

SMART Inventory: Out-going Report

Property Address	1 Any Street
Inventory Date	27/10/2010
Report Reference	Ref: 5
Prepared By	A Surveyor



Surveyor Company Details

eTech Solutions Ltd
10 Moons Park
Burnt Meadow Road
North Moons Moat
Redditch
Worcestershire
B98 9PA

Important Information

What is a SMART Inventory Report?

This **SMART Inventory In-going Report** provides a fair, objective and impartial record of the general condition of the contents of the Property as well as its internal condition at the outset of the lease of the Property.

What are the benefits of using this Report?

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are “strongly recommended” as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant’s interests to carefully check this **SMART Inventory In-going Report** and to highlight any discrepancies as soon as possible and in any event no later than one week after this **SMART Inventory In-going Report** is completed. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a **SMART Inventory Out-going Report** and may affect the retention or release of the tenancy deposit.

Is the Report aimed at the Landlord or the Tenant?

Because the **SMART Inventory In-going Report** is objective and carried out by an independent Inventory Provider, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

What does this Report tell you?

This **SMART Inventory In-going Report** provides a clear and easy to follow statement of condition for each of the main elements of the property on a room by room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Provider. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. **Please Note: where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect.**

What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, this **SMART Inventory In-going Report** provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the **SMART Inventory In-going Report** and the superficial condition of same. This report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

What is inspected and not inspected?

The Inventory Provider carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents. Gardens and their contents will be inspected and reported upon. The inspection is ‘non-invasive’. This means that the Inventory Provider does not take up carpets, floor coverings or floor boards, move large items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.

1. Inventory Summary

Property occupied	No
Property furnished	No
Property type	Bungalow
Detachment type	Detached

2. Meter Readings

Electricity Reading	Reading: 68938 Supplier: Southern Electric
Gas Reading	None supplied to property Supplier: None
Water Reading	Reading: 121.819 Supplier: Unknown

3. State of Cleanliness

Carpets	professionally cleaned
Curtains	NA
Soft furnishings	NA
Bathroom and bathroom fittings	cleaned by tenant, to a good standard
Kitchen appliances and fittings	cleaned by tenant, to a good standard
Windows	cleaned by tenant, to a good standard
Other notes	Improvements to wood burner cleaning and floor in rear area and porch.

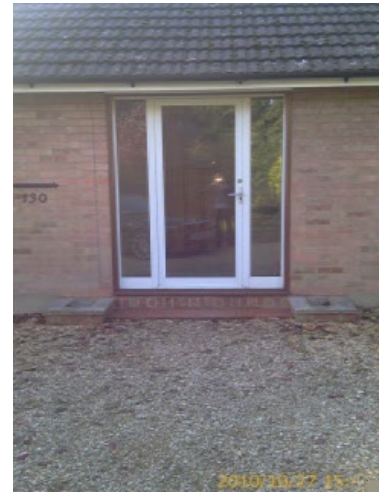
4. Building Photos



Front of building



Front of building



Front of building



Front of building



Front of building



Rear of building



Rear of building



Rear of building



Rear of building



Rear of building



Rear of building



Rear of building



Sides of building



Sides of building



Sides of building

5. Keys

6.0 Sitting Room

6.1	Door	Door type	Single Leaf
		Door finish	Wooden (Painted) Door Finish - chipped (lightly)
		Door frame	Wooden (Painted)
		Additional door features	Handle
6.2	All Walls in Room	Wall finish	Plaster (painted)
		Skirting type and finish	Wooden - Painted
		Wall mounted light or other fittings/features	Triple light switch 3 Double sockets 2 Radiators with trv 2 Wall light fittings Clock High level fitted shelving painted white. Aerial cable 3 Picture hooks
6.3	All Flooring in Room	Floor Type	Fitted Carpet Flooring - furniture marked (from normal use)
6.4	All of Ceiling to Room	Ceiling finish	Painted Paper
		Ceiling light or other fittings/features	2 light fittings with glass shades Wooden beam
6.5	Windows	Window type	Casement
		Window frame	uPVC
		Window sill	Tiled
		Window glass type	Double Glazed
		Window glass finish	Clear
		Window dressings or features	Curtain Rail Lined curtains Window Lock



All Flooring in Room

Flooring - furniture marked (from normal use)

6.6 **Fixtures and Fittings**

Wood burner and brick fireplace

Colour: black.

Wood burner and brick fireplace - Marks to glass opening from normal use



Wood burner and brick fireplace

7.0 Room 1 rear next to bathroom

7.1 Door	Door type	Single Leaf
	Door finish	Wooden (Painted) Door Finish - chipped (lightly)
	Door frame	Wooden (Painted)

Additional door features	Handle
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7.2 All Walls in Room	Wall finish	Plaster (painted)
	Skirting type and finish	Wooden - Painted
	Wall mounted light or other fittings/features	Light Switch (single) 2 Double sockets Radiator with trv Picture rail

7.3 All Flooring in Room	Floor Type	Fitted Carpet
		Floor - furniture marked (in places)

7.4 All of Ceiling to Room	Ceiling finish	Painted Plaster
	Ceiling light or other fittings/features	Single pendant with glass shade.

7.5 Window	Window type	Casement
	Window frame	uPVC
	Window sill	Tiled
		Window frame/sill - Grout missing (in places)
	Window glass type	Double Glazed
	Window glass finish	Clear
	Window dressings or features	Tie Back Unlined curtains Window Lock Curtain Rail Blind (roller)



All Flooring in Room
Floor - furniture marked (in places)



Window
Blind (roller)

8.0 Room 2 rear

8.1 Door	Door type	Single Leaf
	Door finish	Wooden (Painted)
	Door frame	Wooden (Painted)
	Additional door features	Handle
8.2 All Walls in Room	Wall finish	Plaster (painted)
	Skirting type and finish	Wooden - Painted
	Wall mounted light or other fittings/features	2 Double sockets Radiator with trv Picture rail Light Switch (single)
8.3 All Flooring in Room	Floor Type	Fitted Carpet Flooring - furniture marked (from normal use)
8.4 All of Ceiling to Room	Ceiling finish	Painted Plaster Ceiling finish - cracked
	Ceiling light or other fittings/features	Single pendant with glass shade.
8.5 Window	Window type	Casement
	Window frame	uPVC
	Window sill	Tiled Window frame/sill - Grout missing (in places)
	Window glass type	Double Glazed
	Window glass finish	Clear
	Window dressings or features	Tie Back Unlined curtains Window Lock Curtain Rail



All Flooring in Room
Flooring - furniture marked (from normal use)



All of Ceiling to Room
Ceiling finish - cracked

9.0 Room 3 Front

9.1 Door	Door type	Single Leaf
	Door finish	Wooden (Painted)
	Door frame	Wooden (Painted)
	Additional door features	Handle
9.2 All Walls in Room	Wall finish	Plaster (painted)
	Skirting type and finish	Wooden - Painted
	Wall mounted light or other fittings/features	2 Double sockets Radiator with trv Picture rail Light Switch (single)
9.3 All Flooring in Room	Floor Type	Fitted Carpet Flooring - furniture marked (from normal use)
9.4 All of Ceiling to Room	Ceiling finish	Painted Plaster
	Ceiling light or other fittings/features	Single pendant with glass shade.
9.5 Window	Window type	Casement
	Window frame	uPVC
	Window sill	Tiled
		Window frame/sill - Grout missing (in places)
	Window glass type	Double Glazed
	Window glass finish	Clear
	Window dressings or features	Unlined curtains Window Lock Curtain Rail Blind (roller)



All Flooring in Room

Flooring - furniture marked (from normal use)



Window

Curtain Rail, Blind (roller), Unlined curtains

10.0 Room 4 Front

10.1 Door	Door type	Single Leaf
	Door finish	Wooden (Painted)
	Door frame	Wooden (Painted)
	Additional door features	Handle

10.2 All Walls in Room	Wall finish	Plaster (painted)
	Skirting type and finish	Wooden - Painted
	Wall mounted light or other fittings/features	Light Switch (single) Electricity Socket (double) Radiator with trv

10.3 All Flooring in Room	Floor Type	Fitted Carpet <i>Flooring - furniture marked (from normal use)</i>
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10.4 All of Ceiling to Room	Ceiling finish	Painted Plaster
	Ceiling light or other fittings/features	Single pendant with glass shade.

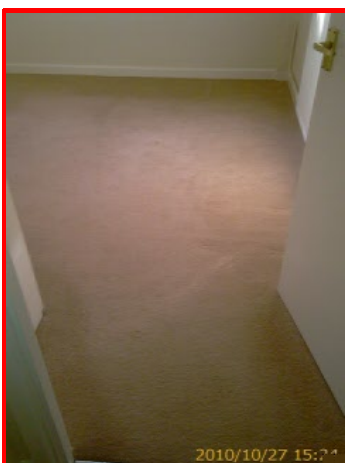
10.5 Window	Window type	Casement	
	Window frame	uPVC	
	Window sill	Wooden	
		Window frame/sill - marked (in places)	
	Window glass type	Double Glazed	
	Window glass finish	Clear	
	Window dressings or features	Curtain Rail Window Lock Curtains	



All Flooring in Room
Flooring - furniture marked (from normal use)

11.0 Room 5 Rear

11.1	Door	Door type	Single Leaf
		Door finish	Wooden (Painted)
		Door frame	Wooden (Painted)
		Additional door features	Handle
11.2	All Walls in Room	Wall finish	Plaster (painted)
		Skirting type and finish	Wooden - Painted
		Wall mounted light or other fittings/features	Light Switch Electricity Socket (double) Radiator with trv Cupboard with electric circuit Fitted cupboard
			Fitted cupboard - chipped (in places)
11.3	All Flooring in Room	Floor Type	Fitted Carpet Flooring - furniture marked (from normal use)
11.4	All of Ceiling to Room	Ceiling finish	Painted Plaster
		Ceiling light or other fittings/features	Pendant light with fabric shade
11.5	Window	Window type	Casement
		Window frame	uPVC
		Window sill	Wooden
			Window frame/sill - marked (in places)
		Window glass type	Double Glazed
		Window glass finish	Clear
		Window dressings or features	Curtain Rail Window Lock Curtains



All Flooring in Room

Flooring - furniture marked (from normal use)

12.0 Shower Room

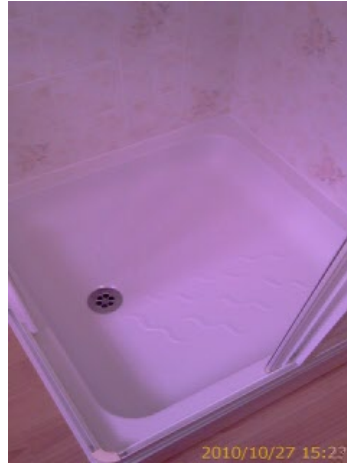
12.1	Door	Door type	Sliding
		Door finish	Wooden (Painted)
		Door frame	Wooden (Painted)
		Additional door features	Knob Lock Pelmet
12.2	All Walls in Room	Wall finish	Tiled and Plastered
		Skirting type and finish	Wooden - Painted
		Wall mounted light or other fittings/features	Pull light switch Bathroom Mirror Coat Hook Electric Wall Heater Fused Switch Toilet Roll Holder Towel Rail Soap dish Glass Shelf Redring water heater Extractor Fan Toothbrush holder
12.3	All Flooring in Room	Floor Type	Vinyl
12.4	All of Ceiling to Room	Ceiling finish	Painted Plaster
		Ceiling light or other fittings/features	Shower switch Glass covered light fitting
12.5	Window	Window type	Casement
		Window frame	uPVC
		Window sill	Ceramic Tiles Window frame/sill - Cracks between tiles and sealant
		Window glass type	Double Glazed
		Window glass finish	Clear
12.6	Fixtures and Fittings	Shower - Electric	Colour: white. Manufacturer: Triton T80I.
		Shower Unit	Colour: white. Shower Unit - lime scale marked (from normal use)
		Shower tray	
		W C	Colour: white. Manufacturer: Barrhead.
		Pedastal sink	



W C



Pedastal sink



Shower tray



Shower Unit



Shower - Electric

13.0 Inner hall

13.1 All Walls in Room	Wall finish	Plaster (painted) Wall Finish - chipped (Near to light switch)
	Skirting type and finish	Wooden - Painted
	Wall mounted light or other fittings/features	Light Switch Alarm Sensor Coat Hook

13.2 All Flooring in Room	Floor Type	Fitted Carpet Flooring - furniture marked (from normal use)
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13.3 All of Ceiling to Room	Ceiling finish	Painted Plaster
	Ceiling light or other fittings/features	Single pendant with glass shade.



All Flooring in Room
Flooring - furniture marked (from normal use)



All Flooring in Room
Flooring - furniture marked (from normal use)

14.0 Entrance Hall

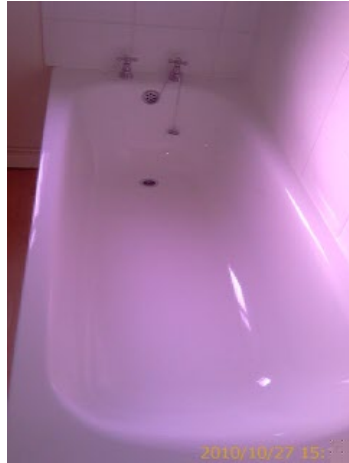
14.1	Front Door	Door type	Panelled
		Door finish	Wooden (Stained)
		Door frame	Wooden (Painted)
		Door glass type	Vision Panels
		Door glass finish	Clear
		Additional door features	Handle Lock Bell Knocker Security Chain Side Bolt
14.2	All Walls in Room	Wall finish	Plaster (painted)
		Skirting type and finish	Wooden - Painted
		Wall mounted light or other fittings/features	Light Switch (double) Light Switch (single) Electricity Socket (double) Radiator with cover Phone Socket 2 Wall light fittings Bell Picture Rail Smoke alarm Letter box
14.3	All Flooring in Room	Floor Type	Fitted Carpet
14.4	All of Ceiling to Room	Ceiling finish	Painted Paper
		Ceiling light or other fittings/features	Single pendant with glass shade. Loft Hatch

15.0 Bathroom

15.1	Door	Door type	Single Leaf
		Door finish	Wooden (Painted)
		Door frame	Wooden (Painted)
		Additional door features	Handle Coat Hook
15.2	All Walls in Room	Wall finish	Tiled and Plastered
		Skirting type and finish	Wooden - Painted
		Wall mounted light or other fittings/features	Pull light switch Radiator with trv Fused Switch
15.3	All Flooring in Room	Floor Type	Vinyl
15.4	All of Ceiling to Room	Ceiling finish	Painted Plaster
		Ceiling light or other fittings/features	Single pendant with glass shade.
15.5	Window	Window type	Casement
		Window frame	uPVC
		Window sill	uPVC
		Window glass type	Double Glazed
		Window glass finish	Frosted
		Window dressings or features	Window Lock
15.6	Fixtures and Fittings	Towel rail	
		Toilet roll holder	
		W.C	Colour: white.
		Full length panelled bath	Colour: white. Manufacturer: Roca.
		Pedestal sink	Colour: white.
		Cupboard	
		Glass shelf	



W.C



Full length panelled bath



Pedastal sink



Glass shelf, Cupboard

16.0 Kitchen

16.1 Door	Door type	Single Leaf
	Door finish	Wooden (Painted)
	Door frame	Wooden (Painted)

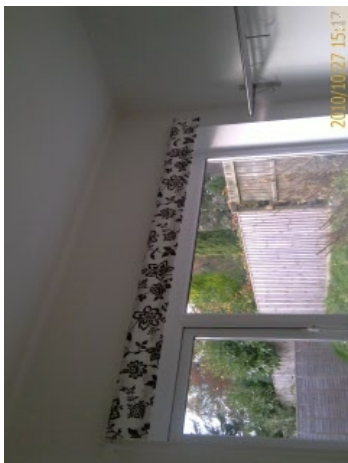
Additional door features	Handle
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16.2 All Walls in Room	Wall finish	Tiled and Plastered
	Skirting type and finish	Wooden - Painted
	Wall mounted light or other fittings/features	2 light switches 3 Double sockets Electricity Socket (single) Fused Switch Cooker switch Bell Immersion switches Airing cupboard Broom cupboard Pantrycupboard 2 nail hooks

16.3 All Flooring in Room	Floor Type	Vinyl
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16.4 All of Ceiling to Room	Ceiling finish	Painted Plaster
	Ceiling light or other fittings/features	Track spotlight

16.5 Window	Window type	Casement
	Window frame	uPVC
	Window sill	uPVC
	Window glass type	Double Glazed
	Window glass finish	Clear
	Window dressings or features	Window Lock Blind (roller)



Window
Blind (roller)

16.6 Fixtures and Fittings

Fitted base units	Colour: white.
Fitted worksurface	Colour: Grey mottled.
Stainless steel sink	
Electric cooker	Colour: Stainless steel. Manufacturer: Cata.
Rayburn cooker	Colour: magnolia. Rayburn cooker - dusty (from normal use)
Ceramic hob	
Metal Shelf	
Kettle	



Stainless steel sink



Electric cooker



Rayburn cooker



Ceramic hob



Electric cooker



Electric cooker



Electric cooker



Rayburn cooker



Kettle

17.0 Utility Room

17.1	Door	Door type	Panelled
		Door finish	Wooden (Painted)
		Door frame	Wooden (Painted)
		Additional door features	Knob Lock
17.2	Back Door	Door type	Panelled
		Door finish	uPVC
		Door frame	uPVC
		Door glass type	Part Glazed
		Door glass finish	Safety Glass
		Additional door features	Handle Lock
17.3	All Walls in Room	Wall finish	Painted brick
		Skirting type and finish	None
		Wall mounted light or other fittings/features	Light Switch Electricity Socket (double) Coat Hook Cupboard Cupboard light Wall vent
17.4	All Flooring in Room	Floor Type	Concrete and tiled Floor - dust covered (from normal use)
17.5	All of Ceiling to Room	Ceiling finish	Painted Plaster
		Ceiling light or other fittings/features	Sealed light fitting

18.0 Porch

18.1	Door	Door type	Single Leaf
		Door finish	uPVC Door Finish - Sealant worn (in several places) Door Finish - dirty (in places)
		Door frame	Wooden (Stained)
		Door glass type	Fully Glazed
		Door glass finish	Clear
		Additional door features	Lock Handle
		18.2	All Walls in Room
Skirting type and finish	None		
Wall mounted light or other fittings/features	Wall bracket Metal doorbell pull Letter box 2 hooks 4 screw fittings		
18.3	All Flooring in Room	Floor Type	Tiles Floor - dusty (from normal use)
		Additional floor features	Door Mat
18.4	All of Ceiling to Room	Ceiling finish	Painted Plaster
		Ceiling light or other fittings/features	Pendant Light

19.0 Front gardens

19.1	Gravel driveway	External surface floor type	Gravel Floor - Weeds (from normal use)
19.2	Pathway	External surface floor type	Concrete Floor - cracked (in several places)
19.3	LHS	Boundary/Partition type	Hedge
19.4	Front	Boundary/Partition type	Hedge



20. Declaration

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the 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 content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signed on behalf of the Landlord

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Signature

.....
Print Name

.....
Date

Signed by the Tenant(s)

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Signature

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Print Name

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Date

Signed by the Tenant(s)

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Signature

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Print Name

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Date