

## Inventory of Contents and Schedule of Condition

At request of	
Property location	
Date	
Reference	
Prepared by	



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### GENERAL NOTES AND GUIDANCE

- This inventory relates only to the furniture, furnishings and effects in the property. It is an independent report describing the contents, the condition and the cleanliness of the property for rental purposes only
- KCIS are not experts in antiques, fabrics, woods, materials etc, nor qualified surveyors. Items are described only for identification purposes and condition, so that at the Check Out Inspection, the property and its contents can be compared with the Commencement of Tenancy.
- We cannot undertake to move heavy furniture, or search in inaccessible places, such as high level cupboards, lofts or basements/cellars etc. 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 furniture, gas, electrical and similar services are ultimately the responsibility of the instructing principle
- It is the responsibility of the landlord and the tenant or the respective agent to agree between themselves the accuracy of this report.

No warranty of accuracy is given concerning the contents of the information contained in this report. To the extent permitted by law, no liability (including liability to any person by reason of negligence) will be accepted by the report author, its subsidiaries, employees or agents for any direct or indirect loss or damage caused by omissions from or inaccuracies in this document.

### CHECK OUT GUIDELINES

- The inventory will be fully checked at the end of the tenancy.
- All personal possessions must be removed prior to the Check Out Inspection and the Property must be ready for Check Out. Failure to do so may result in an abortive visit together with an additional fee being charged.
- All furniture and items should be placed in rooms as described in the inventory.
- Any items stored during the tenancy must be unpacked and returned to their original places. Items not returned to their original places and therefore not found at time of Check Out, may result in charges being incurred for these items.
- The property should be left in a Clean and Tidy condition throughout, to a Professional Standard at the end of the Tenancy.

<b>SCHEDULE OF CONDITION</b>	
	<b>START OF TENANCY</b>
<b>Number of Bedrooms</b>	4 bedrooms
<b>Furnished / Unfurnished</b>	Unfurnished
<b>General</b>	A well presented 4 bedroom house with 3 reception rooms
<b>Decorative Condition</b>	In good order except where noted
<b>Cleanliness</b>	In clean condition
<b>Flooring</b>	In good order except where noted
<b>Windows</b>	In good order. Glazing clean throughout
<b>Blinds/Curtains</b>	In good order. Some curtains not closing properly
<b>Bathroom</b> -BATH -BASIN -WC -SHOWER	In good, clean condition except where noted In clean condition, shower screen to bathroom broken In clean condition In clean condition and working order Shower tray to en suite is dirty
<b>Kitchen</b> -APPLIANCES -OVEN -HOB -EXTRACTOR -WASHING MACHINE -DISHWASHER -FRIDGE/FREEZER	In clean condition All appliances tested for power where possible In clean condition. Tested for power In clean condition. Tested for power In clean condition. Light and fan working but very noisy In clean condition. Unable to test for power In clean condition. Tested for power In clean condition. Tested for power
<b>Lighting</b>	All in working order except where noted
<b>Garden</b>	In tidy condition

## Inventory &amp; Schedule of Condition

## FRONT

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Driveway</b>		Red tarmacked carriage Brick surrounded semi circle with mature bushes Mature shrubs to left Potted plant in brown plastic pot		
<b>Exterior House</b>		Painted white Wrought iron gates to covered garage area Orange tiled steps to front door White archway Covered porch area White security light Wrought iron numerals '15' to front Wooden gate for side access	Backing to gate broken  Good condition  Marks to above front door Working order  Locked	
<b>Covered Garage Area</b>		Covered outside area Wrought iron gates to front Interior painted white Concrete floor Drain to centre Security Light Corrugated plastic roof Housing: Gas meter Black recycling bin Old chair Tiles	Backing to gate broken  Used condition  Working order Dirty  Cover not fitting correctly  Used condition	
<b>Accessories</b>	2 1 1 3 1 1	Black wheelie bins Black recycling bin Blue recycling bin Pots Wooden plaque with name 'Westmoreland' Videx entry phone		

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Front



## ENTRANCE HALLWAY

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		<p>Dark wood varnished Dark wood beading with wrought iron screw covers Small glass panel to centre Wrought iron numerals '15' Wrought iron vertical letterbox Wrought iron knocker Banham brass lock Brass chubb lock with cover Further chubb lock with cover Interior of door to match Reverse of letterbox Reverse of glass panel</p> <p>Reverse of banham lock Reverse of chubb lock Reverse of bottom chubb Stainless steel chain</p> <p>Door frame painted white</p> <p>Dark wood threshold strip Black rubber mat</p>	<p>2 missing</p> <p>Loose fitting Heavily tarnished Heavily tarnished, damage to edge Very loose</p> <p>Edging painted white, heavily cracked Tarnished Lock and cover loose</p> <p>Broken</p> <p>Old painted over defects and chip to interior right hand side low level</p> <p>Used condition</p>	
<b>Flooring</b>		<p>Light wood floor</p> <p>Inset doormat to brass surround White beading</p>	<p>Minor scuffs and marks throughout Crack to one board by entrance Separation of boards to left of stairs White scratch by doors to reception 1 One side of surround is loose Good condition</p>	
<b>Walls</b>		<p>Painted magnolia</p> <p>2 walls with white wooden panels with decorative top</p>	<p>Minor scuffs and shading throughout Black scuff marks right hand wall low level Indentation to left hand wall by entrance mid level Painted over nail holes to left hand wall 1 brass picture hook 3 brass picture hooks 2 nail holes to high level left hand wall</p>	
<b>Ceiling</b>		Painted white over textured paper	<p>Good condition Some slight damage around main light fitting</p>	
<b>Lighting</b>	3	White plastic ceiling roses with energy saving light bulbs	1 not working	
<b>Woodwork</b>		<p>White coving Skirting painted white Panels painted white</p>	<p>Good condition Good condition Slight peeling to above radiator</p>	

## ENTRANCE HALLWAY Cont

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Switches and sockets</b>	3 2 3 1	White plastic single light switch White plastic double light switch White plastic double sockets White isolator switch		
<b>Radiator</b>	1 1	Inset to white painted covers with decorative grills to front Further radiator inset to white painted cover with decorative grill to front	Good condition Chip marks to cover on radiator by window	
<b>Window</b>	2	White UPVC framed double glazed with leaded lights and obscured glass White lockable lever handles White painted window sill	Good condition Glazing clean Paint cracked to top on large window	
<b>Cupboards</b>	2 2	Fitted coat cupboard 2 white painted doors Beaded panels Brass round handles Opens to Continuation of wood flooring Painted magnolia White painted hat shelf Stainless steel hanging rail Red hooks	Scuff marks to right hand door low level and chips to mid level Slightly loose Drip marks and heavily shaded. Damage to high level	
<b>Cupboard under Stairs</b>		White painted door Small brass pull handle Interior of door to match Cupboard opens to Wood floor Painted white White plastic light switch Housing :- Fuse box Electricity meter Alarm box BT white plastic double socket	Old painted over defects Used condition Heavily marked Not in working order	
<b>Miscellaneous</b>	1 1 1 1 1	Honeywell heating thermostat ADT alarm panel Videx white plastic entry phone Alarm sensor Smoke detector		

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Entrance Hallway



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Entrance Hallway



## RECEPTION ROOM ONE

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		Mottled glass panels with white painted frames Brass lever handle Brass lock and cover Interior to match with reverse of handle Brass lock to high level	Good condition  Heavily tarnished Heavily tarnished	
<b>Flooring</b>		Light wood parquet flooring  Light wood threshold strip White beading	Good condition Slight discolouration to corner of entrance wall and facing wall	
<b>Walls</b>		Painted magnolia	Good condition 4 picture hooks to entrance wall 2 picture hooks to left hand wall 2 picture hooks to facing wall Scuff to right hand wall low level	
<b>Ceiling</b>		Painted white	Good condition Slight bubbling to paper joins by window area	
<b>Lighting</b>	1 4	Central cream shade Brass wall lights	Working order Working order	
<b>Woodwork</b>		Skirting painted white  Coving painted white	Good condition Paint peeling to right hand side of window Paint peeling to entrance wall right hand side Good condition	
<b>Switches and sockets</b>	4 1 1	White plastic double sockets White plastic double light switch White aerial point		
<b>Radiator</b>	2 1	Inset to white painted covers with decorative grills to front Inset to white painted cover with 3 decorative grills to front	Scuff marks to  Black wire protruding from central panel	
<b>Window</b>	1 2	White UPVC framed double glazed with leaded lights bay window Comprising 16 glass panels with 8 lockable white lever handles Window sill painted white White UPVC framed double glazed with leaded lights with obscured glass 1 white lockable lever handle	Glazing is clean  Couple of scuff marks to top Glazing clean	
<b>Curtains / Blinds</b>	1 1	pair net curtains with floral design pair sill length dark beige lined curtains	Not attached properly	
<b>Fireplace</b>		Ornate wooden mantelpiece Marble insert Gold grate with black hearth Marble base	Good condition	
<b>Miscellaneous</b>	1	Alarm sensor		

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Reception Room One



## RECEPTION ROOM TWO

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		Mottled glass panel to white painted frame Brass lever handle Brass lock to top Interior to match with reverse of brass lever handle	Couple of blue marks to frame  Heavily tarnished  Good condition Heavily tarnished	
<b>Flooring</b>		Brass threshold strip Dark beige fitted carpet	Furniture indentations Couple of black marks throughout	
<b>Walls</b>		Painted magnolia	Black mark to entrance wall mid level Scuff marks to facing wall mid and high level Wire coming through entrance wall with paint chips around	
<b>Ceiling</b>		Painted white	Good condition Crack left hand side	
<b>Lighting</b>	1	Single white plastic ceiling rose with energy saving bulb	Working order	
<b>Woodwork</b>		Skirting painted white	Attached cabling throughout Marks to right hand wall	
<b>Switches and sockets</b>	4 1 1 1 2	Double white plastic sockets White plastic single light switch White plastic blank plate White plastic phone point White plastic fuse switches		
<b>Radiator</b>	1	Inset to white painted cover with decorative grill to front	Good condition	
<b>Window</b>	2	White UPVC framed double glazed with leaded lights 3 lockable white lever handles Window sills painted white	Glazing is clean  Ring marks to right hand sill	
<b>Curtains / Blinds</b>	2	Wood venetian blinds	In working order	
<b>Miscellaneous</b>	1	Instruction manuals Phone books Alarm sensor		

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Reception Room Two



## RECEPTION ROOM THREE

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled door  Brass lever handle Brass lock and cover Interior to match with reverse of lever handle, lock and cover	Chip to paint left hand side high level Hairline crack to mid level Heavily tarnished Heavily tarnished Mark to mid level	
<b>Flooring</b>		Continuation of light wood White beading	Separation to some boards Good condition	
<b>Walls</b>		Painted magnolia	Scuff marks throughout to low level Picture hook to left hand wall Picture hook to right hand wall Minor hairline cracks to right hand wall mid level Drip mark to right hand wall high level Wires protruding throughout Black finger marks to wall left of window	
<b>Ceiling</b>		Painted white	Good condition	
<b>Lighting</b>	1	White plastic ceiling rose with energy saving bulb	Working order	
<b>Woodwork</b>		Coving painted white Skirting painted white	Good condition Attached cabling throughout Slight shading to skirting on left hand wall	
<b>Switches and sockets</b>	2 4 1	White plastic light switches White plastic double sockets White plastic phone point		
<b>Radiator</b>	2	Inset to white painted covers with decorative grills to front	Good condition	
<b>Window</b>		White UPVC framed double glazed, French doors with leaded lights 3 white lockable lever handles 2 white lockable lever handles to high level windows	Glazing is clean	
<b>Curtains / Blinds</b>	4	White plastic track Lined, full length gold with floral design panels	Good condition Working order	
<b>Miscellaneous</b>	1	Alarm sensor		

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Reception Room Three



SAMPLE

## KITCHEN

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled door Brass lever handle Brass lock and cover Interior of door to match with reverse of lever handle, lock and cover	Used condition, chips to inside edge Heavily tarnished 2 slight hairline cracks to mid level	
<b>Flooring</b>		Brass threshold strip Grey mottled square tiles	Good condition Couple of small chips throughout Strip of tiles missing in front of boiler cupboard Crack to one tile in corner of facing wall	
<b>Walls</b>		Part painted magnolia  Part small square grey tiles	Scuffs to right hand wall low level Couple of black marks to entrance wall low level Minor shading to facing wall Good condition Tiling missing to section behind tumble dryer	
<b>Ceiling</b>		Painted white	Good condition	
<b>Lighting</b>	10	Inset halogen down lights with chrome surrounds	Working order	
<b>Woodwork</b>		Skirting painted white Door frame painted white	Attached cabling in places Good condition	
<b>Switches and sockets</b>	1 1 4 1 3	Chrome double dimmer switch White plastic phone socket White plastic double sockets Large fuse switch White plastic fuse switches		
<b>Radiator</b>	1	White double	Valves complete	
<b>Window</b>	1 1 2	White UPVC framed double glazed with leaded lights 4 white lockable lever handles White UPVC framed double glazed door with obscured glass panel White plastic panel to bottom White plastic lockable lever handle Obscured glass panel to top White UPVC framed double glazed with leaded lights and obscured glass 2 white lockable lever handles to one 4 white lockable lever handles to other	Glazing is clean  Glazing is clean  Glazing is clean  Chips to window sill	

## KITCHEN cont

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Units</b>		Range of distressed grey wood wall and base units with grey ornate handles and matching kickboard Comprising of 4 wall units 2 leaded light glass fronted wall units 1 open corner unit 1 full height larder unit 1 full height cupboard 2 pull out corner base units 3 base units 11 drawers	Good condition	
<b>Worktop</b>		Grey laminate with distressed grey wood edge Inset granite panel to right of sink	Good condition Slight chip to edge	
<b>Extractor</b>		Built in chimney style	Light working Extractor working, very noisy	
<b>Dishwasher</b>		'Siemens' grey under counter Opens to 2 grey racks 2 grey cutlery trays	Working order Clean condition	
<b>Washing Machine</b>		'Candy' 6kg White	Soap dish clean Rubber seal clean Unable to test	
<b>Tumble Dryer</b>		'Miele' deluxe electronic	Working order Clean condition	
<b>Fridge/Freezer</b>		Freestanding 'Samsung' grey Water and Ice maker to front Fridge opens to 4 shelves, 1 wine rack, 2 large salad crispers, 1 plastic tray. 4 open shelves and 2 covered to door Freezer opens to ice maker, 4 door shelves and 3 shelves and 2 drawers	Working order and clean condition	
<b>Cupboard</b>		Built in white painted with 2 small brass handles housing 'Vaillant' boiler, heating and hot water timer, associated pipework	Working order	
<b>Accessories</b>	1 3	Stainless steel drainer Candles in glasses		
<b>Miscellaneous</b>	1	Alarm sensor		

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Kitchen



Address of Property

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Kitchen



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Kitchen



## WC

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled door Brass lever handle Brass lock and cover Interior to match with reverse of lever handle Brass slide lock	Good condition Tarnished Key to outside  Broken	
<b>Flooring</b>		Brass threshold strip Continuation of light wood floor White beading	Good condition	
<b>Walls</b>		Light pink tiles with a floral design	Old painted over defects to entrance wall	
<b>Ceiling</b>	1	Painted white Extractor fan	Good condition Working order	
<b>Lighting</b>	1	Inset halogen down light with white surround	Working order	
<b>Radiator</b>	1	White single	Valves complete	
<b>Window</b>	1	White UPVC framed double glazed with leaded lights and obscured glass 2 white lockable lever handles Tiled window sill	Glazing is clean	
<b>Sanitary Ware</b>	1	Light pink btw Ideal Standard WC with matching seat and lid Chrome flush to wall	Clean condition Working order	
	1	Pale pink basin with pink mixer tap and waste Set on vanity unit with white louver doors to front Dark brass handles Opens to: 2 shelves	Waste slightly loose	
<b>Accessories</b>	1	Chrome toilet roll holder	Slightly loose to wall	
	1	Porcelain pink towel holder	Slightly loose to wall	
	1	Stainless steel and wood toilet brush	Used condition	
	1	Large rectangular mirror	Good condition	

Address of Property

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Downstairs WC



## STAIRS

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Flooring</b>		Dark beige fitted carpet	Used condition Couple of black marks	
<b>Walls</b>		Painted magnolia	Some shading to left hand wall Brass picture hook to left hand wall	
<b>Ceiling</b>		Painted white	Good condition	
<b>Lighting</b>	1	White plastic ceiling rose with energy saving bulb	Working order	
<b>Woodwork</b>		Skirting painted white	Cracks to top	
<b>Banisters</b>		Dark wood with white posts	Paint chipped to posts	
<b>Radiator</b>	1	Inset to white painted cover with decorative grill to front	Screw mark to top	
<b>Window</b>		White UPVC framed double glazed with leaded lights and obscured glass 1 white lockable lever handle Window sill painted white	Glazing clean  Good condition	

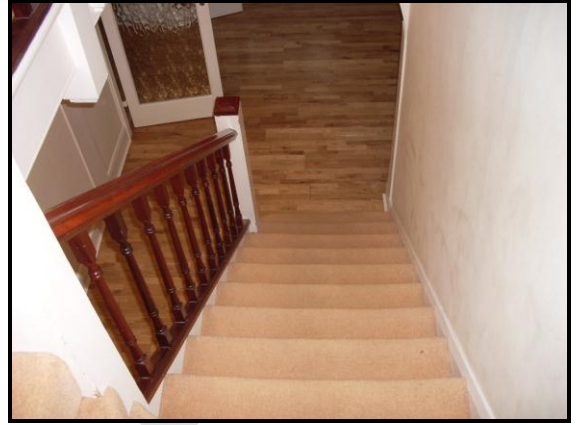
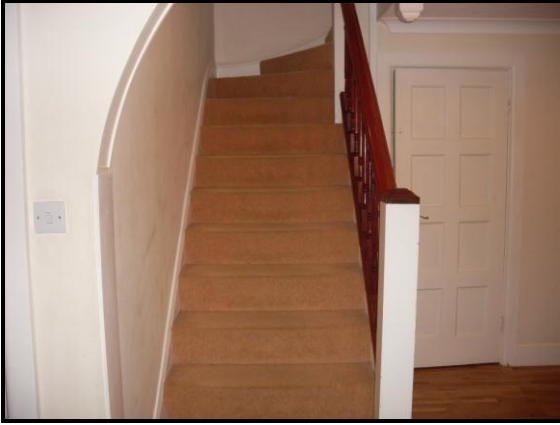
## LANDING

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Flooring</b>		Continuation of dark beige carpet	Black marks throughout	
<b>Walls</b>		Painted magnolia	Good condition Chips to wall edges Low level scuffs throughout	
<b>Ceiling</b>		Painted white over textured paper  White painted wooden loft hatch Chrome lock	Good condition Discolouration around light fitting Unable to access Scuff marks around lock	
<b>Lighting</b>	1 1	White plastic ceiling rose with energy saving bulb Smoke alarm	Working order	
<b>Woodwork</b>		Skirting painted white	Chips to left hand skirting	
<b>Switches and sockets</b>	1 1 1 2	White plastic triple light switch White plastic single light switch White plastic double socket White plastic fuse switches		
<b>Airing Cupboard</b>		White painted panelled door Brass pull handle High level white painted panelled door Brass pull handle Interior to match Opens to Brass threshold strip Continuation of dark beige carpet Painted white interior White plastic ceiling rose with single bulb White plastic light switch Housing: 6 wooden slatted shelves Hot water cylinder Retractable ladder Extra net curtains Stainless steel hanging rail	Good condition Tarnished  Tarnished  Scuffs throughout Working order	
<b>Accessories</b>	1 1	White videx entry phone Alarm sensor		

Address of Property

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Stairs and Landing



## BEDROOM ONE

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled door Brass lever handle Brass lock and cover Interior to match with reverse of brass handle Door frame painted white	Chips to inside edge Heavily tarnished  Heavily tarnished Chips to	
<b>Flooring</b>		Continuation of dark beige carpet Brass threshold strip	Used condition	
<b>Walls</b>		Painted magnolia	2 holes and shading to left hand wall above entrance to en suite Some cracks to wall by window	
<b>Ceiling</b>		White painted over paper	Good condition Paper coming loose by window Crack to coving by window	
<b>Lighting</b>	1 2	White plastic ceiling rose with energy saving bulb Inset down lights with white surrounds	Working order Working order	
<b>Woodwork</b>		Coving painted white Skirting painted white	Good condition except crack by window Good condition	
<b>Switches and sockets</b>	1 2 3 1 1 1	Double white plastic light switch White plastic single dimmer switches White plastic double sockets White plastic aerial point Alarm panic button White plastic BT point		
<b>Radiator</b>	3	Inset to white painted covers with decorative front grills	Good condition	
<b>Window</b>		White UPVC framed double glazed bay window with leaded lights 8 white lockable lever handles Window sill painted white	Glazing clean  Good condition	
<b>Curtains / Blinds</b>	1 1 1	Pair floral design net curtains Dark beige pelmet Pair dark beige lined sill length curtains	Good, clean condition Good condition and working order	
<b>Wardrobes</b>	4 4	Fitted, white painted with ornate beading White painted knobs Open to dark wood interior Rectangular mirror to door Dark wood shelves and shoe racks Brass hanging rails Tie rack to door Drawers with brass pull handles Small mirror to door High level white painted with ornate beading White painted knobs Open to dark wood interior Wood shelves	Good condition	

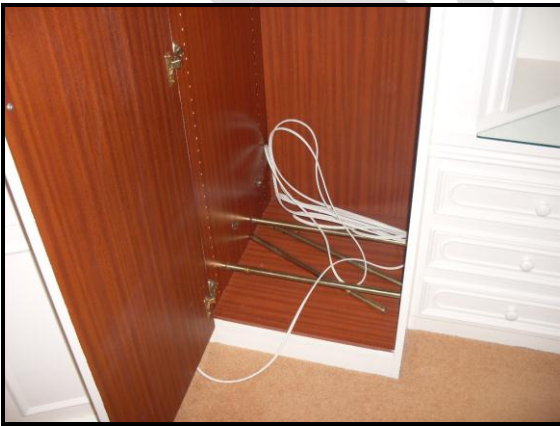
## BEDROOM ONE Cont

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Wardrobes</b>	1	Further fitted white painted with ornate beading White painted knob Opens to: Dark wood interior Wood hat shelf Brass hanging rail Brass shoe racks	Good condition	
	1	Further fitted white painted with ornate beading and stable door Opens to: Dark wood interior Double hanging rail Wood hat shelf	Broken Good condition	
<b>Units</b>		Fitted white painted Comprising of White wooden panel to top with ornate beading	Good condition	
	2	Alcoves with 2 glass shelves Lighting inside Set on	Good condition Working order	
	2	White painted with ornate beading chest of 3 drawers White pull handles Glass tops	Good condition	
	1	Further unit with glass top comprising of:	Marks to wood under glass top	
		1 chest of 4 white painted beaded drawers, wood interiors, white handles	Good condition	
		1 chest of 5 white painted beaded drawers, wood interiors, white handles	Good condition	
	1 cupboard, white painted beaded, wood interiors, white handles	Good condition		

Address of Property

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Bedroom One



## EN SUITE

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		Archway through from bedroom	Marks above archway with 2 screw holes	
<b>Flooring</b>		White wooden threshold strip Large square beige tiles	Chip to one tile by shower Discolouration to tiles right of shower	
<b>Walls</b>		Large square beige tiles	Discolouration to grouting by shower	
<b>Ceiling</b>	1	Painted white White extractor	Good condition Working order	
<b>Lighting</b>	4	Inset halogen down lights with white surrounds	Working order	
<b>Switches and sockets</b>	1	White shavers only socket		
<b>Radiator</b>		Large ladder style heated towel rail	Good condition	
<b>Window</b>	1	White UPVC framed double glazed with leaded lights and obscured glass 2 white lockable lever handles Tiled window sill	Glazing clean	
<b>Sanitary Ware</b>	1	White Jacuzzi bath with tiled surround and side panel 2 chrome handles Chrome mixer tap Chrome twist plug and waste Detachable chrome shower head to wall	Jacuzzi not tested  Working order  Slightly loose to wall	
	1	Large walk in shower Tiled to 2 sides Glass and stainless steel frame White plastic tray  Chrome waste Chrome shower riser to wall Detachable shower head Chrome heat controls	  Discolouration to grouting Some scaling and dirt to tray Some marking to sealant around tray  Working order	
	1	Close coupled white WC with white seat and lid Stainless steel push button flush to top	Slightly loose Working order Toilet bowl clean	
	2	White 'Waverley' basins Individual chrome taps Chrome waste Set into grey granite top	Working order Clean condition No plug attached Orange marks to back	

Address of Property

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EN SUITE Cont

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Vanity Unit</b>	2	Peach coloured unit comprising of: Beaded cupboards opening to one shelf in each	Marks to under right hand sink Door stiff to left hand cupboard	
	1	Small stainless steel handles Pull down flap and 2 further drawers	Missing handle from one drawer Other handle very loose	
<b>Accessories</b>	2	Rectangular mirrors with inset lights	Working order	
	2	Cup holders attached to wall	Good condition	
	1	White plastic toilet brush and stand		
	1	Chrome toilet roll holder	Loose to wall	

SAMPLE

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En Suite



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En Suite Cont



## BEDROOM TWO

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled door Brass lever handle Brass door lock and cover Interior to match with reverse of brass lever handle	Hairline crack to centre panel Chips to exterior edge Heavily tarnished 2 chips to interior beneath handle Heavily tarnished	
<b>Flooring</b>		Brass threshold strip Continuation of dark beige fitted carpet	Furniture indentations throughout Slight black marks and shading throughout	
<b>Walls</b>		Painted magnolia	Heavily shaded to left hand wall by entrance mid to low level Dark shading to right hand wall mid to low level	
<b>Ceiling</b>	1	Painted white over paper  Smoke alarm	Good condition Cracks to above wardrobes	
<b>Lighting</b>	1	White plastic ceiling rose with energy saving bulb	Working order	
<b>Woodwork</b>		Skirting painted white	Good condition	
<b>Switches and sockets</b>	1 1	White plastic single light switch Double white plastic sockets		
<b>Radiator</b>	1	Inset to white painted cover with decorative front grill	Good condition	
<b>Window</b>	1	White UPVC framed double glazed with leaded lights 3 white lockable lever handles Window sill painted white	Glazing clean  Heavy cracking to edge of sill Marks to left hand side	
<b>Curtains / Blinds</b>	1 1	Pair self patterned net curtains Pair sill length dark beige lined curtains	Clean condition Do not close properly Clean condition	
<b>Wardrobes</b>	2	Double fitted white painted  White painted knobs Comprising: Dark wood interior Dark wood shelves Chrome hanging rails Dark wood drawers	Marks to left hand door One door does not open properly    Front missing from top drawer	

Address of Property

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Bedroom Two



## BEDROOM THREE

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled door Brass lever handle Brass lock Interior to match with reverse of lever handle	Heavy chips to outside edge Marks to front Heavily tarnished  Shading to inside of door Heavily tarnished	
<b>Flooring</b>		Brass threshold strip Dark beige fitted carpet	Good condition	
<b>Walls</b>		Painted magnolia	Marks and scuffs throughout Chip to left hand wall high level Blue mark to left hand wall mid level Marks to entrance wall mid level	
<b>Ceiling</b>		Painted white	Crack by one of light fittings and window Good condition	
<b>Lighting</b>	3 2 2	Inset down lights with white surrounds Inset down lights with white surrounds above desk area Down lights around bed area	1 not working  Working order  Working order	
<b>Woodwork</b>		Skirting painted white Coving painted white Door frame painted white	Good condition Good condition Scuffs throughout	
<b>Switches and sockets</b>	3 4 1 1	Single white plastic light switches White plastic double sockets White plastic aerial point White plastic phone point		
<b>Radiator</b>	3	Inset to white painted covers with decorative grills to front	Good condition	
<b>Window</b>		White UPVC framed double glazed bay window with leaded lights 4 white lockable lever handles White painted window sill	Glazing is clean  Some chipping to edges	
<b>Curtains / Blinds</b>		Net curtains attached to wire Dark beige lined sill length curtains	Clean condition Clean condition Curtain cords hanging down Pinch pleat come out to left hand curtain Don't close properly	
<b>Wardrobes</b>		Fitted white painted panelled beaded doors White painted knobs Mirror to interior White shelves White hat shelf Chrome hanging rails	Good condition	

**BEDROOM THREE Cont**

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Unit</b>		<p>Fitted unit over bed area Comprising One double wardrobe White painted beaded doors White pull handles Dark wood interior Mirror to door interior Chrome hanging rails Dark wood shelves</p> <p>3 High level units White painted beaded doors White pull handles Opens to Large continuous shelf</p> <p>Further single wardrobe White painted beaded doors White pull handles Dark wood interior Dark wood shelves Dark wood drawers</p>	<p>Good condition</p> <p>Good condition</p> <p>Good condition</p>	
<b>Desk</b>		<p>White painted fitted desk unit Comprising of: Chest of 4 white drawers with white painted handles White painted cupboard with white painted handles 5 further white painted drawers White painted handles</p>	<p>Top is heavily shaded Chips to edges</p>	

Address of Property

KCIS

Bedroom Three



## BEDROOM FOUR

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled door Brass lever handle Brass lock cover Interior to match with reverse of lever handle Mottled glass panel to top	Chips to inside edge Heavily tarnished  No surround or cover Good condition	
<b>Flooring</b>		Brass threshold strip Continuation of dark beige fitted carpet	Used condition	
<b>Walls</b>		Painted magnolia	Shading throughout Slight shading to left hand wall mid level Some shading to entrance wall mid to low level	
<b>Ceiling</b>		Painted white	Good condition	
<b>Lighting</b>	1	White plastic ceiling rose with energy saving bulb	Working order	
<b>Woodwork</b>		Skirting painted white Coving painted white Door frame painted white	Good condition, couple of chips to Good condition Good condition	
<b>Switches and sockets</b>	1 2 1	White plastic single light switch White plastic double sockets White plastic phone point		
<b>Radiator</b>	1	White double	Valves complete	
<b>Window</b>		White UPVC framed double glazed with leaded lights 2 white lockable lever handles White painted window sill	Glazing is clean  Good condition	
<b>Curtains / Blinds</b>	1	Net curtains on wire Pair of dark beige lined sill length curtains	Clean condition Left hand side does not close Clean condition One small mark to right hand side curtain	
<b>Unit</b>		Fitted white painted unit comprising: 3 double cupboards to high level White painted handles 2 shelving units each with 4 shelves 3 double low level cupboards each with 2 shelves	Shading to top of unit and shelves  Unable to access  Middle cupboard does not close properly	
<b>Accessories</b>	1 1 1	Red pot Small candle Small white pot		

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Bedroom Four



## BATHROOM

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Door</b>		White painted panelled Brass lever handle Brass lock and cover Brass lock to high level Interior to match with reverse of lever handle Sliding lock	Good condition Tarnished	
<b>Flooring</b>		Brass threshold strip White square tiles with white grouting	Good, clean condition	
<b>Walls</b>		Light blue and white tiles	Good condition Some discolouration to grouting	
<b>Ceiling</b>		Painted white  White extractor	Crack from entrance wall to facing wall Working order	
<b>Lighting</b>	3	Inset halogen down lights with white surrounds	Working order	
<b>Woodwork</b>		Door frame painted white	Good condition	
<b>Switches and sockets</b>	1 1	White shavers only socket White light pulley		
<b>Radiator</b>		's' shaped heated radiator	Good condition	
<b>Window</b>	2	White UPVC framed double glazed with leaded lights and obscured glass 2 white lockable lever handles Tiled window sills	Glazing is clean  Good condition	
<b>Sanitary Ware</b>	1  2  1	Light blue bath with tiled side panel Two white handles to sides Triton booster pump shower White shower riser to wall Chrome detachable shower head Chrome mixer tap Chrome waste Shower screen  Light blue basins set on to vanity unit Chrome mixer tap Chrome waste  Light blue 'Ideal Standard' close coupled WC with matching seat and lid White flush to side	Lime scaling to  Broken  Plugs missing  Clean condition and working order	
<b>Vanity Unit</b>	2	Sets white louver doors Brass handles Opening to: 2 shelves White laminate top	Left hand doors do not close properly  Staining behind right hand sink Green stains and ring marks	

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**BATHROOM Cont**

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Cupboard</b>	1	Fitted cupboard with white louver doors	Good condition	
	1	High level cupboard Dark brown handles Open to: 4 white shelves	Unable to access  Good condition	
	<b>Accessories</b>	1 1 1 1 1 1	Chrome toilet roll holder Chrome and wood small pedal bin Chrome and dark wood toilet brush Chrome toilet brush Plunger Large square mirror to facing wall	Loose to wall Good condition Used condition Used condition Good condition

SAMPLE

Address of Property

KCIS

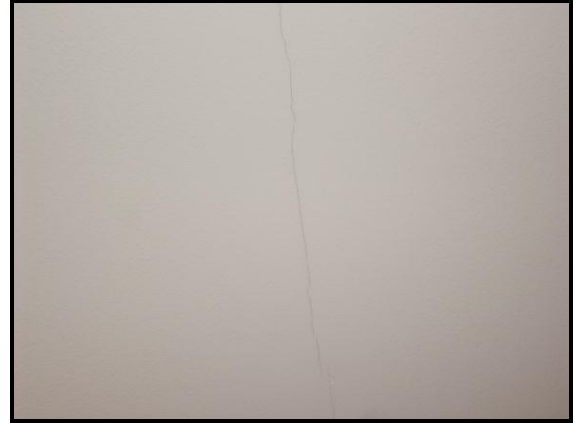
Bathroom



Address of Property

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Bathroom Cont



SAMPLE

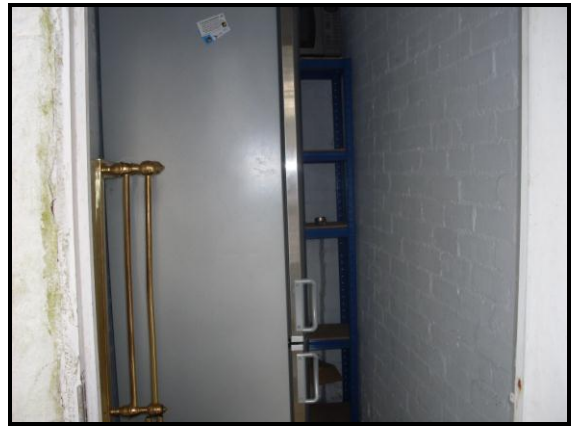
## GARDEN

ITEM	Qty	DESCRIPTION	CONDITION	CHECK OUT
<b>Patio</b>		Paved area with low wall to front	Good condition	
<b>Lawn</b>		Lawn area with pathway to right hand side	Tidy condition	
<b>Flower Beds</b>		Established beds to sides and back	Tidy condition	
<b>Lighting</b>	1	Security light	Not tested	
<b>Gate</b>		Side access to house with light wood gate	Locked	
<b>Shed</b>		Dark wood shed housing: BBQ White plastic trolley	Used condition	
<b>Outbuilding</b>		White building with tiled roof White painted door Lever handle Interior painted white brick housing: White plastic light switch Light bulb Blue shelving unit 'Panasonic' microwave 'Smeg' fridge/freezer Brass grate for fireplace	Heavily moss covered  Not in working order	
<b>Miscellaneous</b>	5 2	White rectangular planters Doormats	1 is cracked	

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Garden



Address of Property

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METERS

SERVICE	LOCATION	READING IN	METER NO	SUPPLIER
Electricity	In cupboard under stairs			
Gas	In covered area to front			
Water	At front of driveway			



KEYS

KEY TYPE	DOOR	COMMENT
2 Yale	Front door and French doors	2 sets of keys handed to tenant
1 Chubb	Front door	3 <sup>rd</sup> set being returned by cleaner

PHOTO OF KEYS USED OR GIVEN OUT



## DECLARATION

It is in your interest to carefully check the inventory

I/We have inspected the items in the foregoing inventory and hereby agree, subject to the marginal notes and comments, that they are correct

TENANT(S) NAME	SIGNATURE	DATE
LANDLORDS NAME		
AGENTS REP		

SAMPLE