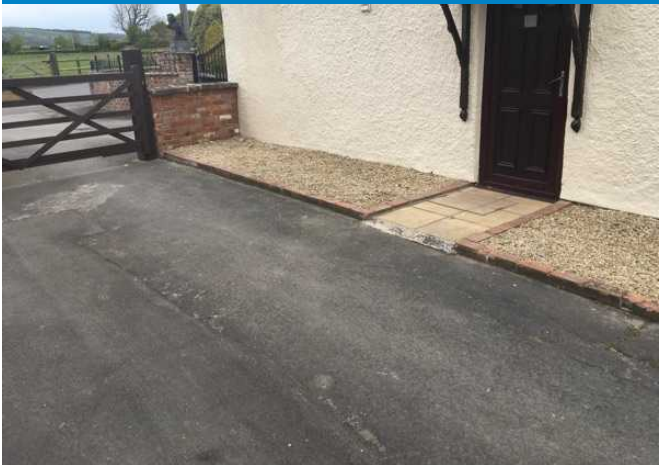


Tenant move in notes/comments



Front of property

27-04-2017 17:12 / General Photo / 7ocpvn7d7



27-04-2017 17:12 / General Photo / Pswbiewod



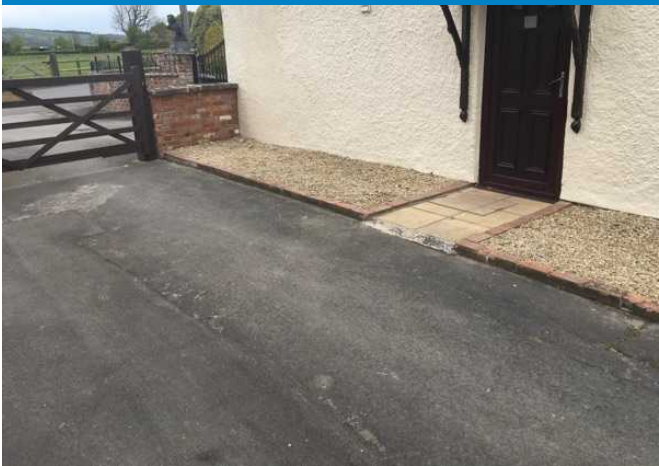
Ref.	Item	Description	Condition
------	------	-------------	-----------

Room notes

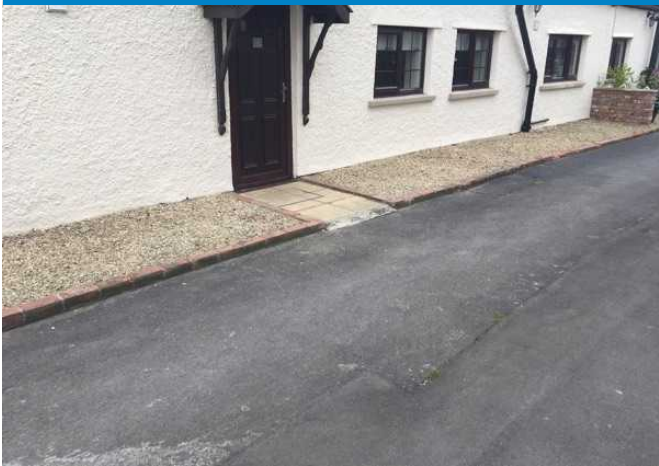
Laid to shingle with part leading to front door

Tenant move in notes/comments

27-04-2017 17:12 / 7ocpvn7d7



27-04-2017 17:12 / Pswbiewod



Rear of property

27-04-2017 17:13 / General Photo / 4pv1vwda1



Gate to garden area.

27-04-2017 17:14 / General Photo / 3otch9d5a



Gate to bin store

27-04-2017 17:14 / General Photo / 1juseo0vg



Gate to bin store

27-04-2017 17:15 / General Photo / 4ncb2g9f9



27-04-2017 17:15 / General Photo / 0qro4k28i



27-04-2017 17:15 / General Photo / L16ys67no



Rear of property continued

27-04-2017 17:15 / General Photo / Kctuthsz6



27-04-2017 17:16 / General Photo / 4c65r2924



Parking area

Ref.	Item	Description	Condition
------	------	-------------	-----------

Room notes

Through the gate marked number 2. Laid to lawn with covered patio area. Parking area is 2 spaces marked number 2

Tenant move in notes/comments

27-04-2017 17:13 / 4pv1vwda1



Gate to garden area.

27-04-2017 17:14 / 3otch9d5a



Gate to bin store

Rear of property continued

27-04-2017 17:14 / 1juseo0vg



Gate to bin store

27-04-2017 17:15 / 4ncb2g9f9



27-04-2017 17:15 / 0qro4k28i



27-04-2017 17:15 / L16ys67no



27-04-2017 17:15 / Kctuthsz6



27-04-2017 17:16 / 4c65r2924



Parking area

Terms and conditions

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. Please sign every page. YOU MUST RETURN THE INVENTORY WITHIN 7 DAYS OTHERWISE WE UNDERSTAND THAT YOU AGREE WITH THE CONTENTS THROUGHOUT THE REPORT.

If no amendments are made, this inventory & schedule of condition will be regarded as a true record of the condition of the property and will be used to assess all damage for check-out purposes at the end of the tenancy.

An inventory is a report, which includes the internal condition of the property and an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist with the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

Unless specifically stated in this Inventory & Schedule of Condition, the property is considered to be clean at the start of the tenancy. The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop – water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc and for part, or all, of the cost of damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, blue tack marks, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc being driven into walls and excess number of picture hooks. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Ventilation

It is important to ensure that the property is adequately ventilated in order to avoid damage & staining from condensation.

Parking Areas

Please be aware that oil causes permanent staining and damage to certain to surfaces (especially tarmac). You may be charged for any damage or deterioration caused by leakage of oil onto surface areas.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over to the agent prior to the inventory check out, or if the tenant is attending the check out appointment they must hand them over the agent attending.

THIS REPORT IS STORED ON COMPUTER AND THE ORIGINAL RETURNED TO YOU FOR SAFE KEEPING

Disclaimer

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of Keystone Property Reports who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

This inventory relates only to the furniture and all the Landlords 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 AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, 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.

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 and tear guide and the descriptions detailed below:

Tenant Declaration

I/we certify that I/we the undersigned tenant(s) have carefully checked the information provided through out this report and consider this to be a fair and correct schedule of the contents within it and the documentation exchanged. I/we the undersigned tenant(s) have 7 days from receipt of this inventory and schedule of condition to notify the agent/landlord/inventory company of any discrepancies. If no notification is made within the stated time frame then it is taken the tenant(s) hereby agrees that the Inventory will be deemed to comprise a fair and accurate schedule of the condition and contents of the Property as at the Check-in Date. This property inspection report is not a guarantee or report on the accuracy of, or the safety of any equipment or appliance(s) supplied. It is merely a record that such items exist in the property and provides visual recommendations. If the property is rented to multiple tenant(s), only one tenant signature certifies the approval of all tenant(s).

Tenant Signature(s)**Name****Date** 27th April 2017**Clerk Signature****Name** Darren Clapp**Date** 27th April 2017**Landlord Signature****Landlord Name****Date**