Storm Inventories
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Inventory & Check In Report

Address	**2 Sample Street, London, EC1V 5QY**
Reference	**SI 11795 IC**
Date	**1st August 2015**
Client	***'Your Agency Name'***

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Terms & Conditions

1. STORM (SM) covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.
2. This document is considered to be an accurate assessment of the contents and condition of the property. You have 7 days from the date of receipt of this report to notify us in writing of any amendments you wish to make. These should be sent to enquiries@storminventories.com, if no amendments are received within this time you are deemed to have agreed with the contents of this report.
3. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
4. If a garden needs inspecting SM will endeavour to mention plants and shrubs however SM considers plants to be perishable.
5. Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
6. Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
7. Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
8. All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
9. It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc. and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
10. Every effort has been made to carefully check the property and its contents, however, SM representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
11. The SM representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
12. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as ‘collections’.
13. The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings & fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
14. Any Inventories compiled with the tenants in situ may contain inaccuracies for which we cannot be held responsible.
15. Smoke alarms will be listed on the inventory but will not be tested.
16. Meter readings can only be taken if meters are accessible and clearly marked. Otherwise the relevant boards must take the reading.
17. Properties containing large amounts of assorted crockery, cutlery, glasses etc. will not have items listed individually but will be listed as "Assorted Items" & will not be fully inspected or place liability.
18. It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they made be noted as “Not Seen” on the Check Out and their replacement may be charged for.
19. All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
20. Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.
21. SM will not be responsible for claims for loss OR damage for a Check In or Check Out report collated from another company that primarily OR heavily use abbreviations that may be misinterpreted.

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Report Declaration

The items listed in this inventory have been inspected and found to be in good order, except where qualified by marginal note

Tenant(s) name	Signature	Date
Landlords name	**Signature**	**Date**

This Inventory provides a fair and accurate record of the contents and condition of the contents of the property, and the property's internal condition. It is the responsibility of the landlord and the tenant or the respective agent to agree between them the accuracy of this report. The person preparing the inventory is not an expert in fabrics, woods, materials, antiques etc., or 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 report. Property left in lofts cellars and locked rooms, which have not been noted are the sole responsibility of the landlord.

Any discrepancies regarding the accuracy of the report should be brought to the attention of Storm Inventories within 7 days after receipt; otherwise it is accepted the report is accurate.

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The fire & safety regulations regarding furnishings, has electrical and similar services are ultimately the responsibility of the acting principal. Where the inventory notes "FFR label seen" this should not be interpreted to mean that the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the department of trade and industry (March 1996) (or subsequent date), attached at the time of the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.

Please note that it is strongly recommended that you examine the contents of this inventory prior to signing. Storm Inventories cannot be held responsible for errors or omissions. The relevant utility companies should check all meter readings, as we cannot be held accountable for any discrepancies.

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Schedule of Condition

	Check in	*Check out*
Number of Bedrooms	1 bedroom	
Furnished / Unfurnished	Furnished	
General condition	Generally good order	
Standard of cleaning	Domestically cleaned to a low standard	
Flooring	Good order throughout Most carpet areas have not been vacuumed or cleaned	
Windows	Mostly dirty to interior Sills have dust throughout	
Blinds/Curtains	Good order	
Lighting	Tested and working except where noted	
Kitchen	Not clean but in good order	
Bathrooms	Not clean but in good order	

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Meter(s)

Readings					
	Location	Serial number	Supplier	Check in Reading	Check out Reading
Electric	Under stairs cupboard	L76A23777	EON		
				88886.0	
Gas	Under stairs cupboard	G4A016765402012002	EON		
				26904.014	

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Key(s) Register

Keys - Check in				
Number of keys	Key type	Door	Action	Photo
1 1	Silver Yale Silver Chubb	Front door Front door	Collected from Foxtons Streatham Hill, returned to Foxtons East Dulwich	
Keys – Check out				
Number of keys	Key type	Door	Action	Photo

Front Garden

View one	View two	View three

Front Garden		Description	Condition at Check IN	Condition at Check OUT	
1.	*Gates / fences*	Untreated/painted timber picket fence and matching gate	Heavily overgrown with weeds and shrubbery		
2.	*Gardens / lawns*	To each side of foot path 2 x brick wooden beer gardens	Lawns showing minor growth Heavily overgrown		
3.	*Paths / rails*	Paved area to front leading to front door/cover	Weeds growing through		
4.	*Front aspect*	Cream painted with white painted architrave to the front	In good order		
5.	*Contents*	3 x plastic waste bin	Used		

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Front Garden		Description	Condition at Check IN	Condition at Check OUT	
6.	*Tidiness*		Untidy gardens, overgrown vine on fence line, not maintained		

Entrance & Hallway

View one	View two	Cracked glass to door

Entrance & Hallway		Description	Condition at Check IN	Condition at Check OUT	
7.	*Doors / frames*	White painted recessed panelled door 2 x green and lead lighting glass panes to the top White painted frames with matching LED lighting shaped lighting to the top	1 x pane showing crack Painted over defects Good order 2 x cracks 1 x chip Heavy cobwebs		
8.	*Door fittings*	Brass door knocker Brass no 2 Brass handle	Handle slightly loose Ingersoll lock slightly scratched Chubb slightly scratched		

Entrance & Hallway		Description	Condition at Check IN	Condition at Check OUT	
		Letterbox flap Silver Ingersoll lock Brass Chubb			
9.	*Door fittings interior*	Reverse of Ingersoll lock Brass chain and bolt Brass lock Letterbox flap with white frame and brush Low level threshold brush	Some paint marks to the Ingersoll Chain and bolt slightly tarnished with paint marks Some light marks to the brass lock		
10.	*Ceiling*	Painted white 1 x key smoke alarm	Good order Smoke alarm not tested		
11.	*Lights*	2 x hanging pendant lights with maroon shades	Some cobwebs Tested and working		
12.	*Walls*	Painted white Mid level untreated pine dado 1 x wall mounted brass plaque with 3 hooks	Some minor light scuffs mid to low level Some tarnish marks and pink ribbon to the front of the plaque		
13.	*Heating*	White wall mounted radiator	Valves both missing Light marks to the front Some dust Not tested		
14.	*Built in storage*	Under stairs unit: Varnished door with metal handle, housing meters, fuse box Above kitchen entry unit: Varnished double doors	In order, debris to inside, not tidy Too high to inspect		
15.	*Switches / sockets*	White plastic	Some paint marks to the edges		

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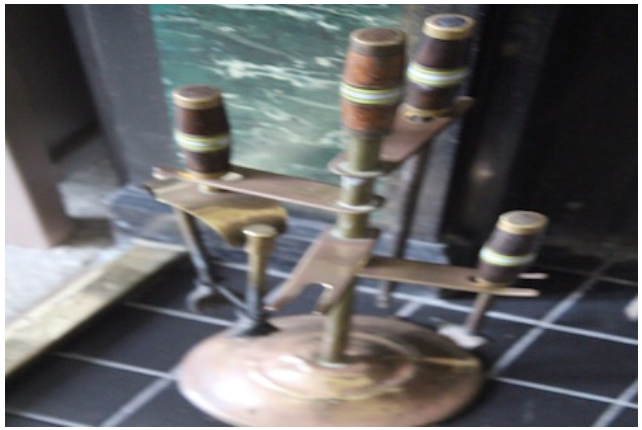
Entrance & Hallway		Description	Condition at Check IN	Condition at Check OUT	
16.	*Woodwork*	Untreated woodwork	Light scuffs Good order		
17.	*Floor*	Lino timber effect flooring	Some wear and usage consistent with age Some light debris		
18.	*Contents*	Assorted post DIY in built in storage Electric extender cable in roller			
19.		2 x grey off-cut carpets for rugs and mats	Showing wear		

Reception

View one	View two	View three
		
Fireplace	Debris to carpet	Fireplace tools

Books shelf and contents

Reception		Description	Condition at Check IN	Condition at Check OUT	
20.	*Doors / frames*	Medium wooden varnished recessed panelled door Medium wood varnished frames	Scuffs and marks throughout Filled holes Paint spot marks to the interior side Paint mark to the bottom right interior side Marks to the frames throughout		
21.	*Door fittings*	2 x brass pulls Wrought iron padlock to the interior	Paint marks to the padlock Grime – not clean		
22.	*Ceilings*	Painted white with white painted coving	Good order		
23.	*Lights*	1 x hanging pendant light with large white shade	Good order Tested and working		

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Reception		Description	Condition at Check IN	Condition at Check OUT	
24.	*Walls*	Painted white	Good order		
25.	*Windows*	White painted wooden windows 5 x openings 3 x fixed sections 3 x white painted brass stays 7 x white painted handle locks White painted sill	All panes intact Dust to the sill – not clean Good order		
26.	*Curtains / blinds*	Floral patterned black and white fabric curtain blind with wrought iron supports, curtain rod and end finials	Slightly coming away Not screwed to the wall correctly Good order otherwise		
27.	*Fireplace*	Black painted mantle Green mottled tiled surround Black wrought iron internal surround Black metal fire box with black tiled hearth and black tiled trim hearth Foot cage	Slightly dented Some debris to the hearth Not clean Minor scattered marks and streak marks to the mantle Good order otherwise		
28.	*Heating*	White wall mounted dual radiator 1 x thermostat 1 x end cap	Good order Not tested		
29.	*Switches / sockets*	White plastic	Some grime marks to the light switch socket Good order		
30.	*Woodwork*	Painted white	Good order		
31.	*Floor*	Light grey fitted carpet Beading in sporadic sections	Scuffs and light debris throughout Not vacuumed		

Reception		Description	Condition at Check IN	Condition at Check OUT	
32.	*Contents*	3-seater green fabric sofa	Showing some use and wear		
33.		1 x matching footstool	Showing light spot marks use and wear		
34.		1 x black and grey chequered armchair	Showing some usage to the seat Debris to the bottom base Good order otherwise		
35.		1 x 2-drawer TV unit 2 x brass pulls	Some marks to the front Light scratch to the top right edge Good order otherwise		
36.		Hitachi DVD player with DVD and attachments	Dust to the top Not tested		
37.		3 x antique brass fire stoking tools	Good order		
38.		Extra set of keys	Unknown use		
39.		Print in light wood timber frame	Good order		
40.		5-tier open shelf bookshelf with books and games as pictured	Good order Not closely inspected		
41.		1 x IPad charger			
42.		1 x antique artefact	Good order		
43.		1 x light wood rocking chair with white fabric cushion seat and back	Wear to the frame throughout Stained Hair follicles ingrained to the		

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Reception		Description	Condition at Check IN	Condition at Check OUT	
			seat cover		
44.		1 x medium floor rug in black and dark maroon	Debris throughout Not vacuumed Good order		

Sitting Room

View one	View two	View three
Electric fireplace	Grime to socket	Streak marks to table

Sitting room		Description	Condition at Check IN	Condition at Check OUT	
45.	*Doors / frames*	Medium wooden varnished recessed panelled door Medium wood varnished frames	Scuff, marks and chips throughout mainly to low level Paint marks to the interior right hand side mid level Frame has marks throughout from removed furniture Good order otherwise		
46.	*Door fittings*	2 x brass metal pulls with matching surrounds	Interior pull loose Paint marks to both handles – not clean		
47.	*Ceilings*	Painted white with white painted coving	Good order		
48.	*Lights*	1 x hanging pendant light with floral shaped brown wicker shade	Good order Tested and working		
49.	*Walls*	Painted white 4 x medium wood varnished shelves to the right hand side of chimney stack	Good order		
50.	*Windows*	White painted windows 5 x openings 6 x fixed sections 3 x white painted metal stays 4 x white painted handle locks White painted sill	All panes intact Sills in good order Some painted over defects with light dust and debris – not clean or wiped Clean to interior only		
51.	*Curtains / blinds*	2 x green window length chequered blinds 2 x door length green chequered blinds Black metal curtain rod Black metal finials and black metal spiral ends	Cobwebs to the ends Grime and dust to the top edge Slight fraying of the hemming to all curtains to the base Good order otherwise		

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Sitting room		Description	Condition at Check IN	Condition at Check OUT	
52.	*Fireplace*	Electric controlled fireplace Black metal surround Fake charcoal Inner surround to match mantle Terracotta tiled hearth with light wood trim to the edge	Paint marks to the hearth Paint splatter marks to the top of the mantle Not tested Good order		
53.	*Heating*	2 x white wall mounted radiator	Recently painted – visible brush strokes Valves complete Not tested		
54.	*Built in storage*	2 x untreated recessed panelled doors Brass pull Wrought iron key lock Interior: 8 x metal clips to the base of the bottom door 5 x internal shelves Wall paper backing Lower section with bare brick wall painted white Lower section of the floor untreated pine	Showing stains and marks throughout Not treated or refurbished All slightly worn and stained		
55.	*Switches / sockets*	White plastic	Grime marks to the light switch front socket Good order		
56.	*Woodwork*	Painted white	Good order		
57.	*Floor*	Light grey fitted carpet	Some furniture indentations Light debris to the edges Not fully clean		

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Sitting room		Description	Condition at Check IN	Condition at Check OUT	
58.	*Contents*	Double white sofa with white throw 1 x scatter cushion	All showing marks and usage		
59.		1 x light wood dining room chair and table Chrome legs	Streak marks to the top Not clean		
60.		4 x matching light wood fold out dining hairs 4 x grey cushion seats	Debris to the top Good order otherwise		
61.		Green floral printed print in light wood frame	Good order		
62.		3-tier light wood TV stand	Marks to the top Marks to the edges Good order		
63.		3-tier Privacy wicker screen	Good order		
64.		2 x light wood fold out chairs Grey seat cushions	Good order		
65.		Open shelf 16 x slot storage unit	Dust to the shelves Not clean Heavy splatter marks to the top		

Kitchen

View one	View two	Watermarks to sink
Scale to tap outlet	Scale to taps	Assorted glassware

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Assorted cutlery	Cooking utensils

Kitchen		Description	Condition at Check IN	Condition at Check OUT	
66.	*Doors / frames*	Medium wooden varnished recessed panelled door Medium wood varnished frames	Marks to the interior low level Light paint splatter marks and scuffs and lines throughout Aged Frames have chips and marks from removed furniture Light paint splatter marks to the front edges		
67.	*Door fittings*	2 x brass pulls with matching surrounds 1 x exterior brass hook	Paint mark and grime and tarnished to all		
68.	*Ceiling*	Medium wood varnished timber with matching coving	1 x circular pattern with fitment holes from removed and replaced light socket above the fridge		

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Kitchen		Description	Condition at Check IN	Condition at Check OUT	
			Good order otherwise		
69.	*Lights*	4 x hanging pendant light with cream shades 1 x singular pendant light	1 x not working Some cobwebs to the light above the hob No shade Tested and working		
70.	*Walls*	Part natural brick 1 x light wood plinth key ring rack 2 x antique hanging basket metal brackets Medium wood 4-shelf display cabinet on white metal support bracket Medium wood shelf on 2 black painted iron brackets Wall mounted wood/metal braced wine rack Part white painted Corner mounted medium wood stained corner shelf unit Serving space with medium varnished floating shelves within wall	1 x screw in hook 2 x chrome hooks Too high to inspect		
71.	*Windows*	2 x fixed sections Levers White painted sills and frames 2 x fixed windows right of hob White painted frame and sill	Good order Good order Clean to interior		

Kitchen		Description	Condition at Check IN	Condition at Check OUT	
		2 x fixed white painted framed windows in sitting area	Good order Frames intact		
72.	*Curtains / blinds*	2 x ¾ wall length white fabric blinds Chrome support rods Light wooden finials	Good order		
73.	*Heating*	White wall mounted dual radiator 1 x thermostat cap 1 x end cap	Good order Not tested		
74.	*Switches / sockets*	White plastic	Good order		
75.	*Woodwork*	Medium wood varnished	Good order		
76.	*Floor*	Terracotta tiles with dark grey grouting	Spot staining and grime near conservatory entry area Fading and used throughout Consistent with age Debris throughout		
77.	*Worktops*	Grey laminate effect	Debris throughout Not cleaned		
78.	*Sink / taps*	Singular stainless steel sink Integrated draining board to the right hand side Sink mounted chrome swan mixer tap	Heavy water marks throughout Grime to the waste Heavy lime scale to the tap and outlet		
79.	*Base units*	Medium wood vanished recessed panelled Brass pulls Interior: White interior 4 x inset shelves	Good order		

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Kitchen		Description	Condition at Check IN	Condition at Check OUT	
80.	*Drawers*	Medium wood varnished recessed panelled 5 x drawers Antique brass pulls	Good order		
81.	*Contents*	Assorted cups and glassware, paper towels, perishables, cleaning products	Do not appear clean Some used		
82.		Grey plastic dish drain rack	Do not appear clean		
83.		Grey plastic tub	Showing use		
84.		Bag of charcoals for the fireplace	Used		
85.		Assorted cleaning products	Used		
86.		Assorted cutlery and knife ware	Do not appear clean		
87.		Small and large wrought iron wok	1 x slightly dented		
88.		Light wood chopping table with 2-tier shelf under	Chopping marks to the front Some stays to the top		
89.		White metal colander	Good order		
90.		Wrought iron and green painted large pot with matching lid	Good order		
91.		2 x brooms with hard bristles	In use		
92.		Long handled green and white plastic dust pan and brush	Do not appear clean		
93.		Frying pan	In order, used		

Kitchen		Description	Condition at Check IN	Condition at Check OUT	
94.		2 x stainless steel pots with matching lids	Do not appear clean, good order		
95.		Smaller pot	Good order		
96.		1 x set of 18 IKEA pack with pots and plates	Appears new Still in packaging		
97.		Fire extinguisher	Dust to top Not tested		
98.		Fire blanket	Dust to top of exterior case Not tested		
99.		Medium chrome foot pedal bin	Grime to the front Waste to interior		
100.		Wrought iron griddle pan	Good order		
101.		Green plastic chopping board	Good order		
102.		Paper cubed light shade	Dust but in order		
103.		Extra keys	Unknown use		
104.		Corkboard with pins to the front	In order		
105.		Set of ‘do it yourself’ household items			
106.		Assorted Tupperware	Used		
107.		Serving plates	Do not appear clean		

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Kitchen		Description	Condition at Check IN	Condition at Check OUT	
108.		Bag of plastic bags			
109.		Medium sized green waste bin	Used, Does not appear clean		
110.		Canvas print with front	Good order		
111.		Polka dot ironing board cover with white metal board	Good order		
112.		Pink and black Baumatic hoover with attachments	Used but not tested		
113.		Medium 2-tier display table	Good order		
114.		2-drawer and 2-cupboard light wood 2 x shelves Display cabinet	Showing marks and grime to the front of the cupboard Good order		
115.		2 x ceramic designer tea pots	Do not appear clean		
116.		Assorted mugs	Do not appear clean		
117.		1 x chrome adjustable lamp	Not tested		
118.		Assorted post			
119.		Electric heater	Not tested, in order		
120.		Light wood square framed mirror	Good order		
121.		5-tier shelf open case display cabinet	Good order		

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Kitchen		Description	Condition at Check IN	Condition at Check OUT	
122.		2-seater cane wicker chair	Good order		
123.		2 x maroon and brown stripe scatter cushions	Showing use		
124.		2 x white fabric scatter cushions	Showing fluff and debris		

Appliances

Washing machine soap tray	Washing machine seal	Fridge
Freezer	Hob	Griller

Oven	Oven interior	Boiler

Appliances		Description	Condition at Check IN	Condition at Check OUT	
125.	*Washer*	White Hoover front loader	Heavy soap scum to the soap tray Heavy grim to the viewing panel window Light grim to the seal All exterior surfaces not cleaned or wiped Tested and working		
126.	*Fridge/freezer*	Upright Bosch Fridge/Freezer Fridge: 3 x door shelves with no lids 3 x glass shelves with white trims 2 x salad bins	Condensation to the back Food grime to all shelves and door shelves Requires cleaning throughout		

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Appliances		Description	Condition at Check IN	Condition at Check OUT	
		1 x bottle cap opener Freezer: 3 x pull out crisper drawers	 Most drawers with food grime Seal showing grime Handles showing slight food debris Exterior front surface not wiped Tested and working		
127.	*Hob*	4 element Gourmet double oven 2 x metal trivets 2 x gas elements Chrome control dial knobs Stainless steel hand rail to the front	Very light dust Appears new Tested and working		
128.	*Oven*	Gourmet double oven grill 1 x minor inset rack trip tray 1 x handle pull Gourmet swing door oven Chrome handle and viewing panel outside Interior: 1 x racks 2 x baking trays	Appears new Clean Tested and working New Clean Tested and working		
129.	*Boiler*	White WORCHESTER (Bed 4)	Good order, power to unit		

Conservatory

View one	View two	View three
Marks to table surface		

Conservatory		Description	Condition at Check IN	Condition at Check OUT	
130.	*Doors / frames*	Medium wooden varnished recessed panelled door with interior glass slide to top White painted frames	Marks and chips to the bottom Glass is not clean Frames in good order		
131.	*Door fittings*	2 x brass pulls with matching surrounds 1 x chain and latch lock	Brass tarnished and not clean		
132.	*Ceiling*	Painted white frames with 10 x inset panes of glass Black metal painted bracing strap	Showing paint marks to the edges Not tested Unsure if clean to interior Dirty to exterior		
133.	*Lights*	1 x ceiling mounted inset light with opaque cover inset to the fan 6 x beach wood effect blades Chrome fittings	Unable to test – cord broken Paint marks to the blades Grime, dust and bugs to the inset of the light		
134.	*Walls*	Natural brick 2 x covered screws to the entry door	Good order		
135.	*Windows*	Reverse of the windows from kitchen Tiled platform ledge below windows 2 x cords to either side of the window 3 x opening windows 2 x fixed windows White painted frames Terracotta tiled ledge 2 x white painted doors with recessed panelled to base 1 x pane to each Brass handle with matching surrounds	Good order Dust to the ledge Brass stays tarnished Not clean to interior or exterior Cracked and showing grime to the stay well Panes are clean		

Conservatory		Description	Condition at Check IN	Condition at Check OUT	
		2 x brass internal latch and bolt Stay well entry to bottom ledge			
136.	*Heating*	Wall mounted old style air conditioning unit by MYSON Classic 3	Grime to the top and vents Drip marks to the front fascia Not tested		
137.	*Switches / sockets*	White plastic	Grime to the front		
138.	*Woodwork*	Painted white	Light marks to the front Good order otherwise		
139.	*Floor*	Terracotta tiles with dark grey grouting	Debris throughout Some light scratches and marks		
140.	*Contents*	4 x white plastic chairs with chrome frames	Marks and debris to top of seat surface		
141.		Light wood varnished dining table	Heavily marked to the top Ring stains		
142.		Green and white polka dot cover	Showing grime and marks		
143.		3 x rolls of cut out carpet			
144.		Door wedge	Used		
145.		Terracotta ash tray	Used, not cleaned		

Cloakroom

View one	Cracked window pane	Scale to tap
Toilet		

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Cloakroom		Description	Condition at Check IN	Condition at Check OUT	
146.	*Doors / frames*	Medium wooden varnished recessed panelled door Painted white / medium wood varnished frames	Patched up sections under both handles to both sides 1 x screw in hook to interior Filled in holes to interior and exterior below handles Frames in good order		
147.	*Door fittings*	2 x chrome pulls with matching surrounds 1 x interior latch and bolt	Paint mark and grime		
148.	*Ceiling*	Painted white	Some grime marks		
149.	*Lights*	1 x pendant light with maroon circular shade	Tested and working		
150.	*Walls*	Painted white Part white painted timber to lower section 1 x wall mounted mirror 1 x wall mounted brass toilet roll holder	Good order		
151.	*Windows*	White painted Opening sections 1 x white painted handle 1 x white painted stay White painted sill	Not clean to interior Crack to the bottom window pane Debris to the sill		
152.	*Curtains / blinds*	1 x ¾ length floral curtain on brass rod	Not closely inspected tied up		
153.	*Floor*	Lino timber effect flooring with green painted concrete base under toilet Medium varnished wooden ledge to the back of the toilet	Good order, clean		

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Cloakroom		Description	Condition at Check IN	Condition at Check OUT	
154.	*Wash basin*	Wall mounted 2 x separate chrome mixer taps with hot and cold indicators Integrated overflow Brass waste	Heavy water marks and scale to both taps Not clean		
155.	*Toilet*	White porcelain base Medium wood varnished seat Flush inserted to wall	Not clean Wear to the seat		
156.	*Contents*	2 x toilet rolls	In use		
157.		4-pack of toilet rolls	New		
158.		Sanitising bowl	In use		
159.		Cleaning products	Used		
160.		White plastic toilet brush and white holder	Used		
161.		White plastic waste bin	In use		
162.		Maroon door mat	Showing use		

Stairs and Landing

View one	View two	View three

Stairs and Landing		Description	Condition at Check IN	Condition at Check OUT	
163.	*Ceiling*	Painted white Medium wood vanished exposed banisters to sections 1 x smoke alarm	Smoke alarm not tested		
164.	*Lights*	1 x hanging pendant light with wicker flower shaped shade	Some fraying to the shade Good order Tested and working		
165.	*Walls*	Painted white	Good order		

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Stairs and Landing		Description	Condition at Check IN	Condition at Check OUT	
166.	*Windows*	Lower section: Opening frosted section White painted sill Window to first stair rise: White painted frames 4 x inset glass panes White painted sill Black metal stay Black metal lock handle	Good order Dust to the sill Good order Dust to the sill		
167.	*Railings*	Medium wood varnished railing banisters and spindles	Showing wear and hand mark to the top Good order otherwise		
168.	*Curtains / blinds*	1 x wicker material roller blind	Not closely inspected		
169.	*Switches / sockets*	White plastic	Grime and hand marks to the front		
170.	*Woodwork*	Medium wood vanished untreated skirting	Good order		
171.	*Floors*	Grey fitted carpet Metal join strips to the bedrooms	Debris throughout Fluff and build up from use, not cleaned		
172.	*Contents*		None sighted		

Bedroom One (top left of stairs)

View one	View two	View three
Stains to curtain	Fireplace	Mark to duchess

Spare linen	Stains to mattress

Bedroom One		Description	Condition at Check IN	Condition at Check OUT	
173.	*Doors / frames*	Unpainted recessed panelled door Medium wood varnished frame	Wear to the front and back mainly to low level Scratches to the door edge mid level Good order otherwise Frames have some paint marks and sealant to the corner edges Good order otherwise		
174.	*Door fittings*	2 x white ceramic pulls with matching surround to exterior White ceramic fitment to exterior with black metal padlock to interior Black metal dual hook to high level interior	Hook slightly loose Good order otherwise		

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Bedroom One		Description	Condition at Check IN	Condition at Check OUT	
175.	*Ceilings*	Painted white with white painted coving Antique rose to the light fitting	Good order		
176.	*Lights*	1 x hanging pendant light with upside down umbrella style shade	Some debris to interior Tested and working		
177.	*Walls*	Painted white	Good order Some exposed banisters to the corners		
178.	*Windows*	White painted frame White painted sills 6 x panes 2 x black painted metal handle locks 2 x black painted metal bar stays	All in good order Not clean to interior		
179.	*Curtains / blinds*	2 x window length white fabric blind Medium wood vanished support rod Matching finials and bulb ends	Stains to the right curtain		
180.	*Heating*	White wall mounted radiator 1 x end cap 1 x thermostat	Light scuffing to front of the unit Good order otherwise Not tested		
181.	*Built in storage*	2 x medium wood varnished recessed panelled doors Brass pull to the right hand side Key lock with brass lock to right hand side door Interior latch Interior: Matching wood varnished shelves Yellow painted walls Carpet continuation of the bedroom	Light chipping to door left edge Good order		

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Bedroom One		Description	Condition at Check IN	Condition at Check OUT	
182.	*Fireplace*	Medium wood varnished mantle Wrought iron surround Matching wrought iron fire box	No hearth Light marks to the mantle Chips to the interior mantle front fascia around Good order		
183.	*Switches / sockets*	White plastic	Light grime and sticky patch residue to 2 left of bath and entry		
184.	*Woodwork*	Medium wood varnished	Good order		
185.	*Floor*	Grey fitted carpet	Wear to the main foot fall areas Light debris throughout Fluff seen Not vacuumed or cleaned		
186.	*Contents*	5-drawer dark wood varnished unit 2 x drawer o the top Tilting antique framed mirror	Some chipping to the frame edges Wear and ring marks to the top as pictured Light debris to the interior		
187.		3-tier cane wicker privacy screen	Some mould to the edges Good order otherwise		
188.		Sheepskin floor mat	Good order		
189.		2-door wardrobe in light wood Middle door with mirror 3 x matching wooden pulls Interior: Left hand side 1 x white metal hanging rail	Good order, slightly aged		

Bedroom One		Description	Condition at Check IN	Condition at Check OUT	
		Interior: Right hand side 1 x upper lever hanging rail in white Contents: 1 x duvet cover Assorted linen as pictured			
190.		Large grey double mattress	Stains and wear to the top Showing use		
191.		Dark wood vanished bed frame Upper privacy screen track with 4 netted curtains	Some wear to the bedhead Good order otherwise		

Ensuite

View one	View two	Marks to door
Silvering to mirror	Stains to floor	Chip to bath

Heavy scale to bath taps

Ensuite		Description	Condition at Check IN	Condition at Check OUT	
192.	*Doors / frames*	2 x medium wooden varnished recessed panelled door (from bedroom and hall) Medium wood varnished frames	Wear to both sides Grime marks to the door edges (door from the hallway) Good order otherwise Marks and wear to the frame throughout Good order otherwise		
193.	*Door fittings*	Door from hallway: 2 x white ceramic pulls 1 x interior bolt and chain	Showing grime Interior surround showing paint flaking and chipping Exterior metal pad lock dust to the top Paint marks		

Ensuite		Description	Condition at Check IN	Condition at Check OUT	
		Door from bedroom: 2 x white ceramic pulls 2 x black metal surrounds 1 x dual black painted hook to each side 1 x brass and black interior latch bolt	Paint flaking and chipping to both surrounds Exterior loose		
194.	*Ceiling*	Tiled white ceilings with 2 bands to the top	Showing grime and drip marks Not clean		
195.	*Lights*	Wall mounted tube pole light with white metal frame and support	Showing cracking and rusting from condensation Not working		
196.	*Walls*	White ceramic tiles with imprinted band to the bath end Inset white ceramic toilet roll holder Toiletry holder left of window Wall mounted mirror White metal towel holder	Good order Showing grime Not clean Heavy silvering to the bottom edge, grime and streak marks Showing tarnishing and paint flaking, slightly loose		
197.	*Windows*	White painted wooden 1 x pane 1 x brass metal handle lock White painted sill and frame	Not clean to interior Debris to the sill		
198.	*Curtains / blinds*	1 x privacy net curtain	Good order Not fully intact		
199.	*Built in storage*	4 x white doors with 4 x white ceramic pulls under basin and bath	Good order		
200.	*Switches / sockets*	White plastic shavers only socket	Good order		

Ensuite		Description	Condition at Check IN	Condition at Check OUT	
201.	*Floor*	Square lino cork effect flooring Chrome edge strip to bedroom and hallway access areas	Some wear and light staining forward of bath Good order Not clean		
202.	*Bath & taps*	White enamel tray Brass overflow, pop up plug and wall mounted telephone style brass taps and shower head Matching brass flexi hose	Water remarks and hair follicles and debris throughout Not clean Heavy tarnishing and scale to the pop up plug Heavy scale and water marks to the base and taps 1 x chip to the bath edge		
203.	*Shower & screen*	Blue with white polka dot shower screen White plastic rod with white clear plastic finials	Drags on the floor Light stains to the base Good order otherwise		
204.	*Wash basin*	Wall mounted white porcelain basin over 2 recessed panelled door storage units Chrome hot and cold taps with base screw chain to brass plug Integrated overflow Brass waste	Taps and waste not clean Heavy scale and water marks with debris		
205.	*Contents*	White plastic waste bin	Good order		
206.		Large maroon bath mat	Good order, in use		

Rear Garden

View one	View two	View three
Garden equipment	View four	View five

Rear Garden		Description	Condition at Check IN	Condition at Check OUT	
207.	*Gates / fences*	Left hand side boundary cement wall fencing Right hand side boundary timber slatted fence 2 x gates with latches	Right hand side timber slat towards the back heavily overgrown with shrubbery		
208.	*Gardens / lawns*	Dwarf bricked garden to the side access area Garden to back of conservatory Small flower and plants Left hand side boundary small shrubs and larger tress Garden to right hand side and back of sitting area Some small plants and shrubs and trees Large lawn section to back rear area	Some small plants mainly weeds – not weeded Overgrown and not weeded or maintained Heavily overgrown and not maintained Heavily overgrown and not maintained or tidy Showing some growth		
209.	*Paths / rails*	Paved path to side access area to side gate Small stone path to centre section of back area Brick and paved area to sitting area which sits on front of pond	Weeds growing through pavers Heavily overgrown with weeds		
210.	*Rear aspect*	Cream painted Antique architrave top spindles	Good order		
211.	*Contents*	Assorted terracotta pot plants and trays	Weathered		
212.		1 x ladder	Showing use		
213.		Assorted garden products as pictured	In used condition		

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Rear Garden		Description	Condition at Check IN	Condition at Check OUT	
214.		2 x black plastic bins	Weathered		
215.		1 x wheelbarrow	Weathered, used condition		
216.		1 x shed			
217.		Workshop to the back			
218.		Surf board			
219.		1 x ladder	Weathered, used condition		
220.		Assorted items			
221.		4 x fold out mesh chairs	Showing marks 1 x showing bird drippings		
222.		Matching circular glass table	Marks to the front Inset under the top Showing wear and weathering		
223.		BBQ	Showing wear and rusting Not maintained or cleaned Heavily rusting with paint flaking		
224.	*Tidiness*		Neglected – overgrown Not weeded Lawn showing growth – requires mowing Heavy shrubbery to the		

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Rear Garden		Description	Condition at Check IN	Condition at Check OUT	
			fencing and to all garden sections on both boundaries		