



Inventory Report

Address:	2 ABC Street, York, YO19 6TD
Report Completed:	15/12/2014 17:47
Completed By:	Rachel Lightfoot / TouchRight Demo Account

Cover Photo 15/12/2014 17:41:14





General Information

Property Type	House
Number of bedrooms	3
Is the property occupied?	No
Is the property furnished?	No

Schedule of Condition

Schedule of Condition

#	Item	Description	Condition	Notes
1	General Cleanliness	Professionally cleaned.	Excellent	
2	Carpets and Hard Floors	Professionally cleaned.	Excellent	
3	Window Coverings	Blinds and curtains clean and unmarked.	Good	
4	Front Garden	In seasonal order.	Good	
5	Rear Garden	In seasonal order	Good	
6	Decorative Order	Few minor marks, consistent with wear and tear.	Good	
7	Windows and Doors		Good	
10	Hob and Oven	Professionally cleaned.	Excellent	Spotlessly clean.
		<small>15/12/2014 17:45:49</small> 		
15	Sanitaryware	Professionally cleaned.	Excellent	Spotlessly clean.
		<small>15/12/2014 17:47:59</small> 		

Utilities Readings

Electric Reading	1132
Electric Meter Reference and Location	D07C75691; understairs cupboard
Gas Reading	2418
Gas Meter Reference and Location	Outside cupboard
Water Reading	
Water Meter Reference and Location	n/a
Oil Reading	
Oil Meter Reference and Location	n/a

Photos of Meters

15/12/2014 17:50:57



15/12/2014 17:53:18



Keys to the Property

Front Door (yale)	2
Front Door (mortice)	0
Back Door (yale)	0
Back Door (mortice)	1
Security fob	0
Shed/Outhouse	0
Garage	1
Window	3
Postbox	0

Photo of Keys

15/12/2014 17:55:43



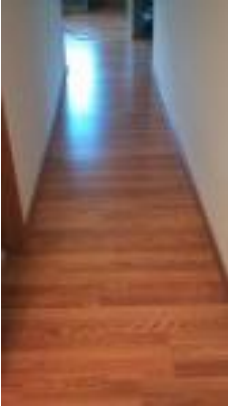


Safety

Location of smoke detector/s	Hallway
Smoke detector/s tested and working?	Yes
Location of carbon monoxide detector/s	n/a
Carbon monoxide detector/s tested and working?	N/A



Hallway

Hallway

#	Item	Description	Condition	Notes
1	Front Door	White painted frame and door with chrome lever handles	Good	
4	Lighting	White pendant and fitting with bulb	Good	In working order
5	Walls	Magnolia painted	Good	Few minor blemishes near front door
15/12/2014 18:07:00		15/12/2014 18:07:16		
				
9	Flooring	Wood effect laminate	Good	
15/12/2014 18:00:10				
				
12	Heating	White single radiator	Good	
14	Sockets and Switches	Chrome backed	Good	
15	Coat Stand	Black metal	Good	

Kitchen

Kitchen

#	Item	Description	Condition	Notes
1	Door	White painted with chrome handles	Good	
2	Ceiling	White painted	Good	
3	Lighting	Chrome bar fitting with 4 spotlights	Good	In working order
4	Walls	Part cream painted and part dark grey tiled	Good	
5	Wall Fixtures	Chrome sockets and switches	Good	Few fingermarks
7	Skirting	White gloss painted		
8	Flooring	Beige ceramic tiles	Good	
9	Windows	White wood painted frames and sills with chrome handles	Good	
10	Window Covering	Wood effect metal horizontal blinds	Good	
11	Heating	White single radiator	Good	
13	Kitchen Units	White laminate units with chrome handles	Good	
14	Work Surface	Wood block effect laminate	Good	
15	Sink	Stainless steel 1.5 sink and drainer with lever handed tap	Good	
<div data-bbox="137 1137 319 1160" data-label="Text"> <p>15/12/2014 18:15:43</p> </div> 				
16	Oven/Cooker	Beko electric oven with 2 wire trays and grill pan	Excellent	Professionally cleaned
<div data-bbox="137 1440 319 1462" data-label="Text"> <p>15/12/2014 18:12:20</p> </div> 				
17	Hob	Brushed chrome 4-ring hob with 2 black pan stands	Excellent	Professionally cleaned
20	Washing Machine	White Beko washing machine	Excellent	Powder drawer and seal clean

Terms and Conditions

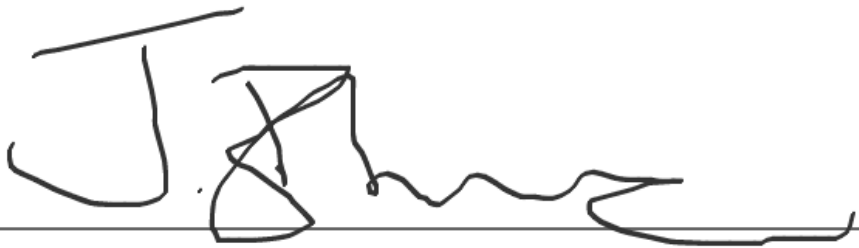
This inventory report is a fair and accurate report which describes the property's contents, conditions and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the inventory report and check-in and the superficial condition of the same.

It is the responsibility of the Landlord and the Tenant, or the respective agent, to agree between themselves the accuracy of this report.

Signatures

Tenant Signature

Signed by J Bloggs.



Inspector Signature

Signed by B Jones.

