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Inventory Report



Report Date: 28/09/2018

Property Address: Sample report

Tenant name:

Produced By: Magda Rac-Paczesny
on behalf of (agent /
landlor details)

For interactive online report with high quality images, please visit

<http://viewreport.net/yxDimdFSeu8%3d>

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Appendix 1: Invoice_DSSN12405__1538403099

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:	Good
Doors:	Good	Skirting:	Good
Woodwork:	Good	Paintwork:	Good
Windows:	Good	Flooring:	Good
Carpets:	N/A	Tiles:	Good
Linen:	N/A	Curtains and Blinds:	Good
Mattresses:	N/A	Hob:	Good
Oven:	Good	Kitchen:	Good
Bathroom:	Good	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	Keys:	No action required
Front Garden :	No action required	Hallway:	No action required
Kitchen:	No action required	Rear Garden :	No action required
Wc:	No action required	Reception room:	No action required
Landing :	No action required	Bathroom:	No action required
Bedroom 1:	No action required	Bedroom 2:	No action required
Bedroom 3:	No action required	Ensuite :	No action required

Additional Comments:

House in good and clean condition. Has been professionally clean and should be cleaned by the same or similar company at the check out time on tenants cost (invoice for cleaning attached to this report).

Scratches to bedroom 3 floor, broken blind in bedroom 2, all kitchen appliances are working, pin for alarm system attached on photo under hallway section, see report for details.

Tenant collected keys from agent.



Photographic Schedule of Conditions

Meter readings:

General (Meter readings)



Gas meter located outside the house
Reading: 37387.465
S/N: G4A0307871



Electric meter located outside the house
Reading: 15078.73 (rate 1)
S/N: Z05E005310



Rate 2: 71792.45

Keys:

General (Keys)



2x sets of keys (incl: 6x Yale keys)
1x Chubb key for the side gate and 1x
cylinder lock key for garden shed
Meter key, window key and radiator
key

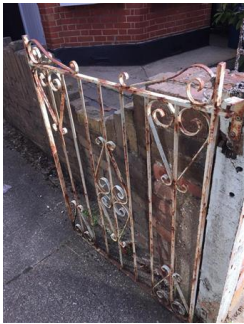
Front Garden :

General (Front Garden)



General view

Doors (Front Garden)



White painted iron gate
Rusty, worn

Flooring (Front Garden)



Concrete path
Weathered



Stones / pebbled to lhs
Good condition



Red tiles to the step outside front door
Chipped to edge
Worn



Concrete to lhs of the house
Weeded

Walls and skirting boards (Front Garden)



Wooden fence to the front
Weathered



Wooden fence to match to the lhs of
the house



Brick wall to rhs of the house
Aged

Lighting (Front Garden)

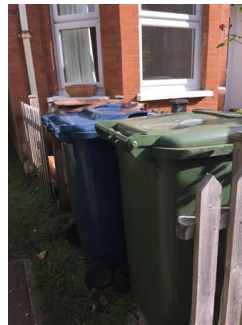


Halogen light, white framed
Working

Garden Furnishings (Front Garden)



Black small bin



Green and blue large bins



Rose plant to the front
Good condition

Hallway:

General (Hallway)



General view



General view

Doors (Hallway)



White UPVC front door with 2x obscure glass panels, Georgian style, black lever handle with cylinder lock, black letterbox and knocker with spy hole
Dusty, scuffs in places
Good condition overall



Window panel, white UPVC frame above door



Additional image



Internal view to match
Good condition

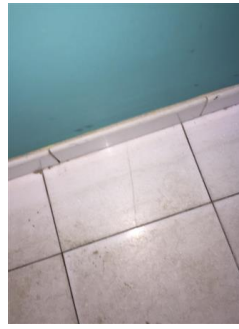


White UPVC frame
Cracked to joinery

Flooring (Hallway)



Built in brown coconut door mat
Worn



Off white, square tiles
Soiled grout
Cracked tile to rhs



Additional image

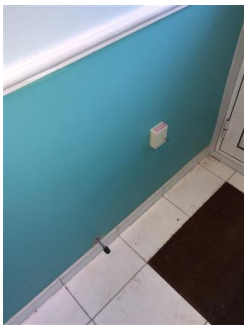
Walls and skirting boards (Hallway)



Green painted to the lower half of the
all and white painted to the top
Good condition overall



Additional image



Alarm panic button
Untested
1x key attached
Yellowed



White plastic keypad
Alarm set with BT line

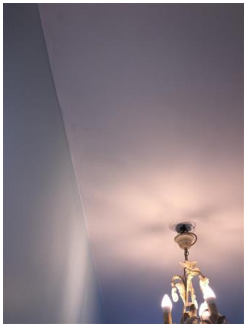


Pin codes for alarm system



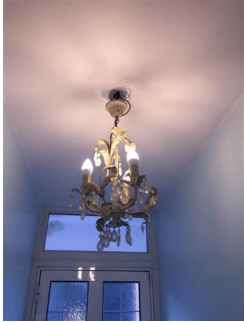
1x picture hook

Ceiling (Hallway)



White painted ceiling
Good condition

Lighting (Hallway)



3 arms chandelier with leaves
decoration and crystal drops with all
bulbs attached
Fully working
Loose fitting to the ceiling

Heating (Hallway)



White painted radiator
Good condition overall

Sockets and Switches (Hallway)



White plastic triple light switch
Good condition

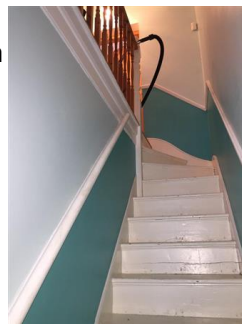


White plastic, double socket
Good condition

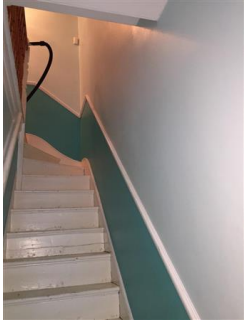
Stairs (Hallway)



White painted wood floor boards
Defects under paint, chips and dents in
palaces



Wall to match hallway



Additional image

Kitchen:

General (Kitchen)



General view



General view

Doors (Kitchen)



Light wood stained frame with clear glass panels, lever handle
Marks consistent with age
Slightly tarnished handle



Light wood stained door frame
Few chips and scratches in places



Internal view to match

Flooring (Kitchen)



White and light grey, square tiles
Few small chips in places
Discoloured grout



Additional image



Small chips near oven



Chip near fridge area



Additional image
Freshly cleaned

Walls and skirting boards (Kitchen)



White plastic PIR sensor
Good condition



White painted walls
Good condition



Blue, square tiles to lhs of the kitchen,
above hob and sink area
Good condition



White plastic extractor fan with pull
cord
Tested and seems not working or not
connected



Additional image of the wall



Additional image
Black stand above worktop to match
kitchen worktop
Good condition

Windows (Kitchen)



White UPVC frame, double glazed
window with white lever handles with
locks
Good and working condition
1x key attached



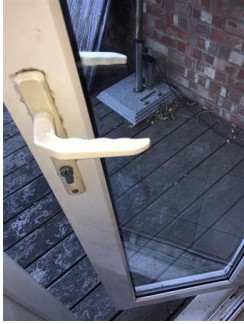
Wooden window sill
Ring marks, discolourations



1x key attached



White UPVC frame, double glazed double patio door, white lever handle with cylinder lock, leading to rear garden
Good and working condition



Soiled around handle



White UPVC frame

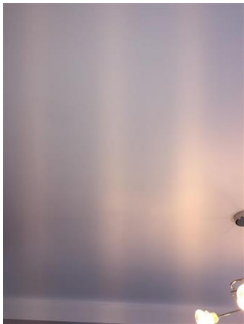


White UPVC frame, double glazed window with white lever handles with locks
Good and working condition
No key attached



Pine wood curtain poles with finals
Good condition

Ceiling (Kitchen)



White painted ceiling
Good condition



White plastic heat and smoke detector
Good and working order

Lighting (Kitchen)



Chrome batten holder with 4x spotlights
All working



Chrome batten holder with 4x spotlights
All working



Chrome 6x arms decorative light with glass shades
Good and working order



4x spotlights, below kitchen units lights
All working

Heating (Kitchen)



White painted radiator
Good condition

Sockets and Switches (Kitchen)



White plastic light switch and double socket
Good condition



White plastic triple light switch
Good condition

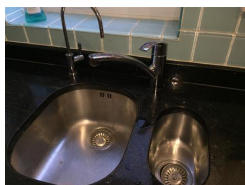


White plastic, double socket and single fuse
Good condition



White plastic, double socket and extractor fan control
Good condition

Suites (Kitchen)



Stained steel, 1 1/2 sink with 2x plugs / catches, 1x chrome mixer tap and 1x chrome filtered water tap
Good condition



Additional image of the taps

Appliances (Kitchen)



Smeg, stained steel hob with clear glass
 Good and clean condition
 Light smudges from cleaning to the top

Lights are not working
 Missing cover to one light
 Fan in working order



Additional image



Missing cover of 1x light



De dietrich, black glass, 4x rings,
 electric hob
 Good and working order



Siemens, stained steel, double oven
 Good and working order



Internal view of top oven
 1x wire shelf and 1x roasting tray
 Clean



Internal view of bottom oven
 3x wire shelves
 Clean



S/N: HB903546GB/01



AEG, white, front loading washing machine
 Marks consistent with age
 Working order



Clean soap dispenser



2x cracks to the top



Clean seal



S/N: 54516146



Indesit, white tumbler dryer
Good and working order



Worcester white boiler
Good condition



GC No: 47-311-93



Kinectico, white plastic filter
Dusty
Untested



S/N: 81778



Neff, integrated fridge
9x brown plastic door shelves, 5x
glass shelves and 2x salad boxes
Clean and working order



Cracked bottom door shelf



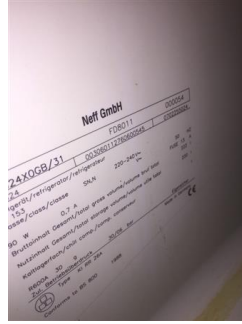
Cracked salad box



Yellows discolouration to the bottom



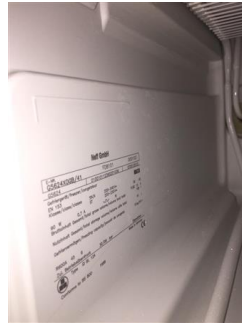
Missing front flap to one door shelf



S/N: 0702255024



Neff, integrated freezer
 4x drawers inside
 Good and clean condition



S/N: G5624X0GB/41



Miele, integrated dishwasher
 Good and working order



S/N: G1272SCVi

Furnishings (Kitchen)



White laminated dinning table with
 chrome legs and 4x white leather
 effect chairs with chrome legs
 Small defects to chairs edges



Defect example



Additional image



2x chrome, large, bins
1x bin with black plastic cover is soiled inside
Few marks to the front



Additional image



1x chrome pedal bin
Internal view with bag

Shelving and Units (Kitchen)



Light wood kitchen cabinets, 2x wall shelves with glass fronts, brushed steel lever handles
Good and clean condition



Internal view



Internal view



Internal view



Internal view



1x light working inside wall cabinet



Black granite kitchen worktop
Good condition
Clean
No chips noticed



Internal view
Various cooking pans inside



Additional image
2x double door, glass front, wall cabinets
Good condition



Internal view
Good condition



Internal view



Internal view



Additional image



Internal view



Internal view of sink cabinet



Additional image



Internal view



Internal view
1x chrome toaster and 1x kettle inside
Untested



Additional image
Wire dishes rack with 4x jars



Additional image



Additional image



Light wood stained frame with clear glass panels, brass knob handle, leading to storage with washing machine and tumbler dryer
Marks consistent with age



Internal view



Heavily peeling paint to white painted walls



Light wood stained frame with clear glass panels, brass knob handle, leading to storage with boiler and water filter
Marks consistent with age



Internal view
Needs cleaning inside



Additional image



White plastic heat
Single light bulb
Working order

Rear Garden :

General (Rear Garden)



General view



General view



General view

Doors (Rear Garden)



Wooden side gate with bolt lock to the top and chubb lock
Good condition overall
Weathered wood

Flooring (Rear Garden)



Grass in good condition



Concrete to the back of the garden
Soiled
Weathered



Concrete uneven slabs to the side



Stone slabs
Weathered

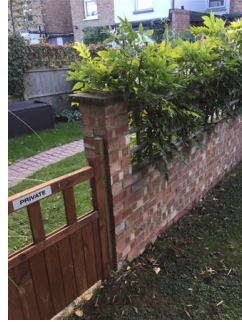


Wooden decking patio
Aged, weathered

Walls and skirting boards (Rear Garden)



Chain link fence to the back of the garden
Hole
Needs fixing



Brick and wood fence to rhs
Wooden gate
Good condition



Wooden fence to lhs

Lighting (Rear Garden)



1x halogen lamp
Working

Appliances (Rear Garden)



Lawn mover inside wooden shed
Untested

Garden Furnishings (Rear Garden)



Wooden shed to lhs of the garden
Weathered
Padlock attached, key handed over to tenant



Internal view
Items of no value
Wooden chairs and garden table
Worn and aged



Wooden shelves unit
Worn



Wooden shelf unit to rhs of he shed



Various plants
Good condition



Stone sculpture



Metal garde umbrella stand
Weathered



Black iron and wood bench with arch
Good condition



Brown plastic bin and few pots



Plastic chair and few pots
Weathered



2x large ladders and clothes horse



Orange, ceramic large pot
weathered
Garden water hose

Wc:

General (Wc)



General view

Doors (Wc)



Light wood stained flat panel door,
brass lever handle
Good condition overall
Tarnished handle



Internal view to match
Pen scribbling



Tarnished handle



Additional image of scribbling

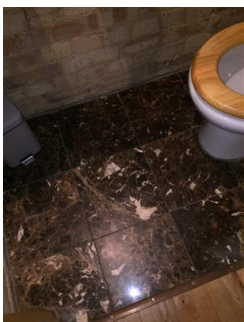


Light wood stained door frame



Marked frame to level
Threshold in good condition

Flooring (Wc)



Brown stone tiles
Discoloured grout
No cracks noticed

Walls and skirting boards (Wc)



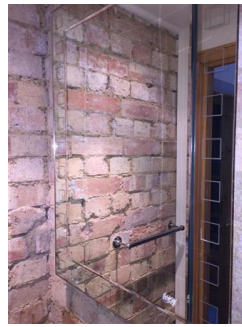
Old brick wall
Good condition



White painted wall to rhs



Yellow splash stains above cistern



Large mirror
Good condition

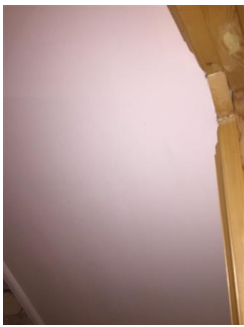


Chrome towel rail
Good condition



White toilet roll holder
Good condition

Ceiling (Wc)



White painted ceiling
Good condition

Lighting (Wc)



1x spotlight
Working

Suites (Wc)



White, small, corner basin with chrome pop up waste and chrome mixer tap
No cracks or chips
Awaiting light cleaning



Additional image



White toilet with wooden toilet seat
Good condition
White plastic cistern with push button
Good and working order



Internal view
Clean

Furnishings (Wc)



Chrome toilet brush
Broken



Small, grey metal, pedal bin
Good and working order

Reception room:

General (Reception room)



General view

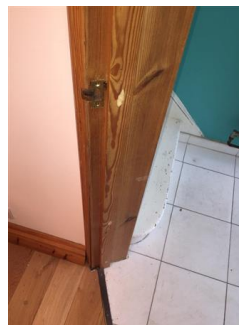


General view

Doors (Reception room)



Light wood stained, panel door, brass lever handle
Good condition overall
Tarnished handle



Light wood stained door frame
Few chips and scratches in places
Discoloured



Internal view to match

Flooring (Reception room)



Light wood floor boards

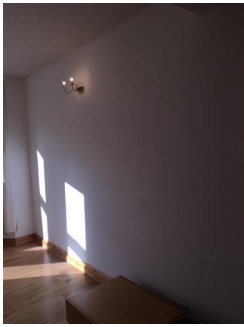


Line scratch near centre of the room

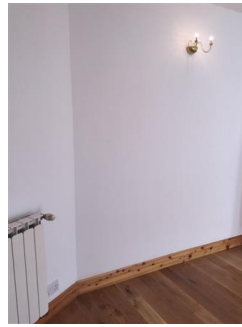


Additional image
Light scratches and usage marks

Walls and skirting boards (Reception room)



White painted walls
Good condition



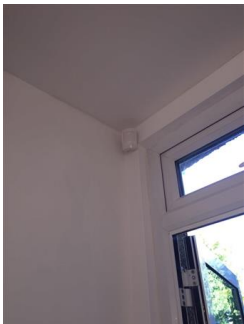
Wooden skirting
Good condition



Additional image



White plastic thermostat
Good condition



White plastic PIR sensor

Windows (Reception room)



White UPVC frame, double glazed
window with white lever handles with
locks
Good and working condition
No keys attached



Additional image



Additional image



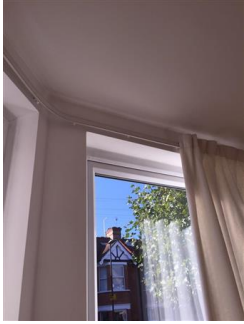
Cream fabric curtains
Few small marks



Additional image of paint marks



Small mark to upper level of the curtain



White plastic curtain rail



Additional image of the window



White UPVC frame, double glazed single door with white lever handle with cylinder lock, door leading to the rear garden
Good and fully working order



Window with lever handle above door
Good condition

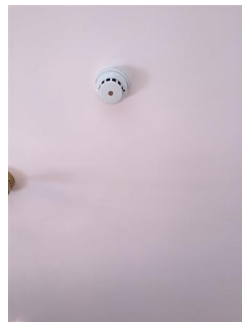


Additional image of the handle

Ceiling (Reception room)



White painted ceiling
Good condition



White plastic heat and smoke detector
Good and working order

Lighting (Reception room)



7x arms, brass chandelier
 Good and fully working order



Matching light
 Fully working order



4x double, brass, wall mounted lights
 All lights are working

Heating (Reception room)



White painted radiator
 Good condition



White painted radiator
 Light marks to the front

Sockets and Switches (Reception room)



White plastic light switch
 Good condition



White plastic, double socket
 Good condition



White plastic, single socket and phone socket
 Good condition



White plastic broadband
 Good condition



White plastic, double socket
Good condition

Shelving and Units (Reception room)



Light wood effect cabinet with double, clear glass door
Good condition



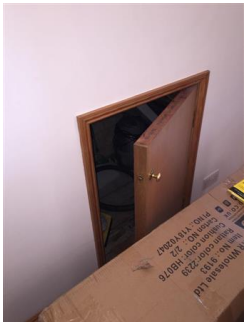
Internal view



Light wood coffee table with half glass and half wood top
Good condition



Additional image



Single door with brass knob handle, storage under stairs
Good condition



Internal view to match
White plastic hook remains



Internal view
Vacuum cleaner



Internal view
Fuses box and alarm box



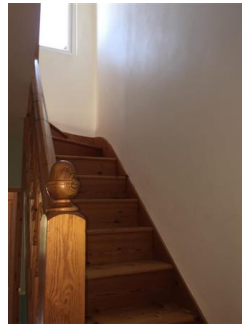
Additional image

Landing :

General (Landing)

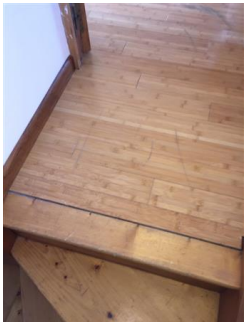


General view



General view

Flooring (Landing)



Light wood floor boards
Large scratches



Light wood floor boards
Long scratch to first floor



Additional image

Walls and skirting boards (Landing)



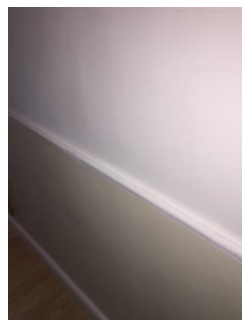
White painted walls
Few light scu



Light scuffs to staircase



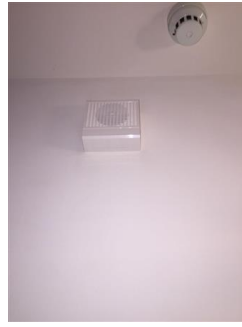
White plastic PIR sensor
Good condition



White painted wood beading
Good condition



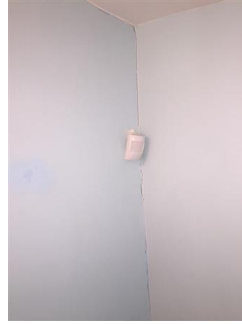
White plastic, digital thermostat
 Good and working order



White plastic door chime
 Good condition



White plastic PIR sensor
 Good condition



White plastic PIR sensor
 Good condition

Windows (Landing)



White UPVC frame, double glazed window with white lever handles with locks
 Good and working condition
 1x key attached



Good condition

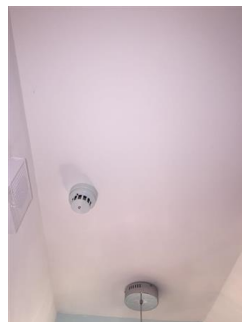


White painted window sill
 Chipped

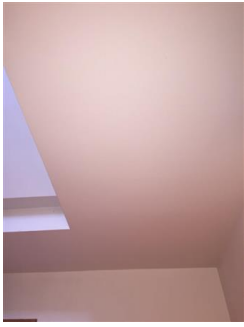
Ceiling (Landing)



White painted ceiling
 Good condition
 White plastic heat and smoke detector to the top floor
 Good and working order



White plastic heat and smoke detector to the first floor
 Good and working order



Additional image

Lighting (Landing)



Chrome fitting with glass shade and purple decorative lights
Seems not working



Chrome fitting with 5x colour square shades
Good and working order

Sockets and Switches (Landing)



White plastic, double socket
Good condition



White plastic double light switch
Good condition



White plastic, double socket
Good condition



White plastic double light switch
Good condition

Stairs (Landing)



Wooden stairs
Tarnished, moderate usage



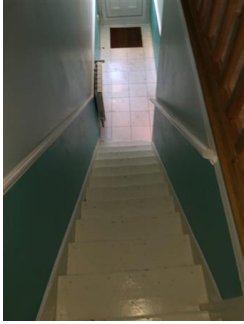
Wooden banister
Good condition



Small dents and scratches



Additional image



Additional image



White painted double door storage
above staircase
Good condition



Internal view
Items of no value, painting cans

Bathroom:

General (Bathroom)



General view



General view

Doors (Bathroom)



Light wood stained frame with 2x frosted glass panels with decorations door, brass lever handle
Good condition overall
Tarnished handle



Light wood stained door frame
Few chips and scratches in places



Internal view to match
Painted white



Tarnished handle
Thumb lock in working order

Flooring (Bathroom)



Blue / white, square tiles
Cracked tiles near entrance



Additional image



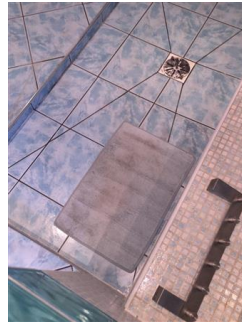
Additional image



Wet area to match
Good condition



1x mat
Worn



Grey bath mat
Worn
Brushed steel batten holder with hooks

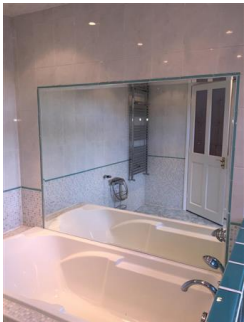
Walls and skirting boards (Bathroom)



Blue glass tiles above door
Good condition



Blue mosaic tiles and light tiles to top
Good condition



Large mirror above bath
Good condition



Cream plastic extractor fan
Working order



Mirror above basin
Good condition



Additional image



Additional image

Windows (Bathroom)



White UPVC frame, double glazed window with white lever handles with locks
 Good and working condition



Light condensation to rhs pane



White Venetian blind with pull cord
 Good and working order



White painted window sill
 Light marks

Ceiling (Bathroom)



White and light grey, laminated panels
 Few small gaps in places



Additional image

Lighting (Bathroom)



9x recessed spotlights
 All in working order



3x spotlights above basin
 All working

Heating (Bathroom)



Chrome towel heater
 Small rusty marks



Additional image

Sockets and Switches (Bathroom)



White plastic, single fuse
Good condition

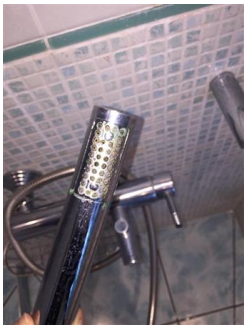
Suites (Bathroom)



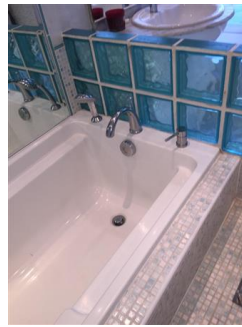
Wet area in the front of bath area



Raised tiles step to bath



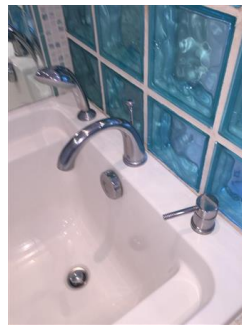
Chrome shower control and shower head
Slightly scaled



White bath with chrome mixer tap and built in shower head
Good and clean condition



1x small scratch to the bottom of the bath



Chrome knob with pop up waste



White toilet with plastic seat and white plastic cistern with push button
Good condition



Internal view
Clean



White ceramic bidet with chrome mixer tap and pop up waste
Good an clean condition



White ceramic basin with chrome mixer tap
White laminated vanity unit with small knob handles
Good condition



Additional image
Clean



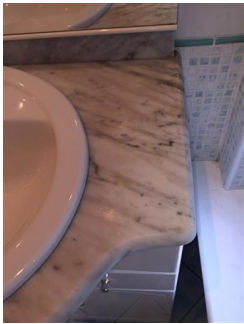
Internal view



Chipped and tarnished drawers inside



Needs light cleaning to the edge



Grey stone top
Good condition
No chips or cracks noticed



Blue glass tiles to divide basin and bath area

Furnishings (Bathroom)



Chrome toilet rolls holder
Good condition



Chrome, small pedal bin
Chrome toilet brush
Good condition



Bath scale, glass
Good and working order

Bedroom 1:

General (Bedroom 1)



General view



General view

Doors (Bedroom 1)



Light wood stained panel door, brass lever handle
 Good condition overall
 Tarnished handle



Light wood stained door frame
 Few chips and scratches in places



Internal view to match

Flooring (Bedroom 1)

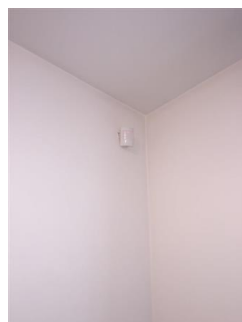


Light wood floor boards
 Good condition

Walls and skirting boards (Bedroom 1)



White painted walls
 Wooden skirting
 Good condition overall



White plastic PIR sensor
 Good condition





Additional image



White plastic alarm panic button with
1x key attached



Settlement crack to corner

Windows (Bedroom 1)



White UPVC frame, double glazed
window with white lever handles with
locks
Good and working condition
No keys attached



Additional image



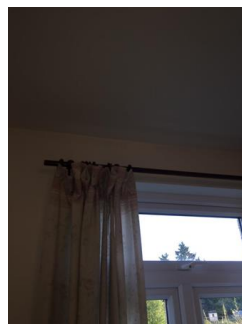
Wooden window sill
Ring marks and stains



Cream fabric tiles with flowers pattern
Faded, paint marks

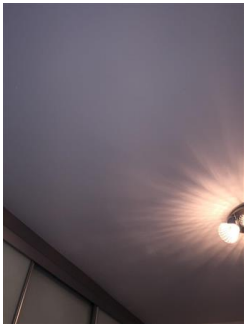


Additional image



Black curtain pole
Good condition

Ceiling (Bedroom 1)



White painted ceiling
Good condition

Lighting (Bedroom 1)



Chrome fitting with 3x glass spotlights
Good and working order

Heating (Bedroom 1)



White painted radiator
Good condition

Sockets and Switches (Bedroom 1)



White plastic single light switch
Good condition



White plastic, double socket and
double phone socket
Good condition



White plastic single light switch
Good condition



White plastic, double socket
Good condition

Furnishings (Bedroom 1)



Wicker bin
Good condition

Shelving and Units (Bedroom 1)



White glass and silver frame, triple sliding door wardrobe
Good and working order



Internal view to rhs of the wardrobe



Internal view of middle part
Shelves
Good condition



Internal view
2x shelves and 1x rail

Bedroom 2:

General (Bedroom 2)



General view



General view

Doors (Bedroom 2)



Light wood stained panel door, brass lever handle
Good condition overall
Tarnished handle



Internal view to match



Light wood stained door frame
Few chips and scratches in places
Visible repairs



Brass threshold
Good condition

Flooring (Bedroom 2)



Light wood floor boards
Small scratches
Moderate usage

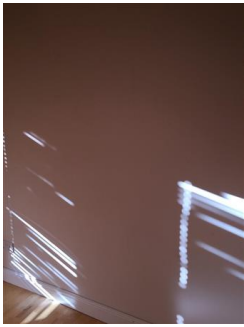


Additional image



Additional image

Walls and skirting boards (Bedroom 2)



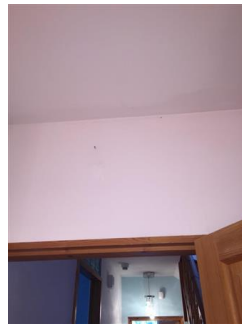
White painted walls



Scuffs and scratch to lhs wall



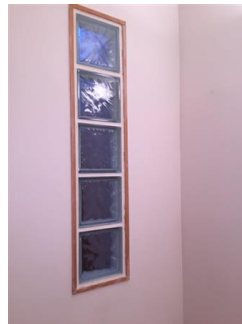
1x picture hook



1x nail above door frame



1x plastic picture hook



Glass tiles behind door
Good condition



White plastic alarm panic button
Key not attached

Windows (Bedroom 2)



Wooden Venetian blind with pull cord
Good condition
Lhs bay blind is not working



Matching blind to lhs window
Good and working order



White UPVC frame, double glazed window with white lever handles with locks
Good and working condition
No keys attached



Lhs blind to the bay window is not working
Needs fixing



Additional image



Additional image



Additional image

Ceiling (Bedroom 2)

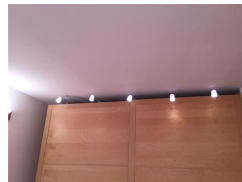


White painted ceiling
Good condition

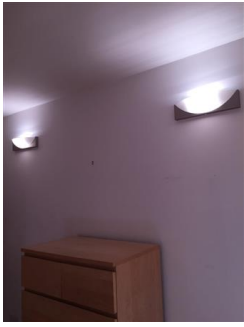
Lighting (Bedroom 2)



4x frosted glass, half moon, wall mounted lights
All in good and working order



5x spotlights above wardrobe
All working



Additional image

Heating (Bedroom 2)



White painted radiator
Good condition

Sockets and Switches (Bedroom 2)



White plastic triple light switch
Good condition



5x White plastic, double socket
Good condition



Loose cable to lhs

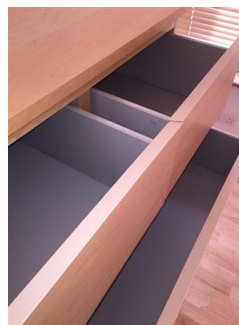


White plastic, double socket and
double phone socket
Good condition

Furnishings (Bedroom 2)



Light wood effect, chest of 6x drawers
Good condition



Internal view



Wooden effect, double door, sliding door, built in wardrobe
Good condition
Scratch to the to corner lhs



Internal view
Shelves and drawers inside
1x drawer with lock and 2x keys attached



Additional image



Scratch to lhs top corner



Internal view to lhs
Shelves, drawers and rail inside
Good condition

Bedroom 3:

General (Bedroom 3)



General view



General view

Doors (Bedroom 3)



Light wood stained panel door, brass lever handle with chubb lock
Good condition overall
Tarnished handle



Light wood stained door frame
Good condition overall



Internal view to match

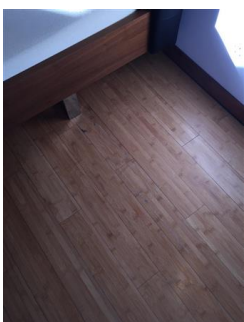
Flooring (Bedroom 3)



Light wood floor boards
Scratches in many places



Additional image of scratches



Scratch near bed

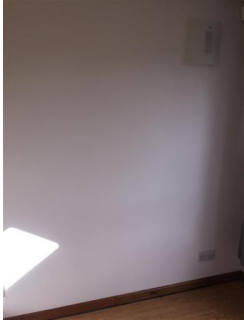


Additional image



Additional image

Walls and skirting boards (Bedroom 3)



White painted walls
Wooden skirting



White plastic PIR sensor
Good condition



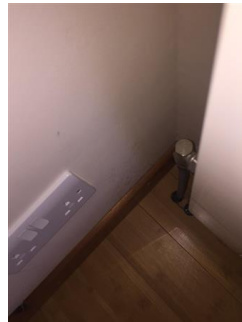
Additional image



Chrome frame clock
Good condition



White plastic alarm panic button
No keys attached



Marked wall lhs of the radiator



Gap between skirting and floor

Windows (Bedroom 3)



White UPVC frame, double glazed window with white lever handles with locks
 Good and working condition



Tape to the frame



Painted over window sill
 1x key



Grey lined fabric curtains
 Silver metal curtain pole with finials
 Good condition



Additional image



2x hooks with tie back both sides of the window
 Good condition

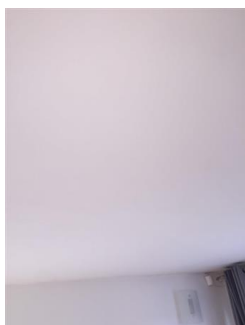


Velux window with integrated blind
 Discolourations to the frame, black mouldy marks near glass



Off white blind
 Good and working order

Ceiling (Bedroom 3)



White painted ceiling
 Good condition

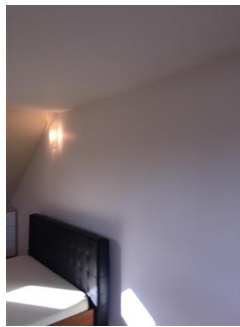


2x marked places below Velux window

Lighting (Bedroom 3)



Frosted glass dome
Good and working order



2x frosted glass, wall lights
Both working

Heating (Bedroom 3)



White painted radiator
Good condition

Sockets and Switches (Bedroom 3)



White plastic triple light switch
Good condition



White plastic, double socket
Good condition
Chips around socket



White plastic, double socket
Good condition



White plastic single light switch
Good condition



White plastic, double socket
Good condition

Furnishings (Bedroom 3)



Grey wicker bin



Black leather effect and wood effect bed frame, white double mattress
Good used condition



Frame in good condition



White painted wood chest of 3x drawers
Good condition



Internal view
Clean



Matching chest of drawers to lhs
Good condition



Internal view

Shelving and Units (Bedroom 3)



Wood, single door with knob handle, leading to small storage
Good condition
Paint marks to the frame



Internal view



White laminated door and frosted glass door, built in storage / wardrobe
Doors have previous fitment holes, not cut to size



Internal view



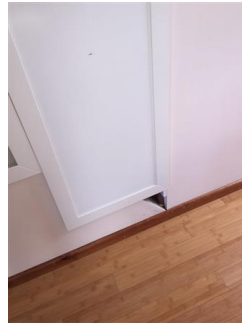
Pencil scribbles to rhs wall



Internal view



Internal view



Small chip to the door
Gap to the bottom

Ensuite :

General (Ensuite)



General view



General view

Doors (Ensuite)



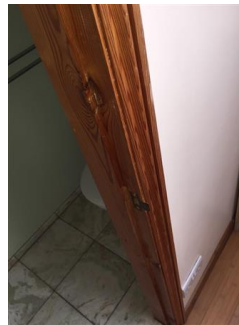
Light wood stained flat panel door,
 brass lever handle
 Good condition overall
 Tarnished handle



Additional image

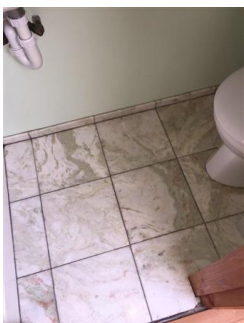


Internal view to match



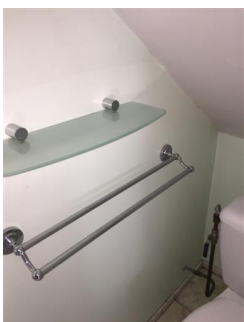
Light wood stained door frame
 Few chips and scratches in places

Flooring (Ensuite)



White and beige, square tiles
 Discoloured grout
 No cracks noticed
 Freshly cleaned

Walls and skirting boards (Ensuite)



Chrome double towel rail and frosted
 glass shelf
 Good condition



White painted walls
 Visible repairs to rhs wall



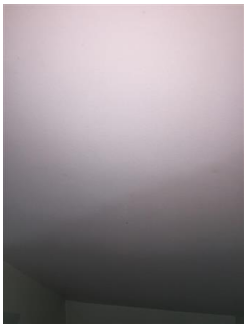


Round, medium size mirror
Good condition



White tiles above basin

Ceiling (Ensuite)



White painted ceiling
Good condition

Lighting (Ensuite)



White plastic tube light with cover
Working order

Suites (Ensuite)



White wc with white plastic toilet seat
White ceramic cistern with chrome
push button
Good condition



Internal view
Clean



Additional image



White, small basin with chrome pop up
waste and chrome mixer tap
Good and clean condition



Additional image



Built in shower cubicle with clear glass and chrome, foldable door, white base
Good condition



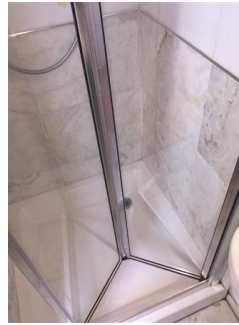
White plastic electric shower with chrome bar and white plastic shower head
Good condition



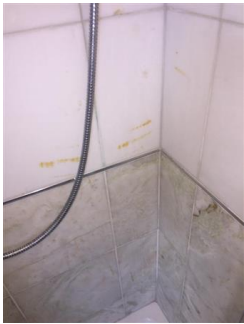
1x spotlight above shower area
Not working



Additional image



Additional image



Rusty marks to the tiles



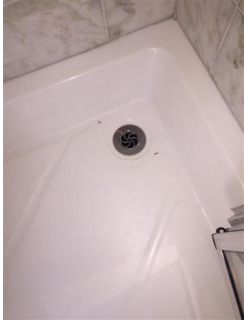
White stone tiles
Good condition



White plastic shower heater



Additional image
Clean



White base
Clean

Furnishings (Ensuite)



White ceramic toilet brush and small
white plastic bin
Used condition

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:

Certification of electronic signature:

Tenant signature(s):

Tenant Name

Signed On: 01/10/2018 21:01:07

kkkkkkkkkkkkkkkkkkkkkkkkkkkkkk
kkkkkkkkkkkkkkkkkkkkkkkkkkkkkk
kkkkkkkkkkkkkkkkkkkkkkkkkkkkkk

Signed from: 82.132.214.248

Added comment: No comment

2nd tenant name

01/10/2018 21:03:04

kkkkkkkkkkkkkkkkkkkkkkkkkkkkkk
kkkkkkkkkkkkkkkkkkkkkkkkkkkkkk
zzzzzzzzzzzzzzzzzzzzzzzzzzzzzz

Signed On:

Signed from: 82.132.247.206

Added comment: No comment

Landlord / agent signature(s):

Landord name

Magda Rac-Paczesny

Signed On: 28/09/2018 23:02:11



Signed from: SIGNED ON DEVICE



Signing trail:

30/09/2018 22:02:57 81.107.141.185 Signee Magda Rac-Paczesny uploaded to clerk signees list with signature from device

30/09/2018 22:29:18 81.107.141.185 S.....added to tenant signees list

30/09/2018 22:29:47 81.107.141.185 Signee d..... added to tenant signees list

30/09/2018 22:30:19 81.107.141.185 Signeeadded to landlord signees list

01/10/2018 20:50:56 81.107.141.185 Request email sent to

01/10/2018 20:51:16 81.107.141.185 Request email sent to

01/10/2018 20:52:43 82.132.214.248 Report signing page link for

01/10/2018 20:52:43 82.132.214.248 Report signing page link for

01/10/2018 20:53:31 82.132.214.248 Report PDF has been opened or downloaded

01/10/2018 20:59:00 82.132.214.248 Report PDF has been opened or downloaded

01/10/2018 21:01:07 82.132.214.248 Report has been signed by from IP address 82.132.214.248

01/10/2018 21:01:32 82.132.247.206 Report signing page link fori has been clicked

01/10/2018 21:01:32 82.132.247.206 Report signing page link for i has been clicked

01/10/2018 21:03:04 82.132.247.206 Report has been signed by from IP address 82.132.247.206

APPENDIXES FOLLOW

Appendix 1:

Invoice_



INVOICE

Date of Invoice:

Invoice No.:

VAT Number: GB

Registered Office Address:

England,

Tel:

Company Number:

Qty	Description	Unit Price	VAT	Total
1	Ref No.: 18092001YNG Move Out/In Cleaning performed on Fri, 28 September 2018 Property:	£	£20%)	£

Subtotal: £

VAT: £

Total: £

Total Due: £

View and pay your bill online [HERE](#)

Invoice issued by 1st Online Solutions Limited T/A Fantastic Services on behalf of **DIAMOND SHINE SOLUTIONS LTD**

Bank name:

1ST ONLINE SOLUTIONS LIMITED

Sort Code:

2

IBAN:**Payment reference:**

Please make all cheques payable to 1ST ONLINE SOLUTIONS LIMITED

Address: Second Floor, 98 Tooley Str. | London | SE1 2TH | United Kingdom

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100% money-back
guarantee



Learn more at
[FantasticServices.com/club](https://www.FantasticServices.com/club)

Acceptance of services will constitute agreement to pay the invoice within the specified account terms. Payment in full is due on completion unless prior arrangements have been made. The Customer is liable for all reasonable expenses (including contingent expenses such as debt collection commission) and legal costs (on a full indemnity basis) incurred by DIAMOND SHINE SOLUTIONS LTD for enforcement of obligations and recovery of monies due from the Customer to DIAMOND SHINE SOLUTIONS LTD.

The company reserves the right to claim statutory interest in accordance with the Late Payment of Commercial Debts (Interest) Act 1998 (as amended 2002) if the invoices is not being paid within **10** working days upon date of issue.

DIAMOND SHINE SOLUTIONS LTD: The company is VAT registered - address of registry:
16 Fishermans Wharf, Abingdon, England, OX14 5RX
VAT num: GB 231703738