
Inventory Report

Cristal Clear reference: 31255

Property	Any Property Any Street Any Town Post Code
Date	1 August 2008
Property Type	4 bedroom unfurnished detached house – white goods
Tenant	Mr & Mrs Smith

Prepared on behalf of

Letting Agent	Any agent
Office address	Any Office Any Street Any Town Post Code
Telephone	555 5555
Facsimile	555 5555
Email	anyagent@anyagent.com
Website	www.anyagent.com

Disclaimer and General Guidelines

This Inventory Report has been prepared by Cristal Clear Inventories and provides a fair, unbiased and accurate record of the condition of the property and its contents at the time the inventory was prepared. It is the sole responsibility of the tenant to check that all details are correct and any discrepancies should be noted on the inventory, signed and sent back to the letting agent (Not Cristal Clear) **within three days** of receipt of this document.

If the letting agent does not receive a signed inventory back within the specified time frame it is agreed that this copy is a true record of contents and condition of the property against this inventory.

The person who prepared this report is not a qualified surveyor and does not possess expert knowledge of textiles, woods, materials, furniture, ornaments, pictures or household goods, therefore this inventory should not be used as an accurate description as to the age or value of any item nor should it be considered a structural survey report. If you have any doubts or concerns you are advised to seek at your own expense the services of a suitably qualified company or individual.

All items are considered to be in good condition, clean and free of damage unless otherwise stated in this Inventory. The tenant has an obligation to leave the property and its contents as found with fair wear and tear excepted.

Cristal Clear Inventories take a selection of digital photographs during their inventory inspection that show the overall condition of the property on the inspection date.

At the end of a tenancy the inventory report is fully checked and any discrepancies will be noted and details passed to the letting agent.

Landlords personal possessions and other property left in lofts, cellars and locked rooms will not be viewed or recorded and are the sole responsibility of the Landlord.

Commencing gas and electric meter readings are taken during the inventory compilation and noted herein.

Complying with the Fire and Safety Regulation regarding furnishings, gas, electrical and similar services are not the responsibility of Cristal Clear Inventories. When the inventory notes "FFR label seen", this should not be interpreted to mean the item complies with the "Furniture and Furnishings (Fire) (Safety) (Amendments) 1993" Act. 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), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.

Safety Disclaimer

All electrical items are considered to be complete with plugs and flexes unless otherwise specified. Electrical and gas appliances are not tested as part of the inventory. Tenants are advised to ensure that all appliances are checked before signing and returning the inventory, reporting any faults to the Landlord or letting agent.

It is the responsibility of the tenant to inspect any smoke detectors at the property at regular intervals to ensure they are working correctly.

It is the responsibility of the tenant to replace failed light bulbs and batteries at their sole expense.

Tenant Guidelines

All personal possessions must be removed from the property and cleaning must be carried out prior to the Check Out date and time.

The property must be ready to hand over along with all keys at the appointed Check Out time. In the event that the property has not been fully vacated it will not be possible to complete the Check Out and a charge to reschedule the appointment will be incurred.

Before checking out of the property it is essential that all furniture and other items are returned to the locations indicated in the original inventory, including any items that have been packed or stored. Failure to do this may incur further charges if any items are not located or require repositioning.

It is advised that professional cleaners are used to perform an end of tenancy clean. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most letting agents and Landlords will employ a contract cleaner, the cost of which is likely to be charged to the tenant.

All cleaning must be thorough with the property left tidy at the end of the tenancy. This includes sanitary ware, windows, hard floors, woodwork, kitchen appliances and units, shelves, wardrobes, drawers and linen where supplied.

The tenant will be liable to pay for the following dilapidations to be rectified or replaced with the exception of fair wear and tear:

Carpets, vinyl flooring and rugs – soiling, staining, burn marks, heavy shading, excessive wear or damage.

Wooden or laminate flooring or hard flooring – scratch marks, staining, damage, burn marks or excessive wear.

Woodwork and walls – soiling, staining, scratch marks, damage, nail holes, screw holes, “Blu Tac” or similar residue. Cabling installations and/or holes i.e. Satellite or TV aerial cables, will be considered as damage and a charge incurred for repairs.

Tenants are advised to seek prior written permission from the Landlord or letting agent before making any alterations to the property or its contents.

Soft furnishings and curtains – soiling, staining, breakages, heavy shading, tears, burn marks and discolouration due to smoke.

Polished furniture – scratches, ring marks, burns, dents, chips, soiling and damage. Repair costs may be high so tenants are advised to protect polished furniture with suitable mats or coverings.

Beds, bed bases, mattresses and linen – staining, rips, soiling, burn marks, infestations and tears. Ensure all bedding and linen is cleaned in accordance with instructions.

Sanitary ware, sinks and ceramic tiling – lime scale, soiling, staining, chips or damage.

Crockery, china and utensils – soiling, chips, burn marks, scratches, loose handles.

Gardens – non-maintained grass, borders, pedestrian areas and driveways, plants, shrubs and trees

Meter readings

Utility	Start meter reading	End meter reading	Serial number	Location
Electricity	89466.5		N55C01900	Front of house
Gas	8637.42		3857850S	Front of house
Water				
ALARM	Alarm number is 2312. Please do not change this number.			

FRONT DOOR / FRONT GARDEN / GARAGE				
Ref	Item	Description	Check in	Check out
1	Garden / Front	<p>Tarmac driveway with parking for at least 2 vehicles</p> <p>To the front of the house and running round to the side is garden with grass Centre border with plants</p> <p>Border in front of the house with plants Selection of plants to the boundary edge Terracotta square planter to lawn with plant in it Slab pathway running around to back of house with gravel either side Wrought iron gate with padlock Rapide alarm box and meter boxes to wall</p>	<p>About 4ft in front of garage door the tarmac is worn and has a hole infilled with concrete, couple of oil stains Grass needs cutting</p> <p>Edges need cutting & grass is growing in bed Some grass growing in it Tidy</p> <p>Clean and tidy</p> <p>Gas one slightly stained</p>	
2	Front door	<p>Stained wooden front door with matching door reveal and step Brass door furniture and two reeded glass panels Brass letterbox, Yale lock and Chubb lock, brass numbers 8 and 4, black doorbell Rubber and coir mat Chain and keep to inside of the door Brown plastic letterbox cover to inside</p> <p>Black carriage light outside Numbers 8 and 4 on blue/white tiles - outside</p>	<p>Few marks</p> <p>Brass is pitted and stained Brass is pitted and stained Slightly dirty Brass worn Broken on right hand side</p>	
3	Windows	Wood stained/varnish wooden double glazed windows with leaded light effects to glass at front		
4	Garage	<p>Red painted up and over metal garage door Concrete floor & walls, plaster ceiling Alarm control panel to wall on a fused spur Double socket outlet, 2 light switches, single fused spur with powerbreaker. Electric distribution panel Side door – wooden finish, half glazed at top with brass door furniture, Staywell cat door Lawn rake, spade, broom</p>	<p>Dirty to bottom edge Floor stained in places</p> <p>Broom is very worn</p>	
HALL				
5	Floor	<p>Inset brown coir mat Mid oak coloured laminate</p>	<p>Slight flattening & wear Reasonably clean & tidy</p>	
6	Walls	<p>White gloss painted skirtings and architraves Mushroom coloured emulsion</p> <p>Double light switch Honeywell central heating timer Artech Alarm system panel Light switch for landing, light switch for hall Single socket outlet White single panel radiator White painted wooden shelf</p> <p>Ringer for front door bell Small white gloss painted wooden door with brass handles – leading to understairs cupboard which has cream carpet inside, white skirting, magnolia walls with various stick on hooks, 2 battens – 1 with our brass effect hooks on the other with 5 aluminium hooks on, white artex to ceiling</p>	<p>Slightly over-painted Couple of dents behind door – bad repair & poorly over-painted. Above door to lounge is section which is badly painted and not covering old colour below Edge above kitchen door – previous colour showing through Slightly over-painted Over-painted Slightly over-painted Over-painted Over-painted Clean, good condition Paint badly run – uneven Working Brass is pitted, carpet inside is stained, white skirting is yellowing, walls are marked, broken hooks to inside of door, ceiling slightly marked</p>	

7	Ceiling	White plaster coving White painted artex Smoke detector Plastic triple spotlight on circular base	Clean and tidy Clean and tidy Tested – working 30.7.08	
CLOAKROOM				
8	Door	White gloss painted 6 panel door, brass handles	Clean and tidy	
9	Floor	As hall	Clean and tidy	
10	Walls	White gloss painted skirtings and architraves Orange emulsion to walls with some circular and square stick on motifs around the room at dado height – in gold Stainless steel soap dish Six tiles above the sink – cream with 3 on top having flower border Wall mounted mirror with a metal and glass rim – green and red finish White ceramic and plastic towel holder Glass shelf on two chrome brackets White ceramic and plastic toilet roll holder White single panel radiator	Architrave is over painted in mushroom paint Slightly dented and marked, some “blooming” where white is showing through Slightly stained, dirty and loose Slightly scratched, dirty Slightly over-painted Clean and tidy	
11	Ceiling	White plaster coving White painted artex Pull cord with wooden handle Globe shaped plastic light fitting with brass finial	Good condition Good condition Some over-painted to top Some over-painting to plastic ceiling piece	
12	Fittings	White close coupled WC and cistern with pine seat and lid Cream wall-mounted sink with chrome taps	Staining under the seat Chrome on waste is coming off, taps and waste are water and lime scaled stained	
13	Window	Varnished inside – double glazed Net curtain rod	Clean and tidy No net curtain fitted	
STAIRS AND LANDING				
14	Floor	Beige loop pile carpet	Clean and tidy	
15	Walls	White gloss painted banisters and handrails Mushroom emulsion Picture hook Mirror matching the one in the cloakroom Light switch Single socket outlet PIR light Door as others – leading to airing cupboard Airing cupboard 4 slatted shelves, factory lagged hot water tank, folded plastic sheet, controls for hot water and central heating	Clean and tidy Clean and tidy Over-painted Over-painted	
16	Ceiling	White plaster coving White painted artex Single light fitting – with square glass light shade Smoke detector Wooden white painted loft hatch with trim	Some over-painted mushroom from walls Some cobwebs and marks Tested – working 30.7.08 Slightly marked, stained	
LOUNGE / DINING				
17	Doors	White gloss painted 6 panel door, brass handles Set of French doors – multi-pane between lounge/diner Separate white gloss painted six panel door with brass handles from hall to dining area	Clean and tidy, brass slightly pitted Paint run badly above handle on dining area side	

18	Floor	<p>Cream twist pile carpet to lounge</p> <p>Mahogany coloured threshold between rooms</p> <p>Laminate flooring to match hall in dining room</p>	<p>Generally clean and tidy, apart from stain near the door and furniture dents, small stain in front of radiator</p> <p>Marked and colour fading</p> <p>Clean and tidy</p>	
19	Walls	<p>White gloss painted skirtings and architraves</p> <p>Mushroom emulsion</p> <p>Double light switch in lounge</p> <p>Black plastic and glass wall lights in lounge</p> <p>Five double socket outlets in lounge</p> <p>Brass effect air vent in lounge</p> <p>TV aerial point in lounge</p> <p>Three cables coming through the wall – satellite? (lounge)</p> <p>Two white painted radiators (lounge)</p> <p>Smaller radiator has a shelf over – painted to match wall</p> <p>Telephone socket with extension lead (lounge)</p> <p>Two cast iron candle sconces to wall (lounge)</p> <p>Fireplace with marble base and back and plastic fire surround in white - lounge</p> <p>Inset gas fire – coal effect – lounge</p> <p>Light switch - lounge</p> <p>Five picture hooks to walls in lounge</p> <p>Double light switch to dining end</p> <p>One single socket outlet in dining area</p> <p>Double socket outlet in dining area</p> <p>White single panel radiator in dining end</p> <p>Two black metal and coloured glass wall lights in dining area</p> <p>Free standing mahogany effect fireplace with shelves either side in dining area with inset electric fire</p> <p>Two wooden shelves on brackets finished in mushroom emulsion (dining area)</p> <p>Aluminium sliding patio doors – leading to a conservatory</p> <p>Conservatory</p> <p>Brick walls</p> <p>Carpet – loop pile – beige</p> <p>Rug in loop pile beige</p> <p>Dark wood coloured window sills with plastic jointing strips</p> <p>Pitched roof in clear plastic</p> <p>Frame is dark wood coloured plastic</p> <p>Windows are all plastic double glazed in dark wood effect finish</p> <p>Light/fan unit with 3 lights – brass with white glass shades</p> <p>Two double socket outlets</p> <p>Spur outlet</p> <p>TV cable through the wall</p> <p>Pair of French doors leading to garden</p> <p>Pair of lined, dark salmon coloured fabric curtains, full length at doors to garden</p> <p>Black metal curtain pole above</p> <p>One tie back to left hand side on a brass hook</p> <p>Six bamboo blinds</p>	<p>Slightly marked</p> <p>Badly finished, old colour showing through in places</p> <p>Over-painted</p> <p>Slightly loose to wall</p> <p>All slightly over-painted</p> <p>Slightly over-painted</p> <p>Clean and tidy</p> <p>Slightly loose</p> <p>White surround is slightly marked and stained</p> <p>Clean and tidy</p> <p>Over-painted</p> <p>Over-painted</p> <p>Clean and tidy, one has a lot of over-painting</p> <p>Door handle is loose</p> <p>Worn and stained</p> <p>Clean and tidy</p> <p>Slight water stains to outside glass</p> <p>Good condition</p> <p>Good condition</p>	
20	Ceiling	<p>White plaster coving in both areas</p> <p>White painted artex in both areas</p> <p>Two single light fittings with white/black coolie hat shaped paper shades in lounge</p> <p>Single light fitting in dining area with shade to match wall lights</p>	<p>Some mushroom over-painting</p> <p>Clean and tidy</p> <p>Clean and tidy</p>	

21	Window	<p>Square bay window to lounge end – varnished on the inside</p> <p>White gloss painted window sill</p> <p>White plastic curtain track Pair of unlined curtains in cream/beige fabric Pair of matching tie-backs fixed to black finish cast iron style hooks</p>	<p>Clean, third pane from the left has seal gone and condensation in between panes Clean and tidy – slightly over-painted to wood staining</p> <p>Clean and tidy</p>	
KITCHEN				
22	Door	White gloss painted six panel door with brass handles	Clean and tidy, brass slightly pitted	
23	Floor	Laminate floor as hall	Clean and tidy	
24	Walls	<p>White gloss painted skirtings and architraves Mushroom emulsion</p> <p>Brushed aluminium light switch Brushed aluminium light switch – double Black wall mounted TV and video unit Archway to the utility room White single panel radiator French doors to rear garden – matching those in dining room – mahogany coloured plastic with brass handles Originally white tiled splash back to worktops – tiles have been overpainted with pale orange/salmon colour One double socket outlet to dining end of kitchen Two double socket outlets Telephone outlet Four fused switched spurs Cooker outlet with single socket</p>	<p>Slightly marked Clean and tidy but thin coverage</p> <p>Clean and tidy</p> <p>Good condition</p> <p>Brush marks in the paint</p>	
25	Ceiling	<p>White plaster coving</p> <p>White painted artex ceiling Two x metal runners each with 4 spotlights</p>	<p>Some over-painting from walls Clean and tidy</p>	
26	Kitchen units – dark oak panelled doors with matching carcasses with stainless steel bar handles	<p><u>Base</u> Full height larder unit with two doors – top half has four shelves – door has wire shelf fitted inside, bottom cover has one shelf Three quarter height unit with angled door – inside has shelves and space for an ironing board Corner shelf unit with 2 shelves and a balustrade Built-in fridge unit with door and drawer false units, additional handle on it Corner base unit with single door with drawer above</p> <p>Built-in dishwasher Single base unit with false drawer above</p> <p>Corner base unit with double doors and drawers over with carousel unit inside</p> <p>Double base unit with drawers over – in one drawer is a booklet about the alarm system, oven and grill, dishwasher and extractor Tower unit with cupboard in the bottom with one shelf – cooker above – then cupboard above Peninsula unit with glazed doors to either side Four single units with drawers over Extractor hood</p>	<p>Top shelf is much darker (added later?) – all clean and tidy Clean and tidy, top shelf has one bracket that is loose</p> <p>Clean and tidy Inside of fridge is all clean and tidy Door is slightly loose and catches on drawer – some staining to drawer Clean and tidy Slightly stained and damaged inside Clean and tidy, but doors loose, one catching on the other</p> <p>Some marks inside cupboards Clean and tidy Clean and tidy</p>	
27	Worktops	Cream round edge laminate worktop with couple of joins	Silicone sealant coming loose in some areas, edge to sink piece has blown and is peeling apart, couple of scratches and marks to the right of the sink, burn mark to left of hob	

28	Appliances	New World double oven (electric) New World stainless gas hob with four burners and spark ignition Bosch dishwasher Bosch fridge	Brand new Brand new	
29	Window	As others Aluminium Venetian blind to window Aluminium Venetian blind to French doors Window sill – tiles as others	Good condition	
30	Sink	Stainless steel one and a half bowl single drainer Leisure sink with chrome mixer tap	Dirty and stained, plug but no chain	
UTILITY ROOM				
31	Floor	As kitchen	Clean and tidy	
32	Walls	Skirting as elsewhere Walls as kitchen Wooden batten with 4 small brass coloured hooks – for keys Wooden framed cork notice board with about 20 pins White gloss painted radiator Stainless steel wall mounted hanging rail with two hooks Double light switch Wall mounted Gloworm economy gas boiler Single socket outlet Tiles as kitchen Four switched spur outlets Double socket outlet Two stainless steel shelves	Slightly marked, some staining below the radiator As kitchen Slightly damaged in places, cork peeling Clean and tidy Casing is a bit dirty and marked Reasonable condition	
33	Ceiling	White plaster coving White painted artex Fluorescent light with diffuser	Diffuser slightly dirty	
34	Kitchen units - as kitchen	<u>Base</u> Built-in Bosch freezer Space for fridge Single unit under sink with false drawer above Space and plumbing for washing machine <u>Wall</u> Double wall unit	No shelf, slight marks and stains, two holes to drawer front Shelf slightly bent, base and back of unit are quite stained	
35	Worktops	As kitchen	Sealant needs re-doing in places	
36	Sink	Inset single drainer stainless steel sink with chrome taps	Stained and worn	
37	Door	Wood varnished back door with brass handles Staywell cat flap fitted to base of door	Handles are stained and worn	
BEDROOM 1				
38	Door	White gloss painted six panel door with brass handles	Clean and tidy, brass slightly pitted	
39	Floor	Mushroom coloured twist pile carpet	New	

40	Walls	<p>White gloss painted skirtings and architraves Mushroom emulsion</p> <p>Black TV bracket</p> <p>Dimmer light switch Two double socket outlets Telephone outlet Single socket outlet TV aerial outlet Aerial lead through wall Four smoke glass coloured doors to a built in wardrobe – right hand door has plastic bumper, doors have gold handles and open along a track. Inside – pink coloured carpet, cream skirtings, magnolia walls, white artex to ceiling. Fittings inside are double white hanging rails to the left, shelf unit in the middle (one white shelf and two wooden shelves), white hanging rail above, single hanging rail to right hand side. Dado rail to walls inside.</p>	<p>Clean and tidy Thinly applied, colour showing through in places, odd marks, repairs to wall to right of en-suite door Plaster badly repaired above this bracket and it is bulging</p> <p>Over-painted Over-painted Over-painted Over-painted</p> <p>Carpet worn and stained, some marks to skirting, walls and ceiling</p>	
41	Ceiling	<p>White plaster coving White painted artex</p> <p>Single light fitting with white paper lampshade – square with gold leaf pattern</p>	<p>To the left of the door is a patched area</p>	
42	Door	<p>As others – leading to en-suite bathroom – two brass hooks to back</p>	<p>Hooks are loose</p>	
43	Window	<p>As others Pair of lined cream coloured sill height curtains Square stainless steel tie-brackets Matching tie-backs Light coloured wooden pole with finial ends</p>	<p>Clean and tidy</p>	
EN-SUITE BATHROOM				
44	Floor	<p>Mid coloured wood effect laminate flooring</p>	<p>Sealant to edges – missing in places and poorly applied, some overpainted gloss from skirting</p>	
45	Walls	<p>White gloss painted skirtings Pale mushroom emulsion Tiles – half height to part of room and full height around bath, originally white they have been overpainted with the same colour as the kitchen Chrome wall mounted toilet roll holder White single panel radiator White painted wooden towel rail Stainless steel double shelf unit with double hanging rails below Two mirrors to wall – one with shaver light above Wood and metal coloured toothbrush holder with stainless steel cup Free standing chrome corner shelf unit with 3 chrome slatted shelves Inset soap dish over bath – pink ceramic Chrome effect plastic towel ring by the shower White plastic toilet brush and container</p>	<p>Clean and tidy, two holes to right of sink</p> <p>Clean and tidy Badly painted Pitted, rusty and dirty</p> <p>No knob to light pullcord Dirty and stained</p> <p>Broken</p>	
46	Ceiling	<p>Two pullcords – one for light, second for the fan White plastic light with brass coloured finial White plaster coving White painted artex</p>	<p>No knob to light cord</p>	
47	Window	<p>As others</p> <p>White Venetian blind</p>	<p>Right hand unit seal has failed causing condensation between the panes Slightly dirty</p>	

48	Bathroom suite	<p>Pale pink close coupled WC with a wooden seat and lid Pale pink pedestal sink with pop up waste and monobloc taps</p> <p>Pale pink bath with chrome grab handles, shower mixer unit above bath – chrome hose, white plastic shower head</p>	<p>Seat underneath is split</p> <p>Peeling chrome, taps are lime scale stained, sealant to the right of the sink needs replacing Waste is slightly dirty and marked, some lime scaling to shower, chain not attached</p>	
BEDROOM 2				
49	Door	White gloss painted six panel door with brass handles	Clean and tidy, brass slightly pitted	
50	Floor	Beige loop pile carpet	Reasonable condition, few stains and 2ft in front of radiator is a flattened area (iron mark?)	
51	Walls	<p>White gloss painted skirtings and architraves</p> <p>Pale yellow emulsion</p> <p>Light switch Light switch – double – one for en-suite light, one for fan Two double socket outlets One single socket outlets Single panel white painted radiator Four matching doors to a built-in cupboard – doors as bedroom 1</p> <p>Cupboard Blue carpet White skirtings - yellowed Magnolia emulsion – marked and damaged Dado rail to half height White artex to ceiling Two single white hanging rails, one double</p>	<p>Few scuff marks to left hand side and in a couple of other places Badly painted, colour showing through</p> <p>Slightly over-painted</p> <p>Clean and tidy Bottom half of two doors have sticky plastic on them, top and side of left hand door has sticky residue on it</p> <p>Yellowed Marked and damaged</p>	
52	Ceiling	<p>White plaster coving</p> <p>White painted artex ceiling Single light fitting with shade as landing</p>	<p>Yellow over-painting from walls, few marks Reasonable condition</p>	
53	Window	<p>As others White gloss painted window sill Pair of mushroom coloured, lined, sill height curtains with matching tie backs on brush aluminium brackets Mid coloured wooden curtain rail on 3 brackets</p>	<p>Slightly dirty Slight marks and dents Clean and tidy</p> <p>Middle bracket is at an angle and is dusty</p>	
54	Door	As others – leading to en-suite bathroom – 3 gold coloured transfers to back of door	Two screw holes	
EN-SUITE SHOWER ROOM				
55	Floor	Carpet as bedroom with brass joint strip to doorway	Carpet to bedroom side is peeling away from joint strip, carpet in shower room is slightly stained and dirty, couple of marks around the sink	
56	Walls	<p>White gloss painted skirtings Pale purple emulsion</p> <p>Tiles – turquoise/green/blue 6” square with stick on feature tiles with smaller squares - Wall mounted toothbrush holder and glass cup</p> <p>Rectangular mirror</p> <p>Shaver light Towel rail matching toothbrush holder</p> <p>Single panel radiator</p>	<p>Clean and tidy Clean and tidy, two holes to right of sink, paint scratched off about 6 inches above skirting One above sink is peeling off Wooden bracket is stained and worn Couple of marks, top left fixing is missing</p> <p>Bowing in middle, bit worn Worn on top</p>	

57	Ceiling	White plaster coving White painted artex Extractor fan – Greenwood Airvac Single light fitting as en-suite bathroom	Clean and tidy Clean and tidy Dusty and over-painted Loose fitted	
58	Window	As others with reeded glass	Clean	
59	Bathroom suite	Blue/green close coupled WC with wooden coloured seat Blue/green pedestal sink with monobloc taps Shower base unit to match WC with multi-coloured blue/green fabric curtain Mira 88 wall-mounted shower – chrome/white – chrome hose leading to chrome/black shower head – white plastic riser Built-in blue soap dish	Staining to underside of seat Lime scaling to taps, waste and sink, chrome also peeling off waste Clean and tidy Loose, slightly dirty and water stained	
BEDROOM 3				
60	Door	White gloss painted six panel door with brass handles	Clean and tidy, brass slightly pitted	
61	Floor	Blue twist pile carpet	Clean and tidy, few slight marks	
62	Walls	White gloss painted skirtings and architraves Magnolia emulsion Rotary dimmer switch Two single socket outlets One double socket outlets Double panel radiator	Some over-painting Badly painted, few drips of different white colour to left, repairs to one area Slightly over-painted Slightly over-painted Slightly over-painted Slight marking on top	
63	Ceiling	White plaster coving White artex ceiling Single light fitting with cream/blue plastic uplighter shade	Slightly over-painted Few bits of paint missing Dusty shade	
64	Window	White gloss painted window sill Right hand reveal of window Window as other White plastic curtain track Pair of sill height, cream, lined curtains with matching tie backs on brushed aluminium brackets	Couple of marks Plaster broken off and it has been badly over-painted Slightly dirty, some over-painting to glass Clean and tidy	
BEDROOM 4				
65	Door	White gloss painted six panel door with brass handles – large white painted metal hook to back of door	Clean and tidy, brass slightly pitted, coat is slightly marked and damaged	
66	Floor	Beige loop pile carpet Brown/beige rectangular rug	Slightly dusty and dirty in places, some wear, some painted stains near radiator	
67	Walls	White gloss painted skirtings and architraves Mushroom emulsion Light switch Double socket outlet Single socket outlet Telephone extension cable on a reel Single panel radiator	Clean and tidy Slightly marked in places, hole and dent near light switch, couple of badly filled over-painted dents Over-painted Clean and tidy	
68	Ceiling	White plaster coving White artex ceiling Single light fitting with shell light shade		
69	Window	As others White gloss painted window sill Pair of lined, sill height, curtains in red/green/blue/cream fabric matching tie-backs fixed to brass hooks White plastic curtain track	Couple of marks Clean and tidy	

FAMILY BATHROOM				
70	Door	White gloss painted six panel door with brass handles	Clean and tidy, brass slightly pitted	
71	Floor	Laminate flooring as hall	Few marks	
72	Walls	White painted skirtings and architraves Tiled – half height to sink and WC, full height around bath – pale salmon pink with border tile going round with brown colour Turquoise emulsion White gloss painted radiator Mahogany coloured wooden towel rail – paint effect finish – couple of stick on decorations – crab and hermit crab Brass/wooden towel ring – finished as towel rail Brass toilet roll holder – finished as towel rail Toothbrush and cup holder – finished as towel rail Rectangular mirror Shaver light over the mirror Inset soap dish White toilet brush and holder	Clean and tidy Marked behind door, behind radiator wall is not painted Clean and tidy Few marks	
73	Ceiling	White plaster coving White artex ceiling Single light fitting as other bathrooms Pull cord for light fitting with white plastic knob Second pull cord for extractor fan Greenwood Airvac extractor	Few cobwebs Clean and tidy Clean and tidy Clean and tidy Slightly dirty and dusty	
74	3 piece bathroom suite	Pale pink close coupled WC with plastic seat and lid Pale pink pedestal sink with pop up waste, chrome taps Pale pink bath with two chrome grab handles and chrome shower mixer taps with chrome hose up to wall mounted bracket and hand held white plastic shower head Plastic bath panel – magnolia Aluminium track above bath Shower curtain with matching tie back on plastic bracket – green/yellow/blue mosaic pattern	Some marks and stains to seat Chrome coming off waste, lime scaled taps Some stains to handles, shower mixer Slightly dented and damaged Clean and tidy	
75	Window	As others Roller blind – red/orange/blue and white floral fabric	Sealant around glass is peeling off slightly Frayed at edges	
BACK GARDEN				
76	Patio	Slabbed patio area Gravel beside house White plastic patio table with four matching chairs Red plastic table cloth with hole in centre Weighted white plastic circular base for parasol Blue and white parasol on a white pole Ceramic pot with plants	First slab has dropped Few small weeds Scratched and marked Under table, unchecked	
77	Lawn	Grass area Rotary washing line with green plastic cover	Some replaced grass in semi-circular pattern at the left hand side of lawn – edges are rough, few weeds to lawn Slightly wobbly	
78	Fencing	To left and half of rear boundary 6ft panel fences To right and remainder of rear boundary – 2m high brick wall with ivy growing over	Clean and tidy	
79	General	Outside tap with yellow jointing unit In front of wall and rear are borders with plants – tree, buddleia, roses etc. Front of border has concrete edge trim Two brown plastic plant troughs with flowers in Left hand side of patio has a border with large shrub in and further small shrub	Clean and tidy Fallen over in a number of places Some grass growing through, large shrub is slightly overgrown	

Statement by tenant/s

We acknowledge that this inventory is a fair and true description of the property, contents & condition thereof.			
	Tenant name	Tenant signature	Date of signing
Tenant 1	Mr J Smith		
Tenant 2	Mrs A Smith		
Please return a signed and dated copy of this Inventory Report to your letting agent within 3 days of receipt.			