

INVENTORY
AND SCHEDULE
OF CONDITION

14 Sample Street Preston, PR1 2AB

FRONT ELEVATION PHOTOGRAPH

COMPLETED ON

Sample date

INSPECTED BY

Fascia Agency

REPORT REF

FA-INV-2041

SAMPLE REPORT — fictional property. Photographs appear as placeholders in this sample. In a live report every entry is supported by full-colour, date-stamped photographs — typically 150–300+ images per inventory — with the date and time printed on each image.

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How to read this report. Every component of the property is listed with a reference number, a full description for identification, and an objective note of its condition and cleanliness. Unless stated otherwise, each listed item is in good, clean order — though not necessarily new or perfect. Any defect, however minor, is described and photographed in close-up with a scale reference where useful. Condition wording follows the standards used by government-approved tenancy deposit schemes (TDS, DPS, mydeposits).

Disclaimers

This inventory and schedule of condition is prepared by Fascia Agency and is compiled as an "as seen" snapshot at the time of inspection. It is a fair record of the property's internal condition and contents and does not form any part of a structural survey or valuation. The report is compiled on the basis that all items listed are in good, clean order at the time of inspection unless stated otherwise. Any defects or soiling are noted where appropriate. The clerk is not an expert in antiques, furniture styles or fabrics; descriptions are for identification purposes only, so that each item can be compared with its condition at the commencement of the tenancy. It is the responsibility of the landlord, managing agent and tenant to check this report; amendments must be notified in writing within 7 days of receipt, after which the report is deemed accepted as accurate by all parties.

SAFETY

We do not move heavy items of furniture or access lofts, high-level cupboards or other inaccessible areas. Electrical appliances are tested for power only, where practicable. Boilers, gas fires and heating systems are not tested. Water outlets are tested where possible and practical, and any issue found is noted in the report.

METER READINGS

Meter readings are taken where meters are safely accessible and are photographed with the display and serial number visible. The relevant utility companies should verify all readings; Fascia Agency cannot be held responsible for discrepancies. Where a meter is inaccessible or poses a risk of injury, this is noted with suggestions for how a reading may be obtained.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 (AS AMENDED)

Compliance with fire safety regulations for furnishings remains the responsibility of the instructing principal. Where this report notes "fire label seen", this records only that a label as described in the DTI guide to the regulations was attached at the time the inventory was compiled; it should not be interpreted as confirmation that the item complies.

SMOKE & CARBON MONOXIDE DETECTORS

Detectors are push-button tested at the time of inspection with the aim of demonstrating proper working order in line with the Smoke and Carbon Monoxide Alarm Regulations. The clerk reports only the response heard at the time of testing and cannot be held responsible for a detector's ongoing working order. Following tenancy start it is the tenant's responsibility to test detectors regularly; it remains the landlord's responsibility to ensure correct products are appropriately fitted.

MAINTENANCE ISSUES

Any maintenance issues identified are gathered in the Actions Required section at the end of this report. Where an action is recommended, this states only that an item requires attention; responsibility for the action depends on the tenancy agreement and is a matter for the parties.

CHANGES TO THE PROPERTY

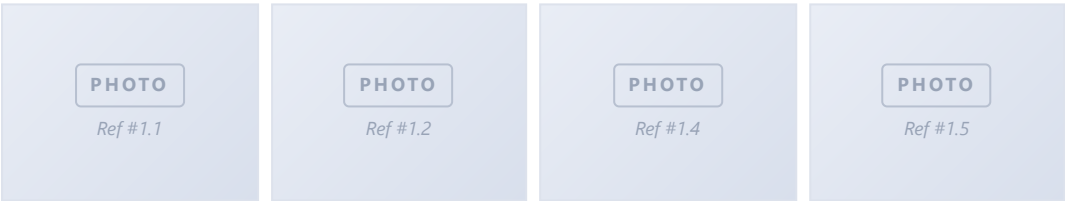
Tenants wishing to make changes to décor, fixtures or the landlord's belongings should obtain the landlord's or agent's permission in writing to avoid discrepancies at the end of the tenancy.

BRANDING & WHITE-LABEL REPORTS

This sample carries Fascia Agency branding for illustration only. For lettings agents and property management companies, reports are white-labelled as standard: your agency's logo, colours and contact details are added in place of ours, so every report you pass to landlords and tenants carries your brand. For private landlords, reports can instead be supplied plain and unbranded on request.

1. Front Entrance & Hallway

REF	NAME	DESCRIPTION	CONDITION
1.1	Front door	White uPVC front door with double-glazed opaque panel and white uPVC frame. 1x multi-point locking mechanism, 1x chrome lever handle, 1x chrome letterbox with sprung flap, 1x external kick plate, weather seal to threshold.	All in good, working order. Minor scuffing to external kick plate area; two light scratches approx. 4cm to internal face, mid-panel — photographed in close-up.
1.2	Left hand wall	Painted matt emulsion, off-white, with white gloss wooden skirting board. 1x white panel radiator with thermostatic valve. 1x white plastic double socket.	All in good, clean order. Light scuff approx. 6cm at low level beside radiator.
1.3	Right hand wall	Painted matt emulsion, off-white, with white gloss skirting board. Front of white painted lounge door and frame including 3x chrome hinges, 1x chrome lever handle. 1x white plastic single light switch.	All in good, clean order; professionally cleaned.
1.4	Ceiling	Painted white. 1x pendant light fitting with white fabric shade. Coving to all edges.	All in good, working order — light working when tested. No cracks, marks or staining.
1.5	Floor	Oak-effect laminate laid throughout hallway with metal threshold strip to lounge doorway.	Clean and secure, no lifting boards. Two minor surface scratches near front door consistent with normal use — photographed.



Sample placeholders — the live report carries 11 date-stamped photographs for this area, including close-ups of every defect noted.

2. Lounge

REF	NAME	DESCRIPTION	CONDITION
2.1	Left hand wall	Painted matt emulsion, light grey, with white gloss skirting board. 1x white plastic double socket. 1x TV aerial point.	All in good, clean order; professionally cleaned.
2.2	Right hand wall	Painted matt emulsion, light grey, with white gloss skirting board. Chimney breast with two alcoves. 2x white plastic double sockets.	Cluster of 3x small picture-hook holes to chimney breast, filled but visible. Faint furniture rub mark to right alcove at approx. 80cm height. Otherwise good, clean order.
2.3	Rear facing wall	Painted matt emulsion, light grey. Rear of white painted lounge door and frame with 3x chrome hinges, 1x chrome lever handle. 1x white plastic single light switch.	All in good, clean order. Light scuffing to wall behind door at handle height.

2.4	Front facing wall	Painted matt emulsion, light grey. 1x uPVC double-glazed window with two opening panes, 2x chrome lockable handles, white uPVC sill. 1x grey venetian blind. 1x white panel radiator with thermostatic valve beneath window.	All in good, working order. Both window handles lock, keys present (see Keys). No misting between panes. Hairline scratch to sill. Blind operates correctly, all slats intact.
2.5	Ceiling	Painted white with ceiling rose and three-arm light fitting, 3x bulbs. Coving to all edges.	Hairline settlement crack approx. 20cm running from ceiling rose towards window — decorative only, photographed in close-up. All bulbs working when tested.
2.6	Floor	Fitted carpet, mid-grey twist pile, with gripper edges.	Professionally cleaned prior to tenancy — clean and odour-free at inspection. No stains, burns or pulls. Slight flattening to main walkway consistent with age.
2.7	Sofa LANDLORD ITEM	Three-seater fabric sofa, charcoal grey, with 3x seat and 3x back cushions. Fire safety label present to underside of seat cushion — photographed.	Good, clean condition. Light bobbling to both armrests. No stains, tears or pet damage. Underside and rear panel checked — sound.
2.8	TV unit LANDLORD ITEM	Oak-effect media unit, W1200, with 2x cupboard doors and 1x open shelf.	Good, clean condition. Two light surface scratches to top, photographed with scale reference.

PHOTO

Ref #2.2

PHOTO

Ref #2.4

PHOTO

Ref #2.5

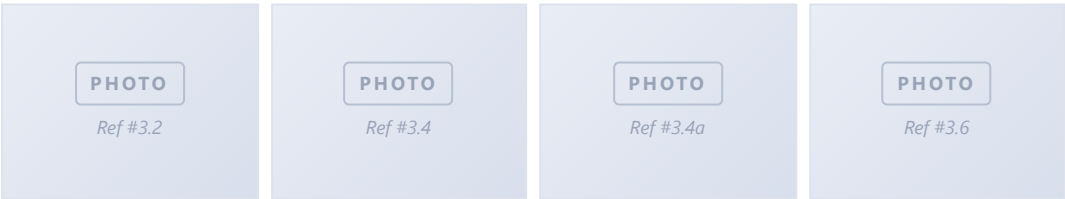
PHOTO

Ref #2.7

Sample placeholders — 24 date-stamped photographs accompany this area in the live report.

3. Kitchen

REF	NAME	DESCRIPTION	CONDITION
3.1	Walls & tiling	Painted washable emulsion, white, with white ceramic splashback tiles behind worktop runs. White gloss skirting to exposed walls.	All tiles intact, no cracks or missing grout. Slight discolouration to grout behind hob area consistent with cooking use — photographed.
3.2	Base units	Five base units, white gloss doors with brushed steel bar handles and soft-close hinges. 3x drawers with metal runners. 1x under-sink unit housing waste pipework. Continuous white gloss plinth.	All doors align and close correctly; interiors clean and empty; shelf pegs all present. Minor swelling to plinth beneath sink unit — no active leak found; see Actions Required, item 2.
3.3	Wall units	Three wall units, white gloss doors with brushed steel bar handles, 2x internal shelves each. 1x under-unit strip light.	All in good, working order; professionally cleaned. Strip light working when tested.
3.4	Work surface & sink	Laminate worktops, dark stone effect, to two runs. 1x stainless steel one-and-a-half bowl sink with drainer and chrome mixer tap. Sealant to worktop junctions.	Heat mark approx. 8cm diameter to right of hob, photographed with scale reference. Tap operates correctly, no drips; drains freely. Sealant intact but discoloured at sink junction — see Actions Required, item 4.
3.5	Ceiling & lighting	Painted white. 4x recessed spotlights. 1x extractor vent outlet.	All spotlights working when tested. Vent outlet clear.
3.6	Floor	Grey tile-effect vinyl, professionally fitted, edges sealed.	Clean throughout, fully adhered. Small nick approx. 5mm in front of washing machine position — photographed in close-up.
3.7	Switches & sockets	6x white plastic double sockets above worktop level. 2x fused spur switches labelled for appliances. 1x single light switch.	All faceplates clean and secure.



Sample placeholders — every cupboard is photographed open and closed in the live report (38 photographs for this area).

4. Appliances

REF	NAME	DESCRIPTION	CONDITION
4.1	Oven	Integrated electric fan oven. Make, model and serial number recorded and photographed in live report. 2x racks, 1x grill pan.	Interior professionally cleaned. All control knobs present and legible. Powers on when tested.
4.2	Hob	Four-ring ceramic hob, black glass.	Surface clean, no cracks, chips or scratches.
4.3	Extractor hood	Stainless steel chimney extractor with 2x grease filters and 1x light.	Both filters degreased. Light and both fan speeds working when tested.

4.4	Fridge freezer LANDLORD ITEM	Freestanding 60/40 fridge freezer, white. Fridge: 3x glass shelves, 1x salad drawer, 3x door trays. Freezer: 3x drawers. Model and serial photographed.	Running and cold at inspection. Interior clean; all shelves, trays and drawers present and intact. Door seals sound. Light scratching to door exterior.
4.5	Washing machine LANDLORD ITEM	Freestanding washing machine, white. Model and serial photographed.	Drum and door seal clean, no mould to seal. Detergent drawer clean with light limescale to housing. Not test-run; tenant advised to report any fault within 7 days.

PHOTO

Ref #4.1

PHOTO

Ref #4.3

PHOTO

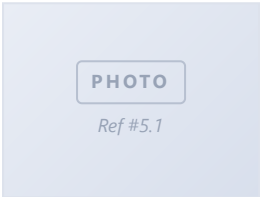
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PHOTO

Ref #4.5

5. Stairs & Landing

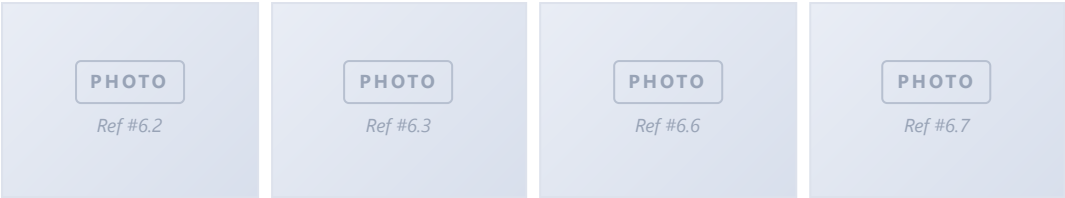
REF	NAME	DESCRIPTION	CONDITION
5.1	Walls & ceiling	Painted matt emulsion, off-white, to staircase and landing with white gloss skirting. Painted white ceiling with 1x pendant light.	All in good, clean order. Light scuffing to staircase wall at low level, consistent with normal use.
5.2	Staircase	Carpeted staircase, mid-grey twist pile, with white painted handrail, newel post and spindles.	Carpet clean and secure to all treads. Handrail and spindles secure, paintwork good.
5.3	Landing floor	Fitted carpet, mid-grey twist pile, continuing from stairs.	Clean, no stains or damage.



6. Bedroom 1 (Front Double)

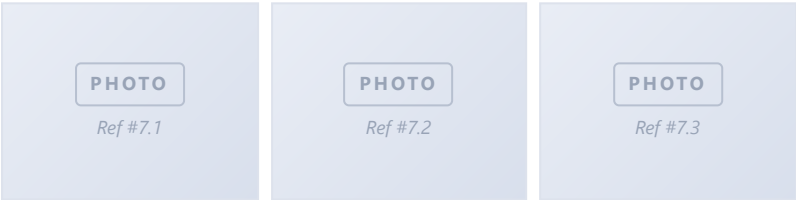
REF	NAME	DESCRIPTION	CONDITION
6.1	Door	White painted internal door and frame, 3x chrome hinges, 1x chrome lever handle.	Closes and latches correctly. Good, clean order.
6.2	Walls	Painted matt emulsion, pale blue, with white gloss skirting boards. 3x white plastic double sockets. 1x single light switch.	Clean throughout. 2x small filled picture-hook holes above bed position — photographed. No signs of damp or condensation to external wall or window reveal.
6.3	Window & curtains	uPVC double-glazed window, 1x opening pane with chrome lockable handle, white uPVC sill. Grey lined eyelet curtains on metal pole.	Lock operating, key present. No misting. Curtains clean, all eyelets intact.
6.4	Ceiling	Painted white. 1x pendant light with white shade.	Good, clean order. Light working when tested.
6.5	Floor	Fitted carpet, beige twist pile.	Clean and odour-free. No stains or damage. Slight indentation marks from previous furniture positions — expected to lift.
6.6	Fitted wardrobe	Double fitted wardrobe with 2x white sliding doors, 1x hanging rail, 2x shelves.	Both doors run smoothly on tracks. Interior clean and empty. Small chip approx. 5mm to right door edge — photographed.
6.7	Bed & mattress	Double bed with grey fabric frame and headboard. Double mattress with fitted protector. Fire safety label present — photographed.	New at tenancy start. No marks, stains or damage to frame, mattress or protector.

LANDLORD ITEMS



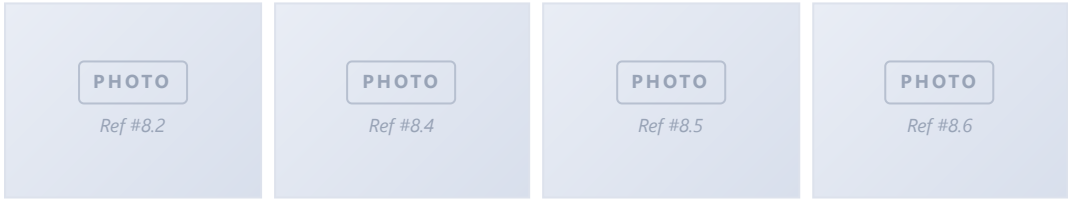
7. Bedroom 2 (Rear)

REF	NAME	DESCRIPTION	CONDITION
7.1	Door & walls	White painted internal door and frame, 3x chrome hinges, 1x chrome lever handle. Walls painted matt emulsion, white, with white gloss skirting. 2x double sockets, 1x light switch.	All in good, clean order; professionally cleaned.
7.2	Window & blind	uPVC double-glazed window, 1x opening pane with chrome lockable handle. White roller blind.	Lock operating, key present. Blind operates correctly, fabric clean.
7.3	Ceiling & floor	Painted white ceiling with 1x pendant light. Fitted carpet, beige twist pile.	Light working when tested. Carpet clean, small flattened area at doorway consistent with use.



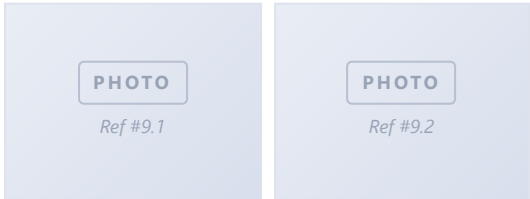
8. Bathroom

REF	NAME	DESCRIPTION	CONDITION
8.1	Walls & tiling	White ceramic tiles to full height around bath and to half height behind basin; painted emulsion elsewhere. White gloss skirting to painted walls.	All tiles intact, grout clean. Sealant around bath sound with slight discolouration to one corner — photographed.
8.2	Bath & shower	White acrylic bath with chrome mixer taps. Thermostatic shower over bath with chrome riser rail, hose and head. Glass shower screen with chrome fittings.	No chips or cracks. Shower run at inspection — good pressure, no leaks at hose or head. Screen secure, seal intact. Drains freely.
8.3	WC	White close-coupled WC with soft-close seat.	Flush operates correctly; cistern refills without running. Seat secure, no cracks. Clean throughout including base and behind pedestal.
8.4	Basin & pedestal	White ceramic basin on pedestal with chrome pillar taps. 1x mirrored cabinet above.	Small chip approx. 4mm to front rim of basin — pre-existing, photographed with scale reference. Taps operate correctly, drains freely. Cabinet doors align, mirrors unmarked.
8.5	Ceiling, light & extractor	Painted white ceiling. 1x sealed ceiling light. 1x wall-mounted extractor fan.	Light working. Extractor fan not operating when tested — see Actions Required, item 1. Grille dusty.
8.6	Floor	White marble-effect vinyl, edges sealed.	Clean and fully adhered. No lifting or water damage at bath or WC junctions.



9. Exterior & Rear Yard

REF	NAME	DESCRIPTION	CONDITION
9.1	Front elevation	Brick mid-terrace frontage with uPVC windows and front door. Concrete path to door.	Photographed from street. Gutters and visible pointing appear sound from ground level. No broken glazing.
9.2	Rear yard	Enclosed paved yard with timber gate to rear alley, 1x external tap, 1x rotary drier point. White uPVC rear door with multi-point lock.	Swept and clear. Gate closes and bolts. Rear door locks correctly, key present. External tap operates, no drip at inspection.



10. Safety & Alarms			
REF	NAME	LOCATION	TEST RESULT
10.1	Smoke alarm	Hallway ceiling, ground floor	TESTED — ALARM HEARD
10.2	Smoke alarm	Landing ceiling, first floor	TESTED — ALARM HEARD
10.3	CO alarm	Lounge, adjacent to boiler cupboard	TESTED — ALARM HEARD

11. Keys		
REF	NAME	DESCRIPTION
11.1	Front door keys	2x keys — photographed together with fob reference
11.2	Rear door key	1x key — photographed
11.3	Window keys	4x keys — one per opening window, left on sills

12. Meters			
REF	NAME	DESCRIPTION	READING
12.1	Electricity meter	Location: hallway cupboard. Smart meter; in-home display present. Serial number recorded and photographed.	45210.3 (sample)
12.2	Gas meter	Location: external box, front elevation. Serial number recorded and photographed. Stopcock located under kitchen sink.	08442 (sample)

PHOTO
Ref #12.1

PHOTO
Ref #12.2

Actions Required — Maintenance Summary

Every maintenance issue identified during the inspection, gathered in one place and cross-referenced to the entry and photographs above.

REF	ITEM	ACTION REQUIRED	PRIORITY	COMMENTS
8.5	Bathroom » Extractor fan	Electrician to attend — fan not operating	ACTION REQUIRED	Inadequate ventilation risks condensation and mould during the tenancy.
3.2	Kitchen » Sink unit plinth	Check waste connections; re-inspect at first mid-term visit	MONITOR	Minor water swelling to kick-board. No active leak found at inspection.
2.5	Lounge » Ceiling	None — record only	DECORATIVE	20cm hairline settlement crack. Recorded to protect the tenant from liability at checkout.
3.4	Kitchen » Sink sealant	Consider renewing at next void period	DECORATIVE	Sealant sound but discoloured.

Declaration

I/We the undersigned confirm that, if I/we do not comment on this inventory in writing within seven days of receipt, I/we accept the inventory as an accurate record of the contents and condition of the property.

Signed by the Tenant

Print name

Date / /

Signed by the Landlord / Agent

Print name

Date / /

Signed for Fascia Agency (Clerk)

Print name

Date / /