

Inventory & Schedule of Condition



Property inspected by Peyton

Reference: PEM145

Address

38 Vicarage Road
Strood
Rochester
Kent
ME2 4DQ



Carried Out

August
9th 2016
14:00

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Notes

Terms & Conditions

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition.

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.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993) The fire and safety regulation 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 The inventory will be compiled on the basis that unless stated, listed items are in good clean condition, free from obvious soiling, damage or defects. The Inventory Compilation, Check-in or Check-out will be compiled by the Clerk assuming that the Clerk is able to do so in a manner that is safe and not detrimental to their well-being. All electrical items will be tested for power only, unless the Clerk deems testing unsafe. Smoke Detectors and Security Alarms will be noted but not tested for functioning capabilities. Windows are not checked to see whether they open or not. It is the Tenants responsibility to report on non-opening windows. All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. 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. Mattresses will be inspected where accessible and will not be examined should the bed be made up. Garden plants and garden livestock will not be included in the Inventory. Contents of garages and garden sheds other than gardens tools will not be listed unless they are considered to be of value in excess of ten pounds

Disclaimers

Guidance Notes for Tenants

Check Out Report

The property will be inspected as thoroughly upon check out as it was upon check in. Obvious or significant discrepancies will be reported to the Managing Agent/Landlord. The report will record all damaged/soiled/missing items and whether in the opinion of the Clerk, the tenant is responsible and thus liable for charges. However, the law allows for Fair Wear & Tear and this will be taken into consideration when the Check Out report is compiled.

If professionally cleaned at the commencement of the tenancy, the property must be professionally cleaned (or of a similar standard) for the check out. Particular areas of note are: Sanitary ware, carpets and kitchen appliances/white goods/cupboards and work surfaces. Gardens must be left in accordance with the tenancy agreement otherwise charges may be added to the Check Out report.

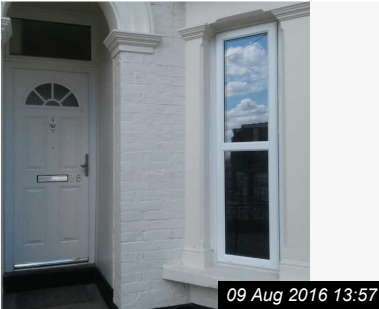
At the end of the tenancy all items should be ready and in the same location as listed in the Inventory. Failure to do so will result in handling charges being passed on to the tenant. All beds should be left unmade with the linen folded. Bedding and linen should be clean and ironed where relevant. Beds (bases & mattresses) and pillows will be examined for staining and damage not previously noted on the inventory. Charges will be made in the form of cleaning charges, compensation or a percentage of the replacement cost as appropriate.

Charges may be added to the Check Out Report if marking to walls and woodwork is found to be excessive and if crockery, china, glassware and utensils are found to be chipped, cracked, burnt or soiled beyond what is considered Fair Wear & Tear. If the property is furnished all items will be checked for damage and charges may be incurred if damage is considered beyond Fair Wear & Tear. At the allotted time of Check Out all cleaning must be completed, personal items removed and keys handed over. Failure to comply will result in the clerk aborting the call and further charges being added to the Check Out Report.

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

Checklist Item	Value	Comments
Evidence of Smoking?	No	No smoking permitted in the house.
Evidence of Pets?	No	No pets allowed.

1. EXTERIOR FRONT			
Item	Description	Condition	Tenant Comments
1.1 Door	White Upvc with 5 x Frosted Glass Panels. Chrome Fixings	Excellent Condition	
1.2 Garden	Paved area, established bushes surrounding the front of the house. Brown Refuse Bin. Access to Gas meter. Black wrought iron gate.	Light Maintenance Required.	
1.3 External Walls	Painted magnolia with black bitumen lower wall.	Good Clean Condition.	



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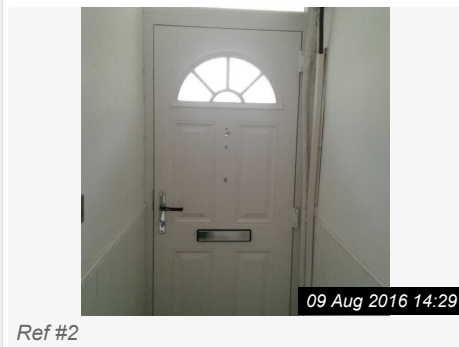
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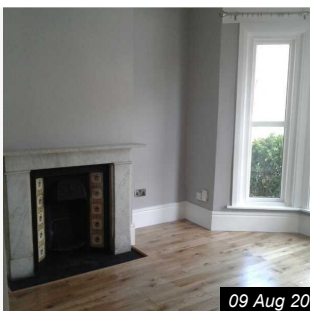
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Ref #1

2. HALLWAY			
Item	Description	Condition	Tenant Comments
2.1 Door	White UPVC double glazed casement, 5 x frosted glass panels with chrome fixings.	Excellent condition	
2.2 Walls	Painted white, part wood panneling.	Freshly painted.	
2.3 Ceiling	Painted White, ceiling rose, painted white.	Freshly painted.	
2.4 Skirting	Painted White	Freshly painted	
2.5 Flooring	Sisal Matting	Newly Fitted	
2.6 Heating	Double Radiator with TRV	Newly Fitted.	
2.7 Lighting	Flex and Bulb; Black Nickel Light Swicth	Good working order.	
2.8 Additional	Mains Elecrics Housing. White	Clean, tidy condition.	

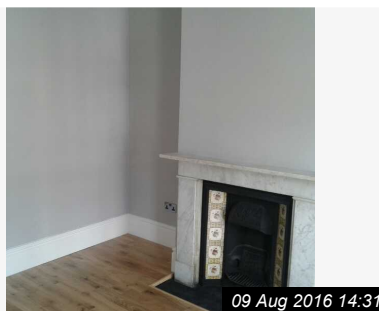


3. LIVING ROOM			
Item	Description	Condition	Tenant Comments
3.1 Door	White with chrome fixings.	Excellent condition	
3.2 Walls	Painted Light Grey	Freshly painted.	
3.3 Ceiling	Coved, painted white, ceiling rose, painted white.	Freshly painted.	
3.4 Skirting	White	Appear freshly painted.	
3.5 Flooring	Solid Oak Wood Flooring	Newly laid, no damages.	
3.6 Heating	Double Radiator with TRV.	Newly installed.	
3.7 Lighting	Flex and bulb	All in good working order.	
3.8 Additional	Chrome bay curtain pole with spherical finials.; Marble effect fire surround, cast iron fire place with inset tiles and black hearth.; Chrome door stop.	Excellent Condition.; Good clean condition, small hole in the rear of the fireplace, measuring approx 10cm.	
3.9 Window(s)	White UPVC double glazed casement, 6 x panes, 1 x opening with vent.	Excellent clean condition.	
3.10 Electrics	4 x black nickel double sockets, 1 x black nickel light switch, 1 x bt point, 2 x virgin media boxes.	Untested.	



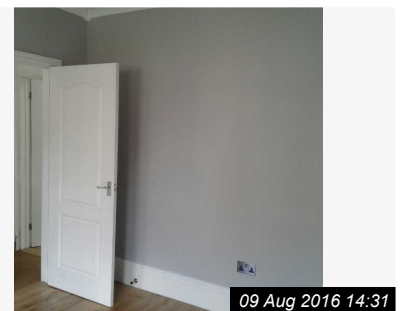
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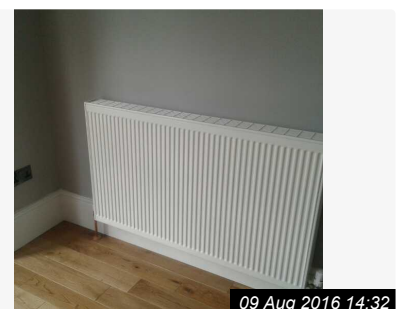
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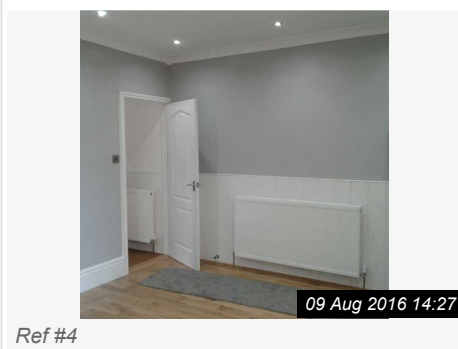
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4. DINING ROOM			
Item	Description	Condition	Tenant Comments
4.1 Door	White with chrome fixings.	Excellent condition	
4.2 Walls	Painted Light Grey, part wood panelling, painted white.	Freshly painted.	
4.3 Ceiling	Coved, painted White	Freshly painted.	
4.4 Skirting	White	Appear freshly painted.	
4.5 Flooring	Solid oak wood flooring	Newly laid, no damages.	
4.6 Heating	1 x large and 1 x small Radiator with TRV's	Newly installed.	
4.7 Lighting	12 x Led Chrome Spot Lights	Excellent condition, all in good working order.	
4.8 Additional	Chrome curtain pole with spherical finials.; Brick effect fire surround, cast iron fire place with black tiled hearth.; 1 x Wall mounted air vent.; Chrome Door Stop	Excellent Condition.; Good clean condition.	
4.9 Electrics	4 x black nickel double sockets, 1 x black nickel light switch.; 1 x Kidde Carbon Monoxide Alarm.	Untested.	



4. DINING ROOM (CONT.)



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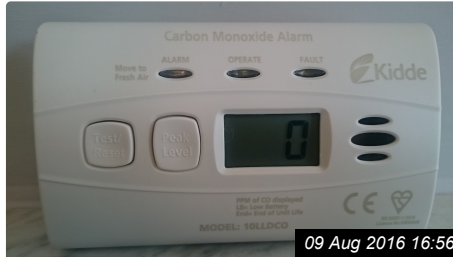
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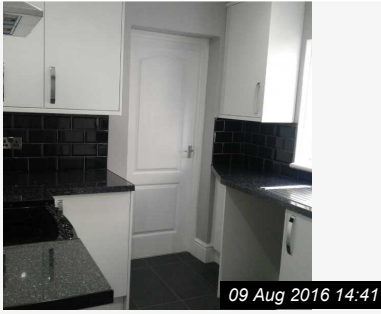


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Ref #4

5. KITCHEN			
Item	Description	Condition	Tenant Comments
5.1 Door	White with Chrome fixings.	Excellent condition	
5.2 Walls	Part painted light grey, part tiled in black brick effect tiles with grey grouting.	Excellent Condition.	
5.3 Ceiling	Painted White	Freshly painted.	
5.4 Skirting	White	Appears freshly painted.	
5.5 Flooring	Black Slate effect tiles	Newly laid, no damages to any tiles.	
5.6 Appliances	Zanussi electric oven and hob; Stainless steel extractor fan.	Newly installed, manuals present.	
5.7 Lighting	4 x Chrome LED Spot Lights.	Excellent condition, all in good working order.	
5.8 Additional	Ideal Logic+ Combi Boiler ; Stainless steel double sink and drainer with Chrome mixer taps. ; Chrome Door Stop	Newly installed with manual and thermostatic controls. ; Good clean condition.	
5.9 Window(s)	White UPVC double glazed casement, with georgian effect panes 1 x opening and vent.	Good clean condition. There is a small crack to the corner wall surrounding the window frame.	
5.10 Kitchen Cupboards	White gloss cupboards with Chrome soft close handles. 4 x single, 1 x corner tall wall cupboards, 1 x double, 2 x corner and 1 x slim single tall base cupboards, 4 x draws, 1 x larder cupboard.	All in excellent clean condition.	
5.11 Electrics	4 x double black nickel sockets, 1 x black nickel oven spur with single socket, 2 x Spur switches, 1 x black nickel light switch, 1 x single white socket. 1 x Salem controller, 1 x thermostat unit, 1 x heat alarm.	Sockets in excellent clean condition, controllers and alarms untested.	

5. KITCHEN (CONT.)



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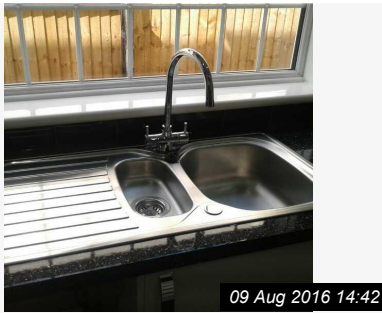
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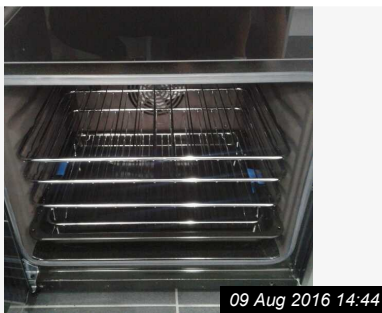
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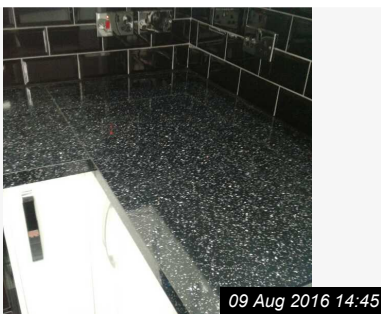
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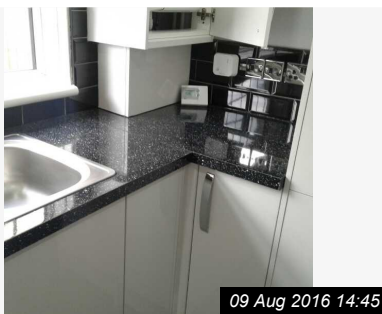
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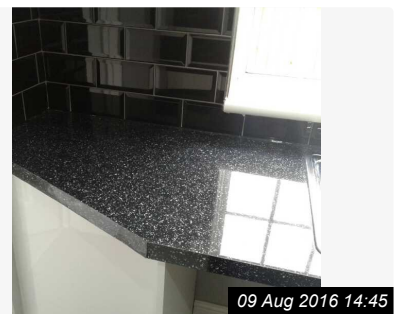
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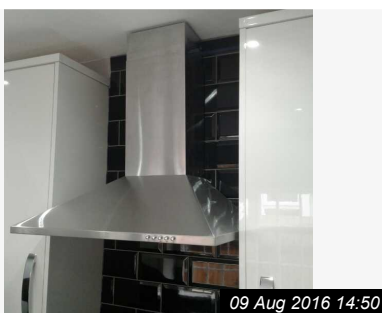
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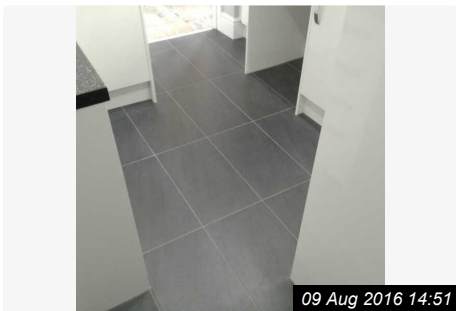


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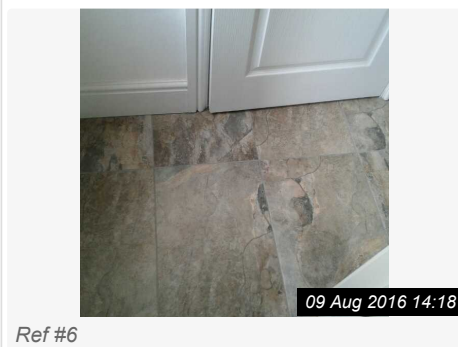
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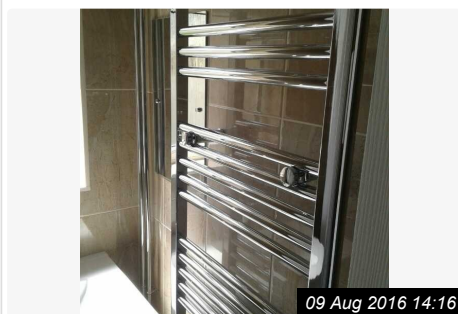


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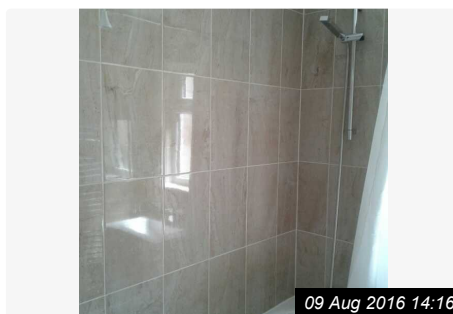
6. LOBBY			
Item	Description	Condition	Tenant Comments
6.1 Skirting	White	Appears freshly painted	
6.2 Flooring	Beige/Grey Natural Stone Tiles.	Newly Tiled.	
6.3 Walls	Painted white	Freshly painted	
6.4 Door	White Upvc with 2 x Frosted Glass Panels. White Fixings	Excellent Condition	
6.5 Electrics	1 x light switch, 1 x double white plastic socket.	Untested.	
6.6 Additional	Wooden Shelf	Clean.	



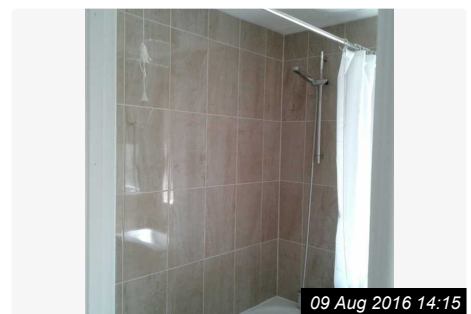
7. BATHROOM			
Item	Description	Condition	Tenant Comments
7.1 Door	White with Chrome fixings.	Excellent condition	
7.2 Walls	Tiled in beige marble effect tiles,	Excellent condition. No damage to the tiles.	
7.3 Ceiling	Painted White	Freshly painted	
7.4 Flooring	Beige/Grey Natural Stone Tiles.	Newly Tiled. Excellent Condition, no damages.	
7.5 Heating	Chrome fitted heated towel rail.	Excellent clean condition.	
7.6 Lighting	Chrome encased frosted shade, pulley cord; Extractor Fan.	Excellent clean condition.	
7.7 Additional	White gloss Vanity unit with 2 x soft close draws and chrome handles, housing the sink.; Glass Mirror; White shower curtain and chrome shower curtain pole; Chrome Door Stop	Excellent clean condition	
7.8 Window(s)	White UPVC double glazed casement with frosted glass and 1 x opening.	Excellent Condition.	
7.9 Suite	White bath with White bath panel, chrome mixer taps; chrome riser, chrome shower head and hose.	Excellent Clean condition.	



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Ref #7

7. BATHROOM (CONT.)



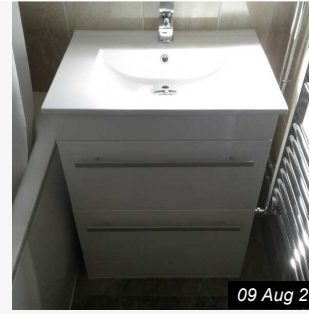
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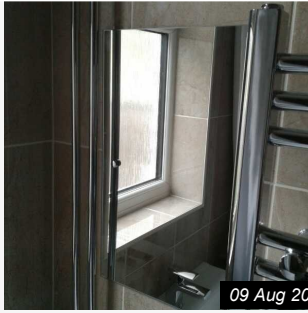
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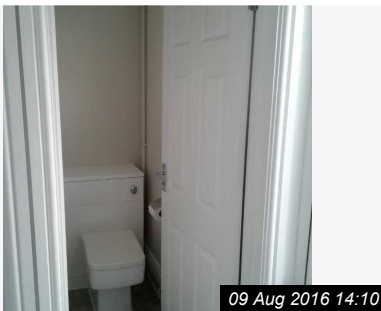
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Ref #7

8. WC			
Item	Description	Condition	Tenant Comments
8.1 Door	White with Chrome fixings.	Excellent condition	
8.2 Walls	Painted Magnolia.	Freshly painted.	
8.3 Ceiling	White	Chipped and marked around the edges, unpainted.	
8.4 Skirting	White	Appears freshly painted	
8.5 Flooring	Beige/Grey Natural Stone Tiles.	Newly Tiled.	
8.6 Heating	Single Radiator with TRV.	Newly Installed.	
8.7 Lighting	Flex and Bulb, 1 x white plastic light switch.	In good working order.	
8.8 Toilet	White ceramic with white plastic soft close seat and chrome inset flush.	Excellent clean condition.	
8.9 Additional	White gloss cistern unit; Chrome toilet roll holder	Newly installed.; Wall mounted, newly fitted.	
8.10 Window	White upvc with 2 x frosted glass panels and 1 x opening.	Average clean condition.	



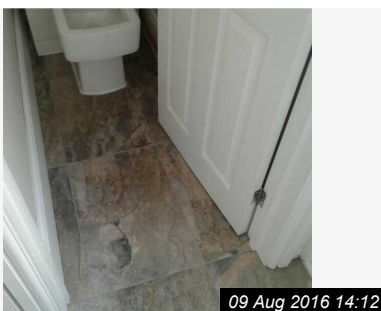
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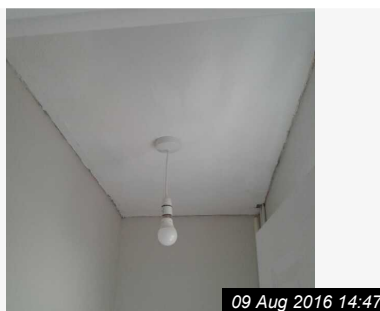
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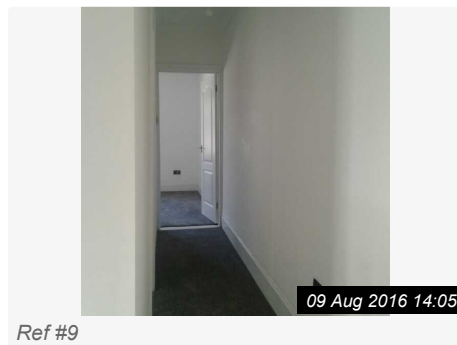


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9. STAIRS/LANDING			
Item	Description	Condition	Tenant Comments
9.1 Skirting	White	Appears freshly painted	
9.2 Walls	Painted white	Freshly painted	
9.3 Window(s)	White UPVC double glazed casement with Georgian panels.	Excellent Condition.	
9.4 Lighting	Flex and bulb.	Good working order.	
9.5 Flooring	Charcoal Grey Carpet	Newly Laid	
9.6 Additional	1 x Chrome curtain pole with spherical finials; Under stairs cupboard, carpeted, pulley cord light.; White wooden loft access.; Chrome Door Stop	Excellent condition.; Housing gas meter and consumer unit, additional 3 paint pots; Good clean condition.	
9.7 Electrics	1 x double black nickel socket, 1 x black nickel light switch, 1 x smoke alarm.	Untested.	
9.8 Ceiling	Painted white with ceiling rose.	Freshly painted	



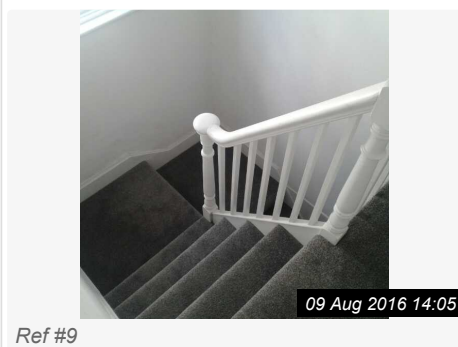
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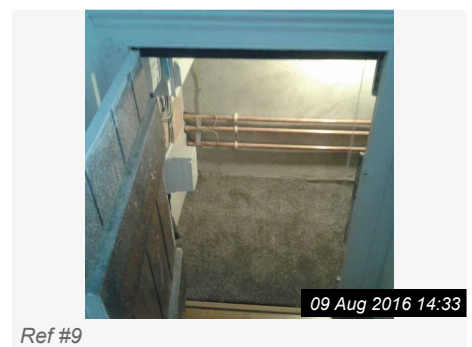
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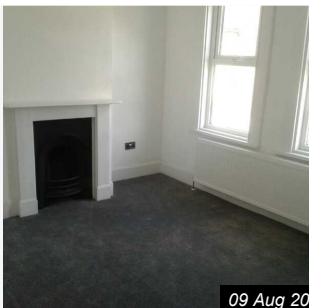


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10. BEDROOM 1			
Item	Description	Condition	Tenant Comments
10.1 Door	White with Chrome fixings.; Wooden Fitted Thresholds.	Excellent condition	
10.2 Walls	Painted white	Freshly painted.	
10.3 Ceiling	Coved, painted white, fitted ceiling rose	Freshly painted.	
10.4 Skirting	White	Appears freshly painted	
10.5 Flooring	Charcoal Grey Carpets	Newly Laid.	
10.6 Heating	Double Radiator with TRV.	Newly Installed.	
10.7 Lighting	Flex and Bulb	In good working order.	
10.8 Additional	2 x Internal Cupboards, painted white and carpeted inside. Chrome hanging pole and shelf.; White fire surround with black cast iron fire place.; 2 x chrome curtain poles with spherical finials; Door Stop	Excellent clean condition.	
10.9 Window(s)	White UPVC double glazed casement x 2 with 2 x openings and vents.	Excellent clean condition.	
10.10 Electrics	4 x black nickel double sockets, 1 x black nickel light switch.	Excellent clean condition.	



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Ref #10



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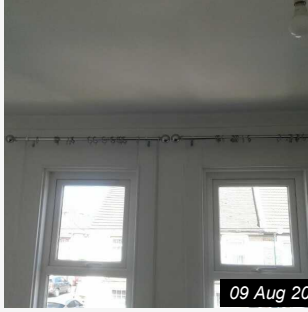
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10. BEDROOM 1 (CONT.)



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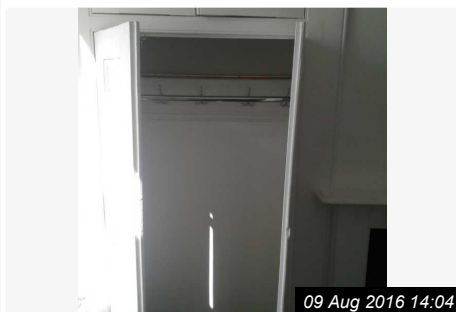
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Ref #10

11. BEDROOM 2			
Item	Description	Condition	Tenant Comments
11.1 Door	White with Chrome fixings.; Wooden Fitted Thresholds.	Excellent condition	
11.2 Walls	Painted white	Freshly painted.	
11.3 Ceiling	Coved and painted white, fitted ceiling rose.	freshly painted.	
11.4 Skirting	White	Appears freshly painted	
11.5 Flooring	Charcoal Grey Carpet	Newly laid.	
11.6 Heating	Double radiator with TRV.	Newly installed.	
11.7 Lighting	Flex and bulb	In good working order.	
11.8 Additional	Fireplace with black cast iron fire.; 2 x Internal cupboards, carpeted, shelved and painted white with a chrome hanging rail. Chrome curtain pole with spherical finials; Chrome Door Stop	Excellent clean condition.	
11.9 Window(s)	White UPVC double glazed casement with 1 x opening and vent.	Excellent clean condition.	
11.10 Electrics	4 x black nickel double sockets, 1 x black nickel light switch.	Excellent clean condition.	



Ref #11



Ref #11



Ref #11

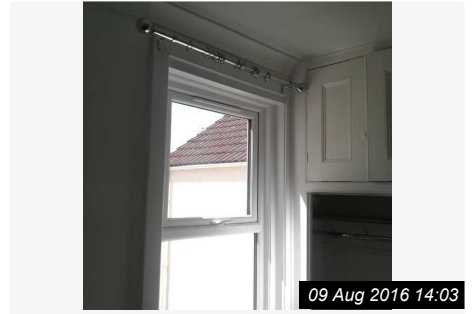
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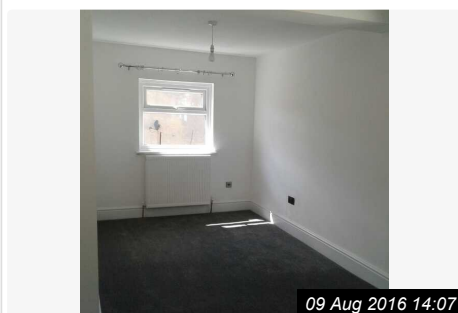


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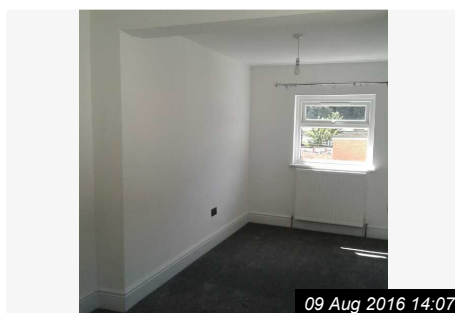
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12. BEDROOM 3			
Item	Description	Condition	Tenant Comments
12.1 Door	White with Chrome fixings.; Wooden Fitted Thresholds.	Excellent condition	
12.2 Walls	Painted white	Freshly painted	
12.3 Ceiling	Painted white	Freshly painted	
12.4 Skirting	White	Appears freshly painted	
12.5 Flooring	Charcoal Grey Carpet	Newly Laid	
12.6 Heating	2 x Double radiators with TRV's	Newly Installed.	
12.7 Lighting	Flex and bulb x 2	Good working order.	
12.8 Additional	2 x Chrome curtain poles with spherical finials; Chrome Door Stop	Excellent condition.	
12.9 Window(s)	White UPVC double glazed casements. 1 x window has 2 x panes and 1 x opening, the second window has 3 x glass panes and 2 x opeingins. Both with Vents.	Excellent clean condition.	
12.10 Electrics	4 x black nickel double sockets, 1 x black nickel light switch, 1 x black nickel spur switch.	Excellent clean condition.	



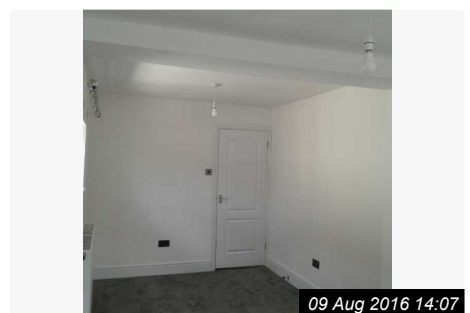
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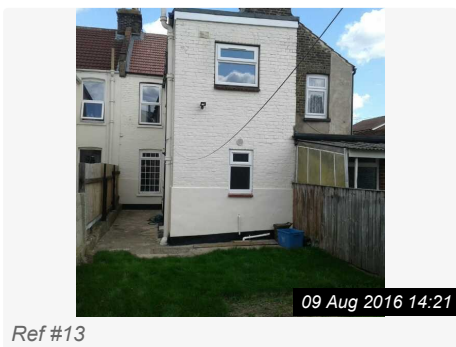
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12. BEDROOM 3 (CONT.)

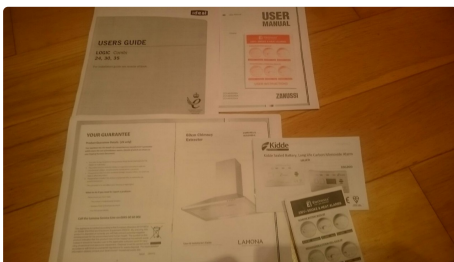


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13. GARDEN			
Item	Description	Condition	Tenant Comments
13.1 Garden	Mainly laid to lawn, paved area and courtyard side. Fenced, External Light, External tap and hose. Garden Shed with bolt.	Well maintained.	
13.2 External Building	Painted magnolia with bitumen base.	Clean and tidy.	



14. MANUALS		
Item	Description	Tenant Comments
14.1 Household Appliance Manuals		
14.2 Kitchen Appliance Manuals	Zanussi Oven	
14.3 Heating Manuals	Ideal Logic+ Boiler Manual	
14.4 Thermostat	Salem thermostat controls	
14.5 Alarms	Smoke Alarm & Carbon Monoxide Alarm.	



Ref #14

15. METER READINGS			
Item	Serial Number	Reading	Tenant Comments
15.1 Gas Meter	Pre-payment	£2.93 Available credit	
15.2 Electric Meter	Pre-payment	£6.89 available credit.	
15.3 Water Meter	Metered.	00000 3/4	



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Ref #15



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Ref #15



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Ref #15



09 Aug 2016 15:02

Ref #15

16. KEYS		
Item	Description	Tenant Comments
16.1 Keys	1 x Front door key, 1 x back door key, 2 x window lock keys.	



Ref #16



Ref #16

Declaration

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

Lead tenant to sign the top box in acceptance of the report and note any comments.

Landlord / Agent to sign the second box in acceptance of the report.

Signed by the
Signature
Print Name
Date	/ /

Signed by the
Signature
Print Name
Date	/ /