



**AN INVENTORY CHECK-IN AT:  
11 ICELAND WHARF, 1 YEOMAN STREET  
LONDON SE8 5DP**

**Date: 11.05.11**

**Ref: 8941SS**

**Client: xxxxxxxx**

Full Circle Corporation Ltd  
The Stables @ Mons Cottage  
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**SHOULD ANY AMENDMENTS NEED TO BE MADE TO THIS INVENTORY, PLEASE E-MAIL [AMENDMENTSFULLCIRCLE@YAHOO.CO.UK](mailto:AMENDMENTSFULLCIRCLE@YAHOO.CO.UK)  
WITHIN 7 DAYS OF RECEIPT**

## **Safety Disclaimer**

This is an independent inventory report that provides a fair and accurate record solely of the contents and condition of the property and does not form any part of a valuation or structural report. It is the responsibility of the Landlord and the Tenant or the respective agents to agree, between themselves, the accuracy of this Report.

This inventory is compiled on the basis that all items listed are in good order and clean and any defects or soiling is noted where appropriate. We are unable to attribute as to the value of any objects in the property and can only provide a description of all items for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy.

We cannot undertake to move any heavy items, access lofts, high-level cupboards, basements, cellars or similar. Properties that have been left in these mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord.

The Fire & Safety Regulations regarding furnishing, gas, electrical and similar service are ultimately the responsibility of the Instructing Principal.

Where the inventory notes FFR label seen, this should not be interpreted to mean that the item complies with the furniture & furnishings (fire) (safety) (Amendments) 1993. It is 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 attached at the time the inventory was compiled. Any electrical appliances tested will be for power only and only where practicable.

Boilers, gas fires, water supply and radiators are not tested. The relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or accessible to read.

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## For Your Information...

- At the end of the tenancy this inventory will be checked. Please note that all personal items must be removed, all cleaning must be completed prior to the check out date and the property restored to the original condition when the date of the tenancy commenced. If you are not ready to leave we may not be able to carry out the Check out and if a return visit is necessary a charge will be added.
- It is accepted that a few finger marks and usage scuffs may appear on walls during tenancy. The property should be left throughout in a clean and tidy condition to a satisfactory standard in accordance with the terms of your contract.
- All items should be in the same location as per the inventory
- All beds should be left unmade with the linen folded. Bedding and towels should be clean and placed in the appropriate room.
- All china, glassware, kitchen utensils etc should be clean and accessible and if necessary unpacked and returned to the correct position.
- All food items should be removed and freezers defrosted.
- All light bulbs etc. should all be in working order as at check in
- The property should be left in a clean and tidy condition as in the check-in. Cleaning must be thorough, carpets should be thoroughly vacuumed as you will be charged for any staining or soiling and compensatory costs will be made towards any further damage such as cigarette burns.
- You must be ready to vacate the property and hand over the keys at the appointed time

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CLIENT: XXXXX  
 PROPERTY: 11 Iceland Wharf, 1 Yeoman Street, London, SE8 5DP  
 DATE: 11<sup>th</sup> May 2012

**ENTRANCE**

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Front of door</b>		Flush, beech wood Concealed double fire chain, 2 x steel cylinder locks one with pull, UNION, chrome No 11  Door frame painted white	Good order, couple of light paint marks to edge lower section, minor paint mark upper section; slight shading around edge  Good order				
<b>Rear of door</b>		To match Chrome chain lock, reverse of cylinder locks in chrome  Door frame painted white	Good; couple of light marks around fittings  Some heavy gapping at joins, slightly discoloured				
<b>Flooring</b>		Light beech wood laminate	Clean, minor usage				
<b>Skirting</b>		Wood painted white  3 x steel/black rubber door stops	Some light discolouration in areas; minor shrinkage; screw heads visible in areas; couple of slight rubs to angles notably leading on into reception room  In use				
<b>Walls</b>		Painted plain neutral colour	Notable shrinkage around entrance door; minor old defects under showing through; couple of slight rubs low level to angles; very odd light usage marks mid to low level; very good condition				

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ENTRANCE (Page 2)

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Ceiling		Painted white					
Lighting	2	Circular light fittings, obscure glass/steel	Both working				
Electric switches & sockets		As fitted, chrome	Clean				
Smoke detector	1	Ceiling mounted, white	Not tested due to height; showing power				
Heating		Wall mounted, electric heater, white	Complete, slight paint marks top				
Entry phone	1	Wall mounted, cream	Good, clean; tested for power, has power				
Door wedges	2	Wooden	Used condition				
Consumer unit	1	High level mounted, grey with tinted cover, relevant literature behind					

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**AIRING CUPBOARD - ENTRANCE**

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Front of door</b>		Flush, beech, chrome D-shaped handle, concealed fire chain  Door frame painted white	Good  Minor discolouration				
<b>Rear of door</b>		To match	Minor paint marks near bolts for handle				
<b>Flooring</b>		Plain concrete	Natural state				
<b>Walls</b>		Painted off white	Good, slight shading, couple of slight marks				
<b>Ceiling</b>		Painted white					
<b>Hot water tank</b>	1	Cylindrical, blue foam jacket					
<b>Mop bucket</b>	1	Grey	New				
<b>Mop</b>	1	VILEDA style, red/grey	New				
<b>Broom</b>	1	Grey handle	New				
<b>Wringer insert</b>	1	For mop bucket	New				
<b>Vacuum cleaner</b>	1	Upright, red/grey, LG with attachments	Light signs of usage, tested for power, has power				
<b>Ironing board</b>	1	White metal frame Multi coloured pattern cover	Light usage				
<b>Shelf</b>	1	Corner, slatted light wood					

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Scrubbing brush	1	Handheld, grey					
Iron	1	Green/white	Clean				
Spare vacuum cleaner bags							
Electric switches & sockets		White plastic					
Heating control unit	1	Grey/white					

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**BEDROOM 1 – LEFT HAND SIDE OF RECEPTION**

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Front of door</b>		Flush, beech, chrome handle, concealed fire chain  Door frame painted white	Minor wedge chips  Light shrinkage, minor age related discolouration, couple of light rubs bottom right hand side				
<b>Rear of door</b>		To match	Couple of slight wedge chips, notable heavy rub marks door frame reveal				
<b>Flooring</b>		Laminate carpet strip Light brown carpet	Heavy chips Professionally cleaned, slight rucking from foot of bed to window; some scattered very light shading marks more evident in front of window area; showing signs of light to medium use; couple of odd light resilient spotting marks				
<b>Skirting</b>		Wood painted white	Minor shrinkage; natural discolouration in places				
<b>Walls</b>		Painted neutral colour	Slight marks above door frame; appears recently painted/touched in; slight rub mark below window right hand side				
<b>Ceiling</b>		Painted white					



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<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Lighting</b>	1	Rose and flex, large naked bulb	Working				
<b>Electric switches &amp; sockets</b>		Chrome	Clean				
<b>Window</b>		Modern frame, white aluminium, fittings to match with lock inserts	Good and clean; frames good order, minor usage				
<b>Window sill</b>		Wood painted white	Light shading at edges, fill holes evident				
<b>Blind</b>		Venetian, silver with pull cords, acorn and wand with acorn	Slight dust settlement on slats, working order; top trim missing				
<b>Heating</b>		Wall mounted, electric heater, white	Complete, good; sticker removal mark top surface				
<b>Bedside lamp</b>		Cylindrical, white glass	Clean, working order				
<b>Bed</b>	1	Double bedstead, beech wood with integrated panelled headboard 1 x blue/purple mattress	Good  Normal wear and usage to both sides				
<b>Chest of drawers</b>		Beech wood, narrow 7 x drawers, steel knobs  1 x clip-on light fitting, brushed steel	Very light signs of wear and usage, good and clean  No bulb, not tested				
<b>Vase</b>	1	Black glass with 2 x artificial flowers					

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<b>Wardrobe</b>	1	Beech wood 2 x doors, steel knobs 1 x drawer below with steel knobs 1 x hat shelf to match 1 x chrome hanging rail Selection of hangers	Good order, slight indentation to side panel left hand side head height				
<b>Linen</b>		3 x duvets 2 x pillows 1 x white pillow case 1 x white mattress protector 1 x white fitted sheet 2 x white duvet cover 9 x plain white pillow cases 1 x white hand towel 1 x light blue hand towel 1 x gold Chenille throw 2 x plain white flat sheets	Not freshly laundered – notable musty smell; heavily creased, not folded  In use, light staining  Good				
<b>Shelf</b>	1	Wedged down side of wardrobe					
<b>Bedside unit</b>	1	Beech wood 2 x drawers, steel knobs  Telephone directories	Good, clean order, light usage				
<b>Door stop</b>		Skirting mounted, steel/black rubber					
<b>Picture print</b>	1	Wall mounted, boxed canvas, abstract various colours					

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RECEPTION

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Front of door		Flush, beech wood, chrome handle, concealed fire chain  Door frame painted white	Couple of light marks low level, some splash marks, scratch high level approx 3"  General light discolouration, very light usage more notable lower sections				
Rear of door		To match	Good; couple of minor marks door frame				
Flooring		Laminate carpet strip Beech wood laminate  1 x white rubber door wedge	Couple of light marks Good and clean; very light usage; one chip right hand side entrance into kitchen  In use				
Skirting		Wood painted white  1 x steel/black rubber door stop	Some natural discolouration; some shrinkage at joins; couple of light marks below threshold for balcony door				
Walls		Painted neutral colour	Appears recently painted/touched in; good; notable indentation painted over above facing radiator; right hand side of facing window has high level scratches; left hand side going into kitchen has rub mark at shoulder height				

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Ceiling		Painted white					
Lighting	8	Recessed spots	All working				
Electric switches & sockets		Chrome	Very minor paint to some edges				
Window		White aluminium frame, fitting to match with lock insert	Cleaned to good standard; some slight shading around edge on sealant, couple of light marks upper level				
Window sill		Wood painted white	Very light shading/discolouration to edges, fill holes evident; paint splash mark centre				
Blind		Venetian, metallic silver, pull cord, acorn, wand with acorn	Working order, clean; top trim missing				
Balcony door		White aluminium frame, fixed panel to side, handle to match with lock insert, 1 x key	Clean				
Blind	2	Venetian, metallic silver, pull cord, acorn and wand with acorn	Both working order; clean; top trims missing				
Threshold		Wood painted white	Fill holes evident, shading and shrinkage at edge				
Balcony flooring		Timber style decking	Good and clean, slightly faded				

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Balcony perimeter		Steel framework with toughened tinted glass panels, dark wood handrail	Lightly weathered condition, clean; handrail faded, clean				
Balcony lighting	1	Wall mounted, black metal lantern with tinted glazing	Working order; lightly weathered				
Heating	1	Wall mounted, electric heater, white	Good, minor paint marks top section				
Mirror	1	Wall mounted, large, circular, decorative steel frame	Good				
Picture print	1	Wall mounted, boxed canvas, abstract style, blue pattern, grey background					
Lamp table	1	Square, glass bevelled edge, beech/chrome legs	Good order, fine scratches, minor red ink mark to one side				
Coffee table	1	Oval shaped, glass bevelled edge, obscure glass shelf below	Good order				
Dining table	1	Oval shaped, glass bevelled edge, obscure glass shelf below  1 x circular wooden bowl housing pot pourri	Some notable light scratches; clean				
Dining chairs	4	Beech wood, slatted backs, light beige/grey upholstery	Good; one chair has very light spotting marks				

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Floor vase	1	Cylindrical, black ceramic with white stripe pattern housing dried reeds					
Bedside unit	1	Beech wood 2 x drawers, steel knobs 1 x open shelf in between	Good order				
Sofa	2	Matching, light cream faux suede 2 x pairs matching dress cushions 2 x wine red 2 x gold	Very light usage, minor shading on some arms, light spotting marks; sofa facing entrance has notable discolouration/staining on right hand side arm; underside of some seating cushions have further stain marks; shading marks more notable to edges; further low level stain marks				

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**KITCHEN**

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Flooring</b>		Light wood carpet strip Black slate tiles, grey grouting	Some diminishment of grouting on entrance; grouting lightly discoloured in areas				
<b>Skirting</b>		Wood painted white					
<b>Walls</b>		Painted off white	Light marks near integrated Fridge/Freezer; good throughout, clean				
<b>Ceiling</b>		Painted white	Minor old defects under showing through near extractor				
<b>Lighting</b>	6	Recessed spots	All working				
<b>Electric switches &amp; sockets</b>		Chrome	Clean				
<b>Window</b>		Modern white aluminium frame, fittings to match with lock insert	Clean				
<b>Window sill</b>		Wood painted white	Minor shading and shrinkage at edges				
<b>Blind</b>		Venetian, metallic silver, pull cord, acorn and wand with acorn	Working order; two to three light spotting marks, minor dust settlement; top trim missing				
<b>Under unit lights</b>	2		Both working order				

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<b>Splash back</b>		Textured glazed tiles, white with matching grouting and edging	Good; slight discolouration behind hob				
<b>Sink</b>		Stainless steel with integrated draining board, matching waste and catcher, overflow, chrome mixer taps with white inserts and black decals	Professionally cleaned; decals slightly worn				
<b>Units</b>		Beech wood, shaker style, steel T-bar handles	Good; odd light usage; slight grease on unit right hand side of extractor				
<b>Work surface</b>		Basic roll top laminate, black/grey fleck pattern, slight raised lip to back	Good and clean; slight unevenness at join; slight heat mark between hob and sink; odd light usage				
<b>Bowl</b>	1	Chrome shaped, housing 2 x decorative porcelain balls					
<b>Toaster</b>	1	2 x slice, chrome/black	Clean; working order				
<b>Microwave oven</b>	1	Grey 1 x glass dish	Clean, working order; notable usage marks to exterior including a scratch to top				
<b>Vase</b>	1	Brushed steel, housing dried reeds					
<b>Knife block</b>	1	Cylindrical, beech/steel 5 x matching knives, pre-moulded steel handles					



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<b>Kitchen roll holder</b>	1	Freestanding, chrome					
<b>Kickboards</b>		To match units with integrated heater vent below oven	Clean; mastic around edges slightly diminished in areas; couple of light marks notably near Fridge/Freezer				
<b>Waste bin</b>		Pedal type, chrome/black	Used condition, some light dents; interior clean				
<b>Fridge/Freezer</b>		Integrated 4 x door compartments, 1 x egg housing 3 x white wire racks 1 x obscure glass shelf 1 x salad crisper <u>Freezer</u> 1 x white wire rack	Tested for power, has power, light working; some dents to inner sill; brown stain marks to left hand side  Freezer door not connected to unit door; clean				
<b>Cooker hood</b>		Brushed stainless steel, SMEG	Two lights working, fans working, clean; cleaning scratches				
<b>Hob</b>	1	Electric, brushed stainless steel 4 x plates	Cleaning scratches; very slight burnt on deposits to some rings; clean; tested for power has power				
<b>Oven</b>		SMEG, mirrored finish 1 x chrome wire rack 1 x grill pan with chrome wire insert	Odd cleaning scratches; tested for power has power				

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Dishwasher		Integrated, SMEG	Tested for power, has power, clean				
Washer/dryer		Integrated, white	Showing power, clean				
Folder	1	Plastic containing literature for appliances within property					
Scissors	Pr						
Spare bulbs							
Rolling pin	1	Wooden					
Spatula	1	Wooden					
Tongs	1	Steel					
Fish slice	1	Steel					
Rice spoons	3	Oriental, decorative					
Ladle	1	Steel	Dishwasher marked				
Potato peeler	1	Black handle					
Tin opener	1	Black handle					
Grill pan handle	1						
Turner	1	Steel					
Balloon whisk	1	Steel					

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Grater	1	Flat, steel					
Waiter's friend	1	Steel/black					
Iron	1	Boxed up, blue/white, BREVILLE	Clean				
Crockery		Black 5 x cereal bowl 4x side plate 4 x dinner plates 3 x coffee mugs  Plain black & white 1 x side plate 1 x cereal bowl 4 x dinner plates					
Kettle	1	Cordless, steel/black	Used condition				
Drip tray	1	Large, black					
Cooking pot	1	Double handle, stainless steel with matching lid					
Lid	1	Steel, black knob					
Casserole dishes	3	Assorted, white ceramic					
Tin opener	1	Steel/black					
Sharp knife	1	Stainless steel					

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Slotted spoon	1	Stainless steel					
Roasting tin	1	Small	Clean				
Frying pan	2	Black handle					
Casserole dish	1 1	Circular, clear glass with lid Smaller to match, no lid					
Platter	1	Large, oval, white					
Baking dishes	3						
Roasting tin	1	Black metal					
Cutlery drainer	1	Steel wire	Well in use				
Utensil holder	1	Steel/plastic housing: 1 x steel/black nutcracker					
Cylinder	1	Steel					
Saucepans	2	Stainless steel, black handles, one with lid					
Further literature		For appliances within property					
Cutlery		Stainless steel 6 x matching forks 3 x matching knives 1 x non matching knife 3 x matching teaspoons 1 x non matching teaspoon 1 x non matching dessert spoon					

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Glassware		Clear glass 5 x matching small tumblers 5 x matching high tumblers 4 x matching wine glasses 10 x glass ramekins					

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MAIN BATHROOM

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
Front of door		Beech wood, chrome handle, separate twist to match  Door frame painted white	Couple of nicks near handle closing edge  Good, some natural discolouration, minor shrinkage				
Rear of door		To match	Good				
Flooring		Light beech wood carpet strip Black slate tiles, grey grouting	Some notable white scaling marks in front of bath and around toilet; grouting naturally discoloured; good				
Skirting/boxed up sections		Wood painted white	Some shrinkage, cracking at edges; paint slightly blistering/peeling behind toilet cistern; stain mark to boxed up section behind sink				
Walls		Painted neutral colour	Appears recently painted/touched in; couple of light marks right hand side of sink				
Ceiling		Painted white	Very light shrinkage at edge near shower curtain rail				
Lighting	4	Recessed spots	Working order				
Extractor		Ceiling mounted, white	Working, clean				

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MAIN BATHROOM (Page 2)

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
Heating		Ladder radiator, white	Fittings complete but loose to wall; notable cracking of plaster behind near fixings				
Waste bin		Pedal type, chrome/black	Working order, clean				
Toilet brush & holder		Chrome	In use, light rusting				
Medicine cabinet		<p>Wall mounted, white surround, plinth above to match with 2 x down lighters            3 x mirrored doors            3 x interior glass shelves            White pull pendant switch – no acorn</p> <p>1 x stainless steel toothbrush holder            1 x stainless steel beaker            1 x stainless steel liquid soap dispenser</p>	<p>Clean, couple of light silvering marks; lighting working; pull cord slightly discoloured</p> <p>All good and clean</p>				

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MAIN BATHROOM (Page 3)

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Sanitaryware</b>		<p><u>Sink</u> White pedestal, chrome pop-up waste, chrome mixer tap</p> <p><u>Toilet</u> White, close-coupled pan and cistern, matching seat and lid, chrome push button flush</p> <p><u>Bath</u> White, non-slip surface, 2 x chrome grab handles, chrome pop-up waste, chrome mixer taps with flex, showerhead, bracket</p> <p>Bath panel, wood painted white, white retaining studs</p> <p>Chrome shower curtain pole 1 x white nylon shower curtain</p>	<p>Cleaned to high standard</p> <p>Clean order, slight scaling to near water line</p> <p>Cleaned to high standard; mastic around edge has slight yellow hue</p> <p>Complete, one stud cover missing; slight water related defects bottom edge, slight blooming</p> <p>Rusting Good, clean</p>				
<b>Splash back</b>		White tiles, matching grouting and edging	Light scattered discolouration of grouting in bath area				



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**BEDROOM 2 - MASTER**

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
Front of door		Flush, beech wood, chrome handle, concealed fire chain  Door frame painted white	Good, slight shrinkage at join right hand side of handle, slight signs of repair				
Rear of door		To match	Slight shading around edge of door				
Flooring		Beech wood carpet strip Light beige/grey carpet	Good Some rucking to centre of room; very light scattered shading marks; notable slight burn mark 6' in from entrance; further light shading at edges; marks consistent with light to medium usage				
Skirting		Wood painted white	Natural light discolouration in places; some light shrinkage at joins				
Walls		Painted neutral colour	Appears recently painted/touched in; slight shading above window sill either side; couple of nicks around window reveal, some scratches upper level caused by blind; shrinkage below window				
Ceiling		Painted white	Good				

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**BEDROOM 2 – MASTER (Page 2)**

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Lighting</b>	1 1	Bayonet fitting Rose and flex	Working order				
<b>Electric switches &amp; sockets</b>		Chrome	Good and clean				
<b>Window</b>		White aluminium frames, fittings to match with lock inserts	Recently cleaned, good order; interior frames have slight discolouration to mastic around edge				
<b>Window sill</b>		Wood painted white	Fill holes evident; shading to edges, slight paint/plaster cracking either side wall				
<b>Blind</b>		Venetian, metallic silver, pull cord, acorn and wand with no acorn	Top trim missing, working order; clean				
<b>Floor up lighter</b>	1	Polished chrome	No power				
<b>Heating</b>		Wall mounted, electric heater, white	Good and clean, slight scratch top surface				
<b>Picture print</b>	1	Wall mounted, box canvas, abstract style, dark colours					
<b>Bedside units</b>		Dark beech wood 2 x drawers, matching knobs with steel insert  Spare bulbs for up lighter	Good, light signs of use, clean				

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**BEDROOM 2 – MASTER (Page 3)**

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Bed</b>	1	Double bedstead, dark beech wood, 2 x panelled integrated headboard 1 x mattress  1 x white mattress protector 1 x white fitted sheet 4 x pillows, two with white protectors	Some notable heavy chip marks to side panel  Not fully inspected as bed made up				
<b>Bedside lamp</b>	1	Cylindrical, white glass	Working order, clean				
<b>Chest of drawers</b>		Dark beech wood 5 x drawers, matching knobs	Good, minor usage				
<b>Vase</b>	1	Bottle shaped, white glass with 2 x artificial flowers					
<b>Wardrobe</b>	1	Double doors, dark beech wood, matching knob 1 x door has obscure glass panels 1 x hat shelf to match 1 x steel hanging rail	Good				
<b>Polythene bag</b>	1	Containing: 2 x pillows, one with protector					
<b>Pillow</b>	1	On top of unit, with protector					

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EN SUITE - BEDROOM 2 - MASTER

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
Front of door		Flush, beech, chrome handle, separate twist to match  Door frame painted white	Good  Two minor chips upper reveal, one painted over				
Rear of door		To match 1 x white self adhesive plastic hook	Good				
Flooring		Beech wood carpet strip Black slate tiles, grey grouting	Couple of light usage marks Good, scattered minor white scaling marks more notable around Sanitaryware; general usage; clean; grouting slightly discoloured in areas				
Skirting		Wood painted white	Light old defects under showing through; minor shrinkage; slight paint patchiness facing shower cubicle				
Walls/boxed up sections		Painted white	Boxed up sections has some shrinkage, painted over slight damage extending around near shower tray, couple of brown stain marks, slight old defects under showing through; appear recently painted; indentation behind door				

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EN SUITE - BEDROOM 2 – MASTER (Page 2)

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
Ceiling		Painted white					
Lighting	4	Recessed spots	Working order				
Extractor		Ceiling mounted, white	Working order, clean				
Splash back		White tiles, matching grouting	Grouting lightly discoloured in places; good				
Heating		Ladder radiator, white	Fittings complete				
Shelving unit	1	Freestanding, chrome wire	Minor usage				
Toothbrush holder	1	Brushed steel					
Soap dish	1	Steel with steel insert					
Waste bin	1	Pedal, chrome/black	Clean, minor usage				
Toilet brush & holder	1	White plastic	As new				
Medicine cabinet	1	Wall mounted, white carcass, front plinth with 2 x down lighters 3 x mirrored door 3 x interior glass shelves 1 x shaver socket with pull cord and acorn	Lights working; good; slight silvering to edge of doors				
Sink		Back to wall, white, chrome pop-up waste and mixer tap	Clean				

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EN SUITE - BEDROOM 2 – MASTER (Page 3)

<u>ITEM</u>	<u>Qty</u>	<u>DESCRIPTION</u>	<u>CHECK-IN CONDITION</u>	<u>Check In</u>	<u>CHECK-OUT CONDITION</u>	<u>Check Out</u>	<u>COMMENT</u>
<b>Toilet</b>		Close-coupled pan and cistern, white, matching seat and lid, chrome push button flush	Very light usage, clean; cistern slightly loose to wall				
<b>Shower cubicle</b>		White shower tray, chrome waste  Wall mounted chrome power shower controls, chrome flex, showerhead and riser rail  Bi-folding shower door, clear glass, chrome knobs, chrome surround, matching fixed side panel	Cleaned to high standard  Good order, natural shading bottom edge; clean				
<b>Toilet brush &amp; holder</b>	1	Chrome	Light rusting marks				

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<b><u>SCHEDULE OF CONDITION</u></b>		<b>CHECK-IN</b>
	<b>START OF TENANCY</b>	<b>END OF TENANCY</b>
<b>GENERAL CONDITION</b>	Property has been professionally cleaned for commencement of tenancy	
<b>DECORATIVE CONDITION</b>	Very good, odd light usage marks as noted	
<b>FLOORING</b>	Carpets professionally washed, slight rucking as noted, light to medium signs of usage; laminate good order, one chip on entrance to kitchen; tiled areas good, grouting slightly discoloured	
<b>WINDOWS</b>	Clean inside and out	
<b>CURTAINS &amp; BLINDS</b>	Good order, working order; couple of slight defects	
<b>UPHOLSTERY</b>	In use, some shading and staining marks as noted	
<b>LINEN</b>	Not laundered, creased, in use	
<b>BATHROOMS</b> -BATH -BASIN -WC -SHOWER	Professionally cleaned for commencement of tenancy Good and clean Good and clean Clean, one had slight scaling Good and clean	
<b>KITCHEN APPLIANCES</b> -WASHER/DRYER -HOB -OVEN -EXTRACTOR -DISHWASHER -MICROWAVE  -FRIDGE/FREEZER -UNITS -WORK TOPS  -SINK	Professionally cleaned for commencement of tenancy Tested for power Tested for power, has power, clean Tested for power, has power, clean Tested for power, has power, clean Tested for power, has power, clean Tested for power, has power Tested for power, has power, assorted light defects, heavy scratch top surface Tested for power, has power Good order, minor wear and tear Good order, light wear, heat mark between hob and sink area Good, clean order, normal cleaning scratches	
<b>LIGHTING</b>	As per inventory	

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SERVICE	LOCATION	READING IN	READING OUT
<b>ELECTRICITY</b>	Riser cupboard car parking bay	Ref: S74A46587 Reading: 62388	
<b>GAS</b>	No gas at property		
<b>WATER</b>			
<b>OTHER</b>			

KEY TYPE	DOOR	COMMENT
1 x cylinder key	Communal door	Keys being handed to Tenant at start of tenancy 2 x sets
1 x cylinder key	Flat door	
1 x key	Post box	





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**Airing Cupboard**



**Balcony**

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**Bathroom**



**Bedroom 1**

**CLIENT:** xxxxx  
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**Bedroom 2**



**Bedroom 2 Ensuite**

**CLIENT:** xxxxx  
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**Electric Meter**



**Entrance Hall**

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**Reception Room – Picture 1**



**Reception Room – Picture 2**

**CLIENT:** xxxxx  
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**Kitchen**

**CLIENT:**       xxxxx  
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## 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 this 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 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:**

.....

**PRINT NAME:**

.....

**DATE:** .....

**SIGNED ON BEHALF OF THE TENANT/S:**

.....

.....

**PRINT NAME/S:**

.....

.....

**DATE:** .....