



WSM Inventories

INVENTORY AND SCHEDULE OF CONDITION FOR



PROPERTY ADDRESS

Address of property

INVENTORY PREPARED FOR AND ON BEHALF OF:

Address of agent

Date Prepared: Date of inventory visit

INFORMATION FOR LANDLORDS AND TENANTS FOR THE INVENTORY AND SCHEDULE OF CONDITION

DISCLAIMER

This inventory provides a fair and accurate record and condition of the contents and internal condition of the property. It is the responsibility of the Landlord and 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, age or antiques etc., neither are they a qualified surveyor or valuer.

The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

The Inventory Clerk will not access lofts, cellars or locked rooms, locked garages and sheds, and as such, property within these rooms which have not been noted on the inventory, are the sole responsibility of the Landlord.

The Clerk will not undertake the movement of any items of heavy furniture or appliances and we cannot guarantee the condition of flooring under such furniture or appliances.

All electrical appliances are considered to complete with plugs, bulbs, flexes etc, unless noted otherwise. We will test electrical equipment for power only and only when practical.

The descriptions of the listed items are for the identification purposes only and we do not attempt to determine or pass on opinion as to whether an article is genuine or reproduction. Photos of such items will be included if deemed necessary.

If a property has been cleaned to a professional standard, including carpets, windows, external woodwork and doors this will be noted in the general comments section of the inventory. Lights will be tested to confirm if they are working, except for those fittings without light bulbs.

WSM Inventories reserves the right to use any photographs they take for use on the company website or other marketing purposes.

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 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 condition. None of the electrical or gas appliances have been checked as to working order. Bunk beds and cots have not been checked for safety.

FURNITURE AND FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 AS AMENDED 1993

The Fire & Safety Regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instruction principal. Where the inventory notes "Furniture and Fire Regulation label visible", this should not be interpreted to mean the item complies with the Regulation, merely that the label is visible.

SMOKE DETECTORS

Smoke detectors are not tested and it is the tenant's responsibility to inspect the smoke detectors at regular intervals to ensure they are in full working order, as per manufacturer's instructions.

INVENTORY CHECK OUT AT END OF TENANCY

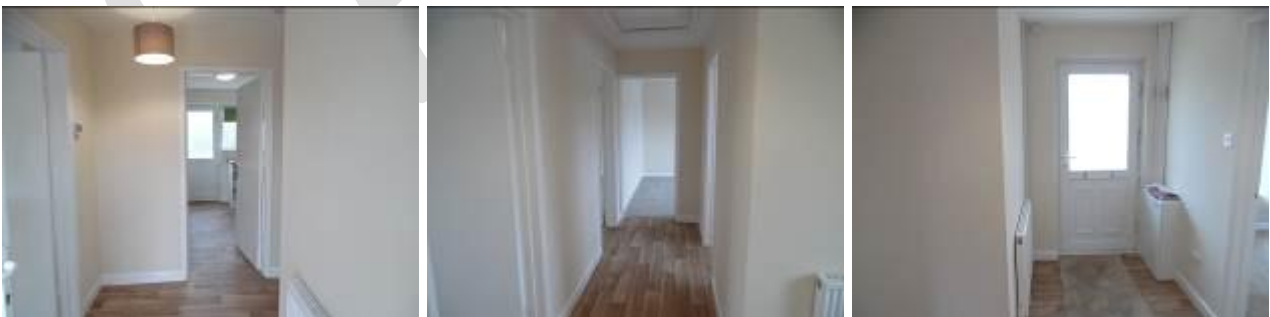
It is essential that all items are clean and are returned to respective rooms as shown on the original inventory. All work surfaces, baths, sinks, cookers, 'fridges/freezers, walls, carpets, drawers, woodwork, cupboards, etc are cleaned before the final check out inspection is due to be carried out. Failure to do this may incur the tenant further costs.

REPORT CONTENTS

<u>PAGE</u>	<u>ROOM</u>
3	Front of property
4	Entrance hallway
6	Lounge
8	Kitchen
11	Bedroom 1
12	Bedroom 2
14	Bathroom
16	Rear garden
17	Additional photos
18	Meter readings

2	<p>FRONT DOOR – white UPVC with obscured leaf design glass pane at the top White lever handle with stainless steel key lock White letterbox with black surround</p> <p>White UPVC frame and threshold</p> <p>Concrete door step</p> <p>1 x brown coir doormat</p> <p>1 x black key lock box on wall</p> <p>1 x white plastic door bell button</p>	<p>Lots of paint spots on door Slightly dusty and dirty</p> <p>Marked</p> <p>Dirty and paint marked</p> <p>Paint marked Door is cracked on the top</p> <p>Working</p>
---	--	---

ENTRANCE HALLWAY



3	<p>DOOR – as stated at front White lever handle with stainless steel key lock White letterbox with black surround</p> <p>White UPVC frame</p>	<p>Dusty</p>
---	--	--------------

TENANT INITIALS:
 Date:

4	<p>WALLS – cream painted</p> <p>Skirting – white painted</p>	
5	<p>FLOORING – oak floorboard effect laminate</p> <p>1 x off-cut of light brown twist pile carpet as a mat</p>	Dirty in door area
6	<p>CEILING – white painted</p> <p>1 x white plastic Kidde smoke alarm</p> <p>1 x white painted wooden loft hatch and frame with 2 x over painted hooks</p>	<p>Not tested</p> <p>Not inspected</p>
7	<p>LIGHTING – 1 x pendant light, brown cylindrical shade</p>	Working
	<p>FIXTURES, FITTINGS AND CONTENTS</p>	
8	<p>1 x white plastic Siemens door bell chime</p> <p>1 x white radiator with room stat</p> <p>1 x white plastic thermostat control</p> <p>1 x white laminate meter cupboard with chrome bow handle, contains gas meter</p> <p>2 x rolls of bin bags</p> <p>1 x white plastic telephone socket</p>	
9	<p>2 x white plastic single light switches</p> <p>1 x white plastic double socket</p>	

LOUNGE



10	<p>DOOR – white painted wooden door, chrome lever handles</p> <p>White painted wooden frame</p>	
11	<p>WALLS – cream painted</p> <p>Skirting – white painted</p>	
12	<p>FLOORING –light brown twist pile carpet, chrome carpet strip</p>	
13	<p>CEILING – white painted</p>	
14	<p>LIGHTING – 2 x pendant lights, brown cylindrical shades</p>	Working
15	<p>WINDOWS – white UPVC</p> <p><i>Left</i> 1 x fixed pane 2 x top openers and 2 x side openers, white lever handles with key lock</p> <p>White painted wooden window sill</p> <p><i>Right</i> 1 x fixed pane 1 x top opener and 1 x side opener, white lever handles with key lock</p> <p>White painted wooden window sill</p>	<p>1 x key present Both side openers are misty</p> <p>Glass is misty 1 x key present</p>

16	<p>CURTAINS/BLINDS – 2 x white plastic curtain tracks</p> <p>2 x pale gold satin style lined curtains, almost floor length</p> <p>2 x pale gold satin style lined curtains, $\frac{3}{4}$ length</p>	
	<p>FIXTURES, FITTINGS AND CONTENTS</p>	
17	<p>2 x white radiators with room stat</p> <p>Grey colour tiled fireplace with 4 x floral design feature tiles</p> <p>Dark grey tiles around hearth</p> <p>White painted wooden mantle</p> <p>Black electric fire with white pebbles</p>	<p>Aged condition</p> <p>1 x cracked tile near fire opening</p> <p>Small chips and scratched on hearth</p>
18	<p>1 x white plastic double light switch</p> <p>5 x white plastic double sockets</p> <p>1 x television cable coming through back right corner with junction box attached</p>	

KITCHEN



19	<p>DOOR – white painted wooden door, chrome lever handles</p> <p>White painted wooden frame</p>	
20	<p>WALLS – very pale green painted</p> <p>Large rectangle white tiled splash back behind counter top</p> <p>Pale green mosaic border tiles behind sink</p> <p>Skirting – white painted</p>	
21	<p>FLOORING –oak floorboard effect laminate</p>	Slightly dirty
22	<p>CEILING – white painted</p>	
23	<p>LIGHTING – 1 x white plastic round ceiling light with frosted shade</p> <p>3 x under cupboard led strip lights</p>	<p>Working</p> <p>Working</p>

24	<p>WINDOWS – white UPVC</p> <p>1 x fixed pane 1 x top opener and 1 x side opener, white lever handles with key lock</p> <p>White plastic window sill</p> <p>BACK DOOR - white UPVC with obscured leaf design glass pane at the top White lever handle with stainless steel key lock</p> <p>White UPVC frame</p>	<p>Glass is dirty and smeared Dusty</p> <p>1 x key present</p> <p>Dusty and slightly dirty</p> <p>Handle is chipped</p>
25	<p>CURTAINS/BLINDS – 1 x green roller blind, white plastic chain</p>	<p>Dirty marks on blind</p>
<p>FIXTURES, FITTINGS AND CONTENTS</p>		
26	<p>Kitchen counter – pine woodblock</p> <p>Sink – stainless steel with right hand drainer, stainless steel plug hole, chrome draining plug, chrome hot and cold single lever mixer tap</p> <p>Kitchen units – white laminate with matching doors, chrome bow handles</p> <p>Base units (from left): 3 x drawers, one with dark grey cutlery tray</p> <p>1 x single cupboard with one shelf, 2 x white plastic single sockets, cut-out for Salus control unit</p> <p>1 x corner under sink cupboard with one shelf, contains stop cock</p> <p>1 x single cupboard with one shelf</p> <p>3 x small drawers, one with dark grey plastic cutlery tray, 1 x window key</p> <p>1 x double cupboard with one shelf, 1 x white plastic double socket</p> <p>Wall units: 1 x single cupboard with one shelf</p>	<p>Slightly dirty in the base</p>

	<p>1 x double cupboard with one shelf</p> <p>1 x top opening cupboard, containing consumer box and electric meter</p> <p>1 x double cupboard with one shelf</p> <p>1 x top opener with one shelf, contains instruction manuals</p> <p>1 x double cupboard with one shelf</p>	
27	<p>Appliances:</p> <p>White Worcester Greenstar 29cdi boiler</p> <p>Stainless steel extractor hood with glass screen at the front</p> <p>Stainless steel Beko hob 4 x gas burners 2 x black pan holders 4 x chrome and silver grey dials</p> <p>Stainless steel Beko built in oven 2 x silver grey and chrome dials Brushed steel handle <i>Inside</i> 2 x stainless steel shelves 1 x grill pan with rack</p>	<p>Working New condition</p> <p>Smeared New condition</p> <p>New condition</p>
28	<p>Kitchen contents:</p> <p>1 x wooden chopping board</p> <p>1 x key for the shed</p> <p>1 x small unidentified key</p> <p>1 x white plastic Fire Angel carbon monoxide alarm</p> <p>1 x white plastic Drayton Lifestyle LP111 programmer</p>	
29	<p>2 x white plastic single light switches</p> <p>5 x white plastic single fused switches</p> <p>4 x white plastic double sockets</p> <p>1 x white plastic cooker switch and socket</p>	

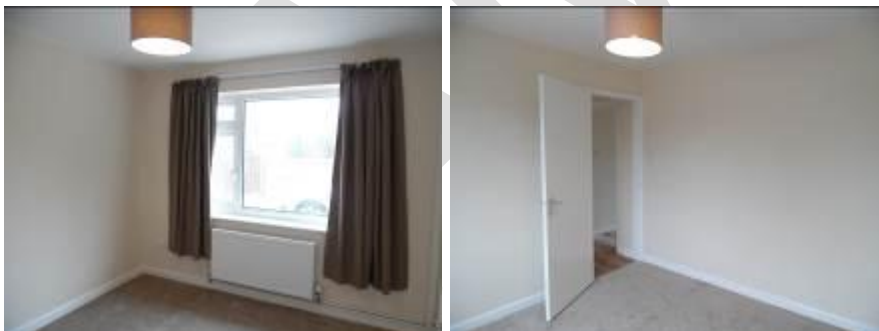
BEDROOM 1



30	<p>DOOR – white painted wooden door, chrome lever handles</p> <p>White painted wooden frame</p>	
31	<p>WALLS – cream painted</p> <p>Skirting – white painted</p>	
32	<p>FLOORING –light brown twist pile carpet, chrome carpet strip</p> <p>1 x matching carpet off-cut as a mat</p>	
33	<p>CEILING – white painted</p>	
34	<p>LIGHTING – 1 x pendant light, brown cylindrical shade</p>	Working
35	<p>WINDOWS – white UPVC</p> <p>1 x fixed pane 1 x top opener and 1 x side opener, white lever handles with key lock</p> <p>White painted wooden window sill</p>	<p>Glass is smeared Slightly dusty</p> <p>1 x key present Side opener is misty</p>
36	<p>CURTAINS/BLINDS – 2 x white plastic curtain tracks</p> <p>2 x brown lined curtains, ¾ length</p>	

	FIXTURES, FITTINGS AND CONTENTS	
37	1 x white radiator with room stat	
38	1 x white plastic single light switch 3 x white plastic double sockets	

BEDROOM 2



39	DOOR – white painted wooden door, chrome lever handles White painted wooden frame	
40	WALLS – cream painted Skirting – white painted	

TENANT INITIALS:
Date:

41	FLOORING –light brown twist pile carpet, chrome carpet strip	
42	CEILING – white painted	
43	LIGHTING – 1 x pendant light, brown cylindrical shade	Working
44	WINDOWS – white UPVC 1 x fixed pane 1 x top opener and 1 x side opener, white lever handles with key lock White painted wooden window sill	Glass is smeared Slightly dusty 1 x key present
45	CURTAINS/BLINDS – 2 x white plastic curtain tracks 2 x brown lined curtains, ¾ length	
	FIXTURES, FITTINGS AND CONTENTS	
46	1 x white radiator with room stat	
47	1 x white plastic single light switch 2 x white plastic double sockets	

BATHROOM



48	<p>DOOR – white painted wooden door, chrome lever handles with twist lock</p> <p>White painted wooden frame</p>	<p>Over painted marks from previous handle</p> <p>Marked by catch plate</p>
49	<p>WALLS – pale grey colour painted</p> <p>White laminate splash back to basin with silver flecks, to high level around bath and as a shelf at end of bath</p> <p>White plastic edging strips</p> <p>Skirting – white painted</p>	<p>Chip at low level to right of bath</p> <p>Dirty marks between toilet and basin</p> <p>Discoloured to right of bath</p> <p>Paint is patchy</p>
50	<p>FLOORING –oak floorboard effect laminate</p>	
51	<p>CEILING – white painted</p>	
52	<p>LIGHTING – 1 x white plastic round ceiling light</p>	<p>Working</p>

TENANT INITIALS:
Date:

53	<p>WINDOWS – white UPVC with obscured leaf design glass</p> <p>2 x top openers, white lever handles with key lock</p> <p>White plastic window sills</p>	<p>Glass is smeared Slightly dusty Few light marks on UPVC 2 x keys present</p>
54	<p>CURTAINS/BLINDS – 2 x green roller blinds, white plastic chains</p>	
	<p>FIXTURES, FITTINGS AND CONTENTS</p>	
55	<p>White low level toilet, white plastic seat, lid and hinges, chrome dual flush button</p> <p>White basin, chrome plug hole and push plug, chrome block style single lever mixer tap</p> <p>Basin set onto white laminate unit, double cupboard with chrome rod handles, 1 x shelf inside</p> <p>White plastic square shower bath, chrome plughole, riser plug and overflow, chrome block style hot and cold mixer tap with lever handles, chrome flexi hose, chrome rectangle shower head, chrome bracket White laminate side panel</p> <p>Glass shower screen with chrome hinge</p>	<p>Light discolouration in base of bowl</p>
56	<p>1 x white heated towel rail</p> <p>1 x round mirror on chrome pivoting brackets</p> <p>1 x chrome toilet roll holder</p> <p>1 x chrome shaver mirror, fitted to window sill</p> <p>1 x chrome shower tidy with 3 x chrome wire shelves</p>	<p>Dusty</p>
57	<p>1 x pull cord switch with light wooden handle</p>	

GARDEN



<p>58</p>	<p>Concrete step from kitchen with brick edging</p> <p>Gravel pathway along rear of property with wooden edging</p> <p>Remainder of garden is lawn with various bushes throughout</p> <p>Composting area in facing right corner with garden cuttings</p> <p>1 x washing line across garden</p> <p>1 x wooden archway in centre of garden</p> <p>Concrete slabs on left hand side</p> <p>1 x dark brown wooden shed with 2 x glass windows, black handle and mortice lock <i>Inside</i> Multi colour lino floor 1 x roll of roofing felt</p> <p>1 x galvanised steel dust bin with black lid</p> <p>1 x black plastic recycle tub</p> <p>1 x black wrought iron gate on right hand side of property, leading to front</p> <p>Wooden feather edged fencing around perimeter of garden</p>	<p>Rough and overgrown throughout</p> <p>Dirty and water marked inside Ivy growing through wall</p> <p>Rusty</p> <p>Newer panels on far right hand side</p>
-----------	---	---

ADDITIONAL PHOTOS



Electric and gas meter readings

SAMPLE

KEYS / METER READINGS

IMPORTANT – Tenants are to ensure that all keys are returned to their correct places as noted on the inventory – charges will be incurred for replacing lost or broken keys.

KEYS TO BE ISSUED AT CHECK IN	PRESENT AT CHECK OUT

SERVICE/SUPPLIER	METER LOCATION	READING	SERIAL NO.
ELECTRIC	Kitchen wall cupboard	30038	F02C33185
GAS	Hallway cupboard	11878	G4K6697541101
WATER			

If the signed inventory report (along with any amendments) is not received by the agent from the tenant within 7 working days from receipt, then it will be assumed that the report is accepted by the tenant as an accurate representation of the condition of the property and its contents.

TENANT SIGNATURE _____

AGENT/LANDLORD SIGNATURE _____

DATE _____

TENANT INITIALS:
Date: