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Inventory Report

Date:

26/11/2018

Property Address:

SAM PLE

Produced By:

Scott Inventories

on behalf of Sample

For interactive online report with high quality images, please visit

<http://viewreport.net/%2fn7Z0BbxB7U%3d>

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This Schedule of Condition Report

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

When is it used?

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

Why is it used?

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

What is included in the Report?

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

What if the tenant or landlord disputes the Report at the start of the tenancy term?

Both Landlord and Tenant have seven days from the later of the start of the tenancy and the production of this report to challenge its contents, failing which, it will be assumed that this Report has been accepted. Both parties will be encouraged to sign the report confirming their acceptance.

What happens at the end of the tenancy term?

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

What does a Tenant have to pay for?

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

What does this report not tell you?

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

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 are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

Disclaimer

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions

Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

External works

The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

Electrical repairs

The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

Cooking and heating appliances

The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

Plumbing

The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

Doors and windows

The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

Structural and other repairs

The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

Fire safety standards

Landlord must:

- follow safety regulations
- provide a fire alarm on each storey and a carbon monoxide alarm in rooms with a usable fireplace or woodburner
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these

Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

Smoke alarms and monoxide

From the 1 October 2015 landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. They will also have to put a carbon monoxide alarm in any room where a solid fuel is burnt, such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy. For example by pressing the test button until the alarm sounds.

Overview

Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

| | | | |
|--------------------|------------------------|-----------------------------|------------------------|
| Property: | Good | Garden: | N/A |
| Doors: | Good | Skirting: | Good |
| Woodwork: | N/A | Paintwork: | Good |
| Windows: | Good | Flooring: | Good |
| Carpets: | N/A | Tiles: | Good |
| Linen: | N/A | Curtains and Blinds: | Good |
| Mattresses: | N/A | Hob: | Professionally cleaned |
| Oven: | Professionally cleaned | Kitchen: | Professionally cleaned |
| Bathroom: | Professionally cleaned | Fireplaces: | N/A |

Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

| | | | |
|---|--------------------|-----------------------|--------------------|
| Meter readings: | No action required | Smoke alarms: | No action required |
| Carbon monoxide alarms: | No action required | Keys: | No action required |
| Front Door, Reception And Kitchen: | No action required | Interior Hall: | No action required |
| Bathroom: | No action required | Bedroom: | No action required |

Additional Comments:

N/A

Photographic Schedule of Conditions

Meter readings:

Unable to gain access to water meter.

General (Meter readings)



Gas reading:03213,060

Taken: 26/11/2018 15:06:43



Electricity reading: 14383,0

Taken: 26/11/2018 15:07:42

Smoke alarms:

General (Smoke alarms)



Kitchen- Tested and is in working order

Taken: 26/11/2018 15:01:41



Interior hallway- Tested and is in working order

Taken: 26/11/2018 15:02:39

Carbon monoxide alarms:

General (Carbon monoxide alarms)



Interior hallway cupboard-
Tested and is in working order

Taken: 26/11/2018 14:34:26

Keys:

General (Keys)



x2 front door top
x2 front door bottom
x2 communal

Taken: 26/11/2018 14:12:19

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Front Door, Reception And Kitchen:

General (Front Door, Reception And Kitchen)



Taken: 26/11/2018 15:05:19



Taken: 26/11/2018 15:05:23

Doors (Front Door, Reception And Kitchen)



Good condition
Exterior- All chromeware scratched and tarnished
Shading to the edges of the door
Scattered light scuffs from mid to low level
Angle grazing, minor light scuffs at mid and low level
Small indent to the right hand side low level
Light shrinkage



Taken: 26/11/2018 13:59:30

Interior- Chipping to the bottom left hand side corner
Odd light scuff at mid level and shrinkage
Small chip under the top lock
Cracks visible to the frames
Cabling attached around the frame
Working entry phone

Taken: 26/11/2018 13:58:13



Taken: 26/11/2018 13:59:36



Taken: 26/11/2018 13:59:42



Taken: 26/11/2018 13:59:46

Flooring (Front Door, Reception And Kitchen)

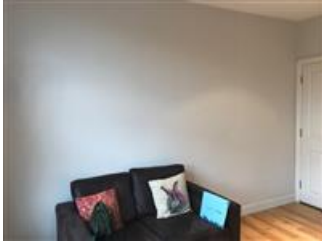


Fair condition
Scattered surface wear
including heel indentations
Surface scratches
Heavier patches of indentations/
movement marks to the centre
and by the windows
Paint marks to the edges in
parts

Skirting has a small chip to the
right hand side of entry
Minor odd scuffs and marks
Odd shrinkage to joins

Taken: 26/11/2018 15:05:09

Walls and skirting boards (Front Door, Reception And Kitchen)



Fair condition
 2x painted over nails to wall on right hand side
 1x painted over nail between the windows on far wall
 Slightly patchy paint between the windows
 1x further painted over nail above the kitchen worktop
 1x painted over screw right of the inner hallway entry at mid level wall on left hand side
 Small faded patch right of the double sockets at low level
 Patchy paint above the inner hallway
 Painted over defects above the kitchen units
 Some shading seen to right of entrance beneath x2 painted over nails. Tenant advises this is due to the area being wiped down with water



1x White acrylic vent fitted above the washing machine
 Discoloured to the grouting
 Odd paint splash mark to the surface

Taken: 26/11/2018 14:02:45

Taken: 26/11/2018 14:02:35



Taken: 26/11/2018 14:03:18

Windows (Front Door, Reception And Kitchen)



Fair condition
Clean to the interior
Dusty to the exterior
Handles loose in parts
Locking mechanisms stiff to operate
2x Keys rusted
Mould ingress to the kitchen window seal
Right sill: paint pops visible
Odd surface marks
Small indent to the left hand side
Centre sill: Small orange stain to the centre
Surrounding sealant are peeling in places



Same as per inventory

Taken: 26/11/2018 14:06:11

Taken: 26/11/2018 14:06:08



Taken: 26/11/2018 14:07:15



Taken: 26/11/2018 14:07:28

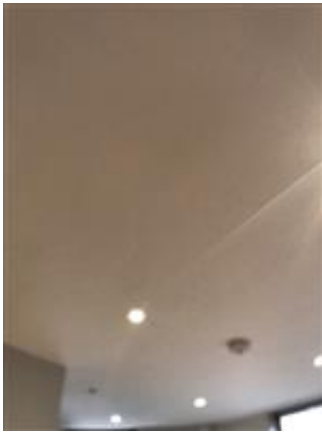


Taken: 26/11/2018 14:07:59



Taken: 26/11/2018 14:08:18

Ceiling (Front Door, Reception And Kitchen)



Good condition
Patchy paint to the corner join
right hand side of the window as
well as small patchy paint mark/
patchy area left hand side of the
interior hallway
Shrinkage cracking visible
forward of the left
window as well as additional
hairline crack to left of entrance
leading to interior hallway
All working spotlights except
one kitchen spotlight not
working



Taken: 26/11/2018 14:00:47

Taken: 26/11/2018 14:00:39



Taken: 26/11/2018 14:03:57

Heating (Front Door, Reception And Kitchen)



Good condition
Turn cap and thermostat intact
Paint marks to the grill
Odd paint chip to the fascia
Cracking to the piping chrome
brackets

Taken: 26/11/2018 14:04:32

Appliances (Front Door, Reception And Kitchen)



Fair condition
Heavily tarnished to the centre
stud
Light scale residue to the
drainage and spout
General signs of wear
Some light mould spotting to
sealant



Taken: 26/11/2018 14:09:33

Taken: 26/11/2018 14:09:12



Taken: 26/11/2018 14:09:40



Fair condition
Light burnt on grease staining to the burners
Slightly tarnished
Lettering faded
Tested for power

Taken: 26/11/2018 14:18:31



Good condition
Minor wear and usage to the base
Some paint has been scraped off
Burnt on grease
Tested for power

Taken: 26/11/2018 14:19:04



Taken: 26/11/2018 14:19:10



Fair condition
Bulb in working order
Filter generally in fair, clean condition
Tested for power
Bubbling to the fascia

Taken: 26/11/2018 14:20:41



Good condition
No visible marks or damage
Not tested

Taken: 26/11/2018 14:21:06



Taken: 26/11/2018 14:21:26



Good condition
Slightly discoloured to the seal
Slight gap to detergent tray when closed
Not tested

Taken: 26/11/2018 14:22:38



Taken: 26/11/2018 14:22:43



Taken: 26/11/2018 14:22:50

Furnishings (Front Door, Reception And Kitchen)



Good condition
Light scattered scratches
Clean condition
2x paint marks to the surface

Chairs- Mismatching upholstery covers
Small light mark to one seat cover
No fire label seen



Good condition
Used order
Patchy appearance
No fire label seen

Taken: 26/11/2018 14:26:22

Taken: 26/11/2018 14:24:17

Shelving and Units (Front Door, Reception And Kitchen)



Worktop- Fair condition
General signs of wear
Chip to the right hand side of the sink and further chip to the edging
Very patchy appearance to the left and right hand side of the sink as well as behind the sink
Further white patchy marks to the right hand side of the cooker
Surface scratches in parts
Cracked to the edge, right of the sink



Taken: 26/11/2018 14:10:57

Taken: 26/11/2018 14:10:52



Miscellaneous keys seen on worktop surface

Taken: 26/11/2018 14:11:46



Units- Fair condition
Grazing, wear and swelling to the shelf edges underneath the sink with a cut-out hole under the sink unit, top frame edges splitting
Laminate peeling off to the top shelf edge left of the oven
Some discolouration
Marks in parts to the shelves
Laminate beginning to bubble to the door fascia's in parts
Slightly off centre
Scattered light marks
Wall unit left of extractor hood has a peeling internal shelf as well as a missing bottom join to unit as pictured
Base unit left of oven has a small red mark to upper edge
Appliance manuals and meter keys seen in folder

Taken: 26/11/2018 14:14:23



Taken: 26/11/2018 14:15:03



Taken: 26/11/2018 14:16:33



Taken: 26/11/2018 14:27:58

Interior Hall:

General (Interior Hall)



Taken: 26/11/2018 14:28:16

Doors (Interior Hall)



Good condition
Exterior- Minor light chips to the right hand side of the frame with some wood knots showing in parts as well as some shrinkage
Few light scuffs to the base of the door
Cabling attached to frame

Interior- Good condition
Some shrinkage to the left hand side of the frame from top to low level
Odd light usage mark

Taken: 26/11/2018 14:28:27

Flooring (Interior Hall)



Good condition
Large scratch forward of entry
Scattered heel indentations
Odd light surface scratches
Clean condition

Taken: 26/11/2018 14:50:40

Walls and skirting boards (Interior Hall)



Good condition
Fine line 5 inch pencil type scuff
mark seen to
the left of the bathroom at low
level
Light minor scuffs in parts
Small indent behind the door
from the door
handle
Hairline crack above bedroom
door
Light shading above bathroom
door



Taken: 26/11/2018 14:31:26

Taken: 26/11/2018 14:30:05



Taken: 26/11/2018 14:31:29



Taken: 26/11/2018 14:31:33



Fair condition
Shrinkage visible to the top left and right hand side of the frame
Paint marks to the right hand side frame
Heavy patchy paint visible to the interior of the door frame
Paint mark to the door at top level
Light paint marks to the handle
A few small chips to frame
Scuffs to interior walls consistent with fair wear and tear
Floor shows general signs of wear
Hoover vacuum appears in good condition; not tested
Painted over defects
Scattered light scuff marks at mid and low level of walls
Painted over panelling to the left hand side
Scuffs, shaded and marked
Over painted in parts
Paint marks to the edges
Heavy water damage to many panels to the centre and to the edges
Paint mark to the switch
Bulb is in working order
Paint marked
Fuse box not quite flush in its recess



Taken: 26/11/2018 14:32:26

Taken: 26/11/2018 14:33:08



Taken: 26/11/2018 14:33:41



Taken: 26/11/2018 14:33:48

Ceiling (Interior Hall)



Good condition
Some light scuffs and marks to the frame
Screw fittings visible to the frame of hatch
All working spotlights

Taken: 26/11/2018 14:29:41

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Bathroom:

General (Bathroom)



Taken: 26/11/2018 14:35:21

Doors (Bathroom)



Fair condition
Exterior- Few light scattered scuff marks to the base of the door
Paint cracking to the top frame
Interior- Over painted to the hinges in parts
Grazing to the top interior of the panel
1x Acrylic hooks attached to the interior
Angle grazing at top level
Paint cracking to the frame at top level
Further paint cracking by the handle
A couple of small chips to door edge and a few hairline cracks to frame
Showing signs of damage to lower section of frame interior on right hand side. Consistent with damage to bath panel in connection with shower screen movement.



Taken: 26/11/2018 14:36:34

Taken: 26/11/2018 14:35:28



Taken: 26/11/2018 14:37:12



Taken: 26/11/2018 14:37:16



Taken: 26/11/2018 14:41:12

Flooring (Bathroom)



Fair condition
General discolouration to grout
Grout cracking in parts
1x Cracked tile, left of the WC
Paint marks to the surface,
forward of the WC
and bath
Sealants slightly dusty and
peeling in a few places

Taken: 26/11/2018 14:37:33



Taken: 26/11/2018 14:38:36



Taken: 26/11/2018 14:38:44

Walls and skirting boards (Bathroom)

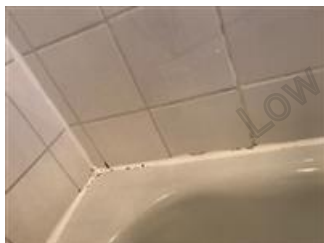


Fair condition
Painted over defects
Patchy paint in parts
General discolouration to grouting
Over painted to the right hand side of the WC
Few grout marks in parts
Further over painting visible above the radiator area
Scale marks to the surface above the bath
1x Cracked tile above the bath
1x White plastic bracket, right of the WC (use unknown)
1x Blue and white plastic air freshener to the tiles, left of the WC
Stress cracks to the tiles above the WC
Clean condition
Paint marks to the edges
Mould spotting seen to sealant surrounding bath

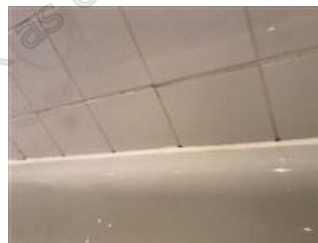


Taken: 26/11/2018 14:42:26

Taken: 26/11/2018 14:42:19

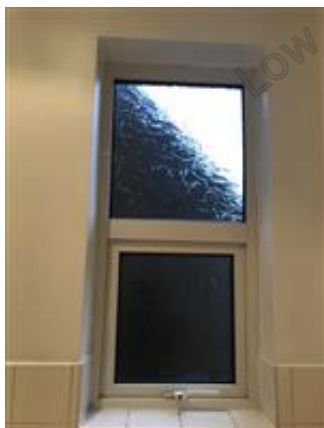


Taken: 26/11/2018 14:43:53



Taken: 26/11/2018 14:43:58

Windows (Bathroom)



Fair condition
Window very stiff to open
Handle slightly loose
Clean to the interior
Dusty to the exterior
Some minor scattered surface marks including grout marks
Stress cracks to the tiles

Taken: 26/11/2018 14:44:42

Ceiling (Bathroom)



Good condition
Patchy paint to the edges
Working extractor fan
Discoloured to the surface
Working spotlights

Taken: 26/11/2018 14:41:32

Heating (Bathroom)



Good condition
Fittings intact
Heavy rusting between the rung
edges connecting to the rail
side frames

Taken: 26/11/2018 14:44:21

Suites (Bathroom)



Fair condition
Seat loose
Small crack to the seat left hand
side bracket
Scale to the interior water line
Very small chip to the centre of
the cistern
fascia
Small crack to the cistern cover
Paint marks to the cistern

Taken: 26/11/2018 14:45:23



Taken: 26/11/2018 14:45:29



Good condition
Pop up in working order but stiff
Light cleaning smears to the tap
2x Small chips to the interior
Small paint splash marks to the interior

Taken: 26/11/2018 14:46:07



Fair condition
Odd paint mark
Tarnished to the mixing controls, waste and excess
Light scale residue to the mixing tap spout
Plug is missing
Shower screen rubber seal shows signs of wear and is discoloured
Bath panel shows signs of water damage. Shower screen is not entirely stable and as a result some water may seep through when in use

Taken: 26/11/2018 14:47:17



Taken: 26/11/2018 14:48:39



Taken: 26/11/2018 14:49:53



Taken: 26/11/2018 14:49:57



Taken: 26/11/2018 14:50:01

Bedroom:

General (Bedroom)



Taken: 26/11/2018 14:51:17

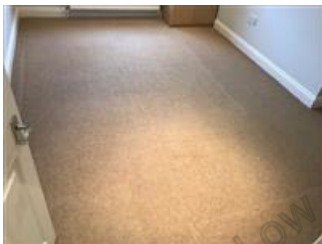
Doors (Bedroom)



Fair condition
Exterior- Some tarnish showing to the lever handle
Shrinkage visible to the joins and wood knots showing, grazing at top level
Angle grazing to the right hand side of the frame from mid to low level
Grazing at top level
Paint flaking to the frame at top level
Interior- Chipping to top level of interior frame as well as top level to the interior of the door

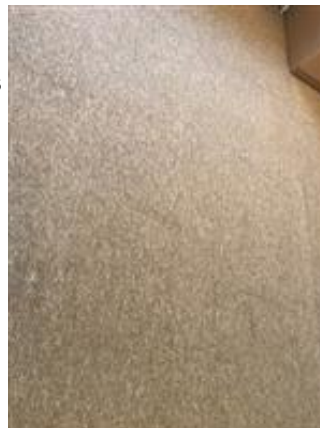
Taken: 26/11/2018 14:51:23

Flooring (Bedroom)



Good condition
Furniture indents visible
Some threading visible to edges
Slight rucking in parts
Vacuumed
A couple of marks to surface approaching window

Skirting has a few paint marks in parts
Scattered scuffs in parts
3 x chips to the right recess
Large shrinkage crack underneath the radiator
Clean condition
Screw heads visible in parts



Taken: 26/11/2018 14:53:14

Taken: 26/11/2018 14:52:18

Walls and skirting boards (Bedroom)



Good condition
 Light mid and low level scuffs to rear wall
 Approx. 10cm red line, left of the light switch
 Light scuffs at mid and low level to the corner join on wall to right hand side
 Scuffs at top level, right of the window
 Patchy paint in parts
 Light shrinkage left and right hand side of the window to far side
 Scuffs at top level, right of the window
 Faded touched up paint line, left of the window at mid level
 Left wall: Light scuffs
 Faded touched up paint line at mid level
 Odd shrinkage
 A few hairline cracks upon entry wall on left hand side

Taken: 26/11/2018 14:54:46

Windows (Bedroom)



Good condition
 Window handle loose and stiff to operate
 Clean to the interior
 Dusty to the exterior
 Scattered painted pops
 Small orange staining to the left hand side
 Wood knots showing
 Light condensation seen to mid section of glazing
 Sill shows general signs of wear and usage



Taken: 26/11/2018 14:58:02

Blinds in good condition
 Adjuster cable quite stiff to the left hand side
 Blind slats do not close flush
 1x Slat slightly bent to the mid-section

Taken: 26/11/2018 14:56:50



Taken: 26/11/2018 14:58:07



Taken: 26/11/2018 14:58:12

Ceiling (Bedroom)



Good condition
Light red scuff, right of the entry
Scuffs right of the windows
A few small scuffs seen towards centre
All working spotlights

Taken: 26/11/2018 14:53:51

Heating (Bedroom)



Good condition
Turn cap and thermostat intact
Paint marks to the fascia and caps
Not tested

Taken: 26/11/2018 14:58:41

Furnishings (Bedroom)



Good condition
Wear and usage to the edges
Chipping to the laminate edges
Good used order
Odd mark to the handle
Wobbly, cupboard leans over when both doors are opened
Assorted coat hangers to the interior



Taken: 26/11/2018 14:59:24

Taken: 26/11/2018 14:59:16



Taken: 26/11/2018 14:59:31



Taken: 26/11/2018 14:59:39

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

Tenant's signature:

Print name:

Landlord/Agent's
signature:

Print name:

Clerk's signature:

Print name: Scott Inventories

Date: 26/11/2018