

# Inventory & Schedule of Condition



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Property inspected by Clerky Clerk

Reference: RAY211019

## Address

123 Sample Street  
Sample City  
Sampleshire  
AB1 2CD



## Carried Out

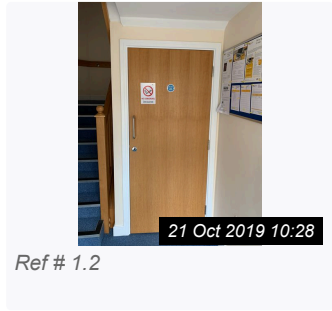
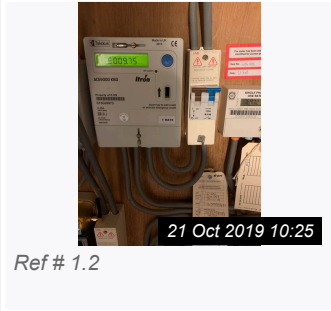
**January  
22nd 2020**

## Contents

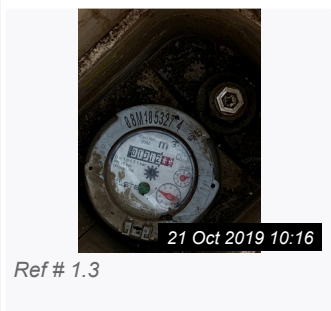
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**1. METER READINGS**

Item	Serial Number	Reading	Tenant Comments
1.1 Gas Meter	Location: No Gas Serial No: 0000	No GAS in the property	
1.2 Electric Meter	Location: Ground floor cupboard Serial No: S13G26973	£009.75	



1.3 Water Meter	Location: Outside the main building Serial No: 08M1053274	01312	
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1.4 Oil Meter	Location: Serial No:		
1.5 Other	Location: Serial No:		

**2. KEYS**

Item	Description	Tenant Comments
2.1 Yale key	2	
2.2 Mortice key		
2.3 Window Lock Keys		
2.4 Gas / Meter Key		

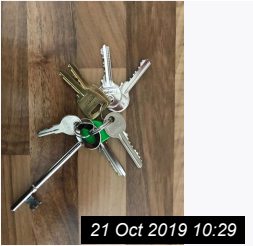
**2. KEYS (CONT.)**

2.5 Car pass

2.6 Remote Key

2.7 Other

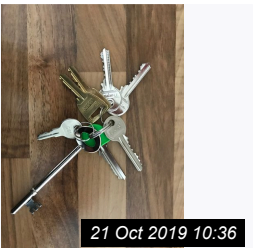
Electric meter cupboard key 1  
 Main building key 2  
 Patio door key 2  
 Post Box Key 1  
 Main door 2



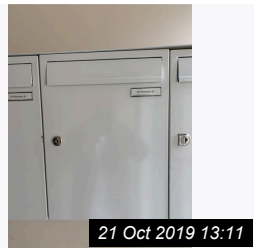
Ref #2

**3. KEYS HANDED OVER AT CHECK IN**

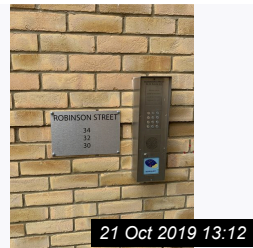
Item	Description	Tenant Comments
3.1 Yale key(s)	6	
3.2 Mortice Key(s)	1	
3.3 Other	Electric meter cupboard key 1 Main building key 2 Patio door key 2 Post Box Key 1 Main door 1	



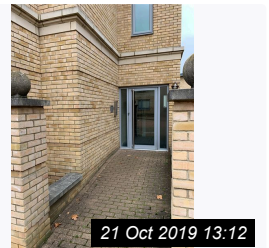
Ref #3



Ref #3



Ref #3



Ref #3

**4. SMOKE & CARBON MONOXIDE ALARMS**

Item	Location	Test Result	Tenant Comments
4.1 Smoke Alarm(s)	Hallway	Alarm tested for power only. Audible alarm noted	

**4. SMOKE & CARBON MONOXIDE ALARMS (CONT.)**



21 Oct 2019 10:38

Ref # 4.1

4.2 Smoke Alarm(s)

4.3 Carbon Monoxide Alarm(s)

Hallway in front of the bathroom

Tested



21 Oct 2019 10:43

Ref # 4.3

**5. ENTRANCE / HALLWAY**

Item	Description	Condition	Tenant Comments
5.1 Door	Brown wooden door with door stopper at the bottom, Chain lock at the back and a door viewer	Good condition	



21 Oct 2019 11:40

Ref # 5.1



21 Oct 2019 11:40

Ref # 5.1



21 Oct 2019 11:42

Ref # 5.1

5.2 Door bell receiver

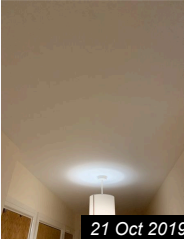




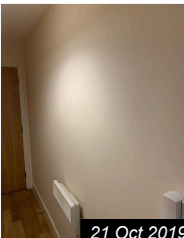
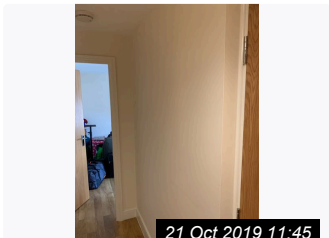
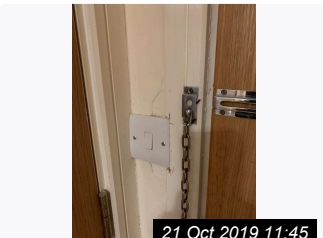
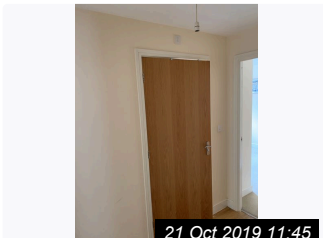


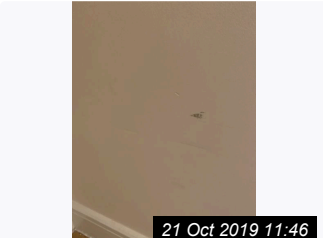
Front door intercom hand set

Appears in good condition



21 Oct 2019 11:42

Ref # 5.2

5. ENTRANCE / HALLWAY (CONT.)			
5.3 Ceiling	White painted ceiling	Good condition	
 Ref # 5.3	 Ref # 5.3	 Ref # 5.3	
5.4 Lighting	Ceiling lights with cream drum cover and one without cover and bulb	Good condition	
 Ref # 5.4	 Ref # 5.4		
5.5 Walls	Magnolia painted walls	Few wear marks as shown in the photos	
 Ref # 5.5	 Ref # 5.5	 Ref # 5.5	 Ref # 5.5
 Ref # 5.5	 Ref # 5.5	 Ref # 5.5	
5.6 Skirting	White painted skirting	In good condition	

5. ENTRANCE / HALLWAY (CONT.)



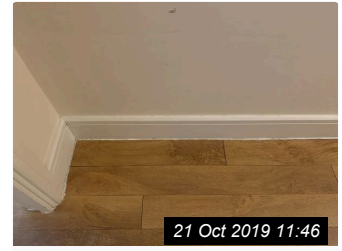
Ref # 5.6



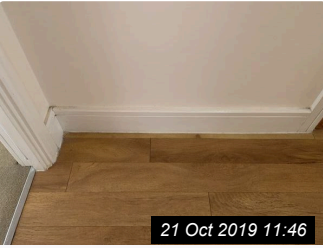
Ref # 5.6



Ref # 5.6



Ref # 5.6



Ref # 5.6

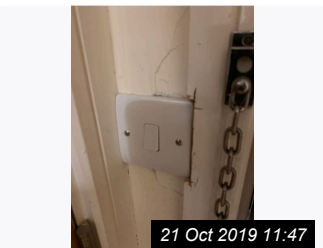


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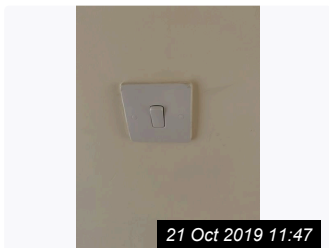
5.7 Switch

Three lights switch and extractor hood switch

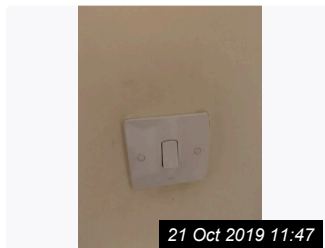
Good condition



Ref # 5.7



Ref # 5.7



Ref # 5.7



Ref # 5.7

5.8 Socket outlet

2in1 electric socket

Good condition



Ref # 5.8

5.9 Heating

Wall mounted electric heating

Appears appears in good condition

5. ENTRANCE / HALLWAY (CONT.)



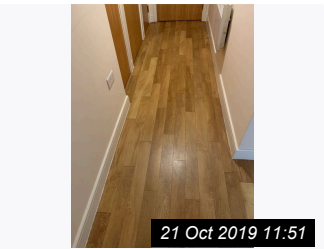
21 Oct 2019 11:50

Ref # 5.9

5.10 Flooring

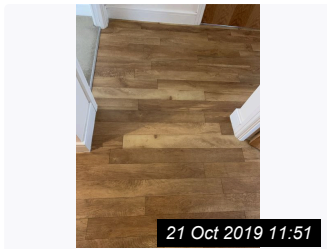
Wood alike flooring

In good condition



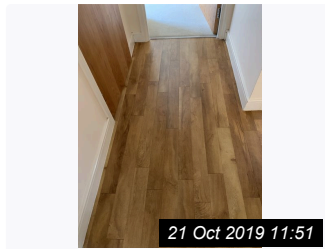
21 Oct 2019 11:51

Ref # 5.10



21 Oct 2019 11:51

Ref # 5.10



21 Oct 2019 11:51

Ref # 5.10

5.11 Additional Items / Information

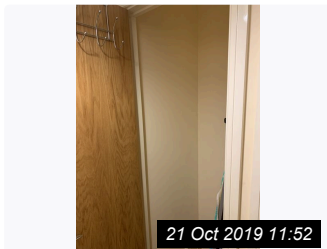
Two small storage cupboard

Good condition however there are some few items in it ( iron board, dry lines and mop/ bowl



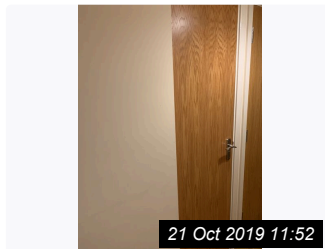
21 Oct 2019 11:52

Ref # 5.11



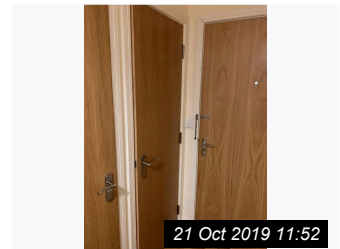
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Ref # 5.11



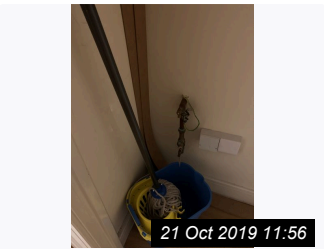
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Ref # 5.11



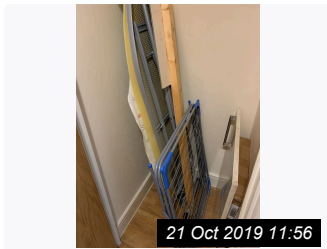
21 Oct 2019 11:52

Ref # 5.11



21 Oct 2019 11:56

Ref # 5.11



21 Oct 2019 11:56

Ref # 5.11

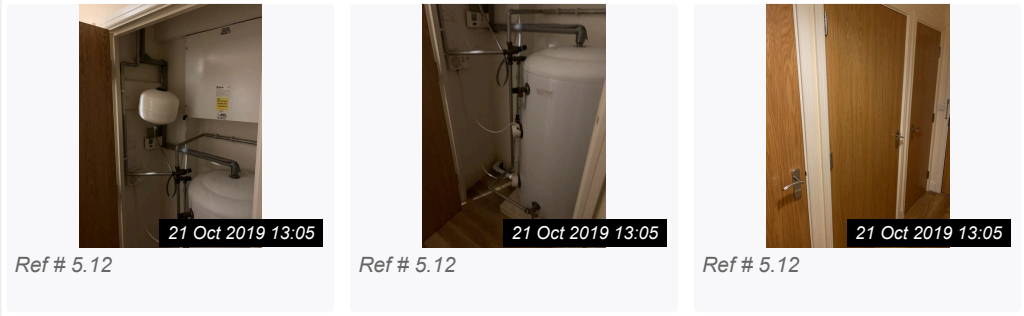
5.12 Hallway Cupboard

Hallway cupboard with hot water tank inside the cupboard and temperature control panel

Appears in good condition



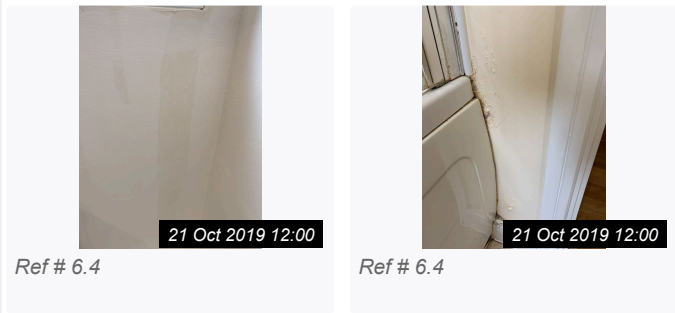
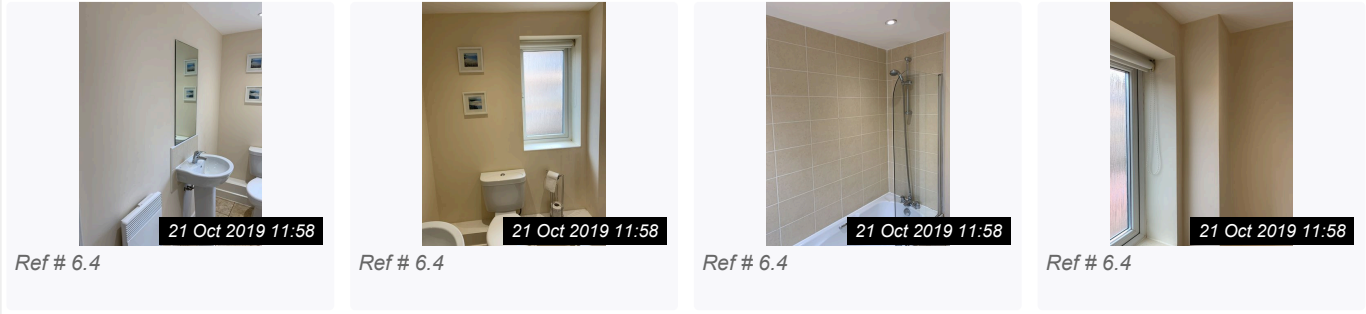
**5. ENTRANCE / HALLWAY (CONT.)**



**6. BATHROOM**

Item	Description	Condition	Tenant Comments
6.1 Door	Brown wooden door	Good condition	
6.2 Ceiling	White painted ceiling	Good condition	
6.3 Lighting	Four spots lights	Good condition	
6.4 Walls	Magnolia painted walls and partly tiled	Few wear marks and rotten wall paint beside the bath as shown in the photos	

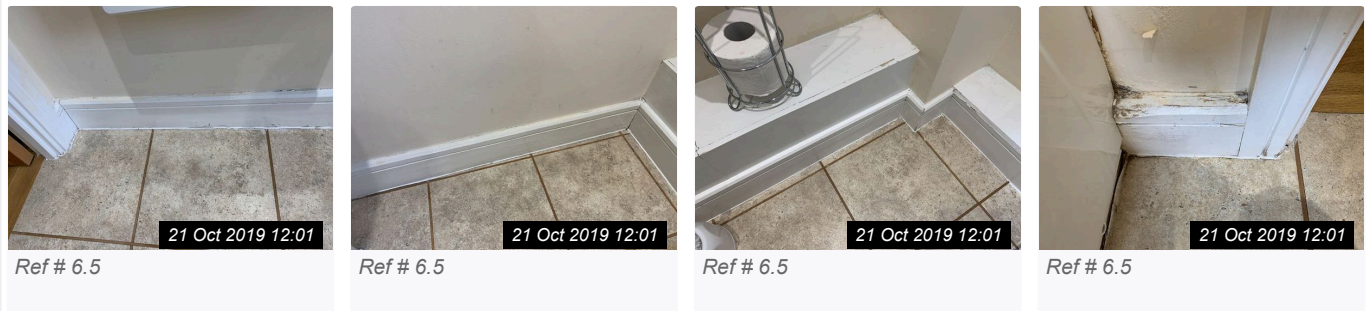
6. BATHROOM (CONT.)



6.5 Skirting

White painted skirting

Beside the straight bath skirting is a bit rotten

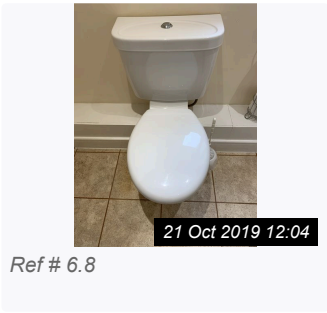
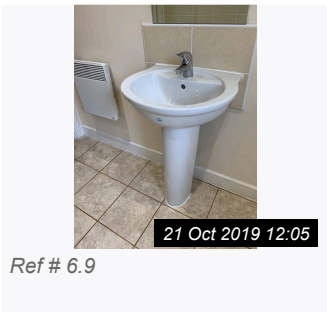

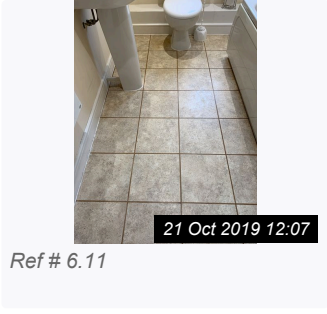


6.6 Window(s) / Sill

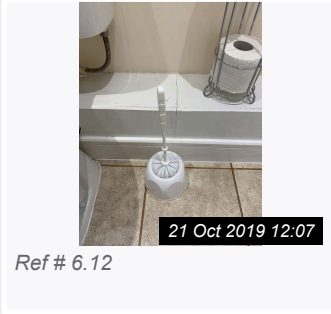
Frosty uPVC double glazed window

Good condition

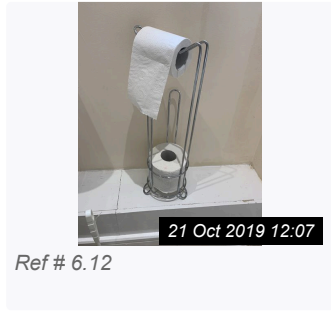


6. BATHROOM (CONT.)			
6.7 Blinds	White roller blinds	Appears in good condition	
6.8 Toilet	White WC with flushing unit at the top	Appears in good condition	
			
6.9 Basin	Hand washing basin with mixer tap over	Good condition	
			
6.10 Heating	Wall mounted electric heating	Appears in good condition	
			
6.11 Flooring	Cream tiled flooring	Good condition	
			
6.12 Accessories	Toilet brush and toilet roll holder	Good condition	

**6. BATHROOM (CONT.)**



Ref # 6.12

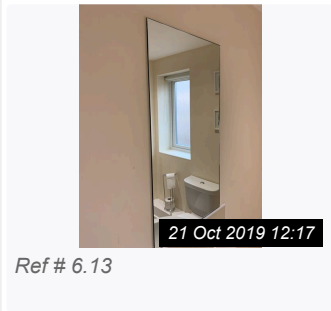


Ref # 6.12

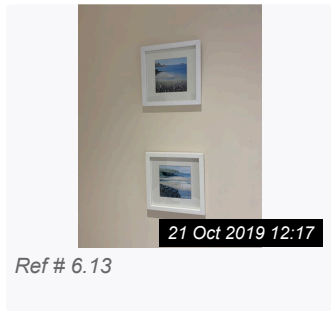
6.13 Additional Items / Information

Wall mounted Mirror and two wall mounted electric pictures

Good condition



Ref # 6.13

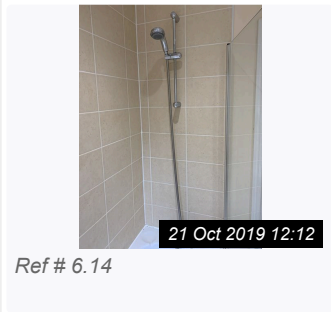


Ref # 6.13

6.14 Shower Unit / Cubicle

Wall mounted & hand shower unit connected to bath tap

Good condition

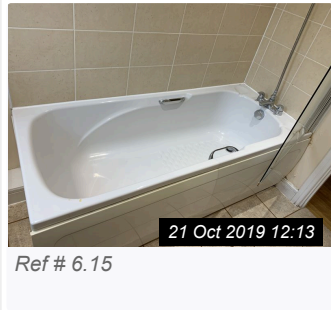


Ref # 6.14

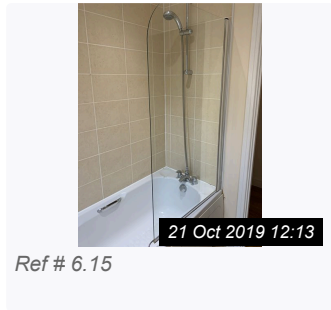
6.15 Bath / Bath Panel

Straight bath with white plastic panel at the bottom and glass panel

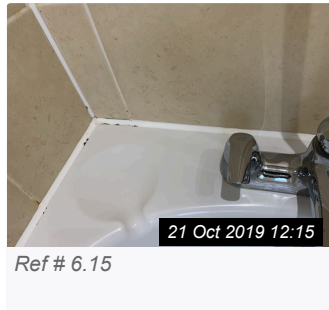
Good condition however there are mould at the back of the tap



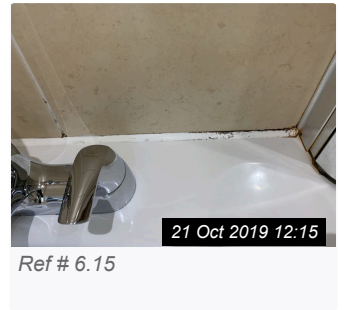
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Ref # 6.15



Ref # 6.15

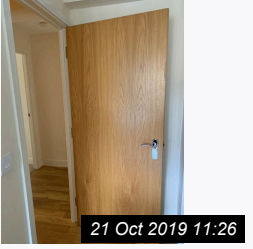


Ref # 6.15

**7. KITCHEN / DINING ROOM / LOUNGE**

Item	Description	Condition	Tenant Comments
7.1 Door	Brown wooden door	In good condition	

7. KITCHEN / DINING ROOM / LOUNGE (CONT.)



21 Oct 2019 11:26

Ref # 7.1

7.2 Ceiling

White painted ceiling

Good condition



21 Oct 2019 11:27

Ref # 7.2



21 Oct 2019 11:27

Ref # 7.2



21 Oct 2019 11:27

Ref # 7.2

7.3 Lighting

2 ceiling lights with cream drum ceiling covers in the lounge area and four spots lights in the kitchen area and three lights under kitchen unit

In good condition



21 Oct 2019 11:30

Ref # 7.3



21 Oct 2019 11:30

Ref # 7.3



21 Oct 2019 11:30

Ref # 7.3



21 Oct 2019 11:30

Ref # 7.3



21 Oct 2019 11:30

Ref # 7.3



21 Oct 2019 11:30

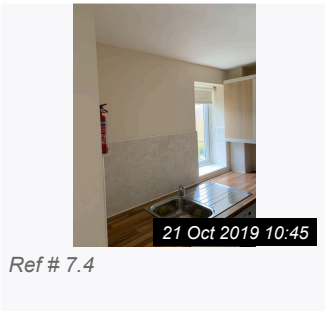
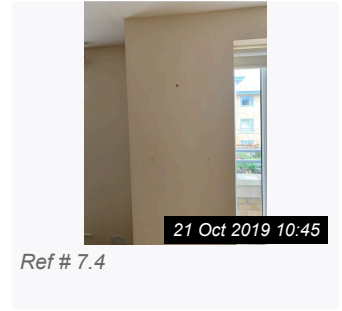
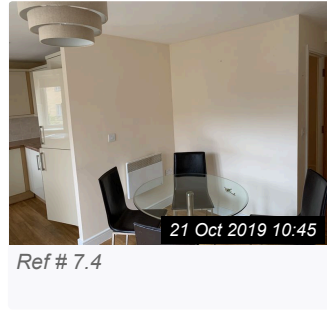
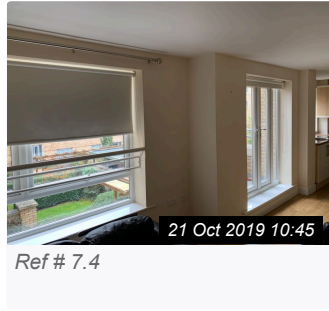
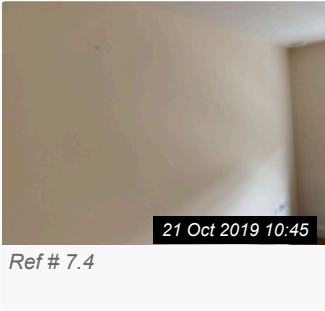
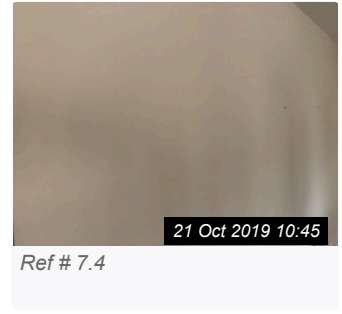
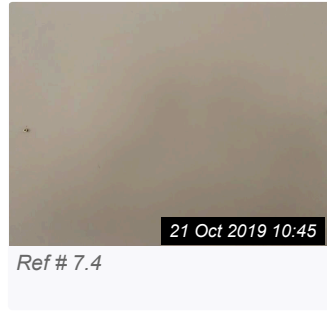
Ref # 7.3

7.4 Walls

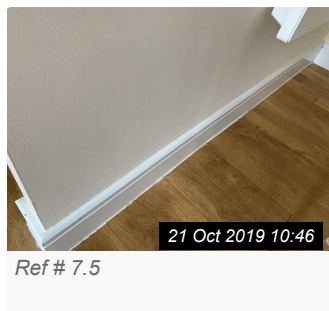
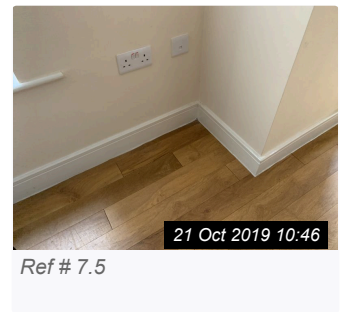
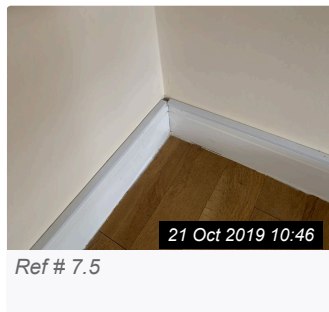
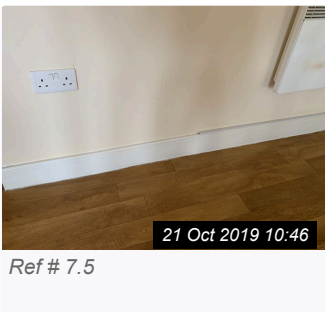
Magnolia painted walls

Few wear marks as shown in the photos and 9 Screw holes on the wall

7. KITCHEN / DINING ROOM / LOUNGE (CONT.)



7.5 Skirting	White painted skirting	Good condition	
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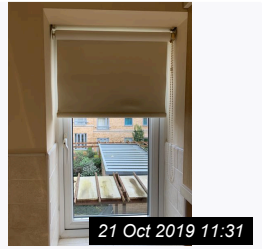
7.6 Window(s) / Sill	Lounge and kitchen UPVC double glazed window	In good condition	
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7. KITCHEN / DINING ROOM / LOUNGE (CONT.)



21 Oct 2019 11:31

Ref # 7.6



21 Oct 2019 11:31

Ref # 7.6

7.7 Blinds

Small size kitchen roller cream blinds  
Reception window roller cream blinds  
Patio door roller cream blinds

All in good condition



21 Oct 2019 10:50

Ref # 7.7



21 Oct 2019 10:50

Ref # 7.7



21 Oct 2019 10:50

Ref # 7.7

7.8 Switch

Two 2in1 lights switch, oven switch,  
hood switch, washing machine switch  
and dishwasher switch fridge freezer  
and cooker switch



21 Oct 2019 11:02

Ref # 7.8



21 Oct 2019 11:02

Ref # 7.8



21 Oct 2019 11:02

Ref # 7.8



21 Oct 2019 11:02

Ref # 7.8



21 Oct 2019 11:02

Ref # 7.8

7.9 Socket outlet

Seven 2in1 electric sockets,  
Television socket satellite socket, 2  
phone line plugin, radio plugin,

All in good, working order

7. KITCHEN / DINING ROOM / LOUNGE (CONT.)



21 Oct 2019 10:56

Ref # 7.9



21 Oct 2019 10:57

Ref # 7.9



21 Oct 2019 10:57

Ref # 7.9



21 Oct 2019 10:57

Ref # 7.9



21 Oct 2019 10:57

Ref # 7.9



21 Oct 2019 10:57

Ref # 7.9



21 Oct 2019 10:57

Ref # 7.9



21 Oct 2019 10:57

Ref # 7.9

7.10 Heating

2 Electric heating

All in good, working order



21 Oct 2019 11:04

Ref # 7.10



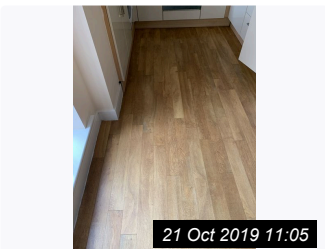
21 Oct 2019 11:04

Ref # 7.10

7.11 Flooring

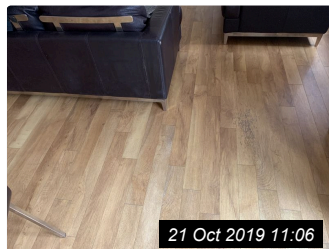
Wood alike flooring

In good condition



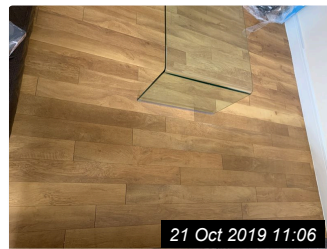
21 Oct 2019 11:05

Ref # 7.11



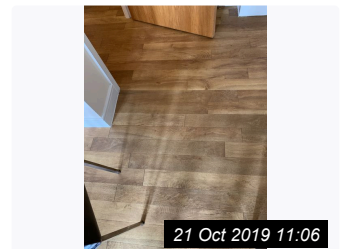
21 Oct 2019 11:06

Ref # 7.11



21 Oct 2019 11:06

Ref # 7.11



21 Oct 2019 11:06

Ref # 7.11

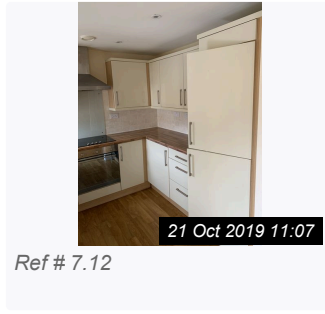
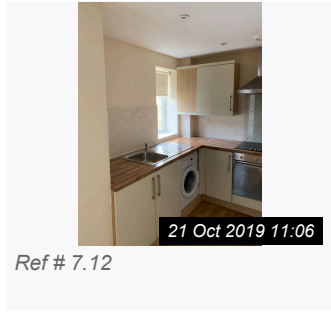
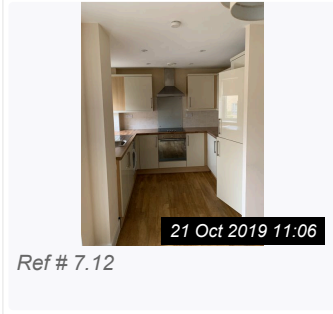
7.12 Kitchen units

Cream glossy Kitchen units

Appears in good condition



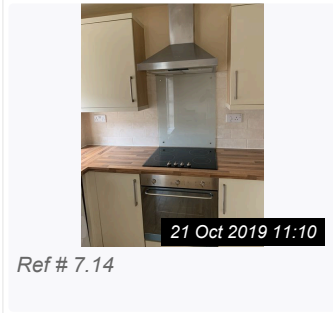
7. KITCHEN / DINING ROOM / LOUNGE (CONT.)



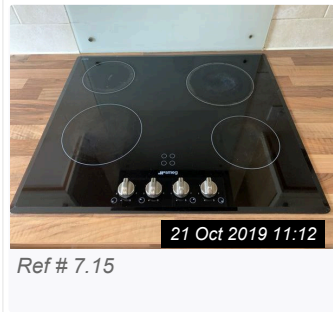
7.13 Extractor Fan	Ceiling extractor fan	Good condition however it appears not clean	
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7.14 Cooker	Electric cooker	Appears in good condition	
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7.15 Hob	Four black smeg electric burners with cream splash back	Appears in good condition	
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7.16 Oven	Stainless steel smeg oven	Appears in good condition	
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7. KITCHEN / DINING ROOM / LOUNGE (CONT.)



21 Oct 2019 11:13

Ref # 7.16



21 Oct 2019 11:14

Ref # 7.16

7.17 Worktop(s)

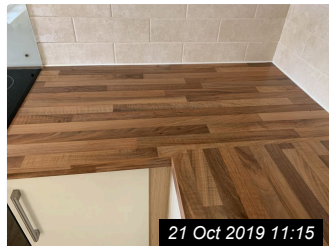
Wood alike worktop

In good condition



21 Oct 2019 11:15

Ref # 7.17



21 Oct 2019 11:15

Ref # 7.17



21 Oct 2019 11:15

Ref # 7.17



21 Oct 2019 11:15

Ref # 7.17

7.18 Extractor Hood

Stainless steel smeg extractor hood

Appears in good condition



21 Oct 2019 11:16

Ref # 7.18



21 Oct 2019 11:16

Ref # 7.18

7.19 Sink

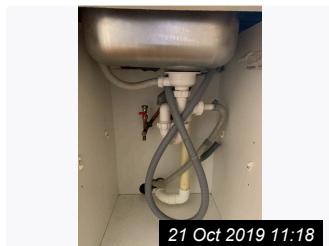
Single drainage sink with mixer tap over

In good condition



21 Oct 2019 11:17

Ref # 7.19



21 Oct 2019 11:18

Ref # 7.19

7.20 Fridge / freezer

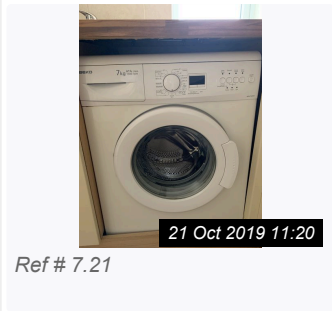
Integrated smeg fridge freezer

Appears in good condition

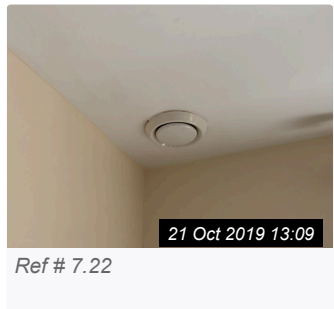
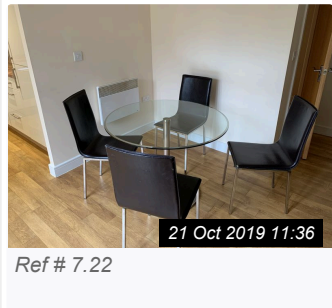
7. KITCHEN / DINING ROOM / LOUNGE (CONT.)



7.21 Washing Machine	Beko white washing machine	Appears in good condition	
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7.22 Additional Items / Information	Two 2in1 brown Leather sofas Dining set 4 chairs and glass table Middle glass coffee table Stainless steel metal curtain pole Lounge ceiling extractor	Appears in good condition	
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7.23 Patio Door	UPVC double glazed patio door	Good condition	
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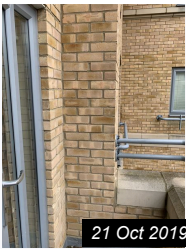
**7. KITCHEN / DINING ROOM / LOUNGE (CONT.)**



21 Oct 2019 11:22

Ref # 7.23

7.24 Balcony	Lounge balcony	In good condition	
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21 Oct 2019 11:24

Ref # 7.24



21 Oct 2019 11:24

Ref # 7.24



21 Oct 2019 11:24

Ref # 7.24



21 Oct 2019 11:24

Ref # 7.24



21 Oct 2019 11:24

Ref # 7.24

**8. BEDROOM 1**

Item	Description	Condition	Tenant Comments
8.1 Door	Brown wooden door	Good condition	



21 Oct 2019 12:19

Ref # 8.1



21 Oct 2019 12:19

Ref # 8.1

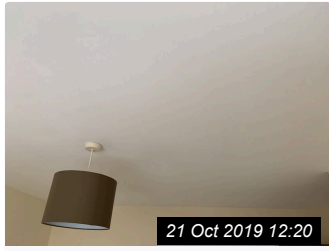
8.2 Ceiling	White painted ceiling	Good condition	
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8. BEDROOM 1 (CONT.)



21 Oct 2019 12:20

Ref # 8.2



21 Oct 2019 12:20

Ref # 8.2

8.3 Lighting

Ceiling lights with brown drum cover

Good condition



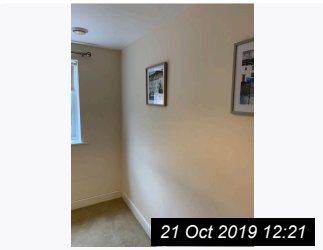
21 Oct 2019 12:21

Ref # 8.3

8.4 Walls

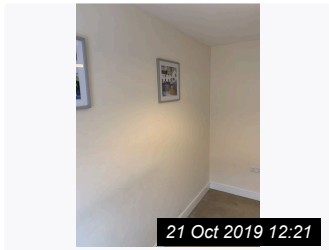
Magnolia painted walls

Few wear marks as shown in the photos



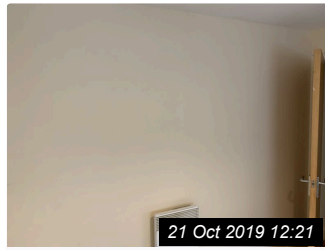
21 Oct 2019 12:21

Ref # 8.4



21 Oct 2019 12:21

Ref # 8.4



21 Oct 2019 12:21

Ref # 8.4



21 Oct 2019 12:21

Ref # 8.4



21 Oct 2019 12:22

Ref # 8.4



21 Oct 2019 12:22

Ref # 8.4



21 Oct 2019 12:22

Ref # 8.4



21 Oct 2019 12:22

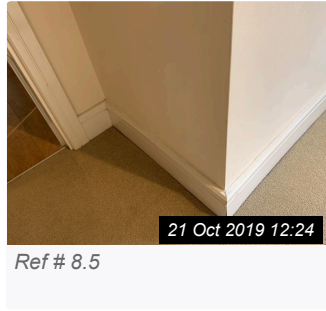
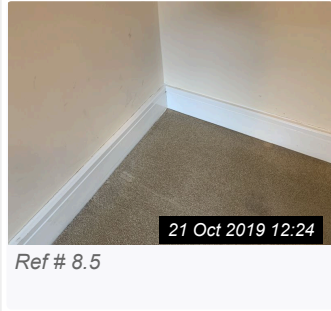
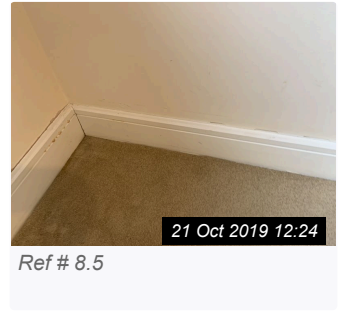
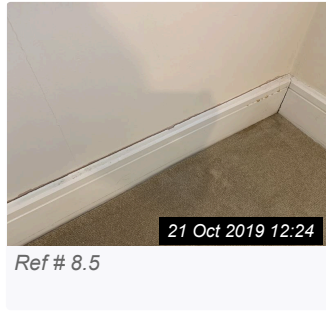
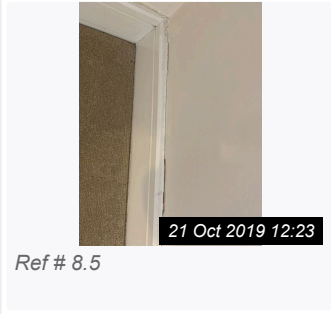
Ref # 8.4

8.5 Skirting

White painted wooden skirting

Appears in good condition however there are some few gabs between the skirting and the walls

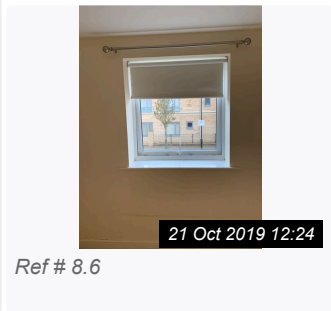
8. BEDROOM 1 (CONT.)



8.6 Window(s) / Sill

UPVC double glazed window

Good condition



8.7 Blinds

Cream roller blinds

Good condition

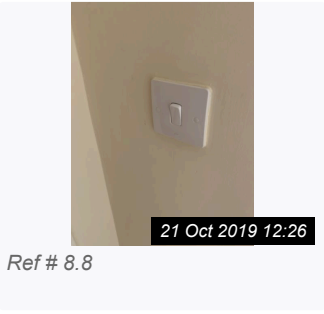


8.8 Switch

One light switch

Good condition

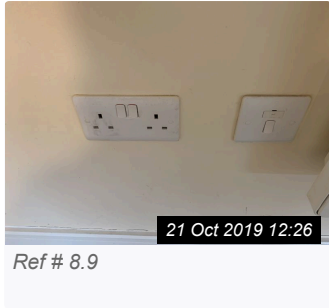
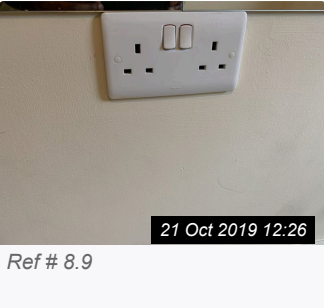
8. BEDROOM 1 (CONT.)



8.9 Socket outlet

Two 2in1 electric sockets

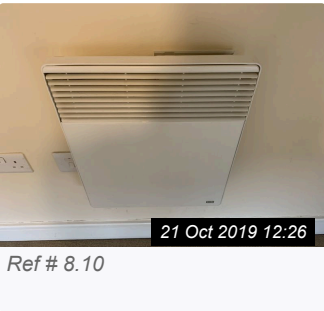
Good condition



8.10 Heating

Wall mounted electric heating

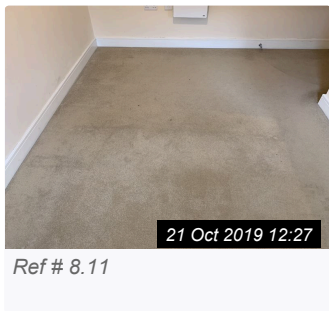
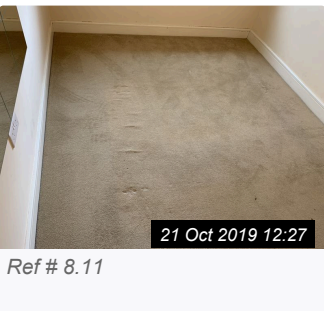
Appears in good condition



8.11 Flooring

Cream carpet

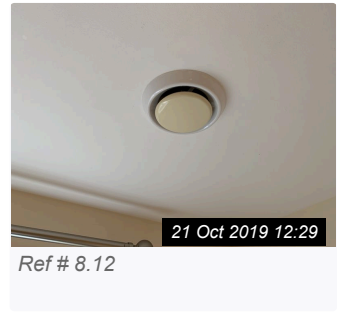
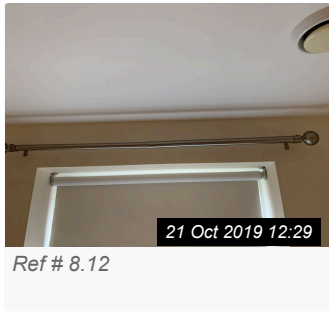
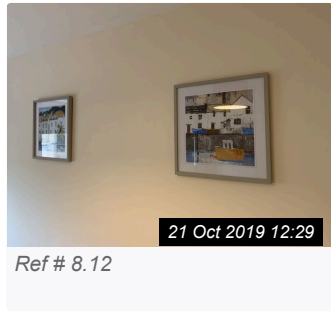
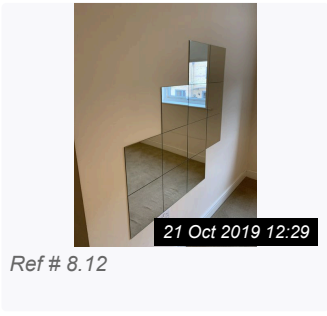
Good condition however few stains on it as shown in the photos



**8. BEDROOM 1 (CONT.)**

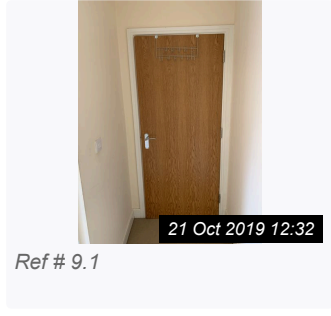
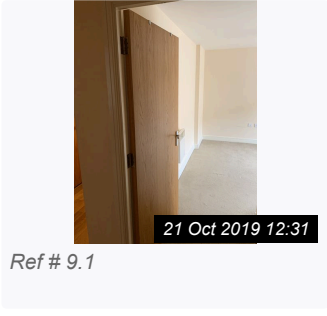


8.12 Additional Items / Information	Designed wall mirror Stainless steel metal curtain pole Two wall mounted photos	Good condition	
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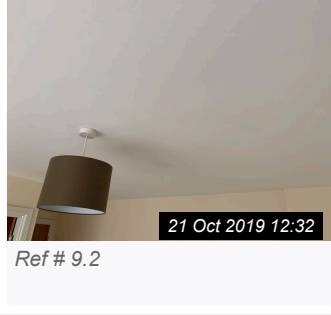
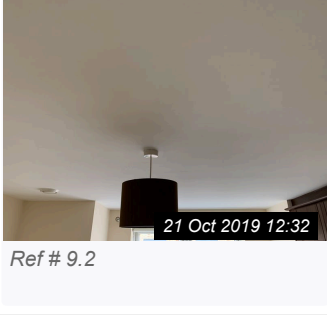


**9. BEDROOM 2**

Item	Description	Condition	Tenant Comments
9.1 Door	Brown wooden door with stopper at the bottom	Good condition	



9.2 Ceiling	White painted ceiling	Good condition	
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9.3 Lighting	Ceiling light with brown drum cover	Good condition	
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9. BEDROOM 2 (CONT.)



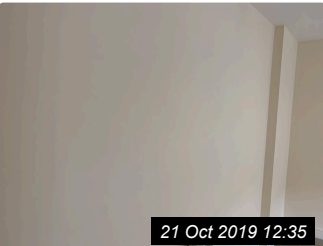
21 Oct 2019 12:34

Ref # 9.3

9.4 Walls

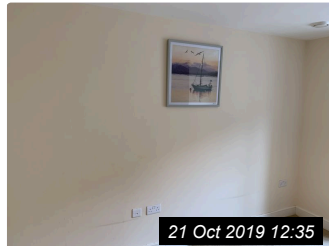
Magnolia painted walls

Good condition however there are some few wear marks as shown in the photos



21 Oct 2019 12:35

Ref # 9.4



21 Oct 2019 12:35

Ref # 9.4



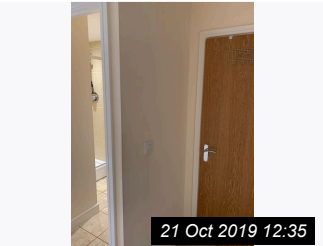
21 Oct 2019 12:35

Ref # 9.4



21 Oct 2019 12:35

Ref # 9.4



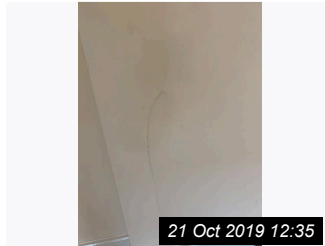
21 Oct 2019 12:35

Ref # 9.4



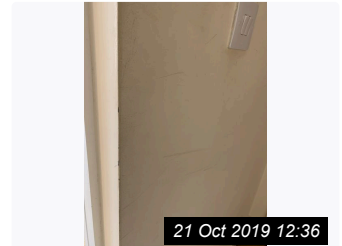
21 Oct 2019 12:35

Ref # 9.4



21 Oct 2019 12:35

Ref # 9.4



21 Oct 2019 12:36

Ref # 9.4

9.5 Skirting

White painted wooden skirting

Good condition



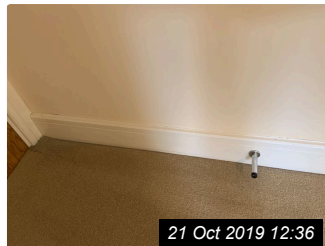
21 Oct 2019 12:36

Ref # 9.5



21 Oct 2019 12:36

Ref # 9.5



21 Oct 2019 12:36

Ref # 9.5









21 Oct 2019 12:36

Ref # 9.5



21 Oct 2019 12:36

Ref # 9.5

9. BEDROOM 2 (CONT.)			
9.6 Window(s) / Sill	UPVC double glazed window	Good condition	
 <p>Ref # 9.6</p>			
9.7 Blinds	Cream roller blinds	Good condition	
 <p>Ref # 9.7</p>			
9.8 Switch	2in1 electric switch, one for en-suite and the main bedroom	Good condition	
 <p>Ref # 9.8</p>			
9.9 Socket outlet	Three 2in1 electric sockets, 2 phone line plugin and one television plugin	Appears in good condition	
 <p>Ref # 9.9</p>  <p>Ref # 9.9</p>  <p>Ref # 9.9</p>			
9.10 Heating	Wall mounted electric heating	Appears in good condition	

**9. BEDROOM 2 (CONT.)**



21 Oct 2019 12:42

Ref # 9.10

9.11 Flooring	Cream carpet	Appears in good condition however there is a mark on it as shown in the photos	
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21 Oct 2019 12:43

Ref # 9.11



21 Oct 2019 12:43

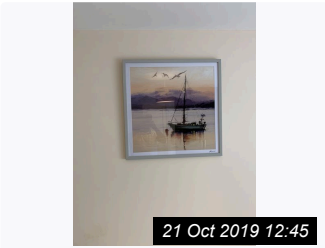
Ref # 9.11



21 Oct 2019 12:43

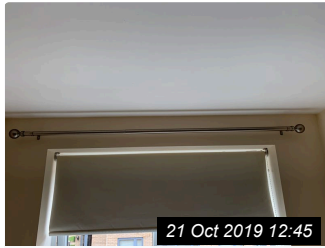
Ref # 9.11

9.12 Additional Items / Information	Stainless steel metal curtain pole, ceiling extractor fan and wall mounted photo.	Good condition	
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21 Oct 2019 12:45

Ref # 9.12



21 Oct 2019 12:45

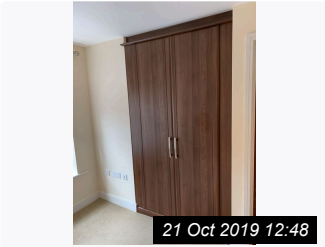
Ref # 9.12



21 Oct 2019 12:45

Ref # 9.12

9.13 Built in wardrobe	Brown wooden built in wardrobe	Good condition	
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21 Oct 2019 12:48

Ref # 9.13

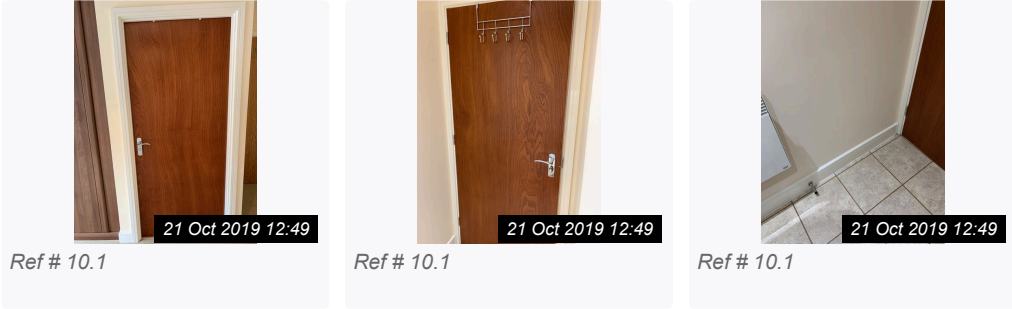

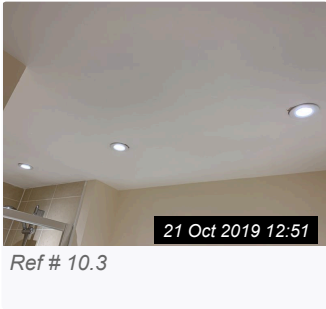



21 Oct 2019 12:48

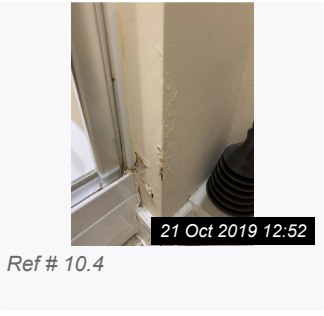
Ref # 9.13

**10. EN SUITE**

Item	Description	Condition	Tenant Comments
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10. EN SUITE (CONT.)			
10.1 Door	Brown wooden door with door stopper at the bottom	Good condition	
			
10.2 Ceiling	White painted ceiling	Good condition	
			
10.3 Lighting	Three spots lights	Good condition	
			
10.4 Walls	Magnolia painted walls and partly cream tiled	Good condition however beside the shower booth the wall paint is rotten	
			

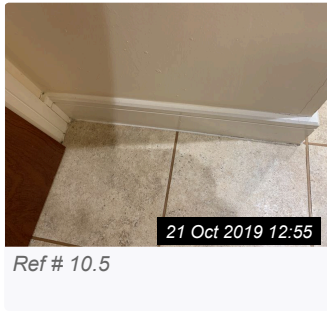
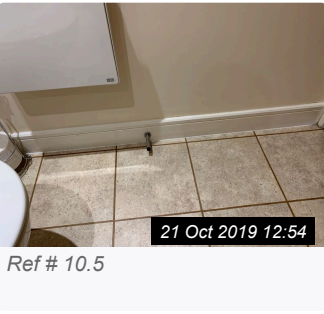
10. EN SUITE (CONT.)



10.5 Skirting

White painted skirting

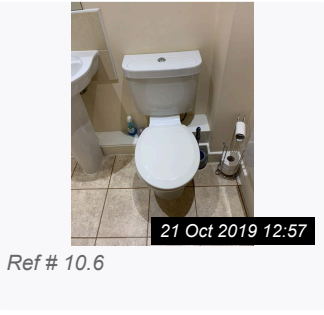
Good condition however beside the shower unit the skirting is a bit rotten



10.6 Toilet

White WC with flushing unit on top

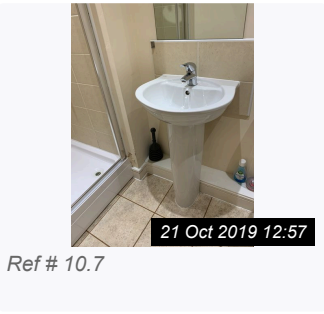
Appears in good condition



10.7 Basin

Hand washing basin with mixer tap over

Good condition

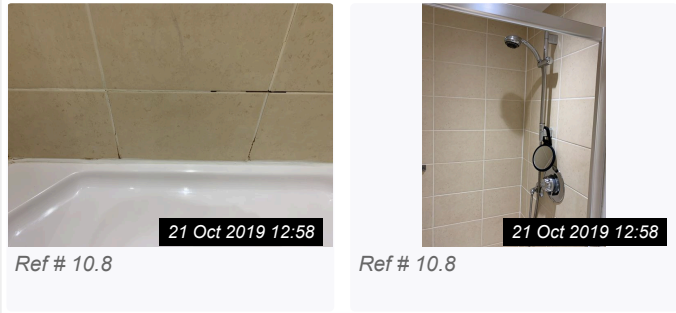
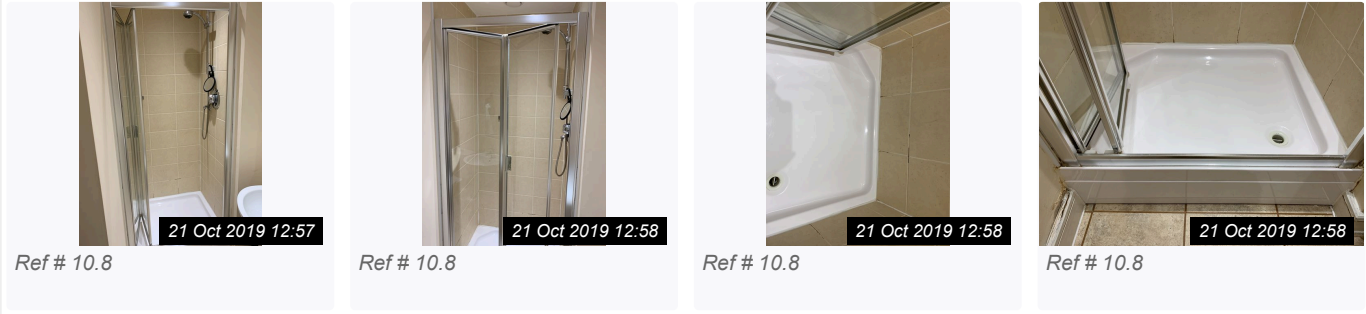


10.8 Shower Unit / Cubicle

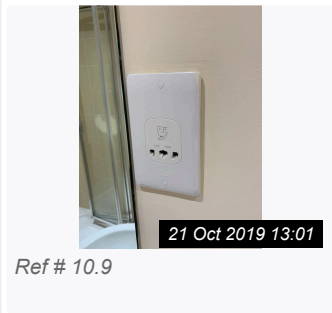
Glass panel cubicle with wall mounted electric shower

Appears in good condition

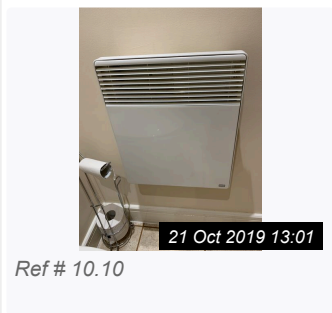
10. EN SUITE (CONT.)



10.9 Socket outlet	Shaver socket	Appears in good condition	
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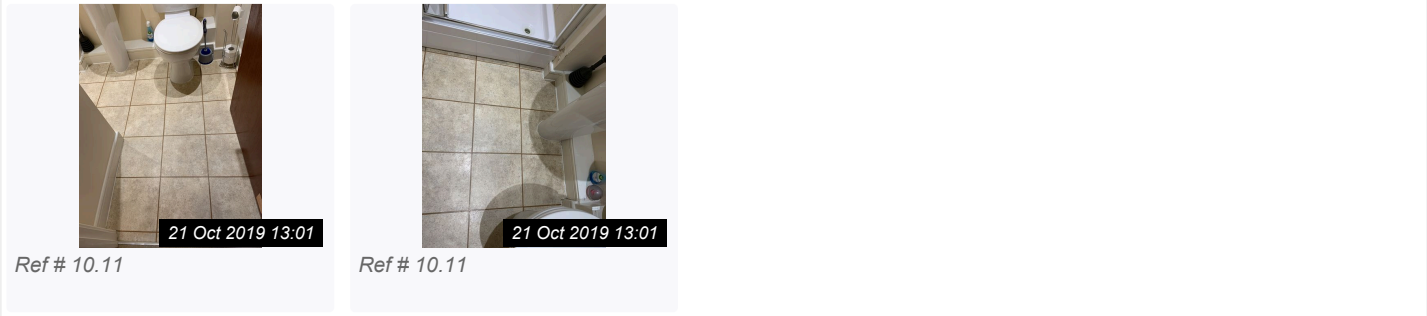


10.10 Heating	Wall mounted electric heating	Appears in good condition	
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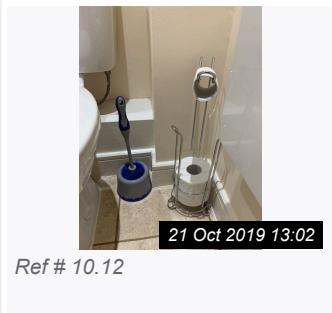


10.11 Flooring	Cream tiled bathroom flooring	Good condition	
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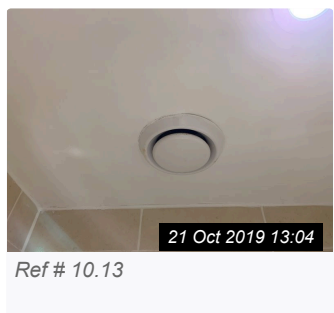
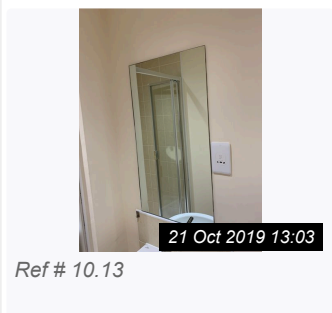
**10. EN SUITE (CONT.)**



10.12 Accessories	Toilet brush and toilet roll holder	Good condition	
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10.13 Additional Items / Information	Wall mounted mirror Ceiling extractor fan	Appears in good condition	
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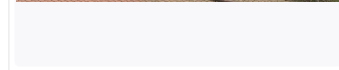
**11. MANUALS / CERTIFICATES**

Item	Description	Tenant Comments
11.1 Household Appliance Manuals	None seen at property	
11.2 Kitchen Appliance Manuals	None seen at property	
11.3 Heating Manuals	None seen at property	
11.4 Landlord Gas Safety Certificate	Serial no: Date signed: Not seen at property	

11. MANUALS / CERTIFICATES (CONT.)		
11.5 Legionella Risk Assessment	Date of assessment: Not seen at property	
11.6 Electrical Safety Certificate	Serial no: Date signed: Not seen at property	
11.7 Energy Performance Certificate	RRN: Date of assessment: Not seen at property	
11.8 Move in Checklist	Date of Check In: Time of Check In:  As signed by Tenant / Check in Clerk at point of check in. Original document signed and returned to managing agent	

12. PROPERTY RECEIPTS		
Item	Description	Tenant Comments
12.1 Receipts		

### Property Images





## Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.