



**DALEY
INVENTORIES LTD**

Update

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Reading, Berkshire, RG2 7HA

July 1st 2023

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Property Details



Is The Property Furnished?

Fully Furnished

Type Of Property

Six Bedroom Property

Report Reference Number

2RG27HA

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Notes

Whilst every care is taken to ensure the accuracy of this inventory, it is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "Daley Inventories LTD" within 7 days of an inspection/receipt. This report should be thoroughly checked. If we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. Please note clerks cannot be held responsible for any errors, omissions, differences in opinions or issues you may feel are contained within our reports. This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

Disclaimers

Disclaimer


Important Information to be read by all involved parties. This inventory provides a fair and accurate record of the contents and condition of the property as well as the property's internal condition. The sole responsibility lies with the tenant, landlord or any agent working on the landlord's behalf to fully agree with this report and sign it to confirm this. This inventory is for making comparisons at the end of the tenancy agreement that it relates to. This inventory is prepared "as seen snapshot" of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. We do not comment on any structural defects. Therefore as the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques, etc., nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so. No attempt has been made to value the property or any of its contents. We must be told if any items within the property are brand new so that this can be stated at the time the report is carried out. Please be advised that the items left in lofts, cellars or in locked rooms or cupboards, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord. We will need instruction to check areas such as lofts, cellars, basements, front and back gardens, garages and sheds. The moving of any heavy furniture items or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view. We will not lift any mattresses or be able to view in any way the undersides of such; this could miss any damage present. Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible. Any images/photographs taken may not reflect accurately the condition or damage as stated in our report as lighting and any other such conditions can greatly affect these images. Please use these images in connection with the written report. It is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "Daley Inventories" within 7 days of an inspection/signature and receipt. This report should be thoroughly checked. Please note my property inventories cannot be held responsible for any errors, omissions or issues you may feel are contained within the reports. It is very important that any notes required within the report are mentioned to the clerk at the time of the report being compiled. We cannot be held responsible for any issues or omissions. When a check out report is made all comparisons will be made at the time between how the property has been left with the original inventory report taken at the start of the tenancy. Meters will be checked where seen and where access is made possible. We cannot be held responsible for any discrepancies or issues with our readings. The utility companies must be asked to check any meter readings given or required. At the check out all items and goods not belonging to the property/tenancy must have been removed and cleaning must have been fully completed. The property must be left in the condition it was found on the day the tenancy started.

Safety Disclaimer

The Inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee 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 condition of the items. None of the electrical boilers, gas fires, hobs, water supplies, fire alarms, radiators or gas appliances have been checked for working order; this is not part of our standard report. Should any of the electrical appliances, switches and sockets or anything else mentioned be tested for power or working order it is absolutely no indication of its safety in any way. We are just stating the item or fixture is present, and its condition, at the time of this report.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, can be indicated on the inventory as "fire resistant", but is not considered a part of our services. Where we see a F&F label this does not mean that we are stating in any way that this item is suitable and complies.

1. KEYS		
Ref	Name	Description
1.1	Keys	Master set for access. Property currently occupied to 5/6 rooms. Keys with tenants 2 Banham keys
<div><div></div><div>Ref #1</div></div>		

Ref	Name	Serial Number & Location	Reading
2.1	Electric Meter	S16N12918	000.39



3. ALARMS

Ref	Name	Description	Condition
3.1	Kitchen - ceiling mounted	1 heat alarm and 1 emergency light	Testing for power
3.2	Smoke Alarm	Hallway	Testing for power
3.3	Bedroom 1	Ceiling mounted heat alarm	Testing for power
3.4	Bedroom 2	Ceiling mounted heat alarm	Testing for power
3.5	Bedroom 3	Ceiling mounted heat alarm	Testing for power
3.6	Bedroom 4	Ceiling mounted heat alarm	Testing for power
3.7	Bedroom 5	Ceiling mounted heat alarm	Testing for power
3.8	Bedroom 6	Ceiling mounted heat alarm	Testing for power
3.9	Top floor landing	1 heat alarm and 1 emergency light	Testing for power
3.10	First floor landing	2 emergency lights and 1 heat alarm	Testing for power



Ref # 3.5

4. SCHEDULE OF CONDITION		
Ref	Name	Condition
4.1	General cleanliness	Professionally cleaned
4.2	Flooring	In a clean condition
4.3	Windows	In a clean condition
4.4	Blinds	In a clean condition
4.5	Curtains	N/A
4.6	Linen	N/A
4.7	Furnishing	In a clean condition
4.8	Bathroom	In clean condition
4.9	Kitchen	In a clean condition
4.10	Appliances	In a clean condition
4.11	Interior lighting	Tested and in working order
4.12	Interior drains	Drains run clear when tested
4.13	Rubbish	No rubbish seen to property

5. FRONT DOOR AND ENTRANCE			
Ref	Name	Description	Condition
5.1	Door	Grey UPVC door Chrome letter box Yale lock, 2 lse locks Chrome letterbox Grey painted handle Doro plate stating "2" to upper level Interior door to match Integrated lock to upper low level	Scuff marks seen to exterior low-level
5.2	Frame	Grey UPVC Frosted single glazed glass pane to upper level	In good condition
5.3	Window	White UPVC clear glass double glazed panes chrome handle integrated lock	Key not seen Pipe to the right-hand side upon stairway
5.4	Flooring	Black carpeted	In good condition
5.5	Skirting board	White painted wood	In good condition
5.6	Stair way	Grey carpeted	New condition
5.7	Walls	Blue painted	Appears in good condition
5.8	Ceiling	White painted	Light paint crack seen to the ceiling
5.9	Landing	Grey carpeted flooring	In good condition
5.10	Electric	White plastic triple light switch	In good condition
5.11	Lighting	4 emergency light units 4 single pendent light bulbs	Tested for power
5.12	Heating	White painted double panel radiator unit	In good condition
5.13	Thermostat	Wall mounted white plastic Honeywell	In good condition
5.14	Mat	Coir mat	In good condition
5.15	Smoke alarm	Ceiling mounted white plastic	In good condition
5.16	Fire alarm	Wall mounted	In good condition
5.17	Fire alarm	Wall mounted LPCB fire alarm system	In good condition
5.17.1	-	Secondary wall mounted fire alarm	In good condition
5.18	Doorbell	Wall mounted white plastic alarm doorbell	In good condition

6. OPEN PLAN KITCHEN / LOUNGE			
Ref	Name	Description	Condition
6.1	Door	White painted wooden Brushed metal handle to interior and exterior	Scuff marks seen to exterior door to low-level
6.2	Frame	White painted wooden	Appears in good condition
6.3	Window	2 White UPVC 1 double window 1 single window Clear glass double glazed pane Chrome handle Integrated key lock	No key seen
6.4	Flooring	Grey wooden effect lino	Bits of papers seen on floor
6.5	Skirting board	White painted wood	In good condition
6.6	Walls	Blue painted	Faint mark seen
6.7	Ceiling	White painted	Filler marks to ceiling near light unit
6.8	Electric	White plastic triple light switch White plastic double plug socket	In good condition
6.9	Lighting	1 Single pendent light unit 2 florescent light units Ceiling mounted emergency light unit	Tested and in working
6.10	Heating	2 White painted single panel radiator unit	In good condition
6.11	Fridge freezer	Free standing fridge freezer Brand: Indesit Interior consist of 3 clear glass shelves 2 clear plastic vegetable drawers To the door 3 shelves To freezer 3 clear plastic drawers BEKO branded fridge freezer unit 4 glass shelves with white fittings one vegetable drawer three clear plastic shelves and freezer unit has four clear plastic pull-out drawers	In good condition
6.12	Wall unit	White laminated wood Integrated handles White laminated wooden shelves to interior	In good condition
6.13	Base unit	White laminated wood Integrated handles White laminated wooden shelves to interior Grey tiled to mid-level surrounding work surface area	In good condition
6.14	Work surface	Black granite effect laminated work unit	White marks seen to the work surface to the right hand side of sink White mark seen to the left hand side of sink Scratches seen to right hand side near sink

6. OPEN PLAN KITCHEN / LOUNGE (CONT.)

6.15	Washing machine	Under unit Brand: Electra Model: W1104E2CFIW	Requires light cleaning
6.16	Electric hob	Brand: Neue Stainless steel, 4 hotplates 4 black plastic dials	Tarnishing seen to the electric hob
6.17	Tumble dryer	Under unit Brand: Indesit Model: IDV75	In good condition
6.18	Microwave	Black unit Frosted circular dish to interior	In good condition
6.19	Extractor fan	Brand: Neue Stainless steel with 2 integrated light bulbs	Lights and fan tested not in working order Requires light cleaning
6.20	Bin	Free standing grey plastic	In good condition
6.21	Dining table	Consist of dark wood Black painted legs	Light scratches seen to surface
6.22	Dining chairs	6 With black painted wood 2 chairs has grey fabric seating	Marks seen to the seating area Chips seen throughout chair units One chair broken
6.23	Sofa unit	2 Consist grey fabric Grey painted legs to low-level	In good condition
6.24	Smoke alarm	Ceiling mounted	In good condition
6.25	Oven	Brand: Neue Interior consist of black baking tray and stainless steel shelf Door is stainless steel and black stained glass 2 grey plastic dials	Tray in tarnished
6.26	Sink	Stainless steel with mixer tap, stainless steel filter and overflow	Mark seen
6.27	Fuse box	Wall mounted	In good condition

7. STAIRS/LANDING			
Ref	Name	Description	Condition
7.1	Stairs/Landing Photos		
7.2	Flooring	Grey carpet	In good condition
7.3	Skirting	White wooden	Hairline cracks seen
7.4	Walls	Blue painted	Scuff marks seen throughout walls; Hairline cracks seen
7.5	Ceiling	White painted	In good condition
7.6	Heating	White single panel radiating unit	In good condition
7.7	Switch and socket	White plastic triple light switch	In good condition
7.8	Built-In Cupboard	White wooden door	In good condition

8. BEDROOM 1			
Ref	Name	Description	Condition
8.1	Door	White painted wooden Brushed metal handle to interior and exterior 1 key hole Room A signage	1 key seen Scuff marks seen to exterior door mid to low level
8.2	Frame	White painted wood	In good condition
8.3	Window	White UPVC clear glass double glazed pane chrome handle	In good condition
8.4	Curtains and blinds	Grey venetian blind Grey cotton pull cord Plastic acorn	In good condition
8.5	Flooring	Grey carpeted	In good condition
8.6	Skirting board	White painted wood	In good condition
8.7	Walls	Blue painted	In good condition
8.8	Ceiling	White painted	In good condition
8.9	Electric	White plastic single light switch White plastic double plug socket	In good condition
8.10	Lighting	1 single pendent light unit 1 light bulb	In good condition
8.11	Heating	White painted single panel radiator unit	In good condition
8.12	Smoke alarm	White Ceiling mounted white plastic	In good condition
8.13	Table unit	Black wooden effect worktop Black painted metal legs	Minor chipping seen to upon edge
8.14	Swivel chair	Black plastic Black painted metal legs on roller wheels	In good condition
8.15	Shelf unit	Wall mounted black laminated wood Brushed metal fitting	In good condition
8.16	Chest of drawer	Dark laminated wood 3 drawers Integrated handles	In good condition
8.17	Bed	Divan bed base cream fabric and matching mattress cream fabric floral pattern	In good condition
8.18	Built-in wardrobe unit	White painted wooden door Brushed metal handle to interior and exterior White painted wooden frame Chrome clothing rail	In good condition

8. BEDROOM 1 (CONT.)			
8.19	Bin	Frosted plastic	In good condition

9. EN-SUITE BATHROOM TO BEDROOM 1

Ref	Name	Description	Condition
9.1	Door	White painted wooden door Brushed metal handle to interior and exterior Integrated lock to interior door	In good condition
9.2	Frame	White painted wood	In good condition
9.3	Flooring	Medium wood effect lino	In good condition
9.4	Walls	Cream and black tiled	In good condition
9.5	Ceiling	White painted	In good condition
9.6	Lighting	1 light unit 1 light bulb Frosted plastic and white plastic light fitting Integrated LED light	Tested for power all in working order
9.7	Sink	White ceramic with chrome mixer tap, chrome overflow, chrome pop plug socket	Discolouration seen
9.8	Toilet	ceramic toilet with white plastic seat and lid, chrome push button flush	In good condition Tarnished
9.9	Heater	Chrome towel rail heater	In good condition
9.10	Shelf unit	Brushed metal clear glass to opposite wall	In good condition
9.11	Extractor fan	Cream plastic, wall mounted left-hand side Brand: Vent Axia	In good condition; Tested for power and in working order
9.12	Shower cubical	1 clear glass foldable door Chrome fitting and frame Base is white plastic Chrome filter Flexi pipe Shower unit Height adjuster Chrome mixer tap	In good condition
9.13	Mirror	Frameless	In good condition
9.14	Toilet roll holder	Wall mounted brushed metal	In good condition
9.15	Toilet brush and holder	Black plastic toilet brush and holder	In good condition

10. BEDROOM 2			
Ref	Name	Description	Condition
10.1	Door	White painted wooden Brushed metal handle to interior and exterior 1 key hole seen Integrated lock to interior door; Chrome hook with clear plastic fitting to interior door high-level	1 key In good condition
10.2	Frame	White painted wood	In good condition
10.3	Window	White UPVC clear glass double glazed panes integrated locks	Key not seen; In good condition
10.4	Curtains and blinds	3 venetian blinds units Grey with grey cotton pull cords and grey plastic acorns	Bent condition to the right hand side as per picture Appears in good condition
10.5	Flooring	Grey carpeted	In good condition
10.6	Skirting board	White painted wood	In good condition
10.7	Walls	Blue painted	Hairline crack seen to top level
10.8	Ceiling	White painted	In good condition
10.9	Electric	White plastic single light switch White plastic double plug socket	In good condition
10.10	Lighting	Single pendant light unit 1 light bulb	Tested for power In working order
10.11	Heating	White painted double panel radiator unit	In good condition
10.12	Smoke alarm	Ceiling mounted white plastic	In good condition
10.13	Fuse box	Wall mounted	In good condition
10.14	Desk	Black granite effect laminated work top with black painted legs	Small chips seen to the back of the desk
10.15	Chest of drawer	Black laminated wood 3 drawers integrated handles	In good condition
10.16	Shelf unit	Wall mounted Black laminated wood Brushed metal fitting	Light scuff marks seen to interior
10.17	Built in storage cupboard	White painted wooden door Brushed metal handle to interior and exterior Interior consist of dark wooden shelves chrome clothing rail 1 shoe rack unit to interior	Small chips seen to edge of top shelf Paint chips seen to right hand side interior wall and Scuff marks seen to right-hand side wall

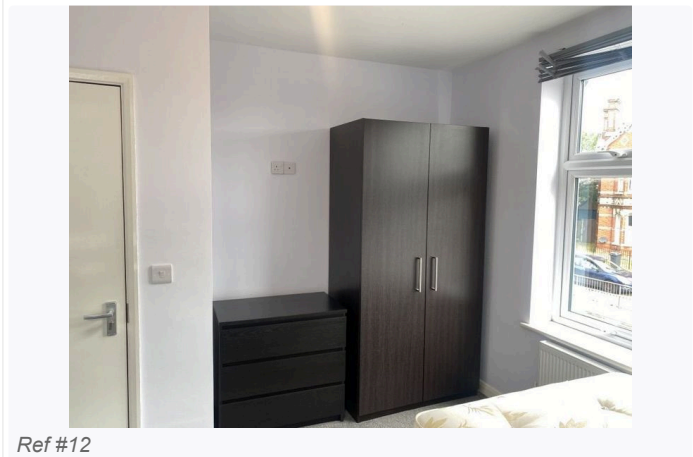
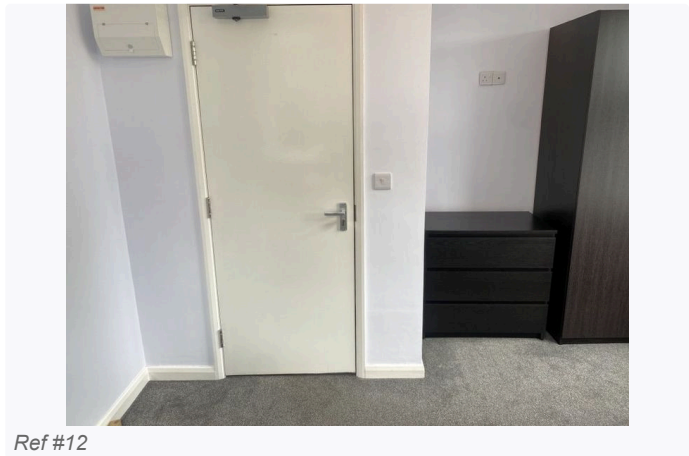
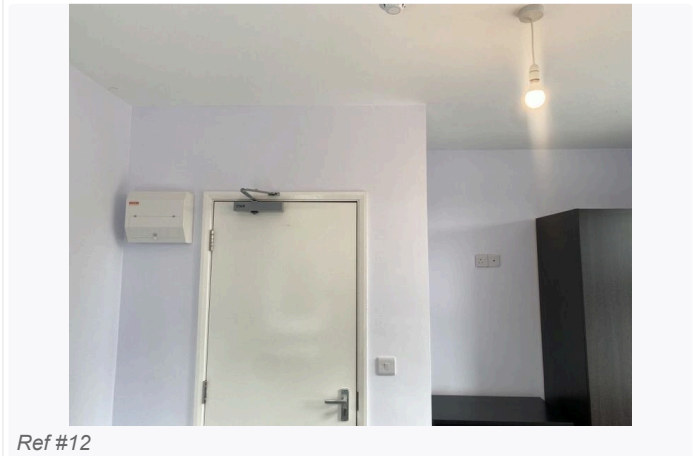
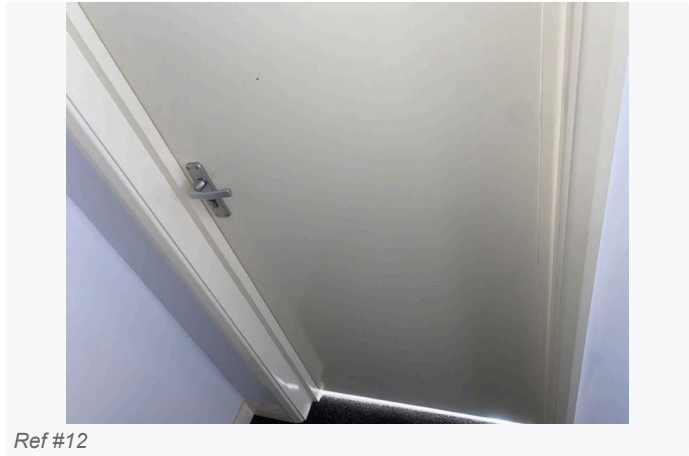
10. BEDROOM 2 (CONT.)			
10.18	Bed	Double divan double bed base Cream floral pattern	In good condition
10.19	Mattress	Double bed Cream floral pattern	In good condition
10.20	Side Table	Black wooden table	In good condition
10.21	Clothing airer	1 Free standing black plastic clothing airer	In good condition
10.22	Chairs	Black plastic swivel chairs	In good condition
10.23	Small table	Black table with 2 shelves	In good condition

11. EN-SUITE BATHROOM TO BEDROOM 2

Ref	Name	Description	Condition
11.1	Door	White painted wooden door Brushed metal handle to interior and exterior Integrated lock to interior door	2 Brushed metal hooks seen to interior door Light Scuff mark seen to exterior door low-level
11.2	Frame	White painted wood	In good condition
11.3	Flooring	Medium laminated wood effect lino	In good condition
11.4	Ceiling	White painted	In good condition
11.5	Lighting	1 light unit 1 light bulb Frosted plastic and white plastic light fitting	Tested for power and in working
11.6	Heating	Chrome towel rail radiator unit	In good condition
11.7	Sink	White ceramic with chrome mixer tap, integrated overflow, chrome pop plug socket	Discolouration seen
11.8	Toilet	White ceramic toilet with white plastic seat and lid, chrome push button flush	In good condition
11.9	Shelf unit	White with brushed metal and clear glass	In good condition
11.10	Extractor fan	Black plastic Brand:Envirovent	Dusty Tested for power and in working order
11.11	Shower cubical	1 clear glass foldable door Chrome fitting and frame White plastic base Chrome filter Chrome flexi pipe shower unit, mixer tap and showerhead	Heavy limescale seen shower glass screen; Limescale seen to the showerhead
11.12	Toilet roll holder	Wall mounted brushed metal	In good condition
11.13	Mirror	Wall mounted	LED light tested for power and in working order

12. BEDROOM 3			
Ref	Name	Description	Condition
12.1	Door	White painted wooden Brushed metal handle to interior and exterior 1 key hole Integrated lock to interior door	Scuff mark to exterior door mid level Sticker marks to interior door high level
12.2	Frame	White painted wood	In good condition
12.3	Window	2 White UPVC clear glass double glazed panes chrome handle integrated lock	Good condition
12.4	Window sill	White painted wood	Good condition
12.5	Curtains and blinds	2 venetian blinds units Grey fabric with grey cotton pull cord and grey plastic acorns	Bent flaps to LHS unit
12.6	Flooring	Grey carpeted	Good condition
12.7	Skirting board	White painted wood	Good condition
12.8	Walls	Blue painted	Walls freshly painted
12.9	Ceiling	White painted	Paint crack to RHS upon entry Scuff mark above wardrobe
12.10	Electric	White plastic single light switch White plastic double plug socket	In good condition
12.11	Lighting	1 single pendant light unit 1 light bulb	Tested for power In working order
12.12	Heating	White painted single panel radiator unit	In good condition
12.13	Smoke alarm	Ceiling mounted	In good condition
12.14	Wardrobe unit	Free standing dark laminated wood double doors dark laminated wood shelves to interior grey painted clothing rail brushed metal handles to exterior 2x pillows	In good condition
12.15	Swivel chair	Black plastic Black painted legs on roller wheels	missing chrome fitting
12.16	Desk	Black granite effect marble top Black painted metal legs	Good condition
12.17	Chest of drawer	Freestanding black laminated wood 3 drawers integrated handles	Good condition

12. BEDROOM 3 (CONT.)			
12.18	Shelf unit	Black laminated wood Brushed metal handles	White marks
12.19	Bed	Divan bed base cream fabric on roller wheels	Good condition
12.20	Mattress	Cream fabric floral patterned mattress	Torn and blue stain



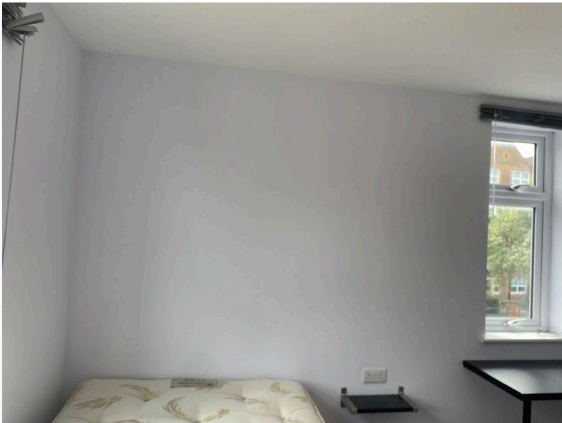
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Ref #12



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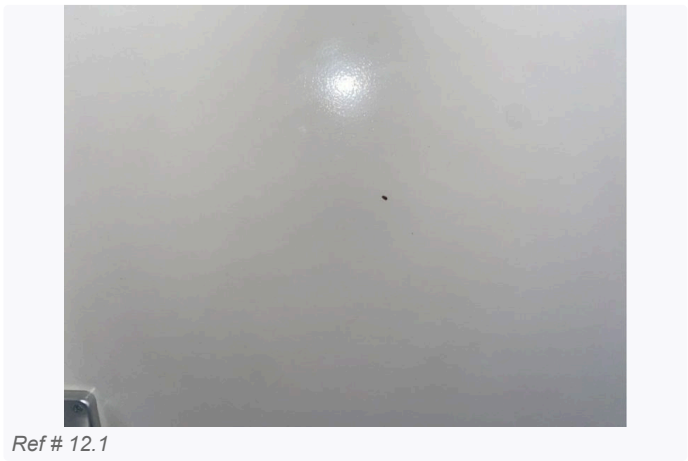
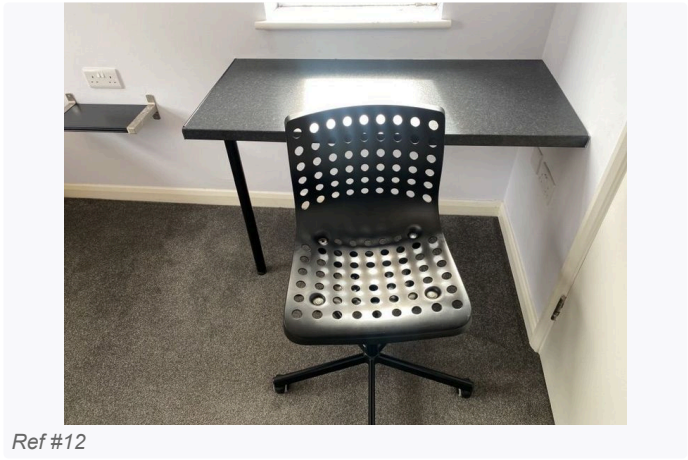
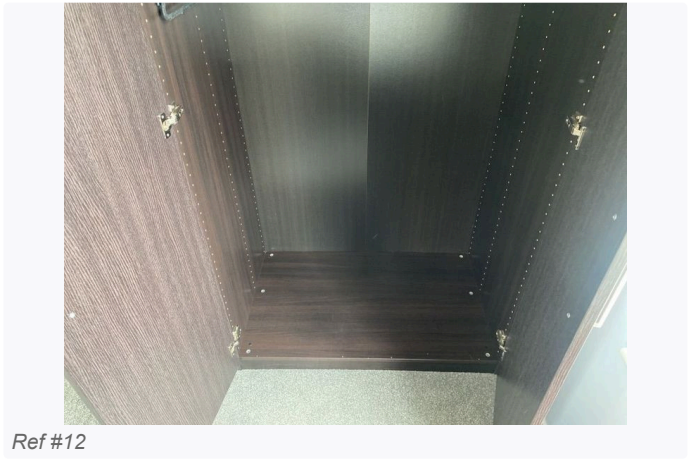


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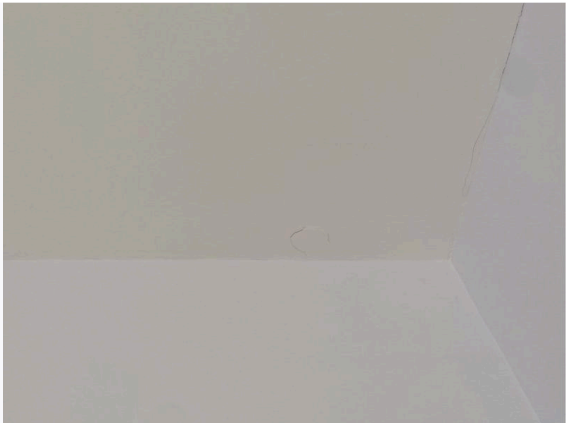


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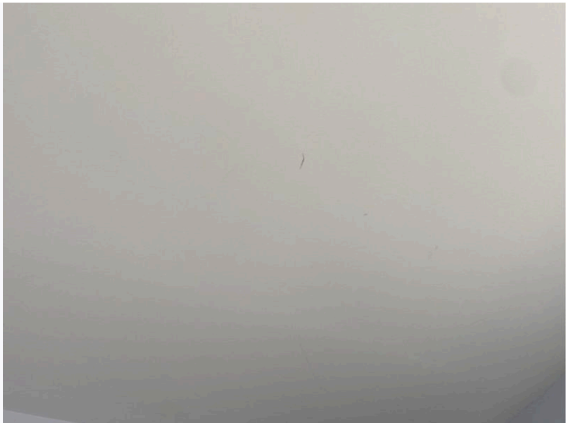
12. BEDROOM 3 (CONT.)



12. BEDROOM 3 (CONT.)



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Ref # 12.9



Ref # 12.13



Ref # 12.15



Ref # 12.18



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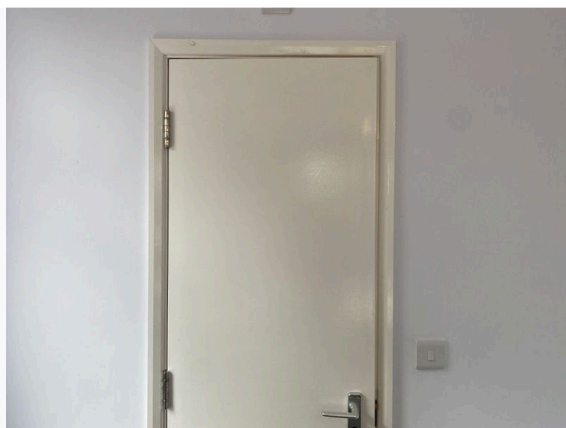
12. BEDROOM 3 (CONT.)



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13. EN-SUITE BATHROOM TO BEDROOM 3

Ref	Name	Description	Condition
13.1	Door	White painted wooden door Brushed metal handle to interior and exterior Integrated lock to interior door	2 Brushed metal hooks seen to interior door Scuff mark seen to interior door low-level
13.2	Frame	White painted wood	In good condition
13.3	Flooring	Medium laminated wood effect lino	Good condition
13.4	Ceiling	White painted	In good condition
13.5	Lighting	1 light unit 1 light bulb Frosted plastic and white plastic light fitting	Tested for power and in working
13.6	Heating	Chrome towel rail radiator unit	In good condition
13.7	Sink	White ceramic with chrome mixer tap, integrated overflow, chrome pop plug socket	Good condition
13.8	Toilet	White ceramic toilet with white plastic seat and lid, chrome push button flush	Good condition Seat loose
13.9	Extractor fan	Black plastic Brand:Envirovent	Good condition
13.10	Shower cubical	1 clear glass foldable door Chrome fitting and frame White plastic base Chrome filter Chrome flexi pipe shower unit, mixer tap and showerhead	Good condition
13.11	Toilet roll holder	Wall mounted brushed metal	Good condition
13.12	Mirror	Wall mounted mirror	Silvering low level
13.13	Additional Items	Plant pot	Chip to high level



Ref #13



Ref #13

13. EN-SUITE BATHROOM TO BEDROOM 3 (CONT.)



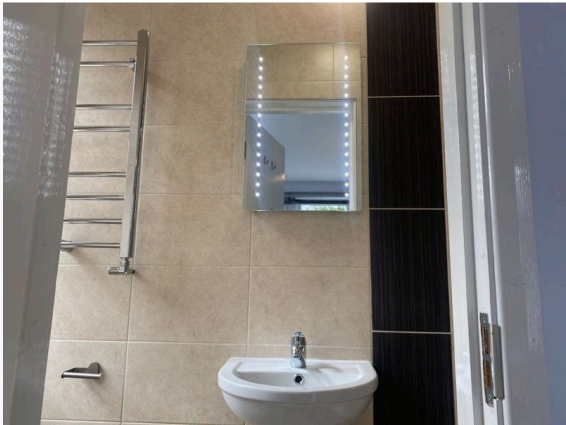
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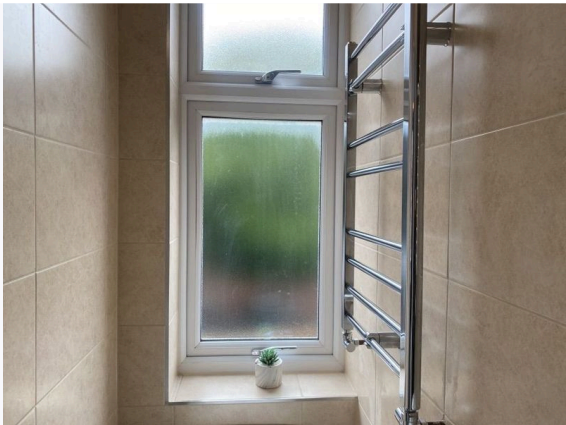
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13. EN-SUITE BATHROOM TO BEDROOM 3 (CONT.)



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13

13. EN-SUITE BATHROOM TO BEDROOM 3 (CONT.)



Ref #13



Ref #13



Ref #13



Ref # 13.1



Ref # 13.8

13. EN-SUITE BATHROOM TO BEDROOM 3 (CONT.)



Ref # 13.13

14. BEDROOM 4			
Ref	Name	Description	Condition
14.1	Door	White painted wooden Brushed metal handle to interior and exterior 1 key hole Integrated lock to interior door	1 key seen Scuff mark seen to exterior door high-level
14.2	Frame	White painted wood	In good condition
14.3	Flooring	Grey carpeted	Minor indentation
14.4	Skirting board	White painted wood	In good condition
14.5	Walls	Blue painted	Left-hand side further cracks Painted over; Paint crack seen to the left side wall as per picture; Further crack seen to left side wall beneath skylight unit Paint chipped to wall opposite entry mid-level Discolouration seen to wall opposite entry to mid level above mattress
14.6	Ceiling	White painted	Crack seen to ceiling painted over near skylight unit; Cracks seen to the ceiling as per picture
14.7	Electric	White plastic single light switch White plastic double plug socket	In good condition
14.8	Lighting	3 Spotlight units with white fittings	Tested for power In working order
14.9	Smoke alarm	Ceiling mounted white plastic	In good condition
14.10	Sky light unit	2 White UPVC Clear glass double glazed panes	In good condition
14.11	Built-in Wardrobe unit	White painted wooden door Brushed metal handle to interior and exterior Interior consist of chrome clothing rail; Chrome clothing rack	Scuff marks seen to interior left hand side mid-level
14.12	Swivel chair	Black plastic with black painted legs and roller wheels	In good condition
14.13	Fuse box	Wall mounted	In good condition
14.14	Desk	Black granite effect laminal worktop Black painted metal legs	Chip seen to right hand side edge
14.15	Chest of drawer	Black laminated wood 3 drawers integrated handles	In good condition
14.16	Shelf unit	Wall mounted Black laminate with brushed metal fitting	In good condition

14. BEDROOM 4 (CONT.)			
14.17	Bed	Double bed cream fabric divan bed base	In good condition
14.18	Mattress	Double bed cream fabric floral pattern	In good condition
14.19	Lamp	Black metal lamp; black lampshade	In working order

15. EN-SUITE BATHROOM TO BEDROOM 4

Ref	Name	Description	Condition
15.1	Door	White painted wooden door Brushed metal handle to interior and exterior Integrated lock to interior door	2 brushed metal hooks to interior door
15.2	Frame	White painted wood	In good condition
15.3	Flooring	Medium laminated wood effect lino	In good condition
15.4	Ceiling	White painted	In good condition
15.5	Lighting	1 light unit 1 light bulb Frosted plastic and white plastic light fitting	Tested for power and in working
15.6	Heating	Chrome towel rail radiator unit	In good condition
15.7	Sink	White ceramic with chrome mixer tap, integrated overflow, chrome pop plug socket	In good condition
15.8	Toilet	White ceramic toilet with white plastic seat and lid, chrome push button flush	Discolouration seen to interior
15.9	Shelf unit	White with brushed metal and clear glass	In good condition
15.10	Extractor fan	Black plastic Brand: Envirovent	In good condition; Tested and working
15.11	Shower cubical	1 clear glass foldable door Chrome fitting and frame White plastic base Chrome filter Chrome flexi pipe shower unit, mixer tap and showerhead	Silicon surrounding the shower cubicle is cracking, requires relining
15.12	Toilet roll holder	Wall mounted brushed metal	In good condition
15.13	Windows	White UPVC window unit; frosted double glazed glass; White metal handles	In good condition
15.14	Additional	White plastic toilet brush / holder; Grey plastic pedal bin	In good condition

16. BEDROOM 5			
Ref	Name	Description	Condition
16.1	Door	White painted wooden Brushed metal handle to interior and exterior 1 key hole seen Integrated lock to interior door	1 key; Mark seen
16.2	Frame	White painted wood	Hairline crack seen between left-hand side exterior doorframe low-level
16.3	Window	White UPVC clear glass double glazed panes integrated locks	Key not seen
16.4	Curtains and blinds	3 venetian blinds units Grey with grey cotton pull cords and grey plastic acorns	In good condition
16.5	Flooring	Grey carpeted	Mark seen
16.6	Skirting board	White painted wood	In good condition
16.7	Walls	Blue painted	Opposite wall of entry cut out section for plug socket Scuff marks seen throughout to mid - low level Scuff marks seen surrounding window
16.8	Ceiling	White painted	In good condition
16.9	Electric	White plastic single light switch White plastic double plug socket	In good condition
16.10	Lighting	4 spotlights	In working order
16.11	Heating	White painted double panel radiator unit	In good condition
16.12	Smoke alarm	Ceiling mounted white plastic	In good condition
16.13	Fuse box	Wall mounted	In good condition
16.14	Desk	Black granite effect laminated work top with black painted legs	In good condition
16.15	Chest of drawer	Black laminated wood 3 drawers integrated handles	In good condition
16.16	Shelf unit	Wall mounted Black laminated wood Brushed metal fitting	In good condition
16.17	Built in storage cupboard	White painted wooden door Brushed metal handle to interior and exterior Interior consist of dark wooden shelves chrome clothing rail 1 shoe rack unit to interior	In good condition

16. BEDROOM 5 (CONT.)			
16.18	Bed	Double divan double bed base Cream floral pattern	In good condition
16.19	Mattress	Double bed Cream floral pattern	In good condition

17. EN-SUITE BATHROOM TO BEDROOM 5

Ref	Name	Description	Condition
17.1	Door	White painted wooden door Brushed metal handle to interior and exterior Integrated lock to interior door	2 Brushed metal hooks to interior door Check out notes; Lock faulty
17.2	Frame	White painted wood	In good condition
17.3	Flooring	Medium laminated wood effect lino	In good condition
17.4	Ceiling	White painted	In good condition
17.5	Lighting	1 light unit 1 light bulb Frosted plastic and white plastic light fitting	Tested for power and in working
17.6	Heating	Chrome towel rail radiator unit	In good condition
17.7	Sink	White ceramic with chrome mixer tap, integrated overflow, chrome pop plug socket	In good condition
17.8	Toilet	White ceramic toilet with white plastic seat and lid, chrome push button flush	Heavy discolouration to the beneath waterline
17.9	Shelf unit	White with brushed metal and clear glass	In good condition
17.10	Extractor fan	Black plastic Brand:Envirovent	Tested and working Discolouration seen Dusty
17.11	Shower cubical	1 clear glass foldable door Chrome fitting and frame White plastic base Chrome filter Chrome flexi pipe shower unit, mixer tap and showerhead	Lime scale seen to shower glass screen
17.12	Toilet roll holder	Wall mounted brushed metal	In good condition
17.13	Accessories	Wall mounted glass shelf White plastic toilet brush and holder Black plunger	In good condition

18. BEDROOM 6			
Ref	Name	Description	Condition
18.1	Door	White painted wooden Brushed metal handle to interior and exterior 1 key hole Integrated lock to interior door	1 key seen Doorstop detached Mark seen
18.2	Frame	White painted wood	In good condition 4 Holes seen to interior top
18.3	Flooring	Grey carpeted	In good condition
18.4	Skirting board	White painted wood	In good condition
18.5	Walls	Blue painted	Left-hand side further cracks Painted over; Dead insects seen to the wall Shading seen to right hand side wall above mattress Paint peeling seen to left-hand side wall of entry Scuff marks seen throughout
18.6	Ceiling	White painted	Crack seen to ceiling painted over near skylight unit; Light cracking seen to ceiling
18.7	Electric	White plastic single light switch White plastic double plug socket	In good condition
18.8	Lighting	4 spotlights 2 single pendant light units	Tested for power In working order No spotlights
18.9	Heating	2 radiator units	In good condition
18.10	Smoke alarm	Ceiling mounted white plastic	In good condition
18.11	Sky light unit	3 White UPVC Clear glass double glazed panes	In good condition
18.12	Built-in Wardrobe unit	White painted wooden door Brushed metal handle to interior and exterior Interior consist of chrome clothing rail	Hairline crack seen to wall opposite entry up to ceiling
18.13	Swivel chair	Black plastic with black painted legs and roller wheels	Broken
18.14	Fuse box	Wall mounted	In good condition
18.15	Desk	Black granite effect laminal worktop Black painted metal legs	In good condition
18.16	Chest of drawer	Black laminated wood 3 drawers integrated handles	In good condition

18. BEDROOM 6 (CONT.)			
18.17	Shelf unit	Wall mounted Black laminate with brushed metal fitting	In good condition
18.18	Bed	Double bed cream fabric divan bed base	In good condition
18.19	Mattress	Double bed cream fabric floral pattern	In good condition
18.20	Built-in cupboard	White painted wooden door Grey painted handle	Chip and mark seen to wall
18.21	Additional	1 bedside unit 1 freestanding box type storage unit	In good condition

19. EN-SUITE BATHROOM TO BEDROOM 6			
Ref	Name	Description	Condition
19.1	Door	White painted wooden door Brushed metal handle to interior and exterior Integrated lock to interior door	2 brushed metal hooks to interior door Discolouration seen to exterior and interior left hand side below near door handle CHECK OUT NOTES: Lock to interior broken
19.2	Frame	White painted wood	In good condition
19.3	Flooring	Medium laminated wood effect lino	In good condition
19.4	Ceiling	White painted	In good condition
19.5	Lighting	1 light unit 1 light bulb Frosted plastic and white plastic light fitting	Tested for power and in working
19.6	Heating	Chrome towel rail radiator unit	In good condition
19.7	Sink	White ceramic with chrome mixer tap, integrated overflow, chrome pop plug socket	Heavy limescale seen to tap and plug Drain clogged
19.8	Toilet	White ceramic toilet with white plastic seat and lid, chrome push button flush	Heavy discolouration beneath waterline
19.9	Shelf unit	White with brushed metal and clear glass	In good condition
19.10	Extractor fan	Black plastic Brand:Envirovent	Tested and working; In good condition Dusty
19.11	Shower cubical	1 clear glass foldable door Chrome fitting and frame White plastic base Chrome filter Chrome flexi pipe shower unit, mixer tap and showerhead	Limescale seen to the shower glass screen; White marks seen to the tiles to low level of shower area
19.12	Toilet roll holder	Wall mounted brushed metal	In good condition
19.13	Mirror	Wall mounted mirror	In good condition
19.14	Shelf	Wall mounted glass shelf	In good condition

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

Terms and Conditions

END OF TENANCY INFORMATION

IMPORTANT - TO BE READ

Please read all these notes fully as they state what needs to happen for a smooth check out process as well as what our clerks are trained to look for and note within a property.

FULL CLEAN: This must be very thorough. Floors, walls, sanitary ware, windows, woodwork, all kitchen units, all rooms, ovens, cooker hoods, fridges and freezers, extractor fans, wardrobes, any linens and beddings. We will be inspecting all furnishings and appliances. You are required to return the property the same way as noted in the original inventory report; most managing agents and landlords will have to instruct professional cleaners if this is not done, this cost will be from your deposit.

FLOORING: Needs to be fully cleaned. If there are any stains or marks, the flooring should be professionally cleaned by a regulated cleaning company. You can be charged for stains or marks of any kind. If a flooring is badly damaged you may be charged for its entire replacement.

UTENSILS: This will all be inspected for damage and soiling. It should all be thoroughly cleaned and in the same place as at the beginning of the tenancy or it could be noted as missing.

BEDROOM FURNISHINGS: All beds and their respective mattresses and bases will be thoroughly examined for stains and damage. Charges would be made if there are any issues not noted on your original report. If any sheets, duvets etc were provided these will need to be cleaned and pressed. All linen should be placed on top of the respective bed so that the bed can be fully inspected.

ALL FURNISHINGS: These should be in a similar condition as provided and will be fully inspected. You should take all means necessary to protect all furnishings during your tenancy, as damage can result in deductions from your deposit. This includes all marks, stains, scratches, loose joints, polish finishes, burns, ring marks, soiling or discolouration etc.

GENERAL DECORATION: Any excessive damage, marking, scratches etc can be deemed as beyond fair wear & tear. This can include nails, screws and hooks in walls, furniture marks etc. Please always gain written permission from all relevant parties prior to making alterations or changes of any kind.

DRAINS: These should be tested and running free with no blockages.

LIGHT BULBS: These should all be replaced and fully working.

KEYS: All keys from the beginning of the tenancy must be available, ready and clearly marked, including any cut during the tenancy. Lost keys can result in a charge for the replacement of the property's locks.

GARDENS: The front and back gardens will need to be maintained throughout your tenancy. Lawn cutting, weeding, maintaining flower beds and any other seasonal works required. We would suggest you liaise with your landlord and or managing agent regarding this and any specific needs.

RUBBISH: Any and all rubbish or excess rubbish should be completely removed from inside and outside the property, as organising this will incur a cost for removal.

All of the above useful information will vary and depend upon discrepancies, including how the property was at the beginning of any tenancy and what was agreed.