

## SMART Inventory: Record of Inspection & Site Notes

Property Address	chapel house chapel street nuneaton
Inspection Type	In-going Report
Inventory Date	03/07/2010
Report Reference	1
Prepared By	Terry Hyde
Surveyor Company Details	Home Energy Survey Services Chapel House Chapel Street Nuneaton Warwickshire CV11 5QH Tel: 08455 120 361,07794 714539 Email: <a href="mailto:terry.hyde@energysurveyservices.co.uk">terry.hyde@energysurveyservices.co.uk</a>



## 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.

## Inventory Summary

Property occupied	Yes
Property furnished	Yes
Property type	House
Detachment type	End-terrace

## Meter Readings

Electricity Reading	10.55 card	Electricity Supplier	E.ON
Gas Reading	7.51	Gas Supplier	E.ON
Water Reading	no water meter in property	Water Supplier	Severn Trent Water



Electricity meter



Gas meter

## Building Photos



Front of building



Front of building



Rear of building



Sides of building



Sides of building

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Property Keys



Door Keys

## 1.0 Entrance Hall

### 1.1 Entrance Door

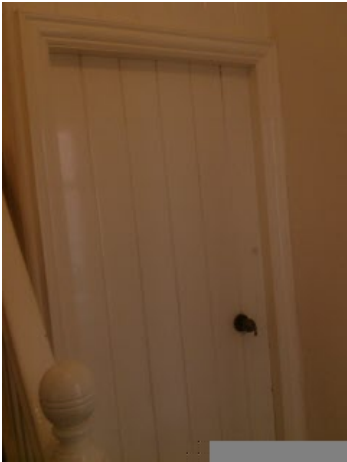
Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle Lock Door Step Letter Box



Entrance Door, Handle, Lock,  
Door Step, Letter Box

1.2 **All Doors in Room**

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle



Door Finish, Door Frame, Door Glass, Handle

1.3 **Lino flooring**

Floor Type	Vinyl
Additional floor features	Loose Carpet



Floor, Loose Carpet

1.4 All Walls in Room

Wall finish	Painted Paper
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch (double) Electricity Socket (single) Radiator



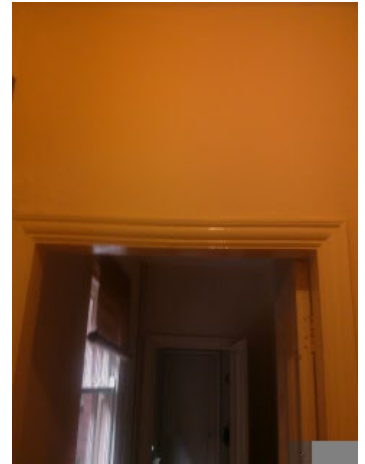
Light Switch (double)



Electricity Socket (single)



Radiator



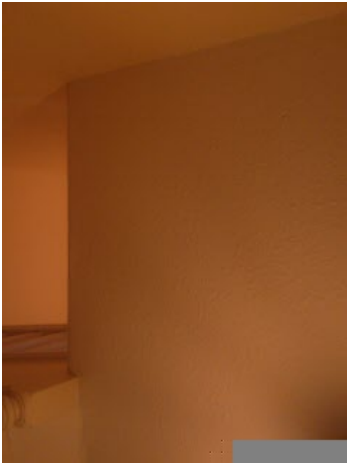
Wall Finish



Skirting

1.5 **All of Ceiling to Room**

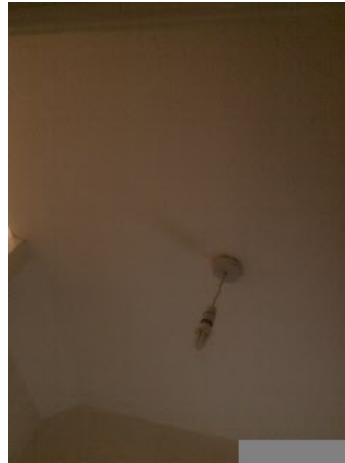
Ceiling finish	Painted Paper
Ceiling light or other fittings/features	Bayonet



All of Ceiling to Room



Bayonet



All of Ceiling to Room

1.6 **All Windows in Room**

Window type	Sash
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Clear



All Windows in Room



Window frame/sill, Window glass

1.7

**Fixtures and Fittings**

Shoe stand



Shoe stand

## 2.0 Cupboard

### 2.1 All Flooring in Room

Floor Type	Quarry Tiles
Additional floor features	Loose Carpet

### 2.2 Right Side Wall

Wall finish	Plaster (painted)
Skirting type and finish	Wooden (Painted)



Wall Finish, Skirting, Right Side Wall

### 2.3 All Walls in Room

Wall finish	Plaster (painted)
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch Shelving



Light Switch



Shelving



All Walls in Room



Skirting

2.4 **All of Ceiling to Room**

Ceiling finish  
Ceiling light or other fittings/features

Painted Plaster  
Bayonet



All of Ceiling to Room, Ceiling Finish

**3.0 Lounge**

**3.1 Wooden Panel Door**

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle



Wooden Panel Door, Door Finish, Door Frame, Door Glass, Handle

**3.2 All Flooring in Room**

Floor Type	Fitted Carpet
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Floor - stained (in several places)  
 Floor - Carpet not fastened down with door strip properly (moderately)



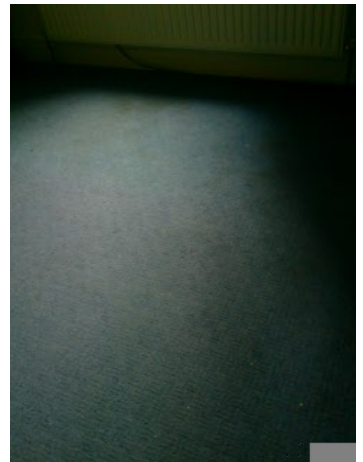
Floor - Carpet not fastened down with door strip properly (moderately)



Floor - stained (in several places)



Floor - stained (in several places)



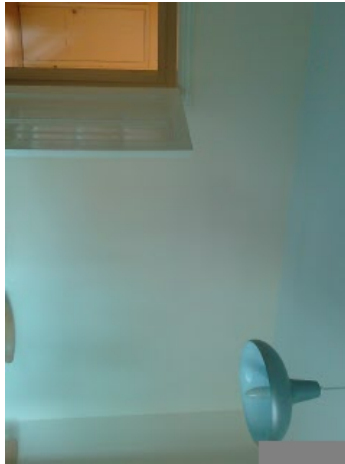
Floor

**3.3 All Walls in Room**

Wall finish	Painted Paper
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch (single) Radiator (single) Electricity Socket (double) TV Aerial



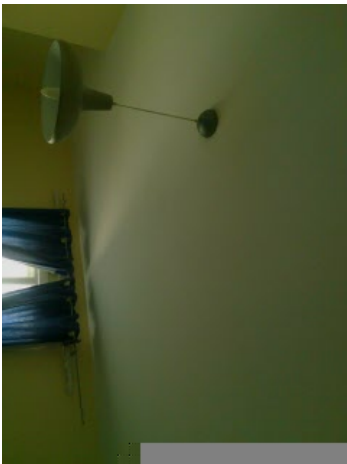
Radiator (single), TV Aerial, Wall Finish, Skirting



All Walls in Room, Wall Finish

**3.4 All of Ceiling to Room**

Ceiling finish	Painted Paper
Ceiling light or other fittings/features	Single pendant



All of Ceiling to Room, Ceiling Finish, Single pendant

1

**3.5 All Windows in Room**

Window type	Casement
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Curtains Curtain Rail



All Windows in Room, Window frame/sill, Window glass, Curtains, Curtain Rail

**3.6 Fixtures and Fittings**

Side Tables(x2)

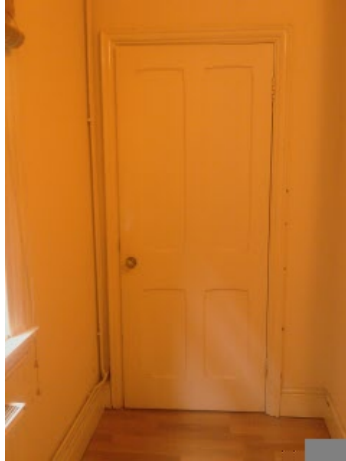
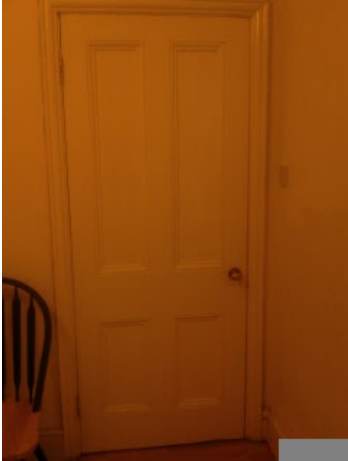


Side Tables

## 4.0 Dining Room

### 4.1 All Doors in Room

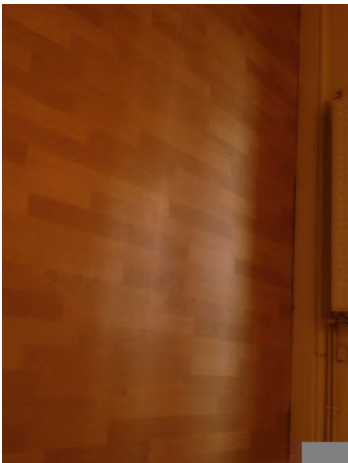
Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle



Door Finish, Door Frame, Door Glass, Handle

### 4.2 All Flooring in Room

Floor Type	Vinyl
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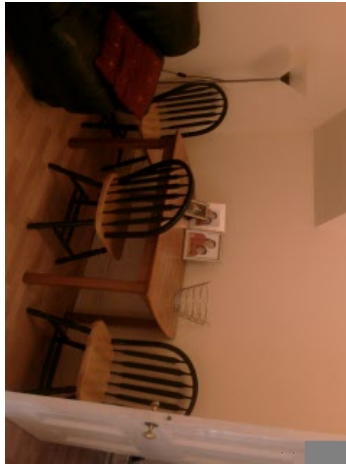
All Flooring in Room

**4.3 All Walls in Room**

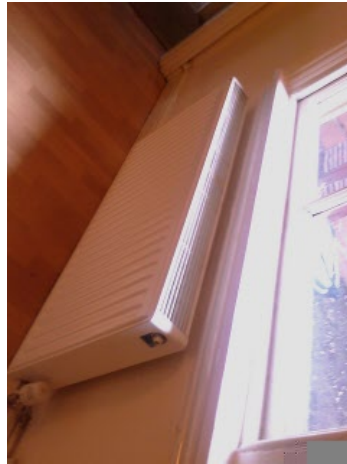
Wall finish	Painted Paper
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch Radiator (single) Phone Socket Built in cupboard



All Walls in Room, Wall Finish



Wall Finish



Radiator (single), Skirting, Wall Finish

**4.4 All of Ceiling to Room**

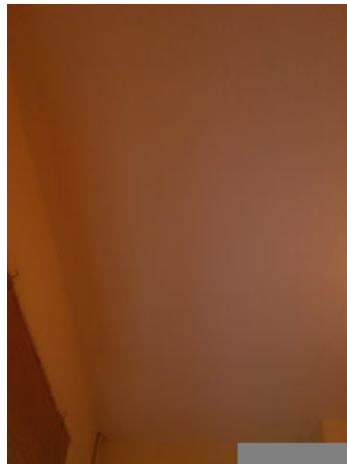
Ceiling finish	Painted Paper
Ceiling light or other fittings/features	Paper Shade round



Paper Shade round



Ceiling Finish



All of Ceiling to Room

**4.5 All Windows in Room**

Window type	Sash
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Blind (roller)



All Windows in Room, Blind (roller), Window glass



Window frame/sill

**4.6 Fixtures and Fittings**

Chairs(x4)	
Table	



Chairs



Table

**5.0 Kitchen**

**5.1 All Doors in Room**

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Knob Hinge



All Doors in Room, Door Finish, Door Frame, Door Glass, Knob, Hinge

**5.2 All Flooring in Room**

Floor Type	Vinyl
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All Flooring in Room

5.3 **All Walls in Room**

Wall finish	Tiled and Plastered
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Cupboard Light Switch (double) Electricity Socket (double) Radiator Fused Switch



All Walls in Room, Wall Finish, Cupboard



Electricity Socket (double), Cupboard, Fused Switch, Wall Finish, All Walls in Room

5.4 **Painted plaster front wall**

Wall finish	Plaster (painted)
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch (double)



Painted plaster front wall, Wall Finish, Skirting, Light Switch (double)

1

5.5 **All of Ceiling in Room**

Ceiling finish	Painted Plaster
Ceiling light or other fittings/features	Florcescent Tube



All of Ceiling to Room, Ceiling Finish, Florcescent Tube

5.6 **All Windows in Room**

Window type	Casement
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Clear



All Windows in Room, Window frame/sill, Window glass

5.7 Fixtures and Fittings

plate drainer
flute glasses
wine glasses
forks




plate drainer



foot spa



kenwood blender



saucepan



flute glasses



pint glasses x 8



various dinner plates



knives x6 forks x7 large spoons x 14 small spoons x4

5.11 Contents

Extractor hood

Built in hob with oven



Built in hob with oven



Extractor hood

**6.0 Hall**

**6.1 All Doors in Room**

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	Fully Glazed
Door glass finish	Frosted
Additional door features	Handle Lock Side Bolt



All Doors in Room, Door Finish, Door Frame, Door Glass, Handle, Lock

**6.2 All Flooring in Room**

Floor Type	Vinyl
Additional floor features	Loose Carpet



All Flooring in Room

6.3 **All Walls in Room**

Wall finish	Plaster (painted)
Skirting type and finish	None
Wall mounted light or other fittings/features	Light Switch (single)



All Walls in Room, Wall Finish, Light Switch (single)

6.4 **All of Ceiling to Room**

Ceiling finish	Painted Plaster
Ceiling light or other fittings/features	Standard rose fitting



All of Ceiling to Room, Ceiling Finish, Standard rose fitting

**7.0 Cloakroom**

**7.1 All Doors in Room**

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle



All Doors in Room, Door Finish, Door Frame, Door Glass, Handle

**7.2 All Flooring in Room**

Floor Type	Vinyl
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All Flooring in Room

**7.3 All Walls in Room**

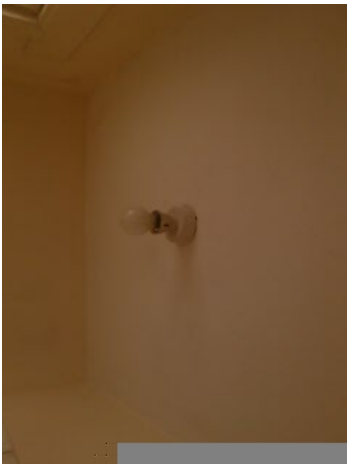
Wall finish	Plaster (painted)
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Radiator Light Switch Extractor Fan Fused Switch



Extractor Fan, Light Switch, Wall Finish, Fused Switch

**7.4 All of Ceiling to Room**

Ceiling finish	Painted Plaster
Ceiling light or other fittings/features	Bayonet



All of Ceiling to Room, Bayonet

7.5 **All Windows in Room**

Window type	Casement
Window frame	Cast/Wrought Iron
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Frosted



All Windows in Room, Window frame/sill, Window glass

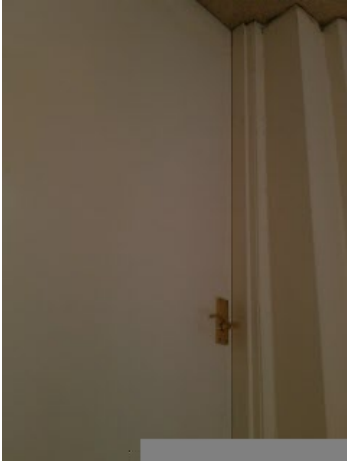
7.6 **Fixtures and Fittings**

Toilet roll holder	
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## 8.0 Laundry Room

### 8.1 All Doors in Room

Door type	lightweight door
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle



All Doors in Room, Door Finish, Door Frame, Door Glass, Handle

### 8.2 All Flooring in Room

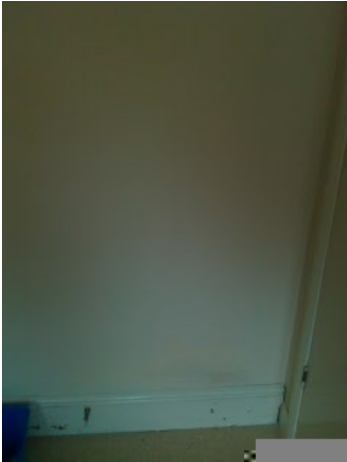
Floor Type	Vinyl
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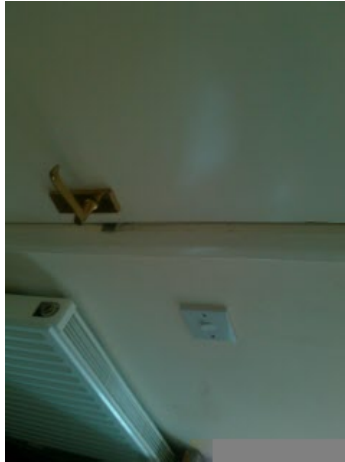
All Flooring in Room

**8.3 All Walls in Room**

Wall finish	Plaster (painted)
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch washing pole for mounting hangers



All Walls in Room, Wall Finish, Skirting



Wall Finish

**8.4 All of Ceiling to Room**

Ceiling finish	Painted Plaster
Ceiling light or other fittings/features	Standard rose fitting



All of Ceiling to Room, Ceiling Finish, Standard rose fitting

8.5 **All Windows in Room**

Window type	Casement
Window frame	uPVC
Window sill	Wooden Painted
Window glass type	Double Glazed
Window glass finish	Frosted



All Windows in Room, Window frame/sill, Window glass

8.6 **Contents**

Beko dish washer model b2723fw	
Baxi Boiler Instant 105e	

## 9.0 Landing

### 9.1 All Doors in Room

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle



All Doors in Room, Door Finish, Door Frame, Door Glass, Handle

### 9.2 All Flooring in Room

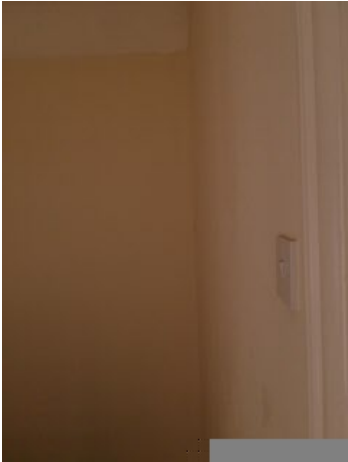
Floor Type	Fitted Carpet
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All Flooring in Room

9.3 All Walls in Room

Wall finish	Painted Paper
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch (single) Electricity Socket (single)



All Walls in Room, Light Switch (single)



Skirting, Wall Finish

9.4 All of Ceiling to Room

Ceiling finish	Painted Paper
Ceiling light or other fittings/features	Bayonet



All of Ceiling to Room, Ceiling Finish, Bayonet

9.5 **All Windows in Room**

Window type	Sash
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Clear



All Windows in Room



Window frame/sill, Window glass

10.0 **Bedroom 1**

10.1 **All Doors in Room**

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle Coat Hook



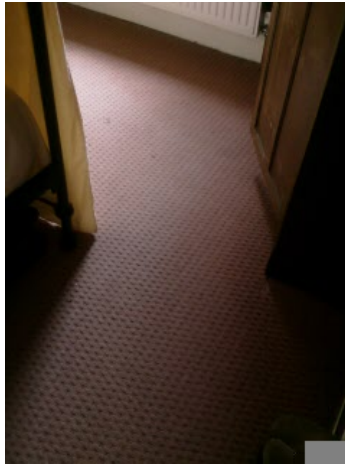
All Doors in Room, Door Finish, Door Glass, Handle, Coat Hook, Door Frame

10.2 **All Flooring in Room**

Floor Type	Fitted Carpet Floor - stained (in several places)
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Floor - stained (in several places)



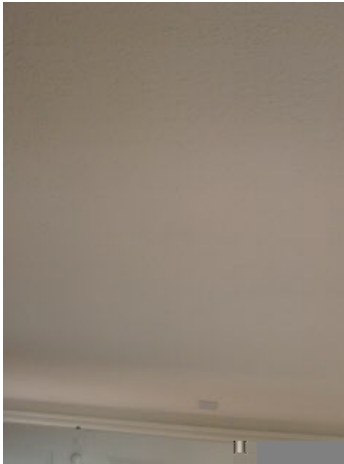
Floor

10.3 **All Walls in Room**

Wall finish	Painted Paper
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch (single) Radiator Electricity Socket (double)



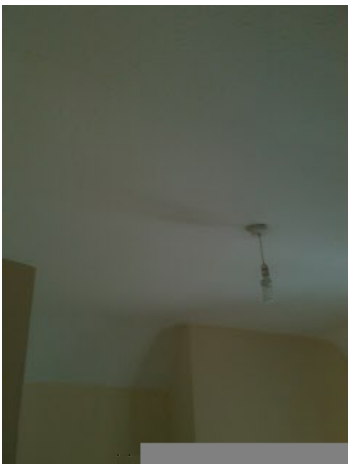
Skirting, Radiator



Light Switch (single), Wall Finish

10.4 **All of Ceiling to Room**

Ceiling finish	Painted Paper
Ceiling light or other fittings/features	Bayonet



Ceiling Finish, Bayonet

10.5 **All Windows in Room**

Window type	Casement
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features	Curtain Rail Finials Unlined curtains



All Windows in Room, Window frame/sill, Window glass, Curtain Rail, Finials, Unlined curtains

10.6 **Fixtures and Fittings**

paintings	
Bedside Cabinet	
Wardrobe - free standing	



paintings



Bedside Cabinet



Wardrobe - free standing

## 11.0 Bedroom 2

### 11.1 All Doors in Room

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Handle



All Doors in Room, Door Finish, Door Frame, Door Glass, Handle

### 11.2 All Flooring in Room

Floor Type	Fitted Carpet Floor - stained (lightly)
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Floor - stained (lightly)



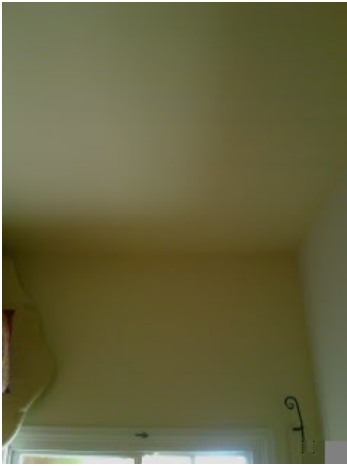
Floor - stained (lightly)



Floor

11.3 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 (single)



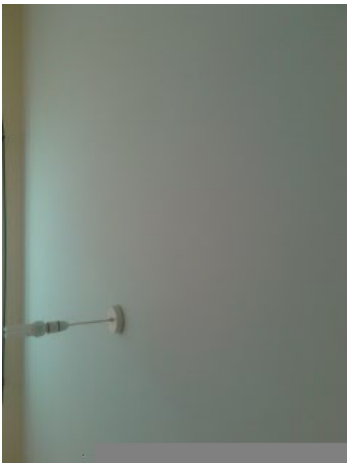
Wall Finish



Skirting

11.4 All of Ceiling to Room

Ceiling finish	Painted Plaster
Ceiling light or other fittings/features	Bayonet



Ceiling Finish, Bayonet

11.5 **All Windows in Room**

Window type	Sash
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Frosted
Window dressings or features	Curtain Hooks Curtain Rail



All Windows in Room, Window frame/sill, Window glass, Curtain Hooks, Curtain Rail

## 12.0 Bathroom

### 12.1 All Doors in Room

Door type	Panelled
Door finish	Wooden (Painted)
Door frame	Wooden (Painted)
Door glass type	None
Additional door features	Knob Hook Hinge Side Bolt



All Doors in Room, Door Finish, Door Frame, Door Glass, Knob, Hinge, Hook, Side Bolt

### 12.2 All Flooring in Room

Floor Type	Vinyl
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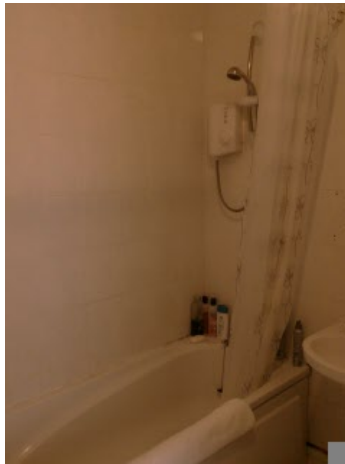
All Flooring in Room

12.3 **All Walls in Room**

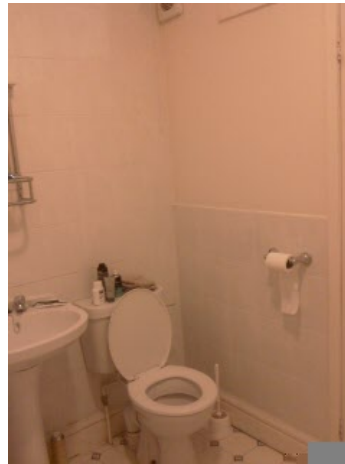
Wall finish	Tiled and Plastered
Skirting type and finish	Wooden (Painted)
Wall mounted light or other fittings/features	Light Switch Bathroom Mirror Extractor Fan Fused Switch Shelf Toilet Roll Holder



Wall Finish, Skirting, Light Switch



Wall Finish



Toilet Roll Holder, Wall Finish



Wall Finish, Bathroom Mirror, Extractor Fan, Fused Switch, Shelf

12.4 **All of Ceiling to Room**

Ceiling finish	Painted Plaster
Ceiling light or other fittings/features	close fitting shade



Ceiling Finish, close fitting shade

12.5 **Fixtures and Fittings**

washing basket	
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12.6 Contents

bath	
bath	
wash basin	
toilet	



bath, wash basin, toilet

13.0 Rear courtyard

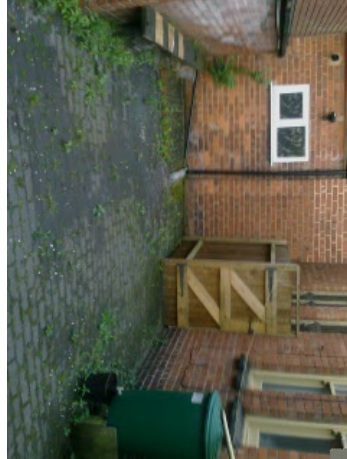
13.1 Blue bricks

External surface floor type

Blue bricks



Floor



Blue bricks



Blue bricks



Rear courtyard

13.2 External boundary

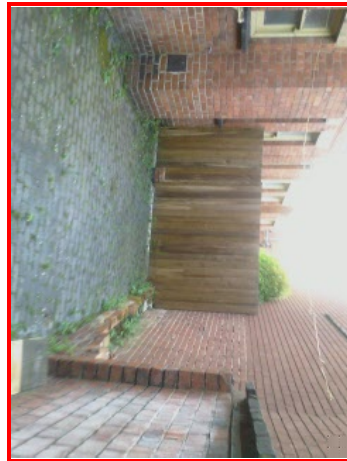
Boundary/Partition type

Brick Wall

Boundary/Partition - damaged (Damage to wall due to age)  
Boundary/Partition - aged (extensively)



Boundary/Partition - damaged (Damage to wall due to age)



Boundary to rear



Boundary/Partition - aged (extensively)

13.3

**Contents**

Water butt



Water butt

## 13.0 Stairs

13.1 Stairs

Floor type

Fitted Carpet

Stair fittings

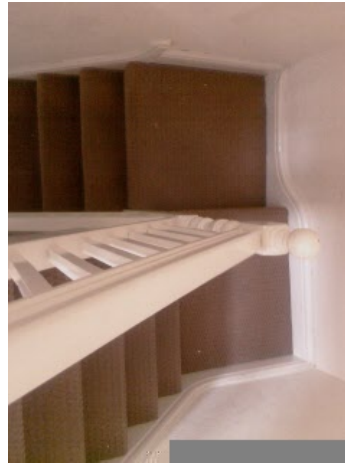
Balusters  
Handrail  
End Post  
Spindles  
Stair Tread  
Stair Riser



Stairs, Stairs Floor, Handrail, End Post, Stair Riser, Stair Tread

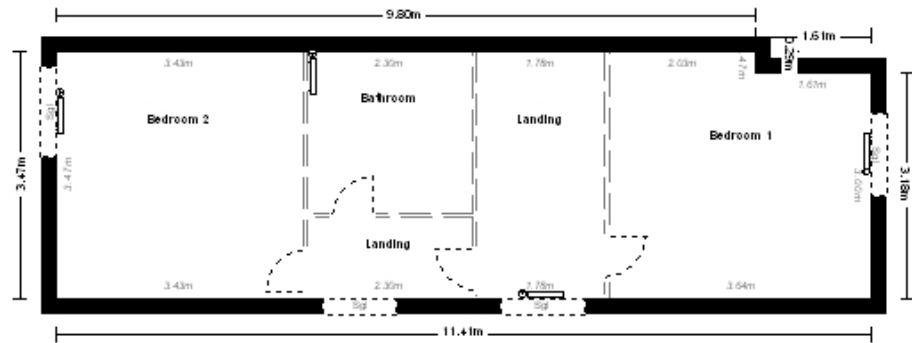


Balusters, Handrail, End Post, Spindles



Balusters, Handrail, End Post, Spindles, Stair Tread, Stair Riser, Stairs Floor, Stairs





Floorplan - Floor 1

**15.0 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**

.....  
Signature

.....  
Print Name

.....  
Date

**Signed by the Tenant(s)**

.....  
Signature

.....  
Print Name

.....  
Date

**Signed by the Tenant(s)**

.....  
Signature

.....  
Print Name

.....  
Date