



360 Tour & Schedule of Condition

Client Name:	Janice Moser-Harper
Tenant 1	
Date:	13/05/2023
Property description:	5 bedroom Unfurnished HMO
Property Address	10 Longsmith Street Gloucester GL1 2HH
	Click here for Virtual Tour 





Inventory : Guidance Notes to Tenants

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made by the tenant at the start of the tenancy, the inventory will be deemed as accepted as read.

The inventory report has been prepared by No Letting Go and provides a fair and accurate record of the decor, contents, fixtures and fittings of the property

The condition of the property at the start of the tenancy, as described in the inventory will be compared to the condition of the property at the end of the tenancy. Details of any alterations to the property after the inventory has been agreed upon should be noted on a separate addendum sheet and agreed by the tenant and the managing agent/landlord. At the end of the tenancy a Check Out report will be conducted to determine any changes to the inventory. The tenant should gain permission from the managing agent/landlord if they wish to remove or store any items during the tenancy and this should be confirmed in writing by the managing agent/landlord.

The inventory clerk cannot undertake to move heavy items of furniture or to make searches in inaccessible locations such as loft spaces, cellars, locked rooms and high level cupboards, or to unpack items. We reserve the right not to handle or move items deemed to be fragile or valuable. In addition the inventory clerk reserves the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

Disclaimer

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor.

This inventory relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee 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 preparing the inventory and the superficial condition of same.

No Letting Go will not take water meter readings unless the meter is clearly visible within the property or attached to an exterior wall at low/accessible level.

Utility readings will be recorded and where possible, photographed subject to clear access and easily identifiable location and labelling where necessary. No Letting Go will not accept any liability for the recording of meter readings where the Clerk is unable to either easily locate, access or identify any meter unless such precise information has been provided by the Client in writing at the time of booking.

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames and locks. No Letting Go can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

The inventory clerk cannot undertake the testing of appliances and is not qualified to report on the safety of any appliances other than a general visual inspection of condition. All electrical items are deemed to be complete with fixings (plugs, cables etc) unless otherwise stated.

Any discrepancies to a report compiled by No Letting Go must be made within 7 calendar days of receipt of the report. No Letting Go cannot accept responsibility for any discrepancies or oversights not reported within this timescale as any such issues may have occurred after the date of the compilation of the report.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 (1993)

The fire and safety regulations regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.



Using The Inventory

All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Multiple items may be grouped together and may require locating.

Light fittings are assumed to come complete with a serviceable bulb(s) unless stated.

Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary.

All measurements are in centimetres/metres and are approximate to within 1 centimetre unless stated otherwise.



Glossary of Terms

All items listed are in a good condition and the cleanliness standard is good domestic clean, unless otherwise stated.

Condition

1. **Brand new, unused condition** - Still in wrapper or with new tags/labels attached.
2. **Good condition** - Signs of slight wear, generally lightly worn.
3. **Fair condition** - Signs of age, frayed, small light stains and marks, discolouration.
4. **Poor Condition** - Extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.
5. **Very Poor Condition** - Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.

Cleanliness

1. **Professionally cleaned** Everything immaculate, sparkling and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered.
2. **Professional or hotel clean** Everything immaculate, sparkling and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered. Cleaned to a professional standard but no receipt seen.
3. **Good domestic clean** Flooring vacuumed and swept. Appliances cleaned and free of loose dirt. Some carbon deposits to appliances may be visible but no loose debris or grease to the touch. Dust may be visible to areas not often seen - cupboards, tops of door frames etc. Sanitary ware in clean condition - no dust/soap deposits/loose hairs etc
4. **Average domestic clean** Domestic clean, but signs of dust to woodwork, kitchen units marked, appliances need additional cleaning. Carpets vacuumed and floors swept. Dust/hairs to sanitary ware - requiring further cleaning
5. **Poorly cleaned** Carpets need vacuum, all items dusty or dirty, kitchen and bathrooms require further cleaning to either a good domestic standard or to a professionally clean standard as applicable
6. **Not clean** Property requires cleaning to a good domestic standard or professional standard to make available for next tenant as applicable.



Schedule of Condition & Cleanliness Summary

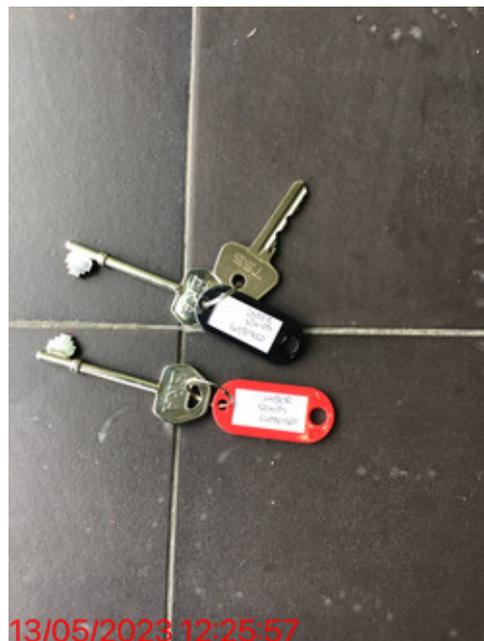
Property in general

Summary of Cleanliness	Professionally cleaned
Decorative Order	Good condition
Carpets and Flooring	Fair condition
Windows	Fair condition
Doors	Fair condition
Curtains / Blinds / Nets	N/A
Woodwork	Fair condition
Lights / Shades	Good condition
General Linen	N/A
Furniture	Fair condition, signs of age
Exterior	N/A
Additional comments / outstanding maintenance	None

Keys Handed Over

Door/window Type	Type of key (Yale chubb etc)	Number of Keys
Front Door	Yale	1
Bedroom Doors	Yale	5
Kitchen Cupboard Doors	Yale	10
Ground Floor Cupboard	Chubb	2

Key Photographs





Fire Safety

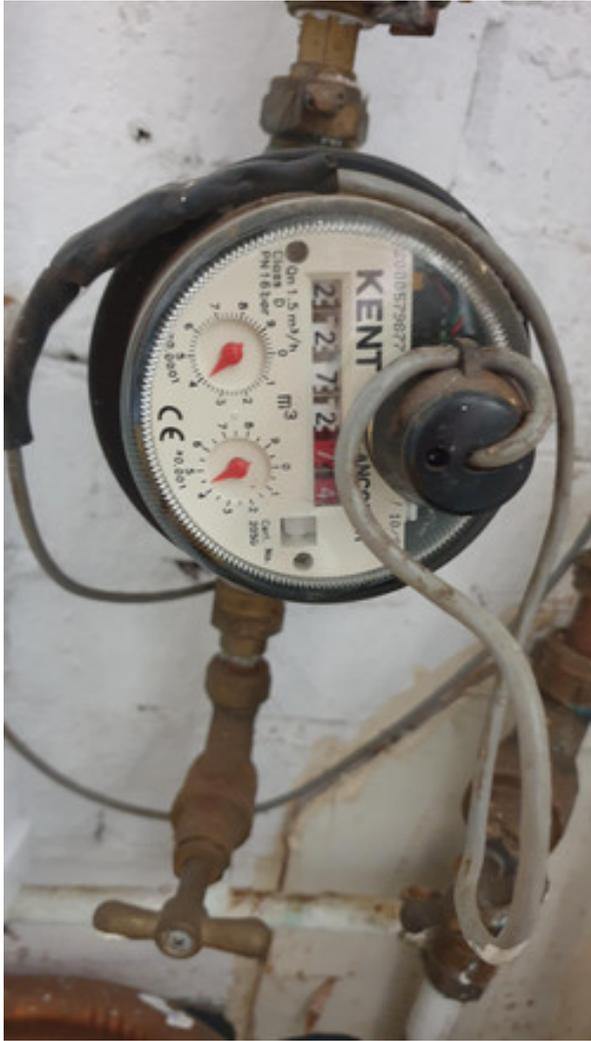
Furniture Checked and Fire Regulation Labels Noted	N/A
Smoke Alarm Present to Each Floor	Yes. Central fire panel in entrance hall
Smoke Alarm Tested / Green Light Visible for Electricity Connected	Unable to test
Carbon Monoxide Alarm Present	Yes, in ground floor cupboard with boiler
Carbon Monoxide Alarm Tested / Green Light Visible for Electricity Connected	Alarm tested and working at time of visit
Recommendations	None

Meter Readings

Type	Location	Meter Reading	Supplier	Serial No.
Gas	In cupboard in entrance	10081		G4 K0050735 17 01
Electricity	In cupboard in entrance	22614		18E0063106
Water	In cupboard in entrance	2272	Severn Trent	2000579877

Meter Photographs







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Entrance



Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Fair condition



Cupboard 1



Item		Condition
1.	Summary of cleanliness	Cleaned to an average domestic standard
2.	Decorative Order	Fair condition
3.	Carpets and Flooring	Fair condition



Stairs 1

Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Fair condition
3.	Carpets and Flooring	Fair condition

Cloakroom



Item	Condition
1. Summary of cleanliness	Professionally cleaned
2. Decorative Order	Good condition
3. Carpets and Flooring	Fair condition
4. Hand Basin(s)	Fair condition. Waste surround corroded, no plug
5. Toilet	Fair condition, not clean
6. Comments	Door handle/lock not operative



Stairs 2/Hall



Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Fair condition, chipped and raised edges



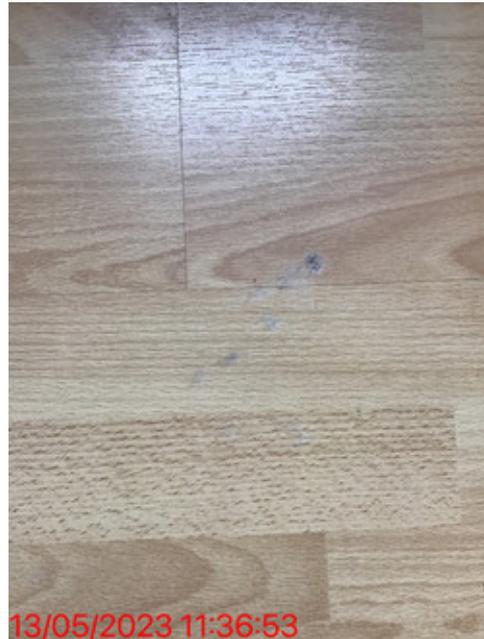
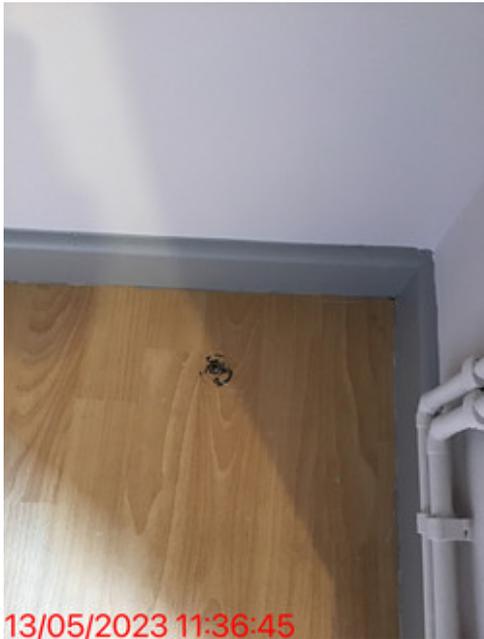
Kitchen/Living Room



Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Good condition
4.	Extractor Hood	Fair condition, not working
5.	Sink	Good condition



Bedroom 2





Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Fair condition, burn mark and stain behind door
4.	Comments	Wardrobe face marked and not cleaned out



Bedroom 1



Item	Condition
1. Summary of cleanliness	Professionally cleaned
2. Decorative Order	Good condition
3. Carpets and Flooring	Fair condition. Gouges
4. Comments	Wardrobe drawer badly worn One peg broken



Stairs 3

Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Fair condition



Shower Room



Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Good condition
4.	Hand Basin(s)	Fair condition
5.	Toilet	Fair condition
6.	Shower Cubicle	Good condition
7.	Shower	Good condition



Stairs 4

Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Fair condition



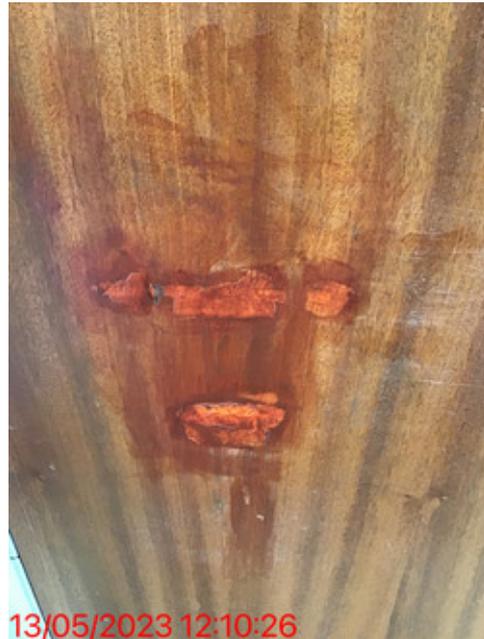
Hall/Utility area



Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition, window sill uneven
3.	Carpets and Flooring	Fair condition, boards chipped



Bathroom



Item	Condition
1. Summary of cleanliness	Professionally cleaned
2. Decorative Order	Fair condition. Cupboard door badly marked Poor repair to wall behind door
3. Carpets and Flooring	Good condition
4. Hand Basin(s)	Good condition
5. Shower Cubicle	Fair condition



6.	Shower	Fair condition
7.	Comments	Light in shower not working



Bedroom 5



13/05/2023 11:56:05



13/05/2023 11:56:36



13/05/2023 11:56:43

Item	Condition
1. Summary of cleanliness	Professionally cleaned
2. Decorative Order	Good condition
3. Carpets and Flooring	Fair condition, gouged and chipped
4. Comments	Wardrobe drawer badly marked to base



Bedroom 4





Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Fair condition, lifting to joins
4.	Comments	Wardrobe not cleaned out and marked to side



Bedroom 3





Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	Good condition
3.	Carpets and Flooring	Fair condition, chipped
4.	Comments	Drawers marked and not clean Bottom left drawer broken to underside



Declaration

I/we acknowledge receipt of this inventory and confirm that all items listed are in a good clean condition unless otherwise stated. I/we have read and checked this inventory and schedule of conditions and agree that it is a true record as at the time of taking occupation.

Signed (Tenants)	Name	Date
		13/05/2023

Signed (Landlord/Agent/Clerk)	Name	Date
	Rodney Yost	13/05/2023

Check In started : time

Check In finished : time