

Inventory & Schedule of Condition

Local Property Inventory

07517 014656

pinnaclepropertyservices.co.uk@gmail.com

Property inspected by Pinnacle Property Services

Address

18 Gainsborough
Square
Bexleyheath
DA6 8BU



Carried Out

**August
3rd 2018**

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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.

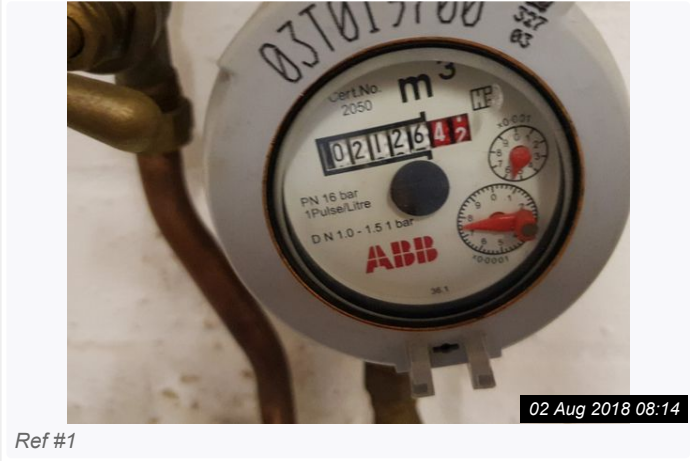
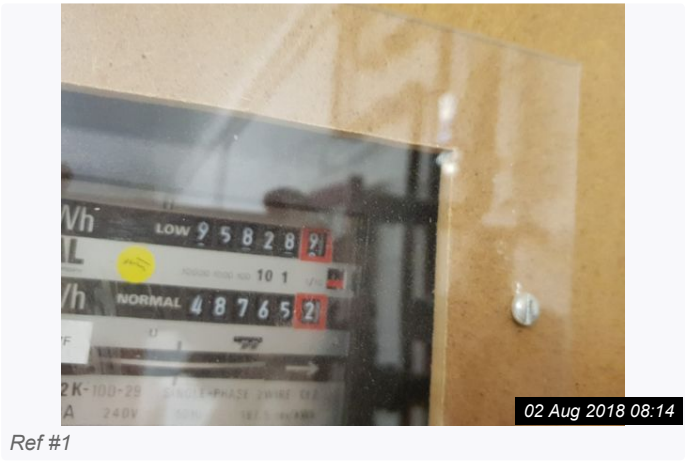
If professionally cleaned at the commencement of the tenancy, the property must be professionally cleaned (or of a similar standard) for the check out. Particular areas of note are: Sanitary ware, carpets and kitchen appliances/white goods/cupboards and work surfaces. Gardens must be left in accordance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

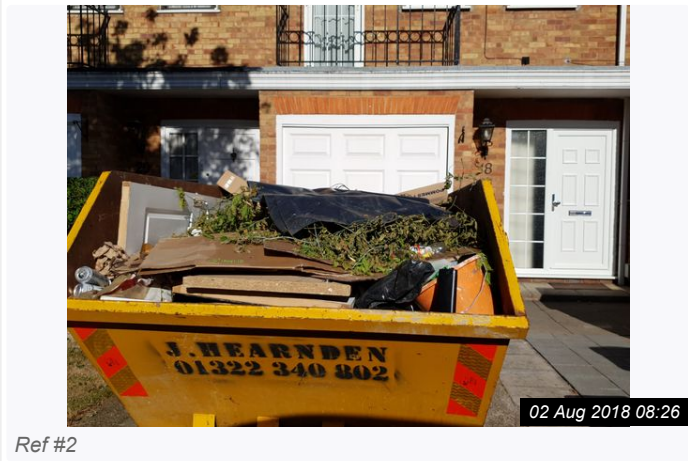
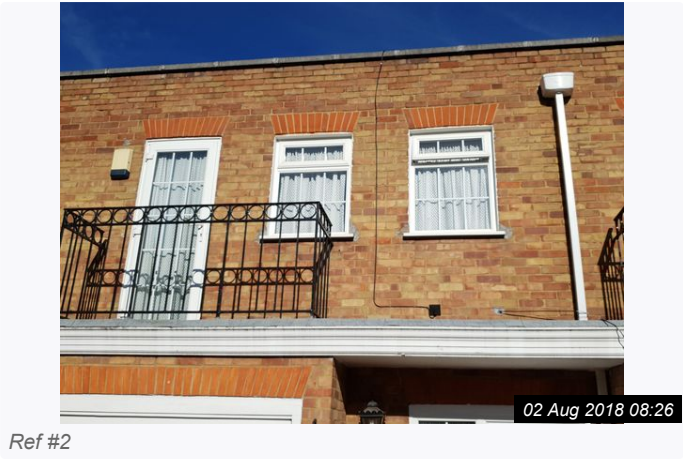
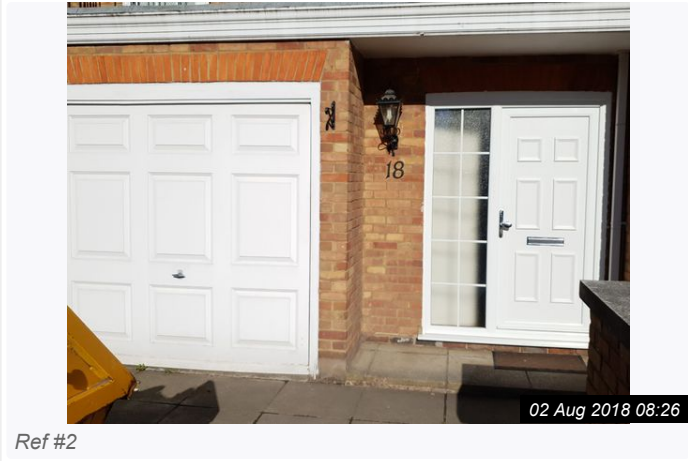
Charges may be added to the Check Out Report if marking to walls and woodwork is found to be excessive and if crockery, china, glassware and utensils are found to be chipped, cracked, burnt or soiled beyond what is considered Fair Wear & Tear. If the property is furnished all items will be checked for 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.

1. METER READINGS			
Item	Serial Number	Reading	Tenant Comments
1.1 Gas Meter	Garage	8724	
1.2 Electric Meter	Garage	Low 95828 Normal 48765	
1.3 Water Meter	Garage	02126	

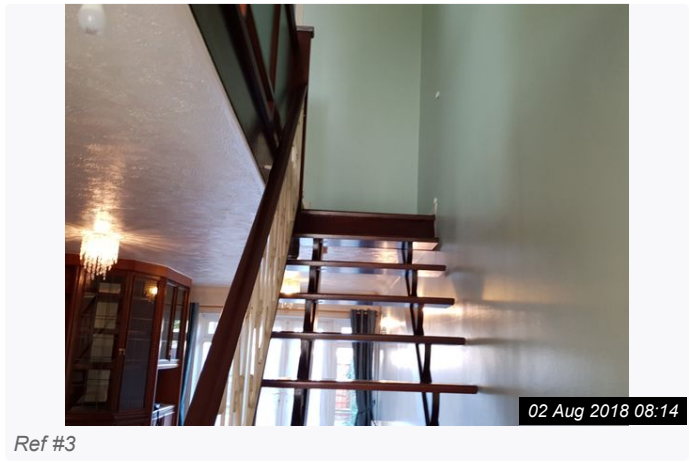
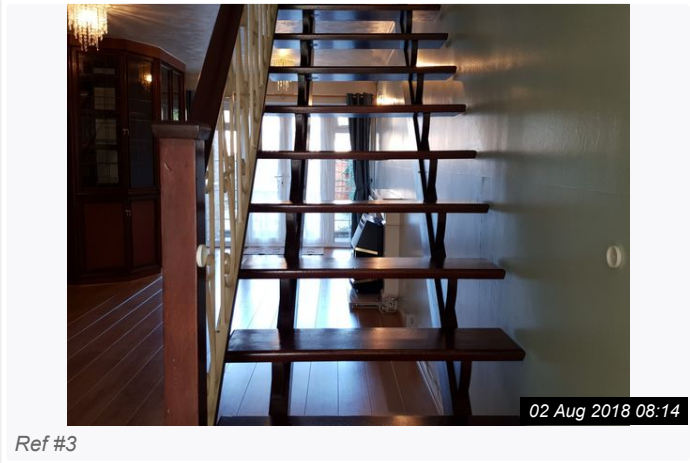
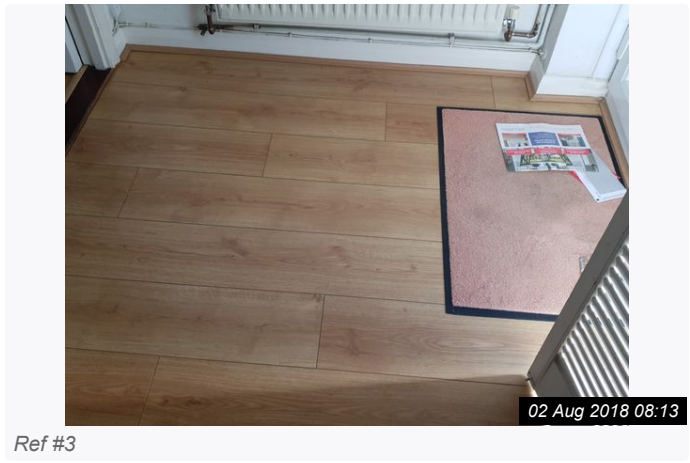
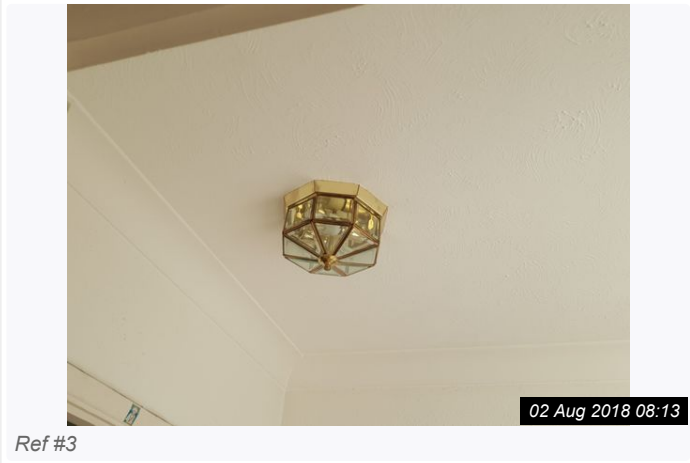
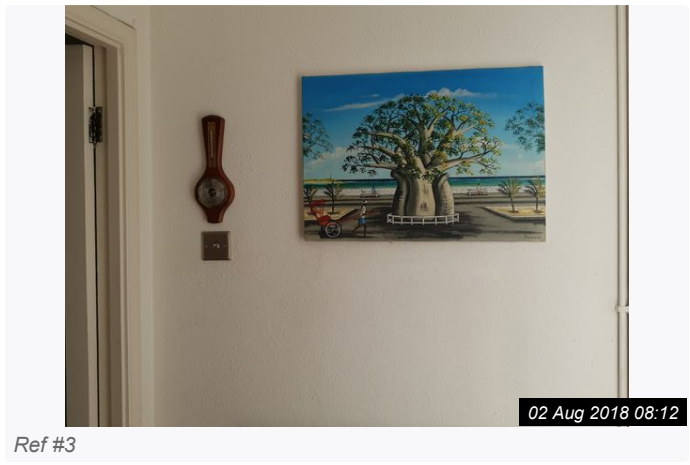
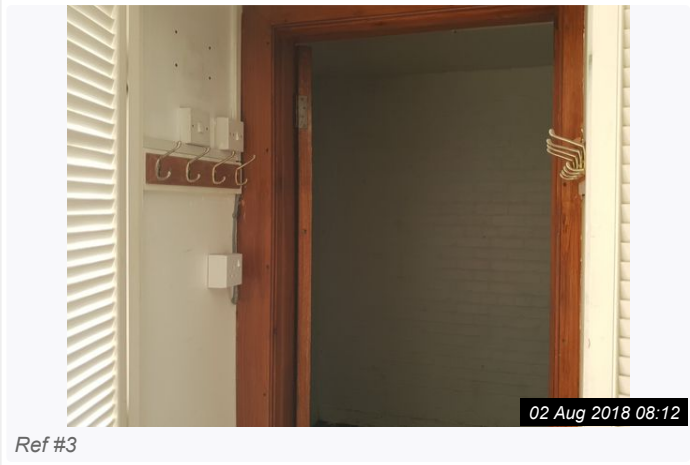
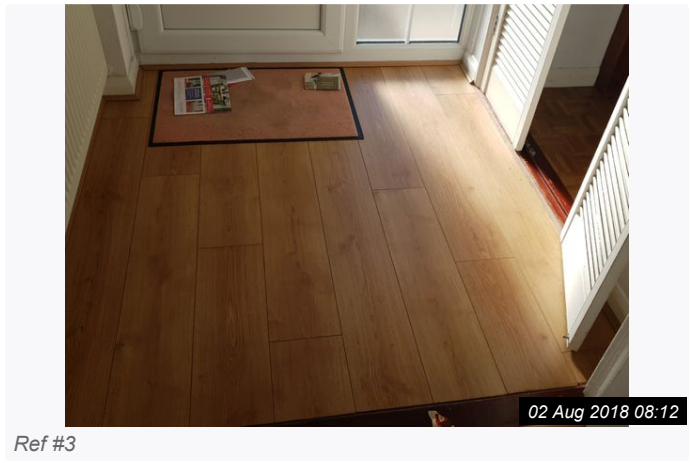
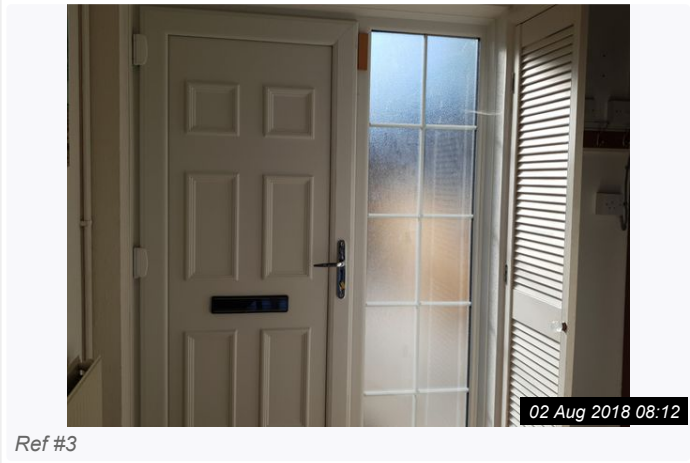


2. EXTERIOR FRONT			
Item	Description	Condition	Tenant Comments
2.1 Door	<p>Four single base cupboards with five drawers, all have matching kickboards. Four single wall units with matching plinths, one contains logic boiler. All have wooden doors with chrome effect bar handles - Light and dark brown;</p> <p>Black external lantern light ; Black numerical 18 Black hanging basket bracket Green recycling bin and recycling boxes. White cupboard - storage for rubbish. White garage door with chrome handle</p>	<p>Well Maintained</p> <p>Skip to the front of the house.</p>	

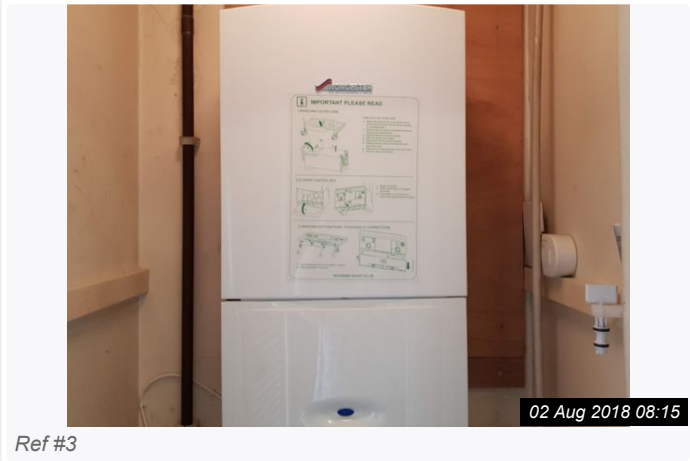
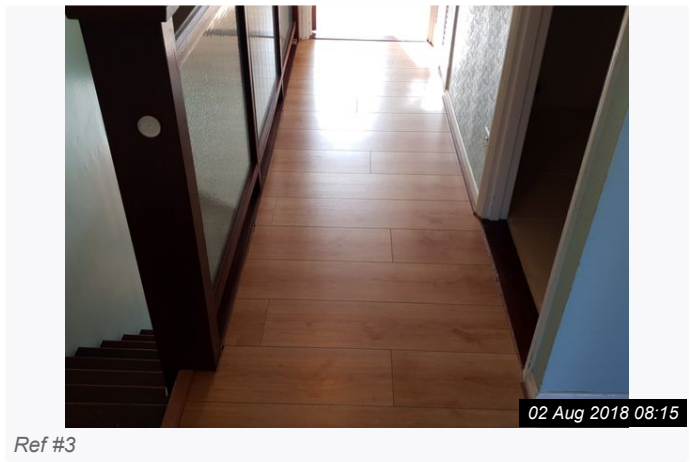
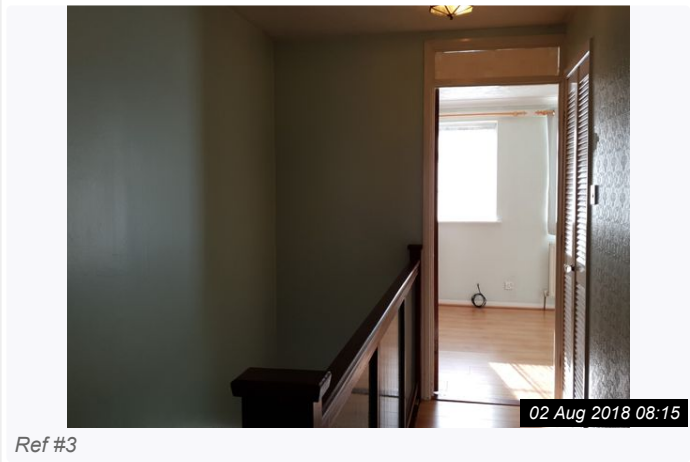
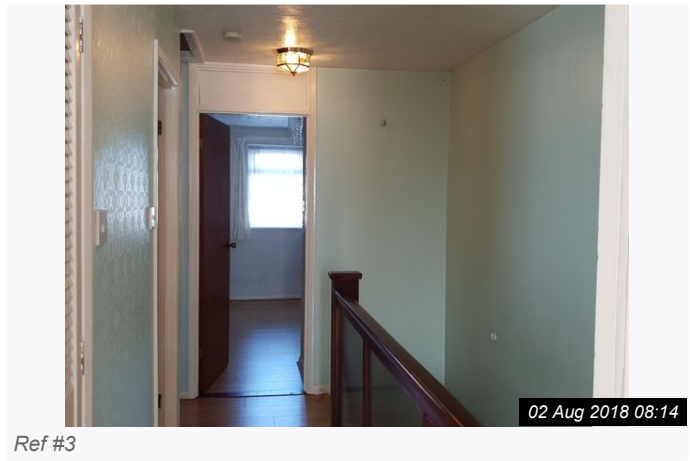
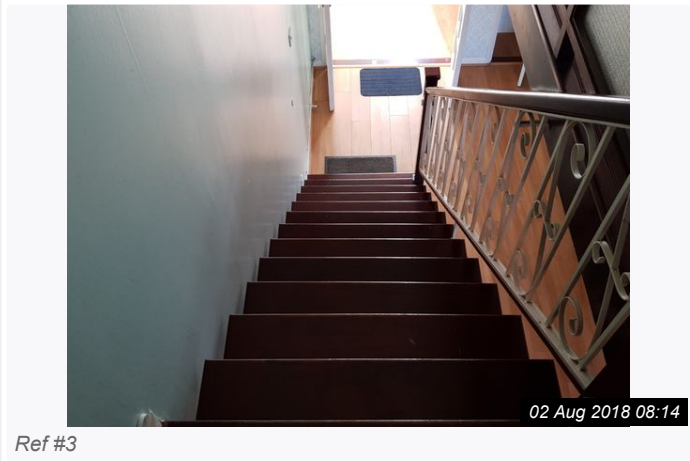


3. HALLWAY			
Item	Description	Condition	Tenant Comments
3.1 Door	White upvc door with georgian glazed panel and chrome fixings. White wooden double doors with glass effect handles, 10 frosted glass panes to each door	In clean condition. The internal doors have in excess of 3 stickers to the frame. In clean condition.	
3.2 Walls	Textured and painted white to the lower hallway Part wallpapered and part painted mint green to the stairs and landing	In clean condition	
3.3 Ceiling	Textured and painted white with coving	In clean condition	
3.4 Woodwork	Painted White	In clean condition, fixings remain	
3.5 Flooring	Light oak wood flooring	In clean condition	
3.6 Heating	White wall mounted radiator with end caps	In clean condition, marks to the top of the unit	
3.7 Lighting	Brass/glass ceiling mounted light fitting x 3	Good working order	
3.8 Additional	<p>White louvre doors with glass effect handles, access to cupboard housing coat hooks x 2, 1 x fused switch and 1 x single light switch. Brown access door with chrome handle, leading to the garage;</p> <p>1 x Door mat ; 1 x Wall mounted thermostat; 1 x Wall print ;</p> <p>Built in cupboard with white louvre doors, glass effect handles, housing Worcester Boiler, associated pipework</p>	<p>In clean condition;</p> <p>The boiler is untested</p>	
3.9 Electrics	<p>1 x Chrome light switch 1 x single socket 1 x Single light switch 1 x Single socket 1 x Fused switch Capped cables in the wall at the top of the stairs.</p>	Untested	

3. HALLWAY (CONT.)

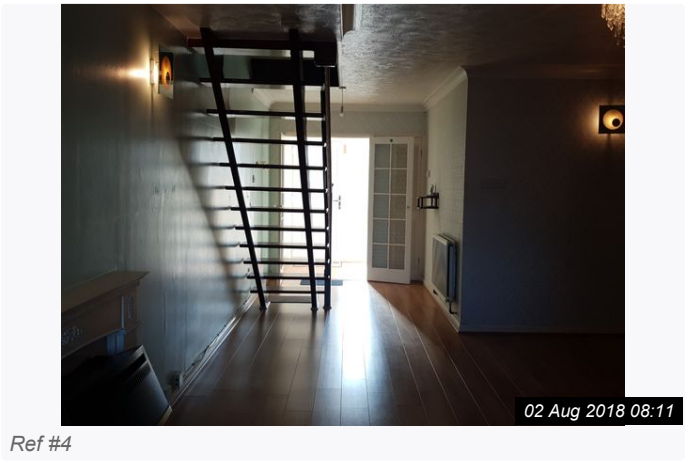
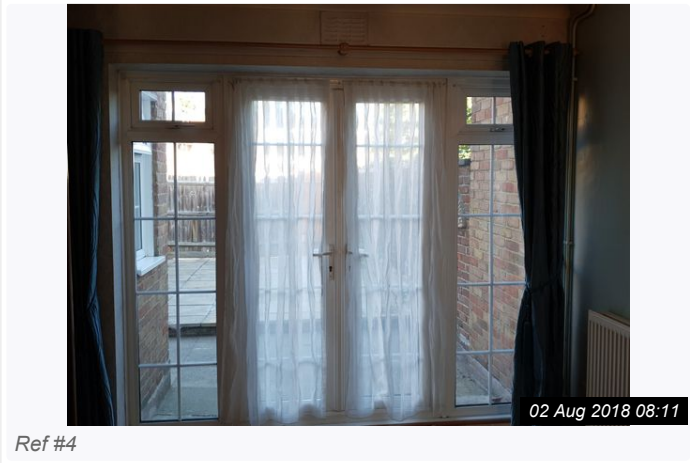
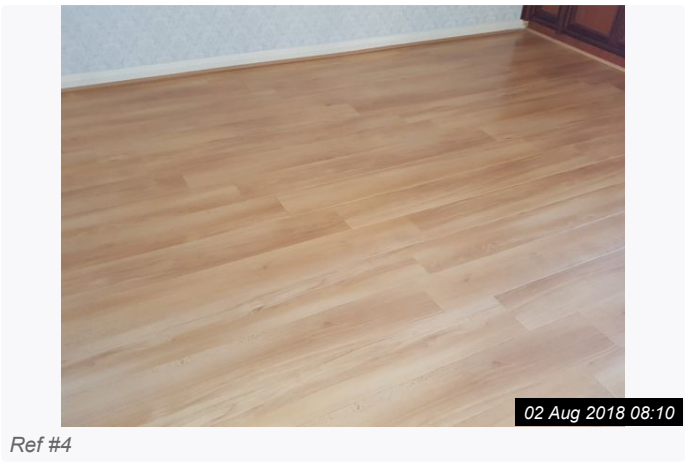
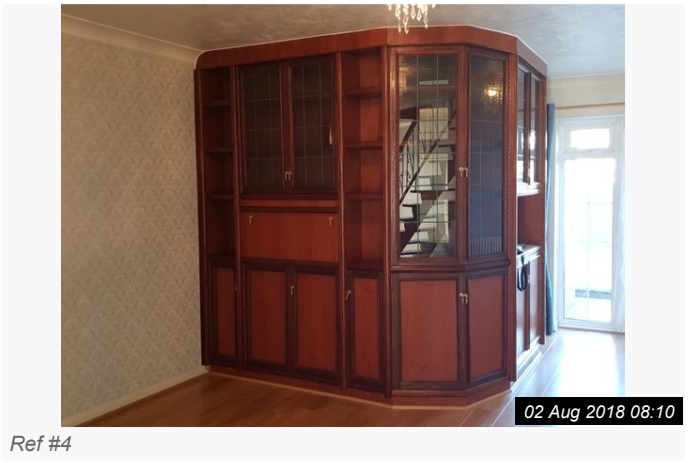
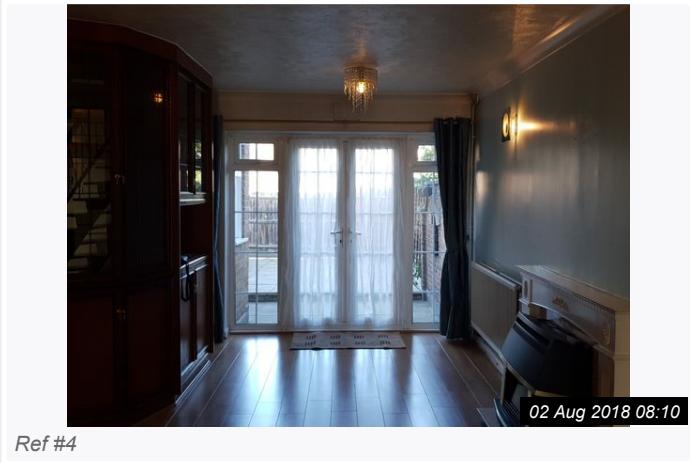


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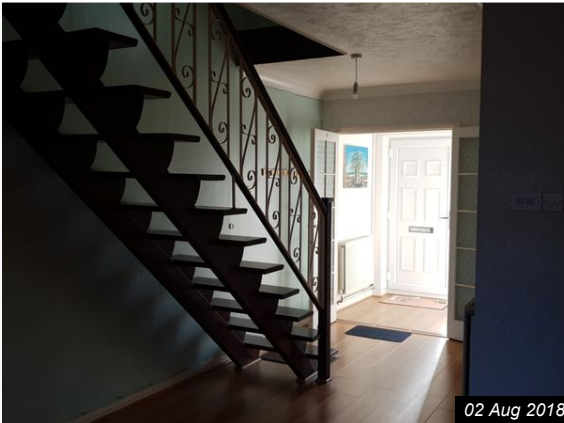


4. LIVING ROOM			
Item	Description	Condition	Tenant Comments
4.1 Door	White upvc georgian french doors with white handles and yale lock. 2 x Side georgian windows with 1 opening to each.	In clean condition	
4.2 Walls	Grey and white wallpaper	In clean condition	
4.3 Ceiling	Textured, painted white with coving	In clean condition	
4.4 Woodwork	Painted white	In clean condition	
4.5 Flooring	Light oak effect flooring	In clean condition	
4.6 Heating	2 x double radiators, white with both end caps present 1 x White wooden mantle piece, marble effect hearth and back and black/brass coal effect fire.	In clean condition, 1 with radiator shelf.; The fire is untested, no damage	
4.7 Lighting	1 x Flex and bulb; 4 x frosted glass and chrome wall lights; 2 x Glass effect beaded light shades with flex and bulb	In working order ; 1 x Bulb needs replacing to the wall light	
4.8 Electrics	1 x Honeywell thermostat 1 x Quad light switch 1 x Dimmer switch 3 x Telephone point 2 x Single socket 1 x NTL point 1 x Openreach point 1 x Fused switch 2 x Double light switch Tv Cable Tv poin	Untested	
4.9 Additional	1 x Dark wood shelf 1 x Brushed chrome door bell box 1 x Wall mounted vent Door mat 1 x White wooden louvre door, glass effect handle - access to storage cupboard with shelf	In clean condition	
4.10 Furniture	Dark wood built in units with brass latch handles, comprising multiple cupboards and draws, glass display doors and shelving	In clean condition	
4.11 Curtains	White voile curtains on net wire.; Green lined curtains with tassle tie backs; Dark wood curtain pole	In clean condition	

4. LIVING ROOM (CONT.)



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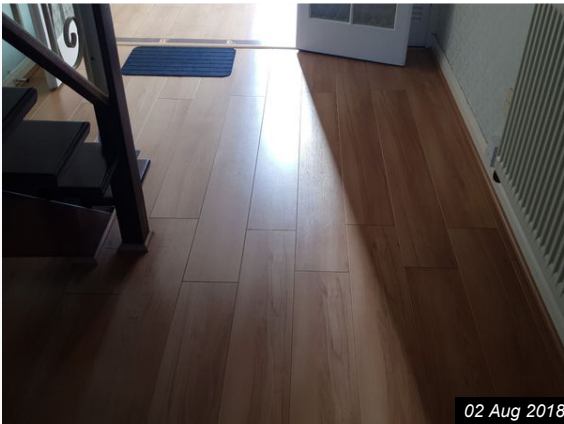
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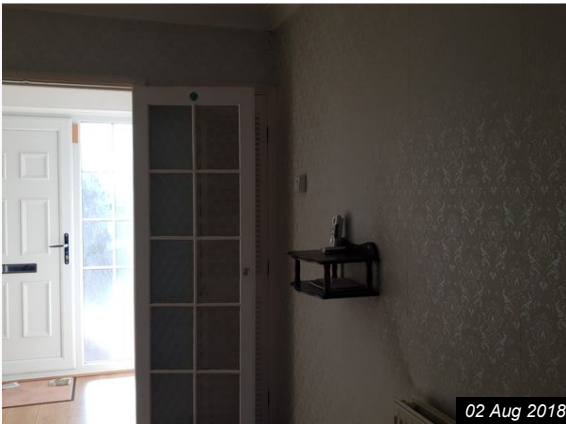
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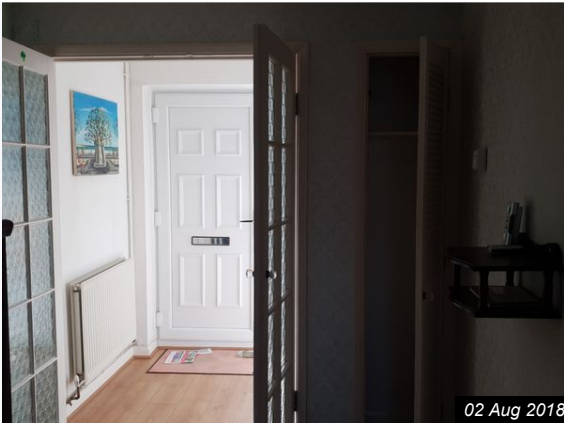
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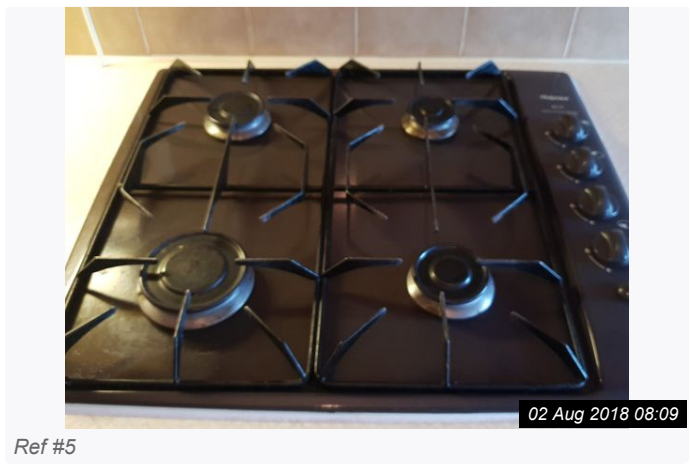
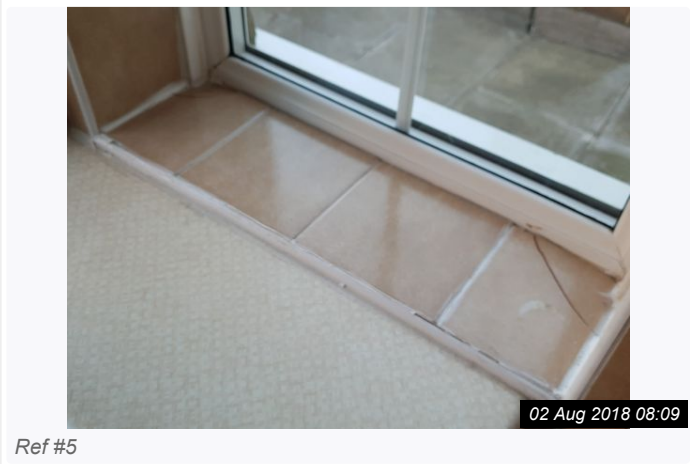
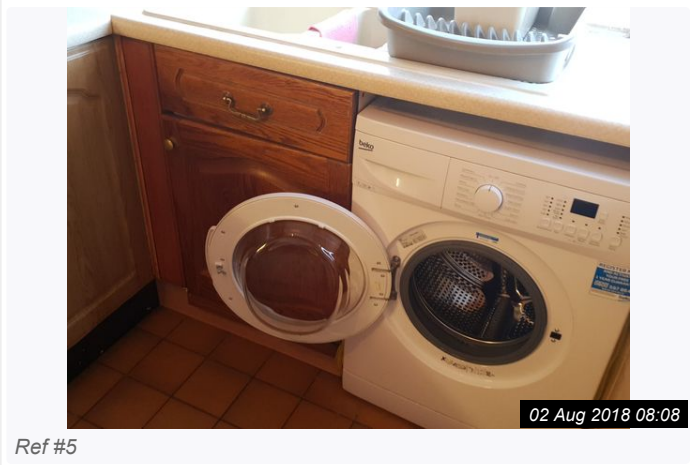
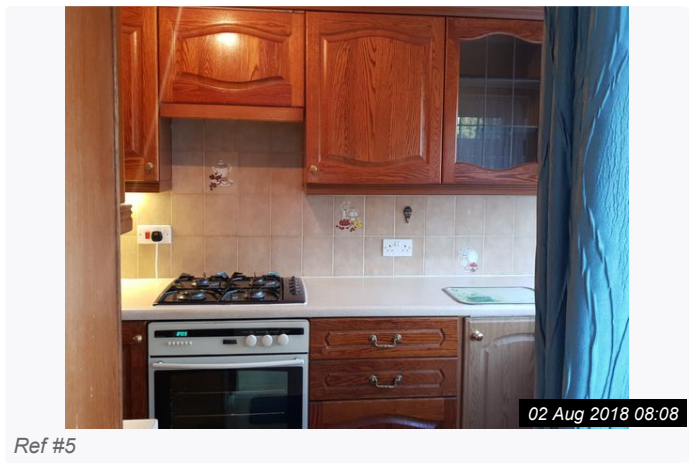
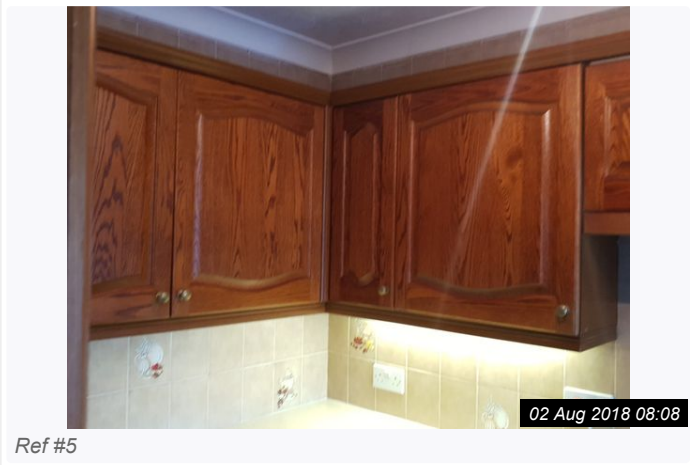


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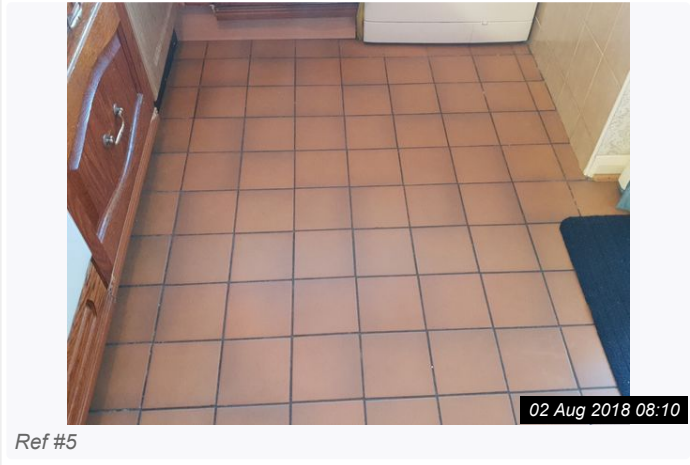
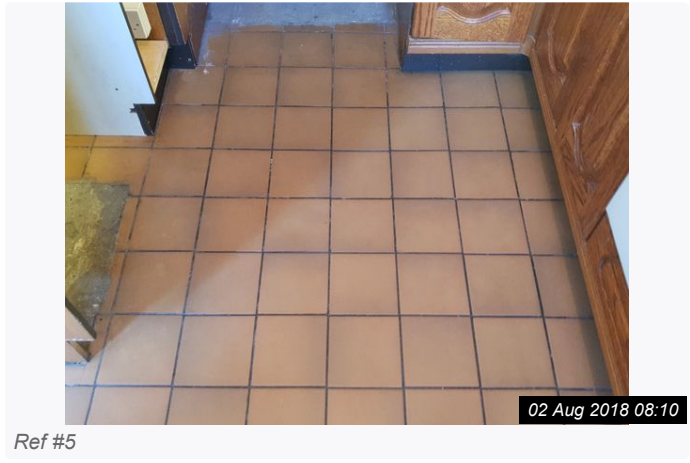
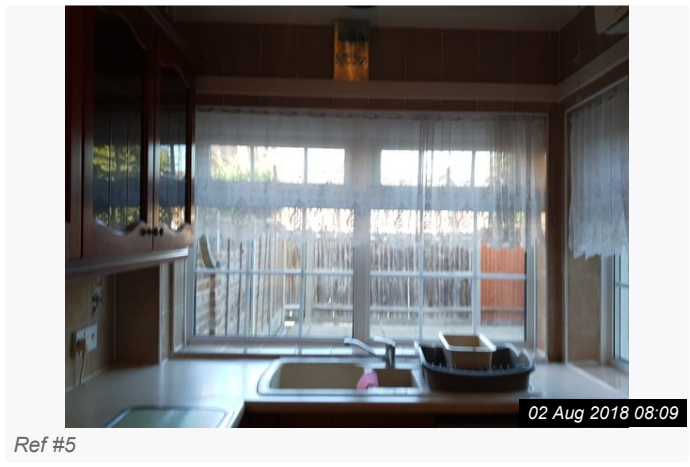
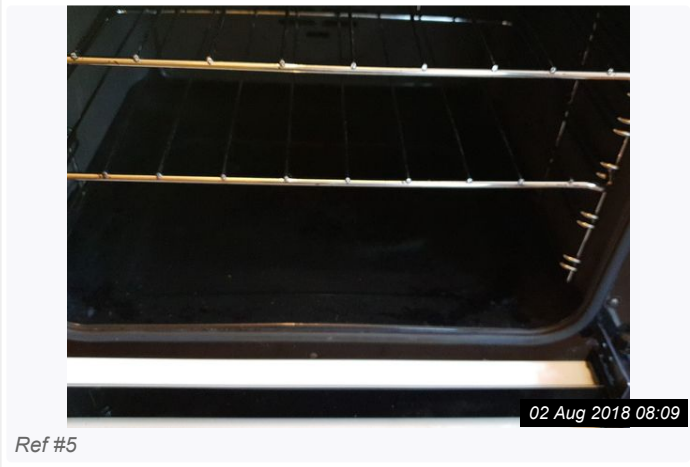
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5. KITCHEN			
Item	Description	Condition	Tenant Comments
5.1 Walls	Tiled in brown ceramic wall tiles with decorative inserts	In clean condition	
5.2 Ceiling	Textured and painted white with coving	In clean condition	
5.3 Woodwork	Painted white	In clean condition	
5.4 Flooring	Brown/Terracotta ceramic floor tiles	In clean condition	
5.5 Lighting	3 x Strip lights- Under cupboard. 2 x Flex and bulb	Good working order	
5.6 Electrics	3 x Double sockets 2 x Fused switches 1 x Single socket 1 x Nuair fan 1 x Triple light switch	Untested	
5.7 Window(s)	White upvc georgian glazed window with 2 panes, 1 opening with white handle ; White upvc georgian glazed window with 4 panes, 2 openings with white handles	In clean condition	
5.8 Kitchen Units	Dark wood units with brass handles comprising:- 3 x Double wall units - part leaded glazed doors 1 x Corner wall unit 2 x Single wall units 1 x Corner base unit with dummy draw 1 x Corner base unit with carousel 2 x Single base units 3 Draws Extractor housing	In clean condition	
5.9 Appliances	Cream and black integrated New world oven with 2 x chrome racks and cream handle; Brown integrated gas hob with 4 burners and dial controls; Overhead extractor with 2 x filters and light	In clean condition	
5.10 Worktop	Cream Worktop	In clean condition	
5.11 Sink	Cream fitted sink 1 1/2 bowl with drainer and chrome mixer tap.	In clean condition	
5.12 Curtains	White net curtain on net wire	In clean condition	

5. KITCHEN (CONT.)

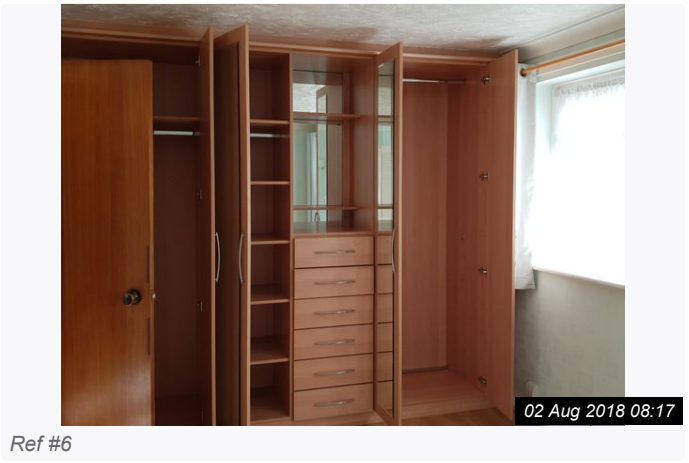
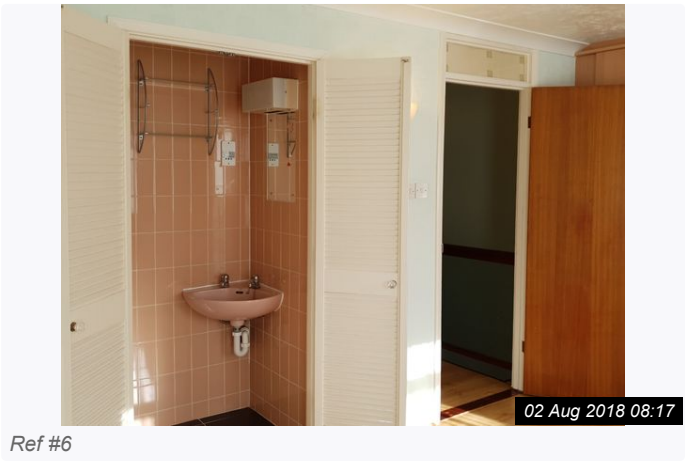
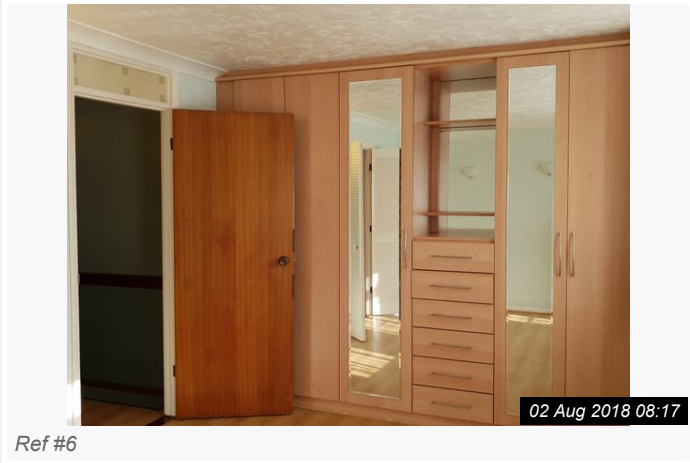
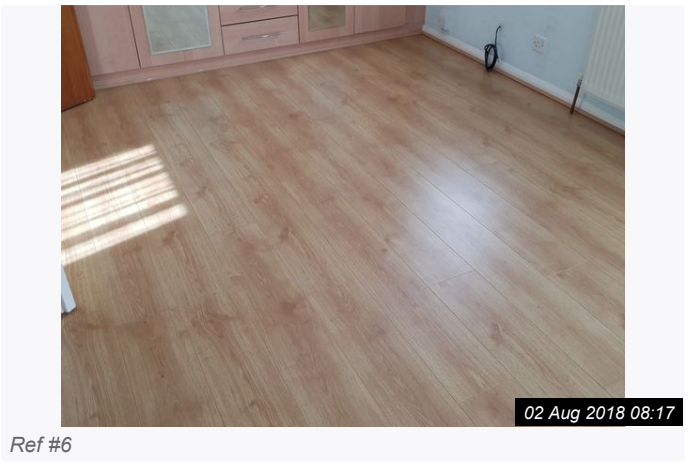
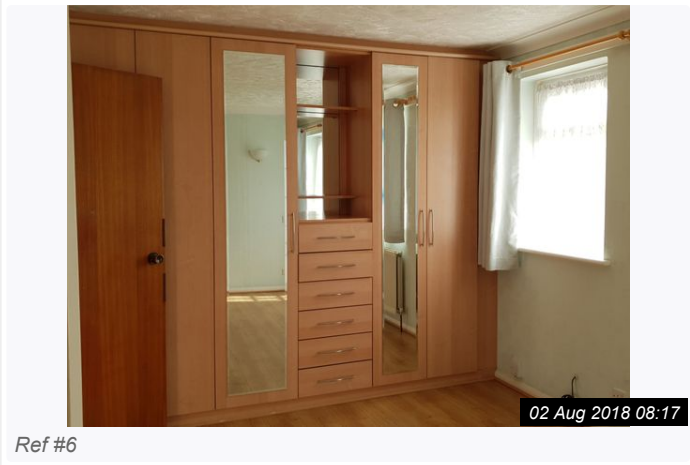
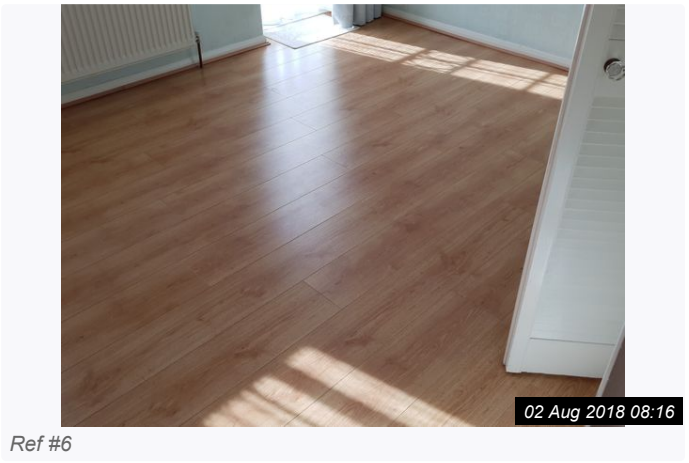
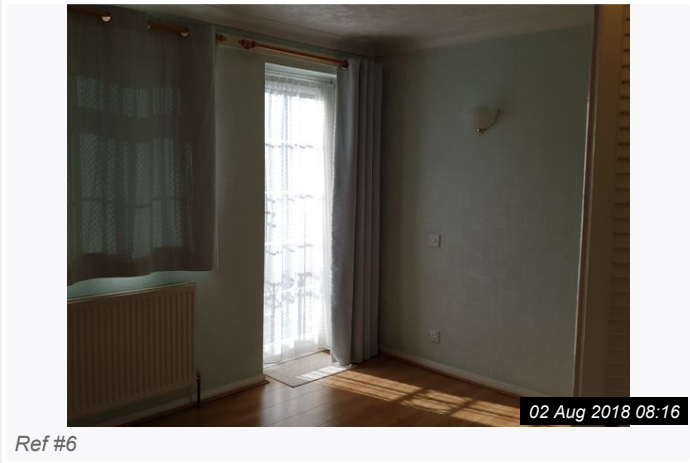


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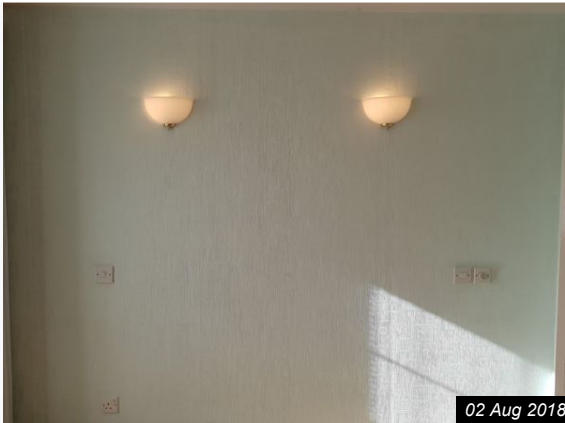


6. BEDROOM 1			
Item	Description	Condition	Tenant Comments
6.1 Door	Dark wood door with brass handle and lock White louvre doors with glass effect handles - access to the en suite shower room	In clean condition	
6.2 Walls	Green wallpaper	In clean condition	
6.3 Ceiling	Textured with coving - white	In clean condition	
6.4 Woodwork	Painted white	In clean condition	
6.5 Flooring	Light oak wood flooring	In clean condition	
6.6 Heating	White wall mounted radiator with end caps present	In clean condition	
6.7 Lighting	3 x Frosted glass up-lighters	In working order	
6.8 Electrics	1 x Double light switch 1 x Telephone point 3 x Single sockets 1 x Fused switch Tv cable 1 x NTL Point 1 x Light switch	Untested	
6.9 Window(s)	White upvc double glazed window with georgian glazing, 2 panes, 1 opening with white handle x 2 White upvc georgian glazed door with white handle and yale lock - Access to external balcony	Very light discolouration to the corner of the frame. In clean condition	
6.10 Curtains	Net curtains on net wire 3 x Light wood curtain poles 3 x Mint green suede effect curtains	In clean condition	
6.11 Furniture	Light wood built in wardrobes, 2 double, 1 glass door, 1 x In clean single with glass door and shelved unit with mirror and 6 draws.	In clean condition	

6. BEDROOM 1 (CONT.)

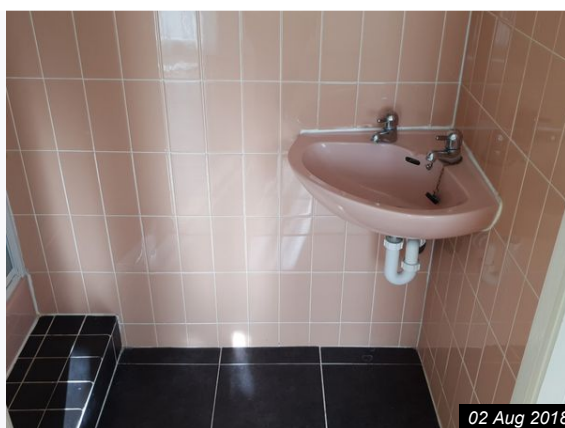


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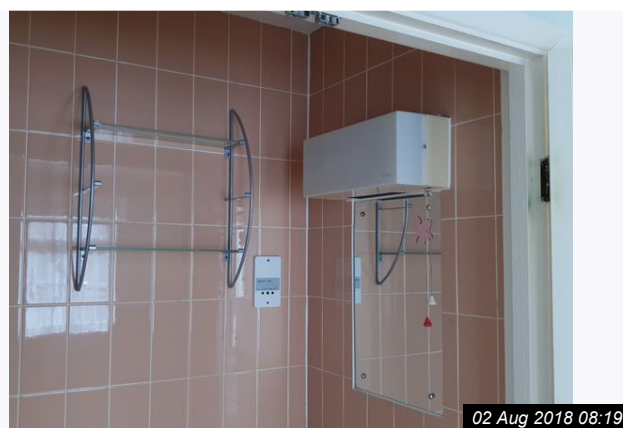
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7. EN-SUITE SHOWER ROOM			
Item	Description	Condition	Tenant Comments
7.1 Door	White wooden louvre doors with glass effect handles	In clean condition	
7.2 Walls	Tiled in peach ceramic tiles	In clean condition, small section around the shower controls is tiled differently and the grouting needs finishing off.	
7.3 Ceiling	Textured, painted white		
7.4 Woodwork	Painted white	In clean condition	
7.5 Flooring	Black ceramic floor tiles	In clean condition	
7.6 Heating	Dimplex wall mounted light/heater	In clean condition	
7.7 Lighting	Chrome and frosted glass light fitting	In working order	
7.8 Additional	Shaver point Chrome and glass wall mounted shelf Wall mounted mirror White shower caddy Nuair fan		
7.9 Sink	Peach coloured ceramic sink with hot and cold chrome taps and waste	In clean condition	
7.10 Shower	Pink shower tray with glass/white shower door, chrome mixer bar shower and chrome attachments	In clean condition, limescale to the fixings	



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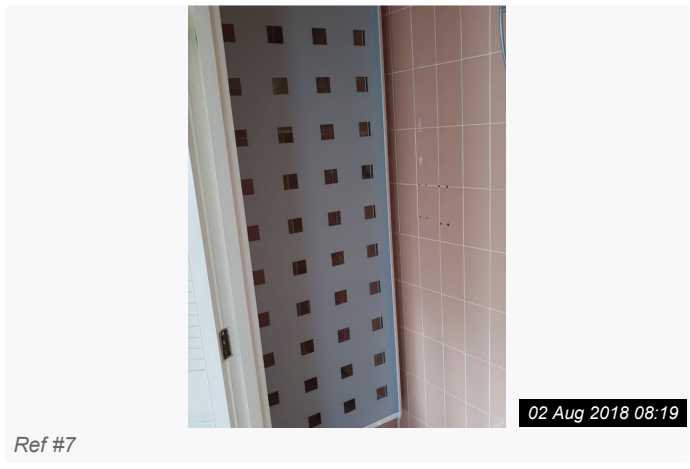
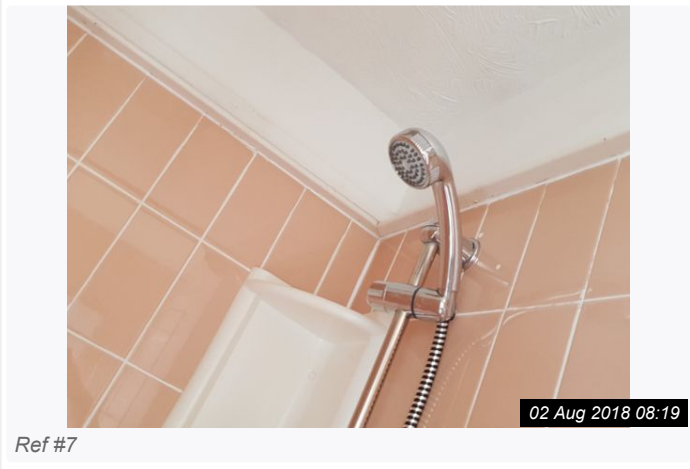
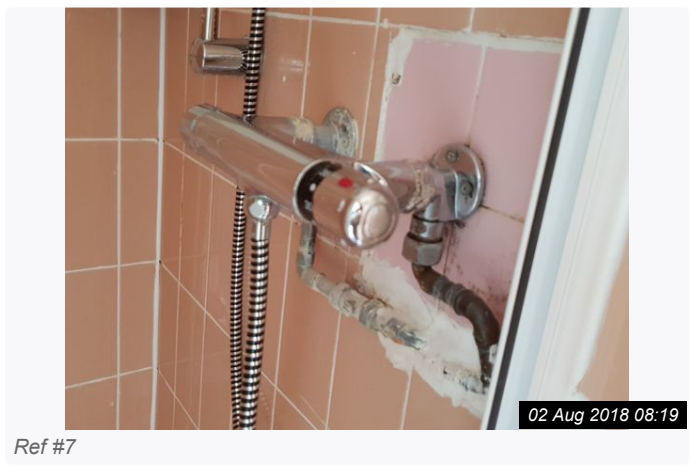
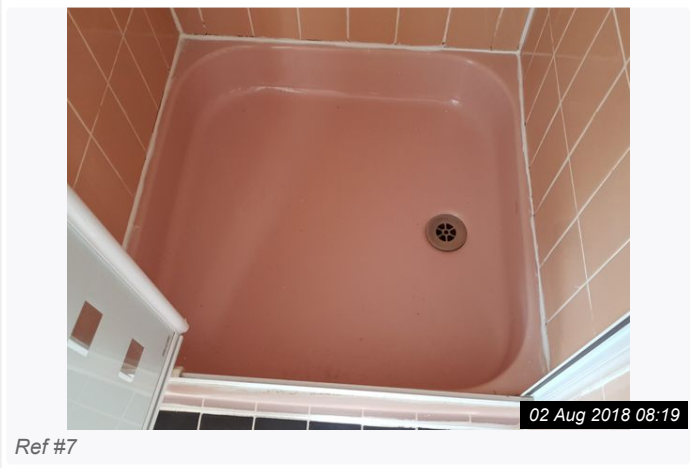
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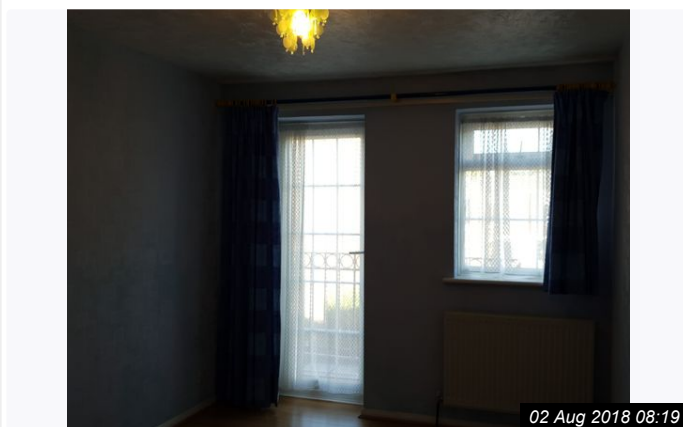
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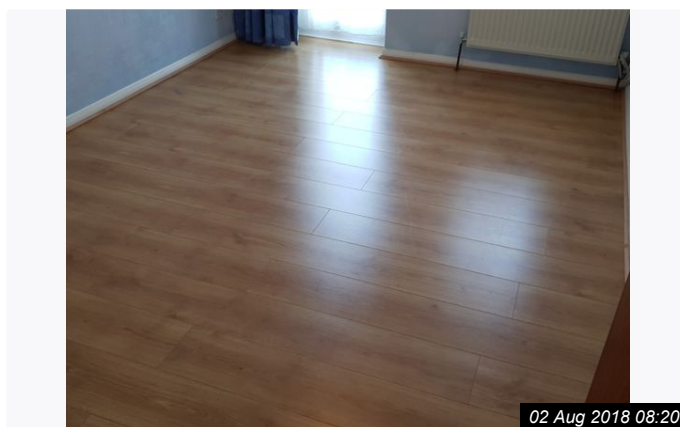
7. EN-SUITE SHOWER ROOM (CONT.)



8. BEDROOM 2			
Item	Description	Condition	Tenant Comments
8.1 Door	Brown wood door with brass handle and fan light White upvc rear door with georgian glazing, 1 white handle and yale lock - access to external balcony.	In clean condition, there is a crack to the front of the door and paint marks to the fan light.; The upvc door is In clean condition	
8.2 Walls	Wallpapered and painted blue	In clean condition	
8.3 Ceiling	Textured with coving and painted white	In clean condition	
8.4 Woodwork	Painted white	In clean condition, chips to the paintwork	
8.5 Flooring	Oak wood effect flooring	In clean condition	
8.6 Heating	White wall mounted radiator with end caps present	In clean condition	
8.7 Lighting	Flex and bulb with glass beaded light shade	In working order	
8.8 Electrics	1 x Light switch 2 x Single sockets Tv cable	Untested	
8.9 Window(s)	White upvc double glazed window with georgian glazing, 2 panes, 1 opening with white handle	In clean condition	
8.10 Curtains	Blue and yellow wooden curtain poles Blue curtains Net curtains on net wire	In clean condition	

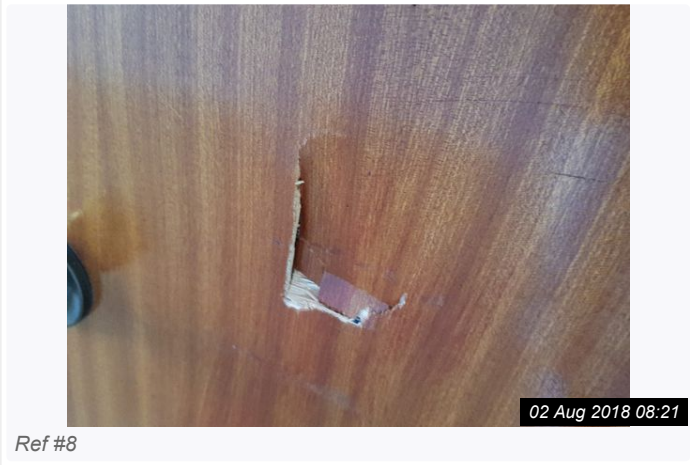
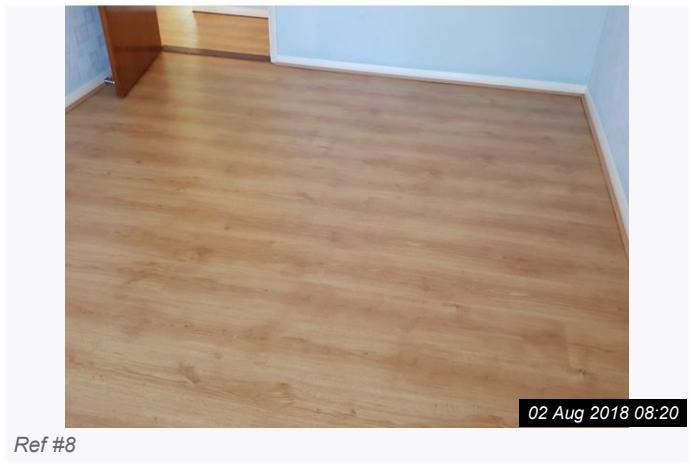
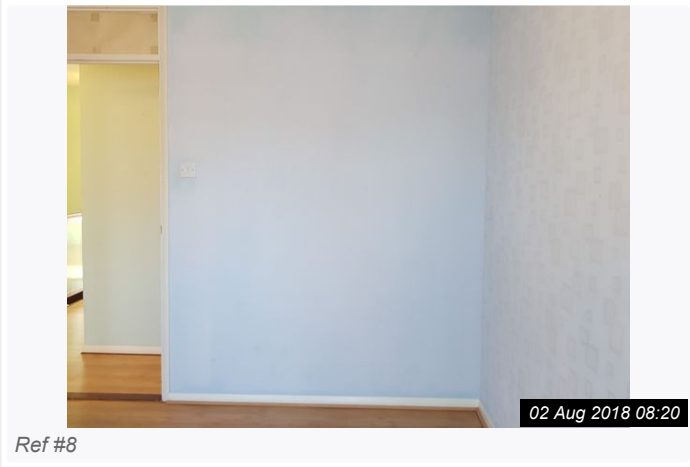
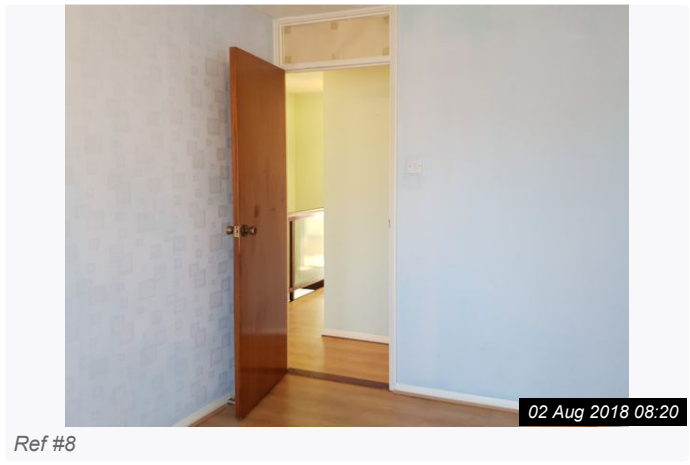
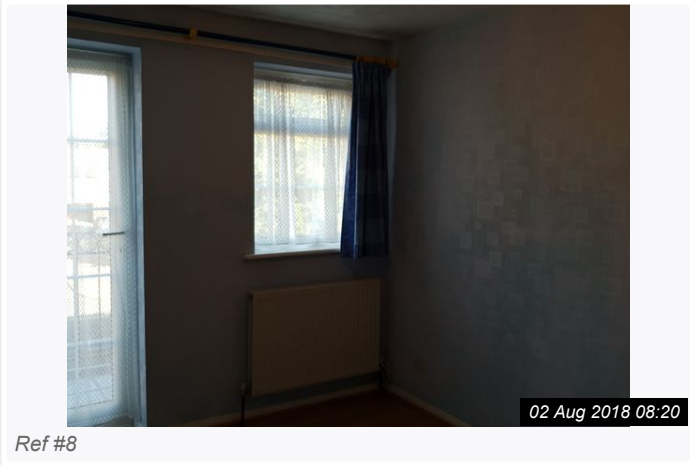


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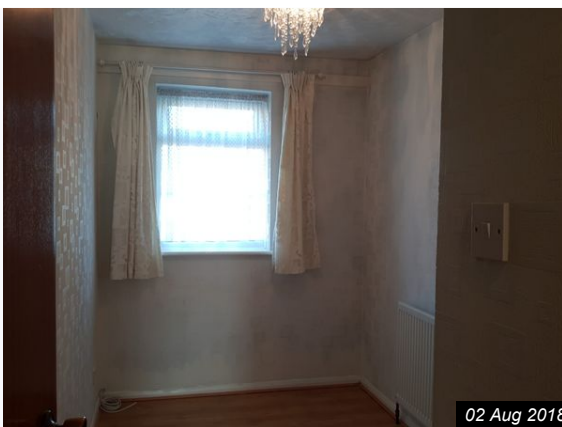


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8. BEDROOM 2 (CONT.)

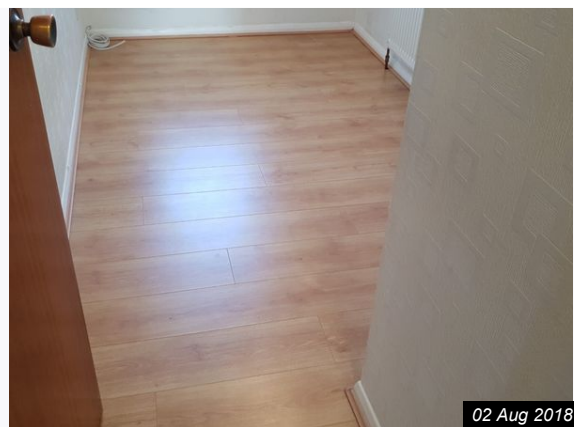


9. BEDROOM 3			
Item	Description	Condition	Tenant Comments
9.1 Door	Dark wood door with brass handle and fan light	In clean condition	
9.2 Walls	Wall papered in cream paper and painted over	In clean condition, lightly patchy	
9.3 Ceiling	Textured, painted white with coving	In clean condition	
9.4 Flooring	Oak wood effect flooring	In clean condition, surface scratches evident	
9.5 Heating	White wall mounted radiator with end caps	In clean condition	
9.6 Lighting	Flex and bulb with glass beaded shade	Good working order	
9.7 Electrics	1 x Light switch 2 x Single sockets Tv Cable	Untested	
9.8 Additional	Built in cupboard, white wooden louvre doors with glass effect handles, internally shelved with light	In clean condition	
9.9 Window(s)	White upvc double glazed window with georgian glazing, 2 panes, 1 opening with white handle	In clean condition, minor marks to the frame	
9.10 Curtains	Cream lined curtains White wood curtain pole White net curtain on net wire	In clean condition	
9.11 Woodwork	Painted white	In clean condition	



Ref #9

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Ref #9

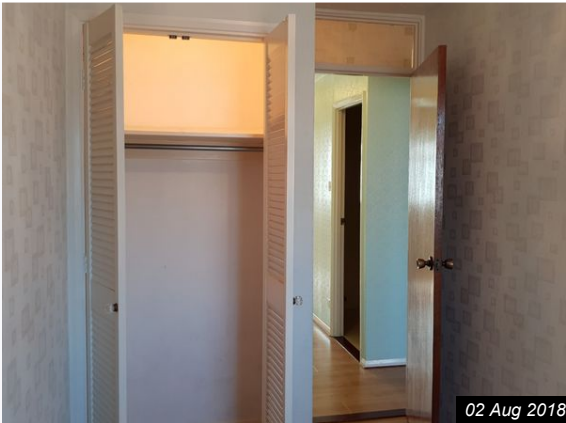
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9. BEDROOM 3 (CONT.)



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Ref #9



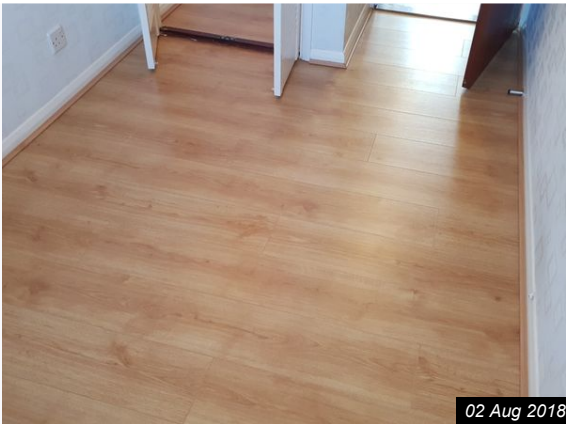
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Ref #9



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Ref #9



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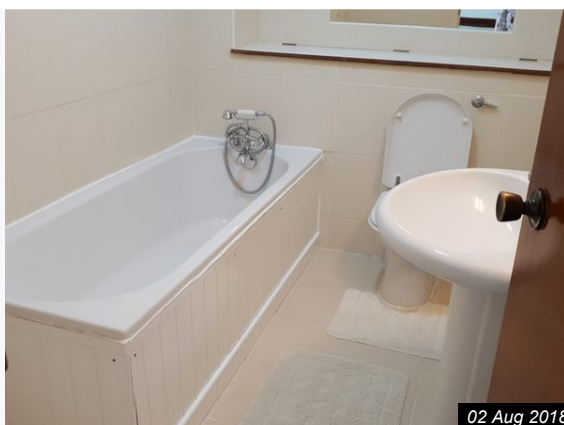
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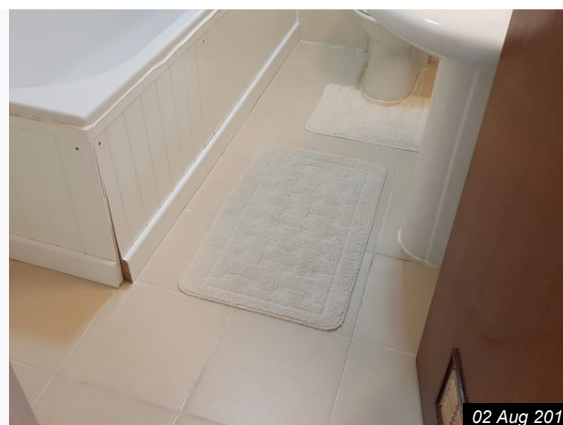
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Ref #9

10. BATHROOM			
Item	Description	Condition	Tenant Comments
10.1 Door	Dark wood door with brass handle and lock	As In clean condition	
10.2 Walls	Tiled in beige ceramic tiles	In clean condition	
10.3 Ceiling	Textured, painted white	In clean condition	
10.4 Woodwork	Painted white	In clean condition	
10.5 Flooring	Cream ceramic floor tiles	In clean condition	
10.6 Heating	White wall mounted radiator with end caps present	In clean condition	
10.7 Lighting	Wall mounted mirrored light fitting Chrome / frosted glass light fitting	Good working order	
10.8 Additional	Chrome/white ceramic towel ring Chrome/white ceramic towel rail 2 x Floor mats Nuair vent Shaver point Wall mounted mirror Toilet brush Chrome toilet roll holder	In clean condition	
10.9 Suite	White bath, white wooden panel with chrome mixer taps, shower attachment and waste ; White ceramic sink with chrome mixer taps ; White ceramic toilet with white plastic seat and lid and chrome flush - Cistern housed in a wooden unit.	In clean condition	

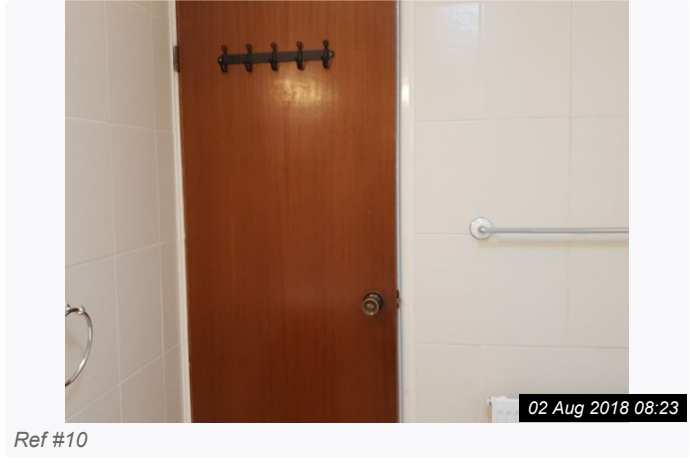
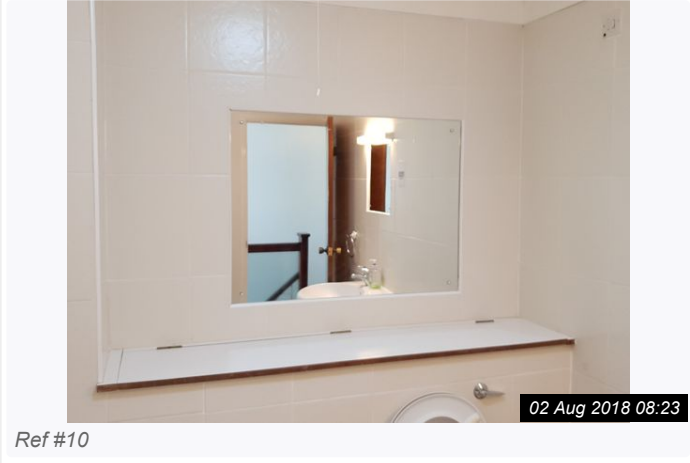
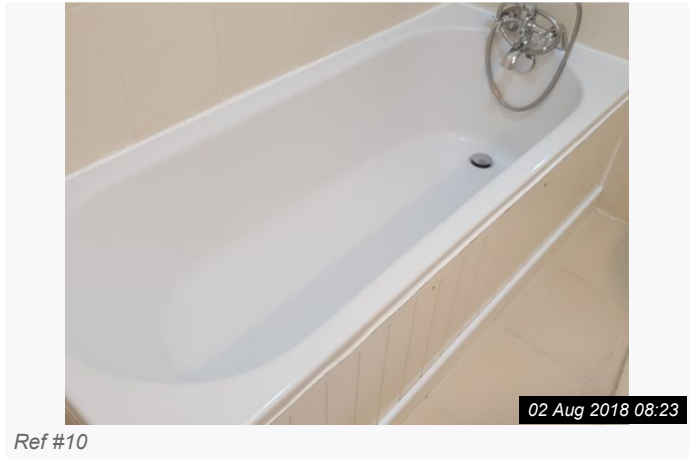
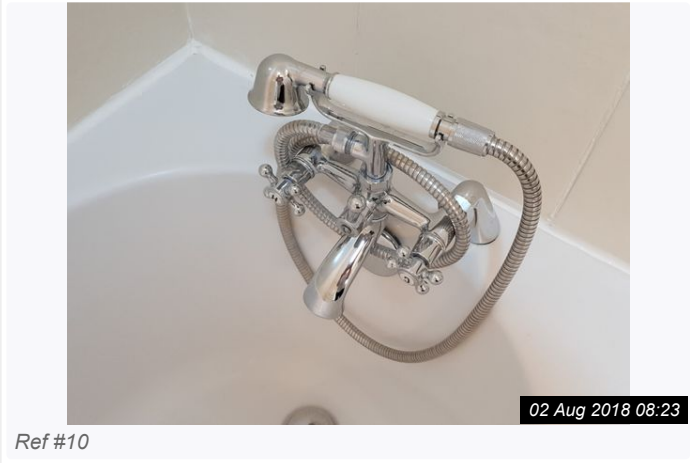
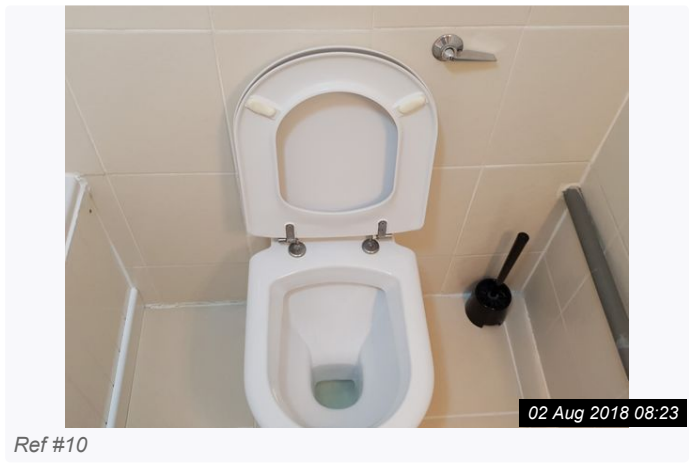
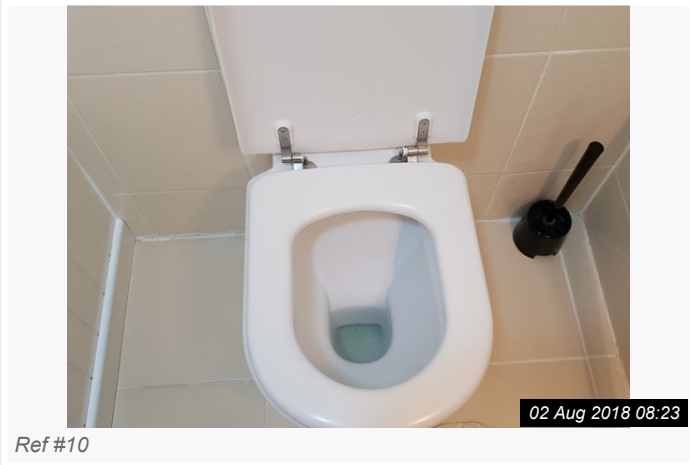
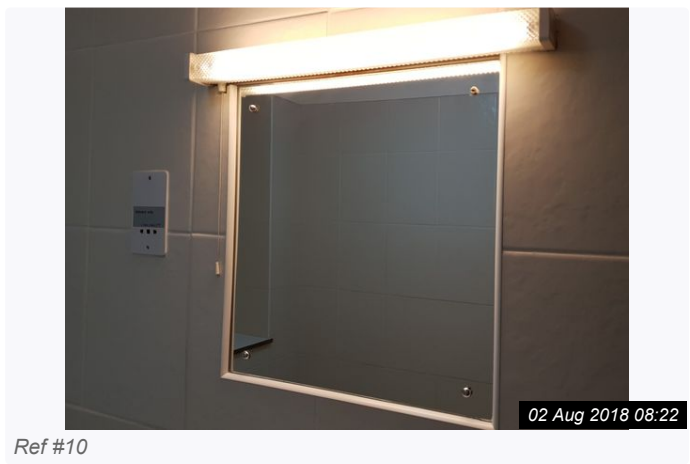
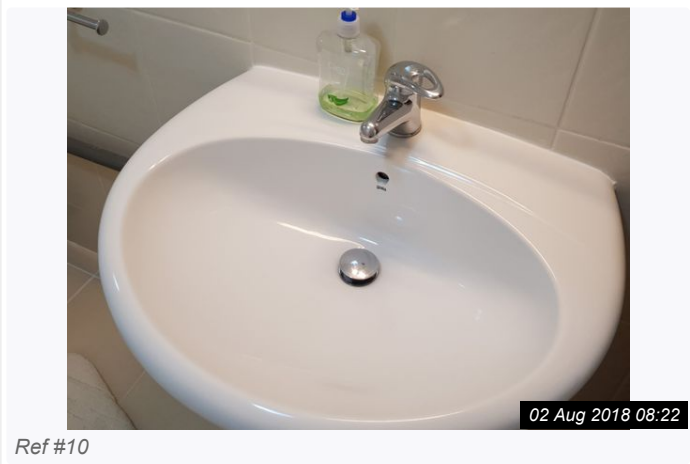


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Ref #10

10. BATHROOM (CONT.)

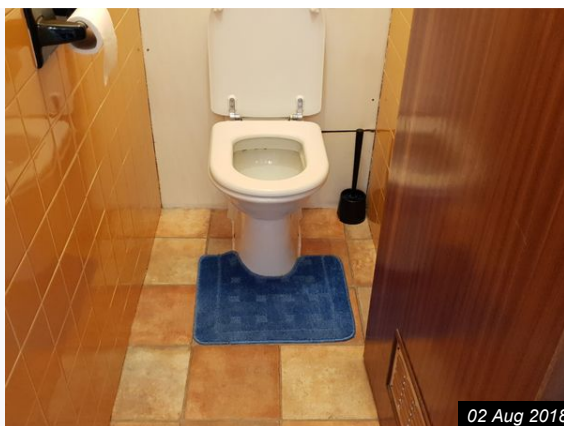


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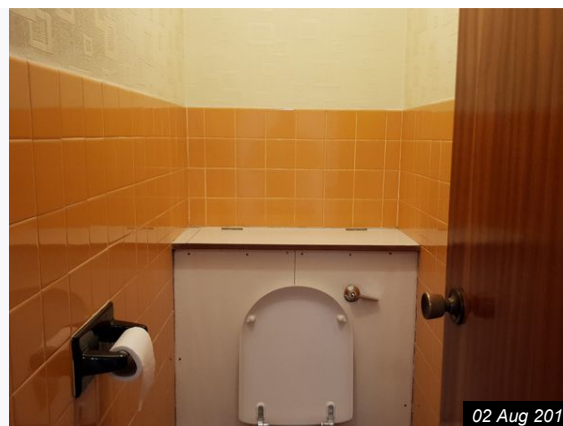
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11. WC			
Item	Description	Condition	Tenant Comments
11.1 Door	Brown wood door with brass handle, vent and door stop	In clean condition	
11.2 Walls	Part wall papered in cream embossed wallpaper, part tiled in terracotta ceramic wall tiles.	In clean condition	
11.3 Ceiling	Textured and painted white	In clean condition	
11.4 Woodwork	Painted white	In clean condition	
11.5 Flooring	Terracotta floor tiles	In clean condition	
11.6 Lighting	Flex and bulb Ceiling vent.	Good workingorder	
11.7 Toilet	White ceramic toilet with white plastic seat and lid and chrome flush	Not clean, brown staining to the toilet bowl	
11.8 Additional	Chrome toilet roll holder Blue floor mat Toilet brush	In clean condition	



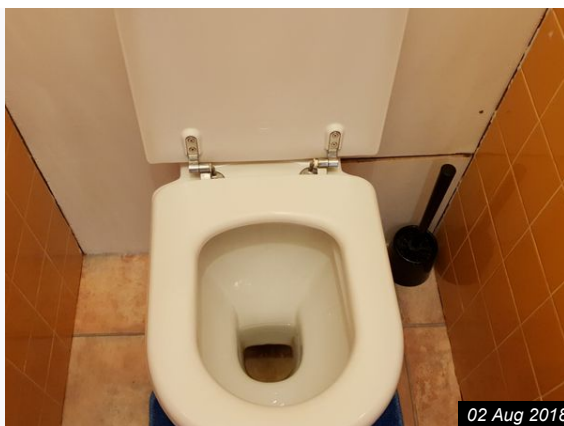
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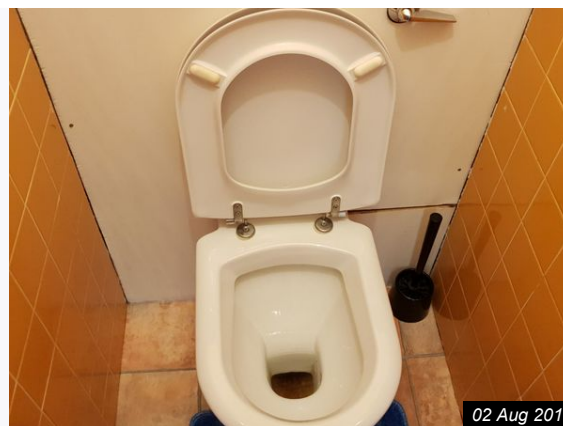
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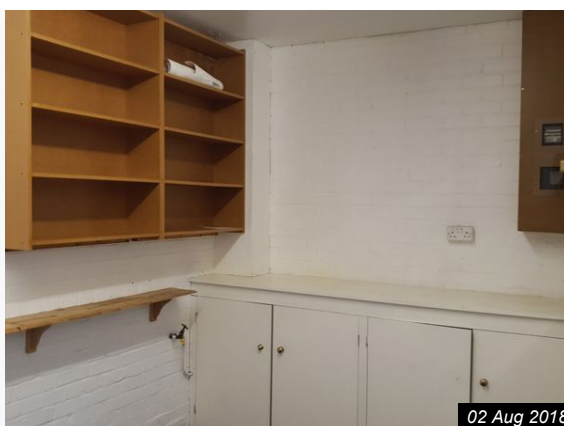
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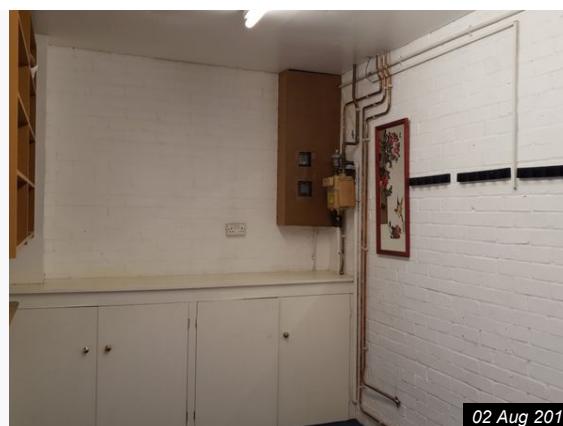
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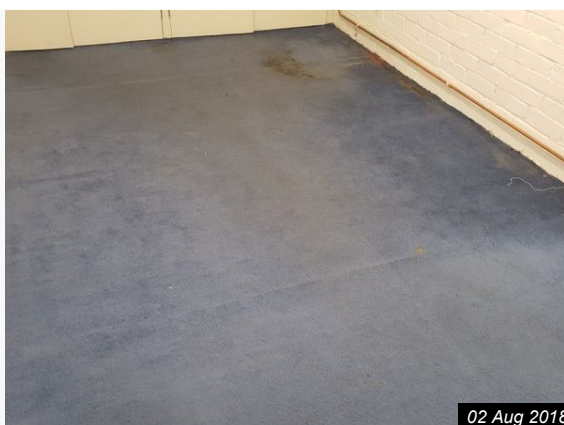
12. GARDEN			
Item	Description	Condition	Tenant Comments
12.1 Garden	Slabbed garden with fence around.; External lantern light and garden tap	As per inventory	
12.2 Garage	Blue carpeted base with white walls ; White wooden units for storage, housing water meter.; Beko white washing machine with dial and button controls and soap dispenser.; Gas meter Electric Meter Consumer unit	As per inventory; Washing machine not present	



Ref #12



Ref #12

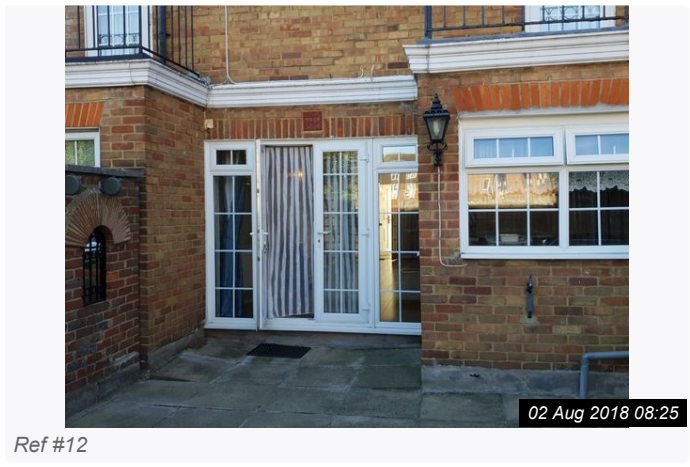
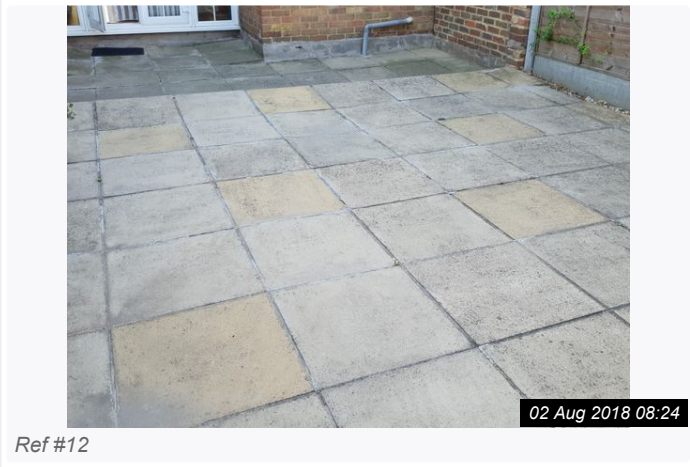
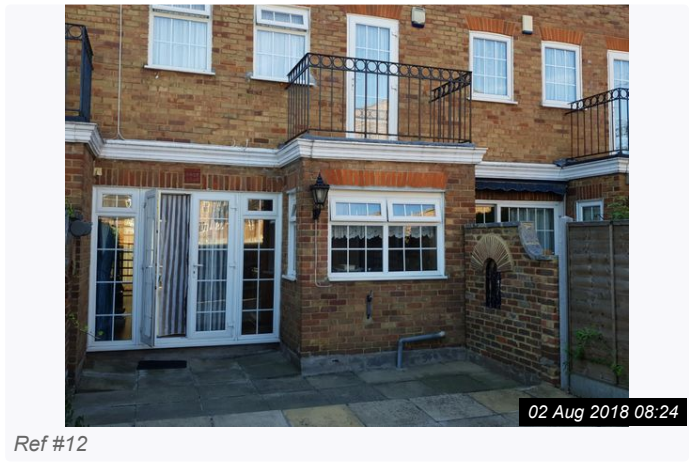
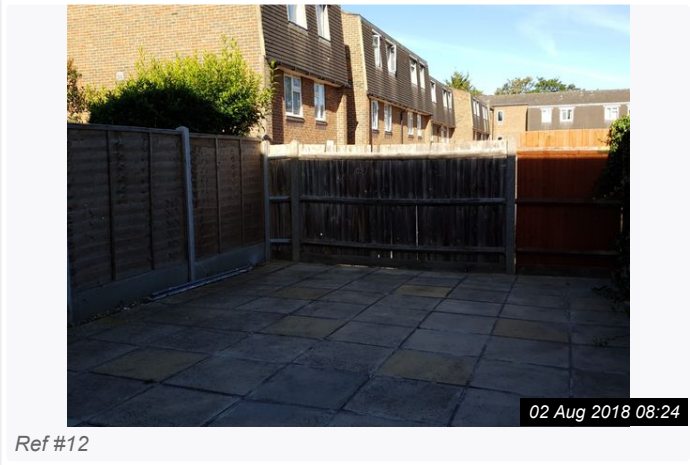


Ref #12



Ref #12

12. GARDEN (CONT.)



13. ALARMS			
Item	Location	Test Result	Tenant Comments
13.1 Smoke Alarm	Lounge	Good working order	
13.2 Smoke Alarm	Landing	Good working order	
13.3 Carbon Monoxide Alarm	Landing	Good working order	
13.4 Carbon Monoxide Alarm	Kitchen	Good working order	

Declaration

I/We the undersigned, tenant / landlord 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.

Signed by the

Signature

Print Name

Date

/

/

Signed by the

Signature

Print Name

Date

/

/

Terms and Conditions

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