

Inventory & Schedule of Condition



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Prepared on behalf of Sample Letting Agent

Property inspected by ESA Inventories

Address

Sample HMO
COMMUNAL
Road A
City B
Surrey
RHX XXX



Carried Out

January
1st 2020
10:00

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Notes

GENERAL NOTES

This report has been prepared noting the condition of decoration, woodwork, carpets, curtains and all fixtures and fittings and provides a fair and accurate record of the properties internal condition.

Please note that we are unable to lift heavy items of furniture or test appliances. Property left in lofts, cellars and locked rooms, which has not been inventoried is the sole responsibility of the landlord.

We strongly recommend that the landlord or his representative re-visits the property before release of the deposit.

Photographs - any included below have been taken at time of the inspection to give a visual indication of damage/cleaning issues as listed on this report.

Decor - This property is decorated to a good standard except where noted.

Curtains - The curtains are all clean except where note.

Appliances - All sockets and switches are intact unless otherwise noted.

Windows - The windows are clean except where noted.

Light Bulbs - It is the Tenant's responsibility to supply replacement light bulbs and batteries, when necessary. Permission must be sought for installation of any further TV/satellite services or telephone lines.

Smoke/Carbon Monoxide Alarms - All alarms will be button tested on inspection unless otherwise stated.

GLOSSARY OF TERMS

Brand new, unused condition - Still in wrapper or with new tags/labels attached.

Good condition - Signs of slight wear, generally lightly worn. **Fair condition** - Signs of age, frayed, small light stains and marks, discolouration.

Poor Condition - Extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.

Very Poor Condition - Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.

Professionally cleaned - Everything immaculate, sparkling and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered.

Good domestic clean - Flooring vacuumed and swept. Appliances cleaned and free of loose dirt. Some carbon deposits to appliances may be visible but no loose debris or grease to the touch. Dust may be visible to areas not often seen - cupboards, tops of door frames etc. Sanitary ware in clean condition - no dust/soap deposits/loose hairs etc.

Average domestic clean - Domestic clean, but signs of dust to woodwork, kitchen units marked, appliances need additional cleaning. Carpets vacuumed and floors swept. Dust/hairs to sanitary ware - requiring further cleaning.

Poorly cleaned - Carpets need vacuum, all items dusty or dirty, kitchen and bathrooms require further cleaning to either a good domestic standard or to a professionally clean standard as applicable.

Not clean - Property requires cleaning to a good domestic standard or professional standard to make available for next tenant as applicable.

GUIDELINES FOR LANDLORDS AND TENANTS

Please note that the inventory clerks are not responsible for the following:

- Testing showers / taps
- Testing appliances
- Moving furniture
- Checking electrical items
- Opening windows
- Flushing toilets
- Checking heating systems / radiators
- Checking alarms
- Inspecting loft contents
- Removing and inspecting boxed items – it is the duty of the landlord / tenant to have all accountable items ready to check
- Specifying names of plants / shrubs and trees – a general description will be made.
- Please ensure that instruction manuals are at the property for the tenants use.

- Please ensure that all keys are tagged.

CHECKOUT PROCEDURES

All items should be placed in the rooms described on the inventory,
All china, glassware, crockery, kitchen utensils etc should be clean and accessible.
Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location.
It is expected that the property will be in a condition of cleanliness no worse than that at the start of tenancy
All keys must be available and clearly labelled.
You must be ready to vacate the property, with personal items removed, and hand over any keys at the appointed time.

The following notes have been written to help facilitate a problem free tenancy. Should the Inventory Clerk have to search for missing items, It may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their original positions. The Managing Agent or Landlord must be informed of any items removed or added to the property. Failure to do so may result in charged being made for the replacement of items removed. Tenants are advised that inventory checkout will take place within 48 hours of their departure and that it is in their best interest to be present. At this time, the property must be ready to be handed back and the keys returned.

During winter months, heating should be left on low, on vacation. On vacation of the property, all items must be returned to the same position that they were at the outset in order to facilitate an easy check and avoid delays in the checking procedure.

Please note that the property must be left for like condition on departure. Appliances must be cleaned thoroughly, including defrosting freezer. All rubbish and non-inventory items must be removed from the premises.

Cleaning

To a standard that shows there is no trace of your occupancy for the new tenants. For example, this means that there should be no loose peas left in the freezer, no tissues or crumbs under furniture cushions or finger marks around light switches. This is achievable without a professional company being employed but if you do not have the time your agent can recommend professional cleaners to help either before or just after you vacate. In particular: Sanitary ware, windows, hard floors, woodwork, cooker hoods, ovens, hob, kitchen appliances (including units), shelves, refrigerators, wardrobes, drawer units and bedding.

Carpets

All carpets should be thoroughly vacuumed. Depending on the agreement and / or length of tenancy, they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensation costs will be made towards any further damage such as cigarette / iron burns or stains. If a carpet is badly marked or damaged you may be charged for part or all of the cost of a replacement.

Crockery, China, Utensils

These items will be checked for soiling, chips, burn marks, loose handles to pans or any other damage. If damage has occurred beyond reasonable wear and tear, compensatory costs will be added to the Check Out Report.

Decorations

It is accepted that during day-to-day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found excessive, charges will be applied. For example: hooks and nails driven in to walls without permission, excessive furniture rubbings, pencil or crayon marks, tears to wallpaper, excess damage to woodwork.

Beds

Beds, bases, mattresses and pillows will be examined for staining and damage not previously recorded on the inventory. Charges will be made in the form of cleaning or compensation or a percentage of the replacement cost as appropriate. Any linen should be left washed and pressed.

Polished Furniture

Polished furniture will be checked for scratches, ring marks, soiling and damage to joints, charges will be made as appropriate. Repair costs and re-polishing charges are high. It is in your interest to take steps to protect the furniture with place mats etc.

Soft Furnishings

It is expected that these will be in a similar condition to the start of the tenancy. Any staining or soiling discolouration will attract cleaning charges.

Keys

Please note that all sets of keys (as noted on the original inventory) must be returned at the time of Check Out. Failure to comply may result in the Check Out appointment being aborted, the cost of which will be chargeable to you plus a new set of locks and keys.

Gardens

If the landlord has not employed a gardener at the property, you will be required to maintain the garden. This will include the cutting of lawns, weeding of any beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested that this is confirmed with the Managing Agent prior to taking any action as specialist treatment may be required. If the standard

of the garden is found untidy, compared to the commencement of the tenancy, most Managing Agents or Landlords will employ a contract gardener and their account will be added to your Check Out Report.

Disclaimers

This inventory is undertaken by ESA Inventories and provides a fair and accurate record of the condition and contents of the property, and the property's internal condition.

It is the responsibility of the landlord and the tenant or the respective agents to agree between themselves the accuracy of this report.

The person preparing the inventory is not an expert in fabrics, woods, materials, colours, paint colours, antiques etc., nor a qualified surveyor. The inventory should not be used as an accurate description of each piece of furniture and equipment, or as a structural survey report.

Plants and shrubs are not listed. If any additional items are to be listed, this will be at the Landlords request only.

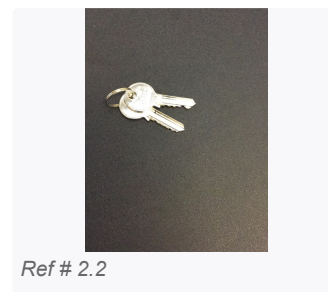
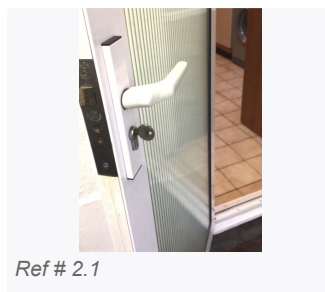
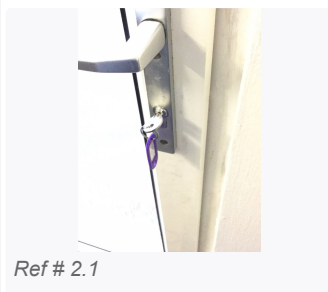
Property left in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the landlord.

The Fire and Safety Regulations regarding Furnishings, gas, electrical and similar services are ultimately the responsibility of the Instructing/principal. Where the inventory notes 'fire label seen', are seen this should not be interpreted to mean that the item complies with the "Furniture and Furnishings (fire) (safety) (Amendments) 1993." This is a record that the item had a label as described or similar to that detailed in the Guide to the Furniture & Furnishings (Fire) (Safety) Regulations as published by the Department of Trade and Industry, January 1997, (or subsequent edition), attached at the time of the inventory compiled. It is not a statement that the item can be considered to comply with the regulations.

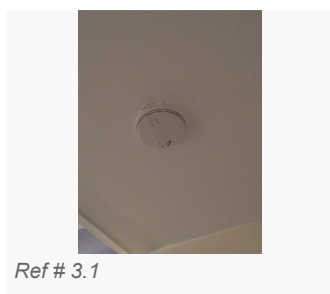
Also, whilst all care and diligence will be undertaken regarding sleeved plugs, heavy appliances and obstructing furniture will not be moved, and therefore full responsibility will remain with either the acting agent or the landlord.

1. SCHEDULE OF CONDITION	
Item	Condition
1.1 Cleaning Overview	The property was partially occupied at time of inspection with all communal areas in use

2. KEYS	
Item	Description
2.1 Keys within property	1 x back door Yale 1 x internal kitchen door Yale 1 x gas meter cupboard key 1 x radiator key
2.2 Management keys	Located in key safe: 1 x front door Yale 1 x back door Yale



3. ALARMS		
Item	Location	Test Result
3.1 Smoke Alarm	2 x entrance hall 1 x upstairs landing	1 x button tested, tone heard, 1 x not working Button tested, tone heard
3.2 Carbon Monoxide Alarm	None seen at time of inspection	



4. METERS		
Item	Serial Number	Reading
4.1 Gas Meter	To LHS of front door S/N G4 A01531020501	15841
4.2 Electric Meter	Entrance hall under stairs cupboard S/N D00A15757	52167

4. METERS (CONT.)

Ref # 4.1



Ref # 4.2

5. FRONT GARDEN

Item	Description	Condition
5.1 LHS boundary	Rendered low wall painted white	Weathered, aged, cracking and discolouration to rendering
5.2 RHS boundary	Rendered low wall painted white	Weathered, aged, cracking and discolouration to rendering
5.3 Front Boundary	Rendered low wall painted white with decorative top and pillars ; Black iron gate	Weathered, aged, cracking and discolouration to rendering ; Gate and fixing rusting, does not close fully
5.4 Floor Spaces	Concrete area leading to tiled step to front door	Cracked, weathered, aged ; Tiles area, cracks to tiles and grouting, some tiles missing ; Area in front of window to RHS of front door, is full of rubbish as photographed and unable to be fully inspected
5.5 Contents	2 x wheelie bins, 1 green, 1 black ; 1 x gas meter box; 1 x virgin media point ; 1 x key box	

6. ENTRANCE HALL

Item	Description	Condition
6.1 Door	White metal framed double obscure glazed front door with obscured glazed panels surrounding; White metal handle and lock ; Metal letter box; No 6 ; Frame and threshold to match	Heavy scuffs and usage marks; Frame and edges to glazing marked throughout ; Glazing not clean inside or out ; Glazing paint marked ; Glazing appears to have a 'yellow' coating applied to it
6.2 Flooring	White and black tiled floor	Marked and cracked throughout; Loose debris throughout ; Generally in an aged and unclean condition ; Unable to full inspect due to placement of flat pack furniture boxes and rubbish as shown in photographs

6. ENTRANCE HALL (CONT.)		
6.3 Walls	Plaster painted white	Defects under paint; Scuffs and usage marks throughout
6.4 Skirting	Wooden painted white	Defects under paint; Scuffs and chips throughout; Dusty to top edges
6.5 Ceiling	Artex painted white	
6.6 Lighting	Antique brass light with frosted glass shade	Dusty, cob wedged ; Tested for power, working
6.7 Heating	White metal radiator	Both end caps in place; Unable to inspect due to placement of flap pack furniture boxes
6.8 Fixtures / Fittings	1 x thermostat control; 1 x single light switch; 1 x router; 1 x double electrical socket; 1 x double light switch	All sockets and switches are white plastic
6.9 Under-stairs Cupboard 1	Wooden door painted with, with chrome twist handle Door frame, wooden painted white Contains; Consumer unit; Single light switch; White plastic light socket and bulb; Electricity meter ; White wooden shelving unit; Iron; Hoover	Defects under paint, edge chipping, scuffs and usage marks, chrome handle paint marked ; Items not closely inspected, refer to photographs for items stored ; Lighting tested for power, working
6.10 Under-stairs Cupboard 2	Wooden door painted with, with chrome twist handle Door return, coat hook at high level Door frame, wooden painted white; Contains; Shelf and handing rail at high level; Single light switch; White plastic light socket and bulb	Defects under paint, edge chipping, scuffs and usage marks, chrome handle paint marked ; Items not closely inspected, refer to photographs for items stored ; Lighting tested for power, working



Ref #6



Ref #6



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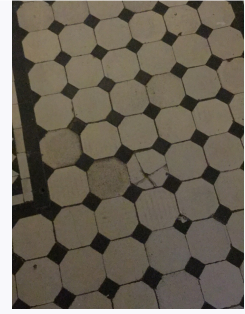
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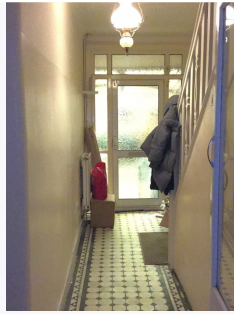
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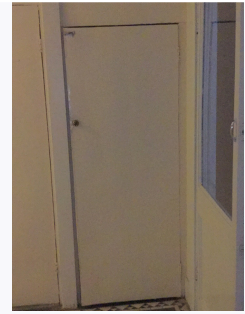
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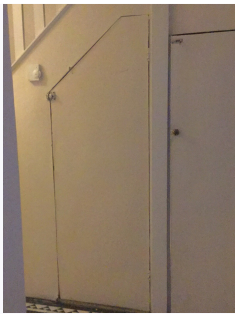
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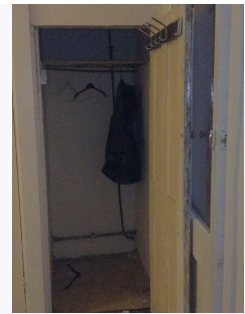
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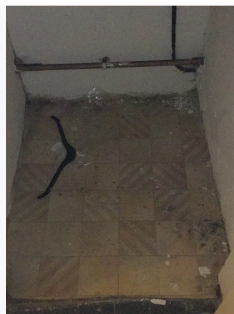
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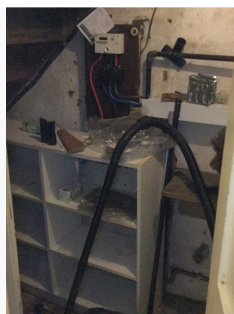
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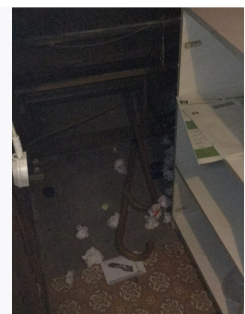
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6. ENTRANCE HALL (CONT.)



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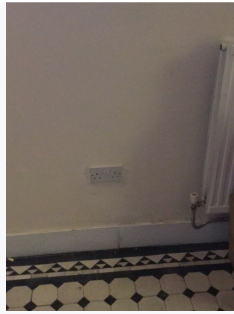
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7. DOWNSTAIRS TOILET

Item	Description	Condition
7.1 Door	<p>Wooden door painted off white ; Chrome handle with twist lock;</p> <p>White metal coat hook hung over top of door ;</p> <p>Door Return: as per front with additional chrome bolt ;</p> <p>Door Frame: wooded painted white</p>	<p>Defects under paint, scuffs and usage marks throughout, liquid drip marks; Twist lock missing, handle, scratch, aged and paint marked ;</p> <p>As per front</p> <p>Defects under paint, edge chips and usage marks</p>
7.2 Flooring	Black tile effect vinyl floor	Lifting to edges, paint marks, torn in places; Surface debris
7.3 Threshold	Chrome step	Aged condition
7.4 Threshold	Black taping	Uneven and lifting, coming unstuck in places

7. DOWNSTAIRS TOILET (CONT.)		
7.5 Walls	Plaster painted white	Defects under paint, uneven, holes to RHS wall, general scuffs and usage marks throughout ; Exposed pipework, marked with peeling paint
7.6 Ceiling	Plaster painted white	
7.7 Lighting	White plastic ceiling light with bulb	Tested for power, working
7.8 Toilet	White porcelain toilet with chrome top mounted flush; White plastic toilet seat and lid	Unclean condition; Toilet seat loose and marked throughout
7.9 Fixtures / Fittings	2 x wooden shelves painted white ; wooden framed free standing mirror ; toilet brush	Items stored as photographed



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

8. BACK RECEPTION ROOM		
Item	Description	Condition

8. BACK RECEPTION ROOM (CONT.)		
8.1 Door	<p>From Kitchen;;</p> <p>White metal framed obscure double glazed door with matching opening window to LHS; White metal handle and lock to door 2 x white metal handles to window ;</p> <p>To Garden;;</p> <p>White metal framed obscure double glazed door; Chrome handle and lock</p>	<p>Usage marks and discolouration to white metal areas; Glazing unclean with smears and drip marks ; Handles scratched and marked; Door lock does not appear to be working ;</p> <p>Usage marks and discolouration to white metal areas; Glazing unclean inside and out ; Handles scratched and marked; Door lock does not appear to be working</p>
8.2 Flooring	Black tile effect vinyl floor	Lifting to edges, paint marks, torn in places; Surface debris
8.3 Walls	Brickwork painted white	Defects under paint; Exposed pipework ; Usage marks throughout ; RH wall 2 x screws
8.4 Ceiling	Brickwork painted white ; White coving	Defects under paint; Area of repair around velux window
8.5 Lighting	Fluorescent strip light with cover	Tested for power, working
8.6 Window(s)	<p>White UPVC double glazed window with LHS opener and top RHS opener, trickle vent;</p> <p>Wooden framed ceiling velux window</p>	<p>Glazing not clean inside or out ; Discolouration and markings to white UPVC areas ;</p> <p>Glazing not clean inside or out; Unable to fully inspect due to height</p>
8.7 Heating	White metal radiator with RHS thermostat	Heavy scuffs, drips and usage marks throughout; Rusting to edges and front panel; Dusty to top; End caps in place
8.8 Fixtures / Fittings	1 x double light switch; 1 x double electrical socket	All sockets and switches are white plastic
8.9 Furniture/Item	<p>Black circular table with metal legs ; 4 x black/metal chairs to match table ; 4 x metal garden chairs ; 1 x horse painted canvas ; 2 x dark wooden stained shelves, wall mounted ; 1 x coconut and black rubber door mat; 1 x wok; 1 brown carpet door mat ; 1 x beige carpet door mat ;</p> <p>Various boxed items of furniture</p>	<p>Furniture not closely inspected ;</p> <p>Items stored as photographed ;</p> <p>Not inspected</p>
8.10 Boiler	Glow-worm boiler	In use at time of inspection

8. BACK RECEPTION ROOM (CONT.)

8.11 Fridge

Silver Logik fridge ;
Inside ;
2 x white metal shelves ;
3 x white metal shelf bars on door

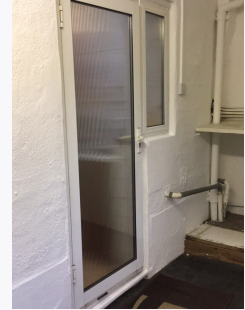
In use at time of inspection ;
Items stored as photographed ;
Usage marks to front door and top



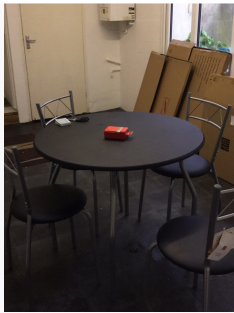
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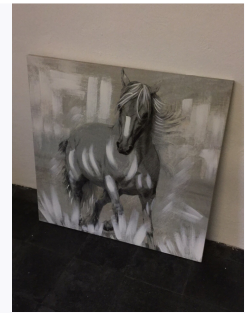
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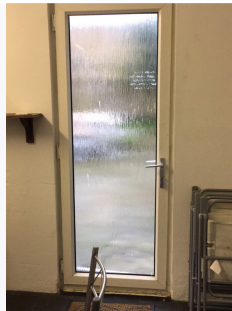
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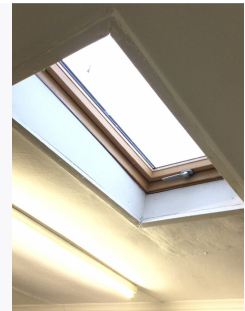
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8. BACK RECEPTION ROOM (CONT.)

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9. KITCHEN

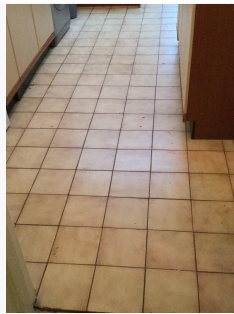
Item	Description	Condition
9.1 Door	From entrance hall; Wooden door painted white with glazed central panel; Metal pull handle ; Wooden frame painted white	Defects under paint; Marks consistent with age; Scuffs usage and drip marks ; Glazing smeared and paint splashed
9.2 Flooring	Cream tiled floor with dark grey grouting	Debris to surface; Chips and cracks to tiles throughout ; Heavily marked
9.3 Walls	Part white plaster painted, part white and patterned tiled	Defects under paint; Cracking to plaster; Scuffs and usage marks; Tiles cracked and missing in places; Grouting discoloured and missing in areas
9.4 Ceiling	Part white plastic cladding, part clear corrugated plastic roof	

9. KITCHEN (CONT.)		
9.5 Lighting	Chrome track light with 4 x directional spots	Tested for power, working; Dusty
9.6 Fixtures / Fittings	Kitchen Rules wall decal ; Silver plastic bin; Pink dustpan and brush ; Oven gloves; 2 x Mop and bucket ; Fire extinguisher; Heating timer and associated controls	
9.7 Counter Tops	Medium wood counter tops	Unable to fully inspect due to placement of tenants items ; Usage marks throughout ; White clouded areas as photographed ; Debris to top
9.8 Kitchen units	A mixture of cream wooden units with medium wood surrounds and handles and medium wooden units with chrome pull handles	All units in an aged condition marked throughout ; All in used at time of inspection and there were not able to be fully inspected due to contents ; Refer to photographs for contents
9.9 Wall Units	Medium wood larder unit with pull out doors and inner metal shelving unit; Medium wood double cupboard with 2 x shelves ; Medium wood single cupboard with 2 x shelves	All contents as photographed
9.10 Base Units	Cream wooden slim cupboard with 1 x shelf ; Cream wooden double cupboard with 1 x shelf ; Medium wood double under sink cupboard with 1 x shelf; Cream wooden slim cupboard with 1 x shelf Cream wooden cupboard with matching drawer above with 1 x shelf Cream wooden cupboard with matching drawer above with 1 x shelf Cream wooden slim cupboard with 1 x shelf	All contents as photographed
9.11 Sink	Stainless steel sink with LHS drainer ; Chrome monoblock tap; Chrome pop up plug	In use at time of inspection; Debris to inside of sink; Chrome items watermarked and scaled
9.12 Oven	Currys Essentials freestanding white gas oven ; 4 x gas burners; 2 x black metal pot stands; 4 x controls, 2 x switches ; 1 x metal shelf to inside	In use at time of inspection
9.13 Extractor Hood	White extractor hood ; 2 x lights; 2 x filters; 2 x controls	Tested for power, fan and light working; Filters sticky to touch, white plastic discoloured ; Controls sticky and difficult to operate
9.14 Washing Machine	Hotpoint washing machine; S/N 0031109280; 1 x control knob; 9 x control buttons	In use at time of inspection; Powder drawer and inner seal appear clean

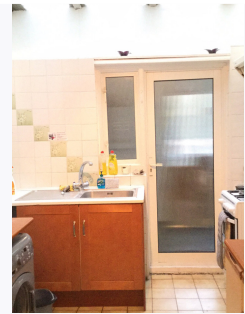
9. KITCHEN (CONT.)		
9.15 Tumble Dryer	Beko tumble dryer ; S/N 15-203550-10; Condenser drawer; 1 x control knob; 4 x control buttons	In use at time of inspection; Loaded with tenants clothes
9.16 Microwave	Tesco microwave; S/N EB04672490217B06110124; 2 x control knobs; 1 opening button; 1 x glass turntable	Clean condition
9.17 Additional	Black metal serving hatch ; 1 x black kettle; 1 x black toaster	Serving hatch painted shut ; In use at time of inspection; In use at time of inspection



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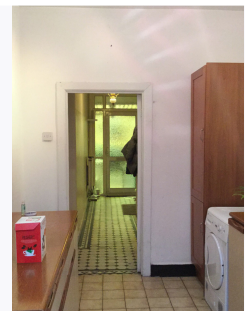
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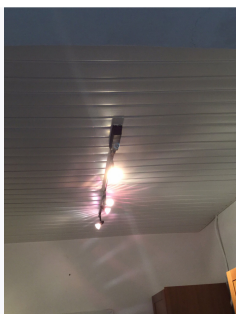
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9. KITCHEN (CONT.)



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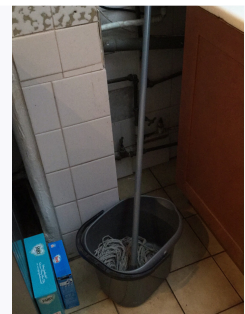
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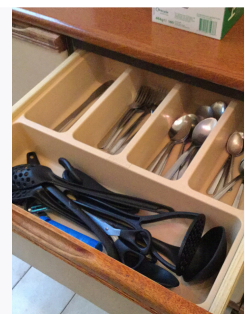
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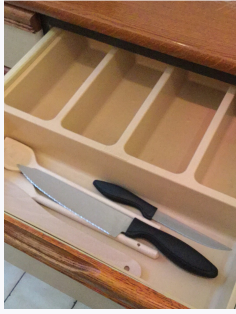


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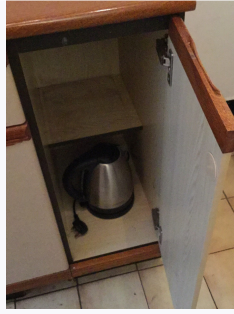


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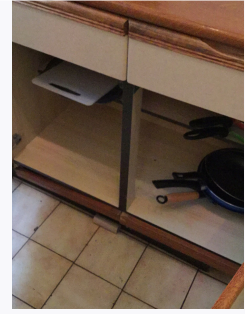
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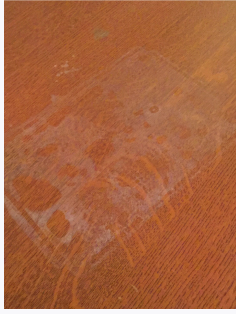
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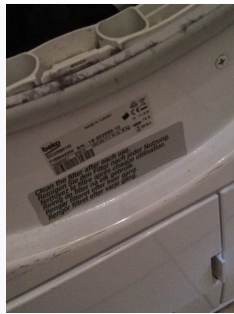
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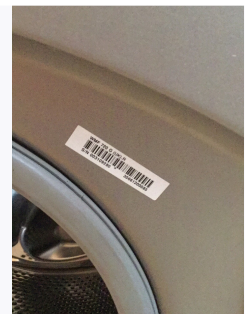
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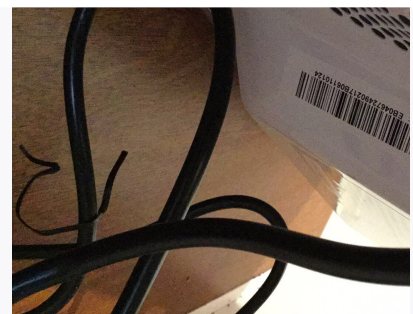
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9. KITCHEN (CONT.)



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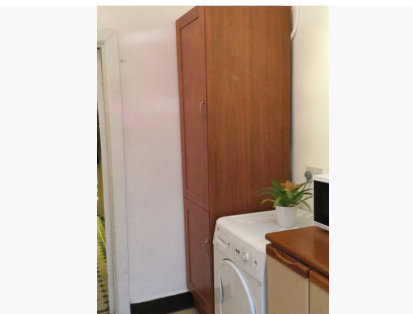
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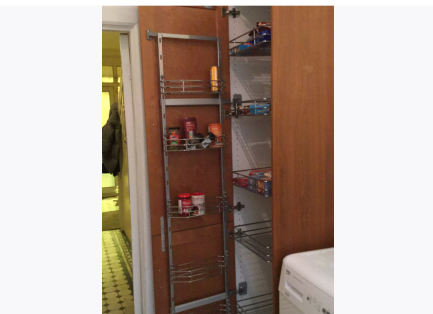
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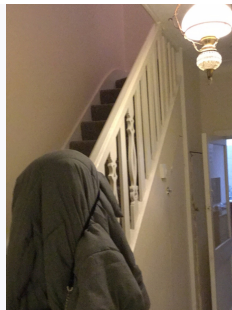
10. STAIRS / LANDING

Item	Description	Condition
10.1 Flooring	Brown and cream mottled, textured carpet	Flattening to high traffic areas; Some lifting and fraying to edges; Spot marks throughout; Heavy staining at top of stairs
10.2 Walls	Paper painted off white	Defects under paint; Paper lifting in areas; Scuffs and usage marks throughout

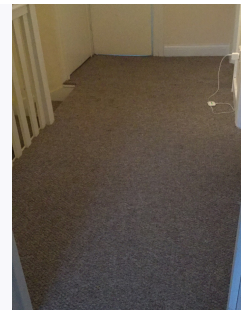
10. STAIRS / LANDING (CONT.)		
10.3 Skirting Boards	Wooden painted white	Defects under paint; Heave scuffs, chips and usage marks throughout
10.4 Ceiling	Plaster painted white ; Glazed wooden framed loft hatch with padlock closure	Not inspected
10.5 Lighting	Circular chrome light with 3 x directional spots	Tested for power, 1 x spot not working
10.6 Fixtures / Fittings	1 x single light switch; 1 x double electrical socket; 1 x isolator switch; 1 x fused switch ; 1 x wifi extender	All sockets and switches are white plastic
10.7 Fitted cupboard	Wooden door painted white with pull handle; Wooden door frame painted white ; Contents; Hot water tank and associated pipe work	Defects under painted, usage marks throughout ; Edge chipping to door and frame ; As photographed, not closely inspected
10.8 Banister / handrail	Wooden banister, handrail and balustrades painted white	Defects under painted; Usage marks, edge chipping, scuff marks throughout



Ref #10



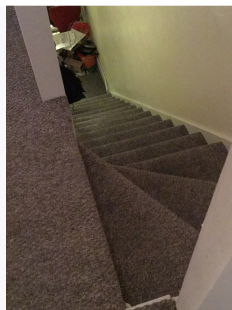
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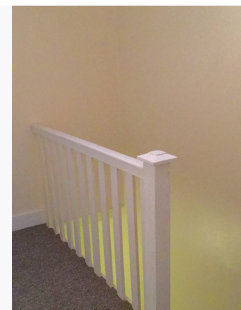
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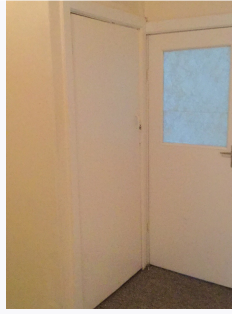


Ref #10

10. STAIRS / LANDING (CONT.)



Ref #10



Ref #10



Ref #10



Ref #10

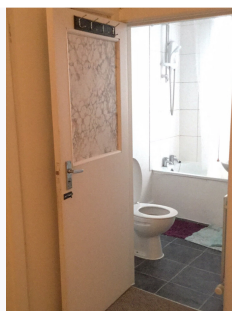
11. BATHROOM

Item	Description	Condition
11.1 Door	<p>Wooden door painted white with obscured glazed panel; Chrome handle;</p> <p>Door return as per front with chrome bolt and coat hook at high level;</p> <p>Door frame, wooden painted white</p>	<p>Defects under paint; Cracking to joins; Edge chipping scuffs and usage marks</p>
11.2 Threshold	Chrome metal strip	Used condition
11.3 Flooring	Black tile effect vinyl	<p>Lifting to edges; Paint marked; Debris to surface; Not fully inspected due to placement of tenants towels, clothes and bath mats</p>
11.4 Walls	Part plaster painted white, part white tiles	<p>Defects under paint; Scuffs; Tiles watermarks and drip marks ; Discolouration to grouting</p>
11.5 Skirting	Wooden painted white	<p>Defects under paint; Scuffs and chips</p>
11.6 Ceiling	Plaster painted white	
11.7 Heating	White metal radiator	<p>Both end caps in place; Heavily marked to front panel; Rusting to tops and edges</p>

11. BATHROOM (CONT.)		
11.8 Lighting	Chrome circular light with 3 x directional spot lights	Tested for power, 1 x not working ; Chrome areas rusting
11.9 Window	White UPVC double glazed window with obscured glass and white metal handle Wooden sill painted white	Unable to fully inspect due to position in room ; Glazing does not appear clean inside or out; Defects under paint, usage marks, items stored as photographed
11.10 Toilet	White porcelain toilet with chrome top mounted flush ; White plastic toilet seat and lid	In use at time of inspection; Discolouration to inside of pan and underside of seat and bowl
11.11 Basin	White porcelain pedestal basin with chrome hot and cold taps, chrome plug and chain, chrome waste	In use at time of inspection; Debris to inside of sink; Waste discoloured and tarnished; Taps scaled and watermarked
11.12 Shower	White Mira electric shower ; Chrome shower hose; Chrome and white plastic riser; White plastic shower head	Scale to hose and underside of shower head
11.13 Bath	White metal bath with chrome hot and cold taps, chrome chain and black plastic plug, chrome waste and overflow, 2 x chrome side handles ; White bath panel	Debris to inside of bath; Chrome items watermarked and scaled
11.14 Fixtures / Fittings	1 x cord light pull and acorn ; 1 x extractor fan ; 1 x wall mounted frameless mirror ; 1 x toilet brush and holder	
11.15 Additional	2 x chrome shower poles; 2 x white plastic shower curtains and hooks	Poles rusting; Shower curtains used condition



Ref #11



Ref #11



Ref #11

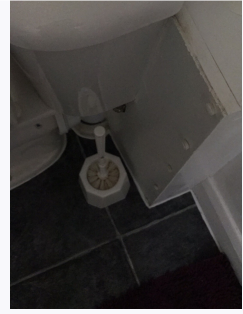
11. BATHROOM (CONT.)



Ref #11



Ref #11



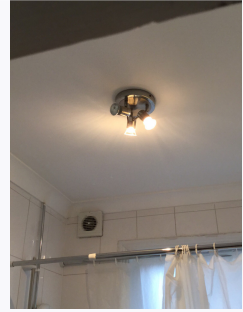
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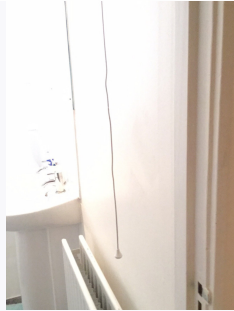
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Ref #11

12. REAR GARDEN		
Item	Description	Condition
12.1 LHS boundary	Brick wall with flower bed in front, some mature planting	Weeds to beds, seasonal condition but unkept
12.2 RHS boundary	Brick wall with flower bed in front, some mature planting	Weeds to beds, seasonal condition but unkept
12.3 Rear Boundary	Brick wall	
12.4 Floor Spaces	Concrete and paved area leading from back reception room door leading to lawn area with paved pathway	Weathered, aged, cracks in concrete and patio, bricks edging paved area loose; Lawn area, seasonal condition, unkept with weeds and debris
12.5 Contents	Table and chairs, covered in plastic sheeting ; 2 x ladders ; Various items of rubbish to RHS of shed; Round metal table ; Broom; Green hose, fixed to wall ; Security lights to rear of property ; Freestanding lighting in garden	Not closely inspected Not tested Tested for power, working
12.6 Shed	Wooden shed stained dark brown with felt roof; 2 x glazed window to front; Door with padlock	Key to access not available so unable to inspect inside; 1 x glazed panel appears broken and repaired with plastic; Generally weathered and aged condition



Ref #12



Ref #12

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

Signature

Print Name

Date / /

Signed by the
Signature
Print Name
Date	/ /

Terms & Conditions

This inventory report is a fair and accurate account of the property's contents, condition and state of cleanliness and is for rental purposes only. This document does not serve to guarantee or report on the suitability or safety of any contents or equipment. It purely serves as a record that, at the date of the inventory report, these items exist in the property and are of the stated condition.

The person responsible for preparing this inventory report is not a qualified surveyor neither are they an expert on antiques or materials, etc. The schedule of condition should not be construed as a structural survey report or used as an accurate description of every item of furniture or equipment, etc.

Only the parts of the property that are practicably accessible are covered by this inventory report. Specifically excluded from this report are all other parts of the premises such as but not limited to lofts, basements, garages and cupboards containing items not relevant to the inventory. ESA Inventories is not responsible for exploring inaccessible places or searching amongst drawers or cupboards that are overcrowded, nor will they move bulky items or heavy furniture.

The descriptions set out in this inventory are for the purposes of identification only. At the time of Check Out, the original inventory taken and the condition of the property and contents at the start of the tenancy will be compared.

Unless the inventory is conducted during the hours of daylight, it should be taken that the exterior of the premises and the garden have not undergone inspection.

If no comments are inputted into the condition column, then it is accepted that items are visibly free from defects, damage, soiling or missing parts.

Appliances and installations such as, but not limited to, gas or electrical appliances, security alarms, smoke detectors, boilers, radiators, water heaters, showers, general machinery and other such items are not tested. Light switches are checked only to ascertain whether light bulbs are in working order at the time of Check In. It is not the responsibility of ESA Inventories to check that such items are correctly functioning or comply with the relevant safety regulations. Gas items may only be safety tested by a qualified gas engineer with the relevant industry accreditation's. Electrical items may only be safety tested by a qualified electrician with the relevant industry accreditations.

This inventory report serves only to state that items exist at the property and to record their working order and condition. Bed linen, towels and other such items will only been inspected if they are laundered.

Meter readings will only be taken if meters are easily accessible. In any event, the relevant utility company should check the meters. Any discrepancies will not be the responsibility of ESA Inventories.

The Landlord retains sole responsibility for any property left in basements, lofts, outbuildings and any non-inventoried rooms.

The Landlord is responsible for the Fire and Safety Regulations in regard to gas and electrical items and furnishings. Where an FFR label has been seen on an item and noted on the inventory this should be taken that the item complies with the Furniture and Furnishings (Fire) (Safety) (Amendments) Act 1993. The inventory only serves to record that the item bore a label as described or similar to that detailed in regulations guide published by the Department of Trade and Industry, January 1997 (or subsequent edition) at the time of compiling the inventory.

When the Tenancy is concluded, all personal items must be removed from the property and cleaning undertaken prior to the Check Out date. The condition of the property must be reinstated to how it was at the start of the Tenancy.

The responsibility of agreeing the accuracy of this inventory report lies with the landlord and the tenant, or the respective agent.

It is acknowledged by ESA Inventories that the contractual terms within the Tenancy Agreement may overrule the opinion of the inventory clerk.