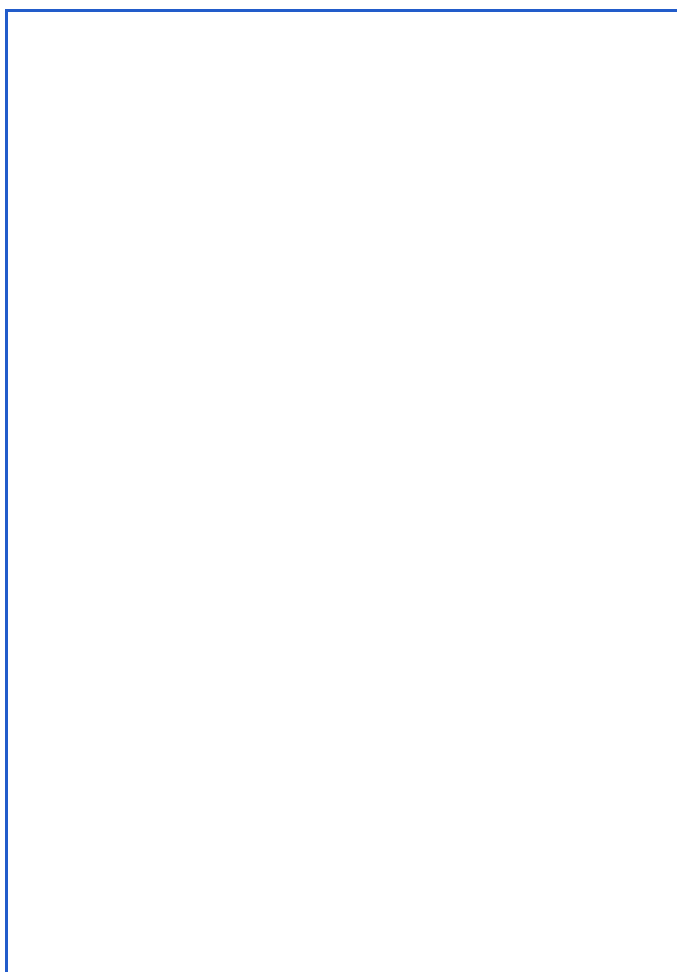


SMART Inventory: In-going Report

Property Address	Flat 2, 58 Baldwin St, Bristol, BS1
Inventory Date	02/07/2013
Prepared By	Iain Clayton
Report Reference	Ref:



Surveyor Company Details

ISCA Inventories
Tel: 0845 544 1277 07966 450498
Email: info@iscainventories.com
Web: www.iscainventories.com

Important Information

What is a SMART Inventory Report?

SMART Inventory Reports provide a fair, objective and impartial record of the general condition of the Property together with its contents, fixtures and fittings.

What are the benefits of using this Report?

The importance of an professional inventory and schedule of condition cannot be underestimated. Government advice indicates that Inventories and schedule of conditions are “strongly recommended” as a means of reducing disputes about damage at the end of a tenancy and provide valuable evidence to substantiate any such claim.

What does the Report tell you?

SMART Inventory Reports provide a clear and easy to follow schedule of condition for each of the main elements of the Property on a room by room basis, together with its contents if appropriate. **SMART Inventory Reports** that are created at the outset of a tenancy will highlight any existing defects, issues or wear and tear to the Property. These defects and issues will be described in red text in the body of the Report, supported with photographs that are highlighted with a red border. The **SMART Inventory Reports** that are created at the end of a tenancy will highlight any additional defects, issues or wear and tear to the Property that have occurred during the tenancy. Again, any such defects or issues (in red text) will be described and supported with photographic evidence (bordered in red). **Where no comment on the condition of an element or item of contents is made in a SMART Inventory Report created at the outset of a Tenancy, the element or item is taken to be in good condition and without defect.**

Any damage that has occurred to the Property during your tenancy may affect the retention or release of any deposit you have paid. Accordingly, it is in the Tenant's interests to carefully check this **SMART Inventory Report**. Any discrepancy you find between this **SMART Inventory Report** and the condition of the Property should be raised in writing as soon as possible and in any event no later than one week after this **SMART Inventory Report** is completed.

What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, this **SMART Inventory Report** provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the **SMART Inventory Report** and the superficial condition of same. This Report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the type or cost of any repair works.

What is inspected and not inspected?

The Inventory Provider carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents. Gardens and their contents will be inspected and reported upon. The inspection is 'non-invasive'. This means that the Inventory Provider does not take up carpets, floor coverings or floor boards, move large items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items may not be recorded separately. Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars will not be inspected. Areas which are locked or where full access is not possible, such as attics or excessively full cupboards or outbuildings will not be inspected.

Ref:

1. Inventory Summary

Property occupied	No
Property furnished	Yes
Property type	Converted Flat
Floor locations	2nd Floor

2. Meter Readings

Electricity Reading	Meter location inaccessible
---------------------	-----------------------------

3. State of Cleanliness

Carpets and floor coverings	average condition
Curtains and blinds	not cleaned
Soft furnishings	not cleaned
Bathroom and bathroom fittings	average condition
Kitchen appliances and fittings	to a good standard, with the exceptions identified in the body of the inventory
Windows internally	average condition
Windows externally	average condition
Other notes	

4. Building Photos



Front of building

5.0 Kitchen Lounge

5.1 Kitchen Lounge Door

Door type	Single Leaf
Door finish	Wooden (Laminate)
	Door finish - dirty (heavily)
	Door finish - scratched (heavily)
Door frame	Wooden (Painted)
Additional door features	Handle
	Coat Hooks
	Handle - missing

5.2 Kitchen Lounge Walls

Wall finish	Plaster (yellow painted)
	Plaster (blue painted)
	White tiles
	Wall finish - dirty (heavily)
	Wall finish - blu tac marks (in places)
	Wall finish - scuffed (heavily) in places
Skirting type and finish	Wooden - White Painted

5.3 Floors & Ceilings

Flooring Type	Vinyl (Wood effect)
	Flooring - scuffed (moderately)
	Flooring - dirty (heavily) in places
Ceiling Finish	Plaster (white painted)

5.4 Kitchen Lounge Windows

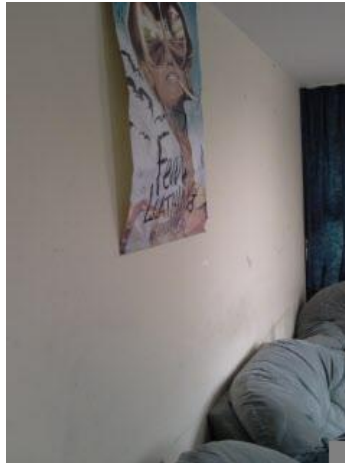
Window type	Boxsash (vertical slider)
Window frame	Wooden - White Painted
Window sill	Wooden - White Painted
	Window frame/sill - dirty (moderately)
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Curtain Rail
	Blue curtains



Kitchen Lounge Door
Handle - missing, Door finish - dirty (heavily)



Kitchen Lounge Door
Door finish - dirty (heavily)



Kitchen Lounge Walls



Kitchen Lounge Walls



Kitchen Lounge Walls
Wall finish - dirty (heavily)



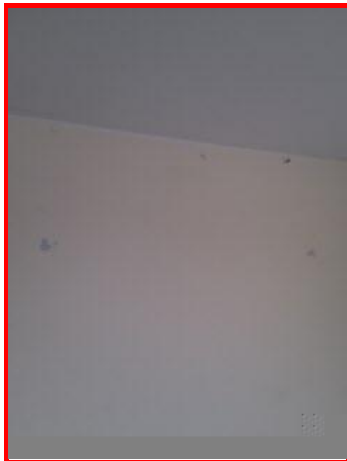
Kitchen Lounge Walls
Wall finish - dirty (heavily)



Kitchen Lounge Walls
Wall finish - blu tac marks (in places)



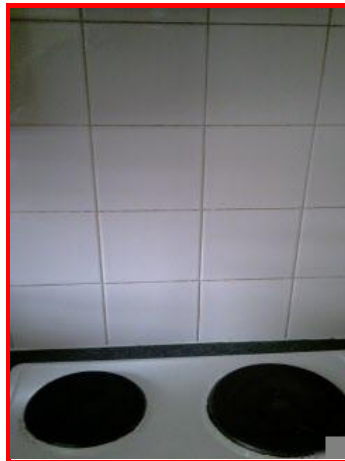
Kitchen Lounge Walls
Wall finish - scuffed (heavily) in places



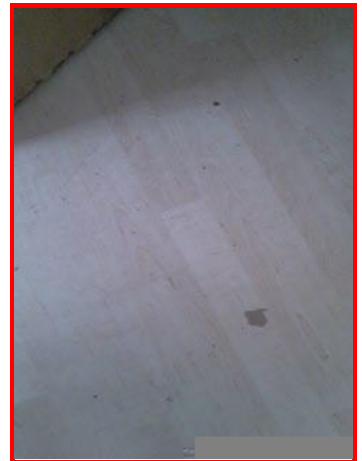
Kitchen Lounge Walls
Wall finish - blu tac marks (in places)



Kitchen Lounge Walls
Wall finish - scuffed (heavily) in places



Kitchen Lounge Walls
Wall finish - dirty (heavily)



Flooring - scuffed (moderately)



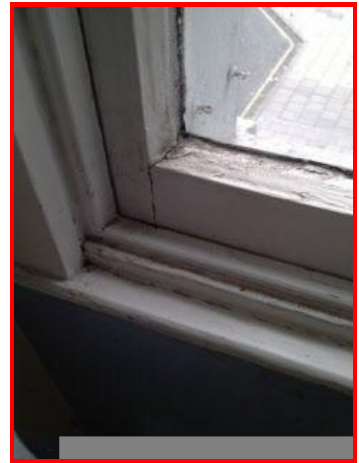
Flooring - dirty (heavily) in places



Flooring - scuffed (moderately)



Flooring - dirty (heavily) in places


Kitchen Lounge Windows
 Window frame/sill - dirty (moderately)
5.5**Contents, Fixtures & Fittings**

Wooden kitchen units

Dark work surface

Dark work surface - chipped (heavily) in places

Electric hob

Electric hob - tarnished (heavily)

Oven

Oven - burnt residue (moderately)

Extractor hood

Extractor hood - dirty (moderately)

Stainless steel sink unit

Washing machine

Washing machine - dirty (moderately)

Fridge/Freezer

Fridge/Freezer - Drawers missing

Fridge/Freezer - sticker marks

Fridge/Freezer - dented (moderately)

Microwave

Kettle

Toaster

Kitchen stools(x5)

Strip Light

Green sofa

Green sofa - worn (heavily)

Green sofa - stained (moderately)

Green armchairs(x2)

Green armchairs - worn

Ref:

	Green armchairs - stained (heavily)
	Green armchairs - burn marks
Electric radiator	
Fire extinguisher	
Fire blanket	
Smoke alarm	



Dark work surface - chipped (heavily) in places



Electric hob - tarnished (heavily)



Washing machine - dirty (moderately)



Washing machine - dirty (moderately)



Green armchairs - worn, Green armchairs - stained (heavily)



Green sofa - stained (moderately)



Green armchairs - burn marks



Green armchairs - burn marks

Ref:

6.0 Bedroom 1

6.1 Bedroom 1 Door

Door type	Single Leaf
Door finish	Wooden
	Door finish - adhesive patch (in places)
Door frame	Wooden (Painted)
Additional door features	Handle

6.2 Bedroom 1 Walls

Wall finish	Plaster (magnolia painted) Plaster (blue painted)
	Wall finish - scuffed (moderately)
	Wall finish - hole marked (nail) (in several places)
	Wall finish - hole marked (screw) (in several places)
	Wall finish - blu tac marks (in places)
Skirting type and finish	Wooden - White Painted

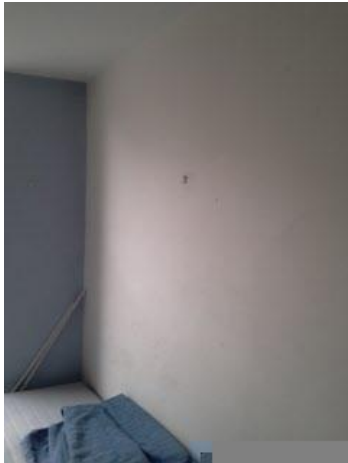
6.3 Floors & Ceilings

Flooring Type	Fitted Carpet
	Flooring - stained (moderately)
Flooring Colour	Blue
Ceiling Finish	Plaster (white painted)

6.4 Bedroom 1 Window

Window type	Boxsash (vertical slider)
Window frame	Wooden - White Painted
Window sill	Wooden - White Painted
	Window frame/sill - tape repaired
Window glass type	Single Glazed
Window glass finish	Clear

Ref:



Bedroom 1 Walls



Bedroom 1 Walls
Wall finish - hole marked (screw)
(in several places)



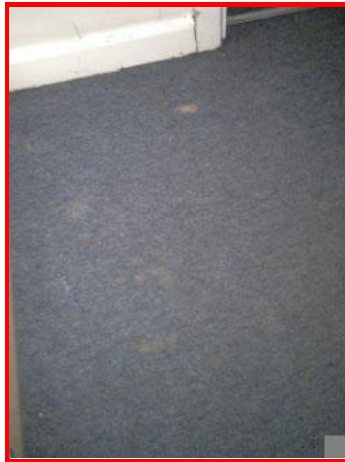
Bedroom 1 Walls
Wall finish - hole marked (nail) (in
several places)



Bedroom 1 Walls
Wall finish - blu tac marks (in
places)



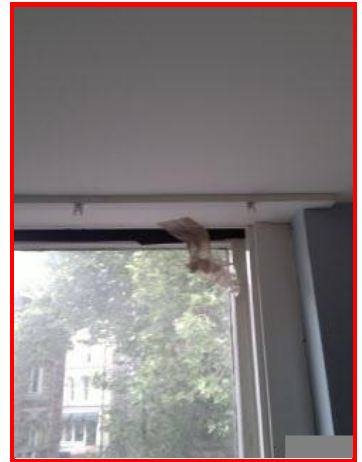
Bedroom 1 Walls
Wall finish - blu tac marks (in
places)



Flooring - stained (moderately)



Flooring - stained (moderately)



Bedroom 1 Window
Window frame/sill - tape repaired

6.5 Contents, Fixtures & Fittings

Double divan bed	
Mattress (too big for bed)	
Shelving	
Wooden wardrobe	
Drawers	
Desk	
Desk chair	
Electric radiator	
CD rack	
Curtains (unhung)	

Ref:

7.0 Bedroom 2

7.1 Bedroom 2 Door

Door type	Single Leaf
Door finish	Wooden
	Door finish - adhesive patch (in places)
Door frame	Wooden (Painted)
Additional door features	Handle

7.2 Bedroom 2 Walls

Wall finish	Plaster (magnolia painted) Plaster (blue painted)
	Wall finish - scuffed (moderately)
	Wall finish - hole marked (nail) (in several places)
	Wall finish - hole marked (screw) (in several places)
	Wall finish - blu tac marks (in places)
	Wall finish - dirty (moderately)
Skirting type and finish	Wooden - White Painted

7.3 Floors & Ceilings

Flooring Type	Fitted Carpet
	Flooring - stained (moderately)
Flooring Colour	Blue
Ceiling Finish	Plaster (white painted)

7.4 Bedroom 2 Window

Window type	Boxsash (vertical slider)
Window frame	Wooden - White Painted
Window sill	Wooden - White Painted
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Curtain Rail Blue curtains
	Curtain Rail - unattached (to the RHS of the window)

Ref:



Bedroom 2 Door



Bedroom 2 Walls



Bedroom 2 Walls



Bedroom 2 Walls
Wall finish - dirty (moderately)



Bedroom 2 Walls
Wall finish - dirty (moderately)



Bedroom 2 Walls
Wall finish - hole marked (screw)
(in several places)



Bedroom 2 Walls
Wall finish - blu tac marks (in
places)



Bedroom 2 Walls
Wall finish - hole marked (screw)
(in several places)



Flooring



Flooring - stained (moderately)



Flooring - stained (moderately)



Bedroom 2 Window

Ref:

**Bedroom 2 Window**Curtain Rail - unattached (to the
RHS of the window)**7.5****Contents, Fixtures & Fittings**

Double divan bed

Double divan bed - Drawer off runners

Mattress (too big for bed)

Mattress (too big for bed) - worn (heavily)

Mattress (too big for bed) - dirty (heavily)

Shelving

Wooden wardrobe

Drawers

Desk

Desk chair

Electric radiator

CD rack

Curtains (unhung)

Single pendant

Electric radiator

Smoke alarm

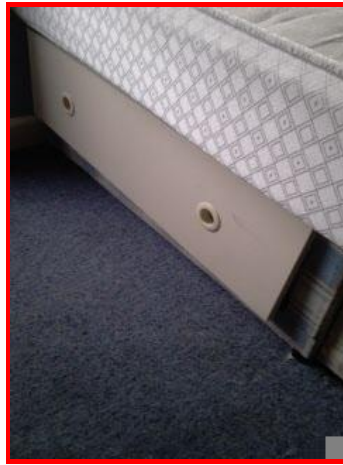
Wood framed mirror



Drawers, Desk



Wooden wardrobe, Double divan bed



Double divan bed - Drawer off runners



Mattress (too big for bed) - worn (heavily)



Mattress (too big for bed) - dirty (heavily)



Mattress (too big for bed) - dirty (heavily)

Ref:

8.0 Bedroom 3

8.1 Bedroom 3 Door

Door type	Single Leaf
Door finish	Wooden
	Door finish - adhesive patch (in places)
Door frame	Wooden (Painted)
Additional door features	Handle

8.2 Bedroom 3 Walls

Wall finish	Plaster (magnolia painted) Plaster (blue painted)
	Wall finish - scuffed (moderately)
	Wall finish - hole marked (nail) (in several places)
	Wall finish - hole marked (screw) (in several places)
	Wall finish - blu tac marks (in places)
	Wall finish - dirty (moderately)
Skirting type and finish	Wooden - White Painted

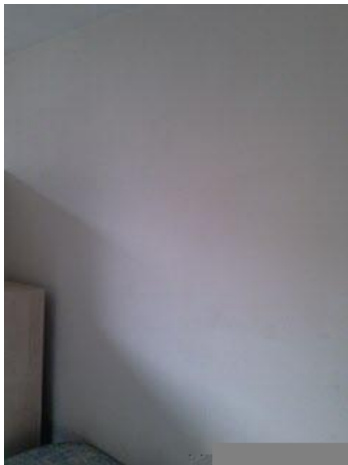
8.3 Floors & Ceilings

Flooring Type	Fitted Carpet
	Flooring - stained (moderately)
	Flooring - burn marks (by the window)
Flooring Colour	Blue
Ceiling Finish	Plaster (white painted)

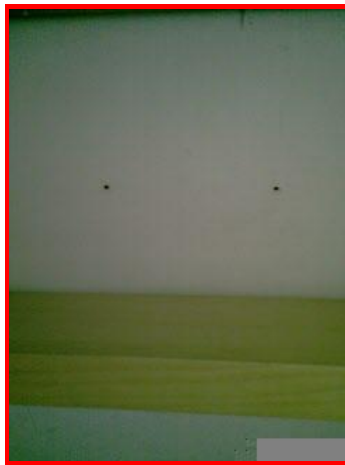
8.4 Bedroom 3 Window

Window type	Boxsash (vertical slider)
Window frame	Wooden - White Painted
Window sill	Wooden - White Painted
	Window frame/sill - tape repaired
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Curtain Rail Blue curtains

Ref:



Bedroom 3 Walls



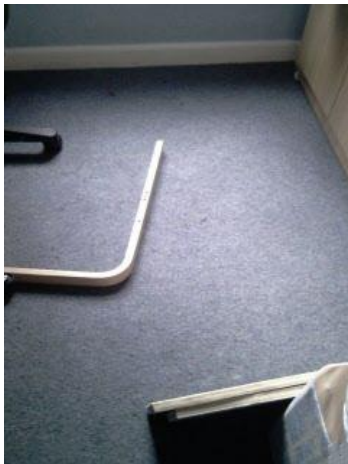
Bedroom 3 Walls
Wall finish - hole marked (screw)
(in several places)



Bedroom 3 Walls
Wall finish - hole marked (screw)
(in several places)



Bedroom 3 Walls
Wall finish - dirty (moderately)



Flooring



Flooring - burn marks (by the
window)



Bedroom 3 Window



Bedroom 3 Window
Window frame/sill - tape repaired

8.5

Contents, Fixtures & Fittings

Single divan bed

Double divan bed - Drawer off runners

Mattress

Mattress (too big for bed) - worn (heavily)

Mattress (too big for bed) - dirty (heavily)

Shelving

Wooden wardrobe

Drawers

Desk

Desk chair

Electric radiator

CD rack

Single pendant

Single pendant - dirty (heavily)

Ref:

Electric radiator	
Smoke alarm	
Wood framed mirror	
Dismantled furniture	



Single divan bed, Mattress



Drawers



Desk, Desk chair

9.0 Bedroom 4

9.1 Bedroom 4 Door

Door type	Single Leaf
Door finish	Wooden
	Door finish - adhesive patch (in places)
Door frame	Wooden (Painted)
Additional door features	Handle

9.2 Bedroom 4 Walls

Wall finish	Plaster (magnolia painted) Plaster (blue painted)
	Wall finish - scuffed (moderately)
	Wall finish - hole marked (nail) (in several places)
	Wall finish - hole marked (screw) (in several places)
	Wall finish - blu tac marks (in places)
	Wall finish - dirty (moderately)
Skirting type and finish	Wooden - White Painted

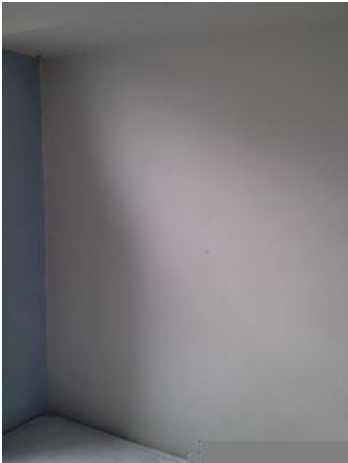
9.3 Floors & Ceilings

Flooring Type	Fitted Carpet
	Flooring - stained (moderately)
Flooring Colour	Blue
Ceiling Finish	Plaster (white painted)

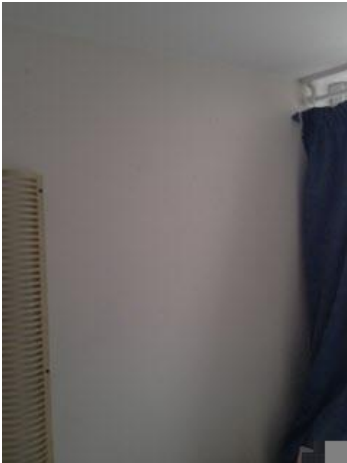
9.4 Bedroom 4 Window

Window type	Boxsash (vertical slider)
Window frame	Wooden - White Painted
Window sill	Wooden - White Painted
	Window frame/sill - tape repaired
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Curtain Rail Blue curtains
	Blue curtains - unhung

Ref:



Bedroom 4 Walls



Bedroom 4 Walls



Bedroom 4 Walls
Wall finish - hole marked (nail) (in several places)



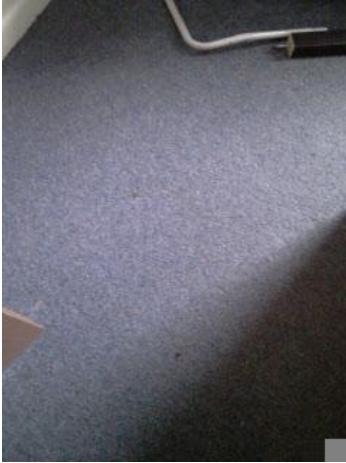
Bedroom 4 Walls
Wall finish - hole marked (nail) (in several places)



Bedroom 4 Walls
Wall finish - blu tac marks (in places)



Bedroom 4 Walls
Wall finish - dirty (moderately)



Flooring



Bedroom 4 Window



Bedroom 4 Window
Blue curtains - unhung



Bedroom 4 Window
Blue curtains - unhung

9.5

Contents, Fixtures & Fittings

Double divan bed

Mattress

Ref:

	Mattress - dirty (moderately)
Shelving	
Wooden wardrobe	
Drawers	
Desk	
Desk chair	
Electric radiator	
CD rack	
Single pendant	
Electric radiator	
Smoke alarm	
Wood framed mirror	
Dismantled furniture	



Wooden wardrobe, Drawers



Mattress



Desk, Desk chair

Ref:

10.0 Bedroom 5

10.1 Bedroom 5 Door

Door type	Single Leaf
Door finish	Wooden
Door frame	Wooden (Painted)
Additional door features	Handle

10.2 Bedroom 5 Walls

Wall finish	Plaster (magnolia painted)
	Plaster (blue painted)
	Wall finish - scuffed (moderately)
	Wall finish - hole marked (nail) (in several places)
	Wall finish - hole marked (screw) (in several places)
	Wall finish - blu tac marks (in places)
Skirting type and finish	Wall finish - dirty (moderately)
	Wooden - White Painted

10.3 Floors & Ceilings

Flooring Type	Fitted Carpet
	Flooring - stained (moderately)
Flooring Colour	Blue
Ceiling Finish	Plaster (white painted)

10.4 Bedroom 5 Window

Window type	Boxsash (vertical slider)
Window frame	Wooden - White Painted
Window sill	Wooden - White Painted
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Curtain Rail

Ref:



Bedroom 5 Walls



Bedroom 5 Walls
Wall finish - hole marked (screw)
(in several places)



Bedroom 5 Walls
Wall finish - hole marked (screw)
(in several places)



Bedroom 5 Walls
Wall finish - hole marked (screw)
(in several places)

10.5

Contents, Fixtures & Fittings

Double divan bed	
Mattress	
Wooden drawers	
Shelving unit	
Desk	
Desk chair	
Pendant Light	
Smoke alarm	
Wardrobe	
Electric radiator	

Ref:

11.0 Shower Room

11.1 Shower Room Door

Door type	Single Leaf
Door finish	Wooden
Door frame	Wooden (Painted)
Additional door features	Handle

11.2 Shower Room Walls

Wall finish	Plaster (magnolia painted)
	Wall finish - scuffed (moderately)
	Wall finish - dirty (moderately)
	Wall finish - hole marked (screw) (in places)
Skirting type and finish	Wooden - White Painted

11.3 Floors & Ceilings

Flooring Type	Vinyl (Wood effect)
	Flooring - marked
Ceiling Finish	Plaster (white painted)
	Ceiling finish - black spot mould (heavily)



Shower Room Walls

Shower Room Walls
Wall finish - scuffed (moderately)Shower Room Walls
Wall finish - hole marked (screw)
(in places)Shower Room Walls
Wall finish - dirty (moderately)

Ref:



Flooring



Ceiling finish - black spot mould (heavily)

11.4 Contents, Fixtures & Fittings

Shower unit

Shower unit - grills dirty (moderately)

Electric shower

Wash basin

Toilet

Heated Towel Rail

Bathroom cabinet

Extractor fan

Ceiling light

Ceiling light - 1 bulb not working



Shower unit



Wash basin



Toilet

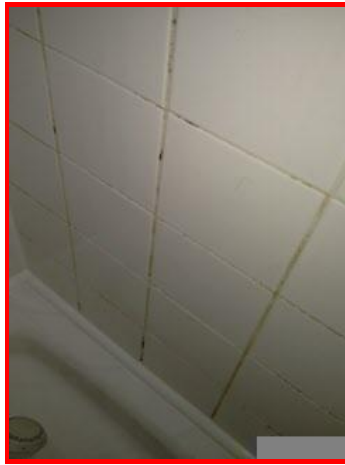


Shower unit - grout dirty (moderately)

Ref:



Shower unit - grout dirty
(moderately)



Shower unit - grout dirty
(moderately)

Ref:

12.0 Seperate WC

12.1 Seperate WC Door

Door type	Single Leaf
Door finish	Wooden
Door frame	Wooden (Painted)
Additional door features	Handle

12.2 Seperate WC Walls

Wall finish	Plaster (white painted) Tiled Splash Back Wall finish - marked (heavily)
Skirting type and finish	Wooden - White Painted

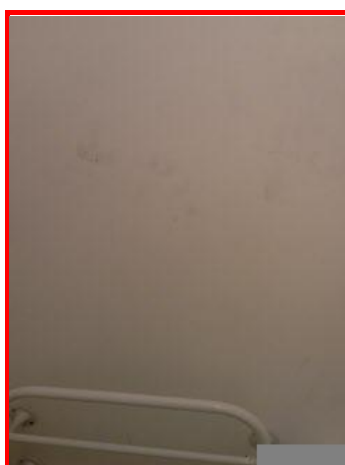
12.3 Floors & Ceilings

Flooring Type	Vinyl (Wood effect) Flooring - seal dirty (moderately)
Ceiling Finish	Plaster (white painted)



Seperate WC Walls

Wall finish - marked (heavily)



Seperate WC Walls

Wall finish - marked (heavily)



Flooring

12.4 Contents, Fixtures & Fittings

Toilet	
	Toilet - seat loose
Toilet brush	
Toilet Roll Holder	
Heated Towel Rail	
Wash basin	
	Wash basin - plug chain broken
Bathroom cabinet	

Ref:



Toilet, Toilet brush, Toilet Roll Holder



Wash basin, Heated Towel Rail, Bathroom cabinet

Ref:

13.0 Hall

13.1 Front Door

Door type	Single Leaf
Door finish	Wooden (Laminate)
Door frame	Wooden (Painted)
Additional door features	Lock Spy Hole Self Closer Handle

13.2 Hall Walls

Wall finish	Plaster (yellow painted) Wall finish - scuffed (moderately) Wall finish - dirty (in places) Wall finish - chipped (in places)
Skirting type and finish	Wooden - White Painted

13.3 Floors & Ceilings

Flooring Type	Fitted Carpet Flooring - marked (moderately) Flooring - chewing gum marks (in places) Flooring - stained (moderately)
Flooring Colour	Blue
Ceiling Finish	Plaster (white painted)

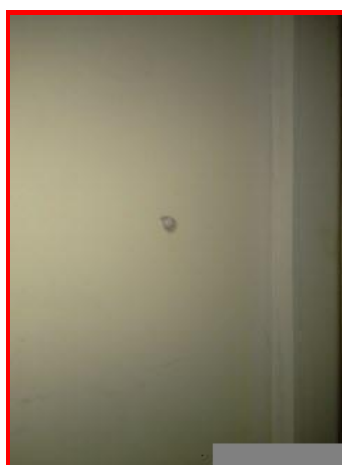


Front Door



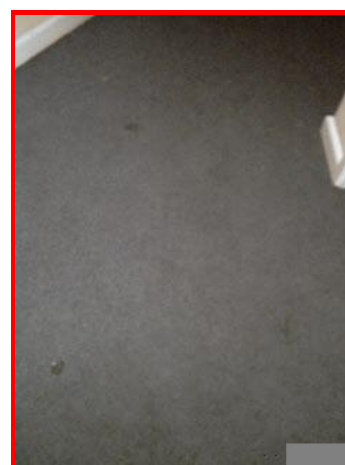
Hall Walls

Wall finish - scuffed (moderately)



Hall Walls

Wall finish - chipped (in places)

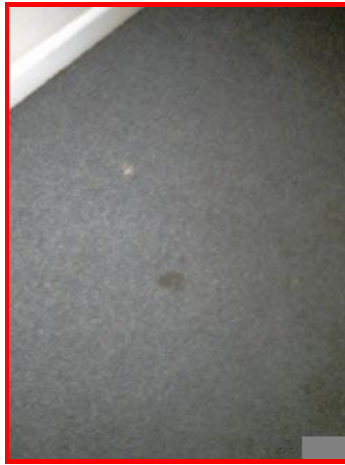


Flooring - chewing gum marks (in places)

Ref:



Flooring - chewing gum marks (in places)



Flooring - marked (moderately)

13.4

Contents, Fixtures & Fittings

Emergency lighting

Single pendant (no bulb)(x2)

Heat detector

Pendant Light

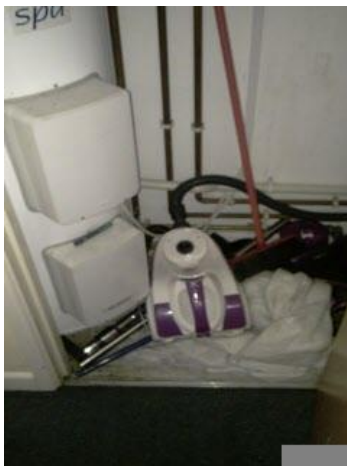
Airing cupboard

Cloak cupboard

Vacuum cleaner

Hot water tank

Security Entry Phone



Airing cupboard



Single pendant (no bulb)



Heat detector, Pendant Light

Single pendant (no bulb),
Emergency lighting

Ref:



Security Entry Phone

Ref:

Declaration

Whilst every care has been taken to ensure the accuracy of this SMART Inventory Report, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this SMART Inventory Report 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 the 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

.....
Signature

.....
Print Name

.....
Date

Signed by the Tenant(s)

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Signature

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Print Name

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Date

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Signature

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Date