



## **INVENTORY & SCHEDULE OF CONDITION**

**The Flat  
The Street  
Oxfordshire**

Landlord	Miss Jones
Tenant(s)	Mr Brown
Tenancy Commenced	01.05.18

**Please check this document thoroughly and annotate / advise any amendment clearly.  
Sign to agree the inventory content and meter readings and check and sign the details on the  
declaration sheet at the start of the inventory.**

**Agreement of this inventory document is required within 7 days of receipt, after which the  
content of the document will be taken as agreed in full without amendments.**

Signature(s) .....

Date .....

**Copyright Marchwell Inventories Limited 2018**

Telephone/Fax 01993 772928

E-Mail [inventories@marchwell.co.uk](mailto:inventories@marchwell.co.uk)





### **DECLARATION**

**PROPERTY :** The Flat, The Street, Oxfordshire      **Date :** 01.05.18

**TENANT :** Mr Brown

**ELECTRIC METERS :** 12345      **Serial no:** 12343567

**GAS METER:** 67890      **Serial no:** 0987654

**GENERAL CONDITION:** This two bed furnished flat is offered in sound and clean throughout.  
All items good – odd minor marks on to a few items only.

**Standard of cleaning:** High Professional

### **GENERAL**

**Décor Walls:** Clean with 1/ 2 minor marks and scuffs only.

**Ceilings:** Clean with 1 /2 marks.

**Light shades:** Clean, all working. 2 bulbs for lounge unit in cabinet drawer.

**Doors:** Clean and unmarked.

**Sockets / Switches:** Clean and polished.

**Radiators /Heaters:** Clean and polished.

**Skirting boards:** Clean and polished.

**Exposed surfaces:** Clean and polished.

**Sofas/ chairs:** Clean.

**Mattresses:** Clean.

**Mattress Protectors:** Clean.

**Curtains:** Clean and unmarked.

**Blinds:** Clean and unmarked.

**Carpets:** Clean, minor wear.

**Flooring:** Clean, minor wear.

**Pictures / Mirrors:** Clean and unmarked.

**Furniture surfaces:** Clean and polished.

### **KITCHEN**

**Floor:** Clean.

**Cupboards:** Clean and polished.

**Work surfaces:** Clean and polished.

**Hob:** Clean and polished. Several grey surface marks and light scratches.

<b>Oven:</b>	Clean and polished.
<b>Extractor:</b>	Clean and polished.
<b>Fridge:</b>	Clean and polished.
<b>Freezer:</b>	Clean and polished.
<b>Sink/ taps:</b>	Clean and polished. Surface scratches.
<b>Washer / Dryer:</b>	Clean
<b>Dishwasher:</b>	Clean.
<b>Microwave:</b>	Clean.
<b>Bin/ Equipment:</b>	Clean.
<b>Tiles / Splash-backs:</b>	Clean and polished.
<b>Sockets / Switches:</b>	Clean and polished.
<b><u>BATHROOM:</u></b>	No scale
<b>Floor:</b>	Clean and polished.
<b>Hand Basin:</b>	Clean and polished.
<b>WC:</b>	Clean and polished.
<b>Bath:</b>	Clean and polished.
<b>Taps:</b>	Clean and polished.
<b>Wall Tiles:</b>	Clean and polished.
<b>Fittings:</b>	Clean and polished.
<b>Shower:</b>	Clean and polished.
<b>Screen:</b>	Clean and polished.
<b>Extractor:</b>	Clean.
<b><u>WINDOWS</u></b>	<b>Inside:</b> Clean <b>Outside:</b> Clean - contractor cleaned 6 weekly <b>Frames:</b> Clean <b>Sills:</b> Clean
<b>KEYS: 2 sets comprising:</b>	<b>1 x outer communal door, 2 x inner flat door, 1 x window lock &amp; 1 x garage</b>  <b>1 x patio in property – to be handed to tenant by Landlord</b>

I agree the contents of this inventory, meter readings and that the descriptions of general condition and cleanliness are correct.

---

Tenant's / representative signature

---

Date

**The following information has been compiled to assist an expedient and agreeable move at the end of your tenancy.**

At the end of your tenancy a final inventory check of the property will be carried out either on the date your tenancy ends or as soon as possible afterwards. Should you wish to make an appointment for your check out, you must contact us at least 7 working days prior to the end of your tenancy to make a mutually agreeable appointment. You must hand your keys back to the Letting Agent on the day that your tenancy officially ends.

Please note that inventory checks are carried out by Marchwell Inventories Monday – Friday during normal working hours and only during daylight. We will allocate an appointment "window" giving you an approximate time to meet our Clerk and appointment times will run consecutively.

It is expected that the property and any contents are presented in a sound and clean condition, all cleaning and gardening must have been completed upon our arrival. All personal property should have been removed and you must be in a position to vacate once the final inventory check is completed. **AN ADDITIONAL CHARGE MAY BE LEVIED FOR AN ABORTED CHECK OUT.**

**CLEANING ADVICE FOR CHECK OUT Please pay special attention to the following areas:-**

**Where the standard of cleaning at check in is noted as "professional", a similar standard will be expected at check out.**

Wash and dust paintwork to skirting boards, radiators, doors/frames, sockets / switches and picture rails, pictures & mirrors. Clean and dust all furniture.

Clean and dust ceiling and wall light fittings, light shades, (replace bulbs). Dust & de-cobweb upper levels.

Ceramic tiles to bathrooms and kitchens, sanitary ware, chrome and stainless steel items and taps require de-scale, clean and polish.

Clean kitchen cupboards inside / outside and to tops and undersides.

Clean all hard floor areas especially around and behind the appliances and furniture.

Clean kitchen appliances, white goods, door seals, soap dispensers, tumble dryer and replace extractor filters. Polish & clean all chrome and stainless steel items. Clean any equipment that has been either used by you or stored during your tenancy.

Soft furnishings, carpets, mattresses, linen and towels require cleaning if soiled or stained. **(Please refer to any special cleaning instructions)**

Clean glazing (inside & outside) and paintwork to window frames, apertures and sills, with attention to areas between outer and secondary glazing.

Curtains should be dry cleaned or laundered according to your tenancy agreement / specific instructions. **Take care to avoid shrinkage.**

Gardens to be in tidy condition and any outdoor furniture to be cleaned.

You should ensure that all furniture is in the location as noted on the inventory, likewise that all kitchen equipment, crockery, cutlery, utensils etc; are clean and located in the drawers or cupboards stated on the inventory. All bedding, linen and towels should be sorted and placed as listed on the inventory. **Failure to do this may mean extra time taken to make the check and an extra charge levied.**

Upon completion of the final check a report of any cleaning, gardening, discrepancies, damages or maintenance required will be compiled and submitted to the Landlord or Letting Agent acting for the Landlord for assessment of any charges which may be considered the liability of the outgoing tenant/s. The check out report will give unbiased and independent recommendation on responsibility for any damage or discrepancy found and the Landlord or Letting Agent will make assessment on any deduction that may be made from your security deposit. The inventory clerk conducting the check out will not be able to give a Tenant or Landlord any indication of time or cost of cleaning or any other discrepancy noted. All costing issues must be directed to the Landlord or Letting Agent.

Accessible meters will be read and forwarding addresses will be taken where a tenant is present.



## **Marchwell Terms and Conditions - 2018**

### **Provision of Inventories**

1. All job orders must include the following:-  
Property address and postcode.  
Landlord and Tenant name & telephone numbers.  
Accommodation summary e.g. 5 bed Victorian semi, 2/3 bathrooms, 3 reception etc. Furnished or Unfurnished or part furnished  
Out buildings including which parking space or garage if in block. Full details with number / directions required.  
Location of all meters to be read. (Water meters will not be read unless located within the property).  
Key and alarm instructions including precise location of alarm pad/box.  
Which fences belong to the property.  
Unusual features/Property quirks or Landlords specific descriptions for inclusion in the inventory.  
Special cleaning or care requirements.  
Proposed start date of tenancy.  
Any items to be classed as new to be detailed to include date when new.  
Details of professional cleaning that has been carried out.
2. All properties should be presented in a clean and tidy condition and in a state of readiness for the tenant by the day the inventory is scheduled to be prepared. The Property Manager or Landlord will be responsible for noting details of, or providing an addendum for any additions or alterations made to the inventory after the time of preparation.
3. Marchwell reserve the right to refuse to prepare an inventory on properties that are considered not to be ready or are not adequately presented or cleaned. **A charge may be levied for an aborted visit.**

### **Inventory Checking**

1. All inventory check out requests to be accompanied by a job order and the agreed copy of the inventory at the earliest opportunity. Job order must include:-  
Property address and postcode and date check out to be completed on.  
Landlord and Tenant name & telephone numbers. Tenant's email addresses.  
Accommodation summary e.g. 5 bed Victorian semi, 2/3 bathrooms, 3 reception etc. Furnished or Unfurnished or part furnished  
Key and alarm instructions including precise location of alarm pad/box.  
Location of meters to be read. (Water meters will not be read unless located within the property).
2. The tenant should ensure all contents are left in the place where indicated on the inventory. **Items not left in the correct places may be listed as not found.** A report of discrepancies, to include cleanliness of the property, a list of any missing items and damage, plus items or areas that may require maintenance by the Landlord will be provided with recommendation for responsibility. . Copies of the report will be emailed to the Letting Agent/ Landlord for distribution to the Landlord and outgoing Tenant/s as appropriate for the purposes of assessing any costs and liability to the outgoing Tenant/s. **An extra charge may be made for aborted appointments.**
3. If a property is left in a dirty and untidy condition by the tenant, Marchwell will endeavour to provide as accurate a report as possible. **An extra charge will be made for the checking of dirty or untidy properties. In such cases Marchwell will not accept any liability for any oversights, omissions, or further damage found after cleaning has been completed, but will re-visit by prior agreement to provide addition to a report if required in the form of an addendum.** Marchwell reserve the right to return to the property to list any further discrepancy / damage that may become apparent after cleaning has been completed. **Property Manager to inform whether re-visit is required before deposit is released.**
4. Marchwell must be informed of any query or complaint concerning a final inventory check out report as soon as possible, or within 5 working days of the final check out. **Any subsequent visit to the property may incur a charge if Marchwell are not responsible for the query raised.**
5. Assessment and apportionment of responsibility to Tenant and Landlord will take into consideration many factors to include condition at check in and check out, fair wear and tear, betterment to Landlord, quality of item, duration and type of tenancy etc.

### **Inventory updates.**

1. If possible Marchwell will supply updated inventories. Before providing an updated inventory it will be the responsibility of the Landlord and/or Letting Agent to provide details of any cleaning, change in decoration, additions etc made to the property and meter readings.

### **General**

1. All listings of inventory items are made on a visual and basic operational basis. Electrical items and sockets etc; will not be tested and are presumed to have been checked for safety and to be in a good working order. Light switches / bulbs will be checked for working order.
2. Large items of furniture will not be moved to inspect their condition or the condition of carpets & floors under, or walls behind. Attic and loft spaces will not be listed without request and adequate safe access. Indication will be given where beds have been made up and bedding has not been removed for inspection of mattresses. Heavy mattresses will not be inspected to underside.
3. The Landlord/Letting Agents will be responsible for ensuring that all furniture and furnishings provided comply with current Fire & Safety Regulation. The inventory is compiled on assumption that all such contents as supplied comply with the Furniture & Furnishing (Fire & Safety) Regulations 1988 as amended 1993.
4. Marchwell will not accept liability for any damage that may have been caused by a contractor or other party entering the property after the final inventory check has been completed.
5. Terms for payment are from the invoice date. The instructing Agent shall arrange collection of fees from the Landlord or Tenant, as appropriate, for all services and transfer payment to Marchwell. Marchwell may withhold the provision of an inventory or a check out report until payment has been made for the service.
6. For let only properties payment for the inventory or checkout service will be required before the inventory or checkout report are released.
7. Any alteration to an inventory instruction or job order must be clearly noted and a new copy faxed or emailed to replace the original.
8. All data relating to a property / Landlord / Tenant is held securely and is only distributed to the relevant parties for information and agreement.

**The inventory remains the property of Marchwell and should not be altered, copied or reproduced without expressed permission of Marchwell Inventories Ltd.** **2018**

**Additional Terms for inspection and testing of items in the property 2018.**

**All listings of inventory items have been made on a visual and basic operational basis. Large items of furniture and kitchen equipment have not been moved to inspect their condition or the condition of carpet & floors underneath or walls behind. Attic and loft spaces have not been listed. Electrical items and sockets etc; have not been tested and are presumed to have been checked for safety and to be in a good working order. Light fitting / bulbs have been checked for working order.**

This Inventory provides a fair record of the contents and condition of the contents of the property and the property's internal condition. The person preparing the inventory is not an expert in fabrics, wood, materials, antiques, etc., nor a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey.

The owner of the property has been informed by the Letting Agent that all furniture and furnishings provided are required to comply with current Fire & Safety Regulation and this inventory is compiled on assumption that all furniture and furnishings supplied comply with the Furniture & Furnishing (Fire & Safety) Regulations 1988 as amended 1993. The Fire & Safety Regulations regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principle.

Where the inventory notes the presence of **smoke / heat alarms and carbon monoxide** detectors, if tested by the inventory company, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property fully complies with the 2015 regulations. Only standard battery driven smoke alarms & CO detectors are tested, where possible. We will take no responsibility for any malfunction or damage which may occur during the testing of alarms. The Letting Agent / Landlord has responsibility for ensuring smoke alarms and carbon monoxide detectors in the property comply with legislation and are fully working at the start of each tenancy.

Blind cords must be secured with a cleat to comply with legislation and it is the Agent / Landlord's responsibility to ensure that this is done.

- |    |  |   |
|----|--|---|
| 1. | Gas meter situated to side of block  | <b>Reading:</b><br><b>Serial no:</b>  |
|    | Electric meter located outside front door.   | <b>Reading:</b><br><b>Serial no:</b>  |
| 2. | Blue ribbed door mat.  | Sound and clean.  |
| 3. | <b>FLAT DOOR</b>   |   |
|    | Medium sapele finish, chrome handle both sides, cylinder lock, mortice lock, spy hole, numeral 18, letter box. | Moderate rubs, scuffs and marks to central area and around lock but surfaces are dusted.<br>Frame painted white and is clean. |
| 4. | Doorbell fitted to right.  | Working.  |
| 5. | Internal door frame painted white fitted with letter box flap, security catch and chain.                       | Sound and clean.  |

6. **HALL**

	Floor laid in oak laminate boards.	Sound and clean.
7.	Walls painted dark cream over plaster.	Sound and clean. 1 / 2 odd marks only.
8.	Ceiling and coving white over plaster.	Sound and clean.
9.	Triple spot light with three white metal spot fitments.	Clean and working.
10.	Loft hatch and cover painted white.	Sound and clean.
11.	Smoke alarm.	Sound and clean.
12.	Skirting boards painted white.	Sound and clean.
13.	Sockets and switches as visible.	Intact, clean.
14.	Brown ribbed door mat. Cream , beige, grey, pink and red strip John Lewis woollen carpet runner.	Sound and clean.
15.	Double panel radiator painted white with thermostat.	Valve cap missing unit is clean.
16.	Skirting mounted door stop, one yellow/brown Duck design door stop	Sound and clean. A few minor marks.
17.	Wall mounted cream door intercom.	Sound and clean.
18.	Large double door wardrobe with white laminate high gloss double doors internally with shelf and hanging rail. Drawer to bottom.	Sound and clean.

- |     |   |                     |
|-----|---|---------------------|
| 19. | <p>Stored in here:</p> <ul style="list-style-type: none"> <li>- Extending blue handled duster complete with blue dusting head.</li> <li>- One flat mop with green dusting head</li> <li>- Handheld green dusting head</li> <li>- Arm for opening loft hatch.</li> </ul> | Sound and clean.    |
| 20. | Oak framed square mirror.   | Intact, clean.      |
| 21. | Wooden framed and glazed print off Oxfordshire map.   | Intact, clean.      |
| 22. | Further brown ribbed door mat.  | Sound and clean.    |
| 23. | <p>Above door;</p> <p>Electricity inlet and trip switches and doorbell chimes.</p>  | Dusted, clean.      |
| 24. | <p><b>LAUNDRY CUPBOARD</b></p> <p>Door flat faced painted white, aluminium handle one side and vent to bottom.</p>  | Sound and clean.    |
| 25. | Floor laid in matching laminate with cream and brown rug under.   | Sound and clean.    |
| 26. | Walls and ceiling decorated to match, boxed in sections painted white.  | Sound and clean.    |
| 27. | Flush fitting light fitment with circular glass shade and cream surround to ceiling.  | Intact and working. |
| 28. | High level shelf in cream laminate.   | Sound and clean.    |
| 29. | Cream plastic round laundry basket.   | Sound and clean.    |
| 30. | Indesit Washer / dryer.   | Clean.              |

- |     |   |   |
|-----|---|---|
| 31. | <b>BEDROOM 1 - Main double</b>  |   |
|     | Door flat faced painted white, aluminium handle both sides, frame to match. Internally fitted with white wooden batten and three small peg hooks. | Sound and clean. 1 small chip.  |
| 32. | Floor laid in matching laminate.  | Sound and clean.  |
| 33. | Small John Lewis beige, cream, grey, red and pink strip woollen rug.  | Sound and clean.  |
| 34. | Walls painted to match.   | Sound and clean.  |
| 35. | Ceiling and coving painted to match.  | Sound and clean.  |
| 36. | Triple white spot light with white metal shades.  | Clean and working.  |
| 37. | Skirting boards painted white fitted with one door stop.  | Sound and clean.  |
| 38. | Sockets and switches as visible.  | Intact and clean.   |
| 39. | Double panel radiator painted white with valve cap and thermostat.  | Sound and clean.  |
| 40. | Wall mounted white laminate rectangular framed mirror with narrow white laminate shelf under.   | Intact and clean.   |
| 41. | White two tier low level bench.   | Sound and clean.  |
| 42. | White painted double bedframe with integral slatted headboard. Complete with pocket sprung mattress over. 2 red & 2 green scatter cushions        | New and clean. Mattress (Ortho 500) supplied by John Lewis but is zipped into cover.<br>Small brown mark to 1 end post.<br>Foot board of double bed is scratched, chipped |
| 43. | Cream zip on waterproof mattress protector. Mattress topper / protector   | Sound and clean.<br>Sound and clean.  |

- |     |  |                               |
|-----|--|-------------------------------|
| 44. | Two light stained wooden framed bedside tables with glass surface and slated shelf under.  | Sound and clean.              |
| 45. | Two light oak candlestick base table lamps with cream shades.  | Sound and clean.              |
| 46. | Bed complete with cream plastic foot stand under each leg.   |                               |
| 47. | Black framed and glazed print of tree by Matisse.  | Intact and clean.             |
| 48. | Window with fixed panel and two casements, clear double glazed panes, white UPVC frame surround and white painted sill.                      | All surfaces sound and clean. |
| 49. | White venetian blind.  | Clean and dusted.             |
| 50. | Double door wardrobe matching hall with white laminate gloss double doors and bar handles. Internally with a shelf, hanging rail and drawer. | Sound and clean.              |
| 51. | To either side;<br>Narrow single door wardrobe with hanging rail and four drawers to lower level.  | Sound and clean.              |

52. **BEDROOM 2 - Single**

Door matching others, aluminium handle both sides,  
frame to match and triple hook rack internally. Sound and clean.

53. Floor laid in matching laminate. Sound and clean.

54. Walls dark cream over plaster. Sound and clean.

55. Ceiling and coving white. Sound and clean.

56. Matching triple arm cream spotlight. Sound and clean.

57. Skirting boards painted white fitted with two door  
stops. Sound and clean.

58. Radiator to match with valve cap and thermostat. Sound and clean.

59. Window with fixed panel and casement to match. All surfaces clean.

60. White venetian blind. Clean and dusted.

61. One window lock key.

62. Oak laminate desk with four cream legs. Sound and clean.

White two tier low level bench Sound & clean

63. Black adjustable metal desk lamp. Sound and clean.

64. White plastic office chair on casters with grey metal  
base. Sound and clean.

- |     |  |  |
|-----|--|--|
| 65. | Black framed and glazed print of fountain.   | Intact and clean. Some slight damage to framework. |
| 66. | Sockets and switches as visible,   | Intact and clean.                                  |
| 67. | <b>BUILT IN WARDROBE</b>   |  |
|     | Double doors flat faced painted white with aluminium handle to side of each.   | Sound and clean.                                   |
| 68. | Internally matching laminate back fitted with shelves with high level shelf and hanging rail. Walls cream and ceiling white. | All sound and clean.                               |
| 69. | Grey metal framed double step.   | Sound and clean.                                   |
|     | Miele Solution 5000 HEPA vacuum cleaner – 3 heads  | Used   |



70. **BATHROOM**

	Door to match, aluminium handle both sides with privacy lock, matching triple coat rack internally.	Sound and clean.
71.	Floor laid in cream marble effect ceramic tiles.	Intact and clean.
72.	Walls fully tiled in matching cream marble ceramic tiles, including side panel and shelf areas.	All intact and clean. No scale or watermarking.
73.	Ceiling white over plaster.	Sound and clean.
74.	White Enviro extractor.	Clean and working.
75.	Flush fitting light fitment with cream surround and dome glass shade.	Intact and working.
76.	2 oval cream bath mats. White plastic stool	Sound and clean. Sound and clean.
77.	Two chrome double hooks to right, chrome heated towel rail.	Intact and clean.
78.	White enamel bath with chrome grab handles, mixer tap and pop up waste.	Intact and clean. No scale or marking.
79.	Wall mounted shower with silver hose and shower head on rise and fall bar complete with lower wall mounted fitment and chrome side thermostat.	Sound and clean. No scale or watermarking.
80.	Inset shelf area.	Sound and clean.
81.	Shower screen with double glass panels and hinged centre section.	Intact clean and polished. No scale or watermarking.

- |     |   |                                       |
|-----|---|---------------------------------------|
| 82. | White ceramic WC, soft close plastic seat and lid and hidden cistern with push button control to top of shelf.                                      | Intact and clean. No scale.           |
| 83. | Wall mounted chrome toilet roll holder,<br>White toilet brush holder  | Sound and clean.                      |
| 84. | White plastic hand basin with hot and cold mixer tap, pop up waste set into vanity unit with pull out deep drawer below.                            | Intact, clean and polished. No scale. |
| 85. | Wall mounted bathroom cabinet with white laminate casing, 2 internal glass shelves and shaver socket, complete with sensor-operated lights to top.. | Sound and clean.                      |

86. **LIVING AREA**

- |     |   |   |
|-----|---|---|
| 86. | Door to match with handle both sides, frame to match.   | Sound and clean.  |
| 87. | Cream, brown & red fabric 'hound' doorstep  | Sound and clean. Door has scuffed lower edge.   |
| 88. | Floor laid in matching laminate.  | Sound and clean.  |
| 89. | Beige and cream fleck door mat in front of balcony.   | Sound and clean.  |
| 90. | Large woollen John Lewis rectangular rug in beige, grey, cream, red and pink strip matching others. | Sound and clean.  |
| 91. | Walls painted to match.   | Sound and clean. 1 or 2 odd marks and scuffs.   |
| 92. | Ceiling and coving white.   | Sound and clean.  |
| 93. | Central ceiling mounted light fitment with aluminium arm and a total of 3 white bulb holders.       | All 3 bulbs are working. 2 further bulbs in cabinet drawer as unit is bright when in use. |
| 94. | Two double panel radiators painted white with valve cap and thermostat.                             | Sound and clean.  |
| 95. | Skirting painted white.   | Sound and clean.  |
| 96. | Sockets and switches as visible.  | Intact and clean.   |
| 97. | Two black framed and glazed prints of bridge / New York and Big Ben.                                | Intact and clean.   |
| 98. | Oak laminate square framed mirror.  | Intact and clean.   |
|     | Dark wood framed arm chair with red patterned seat, back and arms. 4 feet protectors                | Sound and clean.  |

- |      |  |  |
|------|--|--|
| 99.  | Cream framed oil painting of beach scene and boats by Eldchman.  | Sound and clean.   |
| 100. | Light oak low level TV cabinet / side board with two centre shelves. Cupboard to either side.              | Sound and clean.   |
| 101. | Square aluminium base floor standing lamp with square cream paper shade.                                   | Clean and working.   |
| 102. | Two seater sofa with removable base and back cushions, upholstered in brown with cream fleck woven fabric. | Clean and unmarked.  |
| 103. | Light oak based coffee table with shelf and top glass surface.   | Clean and long surface scratch. Scratches to corner        |
| 104. | 4 x rectangular coasters.  | Intact and clean.  |
| 105. | Second floor standing lamp matching other.   | Sound and clean.   |
| 106. | Light wood laminate circular top dining table with chrome base.  | Clean and unmarked.  |
| 107. | Three cork mats  | Sound and clean.   |
| 108. | Four grey leatherette upholstered dining chairs.   | Sound and clean.   |
| 109. | Light oak side table with deep drawer.   | One or two small spots and marks to surface. Handle loose. |

110. **BALCONY**

Door in white UPVC with clear double glazed pane and chrome catch and handle. Two fixed panel windows to either side.

All surfaces intact and very clean.

111. Inside fitted with metal track and cream verticle blind unit.

Clean and unmarked. complete with sliding arm to right.

112. Oak curtain pole with finials and a pair of beige open weave lined curtains.

Curtains drag on floor and possibly will mark to bottom edge otherwise sound clean and unmarked.

113. Balcony area is laid to grey tiles with metal railing to front.

Weathered and discoloured. Railings with evidence of mildew and flaking paint.

114. **KITCHEN**

	Archway through painted to match.	Sound and clean. Plastic buffers fitted inside frame.
	Carbon monoxide alarm & heat alarm	Sound emitted.
115.	Floor laid in matching laminate.	Sound and clean.
116.	Grey, red, pink, green and blue nylon carpet runner with non-slip mat under.	Sound and clean.
117.	Walls painted to match.	Sound and clean.
118.	Ceiling white.	Sound and clean.
119.	Spot light with triple lights and cream arm. Under cupboard wall lights	Intact and working.
120.	High level opening fan light window matching others with white painted sill.	Sound and clean.
121.	Cream roller blind with side wind mechanism and metal chain.	Sound and clean.
122.	Kitchen fitted with a series of wall and base units with white laminate casing, off white gloss laminate door fronts and bar handles comprising of a series of wall mounted cupboards.	Internally and externally sound, clean and unmarked.
123.	Double door tall larder cupboard complete with three drawers to bottom.	Clean and unmarked.
124.	Cupboard above microwave and two deep drawers below complete with a total of three integral smaller drawers.	Sound and clean.

- |      |   |  |
|------|---|--|
| 125. | Double door cupboard and tray storage area to side, corner cupboard with rotating double carousal, deep pull out sink tidy drawer complete with two grey plastic handled baskets and one bin with lid.        | All sound and clean.   |
| 126. | Matching panel over dishwasher.   | Sound and clean.   |
| 127. | Area of grey laminate work surface over with wood trim to edge and up stand.  | Intact, clean and unmarked.  |
| 128. | Cream ceramic tiles forming splash-back and extending around hob area from upstand to ceiling .   | Intact, clean and polished.  |
| 129. | Sockets and switches as visible.  | Clean and polished.  |
| 130. | Ikea microwave with solid black and clear glass door, internally rotating tray and digital controls to top.   | Sound and clean.   |
| 131. | Orange microwave container with internal strainer.  | Sound and clean.   |
| 132. | Series of hooks fitted to underside of cupboard complete with two red heat protective mats.   | Sound and clean.   |
| 133. | Top internal drawer contains grey plastic cutlery divider.  | Sound and clean.   |
| 134. | Stainless steel hob with four gas burners, two pan supports and one wok pan support with front control knobs.   | Clean and unmarked.<br>Light surface scratches and odd grey marks. |
| 135. | Metal work surfaces saver.  | Clean and unmarked.  |
| 136. | Built in stainless steel oven with drop down glass vision door, internally; <ul style="list-style-type: none"> <li>- Metal baking rack</li> <li>- Two roasting trays</li> <li>- One grill pan grid</li> </ul> | Clean and unmarked. No carbon or grease.                           |

- |      |   |  |
|------|---|--|
| 137. | Pull out drawer below lined with non-slip plastic.  | Sound and clean.                                   |
|      |   |  |
| 138. | Carousal shelves lined with plastic.  |  |
|      |   |  |
| 139. | Further tray storage area to left of sink with two plastic hooks under.   | Sound and clean.                                   |
|      |   |  |
| 140. | Pull out drawer below sink containing; <ul style="list-style-type: none"> <li>- Plastic dustpan and brush</li> <li>- Usable items to include, sponges cleaners etc.</li> </ul>  | In hall cupboard                                   |
|      |   |  |
| 141. | Single drainer stainless steel sink unit with hot and cold mixer tap, one mesh plug, grey plastic vegetable preparation tray.   | Sound clean light to moderate scratches. No scale. |
|      |   |  |
| 142. | Black plastic sink tidy and grey plastic coated plate drainer.  | Sound and clean.                                   |
|      |   |  |
| 143. | Built in dishwasher, two plate racks, cutlery tray and funnel.  | Clean and unmarked.                                |
|      |   |  |
| 144. | Zannussi fridge freezer with white casing.  | Sound and clean.                                   |
|      |   |  |
| 145. | Top fridge fitted with; <ul style="list-style-type: none"> <li>- Four glass shelves</li> <li>- One plastic crisper</li> <li>- Three retaining trays</li> <li>- One egg insert</li> <li>- One ice cube tray</li> </ul> | Sound and clean.                                   |
|      |   |  |
| 146. | Lower freezer fitted with; <ul style="list-style-type: none"> <li>- Three pull out baskets.</li> </ul>  | Sound and clean.                                   |
|      |   |  |
| 147. | Stainless steel extractor hood with light and fan and stainless steel funnel.   | Clean and unmarked. No grease.                     |
|      |   |  |
| 148. | Vaillant gas central heating boiler to wall cupboard.   | Sound and clean.                                   |







**LISTING OF FREE STANDING ELECTRICAL APPLIANCES  
SUPPLIED BY LANDLORD**

**DATE:** 2018

**DESCRIPTION:**

2 oak candle stick based table lamps

1 black adjustable desk lamp

2 aluminium based floor standing lamps

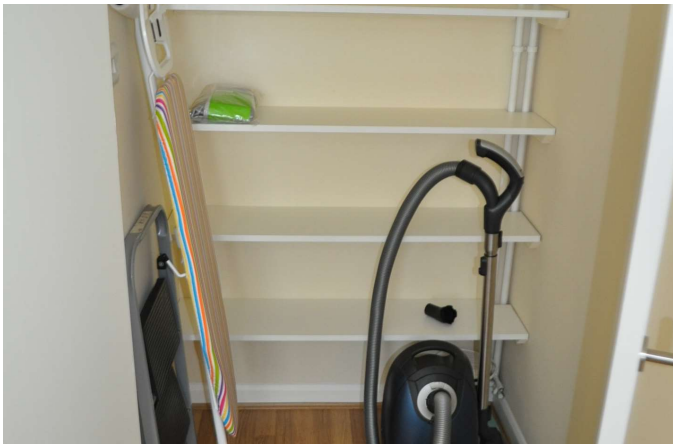
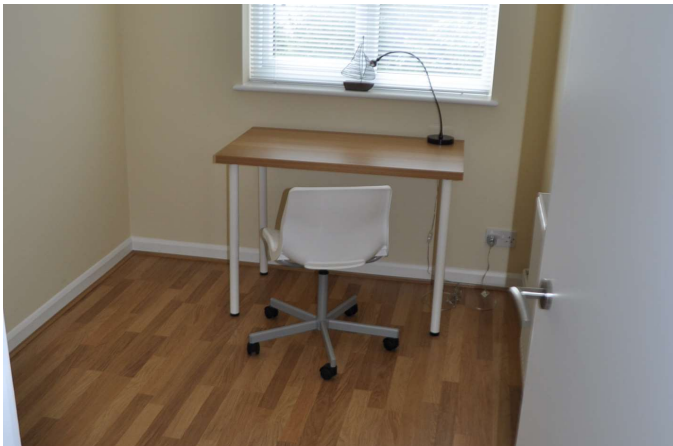
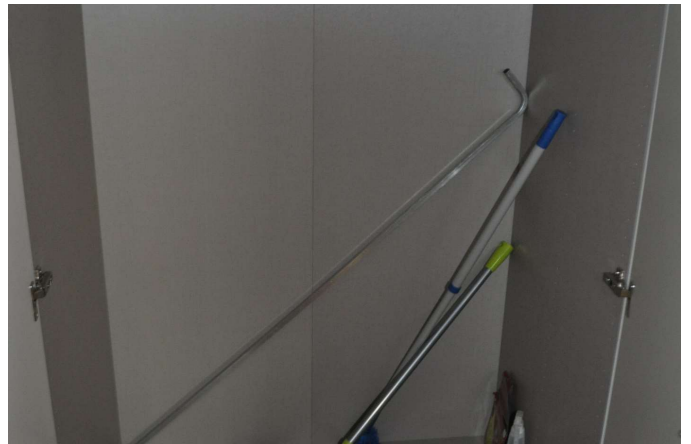
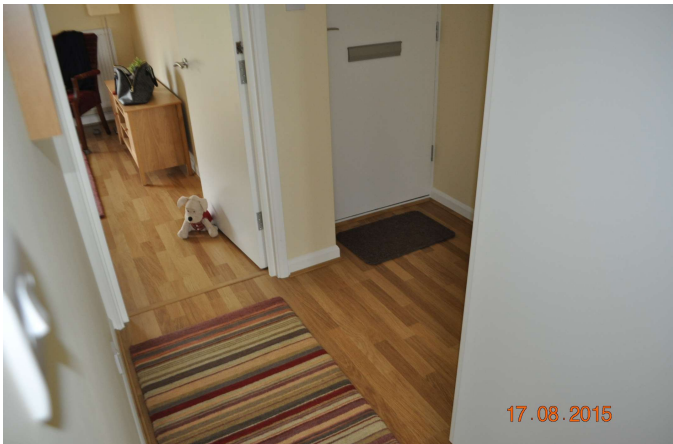
Fridge freezer

Indesit washer / dryer

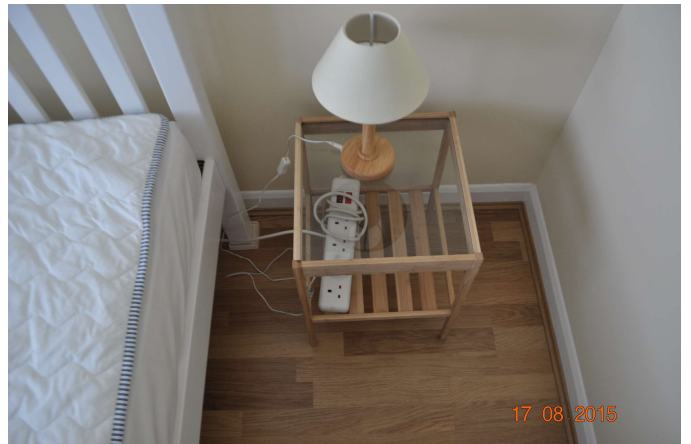
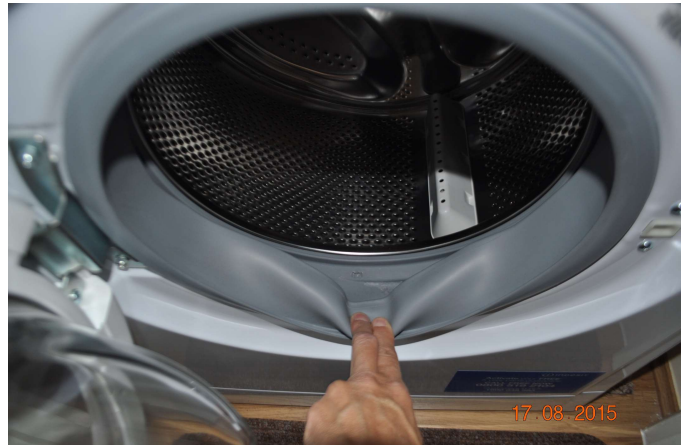
**This is a listing of the freestanding electrical items and appliances present in the property on the date listed. None of the above has been tested by Marchwell Inventories Limited. It is the Landlord's / Landlord's Agent & Tenant's responsibility to check the accuracy of this listing and to inform the Letting Agent immediately of any items that need to be added or deleted.**

**The Agent is responsible for keeping this listing up to date with any additional items / changes for purposes of the Electrical Safety Check.**

# Sample - Inventory 2018

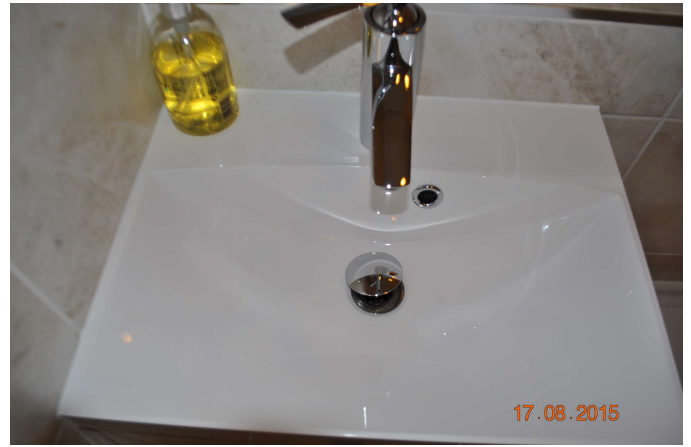


# Sample - Inventory 2018





# Sample - Inventory 2018





# Sample - Inventory 2018





# Sample - Inventory 2018

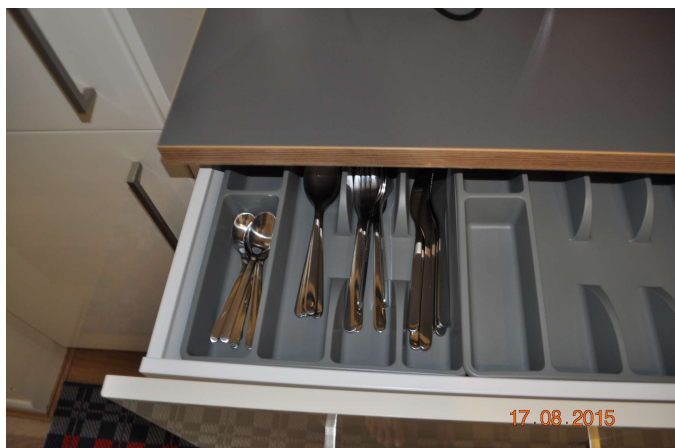


# Sample - Inventory 2018





# Sample - Inventory 2018



# Sample - Inventory 2018

