

# Inventory & Schedule of Condition



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Prepared on behalf of An Estate Agent

Property inspected by A Clerk

Reference: AB1 1AB

## Address

1 Flat  
The Street  
The Town  
Countyshire  
AB1 1AB



## Carried Out

**April**  
**13th 2018**

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## Disclaimers

- **What is an “Go2inventories”, Inventory Report?**

This Go2inventories Report provides a fair, objective and impartial record of the general condition of the contents of the Property as well as its internal condition at the outset of the lease of the Property.

- **What are the benefits of using this Report?**

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are 'strongly recommended' as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant's interests to carefully check this Go2inventories Report and to highlight any discrepancies as soon as possible and in any event no later than **7 (seven) days** after this Go2inventories Report is completed. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a Mi-inventory Outgoing Report and may affect the retention or release of the tenancy deposit.

- **Is the Report aimed at the Landlord or the Tenant?**

Because the Go2inventories Report is objective and carried out by an independent Inventory Provider, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

- **What does this Report tell you?**

Our Go2inventories Report provides a clear and easy to follow statement of condition for each of the main elements of the property on a room by room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Provider. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. Please Note: where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect.

**What does this report not tell you?**

Whilst every effort is made to ensure objectivity and accuracy, our Go2inventories Report provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the Go2inventories Report and the superficial condition of same. This report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

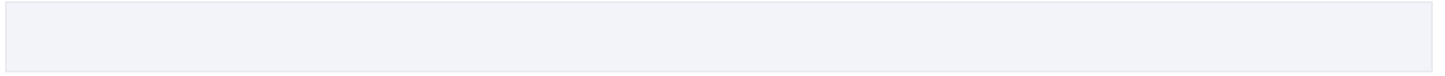
- **What is inspected and not inspected?**

Our Inventory Clerk carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents. Gardens and their contents will be inspected and reported upon. Items such as Boilers, central heating, taps, toilets, kitchen appliances, sanitaryware, electrical goods any Gas, Water or Electrical systems etc are deemed as working, our surveyors are not Electricians, Gas engineers, Plumbers or PAC Inspectors therefore items such as these are not physically checked.

**The inspection is 'non-invasive'.**

This means that our Inventory Clerk does not take up carpets, floor coverings or floor boards, move large items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. 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, however cellars if easy access is available, will have overview images taken at the discretion of the surveyor. Areas which are locked or where full access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.



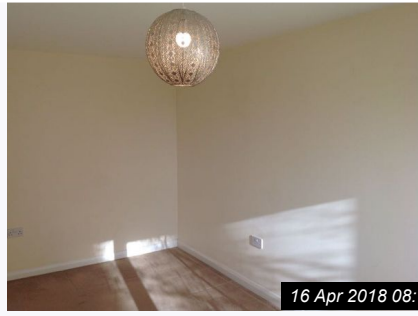
1. SAFETY		
Item	Condition	Tenant Comments
1.1 Are Smoke alarms Present?	YES Qty. 2 Are All Working. Yes	
1.2 Recommendations:		

2. BEDROOM 1. LEFT HAND SIDE.			
Item	Description	Condition	Tenant Comments
2.1 OverView Detail and Images	Good. Clean. Decor good.		
2.2 Door & Frames	Door: Wooden Painted White. Frames: Wooden Painted White. Handles. Chrome	Good Frames have paintwork marked and chipped.	
2.3 Windows & Fixtures	Casement. Type: UPVC, Grey Glazing: Double Glazing. Sill: Wooden Painted. Handles, Chrome. Curtain baton, wooden painted. Venetian Blinds.	Good	
2.4 Ceiling & Fixtures	Ceiling Type: Painted Plaster. Colour: White. Fixtures: Pendant, with shade.	Good; Making good around light fixtures	
2.5 Flooring	Flooring type: Fitted Carpet. Colour. Shade of Brown.	Good Furniture dents General traffic wear. Scorch marked near doorway	
2.6 Threshold Type	Chrome Strip;	Good	
2.7 Walls	Walls: Painted Plaster; Colour: Magnolia	Good; Walls have Light scuffs and marks	
2.8 Woodwork and skirtings	Wooden Painted, White;	Good	
2.9 Light Switches, Nos & Type	1 Switches, White Plastic.;	Good	
2.10 Sockets, Nos & Type	4 Sockets, White Plastic;	Good	
2.11 Tv, Phone & Isolator Sockets, Nos & Type	Sockets, White Plastic;	Good	
2.12 Radiators / Heating, Nos	Cream wall mounted panel heater.	Good	
2.13 Door Stops, Nos	1 Door Stops;	Good	

2. BEDROOM 1. LEFT HAND SIDE. (CONT.)



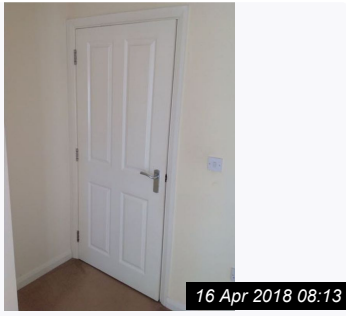
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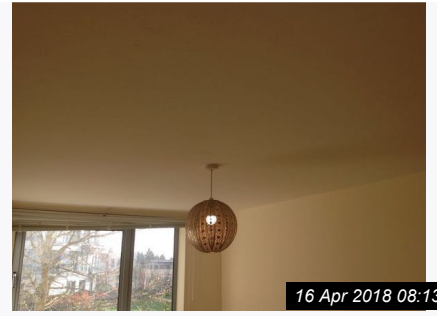
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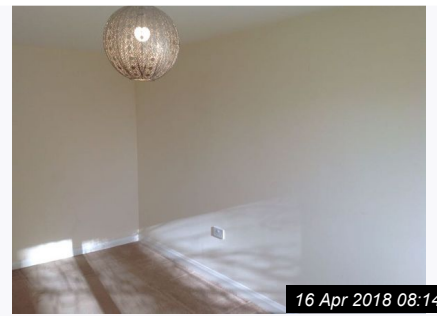
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3. BEDROOM 2. RIGHT HAND SIDE.			
Item	Description	Condition	Tenant Comments
3.1 OverView Detail and Images	Good. Clean. Decor good.	Tobacco odours	
3.2 Door & Frames	Door: Wooden Painted White. Frames: Wooden Painted White. Handles. Chrome	Good Frames have light paintwork marked and chipped.	
3.3 Windows & Fixtures	Casement. Type: UPVC, Grey Glazing: Double Glazing. Sill: Wooden Painted. Handles, Chrome. Curtain baton, wooden painted. Venetian Blinds.	Good	
3.4 Ceiling & Fixtures	Ceiling Type: Painted Plaster. Colour: White. Fixtures: Pendant, with No shade.	Good	
3.5 Flooring	Flooring type: Fitted Carpet. Colour. Shade of Brown.	Good Furniture dents General traffic wear Marks and staining in front of heater and window areas.	
3.6 Threshold Type	Chrome Strip;	Good	
3.7 Walls	Walls: Painted Plaster; Colour: Magnolia	Good; Walls have Light scuffs and marks	
3.8 Woodwork and skirtings	Wooden Painted, White;	Good	
3.9 Light Switches, Nos & Type	1 Switches, White Plastic.;	Good	
3.10 Sockets, Nos & Type	3 Sockets, White Plastic;	Good	
3.11 Tv, Phone & Isolator Sockets, Nos & Type	Sockets, White Plastic;	Good	
3.12 Radiators / Heating, Nos	Cream wall mounted panel heater.	Good	
3.13 Door Stops, Nos	1 Door Stops;	Good	
3.14 Cupboard, Details	By window. Door as rooms. Shelf. Hanger. Decor and floor as room.	All items are deemed as good unless otherwise stated. Door frames have Light scuffs and marks. Decor has General scuffs and marks.	



3. BEDROOM 2. RIGHT HAND SIDE. (CONT.)

3.15 Cupboard, Details

By door.  
Door as rooms.  
Shelf.  
Hanger.  
Decor and floor as room.

All items are deemed as good unless otherwise stated.  
Decor has General scuffs and marks.



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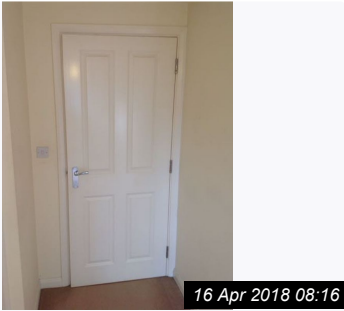
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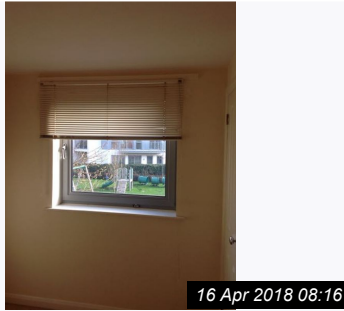
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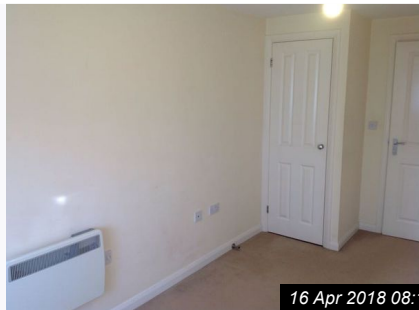
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3. BEDROOM 2. RIGHT HAND SIDE. (CONT.)



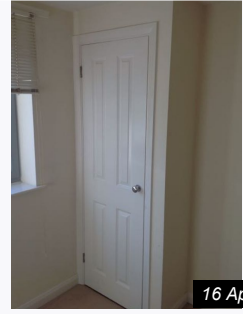
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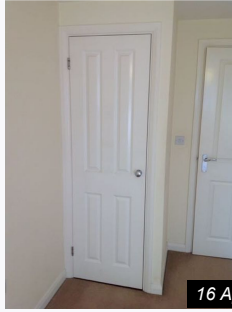
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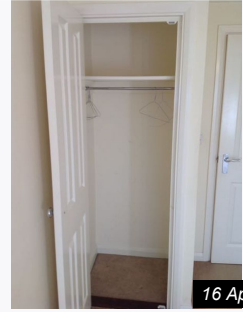
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4. BATHROOM			
Item	Description	Condition	Tenant Comments
4.1 OverView Detail and Images	Good. Clean. Decor good. Some light wiping to surfaces required		
4.2 Door & Frames	Door: Wooden Painted White; Frames: Wooden Painted White; Handles, Chrome.	Good	
4.3 Ceiling & Fixtures	Ceiling Type: Painted Plaster, White; Fixtures: Flush mounted light unit. Extractor Fan Unit	Good; Extractor needs wiping	
4.4 Flooring	Flooring type: Lino Colour: Speckled shade of White.	Good	
4.5 Threshold Type	Chrome Strip;	Good	
4.6 Walls	Painted Plaster, Magnolia; Tiled Splash Areas:	Good; Some splash marks at head of bath. Holes from previous fixture or fitting around shaver light. Paintwork flaky and cracked above tiled areas to bath	
4.7 Woodwork and skirtings	Wooden Painted, White;	Good; Staining to woodwork behind toilet	
4.8 Radiators / Heating, Nos	Radiators, White.	Good	
4.9 Fixtures/Fittings	Wall mirror. Shaver light. Toilet roll holder, chrome. Glass shower screen. Extendable clothes airier with 2x wall hooks.	All items are deemed as good unless otherwise stated. Mirror and shower screen need wiping.	
4.10 Toilet	White; With Matching White Seat.	Good. Clean; Seat new	
4.11 Wash basin	White; With Plug	Good. Clean; Chrome waste tarnished.	
4.12 Bath	White; With Plug; With Side Paneling,	Good. Clean but needs wiping	
4.13 Shower	Chrome;	Good. Clean	

4. BATHROOM (CONT.)



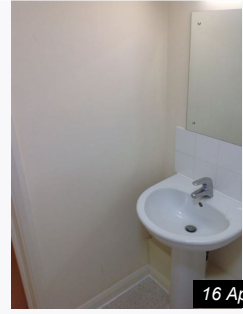
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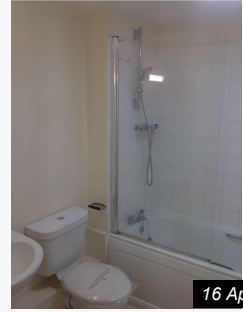
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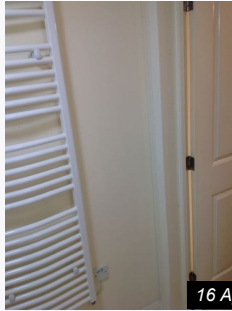
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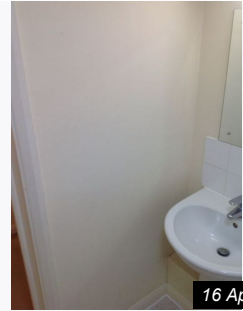
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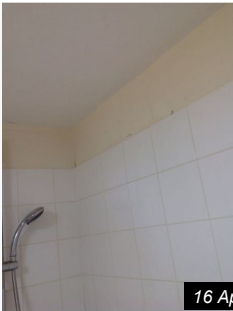
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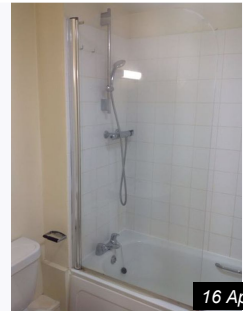
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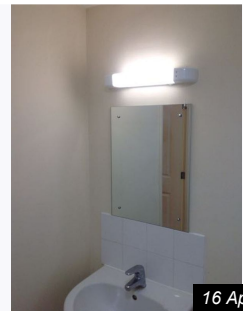
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4. BATHROOM (CONT.)



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Ref # 4.12



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Ref # 4.12



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Ref # 4.12



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Ref # 4.13

5. LIVING ROOM AND KITCHEN			
Item	Description	Condition	Tenant Comments
5.1 OverView Detail and Images	Good. Clean. Decor good.		
5.2 Door & Frames	Door: Wooden Painted White; Frames: Wooden Painted White; Handles, Chrome.	Good	
5.3 Windows & Fixtures	Casement. Type: UPVC, Grey Glazing: Double Glazing. Sill: Wooden Painted. Handles, Chrome. Curtain baton, wooden painted. External steel and glass safety grille. Redundant brackets	Good; Sill has Light scuffs and marks Item attached to external glass	
5.4 Ceiling & Fixtures	Ceiling Type: Painted Plaster, White; Fixtures: Pendant, with shade. Chrome spot light track. Extractor Fan Unit	Good; 1x bulb missing	
5.5 Flooring	Flooring type: Colour: Shade of Brown.  Cream Lino to kitchen area.	Good; Furniture dents General traffic wear. Scorch marked Left Hand Side of fridge	
5.6 Threshold Type	Chrome Strip;	Good	
5.7 Walls	Walls: Painted Plaster, Magnolia; Tiled Splash areas: White;	Good; Walls Light scuffs and marks near door area.	
5.8 Woodwork and skirtings	Wooden Painted, White;	Good	
5.9 Light Switches, Nos & Type	2 Switches, White Plastic.	Good	
5.10 Sockets, Nos & Type	9 Sockets, White Plastic;	Good	
5.11 Tv, Phone & Isolator Sockets, Nos & Type	Sockets, White Plastic;	Good	
5.12 Radiators / Heating, Nos	Cream wall mounted electric heater.	Good	
5.13 Door Stops, Nos	1 Door Stops;	Good	

5. LIVING ROOM AND KITCHEN (CONT.)			
5.14 Fixtures/Fittings	3x under unit lights. Heating controller.	All items are deemed as good unless otherwise stated. Lights not working	
5.15 Kitchen base units	Beech wooden doors with Handles, Chrome.	Good. Clean.	
5.16 Kitchen wall units	Beech wooden doors with Handles, Chrome.	Good. Clean.	
5.17 Work Tops	Laminated. Grey.	Good. Needs wiping	
5.18 Sink Unit	Single unit. Stainless steel. With plug.	Good. Needs cleaning	
5.19 Appliances	Washing machine. White. Indesit.	Good. Clean.	
5.20 Appliance	Cooker hood. Stainless steel.	Good. Clean but needs wiping.	
5.21 Appliance	Electric hob. Black.	Good but aged. Edging strips peeling.	
5.22 Appliance	Oven. Electrolux. Stainless steel.	Good. Need cleaning	
5.23 Appliance	Fridge freezer. White. Indesit.	Good. Clean but needs wiping	
5.24 Cupboard, Details	Door as rooms. Fuse box. Meter. Light. Frost heater. Shelf.	All items are deemed as good unless otherwise stated. Decor has Light scuffs and marks.	



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Ref # 5.1

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5. LIVING ROOM AND KITCHEN (CONT.)



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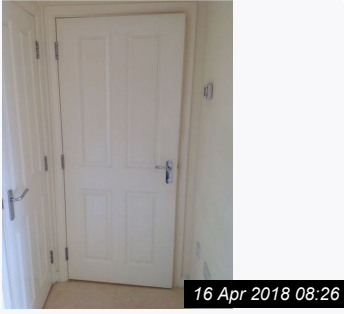
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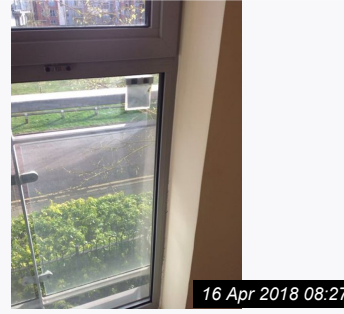
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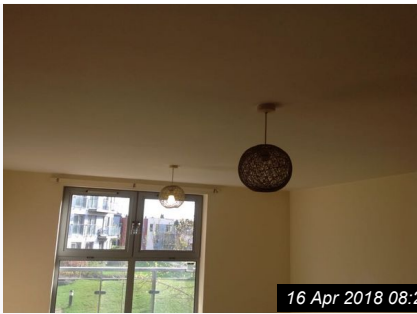
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Ref # 5.5

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Ref # 5.7

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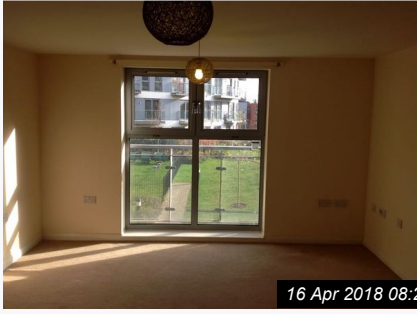


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5. LIVING ROOM AND KITCHEN (CONT.)



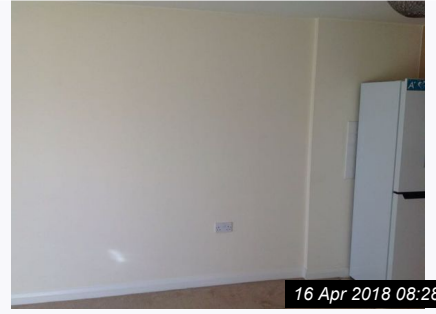
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5. LIVING ROOM AND KITCHEN (CONT.)



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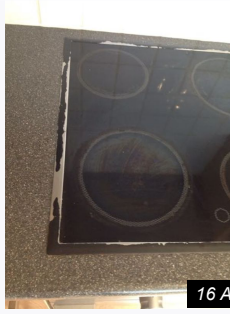
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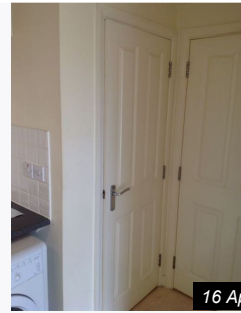
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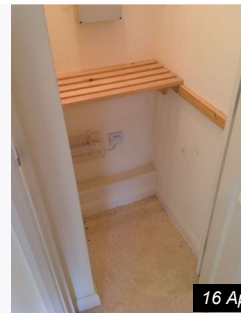
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6. ENTRANCE HALL			
Item	Description	Condition	Tenant Comments
6.1 OverView Detail and Images	Good. Clean. Decor good.		
6.2 Door & Frames	Door: Wooden Painted White. Frames: Wooden Painted White. Handles. Chrome Self closer Peep Hole. Security Chain.	Good Door and frames have very Light scuffs and marks around handle areas. Door front paintwork marked and chipped. from door locks hitting.	
6.3 Ceiling & Fixtures	Ceiling Type: Painted Plaster. Colour: White. Fixtures: Pendant, with shade.	Good	
6.4 Flooring	Flooring type: Fitted Carpet. Colour. Shade of Brown.	Good Furniture dents Some General traffic wear. Draught and staining marked by front door threshold and to Right Hand Side	
6.5 Walls	Walls: Painted Plaster; Colour: Magnolia	Good; Walls have Light scuffs and marks. Wall outer corners paintwork marked and chipped.	
6.6 Woodwork and skirtings	Wooden Painted, White;	Good; But with some paintwork marked and chipped.	
6.7 Light Switches, Nos & Type	2 Switches, White Plastic.;	Good	
6.8 Sockets, Nos & Type	1 Sockets, White Plastic;	Good	
6.9 Tv, Phone & Isolator Sockets, Nos & Type	Sockets, White Plastic;	Good	
6.10 Radiators / Heating, Nos	Cream wall mounted panel heater.	Good	
6.11 Door Stops, Nos	1 Door Stops;	Good	
6.12 Fixtures/Fittings	Bell Ringer Intercom. Coat Hook Rack	All items are deemed as good unless otherwise stated.	
6.13 Cupboard, Details	Door as rooms. Water heater with electrics Shelving. Decor and flooring as room.	All items are deemed as good unless otherwise stated. Decor has General scuffs and marks.	

6. ENTRANCE HALL (CONT.)



Ref # 6.1



Ref # 6.1



Ref # 6.1



Ref # 6.2



Ref # 6.3



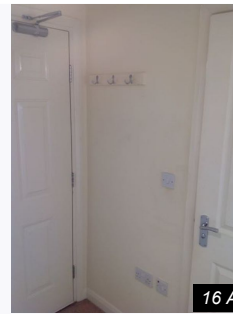
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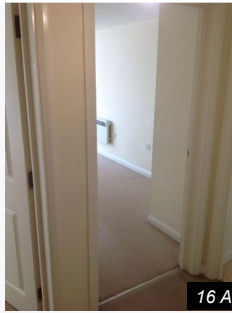
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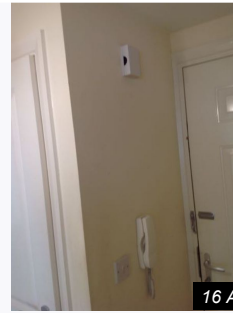
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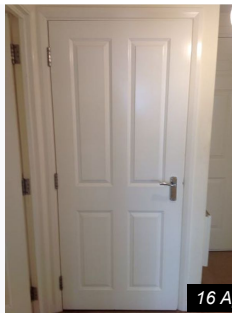
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Ref # 6.13

6. ENTRANCE HALL (CONT.)



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Ref # 6.13

7. UTILITIES & METERS			
Item	Serial Number	Reading	Tenant Comments
7.1 Electric Meter	Kitchen	1:17392 2:25401	
7.2 Water Meter	Communal area.	00748	



16 Apr 2018 08:42

Ref # 7.1



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Ref # 7.1



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Ref # 7.2

8. GENERAL PROPERTY CHECKLIST			
Question	Answer	Comments	Tenant Comments
8.1 Are all smoke alarms working?	Yes		
8.2 Are All Carbon Monoxide alarms working?	Yes		
8.3 Is Property Clean to a good standard?	No	Sparkle clean required	
8.4 Are all Bulbs working?	No		

9. STAR RATING FOR PROPERTY			
Item	Rating	Comments	Tenant Comments
9.1 General Standard of Cleanliness			
9.2 General Window Cleaning Standard		Glazing needs cleaning	
9.3 General condition of Flooring			
9.4 General Condition of Decor			
9.5 General Condition of White Goods			
9.6 General Cleanliness of White Goods			
9.7 General Overall Property Condition			



10. KEYS		
Item	Description	Tenant Comments
10.1 Padlock style x2	Mail box.	
10.2 Special design x2	Windows	
10.3 Fb2	Meter cupboard.	
10.4 Small Yales x5	Windows	
10.5 Large Yales x3	Front door	
10.6 Yales unknown	Unknown	
10.7 Fobs 2	Communal	

Ref #10

## Declaration

Whilst every effort has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord(s) and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This Inventory relates only to the furniture, furnishings and all the Landlords equipment and contents in the property. It is no guarantee of, or report on, the adequacy 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 superficial content of same.

This is to consent that we the undersigned have carefully checked the foregoing Inventory, and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The Tenant(s) and or Landlord(s) have **seven (7) days from** receipt of this Inventory to notify Go2inventories Ltd of any discrepancies. You can do this directly or via your agent, if available.

Signed by the .....

Signature .....

Print Name .....

Date            /        /

Signed by the .....

Signature .....

Print Name .....

Date            /        /