

**INVENTORY & STATEMENT of CONDITION of FIXTURES & FITTINGS for:**

Address:

**Sample (from genuine Inventory)**  
**Street Name**  
**Town**  
**County**  
**Post Code**

Date:

**Date**

Compiled by:

Clerk's Name  
Independent Inventory Specialists

Compiled for:

The Landlord  
C/o Letting Agent Name  
Street Name  
Town  
County  
Post Code

☎: Agent Number

**PHOTOGRAPHS ATTACHED**

Signed: ..... Date: .....

## **INVENTORY GUIDANCE NOTES**

### **INVENTORY TERMS of COPYRIGHT**

The use of this Inventory is **ONLY** permitted for the period of the **current tenancy** commencing near the start shown on the front of the Inventory. Copying, duplicating or any similar reproduction of this Inventory is in breach of Copyright without confirmed permission in writing from Independent Inventory Specialists.

### **GENERAL**

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the properties condition.

This inventory should not be used as an accurate description of each and every item of furniture and equipment, nor as a structural survey report. This is to say, the person preparing the inventory is not an expert in fabrics, woods, materials, antiques, etc; nor a qualified surveyor. This inventory should not be relied upon to document structural defects.

### **SAFETY DISCLAIMER**

This inventory relates only to the furniture, furnishings and all the landlords equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same. At the date of preparing the inventory it was not possible to identify or establish whether any gas appliances/pipe work of installations complied with The Gas Safety (installation and Use) Regulations 1994. Nor was it possible to establish whether any of the landlord's equipment and contents in the property complied with any other relevant safety legislation appertaining to rental accommodation. Electrical items, appliances and fittings are not tested, only the condition of appearance is recorded.

### **FURNITURE AND FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 –AS AMENDED 1993**

It is assumed that Management/Landlord has equipped the property with furniture and furnishings that meet up to Fire & Safety Regulations and therefore are not checked that such items conform, only the condition is reported

### **SMOKE DETECTORS**

It is the tenants' responsibility to inspect any smoke detector fitted to the property at regular intervals to ensure they are in full working order as per manufacturers' instructions.

### **CHECKOUT INSPECTIONS AT THE END OF THE TENANCY**

It is essential that all items are returned to their respective rooms as shown on the original inventory before the final checkout inspection is due to be carried out. Failure to do so may incur further costs.

Signed: ..... Date: .....

**GENERAL STATEMENT OF OVERALL INTERNAL STATEMENT AND CONDITION OF THE PROPERTY**

INTERNAL:                   Furnished penthouse apartment with three bedrooms in GOOD overall condition throughout  
GARDEN:                   N/A – Communal Grounds  
GARAGE:                   N/A – Basement Parking

**Unless otherwise stated, ALL items, fixtures & fittings are considered to be in GOOD condition. By GOOD we mean the item is observed and recorded as unmarked or showing any signs of wear.**

**Any condition that differs from GOOD will be highlighted in BLUE TEXT after the description within the Inventory, including new items, fixtures & fittings (where apparent), garden descriptions, varying degrees of dilapidations, damage, wear & lack of cleanliness.**

**PLEASE USE COMMENTS SHEET AT END OF INVENTORY TO MAKE AMENDMENTS**

DECLARATION

The foregoing inventory and Statement of Condition has been checked by the undersigned and with amendments and additional notes made as necessary in ballpoint ink, is correct. It is agreed that this shall form the basis of any future assessments of the dilapidations on my/our subsequent vacation of the property.

At the termination of the tenancy, all items must be returned to their original positions – as indicated on the inventory. If this is not done, a charge may be made for locating and re-positioning items.

**Gas meter reading:**                   N/A

**Electric meter reading:**            Located in the hall cupboard: Rate 1: 05570, Rate 2: 21613 (Serial No: H00C 03281)

Signed: .....Tenant(s)

Signed: .....Landlord(s) Inventory clerk/agent

Date: .....

Keys: Security Card = Building Entry, Remote Controller = Basement Parking Gate, Yale & Chubb = Flat Entry

Signed: .....Date: .....

## Entrance & Hall

- Ceiling: White emulsion – one or two small blemishes from filled over nail heads
- Lighting: 6 x metal downlighters
- Walls: White emulsion – slightly scuffed to right side of entrance to bathroom, couple of smaller scuffs on lower left side wall before entrance to lounge/dining room
- Sage green emulsion
- Doors: Flat entry door: Wooden varnished with mortise knob on each side, letterbox and flap, Yale lock, separate Chubb lock, spy hole, plastic hook on reverse, No. 54 on front with wooden varnished doorframe
- Windows: N/A
- Skirting: Wooden varnished
- Flooring: Beige carpet – two small spot stains in front of decorative metal/stonework table, noticeable join before entrance to lounge/dining room
- Heating: Integrated floor/ceiling heating system
- Items, fixtures and fittings:
- 1) 4 x metal plated light switches
  - 2) 1 x metal plated fused spur
  - 3) 1 x metal plated double electric socket
  - 4) 1 x electric extractor fan isolator switch
  - 5) 1 x single blanking plate
  - 6) 2 x smoke detectors
  - 7) 1 x thermostat controller
  - 8) 1 x metal door stop with rubber trim

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Signed: ..... Date: .....

**Continued:**

- 9) 2 x "box styled" original paintings by Tom Winter
- 10) 1 x framed painting by Tom Winter
- 11) Set of three paintings by Tom Winter
- 12) 1 x large "curved design" table with rose stone surface
- 13) 2 x large glass candle holders with large candles
- 14) 1 x transparent "crinkle-effect" vase with dried twig arrangement
  
- 15) 1 x large grey framed elongated mirror – white markings on frame  
work especially at top
  
- 16) 1 x wooden full length varnished door with mortise handle on each side with metal hook on reverse to built-in cupboard housing: storage heating control panel, hot water control panel, 2 x fuse boxes, mains on/off switch, electric meter, pair of metal lighters, Dyson (DC01) upright vacuum cleaner, broom, mop and bucket, bucket containing various cleaning products – carpet within has a prominent dark stain towards right side, walls fairly heavily scuffed on far side
  
- 17) 1 x wooden full length varnished door with mortise handle on each side to built-in cupboard housing: Pulsa Coil 2000 electric mains pressure system with stop cock, booster control button, fused spur, 2 x switched spurs with light indicators both marked water heater, ironing board and cover, indoor drying rack, swifter mop and camera tripod

Signed: ..... Date: .....

**Bedroom 1 (first right)**

Ceiling: White emulsion with white painted lintels

Lighting: White plastic wall light with fluorescent bulb

Walls: White emulsion – couple of very small marks above desk, small mark opposite desk  
Pale green emulsion

Doors: Wooden varnished with mortise handle on each side, internal chain door closer with wooden varnished doorframe

Windows: UPVC double glazed window, 3 x fixed, 1 x top-hung with lockable handle and fitted vent

Skirting: Wooden varnished

Flooring: Beige carpet – noticeable furniture indentations on right side entry

Heating: Integrated floor/ceiling heating system

Items, fixtures and fittings:

- 1) 1 x metal plated light switch
- 2) 2 x metal plated double electric sockets
- 3) 1 x thermostat controller
- 4) 1 x single blanking plate
- 5) 1 x beige roman style leather/suede blind
- 6) 1 x wood-effect desk with metal legs

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**Continued:**

- 7) 1 x metal framed chair with leather back rest, arm rests and seat
- 8) 1 x metal table lamp
  
- 9) Various desk accessories including calendar, calculator, holder with pens/pencils, potted cacti and two-tiered In and Out basket
  
- 10) 1 x light wood-effect chest with 7 x drawers with metal knobs
- 11) 1 x wood-effect bookcase stocked with books
  
- 12) 1 x wooden double bed with built-in headboard with mattress, sheet, duvet with cover, 4 x pillows with 4 x matching covers, chequered pattern bedspread and 2 x teddy bears
  
- 13) 1 x metal-effect framed mirror
- 14) 1 x metal framed print
- 15) 1 x black framed photo
- 16) 2 x metal circular bedside tables with brass surface
- 17) 2 x matching table lamps with white glass shade
- 18) 1 x framed photo
- 19) 1 x silver potted house plant
- 20) 1 x metal/rubber door stop
- 21) 1 x plastic door wedge
  
- 22) 1 x white veneer with frosted glass insert large wardrobe system with 3 x sliding doors, 36 x pieces of linen/towels within

Signed: ..... Date: .....

**Bedroom 2 with En Suite  
(middle bedroom)**

<u>Ceiling:</u>	White emulsion with white painted lintels
<u>Lighting:</u>	2 x white plastic wall lights with fluorescent bulbs
<u>Walls:</u>	White emulsion – settlement cracks around window, one or two small marks in places
<u>Doors:</u>	Wooden varnished with mortise handle on each side, internal chain door closer with wooden varnished doorframe
<u>Windows:</u>	2 x uPVC double glazed pivot windows with lockable handles and white sills each window with fitted vent
<u>Skirting:</u>	Wooden varnished
<u>Flooring:</u>	Beige carpet
<u>Heating:</u>	Integrated floor/ceiling heating system
<u>Items, fixtures and fittings:</u>	<ol style="list-style-type: none"><li>1) 2 x metal plated light switches</li><li>2) 1 x metal plated switched spur</li><li>3) 3 x metal plated double electric sockets</li><li>4) 1 x metal plated twin aerial socket</li><li>5) 2 x metal doorstops with rubber trim</li><li>6) 2 x dark red “ribbed-effect” roman style blind</li></ol>

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- 7) 1 x wooden double bed with built-in headboard with mattress, sheet, duvet with cover (very lightly spot stained towards bottom end), 4 x pillows with 4 x matching covers and 1 x blanket
- 8) 2 x stone based table lamps with metal poles and glass sphere shades
- 9) 2 x red framed prints
- 10) 2 x curved-shaped wooden bedside tables with glass surfaces
- 11) 1 x BT Synergy 700 digital phone with docking station
- 12) 1 x wooden table with lower shelf and glass surface protector
- 13) 1 x large ceramic bowl with 12 x decorative wooden spheres
- 14) Built-in wardrobe with 3 x full length doors with metal handles, large shelf and wardrobe pole with lots of hangars within

Signed: ..... Date: .....

**En Suite**

- Ceiling: White emulsion
- Lighting: 3 x metal downlighters
- Walls: White emulsion  
White ceramic wall tiles with white grouting and blue mosaic style tiles with white grouting
- Doors: Wooden varnished with lockable (turn knob) mortise handle on each side, metal hook on reverse with wooden varnished doorframe
- Windows: N/A
- Skirting: Wooden white gloss – marked on left side
- Flooring: Sheet metal-effect laminate flooring – slightly scuffed upon entry
- Heating: Integrated floor/ceiling heating system  
Large glass heated panel with metal supports, thermostat control, digital timer, metal plated switched spur with integrated towel rail
- Items, fixtures and fittings:
- 1) 2 x electric extractor fans
  - 2) 1 x shaving socket
  - 3) 2 x large fitted mirrors
  
  - 4) 1 x metal-effect medicine cabinet with single frosted glass door and metal handle

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- 5) 1 x 'modern-style' stainless steel washbasin with fitted towel rail, glass surface/shelf, single tap with fitted plug – **plug a little water stained**
- 6) 1 x ceramic soap dish
- 7) 1 x metal toilet roll holder
- 8) 1 x box framed photo
- 9) 1 x white ceramic toilet with concealed cistern, plastic seat and lid and single flush
- 10) 3 x wood/metal bird sculptures
- 11) 2 x small ceramic pill containers
- 12) 2 x matching glass storage jars with metal lids and bases
- 13) 1 x large shower cubicle with mosaic tiled walls, 2 x sliding glass doors with plastic trim and metal handles, each with full length fixed pane to side, fitted electric shower with control dials, shower head and plastic shower tray – **metalwork has small build up of limescale**
- 14) 1 x metal doorstop with rubber trim – **marked and paint splashed**
- 15) 2 x white hand towels

Signed: ..... Date: .....

**Bedroom 3 with En Suite**

- Ceiling: White emulsion with white painted lintels
- Lighting: 2 x white plastic wall lights with fluorescent bulbs
- Walls: White emulsion
- Doors: Wooden varnished with mortise handle on each side, internal chain door closer with wooden varnished doorframe
- UPVC double glazed balcony door with lockable handle on each side with full length opening pane to side each with full length double glazed pane to side and smaller fixed pane above both with fitted vents
- Windows: As door
- Skirting: Wooden white gloss
- Flooring: Beige carpet – small handful of spot stains to nearside of bed, noticeable join towards far side of wall especially towards entrance to en suite
- Heating: Integrated floor/ceiling heating system
- Items, fixtures and fittings:
- 1) 2 x metal light switches
  - 2) 2 x thermostat controllers
  - 3) 2 x single blanking plates
  - 4) 1 x metal plated phone socket
  - 5) 1 x metal plated twin aerial socket
  - 6) 1 x metal plated switched spur

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- 7) 3 x metal plated double electric sockets
- 8) 1 x electric fan isolator switch
- 9) 1 x Bang and Olufsen telephone
- 10) 2 x black framed prints
- 11) 1 x original canvas painting
- 12) 1 x Sony clock radio
- 13) 2 x metal table lamps with white glass shades
  
- 14) 1 x large double bed and black laminate veneer with built-in headboard, mattress, 2 x sheets, 4 x pillows with white cases, white textured bedspread and 4 x mixed scatter cushions – scatter cushions have spot stains on them
  
- 15) 1 x white/beige patterned rug
- 16) 1 x large metal curtain pole
  
- 17) 1 x pair of lined full length cream curtains with built-in curtains rings/eyes
  
- 18) 1 x white plastic swivel chair with metal supports with black fabric covered seat and back rest
  
- 19) 1 x large black laminate veneer chest with 8 x drawers with metal handles and glass surface protector
  
- 20) 2 x matching black laminate veneer bedside chests with open shelving space, single drawer with metal handle and glass surface protector

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21) 2 x matching plastic plant pots with house plants

22) 1 x metal-effect potted house plant

23) Built-in wardrobe with 3 x full length doors with metal handles, large shelf and wardrobe pole with lots of hangars within

24) 1 x metal door stop with rubber trim

25) 1 x plastic door wedge

SAMPLE

Signed: ..... Date: .....

**En Suite**

- Ceiling: White emulsion
- Lighting: 3 x metal downlighters
- Walls: White emulsion  
White ceramic wall tiles with white grouting and blue mosaic style tiles with white grouting
- Doors: Wooden varnished with lockable (turn knob) mortise handle on each side, metal hook on reverse with wooden varnished doorframe
- Windows: N/A
- Skirting: Wooden white gloss – marked on left side
- Flooring: Sheet metal-effect laminate flooring – slightly scuffed upon entry
- Heating: Integrated floor/ceiling heating system  
Large glass heated panel with metal supports, thermostat control, digital timer with metal plated switched spur and integrated towel rail
- Items, fixtures and fittings:
- 1) 2 x electric extractor fans
  - 2) 1 x shaving socket
  - 3) 2 x large fitted mirrors
  
  - 4) 1 x metal-effect medicine cabinet with single frosted glass door and metal handle

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- 5) 1 x contemporary stainless steel washbasin with fitted towel rail, glass surface/shelf, single tap with fitted plug – plug a little water stained
- 6) 1 x metal toilet roll holder
- 7) 1 x framed print
- 8) 1 x white/blue patterned rug with tassels
- 9) 1 x large shower cubicle with mosaic tiled walls, 2 x sliding glass doors with plastic trim and metal handles, each with full length fixed pane to side, fitted electric shower with control dials, shower head and plastic shower tray – metalwork has small build up of limescale
- 10) 1 x small pedal bin
- 11) 1 x bird sculpture with metal ring and stone base
- 12) 1 x white ceramic toilet with concealed cistern, plastic seat and lid and single flush

Signed: ..... Date: .....

**Bathroom**

- Ceiling: White emulsion
- Lighting: 3 x metal downlighters
- Walls: White emulsion  
White ceramic wall tiles with white grouting and blue mosaic style tiles with white grouting
- Doors: Wooden varnished with lockable (turn knob) mortise handle on each side, metal hook on reverse with wooden varnished doorframe
- Windows: N/A
- Skirting: Wooden white gloss – marked on left side
- Flooring: Sheet metal-effect laminate flooring – slightly scuffed upon entry
- Heating: Integrated floor/ceiling heating system  
Large glass heated panel with metal supports, thermostat control, digital timer with metal plated switched spur and integrated towel rail
- Items, fixtures and fittings:
- 1) 2 x electric extractor fans
  - 2) 1 x large fitted mirror
  - 3) 1 x shaving socket
  
  - 4) 1 x metal-effect medicine cabinet with single frosted glass door and metal handle

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- 5) 1 x contemporary stainless steel washbasin with fitted towel rail, glass surface/shelf, single tap with fitted plug – **plug a little water stained**
- 6) 1 x ceramic soap dish
- 7) 1 x small pedal bin
- 8) 1 x metal toilet roll holder
- 9) 1 x white ceramic toilet with concealed cistern, plastic seat and lid and single flush – **grouting around flush handle starting to wear**
- 10) 1 x plastic toilet brush with holder
- 11) 1 x large scented candle with glass holder
- 12) 1 x wooden back washing brush
- 13) 1 x white enamel bath with plastic side panels, shower mixer taps, with hose, shower head, fitted plug (no shower head holder)
- 14) 1 x white towel
- 15) 1 x tea towel with tassels

Signed: ..... Date: .....

**Lounge / Dining Room**

- Ceiling: White emulsion with white painted beams
- Lighting: 4 x matching white plastic wall lights with fluorescent bulbs  
12 x metal downlighters
- Walls: White emulsion
- Doors: Wooden varnished with mortise handle on each side, internal chain door closer with wooden varnished doorframe
- 2 x uPVC double glazed balcony doors with lockable handle on each side, full length opening pane to side each and smaller pane above, both with fitted vents
- Windows: UPVC double glazed pinnacle style window, 42 x fixed, 2 x pivot with lockable handles and wooden white gloss sill – sill a little marked in places
- Skirting: Wooden white gloss
- Flooring: Light wood-effect laminate flooring
- Heating: Integrated floor/ceiling heating system
- Items, fixtures and fittings:
- 1) 1 x metal plated quadruple light switch
  - 2) 4 x visible metal plated double electric sockets
  - 3) 2 x metal plated phone sockets
  - 4) 3 x metal plated blanking plates
  - 5) 2 x plastic blanking plates
  - 6) 1 x thermostat controller

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- 7) 13 x various coloured roller blinds with pull cords
- 8) 2 x metal floor lamp with push button switch and foam “cactus style” shade
- 9) 1 x Panasonic (TH-42PWD6) 42” wall mounted plasma television with Jano surround speakers consisting of twin sub woofer, 5 x satellite speakers with remote control and Homebridge Audio Multimedia Explorer control panel complete with instructions
- 10) 1 x metal framed lounger with ‘animal skin style’ covering and leatherette headrest
- 11) 2 x matching brown leather two-seater sofas, one with 3 x scatter cushions, one with 4 x scatter cushions – non-textured/tasselled cushions are slightly stained
- 12) 1 x large rug with bobble-effect made by Hand Woven Carpet Company
- 13) 1 x large wooden varnished side board with 4 x doors with metal handles, 3 x drawers with metal handles and glass surface protector
- 14) 1 x large jaguar stone ornament
- 15) 2 x matching wicker based side tables with metal legs
- 16) 2 x large glass ash trays
- 17) 2 x matching green ceramic potted ferns

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18) 1 x metal "figurine" design metal magazine rack with leather/suede holder

19) 1 x pot with various cacti

20) 1 x large metal based coffee table with frosted glass surface

21) 1 x grey plastic container containing small cacti

22) 1 x large metal framed dining table with frosted glass surface with 8 x matching metal framed chairs with white leather/leatherette seats – multiple scratches to glass table surface

23) 2 x large candles in metal/glass holders

24) Balcony with large stone slab flooring, metal hand rails with glass panels, 3 x large potted shrubs, 1 x smaller potted plant, 1 x large metal based table with glass surface with 6 x matching metal framed chairs with chain mail styled seats/back rests with matching metal based parasail with chain mail-effect material – table surface is very slightly marked, trim to surface edges scratched and marked

Signed: ..... Date: .....

**Kitchen**

Ceiling: White emulsion

Lighting: 7 x metal downlighters

7 x metal downlighters under wall unit (two within bridging plinth between wall units) – one bulb not working

Walls: White emulsion

Doors: N/A

Windows: N/A

Skirting: Wooden white gloss

Flooring: Black/green metal plated-effect laminate flooring

Heating: Integrated floor/ceiling heating system

- Items, fixtures and fittings:
- 1) 1 x metal plated double light switch
  - 2) 1 x metal plated switch panel with 6 x switches labelled oven, extractor fan, waste disposal, washing machine, dishwasher, fridge
  - 3) 4 x visible metal plated double electric sockets
  - 4) 1 x metal plated cooker on/off switch
  - 5) 1 x concealed double electric socket (in base unit)

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**Appliances**

- 6) 1 x Blanco stainless steel/glass electric cooker hood extractor with light and flue
- 7) 1 x Electrolux built-in smoked glass-effect four-ring ceramic hob – one pot stand lightly scratched
- 8) 1 x Electrolux (EOB 966 X) stainless steel/glass electric built-in fan assisted oven, grill, grill tray, 2 x wire shelves and roasting tin – roasting tin marked and stained
- 9) 1 x Blanco juicer with attachment (in base unit)
- 10) 1 x Kitchen Aid electric blender
- 11) 1 x Morphy Richards metal-effect/transparent jug kettle
- 12) 1 x Duolit four-slice toaster
- 13) 1 x built-in Synergy portable phone with docking station
- 14) 1 x Electrolux Aqualux 1200 (EW 1200 1) washing machine (concealed)
- 15) 1 x Electrolux (ESL 424) slimline dishwasher (concealed) with 2 x slide out trays and cutlery basket
- 16) 1 x Tefal Turbo Pro 450 steam iron (in base unit)
- 17) 1 x Electrolux (EL 78311) fridge freezer (concealed) fridge has 3 x inner door compartments, 3 x glass shelves, freezer has 4 x compartments

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- 18) 1 x Kenwood (JE 500) juicer
- 19) 1 x Kenwood blender
- 20) 1 x Kenwood coffee mill (in wall unit)

**Kitchen units**

Fitted kitchen units have white wood-effect veneer with metal handles:

- 21) 1 x wall unit with 2 x doors
- 22) 1 x matching L-shaped wall unit with 4 x doors, 2 x glass doors and bridging plinth with lights between wall units
- 23) 1 x matching larder unit with 2 x doors (conceals fridge freezer)
- 24) 1 x large matching L-shaped base unit with 8 x doors, 1 x lower hinge door (conceals dishwasher), 9 x drawers (one drawer below built-in oven)

**Wall and Base Unit Contents:**

- 25) **Wall unit contents:** black tea pot with lid, glass dish with lid, glass bowl, 9 x white matching ceramic ramekins, 2 x matching dinner plates, white dinner plate, 2 x mixed pasta bowls, glass measuring jug, various plastic containers with lids, small glass butter dish with lid, smoked glass dish filled with Euro coins, wooden six-piece egg cups with holder, mortar and pestle, large glass picture, ceramic jug, 17 x mixed recipe books, various condiments, 12 x matching glass tumblers, 2 x miscellaneous glass tumbler with striped pattern, 5 x matching small glass tumblers, 4 x large red wine glasses, 6 x matching large fluted glasses, 6 x matching smaller fluted glasses, 8 x large matching wine glasses, 3 x smaller matching wine glasses, 2 x brandy snifters **Continued on next page....**

Signed: ..... Date: .....

26) **Continued...**, 4 x matching wine glasses with decorative stems, 4 x matching small glasses, 2 x cafetieres, spring egg cup, 7 x matching white mugs, 4 x matching white mugs, miscellaneous mug, storage jar with wooden lid, 4 x mixed bowls, ceramic cow shaped holder/jug

27) **Base unit contents:** 4 x mixed bowls, 5 x mixed ceramic serving platters (two slightly chipped), 4 x white ceramic serving platters with wicker holders (one with pedestal), green ceramic milk jug, roasting tin (heavily stained), glass serving platter, 8 x matching metal-effect plates, 2 x baking trays, 2 x plastic chopping boards, grater, set of weighing scales, plastic colander, plastic bowl, 10 x mixed saucepans/pots with 3 x metal lids and 1 x glass lid, green ceramic coffee pot with 6 x matching mugs and saucers, 2 x glass serving bowls, glass serving dish, 9 x matching white ceramic tea cups, white ceramic milk jug, 4 x glass fruit bowls/mixing bowls, various cleaning products, 1 x cupboard stocked with various alcohol, sprits and liquors

Set of white ceramic dinner wear comprising of 24 x large dinner plates, 12 x smaller dinner plates, 12 x side plates, 8 x large saucers, 12 x bowls,

28) **Two drawers containing:** miscellaneous consumable items i.e. light bulbs, batteries etc

29) **One drawer containing:** plastic cutlery tray with 2 x grill handles, 9 x mixed utensils, 2 x bottle stops, 2 x blades for electric carving knife, 8 x white handled knives, kitchen knife, 64 x piece matching cutlery set

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30) **One drawer containing:** plastic cutlery tray with ceramic duster, 12 x mixed utensils, 4 x kitchen knives, Matching “curved-shaped” servers/fork and spoon, 44 x pieces that accompany 64 x piece set of cutlery (one knife handle tarnished/stained)

31) One drawer containing: glass juicer, cork/bottle opener, ceramic pot with lid, 48 x piece boxed cutlery set

**Other Visible Items:**

32) 2 x sections of pale stone-effect work surface

33) 1 x Blanco stainless steel sink with rinse sink, mixer tap, fitted plug and matching plastic drainer and tray to side – tray marked

34) 1 x wine rack stocked with wine

35) 1 x metal pedal bin – lid pitted

36) 6 x miscellaneous decorative jars

37) 3 x glass vases (two with ceramic cherubs)

38) 1 x large glass bowl on glass legs

39) 1 x large glass container

40) 1 x metal framed holder with 10 x mixed utensils

41) 1 x metal/plastic salt and pepper shaker set

42) 1 x large “crackled glazed-effect” ceramic fruit bowl – slightly chipped on edge

43) 1 x metal jug

44) 1 x ceramic/metal potted house plant

45) Washing up brush

46) 8 x mixed framed prints

Signed: ..... Date: .....



**STATEMENT**

I/we the undersigned have checked thoroughly the statement of condition and the numerically listed items in the inventory and have found it to be correct. Except where stated in ink under 'Comments' (such ink entries have been initialled by myself/ourselves). It is agreed that this shall form the basis of any future assessment of dilapidation's on my/our subsequent vacation of the property.

Signature Tenant(s):.....

Name of Tenant(s):.....

Signature Landlord/Landlady:.....

Name of Landlord/Landlady:.....

Agent/Inventory Clerk/Representative: (optional if verifying any amendments).....

Dated:.....



Signed: ..... Date: .....