

Inventory & Schedule of Condition



Property inspected by Peyton

Address

Flat 1
Beck House, Crown
Street
Gillingham
Kent
ME7 1EQ



Carried Out

October
24th 2016
14:00

Property report created with 

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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	
Evidence of Pets?	No	

1. HALLWAY			
Item	Description	Condition	Tenant Comments
1.1 Walls	Painted Magnolia	Multiple scuffs and scrapes to the paintwork	
1.2 Ceiling	Painted White, textured.	Good clean condition	
1.3 Flooring	Laminate Flooring	No visible damage, some small scuffs and scrapes consistent with wear and tear.	
1.4 Door	Light Wood Doors with chrome handles	Average clean condition, with some scuffs and scrapes to the woodwork.	
1.5 Additional	Telephone door entry unit, 4 hook coat rack	No visible damage.	
1.6 Heating	Dimplex Storage Heating	Average clean condition. Untested.	
1.7 Electrics	Flex and Bulb x 2, 2 x Single light switches, 1 x single socket; Smoke Alarm.	Untested.	
1.8 Woodwork	Painted White	Average clean condition, scuffs and chips to the paintwork throughout.	



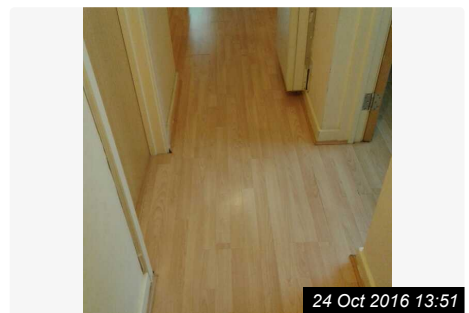
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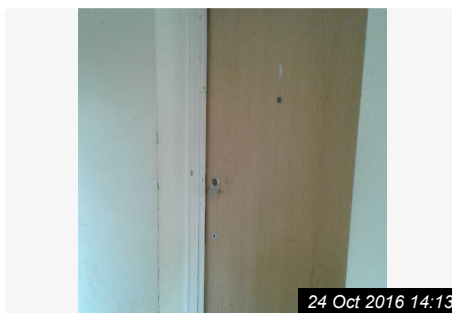
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2. BEDROOM 1			
Item	Description	Condition	Tenant Comments
2.1 Door	Light Wood Doors with chrome handles	Average clean condition, with some scuffs and scrapes to the woodwork.	
2.2 Heating	Dimplex Storage Heating	Average clean condition. Untested.	
2.3 Ceiling	Painted White, textured.	Average clean condition	
2.4 Walls	Painted Magnolia	Multiple scuffs and scrapes to the paintwork; Some damp is evident in the far right corner, as pictured.	
2.5 Woodwork	Painted White	Average clean condition, scuffs and chips to the paintwork throughout.	
2.6 Windows	White upvc windows, 2 x panes, 2 x openings	Average clean condition, some mould staining on the sealant surrounding the frame.	
2.7 Flooring	Brown Carpet	Average clean condition, shows signs of wear and tear, A large iron burn is evident as pictured.	
2.8 Electrics	Flex and Bulb, 3 x double white plastic sockets, 1 x single light switch.	Untested. The ceiling rose is loose on the ceiling.	
2.9 Additional	White Voile Curtain, Beige Curtains, chrome curtain pole; Over the door coat rack	Average clean condition.; The coat rack has 2 hooks missing.	



3. KITCHEN			
Item	Description	Condition	Tenant Comments
3.1 Walls	Painted Magnolia	Multiple scuffs and scrapes to the paintwork	
3.2 Ceiling	Painted White, textured.	Average clean condition	
3.3 Flooring	Laminate Flooring	Some small scuffs and scrapes consistent with wear and tear. the floor is lifting slightly in places and the edge trims are missing.	
3.4 Door	Light Wood Door with chrome handles	Average clean condition, with some scuffs and scrapes to the woodwork.; The handle is loose.	
3.5 Woodwork	Painted White	Average clean condition, scuffs and chips to the paintwork throughout.	
3.6 Windows	White upvc window with 1 x opening.	Average clean condition	
3.7 Units	Dark wood cupboards. 3 x single base unit, 1 x corner base unit, 1 x double wall unit, 1 x slimline wall unit, 1 x single wall unit, 1 x wine rack, 1 x overhead extractor door, 3 x draws	All in average clean condition, showing some signs of wear and tear.	
3.8 Additional	Beige wall tiles with floral inserts. Cream sink and drainer with mixer tap, Brown curtain pole, floral voile panel, 2 x beige light shades, chrome towel rail.	The sink shows signs of wear and tear and is in average clean condition. The tap has stippling throughout. The tiles have no visible damage. The worktop is clean, with some chips to the work surface. The curtain is clean.	
3.9 Electrics	Flex and Bulb x 2, 3 x double white plastic sockets, 1 x single light switch.; 1 x oven spur, i x single spur.	Untested. The ceiling rose is loose on the ceiling.	
3.10 Appliances	Schott Ceramic Hob, Ram Programme 2000 Electric Oven, Extractor Fan.	All in average clean condition, showing significant signs of wear and tear.	



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Ref #3

3. KITCHEN (CONT.)



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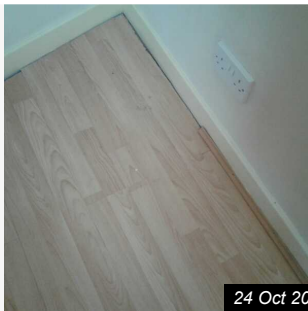
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4. LOUNGE			
Item	Description	Condition	Tenant Comments
4.1 Door	Light Wood Doors with chrome handles	Average clean condition, with some scuffs and scrapes to the woodwork.	
4.2 Ceiling	Painted White, textured.	Average clean condition	
4.3 Heating	Dimplex Storage Heating x 2	Average clean condition. Untested.	
4.4 Woodwork	Painted White	Average clean condition, scuffs and chips to the paintwork throughout.	
4.5 Windows	White upvc windows, 6 x panes, 3 x openings.; 2nd upvc double glazed window with 1 x panes and 1 x opening.	Average clean condition, some mould staining to the sealants.	
4.6 Additional	Net Curtains, Chrome Curtain Pole, Beige roller blind; Beige beaded curtains, voile panels.	Curtains in clean condition, Roller Blind in good working order.	
4.7 Flooring	Brown Carpet	Average clean condition, shows signs of wear and tear.	
4.8 Electrics	Flex and Bulb x 2, 3 x double white plastic sockets, 1 x single light switch.; 1 x BT Openreach point, 2 x Telewest Points, 1 x telephone socket; 2 x single switches for Dimplex Heating	Untested. The Telewest casing is broken.	
4.9 Walls	Painted Magnolia	Multiple scuffs and scrapes to the paintwork	



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4. LOUNGE (CONT.)



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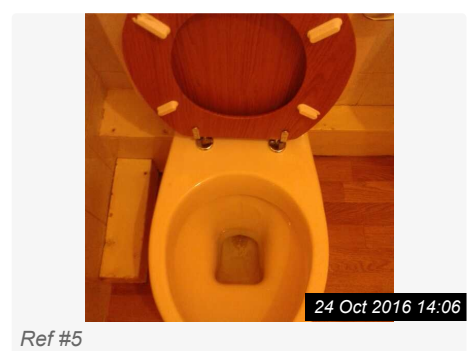
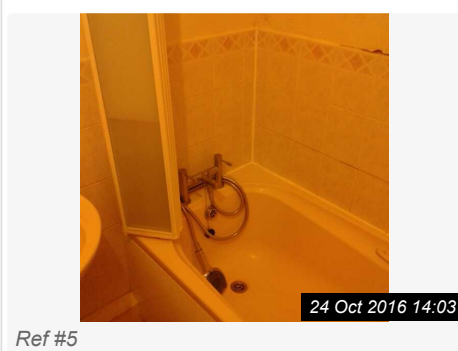
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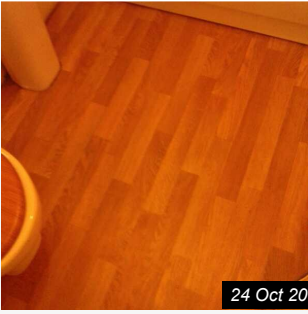
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5. BATHROOM			
Item	Description	Condition	Tenant Comments
5.1 Ceiling	Painted White	There is significant damp over the bath area.	
5.2 Woodwork	Painted White	Average clean condition, scuffs and chips to the paintwork throughout.	
5.3 Flooring	Laminate Flooring	Good clean condition.	
5.4 Walls	Painted Magnolia, part tiled in cream ceramic/floral tiles.	Multiple scuffs and scrapes to the paintwork. There are 2 large damaged patches as pictured. The tiles have broken away from the wall and are loose on the bath.	
5.5 Additional	Bifold shower screen, ; White plastic toilet roll holder, white plastic towel rail with chrome bar, shelf; 2 x single chrome towel rings.	The shower screen has no damage, however, shows some water damage.; The accessories are in average clean condition.	
5.6 Electrics	Ceiling rose and bulb, 1 x single light cord, Greenvac Extractor Fan, Dimplex Heater.	Untested.	
5.7 Suite	Cream plastic bath, chrome hot and cold taps and chrome shower attachment, with plastic panel, cream ceramic sink with hot and cold taps, cream ceramic toilet with chome handle flush and wooden seat.	Average clean condition, there is significant staining to the toilet bowl. The sink and bath have limescale staining.	



5. BATHROOM (CONT.)



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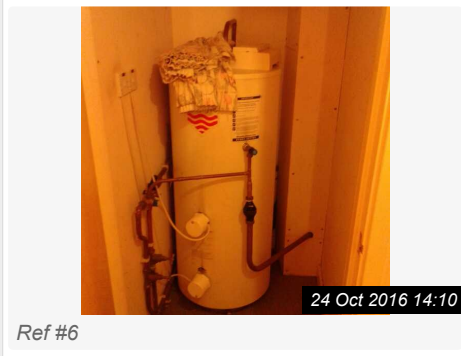
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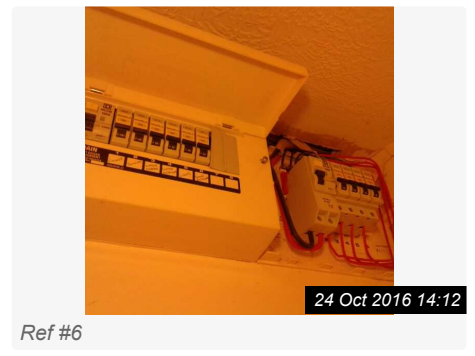
6. CUPBOARD			
Item	Description	Condition	Tenant Comments
6.1 Door	Light Wood Doors with chrome handles	Average clean condition, with some scuffs and scrapes to the woodwork.	
6.2 Woodwork	Painted White	Average clean condition, scuffs and chips to the paintwork throughout.	
6.3 Additional	Megaflow Water Tank; Consumer Unit ; 2 x Fused Switches, 1 x flex and bulb,	Untested.	



Ref #6



Ref #6



Ref #6

7. KEYS

Item	Description	Tenant Comments
7.1 Keys	2 x yale keys, 1 x chubb key, 1 x meter key.	



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	/ /