

# SHERIDAN INVENTORY SERVICES

## INVENTORY AND SCHEDULE OF CONDITION

Property Address: 1 Any Street

Carried Out: 29<sup>th</sup> February 2021

Compiled By: Simon Reed

Sheridan Inventory Services Reference: 1X9989

On Behalf Of: Your local letting agent



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## **DISCLAIMERS**

This inventory relates only to the fabric, fixtures, furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, 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 the inventory and the superficial condition of same.

Sheridan Inventory Services cannot provide expert evaluations of fabrics, woods, or antiques. We cannot guarantee the electrical integrity of any appliances or fixtures.

Sheridan Inventory Services will test smoke detectors where reasonably accessible only to establish that batteries and/or mains supplies are functional. We cannot guarantee the continued functionality of these fixtures, nor can we assume responsibility for any malfunction occurring during the test procedure.

Sheridan Inventory Services are independent providers of Property Inventories. Our provision of this report does not imply any affiliation with the owner of the property or the instructing agent.

## **TENANCY DETAILS**

**TENANT:** Mr E Tenant

**COMMENCEMENT OF TENANCY:** 29<sup>th</sup> February 2021

## **GENERAL CONDITION OF PROPERTY**

Property clean and tidy throughout – décor somewhat tired in places

Specific issues raised in main body of report

## **KEYS**

KEYS TO BE PRESENTED BY LETTING AGENT

*1 x window key noted – illustrated below*

## **GENERAL INFORMATION**

RUBBISH COLLECTION ARRANGEMENTS: 1 x wheelie bin seen

SERVICE CONTRACTS/MANUALS LOCATION: Under stairs cupboard windowsill

## **DECLARATION BY TENANT**

I/We, the undersigned tenant(s) of the above property have read and understood the above, together with the attached inventory.

I/We acknowledge that I/ we must notify:

Your local letting agent, High Street, Our Town

Of any amendments or alterations to this inventory that I/we consider appropriate and necessary within 5 working days of the commencement of the tenancy. If notification is not received it will be assumed that I/ we accept the attached inventory as being a true and accurate record of the contents and condition of the property internally and externally.

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

SIS representative: \_\_\_\_\_ S D Reed \_\_\_\_\_

## UTILITIES, APPLIANCES AND SAFETY-CRITICAL FIXTURES

	READING	SERIAL NUMBER	LOCATION
ELECTRICITY	06805	18L9004860	Low level cupboard in living room
GAS	15950	A0051751 99 01	Cupboard below kitchen sink
WATER	Not located		



	NUMBER	APPROPRIATE LOCATION	TESTED	AUDIBLE WARNING
SMOKE DETECTOR	2 x	Yes	Yes	Yes
CO DETECTOR	1 x	Yes	Yes	Yes

### REASON FOR FAILURE OR INABILITY TO TEST:

STOPCOCK LOCATION	FUSE PANEL LOCATION
Cupboard below kitchen sink	Low level cupboard in living room

FIXED APPLIANCES	FIRE	HOB	OVEN	HEATING
FUEL/POWER	Electric	Electric	Electric	Gas boiler

## **ASSUMPTIONS AND GENERALISATIONS**

- All features, fixtures and fittings are in good condition unless otherwise stated.
- Property is clear of debris and generally tidy.
- Where gas or electrical fittings are mentioned, there is an assumption that they are working unless otherwise noted by either party.
- Property left in lofts, cellars or other areas inaccessible during the compilation of this inventory are the sole responsibility of the Landlord.
- In all rooms the inventory is compiled clockwise – in other words, looking into the room from the door the first wall will be to the left. Walls are referred to, in order, as left, facing, opposite and right.

## INVENTORY

	ENTRANCE AND LIVING ROOM		
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
L1	<p>Wooden door and frame - green painted outer, white inner</p> <p>Glazed transom</p> <p>Upper part patterned, part leaded glazed ovoid</p> <p>Yale lock</p> <p>Brass coated knob handle</p> <p>Mortise lock</p> <p>Numeral</p> <p>Brass coated letterbox flap</p> <p>Bolt on rear</p>	<p>Some chips and marks to finish</p> <p>Some damage repaired around glazed ovoid</p> <p>No letterbox flap on rear</p> <p>Evidence of fitting removed from rear letterbox flap surround</p> <p>Further redundant mortise lock – external only</p>	
L2	White ceiling	Slight discolouration around spot lamps	
L3	Metal light fitting with large crepe globe shade		
L4	3 x adjustable metal backed spot lamps		
L5	Smoke detector	IT IS THE RESPONSIBILITY OF THE TENANT TO MAINTAIN THIS IN WORKING ORDER	
L6	Pale brown painted walls	<p>Some old defects and irregularities in line with age and nature of property</p> <p>Evidence of patch repairs and touching up</p> <p>Some scuffs and chips, especially around entrance door and to right</p> <p>Some settlement cracking in left corner</p>	
L7	White woodwork and skirting	Blemishes and marks, especially to right	



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L8	Stone flagged floor	Marked in accordance with age of property  Unable to fully inspect due to rugs/mats	
L9	Blue paisley patterned rug with tasselled ends	Some marks and wear  Spillage stains towards centre of one long edge	
L10	Gold coloured diamond patterned rug with brown fabric perimeter	Some marks and general wear	
L11	Lace curtain on rod above door transom		
L12	Plastic curtain track above door		
L13	Red spotted lined curtain with rope tieback sash	Some marks	
L14	3 x unpainted shelves on Dexion brackets		
L15	Double socket		
L16	2 piece white finished wooden framed window  White painted sill cap	Some flaking and peeling to paint finish on sill cap and frame	
L17	White lace curtain affixed to rod		
L18	Plastic curtain track on white painted batten		
L19	2 x red spotted lined curtains	Some marks  Slight damage to lining material	
L20	Aerial cords through window frame		
L21	3 x unpainted pine shelves of different dimensions		
L22	Low level cupboard  2 x white painted doors  Contains electricity meter and fuse panel with hinged flap	Knob on left door only  Doors foul on shelf above	
L23	Double socket		
L24	Inset oak lintel	Marked in accordance with provenance	
L25	Slab fire base	Marked in accordance with provenance  Front edge chipped and damaged	

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L26	Metal cased coal stove effect electric fire with remote control		
L27	Inset spot light in alcove	Appears non-functional	
L28	8 x wood stained shelves in alcove	Some chips to each	
L29	Double socket		
L30	USB point		
L31	Double socket		
L32	Light/ dimmer switch		
L33	Pine door in white painted frame to kitchen  Brass knob handle  Wooden veneered door bar	Caution - step up  Some marks in frame especially to lower right	
L34	Upright panel radiator with thermostatic valve	Slight discolouration to coating	
L35	Pine door in white painted frame to stairs  Brass knob handle  Draught excluder strip fitted to lower		
L36	Wall mounted doorstop for stairs door		
L37	Single socket		
L38	Wall mounted Worcester thermostat control unit		
L39	Batten with 4 x double hooks		
L40	Light/ dimmer switch	Plaster slightly chipped around	
L41	Light switch		
L42	Free standing Smart Meter receiver		

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Overview A – note smoke detector to upper right of image



Overview B



Wall adjacent to door

## 1 Any Street, Our Town



Lower right wall and skirting



Rugs



Stain on Paisley patterned rug

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Window frame paint finish



Shelves and electrical cabinet



Fire and base

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Kitchen door bar and frame – note

raised floor level

	KITCHEN		
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
K1	White ceiling	No evidence of excessive or uncontrolled condensation  Slight discolouration around perimeters and adjacent to extractor chimney	
K2	Circular metal light fitting with 3 x adjustable spotlights		
K3	Primrose painted walls	Old defects and irregularities in line with age and nature of property  Some pins and hooks  Finish slightly flaking and peeling behind living room door  Fitting removed behind living room door  Slight scuffs and marks	
K4	Laminated floor with partial beading	Some scratches, indentations and drag marks  Faint paint splash marks  Beading discontinued facing	
K5	Light switch		



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K6	Extractor hood	Slight marks around casing and intakes	
K7	Cooker/ isolator switch		
K8	Double socket		
K9	<i>ALL UNITS WHITE VENEERED FASCIAS WITH METAL ROD HANDLES</i>  <i>WHITE TILED SPLASHBACKS</i>  <i>WOODBLOCK WORKTOPS</i>	Splashbacks to left only  Some discolouration to tile fixative  Marks and wear to worktop stain  Some water damage to worktops around sink – would benefit from preservative treatment	
K10	1 door 2 shelf cupboard lower left		
K11	Free standing New World electric stove  4 burner ceramic induction hob  Grill section with shelf  Oven section with 2 x shelves	Some wear and discolouration to burners and perimeters  Superficial scratches to hob glazing  Some burned on grease and carbon deposits in grill and oven base and sides  Superficial corrosion to shelf supports  Cleaned within limitations of age and previous use	
K12	Currys dishwasher with plastic cutlery tub	Some signs of use	
K13	3 x white finished shelves of varied dimensions	Some scratches, chips and marks to each	
K14	2 piece white finished wooden framed window  Tiled sill	Paint flaking and peeling to lower inner frame  Some discolouration to tile fixative on sill cap  Wall to right marked and discoloured	
K15	Plastic curtain track affixed to batten	No curtains	
K16	Wooden venetian blind with cord controls	Mechanism stiff	

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K17	Circular pressed stainless sink  Chromed mixer tap	Some scratches and tarnishing  Slight indentations in bowl to left	
K18	Zanussi washing machine	Marks to casing  Some discolouration in soap tray and door seals	
K19	Units below sink:  2 door cupboard with stopcock, double socket and gas meter 5 x open bottle shelves	Base heavily marked  No back	
K20	Wooden door and frame - green painted outer, white inner  Frosted glass transom  Mortise lock  Upper and midpoint bolts  Metal handle  Double hook affixed	Some marks and old damage  Lower right panel appears retro fitted	
K21	Plastic curtain track above door		
K22	Blue velvet lined curtain with rope tieback sash	Some marks	
K23	White painted architrave to under stairs area	Former door fittings removed  Some marks to lower right  2 x pins to left with internal keys - labelled	
K24	Small wooden framed pen drawing of Salts Mill		
K25	Wall mounted metal wipe clean memo board		
K26	Plastic flip top bin		
K27	Brown fabric doormat with rubberised back		
K28	Door as L33 – single hook on rear		



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Overview A



Overview B



Ceiling around extractor chimney

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Wall behind door from living room



Flooring



Worktop around sink

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Extractor hood



Hob



Grill

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Oven



Washing machine casing, soap tray

and door seal



Lower window frame



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Wall to right of window



Stopcock



Lower right panel of exterior door

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	UNDER STAIRS AREA		
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
U1	Partially painted white ceiling	Unfinished  White painted stair undersides	
U2	Light fitting with cream drum shade		
U3	Primrose painted walls	Finish irregular in line with age and nature of property  Some scuffs  Paint application patchy in places  Some taxi numbers taped to wall at right	
U4	Laminated floor	Some scratches, chips and paint speckles	
U5	2 piece white painted wooden framed window  White painted sill cap	Paint finish on inner frame flaking and peeling	
U6	White lace curtain affixed to wire over lower pane		
U7	Inset white painted ledge above boiler cupboard		
U8	Carbon monoxide detector	IT IS THE RESPONSIBILITY OF THE TENANT TO MAINTAIN THIS IN WORKING ORDER	
U9	White painted door to boiler cupboard  Metal rod handle  2 x air vents		
U10	Cable point		
U11	Mid level double socket		
U12	Upper level white finished shelf with unpainted support stanchions	Too high to reach to fully inspect	
U13	Hotpoint fridge with upper icebox  1 ½ glass shelves, salad crisper, 2 door pockets	Marks and discolouration to external skin  Some discolouration to internal skin  Icebox door fitted upside	

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		down	
		Trim missing from ½ glass shelf	
U14	White painted frame around lower storage area  3 x unpainted pine shelves		
U15	White net curtain on wire over storage area		
U16	Double light switch	Right switch activates outside light	
U17	Free standing powder fire extinguisher		
U18	Brush		
U19	Mop and bucket		
U20	Metal step ladder	Heavily marked  Secured to wall with extemporised wire clip	
U21	Some manuals and instructions		



Ceiling finish

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Flooring



Window frame



Fridge ice box cover



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Fridge interior



Manuals and instructions



Shelving – lower right

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	BOILER CUPBOARD		
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
O1	Decor unfinished		
O2	Worcester combi boiler with controls on lower casing	Cover over controls detached	
O3	2 x blue painted shelves		
O4	Dumped loose items in base		



Boiler

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	STAIRS AND LANDING		
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
		Steep pitch – caution advised	
S1	White partially angled ceiling	Some marks	
S2	Light fitting with crepe globe shade and multicoloured beads affixed	Dusty to top	
S3	Smoke detector	IT IS THE RESPONSIBILITY OF THE TENANT TO MAINTAIN THIS IN WORKING ORDER  Evidence of refitting adjacent	
S4	Roof space access hatch	Unpainted	
S5	Off white painted walls	Old defects and irregularities evident below finish  Numerous hooks and pins  Scuffs and marks  Discoloured above radiator/ turn of stairs	
S6	White woodwork and skirting  White spindles  Wood stained handrail and balustrade cap	Some marks to handrail and balustrade cap	
S7	Light green carpet	Traffic marks and general wear  Some spillage stains on steps 3-7	
S8	Double light switch – foot of stairs		
S9	Radiator with thermostatic valve		
S10	Light switch		
S11	White door and frame to bedroom  Brass knob handle and door bar		
S12	White door and frame to bathroom  2 x upper patterned glazed panes		

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	3 x part glazed transom		
	Brass coated handle and door bar		



Relative location of smoke detector



Wall finish in stairwell – A

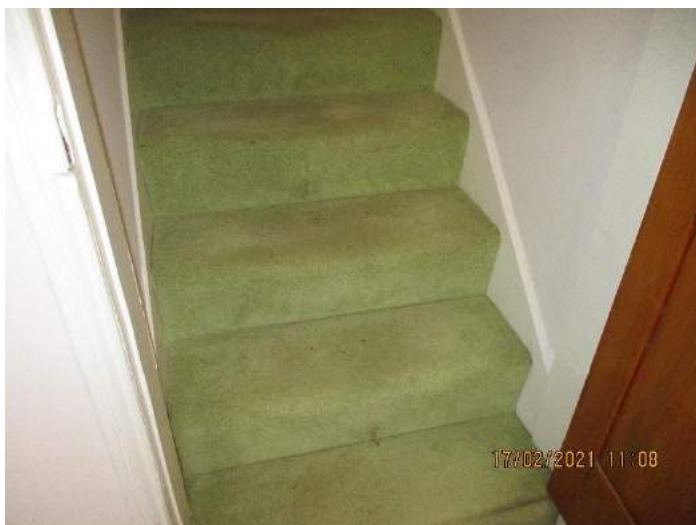
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Wall finish in stairwell – B



Wall at turn of stairs



Stair treads

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Spillage stains on stair treads

BEDROOM			
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
B1	White ceiling		
B2	Ceiling rose and light fitting with crepe globe shade		
B3	Ceiling rose and light pull cord		
B4	Pale pink painted walls	<p>Some scuffs and marks</p> <p>Old defects and irregularities in line with age and nature of property</p> <p>Discolouration above radiator facing - possible evidence of further marks wiped down</p> <p>Some evidence of patch repairs and touching up especially above former fireplace</p> <p>Some pins</p> <p>Unable to fully inspect due to furnishings</p>	
B5	White woodwork and skirting		
B6	Brown/ grey weave carpet	<p>Traffic marks and furniture indentations</p> <p>Some areas of spillage staining and marks</p>	

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		<p>Nap worn immediately inside door</p> <p>Light coloured discolouration adjacent to former fireplace</p> <p>Unable to fully inspect due to furnishings</p>	
B7	Light switch		
B8	Double socket		
B9	USB point		
B10	Radiator with thermostatic valve		
B11	<p>2 piece white finished wooden framed window</p> <p>Partial UPVC cap on lower frame</p> <p>White painted sill cap</p>	<p>Considerable deterioration to frame, especially in right corner - wood rotting and falling away</p> <p>Sill cap finish flaking and peeling</p> <p>Evidence of standing water on sill cap</p>	
B12	Lace curtain on wire		
B13	Plastic curtain track affixed to batten		
B14	2 x blue floral patterned curtains	Somewhat washed out and faded	
B15	<p>2 x wood stained louvered doors to inset cupboard</p> <p>Knob handles</p> <p>Contains 3 x slatted shelves and wood stained base</p>	<p>Some marks to shelves</p> <p>Different internal finish</p>	
B16	Single socket		
B17	<p>Black painted metal former fire surround and mantle</p> <p>Blue tiled hearth</p>	<p>Decorative purposes only</p> <p>Some paint speckles to hearth</p> <p>Slight chips in hearth tiles left of fireplace and 2<sup>nd</sup> from right, centre course</p>	
B18	Double socket inset in alcove		
B19	<p>Oak wardrobe</p> <p>4 doors with metal rod handles</p> <p>2 x centres mirrored</p>	<p>Slight chips and scratches to finish</p> <p>Plastic hooks affixed to right</p>	



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	Both sections contain shelf and garment rail		
B20	Door as S11		



Overview A



Overview B



## 1 Any Street, Our Town



Wall above radiator



Upper opposite wall



Carpet

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Window frame and sill cap



Former hearth



Wardrobe

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	BATHROOM		
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
A1	White partially angled ceiling	No evidence of excessive or uncontrolled condensation  Patch repairs above window	
A2	Circular translucent light fitting with metal frame	Low output bulb fitted at time of inspection  Some detritus in shade	
A3	Ceiling rose and light pull cord		
A4	Ceiling rose and shower pull cord		
A5	Pale blue painted upper walls  Cream tiled with patterned horizontal bands around bath and to lower	Some old defects and irregularities evident in painted walls in line with age and nature of property  Some picture hooks in painted walls  Some discolouration to tile fixative especially in shower area	
A6	White woodwork and skirting		
A7	Wood stained board floor	Some chips, scratches and wear to stain  Indentations in places  Paint speckles	
A8	Wall mounted metal towel rail	Top rail bent	
A9	Moulded resin bath  White painted wooden panel  Supplementary seal strip  Chromed mixer tap	Seal and seal strip rough in places  Marks to seal strip  Paint finish on panel flaking and peeling  Water damage to panel in left corner  Evidence of resealing to bath rim	
A10	Triton shower control unit  Chromed hose, riser and silver plastic head		

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A11	White coated glazed shower screen and bracket	Lower seal strip marked and discoloured	
A12	Wall mounted toilet roll holder		
A13	White WC and cistern with single push flush  White plastic seat	Coating on flush mechanism worn	
A14	White painted wooden framed 2 piece opaque glazed window  White painted sill cap	Chips, scratches and old damage to sill cap  Signs of deterioration to lower frame  Paint finish flaking and peeling in frame	
A15	Wire for net curtain affixed to central bar	No net curtain	
A16	Plastic curtain track affixed to white finished batten	No curtains	
A17	Wooden venetian blind with cord controls		
A18	Radiator concealed behind white painted panelling with circular perforations		
A19	White painted ledge in right corner		
A20	Sink with chromed mixer tap	Some discolouration to rear seal strip	
A21	Wall mounted cup holder		
A22	Wall mounted towel hoop		
A23	Wall mounted wooden framed square mirror		
A24	Door as S12 – 2 x double hooks and bolt on rear		

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Overview



Ceiling finish above window



Ceiling finish above shower

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Wall tiles in shower area – note

sealant strip



Flooring



Bath panel and shower screen



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Panel below window



Lower window frame



Sink – note seal strip

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	EXTERIOR REAR		
REF	FEATURE	COMMENTS	TENANTS COMMENTS/ CHECKOUT
X1	Green painted wooden gate with metal bolt		
X2	Flagged yard  Gravelled border areas with mature plants	Plants would benefit from attention	
X3	2 x wooden folding chairs	Weathered	
X4	2 x nylon washing lines		
X5	Wheelie bin		
X6	Exterior light		
X7	Small detached outbuilding with latticed wooden gate	Dumped items internally	
X8	Miscellaneous pots and ornaments		





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Keys observed in property