

Inventory & Schedule of Condition



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Property inspected by A. Clerk

Reference: Eightfold Properties

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**November
8th 2025**

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Notes

Disclaimers

Inventories

It is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc, and then to inform the agent within 5 days of receipt of the inventory (If the check-in was not attended) If no such additional notes are made by the tenant at the start of the tenancy the inventory will be deemed as accepted as read.

The inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition. Items are visually identified by a detailed description; however, the clerk is not an expert in materials for example metals, woods, indoor and outdoor plants, or antiques. Nor is the clerk a qualified surveyor.

We cannot undertake to move heavy items, access lofts, high-level cupboards, basements, cellars, or similar. Items left in the above-mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord.

Linen will be listed as seen, however, soiled items or linen stuffed in cupboards will not be fully inspected. All linen should be freshly laundered and folded on top of the bed to allow for easy identification.

Items such as books or large collections of DVDs will only be listed as "a quantity of"; any items of value should be removed before the inventory compilation.

Meter reading will be taken when accessible; it is advisable to confirm where the meters are located at the time of booking if not easily located, for example, in large blocks of flats. Security alarms are not tested by Pure Inventories and are the responsibility of the Landlord.

Electrical appliances and other similar items will be power tested where practical and at the clerk's discretion only. Boilers and heating systems will not be tested.

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames, and locks. Pure Inventories can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

We reserve the right to add additional costs if properties are excessively large or rooms are excessively overstocked with furniture or crockery/ utensils etc.

Cleaning

It is strongly advised that professional cleaners be used to carry out an end-of-tenancy clean, including steam cleaning of carpets and upholstery and cleaning of curtains. It is expected that the property and its contents will be in a similar condition as noted on the original inventory. If the standard of cleaning is not satisfactory, Agents or Landlords will employ a contract cleaner, the cost of which will be deducted from the tenant's deposit.

Keys

Keys listed should be handed back at the end of the tenancy. Charges may be incurred for the cost of replacing locks if all keys are not available or lost.

Gardens

Please ensure the garden is left in a tidy condition and returned in the same condition as check-in. Failure to maintain the garden throughout the tenancy can result in a charge to the tenant. Lawns, beds, shrubs, and bushes should be maintained, and paved areas and driveways swept.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulations regarding furnishing, gas, electrical, and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry in January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Smoke Alarms and Carbon Monoxide Detector Regulations October 2015

In accordance with the regulations dated October 2015 smoke alarms and CO detectors are to be tested by the landlord on the first day of the tenancy. If smoke alarms and carbon monoxide detectors are to be tested at the time of visit by the Inventory Clerk this test will be for POWER ONLY. The test button will be pressed until a sound is emitted. This information will be recorded on the inventory document. This test does not certify that the alarm is in full or proper working order and that it will be working during the tenancy should any problem occur. The inventory clerk will not be held liable for any damage or malfunction occurring during the testing process. The client will be informed of any alarms tested that appear to be without power or if the clerk is unable to reach the alarms to test.

Check out

The check-out report is not a full inventory and comments are only noted on items that have changed, are damaged, or are missing from the original report.

The report needs to be read in conjunction with the original inventory.

Where no comments on a particular item are included in the check-out report, the comments and descriptions in the original inventory remain applicable as they are still in the same condition.

If an item is already damaged/ broken or soiled on check-in, then we will not comment on the condition if it is the same at check-out.

Please check the original inventory before reporting any damage you feel may have been missed.

We cannot undertake to move heavy items, access lofts, high-level cupboards, basements, or similar. Items left in the above-mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord.

Meter reading will be taken when accessible; however, it is advisable to confirm where the meters are located at the time of booking if not easily located, for example, large blocks of flats. Smoke alarms and security alarms are not tested by Pure Inventories and are the responsibility of the Tenant / Instructing Principle.

We reserve the right to add additional costs if properties are excessively large or rooms are excessively overstocked with furniture or crockery/ utensils etc.

Any items packed for storage during the tenancy must be unpacked and returned to their original location as listed on the inventory; otherwise, they may be listed as "not seen".

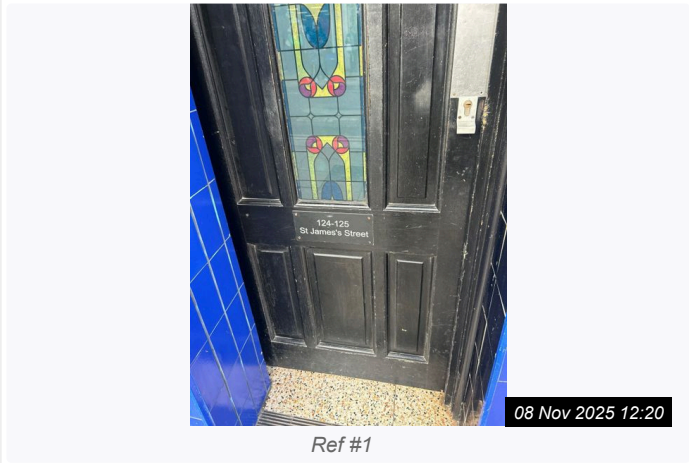
All electrical items are power tested only when possible and at the clerk's discretion, however, the clerk cannot be held responsible if these items are later found not to be working.

It is acknowledged that the Terms of the Tenancy Agreement may overrule recommendations made.

Any amendments/additions to the report must be notified to Pure Inventories within 5 days from receipt of the report. No further changes will be made after this time.


© NO PART OF THE INVENTORY, CHECK-IN REPORT OR CHECK-OUT REPORT MAY BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF SARAH VINCENT OF PURE INVENTORIES

1. SCHEDULE OF CONDITION - INVENTORY SUMMARY



Ref	Name	Condition	Additional Comments
1.1	CLEANING STANDARD	NOTE: Cleaners to attend after clerks visit to carry out more cleaning in the property and shower room as advised by the agent.; At time of visit the property needed more cleaning. Cleaner attending after clerks visit.	
1.2	CLEANING OF FLOORS AND CARPETS	All clean and good order; reception has some marks near window. Floors vacuumed throughout.	
1.3	CLEANING OF WINDOWS	Clean inside, not cleaned exterior, crack to glass in the bathroom by the vent	
1.4	CONDITION OF GENERAL DECORATION	Good order throughout , some rubs and marks patchy to colour; minor marks only	
1.5	LIGHTING	Working order	
1.6	BEDS / SOFAS	N/A unfurnished	
1.7	REAR GARDEN CONDITION	N/A	
1.8	FRONT OF PROPERTY CONDITION	N/A	
1.9	SMOKE ALARMS / CMA ALARMS	Internal alarm system not tested by clerk	
1.10	NOTES		

2. METER READINGS

Ref	Name	Serial Number & Location	Reading	Additional Comments
2.1 	Electric Meter	Communal cupboard	See below	

2. METER READINGS (CONT.)




Ref #2.1



Ref #2.1

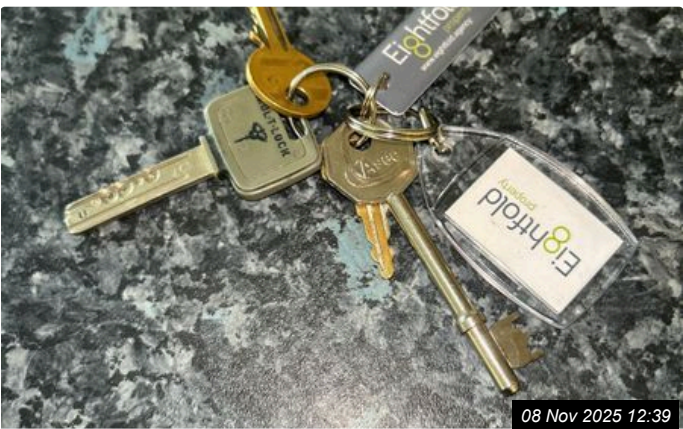
2.2	Gas Meter	NO GAS	
2.3	Water Meter	NO WATER METER	

3. KEYS

Ref	Name	Description	Additional Comments
3.1 	Keys	Keys not handed over by clerk 2 x meter keys in kitchen - Keys for access given by agent	



Ref #3.1



Ref #3.1

4. ENTRANCE



Ref #4

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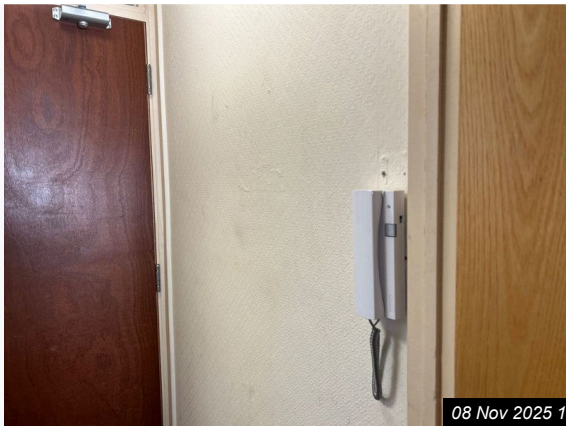
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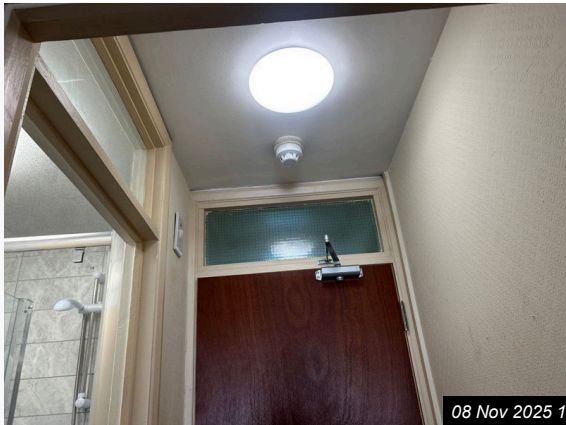
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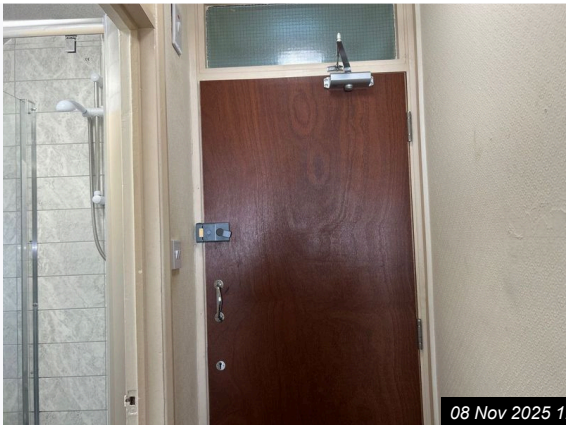
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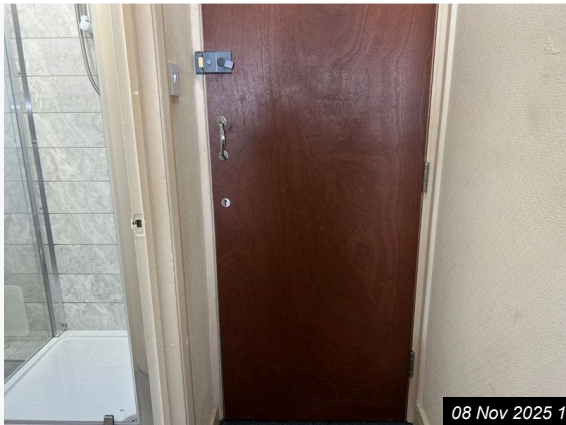
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4. ENTRANCE (CONT.)



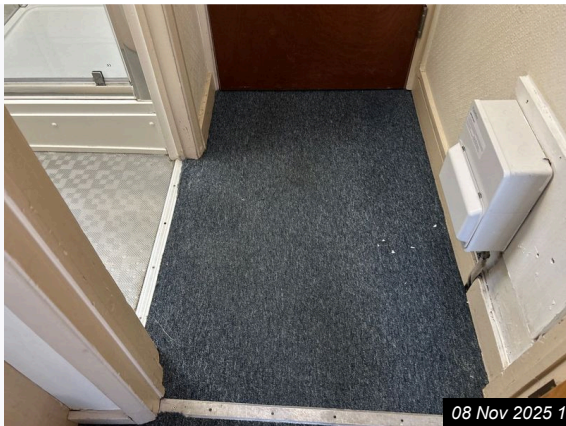
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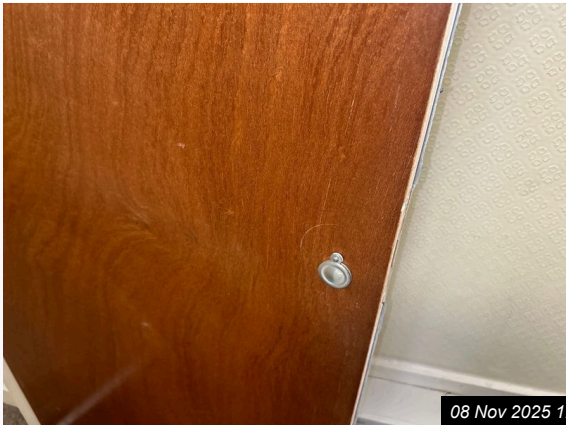
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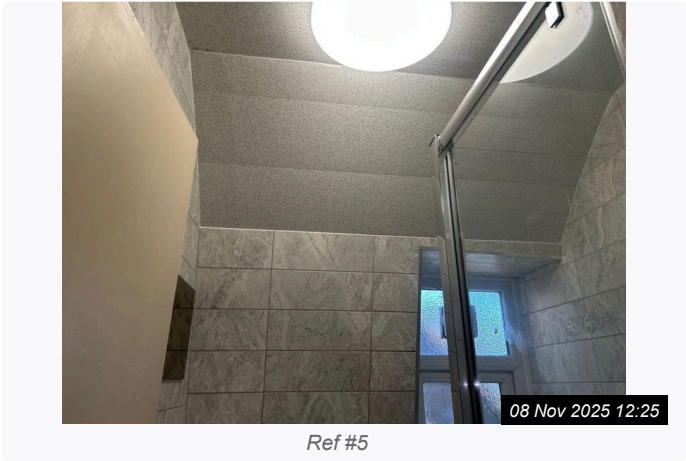
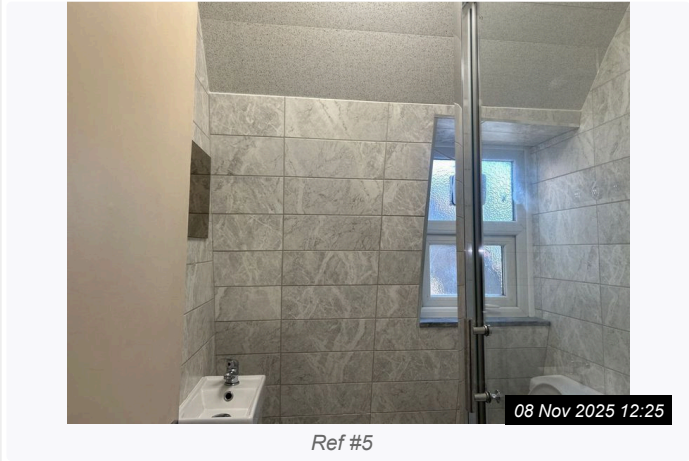
4. ENTRANCE (CONT.)



Ref	Name	Description	Condition	Additional Comments
4.1	Door	White surround Glass fanlight above Wooden unpainted door Brass number '10' Brass Yale lock with finger pull 1 x Chubb lock with cover Fire armhinge Return of the doors The same	Surrounds - good order Few rubs on right hand side Door – all good order	
4.2	Ceiling	Painted white 1 x internal smoke alarm	Good order	
4.3	Walls	Painted white over paper	Few old defects under paint minor marks low level	
4.4	Skirting	Off-white	Good order Clean	
4.5	Flooring	Blue fitted carpet	Good order Clean	

4. ENTRANCE (CONT.)				
4.6	Lighting	Frosted dome	Working order Operated by switch on entrance	
4.7	Socket / Switches	Large selection of white plastic including: 1 x fuse box 1 x white entry phone	Intact, fixing hole above entry phone	

5. SHOWER ROOM



5. SHOWER ROOM (CONT.)



Ref #5



Ref #5



Ref #5



Ref #5



Ref #5



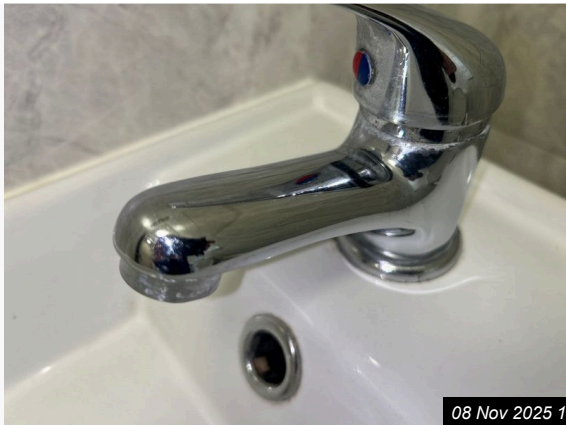
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5. SHOWER ROOM (CONT.)



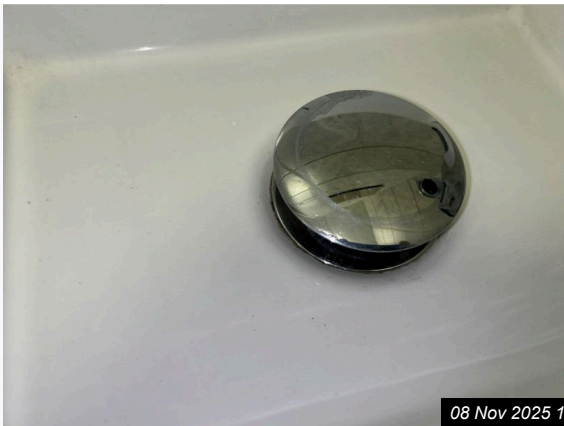
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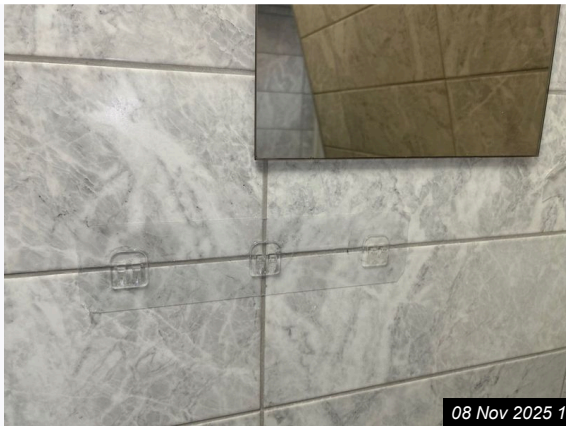
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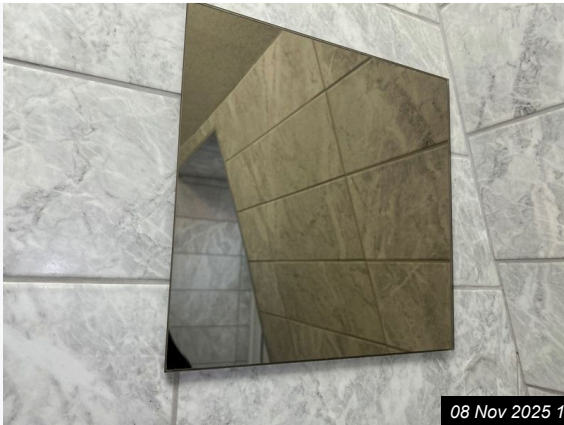
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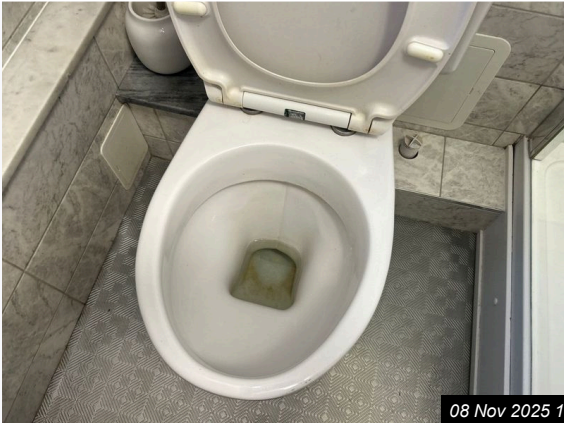
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5. SHOWER ROOM (CONT.)



Ref #5



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Ref #5



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5. SHOWER ROOM (CONT.)



Ref #5

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5. SHOWER ROOM (CONT.)



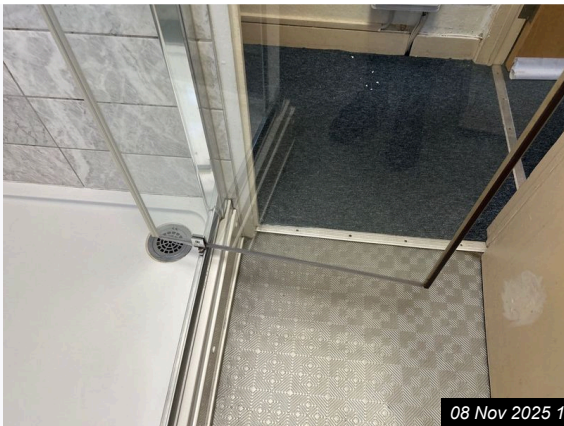
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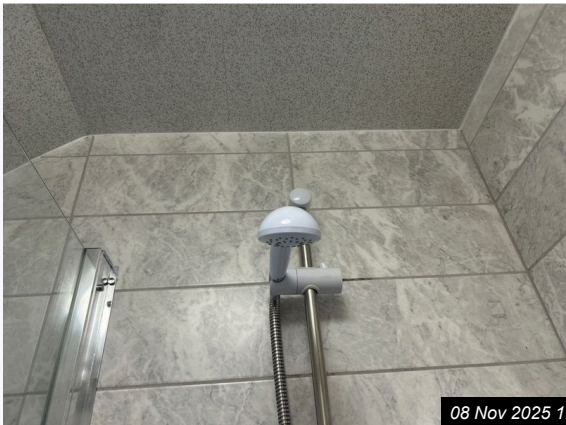
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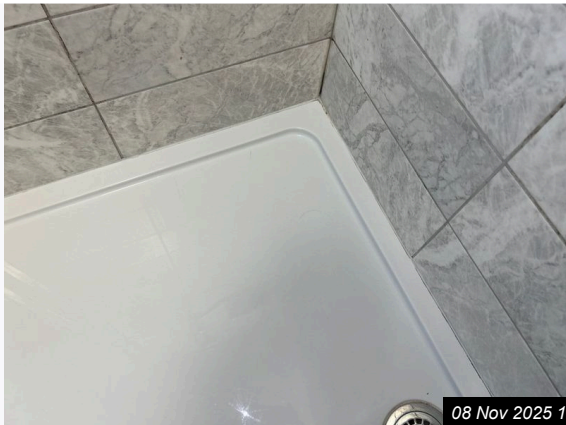
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5. SHOWER ROOM (CONT.)



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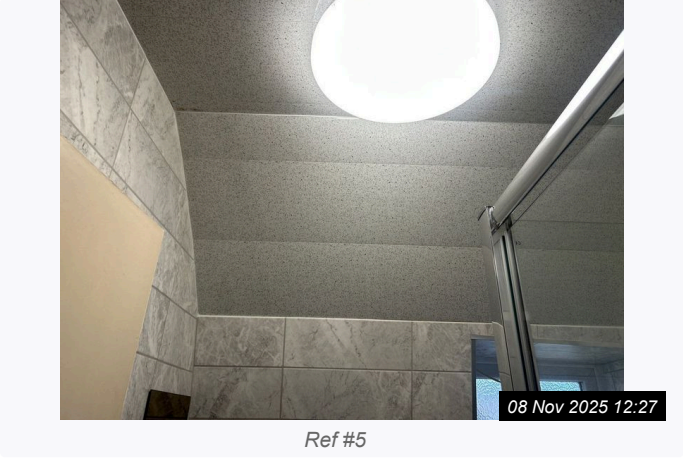
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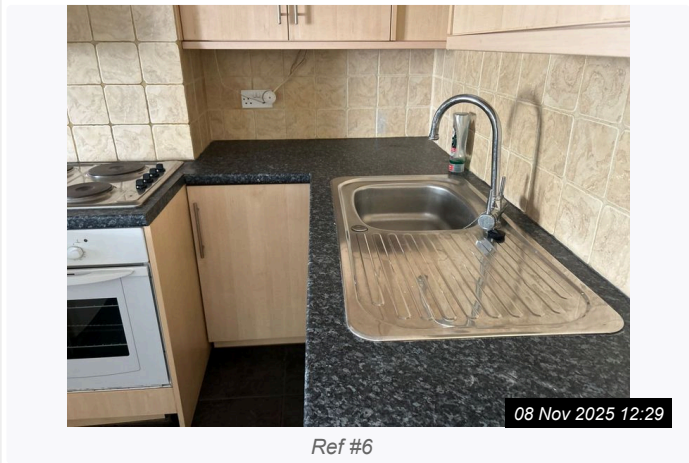
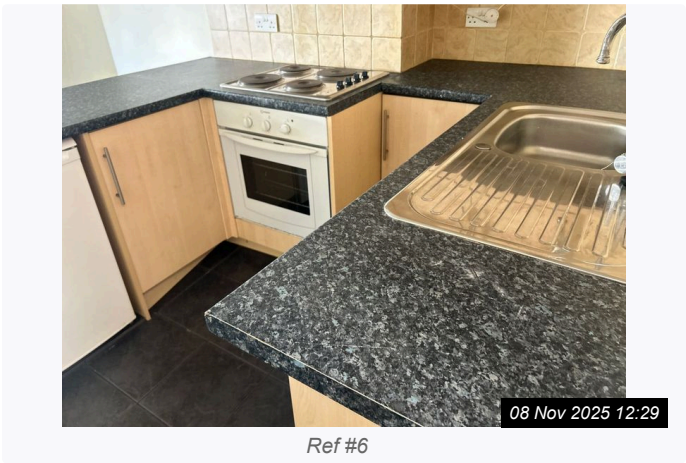
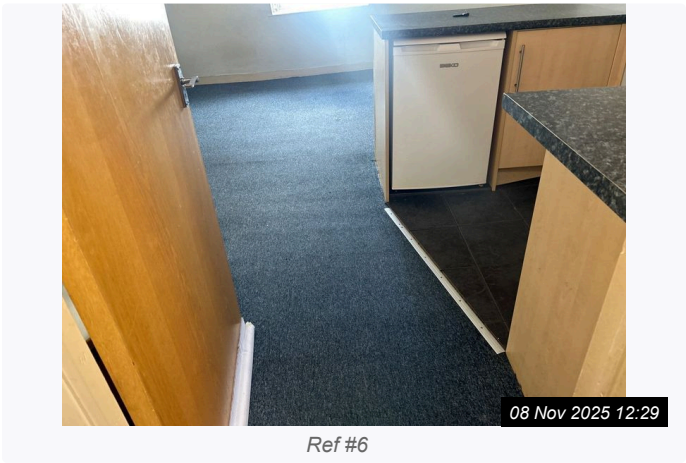
5. SHOWER ROOM (CONT.)



Ref	Name	Description	Condition	Additional Comments
5.1	Door	Off-white surround Off-white door Chrome handle Large glass panel above Return of door Cream	Surround - few small chips right hand side Door – good order Glass panel – all good order Inside door good order prominent paint repair low level on door	
5.2	Ceiling	Plastic panelling	Good and clean	

5. SHOWER ROOM (CONT.)				
5.3	Walls	Tiled in a grey ceramic wall tile	All in good clean order throughout	
5.4	Skirting	N/A		
5.5	Flooring	Silver vinyl floor	Good order Clean	
5.6	Lighting	Large frosted dome	Working order	
5.7	Windows	White UPVC frame with 2 x glass panes 1 x handle 1 x Xpelair air vent Marble window sill	Good order Clean Large crack to the left hand side of the vent Slight chemical marks to the window sill No key seen Vent working order	
5.8	Basin	White with hot and cold mixer tap Pop-up plug 1 x unit under with 1 x door 1 x shelf	All good order, clean and descaled	
5.9	WC	White with white seat and lid White cistern Double push flush	Good order, flush working Cleaner attending after clerks visit; needs cleaning	
5.10	Shower	Single glass door 1 x fixed panel 1 x handle Interior: Triton shower 1 x riser bar White shower tray and chrome waste	Sealant good , de scaled throughout All good order and clean; Cleaned to a professional standard	
5.11	Additional Items	1 x wall mounted unframed mirror 1 x rubber doorstep 1 x tbh used	Good order	

6. STUDIO ROOM / KITCHEN



6. STUDIO ROOM / KITCHEN (CONT.)



Ref #6

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Ref #6

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Ref #6

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Ref #6

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Ref #6

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Ref #6

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6. STUDIO ROOM / KITCHEN (CONT.)



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6

6. STUDIO ROOM / KITCHEN (CONT.)



Ref #6

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Ref #6

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Ref #6

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6. STUDIO ROOM / KITCHEN (CONT.)



Ref #6

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Ref #6

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Ref #6

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Ref #6

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Ref #6

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6. STUDIO ROOM / KITCHEN (CONT.)



Ref #6



Ref #6



Ref #6



Ref #6




Ref #6




Ref #6

6. STUDIO ROOM / KITCHEN (CONT.)




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Ref #6




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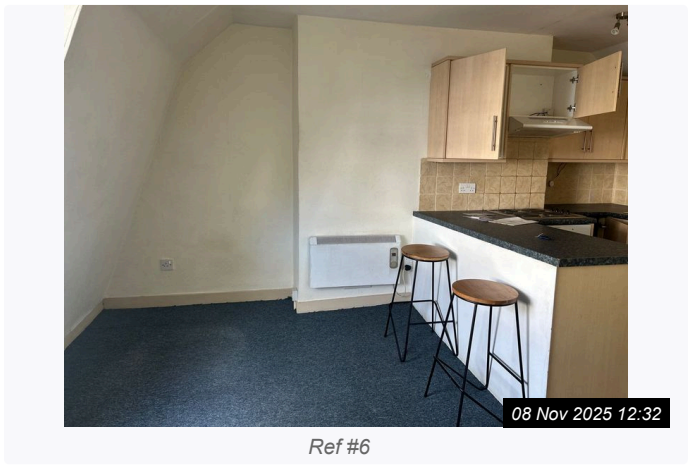
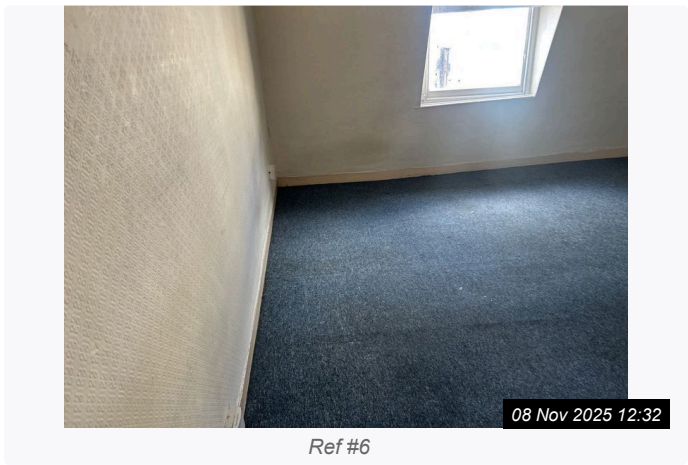
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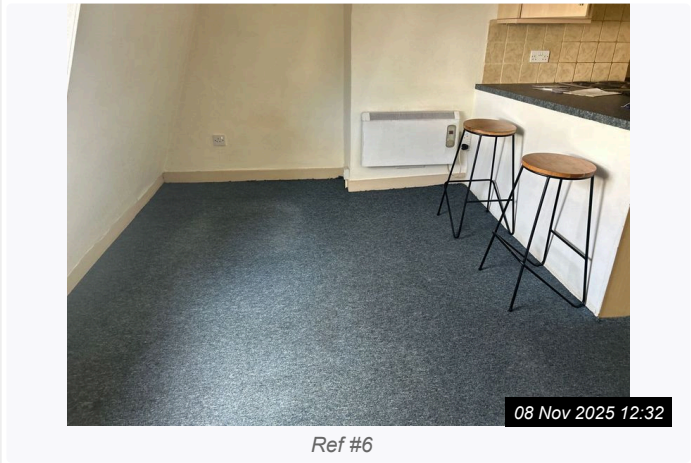
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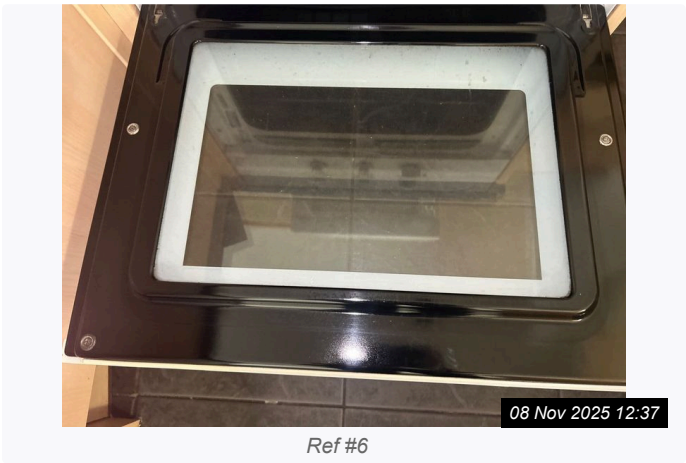
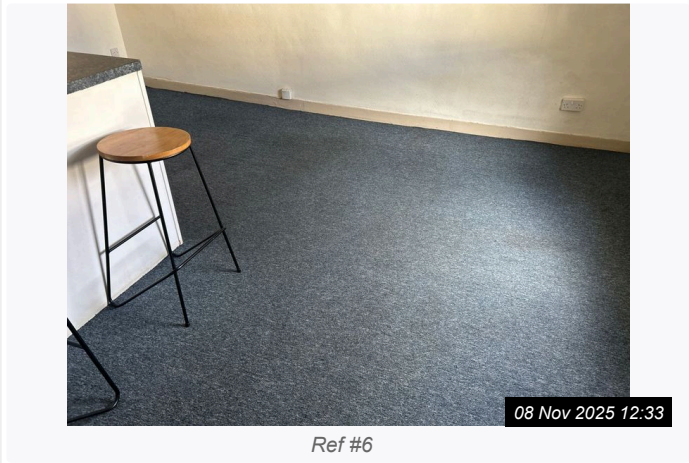
6. STUDIO ROOM / KITCHEN (CONT.)



6. STUDIO ROOM / KITCHEN (CONT.)



6. STUDIO ROOM / KITCHEN (CONT.)



6. STUDIO ROOM / KITCHEN (CONT.)

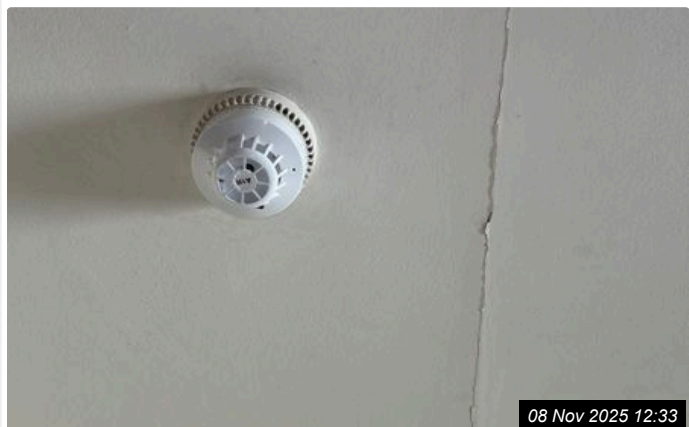


Ref	Name	Description	Condition	Additional Comments
6.1 📷	Door	Off-white cream surround Glass panel above Unpainted wooden door with chrome handle Return of door is the same	Surround - good order Glass panel – good order Door – good order with a few chips to the bottom of the door, heavy chips return of door; a draft excluder in white has been added	



6.2 📷	Ceiling	Painted white; 1 x internal smoke alarm	Prominent crack to centre	
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6. STUDIO ROOM / KITCHEN (CONT.)



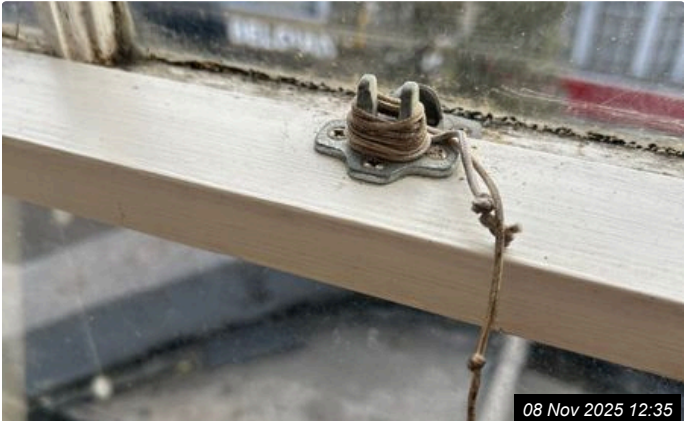


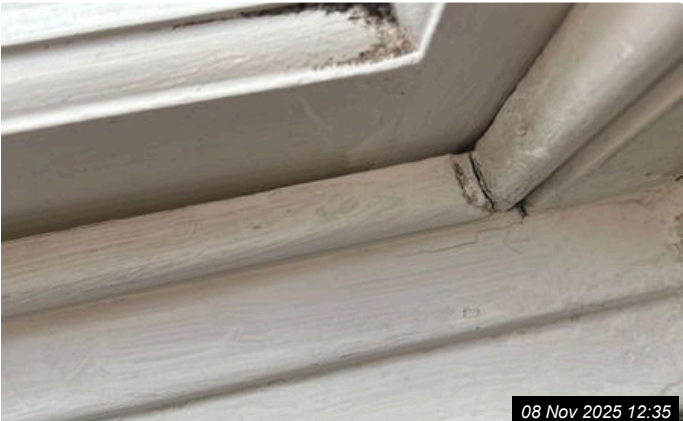
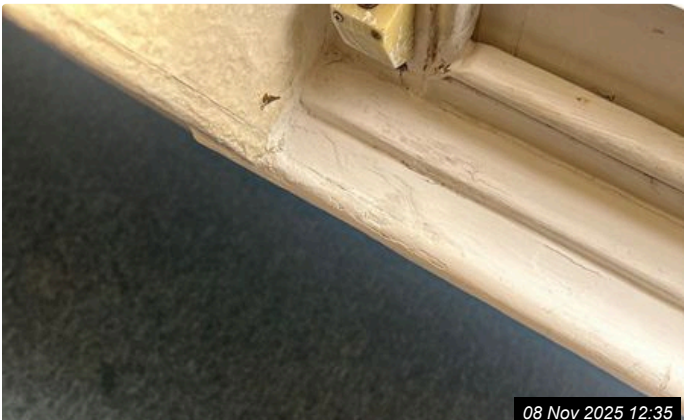

Ref #6.2

6.3	Walls	<p>Painted cream</p> <p>Part ceramic wall tiles to kitchen</p>	<p>The walls are generally good fair order, low and mid levels are slightly patchy to the colour, large prominent repair that does not match the wallpaper opposite the kitchen, slightly patchy and marked over the radiator, marked and stained to the right hand side corner</p>	
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Ref #6.3

6.4	Skirting	Painted cream	<p>Good order clean</p> <p>Old defects under; ;</p>	
6.5	Flooring	Blue fitted carpet	<p>Good order</p> <p>Slight lifting in places</p> <p>Large white and grey outline stains by window</p> <p>Some fraying to centre of room</p>	
6.6	Lighting	<p>Drop-down pendant</p> <p>No shade</p>	Working order	
6.7	Windows	<p>white frame with multiple glass panes</p> <p>1 x twist lock new</p> <p>1 x aerial cable left hand side</p>	<p>All in good order, lock missing with string tied around it, glass clean inside, not outside; ingrain dirt to edges</p>	

6. STUDIO ROOM / KITCHEN (CONT.)				
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<div><div><p>08 Nov 2025 12:35</p><p>Ref #6.7</p></div></div>				
6.8 	Curtains / Blinds	White wooden blind with pull cords and toggles	Needs cleaning, working order	

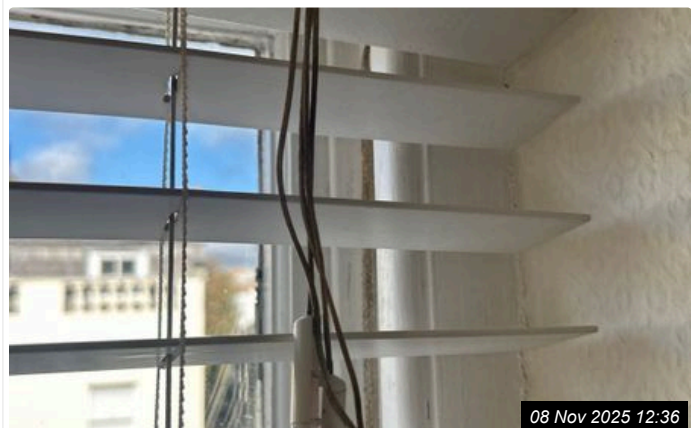
6. STUDIO ROOM / KITCHEN (CONT.)




Ref #6.8



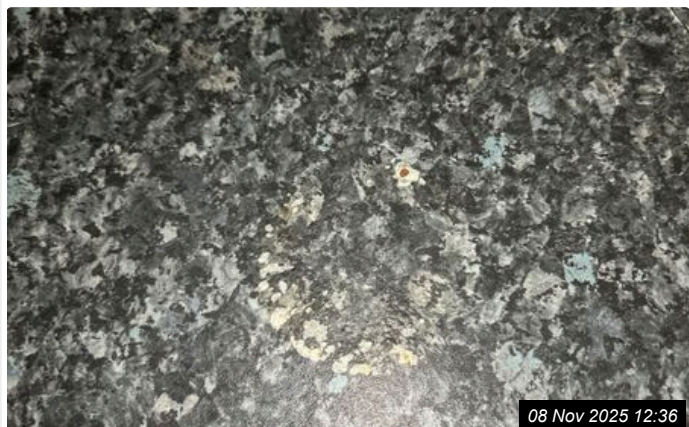
Ref #6.8



Ref #6.8

6.9	Socket / Switches	Selection of white plastic	Intact	
6.10	Heating	Electric plug-in radiator	painted over; clean	
6.11	Kitchen Units	Selection of high and low level laminated units with chrome handles Pull-out drawers Matching kickboards below	All in good clean working order with some staining under the sink Handles all intact; Professionally cleaned	
6.12 	Worktop	Speckled grey worktop	Good order, but there is round burn mark to the left hand side of the sink; slight wear to edge opposite window	

6. STUDIO ROOM / KITCHEN (CONT.)



Ref #6.12

6.13	Sink	Stainless steel Hot and cold mixer tap Chain and plug attached	Not clean; cleaner to attend after clerks visit	
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Ref #6.13



Ref #6.13



Ref #6.13

6.14	Hob	Electric hob with 4 x dials and 4 x rings	Good order Clean, but few scratches, no symbols, rings have marks	
6.15	Extractor	White Slide dials	Working order , generally clean, inside filter not clean	

6. STUDIO ROOM / KITCHEN (CONT.)

6.16	Oven	Indesit with glass door 1 x handle 3 x turn dials 2 x wire shelves	All cleaned; Cleaned to a professional standard	
6.17	Fridge	Beko in white with 1 x freezer compartment 3 x doors 3 x glass shelves 1 x salad crisper	All cleaned, iced to the freezer; freezer not defrosted. Cleaner to attend after clerks visit.	
6.18	Water heater	White water heater under sink with dial	Good order not tested by clerk	
6.19	Items	2 x breakfast stools ; 1 x tall stainless steel bin with lid	Good order	

Declaration

I/We the undersigned find this to give an accurate account of the condition and cleanliness of the property and its contents at the time of inspection, as stated. I/We understand that if we do not sign the inventory and/or check-out report, it will be deemed as accepted as is.