

**Produced by -
Ghost Property Limited**



INVENTORY

**Address Line 1, Address Line 2,
Address Line 3, Address Line 4,
County, Postcode**

31st Jan 2018



INVENTORY



Front

What is an Inventory Report and the reasons for having one?

This report is an impartial and fair record of the internal and exterior condition of the property and its contents at the outset of a lease. Government and professional bodies recommend such reports so as to reduce any potential dispute in regards to the deposit when the tenancy ends

A similar report is produced once the tenancy has ended and any differences will be noted and considered in terms of deposit release.

It is important to check the reports quality

It is quite common place for tenants to be provided with such a report, and it is in their very best interests to check this report against the property and inform their landlord or agent of any discrepancies immediately.

Is the report produced just for tenant / landlord?

The report is independent and as such is aimed at both landlord and tenant, it provides a room by room, front to back, inside and out description of the property, its condition, and any fixtures and fittings.

Every attempt is made to photograph and detail each item, however, if no specific detail is given it should be presumed this is in good order without damage or defect.

What does it cover?

The visual report does not issue guarantee of safety standards, compliance, or cover any structural or hidden issues. The inspector will not have lifted carpets, moved large items, and does not comment on values of items for example art, antiques, designer items, valuable items etc. lofts, difficult to access areas, and basements are not included unless stated.

The report is not a building survey, a structural survey or a valuation, it will not necessarily mention structural defects and does not give information on repair work or costs, or the kind of repairs to be considered. In particular regard to apartments for example common areas, outbuildings, and exterior elements are excluded from the report.

Inspected On:	31/01/2018
Weather Type:	Sunny
Property Type:	House
Property Detachment Type:	Detached
Property General Condition:	Good

Property Keys

Key 1

Key Type	Quantity
Mortice	2



Utilities

Gas Meter

Reading	Serial	Smart Meter	Prepayment Meter	Meter In Debt	Debt Amount
1234 567	12345678	No	No	No	

Gas Meter



Electricity Meter

Reading	Serial	Smart Meter	Prepayment Meter	Meter In Debt	Debt Amount
1234 567	12345678	No	Yes	No	



Boiler

Brand	Condition	Colour
Baxi	Good	White

Boiler



Comment

The boiler has been recently serviced.

Fusebox

Location

Hallway




Comment

The plastic cover is loose.

Smoke / CO Compliance

Is there a smoke detector on all floors?	Yes
Any solid fuel devices?	Yes
Is there a co detector everywhere there is a solid fuel device?	Yes

Smoke Detectors

Smoke Detector 1	
Location	Tested/Working
Hallway	Yes
	

Smoke Detector 2	
Location	Tested/Working
Landing	Yes

Smoke Detector 2



CO Detectors

CO Detector 1

Location	Tested/Working
Living room	Yes



Alarms

Alarm 1

Location	Tested/Working	Code
Hallway	Yes	1234



Kitchen

Overview

Kitchen



Door 1

Kitchen

Type	Finish	Colour	Frame Type	Frame Colour	Features	Condition	Detailed Conditions
Patio door	UPVc	White	UPVc	White	Fully glazed, Handle, Lock	Good	Clean, No marks



Window 1

Kitchen

Type	Sill Type	Sill Colour	Glass Type	Frame Type	Frame Colour	Condition	Features	Detailed Conditions
Casement	Tiled	Black	Double glazed	UPVc	White	Good	Locking handles	Clean, No marks



Ceiling 1

Kitchen

Finish	Colour	Condition	Detailed Conditions	Fittings	No of Recessed Spotlights	No of Bulbs not working
Painted plaster	White	Good	Freshly painted	Recessed spotlights	8	0



Floor 1

Kitchen

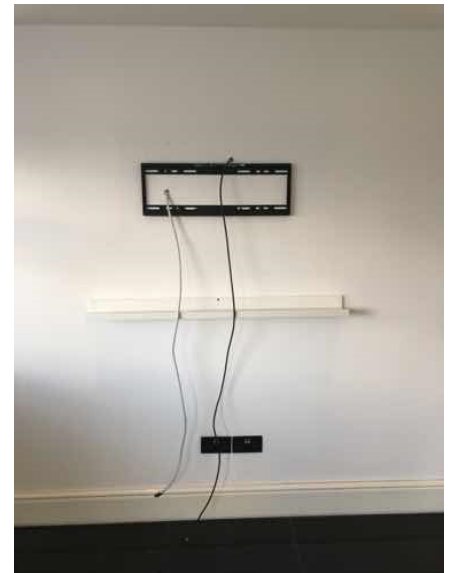
Finish	Colour	Condition	Detailed Conditions	Fittings
Tiles	Black	Good	Clean, No marks	Doormat



Wall 1

Kitchen

Type	Colour	Condition	Detailed Conditions	Skirting Type	Skirting Colour	Features	Screws, Nails & Picture Hooks	Holes
Painted plaster	White	Good	Freshly painted	Wooden - Painted	White	Tiles, TV Bracket	2	4



Light Switches	Radiators	Plug Sockets	Light Fittings	All Electrical switches visually safe?
2	1	6	8	Yes

Base units, Sink unit, Wall units, Worktop





Base units

Kitchen

Fixture	Condition	Colour	Quantity
Base units	Good	White	8

Sink unit

Kitchen

Fixture	Condition	Colour
Sink unit	Good	Stainless steel

Wall units

Kitchen

Fixture	Condition	Colour	Quantity
Wall units	Good	Black	6

Worktop

Kitchen

Fixture	Condition	Colour	Quantity
Worktop	Good	Black	3

Appliance 1

Kitchen

Appliance	Brand	Tested	Condition	Colour	Quantity
Dishwasher	Zanussi	Yes	Good	Silver	1



Appliance 2

Kitchen

Appliance	Brand	Tested	Condition	Colour	Quantity
Washing machine	Beko	Yes	Good	White	1



Living room

Overview

Living room



Door 1

Living room

Type	Finish	Colour	Frame Type	Frame Colour	Features	Condition	Detailed Conditions
Single door	Wooden	Wood - Medium	Wooden - Painted	White	Handle	Good	Clean, No marks



Window 1

Living room

Type	Sill Type	Sill Colour	Glass Type	Frame Type	Frame Colour	Condition	Features	Detailed Conditions
Casement	Tiled	Black	Double glazed	UPVc	White	Good	Locking handles, Blinds - Venetian	Clean



Ceiling 1

Living room

Finish	Colour	Condition	Detailed Conditions	Fittings	No of Recessed Spotlights	No of Bulbs not working
Painted plaster	White	Good	Freshly painted	Recessed spotlights	10	1



Floor 1

Living room

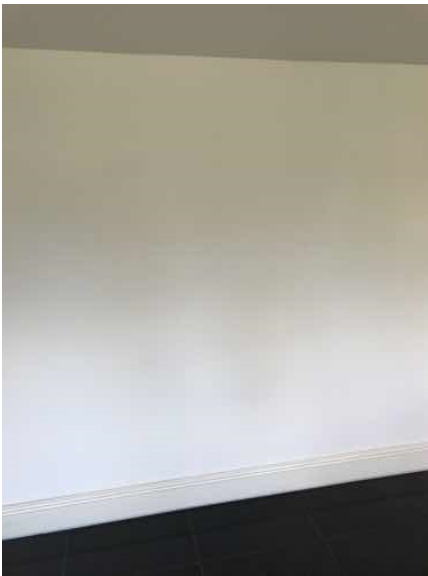
Finish	Colour	Condition	Detailed Conditions	Fittings
Fitted carpet	Grey	Good	Clean, No stains	Rug



Wall 1

Living room

Type	Colour	Condition	Detailed Conditions	Skirting Type	Skirting Colour	Features
Painted plaster	White	Good	Freshly painted	Wooden - Painted	White	Picture rail



Fixtures

Living room

Light Switches	Radiators	Plug Sockets	Light Fittings	All Electrical switches visually safe?
1	1	4	10	Yes



Bathroom

Overview

Bathroom



Door 1

Bathroom

Type	Finish	Colour	Frame Type	Frame Colour	Features	Condition	Detailed Conditions
Single door	Wooden	Wood - Medium	Wooden - Painted	White	Handle, Lock, Part Glazed	Good	Clean



Ceiling 1

Bathroom

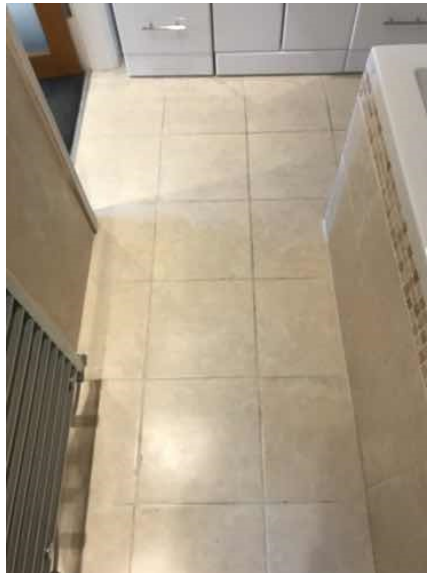
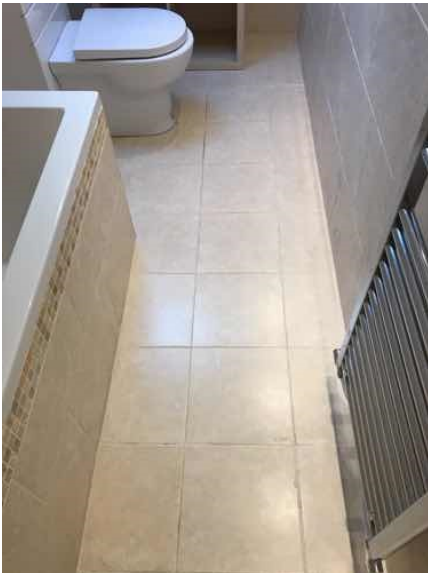
Finish	Colour	Condition	Detailed Conditions	Fittings	No of Recessed Spotlights	No of Bulbs not working
Painted plaster	White	Good	Freshly painted	Extractor fan, Recessed spotlights	4	0



Floor 1

Bathroom

Finish	Colour	Condition	Detailed Conditions	Fittings
Tiles	Cream	Good	Clean	



One cracked tile on entrance.

Wall 1

Bathroom

Type	Colour	Condition	Detailed Conditions	Skirting Type	Skirting Colour	Features
Tiled	Cream	Good	Clean	None	N/A	Wall vent



Fixtures

Bathroom

Light Switches	Radiators	Plug Sockets	Light Fittings	All Electrical switches visually safe?
1	1	0	4	Yes

Basin, Bath, Mixer shower, Toilet , Towel rail - Heated





Basin

Bathroom

Fixture	Condition	Colour
Basin	Good	White

Bath

Bathroom

Fixture	Condition	Colour
Bath	Good	White

Mixer shower

Bathroom

Fixture	Condition	Colour
Mixer shower	Good	Chrome

Toilet

Bathroom

Fixture	Condition	Colour
Toilet	Good	White

Towel rail - Heated

Bathroom

Fixture	Condition	Colour
Towel rail - Heated	Good	Stainless steel

Please note - every care is taken regarding the correctness of this inventory but its accuracy is not guaranteed by the clerk or agent.

It is essential that you check the inventory carefully against the property and highlight any omissions, scratches, marks, damage etc to any items or furnishings.

Please also highlight any missing or unmentioned items.

Unless your comments are adequately recorded and sent to the letting agent within seven working days of the date of receipt of this inventory, this document will be treated as being a correct record of the property.

Clearly, it is in your best interest to do this in order to protect your deposit and any comments received after 7 working days WILL NOT BE ACCEPTED.

We the undersigned confirm we have received a copy of this Inventory and fully understand that written comments of any discrepancies must be made in writing to the letting agent no more than seven working days after this date, if not it will be agreed that the inventory is a correct record of condition.

This inventory has been checked by the undersigned, with the amendments and additional notes (if any) made as necessary in black ink, and is submitted as evidence of the condition of the property at the commencement of the tenancy.

Signed

Date

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