

# HOUSEHOLD INVENTORY

This is a sample draft Inventory. If you are unsure about preparing your own inventory then seek professional advice

*The Mallings  
Reading RG4 1BT*

# Household Inventory

Address: (Property Address Here)

Landlord: (Landlords name or legal representative here)

Tenant/s: (Tenants full name/s heer)

Date of Entry to Property: (dd/mm/yy)

Total Pages: (No of pages in inventory including pages with photos)

All entries are classed as good condition. If not this will be stated on inventory.

<b>Hallway</b>				
No	Item	Comment	In	Out
1	External Door	Wooden external door with glass. Letterbox. Spycam and chubb lock and barrel lock. Doormat		
2	Lighting	External security light. 2 glass + metal lampshades		
3	Ceiling	White neutral paint in Farrow and Ball		
4	Walls	Neutral Farrow and Ball painted walls, slight scuff to LHS on entry to hallway. Wooden wall mounted two shelf unit. Separate wooden door with chrome push plate and doorknob on LHS to storage area with chrome rail and 3 shelves plus ironing board holder on back of door. Fire Alarm point on LHS wall on entry with key on the top to turn off if hit in error.		
5	Electrics	2 chrome light switches, 1 double 13amp chrome plus socket. Chime doorbell fitted into hallway plug socket		
6	Heating	White gas radiator. British Gas Heating Thermostat Panel		
7	Window	n/a		
8	Flooring	Natural wooden top laid flooring in excellent condition with tiled flooring on entry into property from outside.		
9	Skirting	Wooden skirting in eggshell paint		

<b>Front Living Room</b>				
<b>No</b>	<b>Item</b>	<b>Comment</b>	<b>In</b>	<b>Out</b>
10	Door	Neutral painted wooden door with chrome finished doorknobs and push plates		
11	Lighting	Glass pendant style lamp in working order		
12	Ceiling	White painted neutral ceiling.		
13	Walls	Matt emulsion neutral colour with feint paint crack to RHS wall		
14	Electrics	8 dbl x 13amp chrome sockets. TV aerial and BT line(not tested).		
15	Heating	White gas radiator		
16	Windows	4 wooden framed windows with glass in good order. Gloss white sills. 4 window locks. Sash chords all in good order.		
17	Window Dressing	4 sets of Roman Blinds in Laura Ashley Charcoal and gold floral pattern in good condition with bronzed effect pull strings. Mechanism by Brewers for each curtain.		
18	Flooring	Hardwood pine flooring in good conditions. Signs of general wear and tear to floor such as scratches.		
19	Skirting	Neutral colour wooden skirting board with some minor scuff marks. White gloss		

<b>Kitchen</b>				
<b>No</b>	<b>Item</b>	<b>Comment</b>	<b>In</b>	<b>Out</b>
32	Door	Neutral painted wooden door with chrome finished doorknobs and push plates		
33	Lighting	3 x downlighters fitted to ceiling in working order. 1 circular glass shade fitted to ceiling		
34	Ceiling	White painted ceiling		
35	Walls	White neutral paint		
36	Electrics	3 x double chrome 13amp sockets and 1 xsingle 13amp socket		

37	Heating	n/a		
38	Windows	One wooden framed glass window with sash chords and chain lock. Blue stained glass element to window all in good order.		
39	Window Dressing	None		
40	Flooring	Black porcelain tiled floor		
41	Skirting	Black porcelain tiles to skirting area		
42	Furniture	Various white gloss units with shelving areas in good order. Glass fronted unit to wall with shelves in each. Units with glass shelving in good order, as well as drawer units and cupboard space all in good order. Chrome handles/pull handles to all units. Black granite worktops –clean and no damage/chips		
43	Venting	Extractor fan fitted		
44	Appliances	Neff Chrome extractor fan above Neff chrome 4 ring gas hob-good order. Neff double oven with two clean shelves and clean grill pan with tray. Integrated Miele frigde freezer with 2 plastic pull out trays in fridge,4 glass shelves, ice tray, plastic tray, 3 door shelves with one covered. Freezer with 2 drawer trays in plastic. Vaillant boiler inside cupboard with 3 pine shelving areas. Integrated Bosh Dishwasher with two plastic trays and cutlery rack.		
45	Plumbing	Stainless steel circular sink. Integrated Neff white washing machine with clean dispensing drawer.		

<b>Main Bathroom</b>				
<b>No</b>	<b>Item</b>	<b>Comment</b>	<b>In</b>	<b>Out</b>
49	Door	Neutral painted wooden door with chrome finished doorknobs and push plates with chrome lock and double hook to rear of door.		
50	Lighting	4 x downlighters fitted to ceiling in working order		
51	Ceiling	White netural painted walls		
52	Walls	Neutral painted. Part tiled in brown/sandy tiles.		
53	Venting	Silavent extractor fan		
54	Heating	1 white gas radiator		
55	Bathroom Suite	3 piece white bathroom suite – widened white bath with		

		white pedestal unit comprising of 6 drawers and 2 shelved units. Plastic white bath panel. Shaving Point		
56	Taps Bath	Chrome taps with shower mixer		
57	Flooring	Beige/Sandy brown floor tiles good condition		
58	Cabinet	n/a		
59	Toilet Roll Holder	Chrome loo roll holder		
60	Shower	Central mixer tap in chrome Alterna shower model. Affixed to wall with chrome holder and plastic soap tray. Shower hose, plug unit.		
63	Cabinet	Consortina wooden door to shelving unit and stopcock		
64	Toilet Roll Holder	n/a		
65	Shower Screen	Curved glass shower screen-clean and in good order		

<b>Ensuite Bedroom</b>				
<b>No</b>	<b>Item</b>	<b>Comment</b>	<b>In</b>	<b>Out</b>
76	Door	Neutral painted wooden door with chrome finished doorknobs and push plates		
77	Lighting	4 inset ceiling lights in good order. Chrome dimmer switch		
78	Ceiling	Neutral painted		
79	Walls	Neutral painted. Fitted wardrobe area with chrome rail, 2 shelves and wooden consortina door with chrome doorknob		
80	Electrics	3x double 13 amp sockets chrome finish		
81	Heating	1 white gas radiator		
82	Windows	2 wooden framed windows with window screw locks. Chain on LHS window broken on the right hand side of window.		
83	Window Dressing	2 fitted blue and white floral Roman Blinds with pull chords in clean order and working. 2 cream patterned nets with pull chords in good order with wooden pendant pulls		
84	Flooring	Hardwood pine flooring.		
85	Skirting	White wooden with minor scuff marks. Gloss.		

<b>Second Bedroom</b>				
No	Item	Comment	In	Out
86	Door	Neutral painted wooden door with chrome finished doorknobs and push plates		
87	Lighting	Double circular cream lampshade in good order with bulb.		
88	Ceiling	White painted		
89	Walls	Neutral 'powder blue' colour. Landlord confirms repainting only in Farrow and Ball paint in neutral shade. Small storage area with chrome round handle in good order.		
90	Electrics	Chrome light switch. 2x dbl 13 amp sockets in chrome finish. BT point		
91	Heating	1 white gas radiator		
92	Windows	2 wooden windows with locks and sash chords in good order. Gloss sill. Chain on RHS broken of larger window		
93	Window Dressing	Pair of white and blue roman blinds in Laura Ashley material with Brewers hanging mechanism. Chords in rope with chrome pendant pull device.		
94	Flooring	Neutral beige wool carpet with some minor stains in area between windows. Requires hoovering. Imprints of furniture markings		
95	Skirting	White wood with minor scuff marks		

<b>Front Garden</b>				
No	Item	Comment	In	Out
103	Green/household bins	Landfill wheelie bin and recycling box to side of house at front		
104	Lawn/Patio area	Maintain as per AST		
106	Gas Meter	Door in front of ensuite bedroom – bottom right meter.		

# Utilities

Utilities	Date In	Reading In		Date Out	Reading Oit	In	Out
Gas							
Electric							
Water 1							
Water 2							

**NO Sets of Keys to Tenants:**

**2 Full Sets all locks working.**

Please ensure that blocked pipes and sinks are the responsibility of the tenants and regular maintenance (ie plug drainers) occurs to prevent such issues.

Also maintain the filters in the dishwasher and washing machine to avoid flooding.overspill of water. This can be emptied weekly if used regularly.

**Any other comments:**

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Signed by the Landlord (or they legal authorized representative)

Dated (dd/mm/yy)

Signed by Tenants:

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(Tenants Name Here)

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(Tenants Name Here)

Dated:- (dd/mm/yy)

Note: Each Tenant must sign and initial each page of this Inventory.

Photographs of:- (Property Address Here)

Photos taken on:- (dd/mm/yy)

Photos Taken By:- (Name Here)



Reception Floor



Master Bathroom



Reception Bay Window



Bedroom 1 Floor and walls





Reception Floor



Kitchen Oven



Kitchen Worksurface



Dishwasher & Washing Machine

SAM