

Inventory & Schedule of Condition



PROPERTY TRACK
INVENTORY SERVICES

admin@propertytrack.co.uk

Property inspected by Nicky

Address

10 High Street
Any Town
ABC 123



Carried Out

October
14th 2024

Contents

Disclaimers	2
Areas	3
External front	3
Meter Readings	3
Keys	3
Health & Safety Smoke & Carbon Monoxide Alarms	4
Entrance / Hallway	4
Toilet/ cloakroom	5
Lounge	7
Kitchen	8
Stairs	11
Landing	12
Bedroom 1	12
Bedroom 2	13
Bathroom	14
Rear Garden	16
Actions	16

Disclaimers

This inventory is prepared as an 'as seen snapshot' of the property and its contents at the time of the inspection. It is compiled as a fair and accurate record of the property's internal condition and its contents. It should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

As the clerk preparing this report is not an expert on fabrics, wood, materials, antiques etc, nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance of being obviously so.

All items are in good condition unless stated otherwise.

Please be advised that any items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the report are the sole responsibility of the landlord.

The movement of any heavy furniture or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full inspection.

Where reports are completed with tenants present it may be difficult to establish between items that belong to the landlord or tenant therefore the clerk cannot be held responsible for any inaccuracies,

In the event of any queries or discrepancies relating to this report, please contact Property Track within 10 days of the date of inspection.

Safety Disclaimer

The report relates only to the contents, furniture and furnishings in the property. It is no guarantee of, or safety of, any equipment or contents, simply that such items exist in the property at the date of the inspection.

None of the electrical or gas appliances will be checked as to identify its working order, with the exception of smoke and carbon monoxide alarms which will be tested for power only.

1. EXTERNAL FRONT

Ref	Name	Description	Condition
-----	------	-------------	-----------

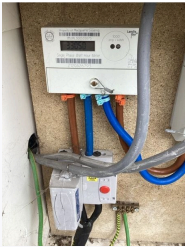
No items associated with this room.



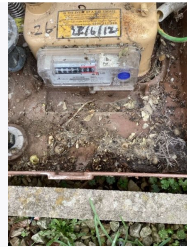
Ref #1

2. METER READINGS

Ref	Type	Location	Serial No.	Reading
2.1	Electric Meter	Adjacent to front door	Z120A26793	33050
2.2	Gas Meter	Box adjacent to front door	AD458723	8293.235



Ref # 2.1



Ref # 2.2

3. KEYS

Ref	Name	Description
3.1	Keys	One key to front door Returned to agent



Ref # 3.1

4. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS			
Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm	Hallway	Alarm tested for power only. Audible alarm noted
4.2	Smoke alarm	Landing	Alarm tested for power only. Audible alarm not noted. Managing agent informed Needs Maintenance - Landlord
4.3	Carbon Monoxide Alarm(s)		Alarm tested for power only. Audible alarm noted.



Ref # 4.1 - Smoke alarm on landing



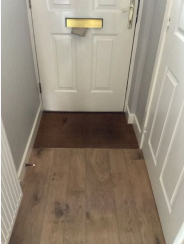
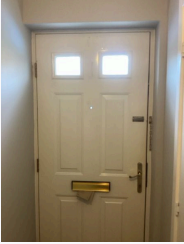
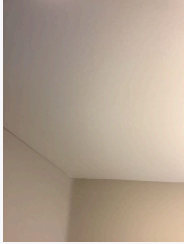
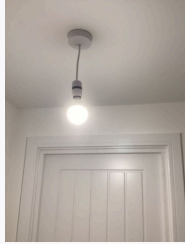



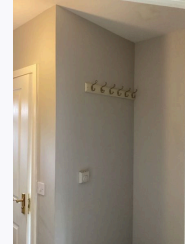
Ref # 4.1 - Smoke Alarm in hallway



Ref # 4.3 - Carbon monoxide alarm - on kitchen window sill

5. ENTRANCE / HALLWAY			
Ref	Name	Description	Condition
5.1	Cleanliness/Odours	Good clean condition	Neutral - no odours
5.2	Door	White UPVC double glazed casement	Appears in good condition
5.3	Ceiling	Painted plaster; white	Appears in good condition
5.4	Lighting	Pendant light with bulb	All in good, working order
5.5	Walls	Painted plaster - light grey	Appears in good condition
5.6	Heating	Gas central heating	Not tested
5.7	Flooring	Wooden laminate floor	Appears in good condition
5.8	Row of 6 hooks on wooden base on wall at bottom of stairs	6 Brass effect hooks on white wooden base	Appears in good condition; Chipped

5. ENTRANCE / HALLWAY (CONT.)

Ref	Name	Description	Condition
			
		<i>Ref #5 - Hallway</i>	
			
		<i>Ref # 5.2 - Main door to property</i>	
			
		<i>Ref # 5.3 - Ceiling in hallway</i>	
			
		<i>Ref # 5.4 - Hallway light</i>	
			
		<i>Ref # 5.5 - Hallway walls</i>	
			
		<i>Ref # 5.6 - Radiator in hallway</i>	
			
		<i>Ref # 5.7 - Flooring in hallway</i>	
			
		<i>Ref # 5.8 - Row of 6 hooks on wooden base on wall at bottom of stairs</i>	

6. TOILET/ CLOAKROOM

Ref	Name	Description	Condition
6.1	Cleanliness/Odours	Good clean condition	Neutral - no pet / smoking / odours
6.2	Door	White painted wooden door with brass effect handle	Appears in good condition
6.3	Ceiling	Painted plaster; White	Appears in good condition
6.4	Lighting	Pendant light with bulb	All in good, working order
6.5	Walls	Painted plaster; Light grey	Appears in good condition
6.6	Toilet	White ceramic	Appears in good condition; Underside of seat worn and uneven

6. TOILET/ CLOAKROOM (CONT.)

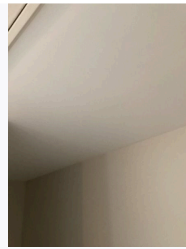
Ref	Name	Description	Condition
6.7	Sink	White ceramic pedestal sink with mixer tap	Appears in good condition
6.8	Heating	Gas central heating; Radiator clean	Not tested
6.9	Flooring	Linoleum; Grey tiled effect	Appears in good condition
6.10	Accessories	Silver effect toilet roll holder and towel holder	Appears in good condition



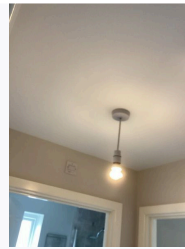
Ref #6



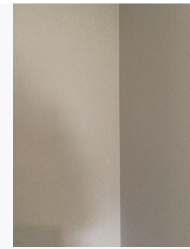
Ref # 6.2 - Door to cloakroom/
toilet



Ref # 6.3 - White painted plaster
ceiling



Ref # 6.4



Ref # 6.5 - Light grey walls



Ref # 6.6



Ref # 6.6



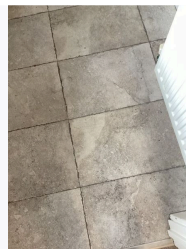
Ref # 6.6



Ref # 6.7



Ref # 6.8



Ref # 6.9 - Grey tiled effect
linoleum



Ref # 6.10 - Toilet roll holder and
towel holder

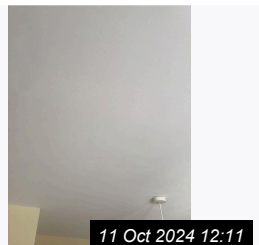
7. LOUNGE			
Ref	Name	Description	Condition
7.1	Cleanliness/Odours	Appears in clean condition	No odours
7.2	Door	White painted wooden door	Appears in good condition
7.3	Ceiling	Painted plaster; White	Appears in good condition
7.4	Lighting	2 pendant lights with bulbs	1 in good working order; 1 not working - agent informed Needs Maintenance - Landlord
7.5	Walls	Painted plaster; White	Appears in good condition
7.6	Curtains/Blinds	No curtains or blinds at window or patio door	N/A
7.7	Flooring	Wooden laminate floor	Appears in good condition
7.8	Window	White UPVC window with 8 separate glass panels	Appears in good condition
7.9	Patio doors	2 White UPVC doors each with 12 separate glass panels	Appears in good condition
7.10	Heating	Gas central heating	Not tested



Ref #7



Ref # 7.2 - White painted wooden door



Ref # 7.3








Ref # 7.4



Ref # 7.5 - White painted plaster in lounge

7. LOUNGE (CONT.)

Ref	Name	Description	Condition	
				
				

Ref # 7.6 - No curtains or blinds at window or patio door

Ref # 7.7 - Wooden laminate flooring

Ref # 7.8 - White UPVC Window with 8 separate glass panels

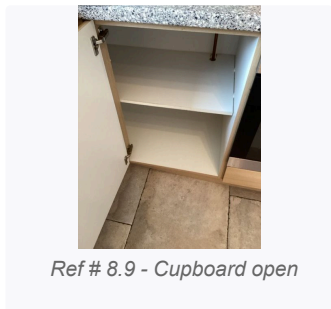
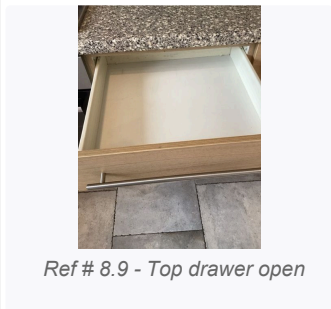
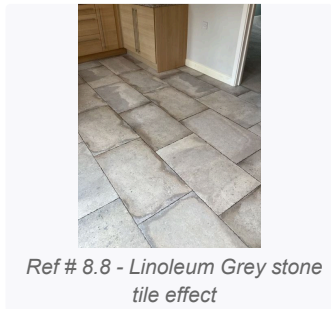
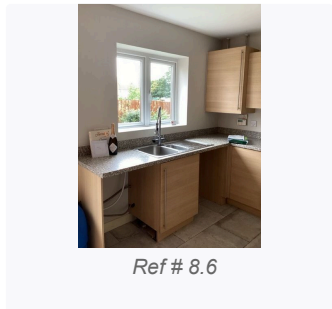
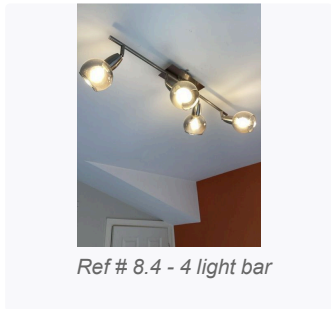
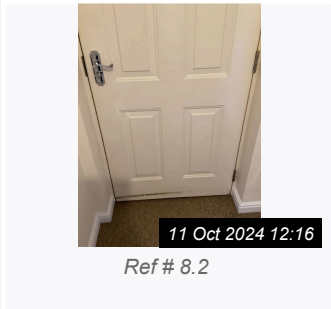
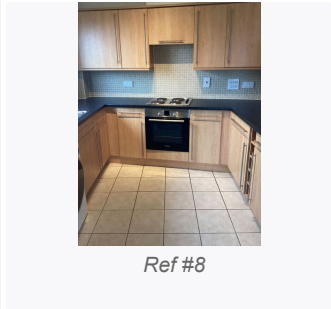
Ref # 7.9 - 2 white UPVC doors each with 12 separate glass panels

Ref # 7.10 - Gas central heating







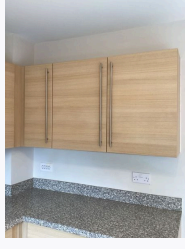




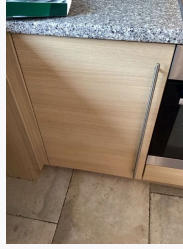



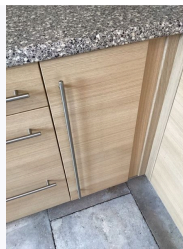




8. KITCHEN

Ref	Name	Description	Condition
8.1	Cleanliness/Odours	Appears in good clean condition	No odours
8.2	Door	White painted wooden door	Appears in good condition
8.3	Ceiling	White painted plaster	Appears in good condition
8.4	Lighting	4 light bar	All in good, working order
8.5	Walls	Painted plaster walls; 3 walls light grey; 1 wall Teracotta	Appears in good condition
8.6	Window	White UPVC window; No blinds or curtains present	Appears in good condition
8.7	Heating	Gas central heating	Not tested
8.8	Flooring	Grey stone tiled affect linoleum	Appears in good condition
8.9	Kitchen Units		
8.10	Extractor Hood	Stainless steel extractor	Not tested; Clean condition




8. KITCHEN (CONT.)			
Ref	Name	Description	Condition
8.11	Hob	Beko; Ceramic hob	Appears in good condition; Not tested
8.12	Oven	Beko; Electric oven	Appears in good condition; Not tested
8.13	Worktop(s)	Marble effect laminate	Appears in good condition
8.14	Sink	1.5 bowl stainless steel sink with mixer tap	Various areas of limescale, but generally clean



8. KITCHEN (CONT.)

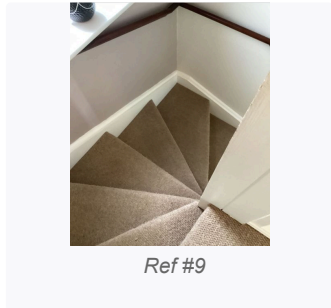
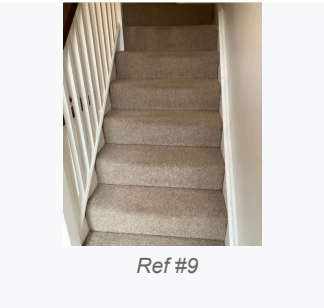
Ref	Name	Description	Condition	
				
	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>	<i>Ref # 8.9 - Cupboard open</i>	<i>Ref # 8.9 - Corner cupboard open</i>
				
	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>
				
	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>
				
	<i>Ref # 8.9</i>	<i>Ref # 8.9 - Middle drawer open</i>	<i>Ref # 8.9 - Cupboard next to window housing boiler</i>	<i>Ref # 8.9</i>
				
	<i>Ref # 8.9</i>	<i>Ref # 8.9</i>	<i>Ref # 8.10 - Stainless steel extractor hood</i>	<i>Ref # 8.11</i> 14 Oct 2024 22:01

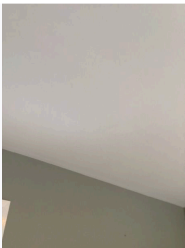



8. KITCHEN (CONT.)

Ref	Name	Description	Condition
			
			
			
			
			
			
			
			



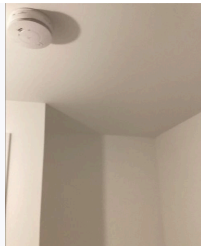
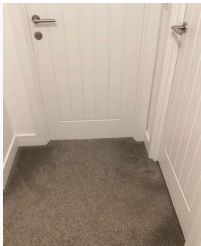
9. STAIRS

Ref	Name	Description	Condition
9.1	Cleanliness/Odours	Appears in good clean condition	No odours
9.2	Ceiling	Painted plaster; White	Appears in good condition
9.3	Lighting	Silver effect plate with 3 spotlights	All in good, working order
9.4	Walls	Painted plaster; Light grey	Appears in good condition
9.5	Flooring	Light grey carpet	Appears in good condition



9. STAIRS (CONT.)				
Ref	Name	Description	Condition	
				
	Ref # 9.2	Ref # 9.3	Ref # 9.4	Ref # 9.5 - Light grey carpet

10. LANDING			
Ref	Name	Description	Condition
10.1	Cleanliness/Odours	In good clean condition	No odours
10.2	Ceiling	Painted plaster ; White; White painted loft hatch	Appears in good condition
10.3	Lighting	Pendant light with bulb	All in good, working order
10.4	Walls	Painted plaster; Light grey	Appears in good condition
10.5	Flooring	Grey carpet	Appears in good condition

			
Ref # 10.2 - White painted plaster Loft hatch	Ref # 10.3	Ref # 10.4	Ref # 10.5

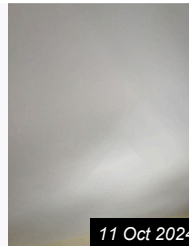
11. BEDROOM 1			
Ref	Name	Description	Condition
11.1	Cleanliness/Odours	Good clean condition	No odours
11.2	Door	White painted wooden door	Appears in good condition
11.3	Ceiling	Painted plaster ; White	Appears in good condition
11.4	Lighting	Pendant light with bulb	All in good, working order

11. BEDROOM 1 (CONT.)

Ref	Name	Description	Condition
11.5	Walls	Painted plaster; Grey	Appears in good condition
11.6	Curtains/Blinds	Grey roller blind	No Wall mounted safety bracket(s) or warning sign(s) present; managing agent advised Needs Replacing - Landlord
11.7	Heating	Gas central heating	Not tested
11.8	Flooring	Dark grey carpet	Appears in good condition



Ref # 11.2 - White painted wooden door



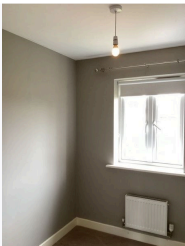
Ref # 11.3 - Painted plaster ceiling



Ref # 11.4



Ref # 11.5 - Grey, painted plaster walls



Ref # 11.6 - Grey roller blind



Ref # 11.7 - Gas central heating



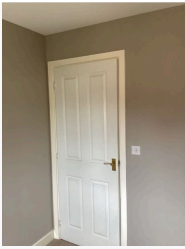
Ref # 11.8 - Dark grey carpet

12. BEDROOM 2

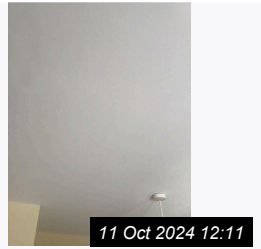
Ref	Name	Description	Condition
12.1	Cleanliness/Odours	Good, clean condition	No odours
12.2	Door	White painted wooden door	Appears in good condition
12.3	Ceiling	Painted plaster; White	Appears in good condition
12.4	Lighting	Pendant light with bulb	All in good, working order
12.5	Walls	Painted plaster; Grey	Appears in good condition
12.6	Window	White UPVC window; No blinds or curtains present; Silver effect curtain pole present	Appears in good condition

12. BEDROOM 2 (CONT.)

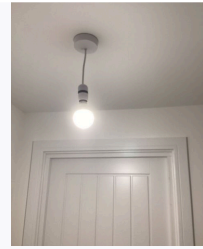
Ref	Name	Description	Condition
12.7	Heating	Gas central heating	Not tested
12.8	Flooring	Dark grey carpet	Appears in good condition
12.9	Wardrobe	Light wood effect double wardrobe with 2 mirrored doors	Appears in good condition



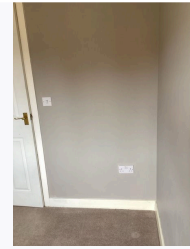
Ref # 12.2 - White painted wooden door



Ref # 12.3 - White painted plaster



Ref # 12.4



Ref # 12.5 - Grey painted plaster walls



Ref # 12.6



Ref # 12.7 - Gas central heating



Ref # 12.8 - Dark grey carpet



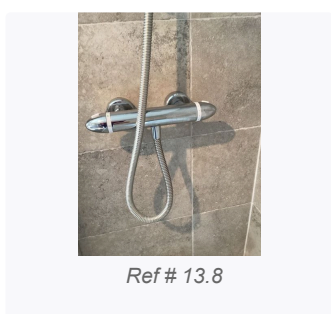
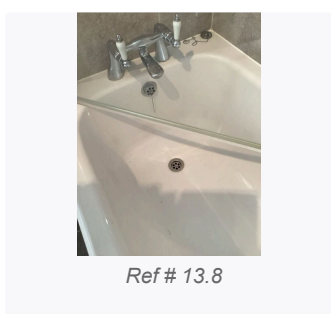
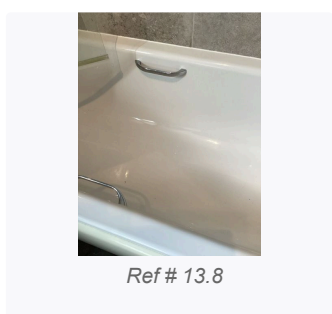
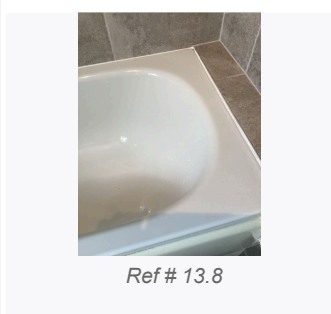
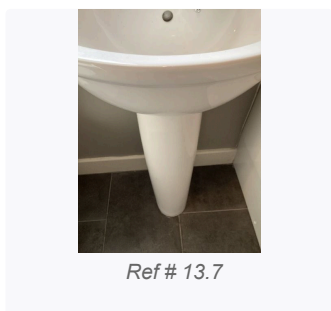
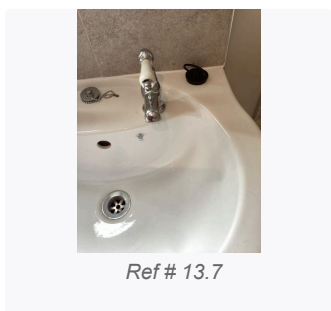
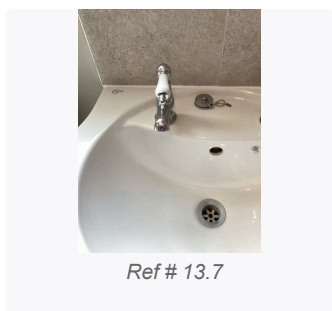
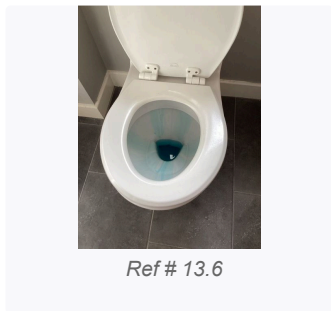
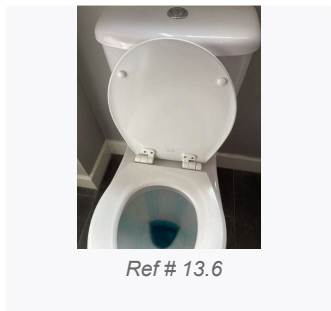
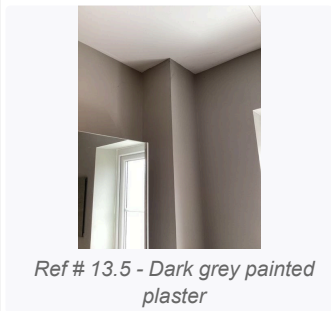
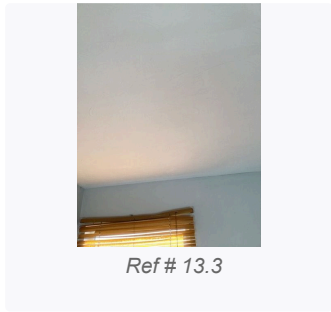
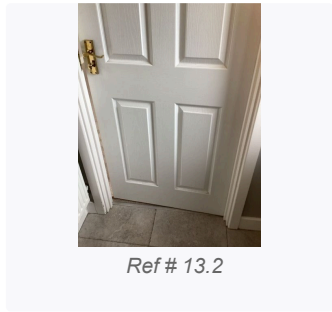
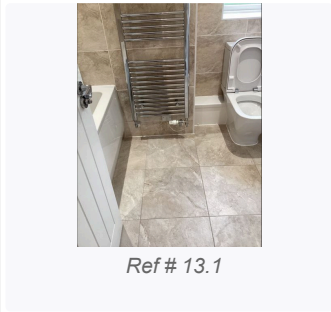
Ref # 12.9

13. BATHROOM





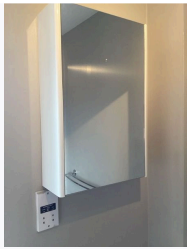
Ref	Name	Description	Condition
13.1	Cleanliness/Odours	In good, clean condition	No odours
13.2	Door	White painted wooden door	Appears in good condition
13.3	Ceiling	Painted plaster; White	Appears in good condition
13.4	Lighting	Round, silver effect plate with 3 spotlights	All in good, working order; Silver plate has some rust marks
13.5	Walls	Painted plaster - dark grey; Grey tiles around bath/shower and sink	Appears in good condition
13.6	Toilet	White ceramic toilet	Underside of seat worn, otherwise in good, clean condition
13.7	Sink	White ceramic pedestal sink; 2 stainless steel taps	Appears in good condition

13. BATHROOM (CONT.)

Ref	Name	Description	Condition
13.8	Bath / shower	White ceramic bath with stainless steel mixer taps; Overbath shower; Glass shower screen	Appears in good condition
13.9	Heating	Gas central heating	Not tested
13.10	Flooring	Grey tiled effect linoleum	Appears in good condition
13.11	Accessories	Wall cupboard with mirrored door and 2 internal shelves	Appears in good condition



13. BATHROOM (CONT.)

Ref	Name	Description	Condition
			
			
			
			
			

Ref # 13.8

Ref # 13.9




Ref # 13.10

Ref # 13.11

Ref # 13.11

14. REAR GARDEN

Ref	Name	Description	Condition
14.1	Garden Description	Laid to lawn with patio slab path to side of house.; 6 ft wooden fence panels surrounding entire garden; Wooden gate to side of property for rear access	Appears in good condition

			
Ref # 14.1	Ref # 14.1	Ref # 14.1	Ref # 14.1

Landlord Responsibilities

Ref	Action Required	Comments
4.2 Health & Safety Smoke & Carbon Monoxide Alarms » Smoke alarm	Needs Maintenance	Smoke alarm on landing - audible alarm not heard. Needs confirmation
7.4 Lounge » Lighting	Needs Maintenance	1 light not working in lounge - needs checking
11.6 Bedroom 1 » Curtains/ Blinds	Needs Replacing	No Wall mounted safety bracket(s) or warning sign(s) present; managing agent advised

