# INVENTORY AND CHECK IN PREPARED FOR

FLAT 7,

4 TOWN MEADOW

BRENTFORD

TW8 0BX

17TH APRIL 2018

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|  |  |
| --- | --- |
| **CLIENT:** | Thorgills |
| **INSTRUCTED BY:** | Chantelle Leydon |
| **TENANT:** | London Platinum Apartments |
| **REF:** | MBPS-002 |
| **INSPECTED BY:** | Gary Krienkie |
| **PROPERTY SIZE:** | 1 Reception/ 2 Bedrooms/ 2 Bathrooms/ 1 Utility Unfurnished Flat |



‘WINDY RIDGE’ 99 COWLEY HILL, BOREHAMWOOD, HERTS, WD6 5NA, TEL: 020 8 386 0950 –

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Registered No: 4263261

Safety Disclaimer

This inventory report is prepared as an ‘as seen snapshot’ of the property and its contents at the time of the designated inspection and is compiled as a fair and accurate record for the properties internal condition and contents. This does not form any part of a valuation or structural report.

This inventory is compiled on the basis that all items listed are in good order and clean. Any defects or soiling are noted where appropriate. Where inspections are carried out and the tenants’ belongings are in situ, it can be difficult for clerks to differentiate to that belonging to the landlord or tenant. Should the report contain inaccuracies the clerk (Independent Inventories (UK) Ltd ) will not be held responsible.

The clerk preparing the inventory is not an expert in electrical appliances, antiques, furniture style, fabrics, flooring, etc. All descriptions within this report are for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy.

Lofts and Cellars are not included unless they are converted and safely accessible. Contents will therefore not be noted or checked at checkin or checkout.

Plants and shrubs will not be itemised.

Belongings left by the landlord/agent in a locked room or outbuilding will not be inventoried and are the sole responsibility of the Landlord/agent. Items in garages/sheds such as garden equipment and tools will be inventoried, however tins of paint will not be itemised.

We do not undertake to move heavy items of furniture or access lofts, high-level cupboards, or any other inaccessible places. Contents which have been left in the above-mentioned areas, which have not been inventoried, are the sole responsibility on the landlord. We also do not undertake to open windows, but will confirm whether keys have been seen or not.

Any electrical appliances tested will be for power only and only where practicable. The clerks are not qualified electricians and will only confirm the visual condition of the electrical socket, wiring and or fitting as seen. Boilers, Heating Systems, Gas Fires, Water Supply and Radiators are not tested, and Independent Inventories (UK) Ltd will not take any responsibility for units left either on or off even if on automatic timers. Where smoke alarms and CO Detectors are tested this is for power only and should not be taken to mean that the alarms are in full working order. We only state their presence and cannot state the functioning of this equipment. No responsibility is taken for any damage or malfunction occurring during the testing of such alarms.

The relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or inaccessible to read. For Health and Safety reasons we do not expect our clerks to access high level areas which involve using ladders/chairs.

The Fire & safety Regulations regarding furnishings, gas, electrical & similar services are ultimately the responsibility of the instructing principle. Where the inventory notes FFR label seen, this should not be interpreted to mean that the item complies with the furniture & 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 to the regulations as published by the Department of Trade & Industry, January 1997, (or subsequent edition), attached at the time the inventory was complied.

Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 131202009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds

It is the responsibility of the landlord/managing agent/tenant to agree between themselves the accuracy of the report, and Independent Inventories (UK) Ltd should be notified within 7 days of receipt of the report of any discrepancies within the report.

GENERAL GUIDANCE NOTES

Independent Inventories do not have site of tenancy agreements or other agreements made between the tenant, landlord and management company. As these are guidance notes only it is always advisable that the tenancy agreement is cross referenced. This report will indicate whether in our opinion the tenant is liable for the deterioration or whether it is considered fair wear & tear. Independent Inventories may suggest maintenance, cleaning or tenant’s liability at checkout, but the final responsibility of these suggestions will fall with the landlord or managing agent in respect of the original tenancy agreement. We do not suggest costs of any items, these should be sourced from the relevant contractors by the landlord or managing agent.

CLEANING

We recommend that a professional cleaning company is employed at the end of the tenancy, unless alternative arrangements have been agreed with the Landlord/Managing Agent. Receipts from professional cleaning and carpet cleaning companies must be present to the clerk at the checkout inspection.

If the standard of cleaning is not satisfactory most Landlords/Managing Agents will contract a cleaner and their charges will be charged to the tenant unless otherwise stated in the tenancy agreement.

DECORATION

It is accepted that during the course of the day to day living scuffs will appear on walls and woodwork. However should the marks be found to be excessive charges will be made to you the tenant, unless otherwise stated in the tenancy agreement.

LIGHTING

If the lights are working at checkin then it is normal, if lights are not working at checkout, for these to be the responsibility of the tenant to replace bulbs or to be charged accordingly, unless otherwise stated in the tenancy agreement.

GARDENS/PATIO

If the standard of the garden/patio is found to be untidy compared to the start of the tenancy the Landlord/Managing Agent are entitled to employ a contract gardener and the charge will be made to you the tenant, unless otherwise stated in the tenancy agreement.

MAINTENANCE ISSUES

We recommended should any maintenance issues arise you contact the Landlord/Managing Agent immediately so they can deal with the matter. Should we recommend items require maintenance once a property has been checked out, this is purely stating that an item will require fixing/attention, we are not advising as to whose responsibility this and your tenancy agreement will need to be checked.

CHANGES TO PROPERTY

We recommend that if you wish to make any changes to the décor or remove any of the Landlords belongings you contact the Landlord/Managing Agent for permission and have this confirmed in writing to ensure there are no discrepancies at the end of the tenancy.

TENANTS INFORMATION FOR CHECKING OUT OF PROPERTY

It is important at the checkout that:

1. All cleaning should be completed prior to the checkout appointment as per the tenancy agreement.
2. All personal items must be removed prior to the check out.
3. All items should be in the same location as per the inventory, any stored items should be unpacked and also returned to the same location.
4. If the Inventory clerk has to search for items or you still have belongings in the property to be removed this will result in additional charges being made to the tenant.
5. All beds should be left unmade with the linen folded. Bedding & towels should be cleaned & ironed where relevant.
6. All food items should be removed, freezers defrosted & doors left open & electricity turned off.
7. All light bulbs etc. should all be in working order as at check in.

The property should be left in a clean and tidy condition especially carpets, curtains, windows, upholstery appliances etc. We would suggest that you refer to your tenancy agreement in this matter.

If you are not ready to leave it may not be possible to carry out the checkout. In this case a return visit will be necessary resulting in a cancellation charge.

All keys to the property must be handed over at the time of checking out to the Inventory clerk or alternatively to the agents prior to the check out taking place.

The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory.

At the termination of the tenancy the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent/Instructing Principal. This report will indicate whether in our opinion the tenant is liable for the deterioration or whether it is considered fair wear & tear. Normal fair wear and tear will be assessed on the lengthy of the tenancy and type occupancy.

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**UTILITY READINGS / KEY LIST& INSTRUCTION MANUALS**

|  |  |  |
| --- | --- | --- |
| **ELECTRIC** | **GAS** | **WATER** |
| METER NUMBER:  F02C51698 | METER NUMBER:  Key from concierge for cupboard not available at time of check-in | METER NUMBER:  N/A |
| READING:  57354 | READING:  N/A | READING:  N/A |
| LOCATION:  Communal hallway cupboard | LOCATION:  Communal hallway cupboard | LOCATION:  N/A |



|  |
| --- |
| **LOCATION OF:** |

|  |  |  |
| --- | --- | --- |
| **STOP COCK** | Hallway storage cupboard | |
| **FUSE BOARD** | Hallway storage cupboard | |
| **ALARM PANEL**  **This has not been tested** | None | MAKE: |

|  |
| --- |
| **FIRE SAFETY** |

|  |  |
| --- | --- |
| **SMOKE ALARM** | Mains powered and Power light on  Tested with canned smoke and working order  Location: Hallway  Expiry date: None seen  Person Advised name: Natasha Clarke |
| **CARBON MONOXIDE ALARM** | N/A |

|  |  |  |
| --- | --- | --- |
| **KEYS AT CHECKIN** | **KEYS AT CHECKOUT** | |
| **KEY TYPE / SERIAL NUMBER / QTY** | **KEY TYPE / SERIAL NUMBER / QTY** |
| 4 x Silver Yale |  |
| 1 x Mailbox key |  |
| 1 x Black fob |  |
|  |  |
|  |  |
|  |  |
| **KEYS RECEIVED BY: Tenant (Hamid Haghzare)**  \\Pc-1\mbps\II\19th APRIL\APT 7 4 TOWN MEADOW - MAKE\Pictures\New folder\SAM_9607 (Copy).JPG | **KEYS RETURNED TO:** | |

|  |
| --- |
| **GENERAL SUMMARY** |

|  |  |  |
| --- | --- | --- |
| **ITEM** | **CHECKIN NOTES** | **CHECKOUT NOTES** |

|  |  |  |  |
| --- | --- | --- | --- |
| **GENERAL CONDITION** | | Domestically cleaned for the start of tenancy  Further general cleaning required |  |
| **ODOUR** | | N/A |  |
| **DECORATIVE ORDER / WOODWORK** | | Advised freshly painted  Defects as noted |  |
| **FLOORING** | | Defects as noted  Requires further cleaning |  |
| **CURTAINS / BLINDS** | | Requires further cleaning  Defects as noted |  |
| **BLIND REGULATIONS** | | Regulations not met |  |
| **UPHOLSTERY** | | N/A |  |
| **FFR LABELS** | N/A | |  |
| **LINEN** | None provided | |  |
| **LIGHTS** | All working order | |  |
| **KITCHEN / APPLIANCES** | All appliances power tested  Fridge/ freezer left shut power on  Requires further cleaning | |  |
| **BATHROOMS/**  **WC** | Water outlets tested and working  Requires further cleaning | |  |
| **WINDOWS** | Fitments complete  Clean to interior  Requires further cleaning | |  |
| **GARDEN /**  **TERRACE** | N/A | |  |

|  |  |
| --- | --- |
| **MANUALS SUPPLIED AT**  **CHECKIN** | **MANUALS RETURNED AT**  **CHECKOUT** |
| **APPLIANCE / MAKE** | **APPLIANCE/MAKE** |
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|  |  |

 \*N.B – Heavy items will not be moved or inspected behind/under, for health & safety reasons. We will not be held liable should any damages/stains/marks be found during the tenancy in these areas. Should the occupant find any of the above they should, inform the landlord/agent immediately and if/where possible take photographic evidence and pass to the relevant parties.

 This camera symbol throughout the Inventory check in/out indicates where a photo has been taken. Photos can be found at the back of each room in the report with the relevant headings

**ENTRANCE HALLWAY**

|  |  |  |  |
| --- | --- | --- | --- |
| **Door** | Exterior Door Frame  Painted magnolia frame  Threshold upon entrance painted magnolia  Further 1 x silver aluminium thermostat | 1. Water damage to the at low level right hand side 2. Scuffing to the right hand side at mid level 3. Some patchy paintwork to the frame in places 4. Some light shading in places 5. Threshold scattered scratches, chipping and usage marks to the top surface 6. Further threshold shading quite heavy to the top surface |  |
|  | Exterior Door  Light wooden varnish door  Stainless steel number “7”  Stainless steel spyhole  Stainless steel Yale lock with matching pull  Secondary Yale lock stainless steel with matching surround  2 x fire chains attached | 1. All attachments appear to be lightly scratching and tarnished 2. Drilled hole with filler right hand side of Yale lock 3. Scattered scratches and rub marks to the door scattered throughout 4. Chipping at an angle right hand side at mid to low level 5. Ingrain black residue to side of door |  |

**ENTRANCE HALLWAY**

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| --- | --- | --- | --- |
| **Door contd..,** | Interior Door Frame  Painted white frame  1 x Draught excluder seen | 1. Signs of previous magnolia paint under in places 2. 8 x screws to the frame left hand side painted over 3. Patchy painted over defect near lock upper level |  |
|  | Interior Door  Light wooden varnished door  Stainless steel spyhole  Stainless steel lock box  Stainless steel security chain and attachment  Stainless steel twist lock with matching surround | 1. Spyhole no cover seen 2. Paint marks to the door at mid to low level 3. Further white rub marks and scuffing |  |

**ENTRANCE HALLWAY**

|  |  |  |  |
| --- | --- | --- | --- |
| **Walls** | Painted white | 1. Patchy paintwork 2. Odd rubs /scuff to walls 3. Facing wall – No smoking sticker |  |
| **Ceiling/ coving** | Painted white | 1. Patchy paintwork |  |
| **Lights** | 4 x Recessed spotlights with white metal surrounds | 1. All tested and working 2. Slight paint marks around the edges |  |
| **Woodwork** | Painted white | 1. Odd chips to skirting 2. Patchy paintwork |  |
| **Switches and sockets** | Stainless steel and white plastic | 1. Slight paint marks to the top surface 2. Slight paint marks around switches and sockets 3. Some light tarnishing to the top surface |  |

**ENTRANCE HALLWAY**

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| --- | --- | --- | --- | --- |
| **Flooring** | Light wooden laminate flooring  Stainless steel and black rubber tipped doorstop | 1. Scattered white paint and brown marks to the top surface 2. Scattered tiny heel indent and scratches with drag marks throughout 3. Doorstop some light tarnishing seen |  |  |
| **Radiator** | Single panelled white painted metal radiator with matching grill to the top surface  2 x valve caps seen | 1. 1 or 2 x light scuff marks and rub marks in places |  |  |
| **Thermostat control** | 1 x White plastic thermostat control | 1. Yellow discolouration with paint marks around the edges |  |  |
| **Entry phone** | 1 x Bitron white plastic video entry phone model MVH0 | 1. Light discolouration throughout 2. Paint marks around the edges scattered throughout 3. Not fully functioning. Video and buzzer working. Unable to hear conversation |  |  |

**ENTRANCE HALLWAY**

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| --- | --- | --- | --- | --- |
| **Batten** | 1 x white painted wooden batten with 5 x stainless steel double hooks | 1. Paint marks to the top surface in places throughout |  |  |
| **Smoke alarm** | 1 x smoke alarm | 1. Green light showing 2. Tested and working for power 3. No expiration date seen |  |  |
| **Storage cupboard** | Interior and exterior frame painted white  Interior frame painted magnolia  Interior and exterior door light wooden varnished unit  2 x silver aluminium air vents to exterior and 2 x to interior – 1 x at high and 1 x at low level  Stainless steel lever handle with matching surround to both interior and exterior  Walls, ceiling painted white  Skirting painted magnolia  Flooring brown carpet with silver aluminium threshold | 1. Patchy paintwork throughout 2. Some signs of tarnishing to all attachments 3. Exterior door some tiny paint marks with light scuff and scratch mark seen in places 4. Interior door some light shading above lever handle 5. Walls shading and scuff marks throughout |  |  |

**ENTRANCE HALLWAY**

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| --- | --- | --- | --- | --- |
| **Storage cupboard contd..,** | Switches and sockets all white plastic  Baxi boiler white metal end with associated pipe work  1 x MEM off-white fuse box with matching flap  1 x red, 1 x yellow bin  Wooden blind  Grey handle broom  1 x black trolley | 1. Cut-out for air vent 2. Air vent not currently present 3. Shading to the underside 4. Patchy paintwork throughout 5. Skirting patchy paintwork seen 6. Skirting drip marks and dust to surface scuff marks 7. Some light staining in places 8. Switches and sockets all appear to be intact 9. Some dust build-up with some light usage marks 10. Boiler shading to the exterior 11. Boiler power light showing 12. All contents in use |  |  |

**ENTRANCE HALLWAY**

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| --- | --- | --- | --- | --- |
| **Shoe storage unit** | Light wooden varnished unit with 4 x drawers  Each has silver 2 x aluminium handles to exterior | 1. Black and red scuffing to exterior |  |  |

**RECEPTION**

|  |  |  |  |
| --- | --- | --- | --- |
| **Door** | Exterior Door Frame  Painted white door | 1. Some magnolia paint in places 2. Patchy paintwork throughout 3. Old defects underneath |  |
|  | Exterior Door  Light wooden varnished door  Stainless steel lever handle with matching surround | 1. Some tiny chips to the bottom edge at an angle 2. 1 or 2x Paint marks to both interior and exterior |  |
|  | Interior Door Frame  Painted white door | 1. Some magnolia paint in places 2. Patchy paintwork throughout 3. Old defects underneath |  |
|  | Interior Door  Light wooden varnished door  Stainless steel lever handle with matching surround | 1. Some tiny chips to the bottom edge at an angle 2. 1 or 2x Paint marks to both interior and exterior |  |

**RECEPTION**

|  |  |  |  |
| --- | --- | --- | --- |
| **Walls** | Painted white | 1. Patchy paintwork throughout 2. Front facing wall of reception above television broadband socket drilled holes and chipping to the plaster 3. 2 x screws painted over area (see picture) 4. Scattered paint marks and tarnishing to all walls 5. Broadband appears to be yellowish discoloured |  |
| **Ceiling** | Painted white  1 x White metal access panel | 1. Patchy paintwork throughout 2. Access panel appears to be intact 3. Shading visible to ceiling |  |
| **Lights** | 6 x recessed spotlights with white metal surrounds | 1. Upon entrance appears to be not shut flush 2. All tested and working for power |  |

**RECEPTION**

|  |  |  |  |
| --- | --- | --- | --- |
| **Woodwork** | Painted white | 1. Patchy paintwork throughout 2. Scattered rubs / scuffs to wood |  |
| **Switches and sockets** | Stainless steel and white plastic | 1. All appear to be intact / one unit loose 2. Sticker “wifi network” attached to switch at back wall |  |
| **Windows** | Dark grey metal encasement double glazed  Section 1: 4 x fixed panels  Section 2: 2 x large balcony doors, each with 4 x panels to the each  1 x large fixed panel above  Section 3 : 4 x fixed panels  All opening units have silver lever arm 2 x each  Each with locking mechanism    1 x key seen to interior | 1. Some patchy paintwork and black discolouration 2. Appears to be mould to the window encasement throughout 3. Glazing appears to be cleaned to interior 4. Soiled to exterior 5. Heavy tarnishing and discolouration to all opening mechanisms |  |

**RECEPTION**

|  |  |  |  |
| --- | --- | --- | --- |
| **Juliet balcony** | Juliet balcony to the exterior silver metal with wooden rail to the top surface | 1. Heavy weathering and tarnishing to the wooden rail 2. General signs of weathering throughout |  |
| **Curtains** | 4 x light wooden varnished units  Each with 2 x rods and 2 x cords in matching light brown colour  1 x further white plastic curtain rail  Beaded chain attached | 1. Heavy signs of usage in places 2. 2 x bind cords knotted in curtain rail is discoloured in places 3. Tarnishing and light discolouration to all blinds 4. No chain tidy seen 5. 2 x blind units missing and acorns 6. Blinds are ill fitted, not folding properly 7. Cords are tarnished, not safety compliant |  |
| **Flooring** | Light wooden laminate unit  Stainless steel and white rubber tipped doorstop | 1. Scattered tarnishing to the varnished surfrace and shaded in areas 2. Heavy drag marks, scratches with heavy heel indent marks to the top surface throughout 3. Tarnishing to the varnished, most notably forward of window area 4. Doorstop intact |  |

**RECEPTION**

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| --- | --- | --- | --- |
| **Radiator** | 2 x radiators both units identical  Both units are single panelled white painted metal radiator with matching grill to the top surface  1 x thermostat control and 1 x valve cap seen | 1. Rear facing wall some blue shading and scuffing seen below the grill to the front facing unit 2. Some light drip marks seen 3. Both not tested for power |  |

**KITCHEN**

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| --- | --- | --- | --- |
| **Walls** | Painted white  Splashback stainless steel to front facing wall  Front facing wall 2 x off-white plastic vents above the fridge and microwave section | 1. Left hand side patchy painted over drag marks 2. Splashback some light yellow discolouration both left and right hand side of splashback above stand-up 3. Vent discolouration |  |
| **Ceiling/ coving** | Painted white  White metal access panel | 1. Patchy paintwork throughout, quite heavy shading 2. Access panel not fully inspected to interior 3. Appears to be intact |  |
| **Lights** | 5 x recessed spotlights with white metal surrounds | 1. All tested and working for power |  |
| **Woodwork** | Painted white | 1. Scattered scuff to wood |  |

**KITCHEN**

|  |  |  |  |
| --- | --- | --- | --- |
| **Switches and sockets** | Stainless steel and white plastic | 1. All appear to be intact 2. Slight paint marks around the edges |  |
| **Flooring** | Light wooden laminate flooring | 1. Scattered paint marks to the top surface in places 2. Scattered scratches and tiny heel indent marks throughout forward of oven and fridge section some water damage to the laminate / pitted |  |
| **Unit Description - Units are inspected from left to right** | Light wooden laminate to both interior and exterior  Each with brushed stainless steel handle  Obscured glass with silver aluminium trim around to the exterior door  Kickboards are matching colour  2 x air vents underneath the fridge and oven sections | 1. Kickboards gapping between the hob and microwave sections 2. Some scuffing and chipping in places |  |
| **Wall unit 1** | Double opening door unit  1 x shelf and 2 x base shelves  Back of fuse sockets to interior  Grey and white plastic labelled waste disposal, dishwasher, hob, cooker hood, washing machine, oven, microwave and fridge/ freezer |  |  |

**KITCHEN**

|  |  |  |  |
| --- | --- | --- | --- |
| **Wall unit 2** | Glass door with 1 x glass shelf to interior and 1 x base shelf |  |  |
| **Wall unit 3** | Single opening unit with 1 x shelf and 1 x base shelf |  |  |
| **Wall unit 4** | Single opening unit with 1 x shelf and 1 x base shelf |  |  |
| **Floor units (inspected from left to right)** |  |  |  |
| **Floor unit 1** | Double opening door unit with 2 x base shelf  Rear wall cut-out for associated pipe work | 1. Some water damage seen in between doors at low level 2. Further chipping to the bottom edges of the base shelf to the front edges 3. Further staining in places – light stain to shelf |  |
| **Floor unit 2** | Bank of 3 x drawers  1 x appears to be dummy drawer |  |  |

**KITCHEN**

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| --- | --- | --- | --- |
| **Floor unit 3** | Bank of 3 x drawers | 1. Door to washing machine is slightly loose |  |
| **Floor unit 4** | Far left hand side of island single opening unit with 1 x shelf and 1 x base shelf |  |  |
| **Floor unit 5** | Single opening unit with 1 x shelf and 1 x base shelf |  |  |
| **Floor unit 6** | Single opening unit with 1 x shelf and 1 x base shelf |  |  |
| **Floor unit 7** | 1 x single opening unit with 1 x shelf and 1 x base shelf |  |  |

**KITCHEN**

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| --- | --- | --- | --- |
| **Work surface** | Worktop and stand up are matching black granite with integrated drainer plug sink sections | 1. Some white ingrained staining in places |  |
| **Sink** | Stainless steel sink – 1x half size bowl and 1 x full size bowl  Stainless steel integrated mixer tap, 1 x drainer plug, 1 x strainer seen |  |  |
| **Extractor** | Neff brushed stainless steel extractor  2 x filters to underside, 2 x light covers | 1. Slightly tarnished 2. Model and serial number not seen 3. Working |  |

**KITCHEN**

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| --- | --- | --- | --- |
| **Hob** | Brushed stainless steel Neff Glazing sound and clean hob  2 x black trivets, 4 x black burners, 4 x black plastic and silver plastic knob controls | 1. Serial number and model number not seen |  |
| **Oven** | Neff brushed stainless steel black and clear viewing glass to exterior serial number B1432N2GB/02  Type B-AP22-7  Brushed stainless steel handle  2 x knob controls, 2 x silver buttons  2 x stainless steel racks with 1 x grey grill pan with stainless steel rack | 1. Some light rub marks section in places 2. Some ingrained staining to interior 3. Burnt on carbon residue 4. Working |  |
| **Microwave** | Neff brushed stainless steel black and clear viewing glass seen H5642N0GB/02  Type SS-5F5S  11 x buttons, 1 x knob control  1 x glass turn table | 1. Cleaning smudges to exterior 2. Turn table has large chip 3. Working |  |
| **Washing Machine** | White logic front door opening machine  Serial Number:L18W6917 | Power seen |  |
| **Folder** | “Welcome to Temy Quays” |  |  |

**KITCHEN**

|  |  |  |  |
| --- | --- | --- | --- |
| **Fridge/ freezer** | Neff fridge/ freezer serial number K8525X3GB/01  Type KIMM30AI  5 x glass shelves with white plastic guards, 2 x salad crispers, 5 x door shelves, 1 x light and light cover  Freezer:  2 x drawers seen | 1. Salad crisper 1 x appears to have hairline crack 2. General signs of usage 3. Freezer heavy marks to the just above the drawer to the fridge encasement 4. 1 x hairline crack to 1 x drawer 5. Bottom drawer has further hairline crack 6. Working |  |
| **Dishwasher** | Neff dishwasher serial number S5443X2GB/44  Type : S9J1F  2 x white crockery racks, 1 x grey plastic cutlery rack to interior | 1. Working |  |

**BEDROOM 1**

|  |  |  |  |
| --- | --- | --- | --- |
| **Door** | Exterior Door Frame  Painted white frame  Threshold upon entrance light wooden unit | 1. Threshold scattered paint marks to the top surface 2. Patchy paintwork seen throughout |  |
|  | Exterior Door  Light wooden varnish door  Stainless steel lever handle with matching surround | 1. Some light black scuffing and paint at low level 2. Some light paint marks in places |  |
|  | Interior Door Frame  Painted white frame | 1. Appears to have patchy paintwork throughout |  |
|  | Interior Door  Light wooden varnish door  Stainless steel lever handle with matching surround | 1. Some light black scuffing and paint at low level 2. Some light paint marks in places |  |

**BEDROOM 1**

|  |  |  |  |
| --- | --- | --- | --- |
| **Walls** | Painted white | 1. Old defects underneath 2. Patchy paintwork throughout |  |
| **Ceiling/ coving** | Painted white | 1. Old defects underneath 2. Patchy paintwork throughout |  |
| **Lights** | 4 x recessed spotlights with white plastic surrounds | 1. All tested and working for power |  |
| **Woodwork** | Painted white | 1. Old defects underneath 2. Patchy paintwork throughout 3. Odd scuff to wood |  |
| **Switches and sockets** | Stainless steel and white plastic | 1. All appear to be intact 2. Paint marks around the edges |  |

**BEDROOM 1**

|  |  |  |  |
| --- | --- | --- | --- |
| **Windows** | Dark grey metal encasement and frame double glazed  1 x opening panel at high level and 1 x fixed panel at low level  Opening panel has 2 x glass panels and 2 x stainless steel lever arms  1 x has integrated locking mechanism  Sill painted white  1x black hinge for curtain pole | 1. No key seen to interior 2. Tarnishing to lever handle 3. Encasement white paint marks and some mould residue in places – could benefit from further 4. Curtain pole hinge scattered paint marks to the top surface |  |
| **Flooring** | Light wooden floor board | 1. General scratching and tarnishing to varnish scattered throughout, most notably forward of window area 2. Further paint marks in places 3. Several heel indents to wood |  |
| **Radiator** | Single panelled white painted metal radiator with matching grill to the top surface  1 x thermostat control and 1 x valve cap seen |  |  |

**BEDROOM 1**

|  |  |  |  |
| --- | --- | --- | --- |
| **Wardrobe** | Built-in wardrobe white wooden exterior door and frame  Interior door and frame white painted  Double door opening  Stainless steel handle to exterior  Walls to interior painted white  Ceiling painted white  Skirting is painted magnolia  Flooring brown carpet  Unit has 1 x hat shelf and 1 x stainless steel hanger rail  5 x shelves  Few black hangers seen to interior | 1. Walls showing usage marks 2. Ceiling usage marks throughout |  |
| **Bed side Unit** | Pine coloured wooden varnished unit with 3 x drawers with matching knob handles to exterior | General usage and scuff marks |  |

**BEDROOM 2**

|  |  |  |  |
| --- | --- | --- | --- |
| **Door** | Exterior Door Frame  Painted white frame  Threshold upon entrance light wooden unit | 1. Patchy paintwork seen throughout 2. Threshold appears to be intact 3. Light scratches and scuffing to the top surface |  |
|  | Exterior Door  Light wooden varnish door  Stainless steel lever handle with matching surround | 1. Some light rub marks at low level |  |
|  | Interior Door Frame  Painted white frame | 1. Appears to have patchy paintwork throughout |  |
|  | Interior Door  Light wooden varnish door  Stainless steel lever handle with matching surround  5 x silver aluminium coat double hooks | 1. Hook some tarnishing and paint marks in places 2. Appears to be intact |  |

**BEDROOM 2**

|  |  |  |  |
| --- | --- | --- | --- |
| **Walls** | Painted white | 1. Old defects underneath 2. Patchy paintwork throughout 3. Shading visible to walls |  |
| **Ceiling/ coving** | Painted white | 1. Patchy paintwork throughout |  |
| **Lights** | 4 x recessed spotlights with white metal surrounds | 1. All tested and working for power 2. All intact |  |
| **Woodwork** | Painted white | 1. Old defects underneath 2. Patchy paintwork throughout 3. Odd scuff to wood |  |
| **Switches and sockets** | Stainless steel and white plastic | 1. All appear to be intact 2. Slight paint marks around the edges 3. Further light tarnishing in places |  |

**BEDROOM 2**

|  |  |  |  |
| --- | --- | --- | --- |
| **Windows** | Dark grey metal encasement double glazed  Section 1 : 1 x opening panel at high level and 1 x fixed panel at low level  Section 2 : 2 x fixed panels and 2 x opening unit  2 x glass panels and 2 x silver aluminium lever handles  1 x has integrated locking mechanism  Sill painted white  2 x black metal curtain pole with matching hinges | 1. Tarnishing to lever handle 2. Some black mould residue to the window not clean 3. Old defects underneath 4. Bottom handle catch is broken, handle is loose |  |
| **Curtains** | 2 x White net curtain seen  2 x Cream floor length drap | 1. Could benefit from further cleaning |  |
| **Flooring** | Light wooden varnish unit board | 1. Scattered scratches, tiny heel indent marks in places 2. Some drag marks in places 3. Black stain visible |  |

**BEDROOM 2**

|  |  |  |  |
| --- | --- | --- | --- |
| **Radiator** | Single panelled white painted metal radiator with matching grill to the top surface  1 x thermostat control and 1 x valve cap seen |  |  |
| **Wardrobe** | Built-in wardrobe light wooden laminate exterior and interior doors  Each with stainless steel handle to exterior  Each door has wavy mirror  2 x Double opening doors  Interior all open plan  Ceiling and walls painted white  Skirting is painted magnolia  Flooring brown carpet  Interior has 1 x hat shelf, 4 x shelves 1 x stainless steel hanger rail | 1. Walls general usage marks, paint brush marks visible and pin holes 2. Red scuffing quite heavy seen bottom right hand side 3. Carpet appears to be intact 4. Curtain rail slightly discoloured |  |
|  |  |  |  |

**BEDROOM 2**

|  |  |  |  |
| --- | --- | --- | --- |
| **Bed** | Black leather bed frame with matching headboard  White mattress | 1. Patchy paintwork throughout 2. Some light scuffing in places 3. Could benefit from further cleaning |  |

**EN-SUITE**

|  |  |  |  |
| --- | --- | --- | --- |
| **Door** | Exterior Door Frame  Painted white frame  Threshold upon entrance light wooden varnished unit | 1. Old defects underneath 2. Threshold appears to be intact |  |
|  | Exterior Door  Light wooden varnished door  Stainless steel lever handle with matching surround |  |  |
|  | Interior Door Frame  Painted white frame | 1. Old defects underneath |  |
|  | Interior Door  Light wooden varnished door  Stainless steel lever handle with matching surround  1 x wooden batten with 5 x stainless steel double hooks | 1. Some light rub marks to door at low level 2. Glue residue around the edges |  |

**EN-SUITE**

|  |  |  |  |
| --- | --- | --- | --- |
| **Walls** | All tiled white ceramic tile with white UPVC trim along the edges  1 x ledge area in matching white ceramic tile  1 x mirrored panel to the right hand side wall | 1. Discolouration to the grout to the rear of the toilet 2. Cracking to the grout 3. Discolouration seen to the grout throughout |  |
| **Ceiling** | Painted white | 1. Old defects underneath 2. Sealant around the edges against the tiles appears to be cracking throughout |  |
| **Lights** | 4 x recessed spotlights with white metal surrounds | 1. 1 x Not working |  |
| **Switches and sockets** | Stainless steel and white plastic shavers only socket | 1. Intact |  |

**EN-SUITE**

|  |  |  |  |
| --- | --- | --- | --- |
| **Flooring** | White ceramic tile with grey grout | 1. Grout appears to be discoloured to the top surface throughout |  |
| **Radiator** | Stainless steel ladder style unit  Both valve caps present |  |  |
| **Sink** | White ceramic wall mounted basin  Stainless steel integrated mixer tap, white indicators for hot and cold  Cut-out for overflow, stainless steel surround, stainless steel popup plug    Shut in ledge white ceramic to matching wall tiles | 1. Slight cracking seen 2. Some tarnishing to the top surface in places 3. Ledge some discolouration to the grout in places |  |
| **Toilet** | White ceramic toilet  White plastic toilet seat and lid  Stainless steel flush attached to the rear |  |  |

**EN-SUITE**

|  |  |  |  |
| --- | --- | --- | --- |
| **Bath** | White enamelled bathtub  White UPVC bath panel, 2 x silver plastic handles attached, stainless steel surround, stainless steel popup plug, stainless steel shower hose, stainless steel integrated mixer tap, stainless steel property control, stainless steel and white ceramic showerhead | 1. Sealant around the edges of the bath appears to be lightly discoloured |  |
| **Extractor fan** | White plastic air flow extractor fan | 1. Some light dust build-up to the underside |  |
| **Shelves** | 2 x glass shelves to the front facing wall with stainless steel hinges |  |  |
| **Toilet roll holder** | Stainless steel toilet roll holder | 1. Appears to be intact |  |
| **Brush and holder** | Brushed stainless steel toilet brush and holder | 1. Appears to be intact to exterior 2. Not fully inspected to interior |  |

**EN-SUITE**

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| --- | --- | --- | --- |
| **Coat hook** | 1 x stainless steel and white plastic coat hook attached to the left hand side wall at high level | 1. Some light tarnishing seen |  |
| **Box** | Brown wicker box  White storage basket with lid | 1. In Use 2. In use |  |

**BATHROOM**

|  |  |  |  |
| --- | --- | --- | --- |
| **Door** | Exterior Door Frame  Painted white frame  Threshold upon entrance light wooden varnished unit |  |  |
|  | Exterior Door  Light wooden varnished door  Stainless steel lever handle with matching surround  Stainless steel twist lock with matching surround | 1. Some light paint marks and tarnishing to lever handle 2. Some light chips and scuffing at low level |  |
|  | Interior Door Frame  Painted white frame |  |  |
|  | Interior Door  Light wooden varnished door  Stainless steel lever handle with matching surround  Stainless steel twist lock with matching surround | 1. Some light paint marks and tarnishing to lever handle 2. Some light chips and scuffing at low level 3. Scattered isolated paint marks in places |  |

**BATHROOM**

|  |  |  |  |
| --- | --- | --- | --- |
| **Walls** | All tiled white ceramic tile with white grout  Front facing wall mirrored panel | 1. Discolouration to the grout 2. Some cracking to the grout to the ledge 3. Mirrored panel some light silvering around the edges |  |
| **Ceiling** | Painted white | 1. Onset of mould the shower cubicle area 2. Appears to have stress cracking around the tile sections 3. Some light chipping around the surrounds |  |
| **Lights** | 5 x recessed spotlights with white metal surrounds  1 x recessed spotlight |  |  |
| **Switches and sockets** | Stainless steel and white plastic shavers only socket |  |  |

**BATHROOM**

|  |  |  |  |
| --- | --- | --- | --- |
| **Flooring** | White ceramic tile with grey grout | 1. Grout is discoloured |  |
| **Radiator** | Stainless steel ladder style unit  Both valve caps present |  |  |
| **Sink** | White ceramic basin  Stainless steel integrated mixer tap, with mechanism for popup plug  Cut-out for overflow, stainless steel surround, stainless steel popup plug | 1. Tarnishing to surround and popup plug |  |
| **Toilet** | White ceramic toilet  Pine coloured wooden toilet seat and lid  Stainless steel flush attached to the rear |  |  |

**BATHROOM**

|  |  |  |  |
| --- | --- | --- | --- |
| **Shower cubicle** | White enamelled shower tray  Stainless steel waste, silver aluminium frames for the door 1 x fixed panel and 1 x opening unit  Silver aluminium handle to exterior, stainless steel showerhead, stainless steel integrated mixer tap  Double shelf stainless steel shower tidy | 1. Tarnishing to all attachments 2. Discolouration to the sealant in the shower cubicle area above shower tray 3. Some scaling to the door and showerhead in places 4. Rusty in places |  |
| **Extractor fan** | White plastic air flow extractor fan |  |  |
| **Shelves** | 3 x glass shelves with stainless steel hinges |  |  |
| **Toilet roll holder** | Black metal toilet roll holder | 1. Appears to be intact and in good order |  |
| **Hook** | Stainless steel double hook to the front facing wall |  |  |
| **Box** | Brown wicker box | In use |  |

# DECLARATION AT CHECK IN

This inventory has been examined and, subject to marginal comments found to be correct.

## On behalf of the landlord

on behalf of the tenant \_\_\_\_\_

commencement of tenancy **\_\_\_\_\_\_**

## **N.B**

This inventory is correct to the best of our knowledge but advise you to examine its contents prior to signing, as we can not be held responsible for any errors or omissions. Descriptions are for identification purposes only.

The relevant utility companies must check all meter readings, as we can not be held responsible for any discrepancies

**Please ensure that all items listed in this inventory are in the same location at the end of the tenancy.**

**ADDITIONAL AMENDMENTS**

|  |  |  |
| --- | --- | --- |
| DATE | DESCRIPTION OF CHANGES | AGENTS/LANDLORD SIGNATURE |
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WHEN ADDITIONS/AMENDMENTS ARE MADE BY THE LANDLORD, TENANT OR AGENT THE RELATIVE PARTIES MUST BE INFORMED

**GENERAL COMMENT**

It should be noted that it is not the responsibility of the Inventory Clerk to open, unpack, empty or itemise items stored in carrier bags

or other containers unless it is made specifically clear they are the property of the Landlord.

 

 