

INVENTORY AND SCHEDULE OF CONDITION

Property: Sample address [updated 1/1/15]



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INVENTORY AND SCHEDULE OF CONDITION



1 Sample Road

Sample area, Surrey

KZ10 1HJ

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KITCHEN AREA



No.	Item	Description	Condition at Check In
1.	Threshold	Medium wood	1 screw sticking out under unit to far end. Marks consistent with use.
2.	Ceiling	White painted, sloping	
3.	Lighting	2 inset spotlights	In working order
4.	Walls	White painted	Old defects under. Scratch to left of sink. Plaster chip above socket to far corner.
5.	Tiles	Slate effect tiles just above worktop	Slightly greasy to touch behind hob
6.	Flooring	Stone effect tiles with grey grouting	3 tiles cracked on entrance. 1 tile cracked below fridge and 1 cracked in front of fridge. Surface crack to corner of tile in front of boiler cupboard. Crack to tile to right of washing machine. Grouting discoloured.
7.	Mat	Brown woven with black rubber edge	Dusty

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No.	Item	Description	Condition at Check In
8.	Sockets	White plastic. 5 double, 1 x BT telephone socket.	
9.	Windows	Velux wooden framed window	Frames dusty
10.	Kitchen units	Wooden units with chrome pull handles. On chrome legs.	
11.	Worktop	Black marble effect	Area of light scratches to right hand side of hob and above fridge/freezer area. Paint mark spot to far right corner. Chipped to corner on entrance.*
12.	Cutlery holders	3 x IKEA stainless steel	
Units/appliances from left to right			
13.	Cupboard		Usage marks inside. Nail holes across to left hand side face.
14.	Microwave	Built in IKEA Whirlpool black microwave with glass plate inside and plastic food cover.	Several tiny grease spots inside but clean.
15.	Larder unit	3 shelves. 2 chrome bars to right side face.	Small gap to bottom panel edge. Wood chipped slightly to bottom left edge corner.
16.	Cupboard	Single. 2 shelves.	
17.	Extractor	Chrome hood with 2 removable washable filters	Filters clean. A couple of tiny grease spots but clean. All in working order.

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No.	Item	Description	Condition at Check In
18.	Hob	Chrome hob with 4 burners and a black ceramic plate. 4 black plastic controls.	No cap to ignition button
19.	Oven*	Chrome Candy with black smoked glass door. Contains: 2 stainless steel racks and a grill pan and rack and holder.	New. Contains appliances manual.
20.	Corner unit	Socket inside.	Browns stain to base to right side.
21.	Fridge/Freezer	Under counter silver effect IKEA Whirlpool. Freezer tray to top. Fridge: 1 glass shelf, pull out salad box, 2 white plastic door trays and egg holder.	Scratch mark across mid-level and to top by logo. Freezer not defrosted and door hinge loose.* 3 surface cracks to salad box and requires final wipe over. Bottom door rack right bracket broken.*
22.	Corner unit		
23.	Boiler cupboard	Contains boiler, appliance manual and cut out to base.	
24.	Washing machine	Bosch Exxcel, white.	Soap tray slightly scaled. Rim marked.*
25.	Sink	Stainless steel with matching strainer.	Slight scale to tap head.
26.	Under sink unit	Contains pipework and double socket	Unit chipped beneath to corner*
27.	Dishwasher	White IKEA Whirlpool with 2 pull out wire racks and cutlery tray. Kickboard panel beneath.	Heavy scale drips to door inside.* Kickboard not fitted.

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28.	Cupboard	Contains 2 shelves	
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Item no.103



Item no.105



Item no.106



Item no.103



Item no.97



Item no.98

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Items no.100



Item no.100

Item no.96



Items no.90

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Item no.85 (various cracks)



Item no.102



Item no.90

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METERS AND KEYS



Electric meter credit

Keys



Gas meter reading