

Check Out

Local Property Inventory

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Property inspected by Pinnacle Property Services

Address

Flat 36, Griffin Court
Black Eagle Drive,
Northfleet
Gravesend
Kent
DA11 9AJ



Carried Out

August
1st 2018
12:00

Contents

Notes	2
Areas	3
Meter Readings	3
Hallway/Stairs/Landing	4
Kitchen	7
Lounge	12
En suite	15
Bedroom 1	19
Bedroom 2	22
Bathroom	24
Declaration	27

Notes

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.

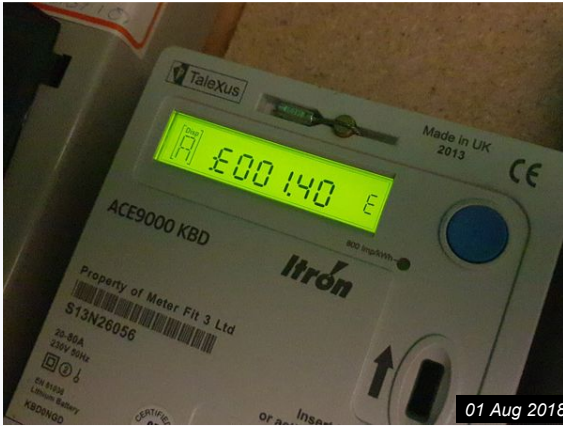
If professionally cleaned at the commencement of the tenancy, the property must be professionally cleaned (or of a similar standard) for the check out. Particular areas of note are: Sanitary ware, carpets and kitchen appliances/white goods/cupboards and work surfaces. Gardens must be left in accordance 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	Location: Carpark Serial No:	04503	
1.2 Electric Meter	Location: Communal cupboard Serial No:	£1.40 Emergency credit	



01 Aug 2018 12:55

Ref #1

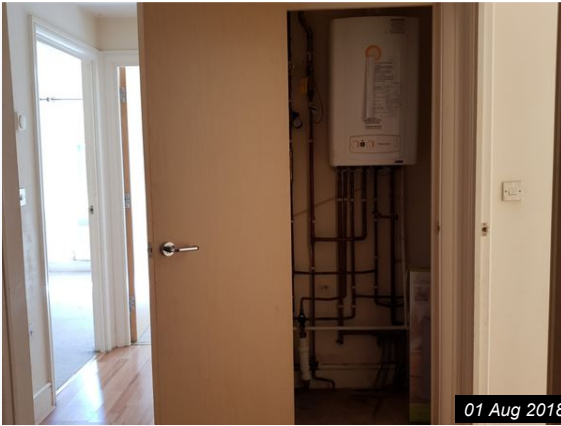


01 Aug 2018 12:59

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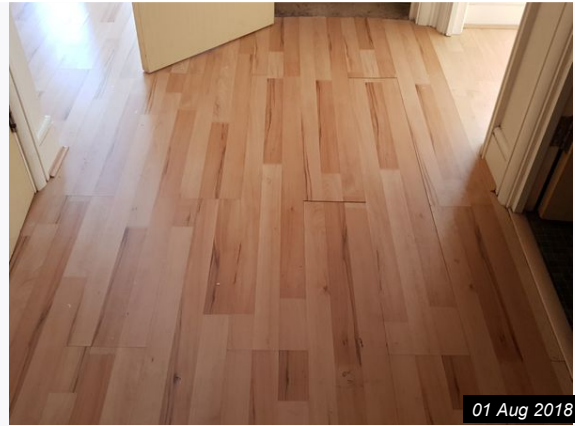
2. HALLWAY/STAIRS/LANDING			
Item	Description	Condition	Tenant Comments
2.1 Door	External wooden door and white wooden frame with two working locks, chrome effect numbers 36, letter box and door knocker - Medium brown wood effect	As per inventory, not clean	
2.2 Ceiling	Painted white	As per inventory, not clean, cobwebs present	
2.3 Lighting	Flex and bulb x 2	Only 1 x bulb working	
2.4 Walls	Painted magnolia	The paintwork is a little patchy, but clean	
2.5 Woodwork	Painted white	Chipped, marked and dirty	
2.6 Electrics	Switch single light Chrome effect - 3 ; Plug socket - double - plastic 1 White ; Fused outlet 1 White ; Drayton Wall mounted thermostat 1 White ; Auta Wall mounted telephone entry system	Untested, not clean	
2.7 Heating	Wall mounted radiator 1 White	As per inventory, not clean,	
2.8 Flooring	Laminate wood effect flooring	As per inventory, not clean,	
2.9 Additional Items / Information	Cupboard - built in with one medium wood door, white wooden frame and chrome effect handle. Cupboard contains glow worm boiler. Carpet floor and magnolia walls. One fused outlet and one drayton heating controls - not tested - Medium brown wood effect Cupboard - built in with one medium wood door, white wooden frame and chrome effect knob handle. Cupboard contains two white wooden shelves and one slated shelf. Carpet and magnolia walls. Medium brown wood effect	As per inventory, not clean	

2. HALLWAY/STAIRS/LANDING (CONT.)



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01 Aug 2018 12:42



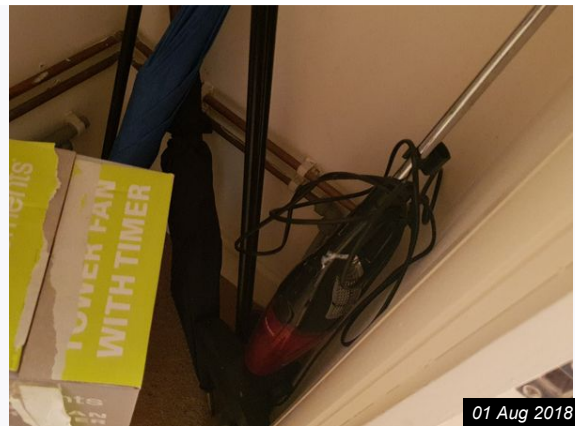
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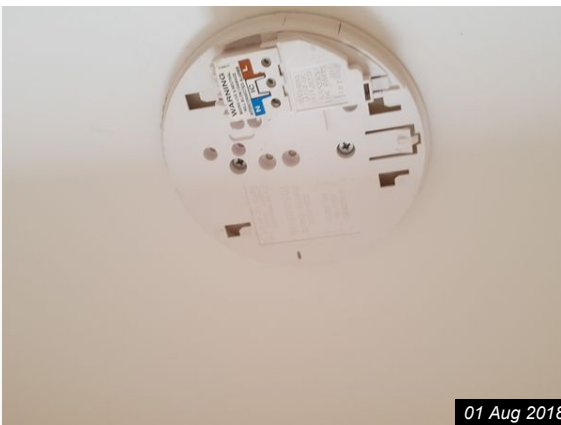
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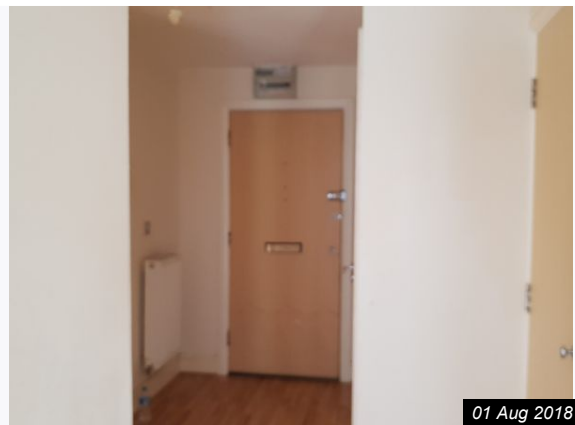
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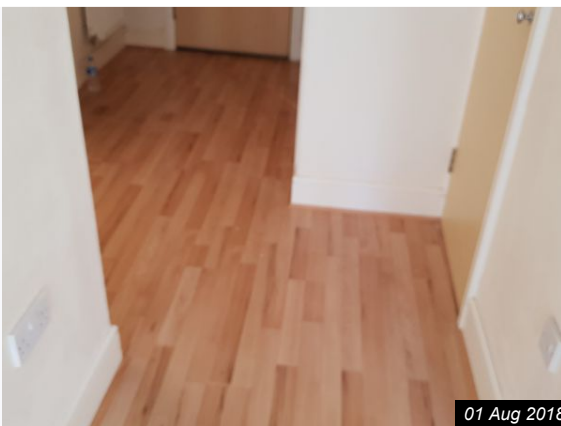
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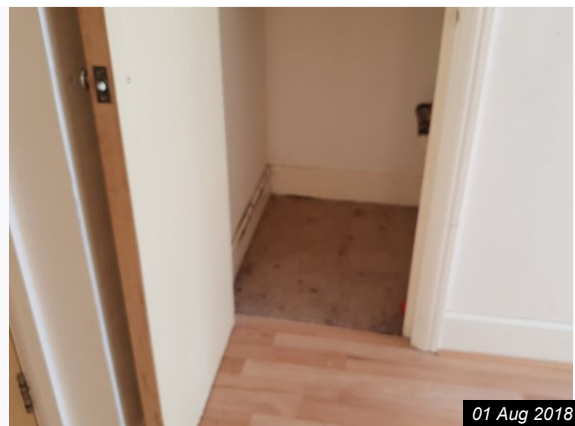
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01 Aug 2018 12:43



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01 Aug 2018 12:43



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01 Aug 2018 12:43

2. HALLWAY/STAIRS/LANDING (CONT.)



01 Aug 2018 12:43

Ref #2



01 Aug 2018 12:53

Ref #2

3. KITCHEN			
Item	Description	Condition	Tenant Comments
3.1 Door	Flush wooden door with chrome effect lever handle and brass effect bolt lock to outer - Medium brown wood effect	As per inventory, not clean	
3.2 Ceiling	Painted white	As per inventory, not clean	
3.3 Lighting	Recessed spot lights each with chrome effect rims Chrome effect; Under work top lights Chrome effect	1 x Bulb not working	
3.4 Walls	Painted with tiled splash back – squares - Magnolia	As per inventory, not clean	
3.5 Woodwork	Painted white	Chipped, marked and dirtyb	
3.6 Electrics	Plug socket - double - plastic 2 White; Fused outlet 1 White; Appliance switches-four gang, plastic 1 White; Switch double light - Chrome	Untested. not clean; The appliance switch panel damaged.	
3.7 Heating	Wall mounted radiator with thermostatic valve controls - White	As per inventory, not clean	
3.8 Flooring	Laminate wood effect flooring	As per inventory, not clean	
3.9 Kitchen units	One double and two single base cupboards with matching kickboards. Two drawers and four double single wallunits. All with medium brown wood effect doors and chrome effect bar handles. Medium brown wood effect	As per inventory, not clean, laminate is peeling in places.	
3.10 Extractor Fan	Bosch Extractor fan hood – chimney - one light and one filter - Silver	Very dirty	
3.11 Cooker	Bosch Cooker – electric – built in with black chrome effect and glass with pull down door and chrome effect handle. Two chrome effect control knobs, five push button controls and timer. Contains two shelves and one grill pan	Very dirty	
3.12 Hob	Bosch Hob – gas - four burners and two grill racks with four black control knobs - Silver	Very dirty	
3.13 Worktop(s)	Black granite effect	As per inventory, not clean	

3. KITCHEN (CONT.)			
3.14 Sink	One and a half bowl sink and drainer with chrome effect mixer tap - Stainless steel	Stained and marked, very dirty	
3.15 Fridge / freezer	Indesit Fridge freezer with three glass shelves, two salad crispers and three side door trays. Freezer has four draws with plastic drawer fronts - 1 Silver	As per inventory, not clean	
3.16 Washing Machine	Indesit Washing machine with soap dispenser and nine push button controls and one control knob - Silver	Replaced with a Hoover washing machine. Mould to the soap tray, rubbish inside the drum	
3.17 Dishwasher	Kenwood Dishwasher with two wire pull racks and cutlery holder - Silver	As per inventory, not clean	



Ref #3

01 Aug 2018 12:37



Ref #3

01 Aug 2018 12:37



Ref #3

01 Aug 2018 12:38



Ref #3

01 Aug 2018 12:38

3. KITCHEN (CONT.)



01 Aug 2018 12:38

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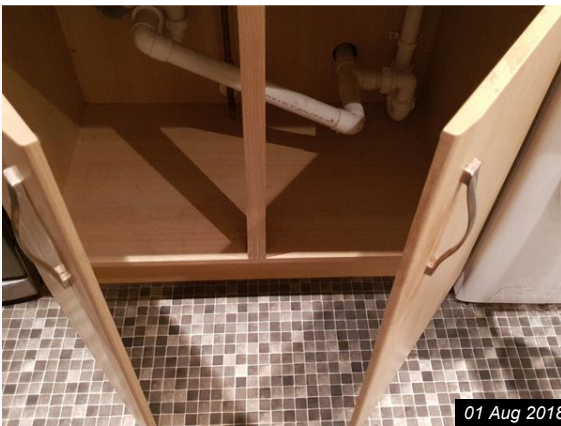
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3. KITCHEN (CONT.)



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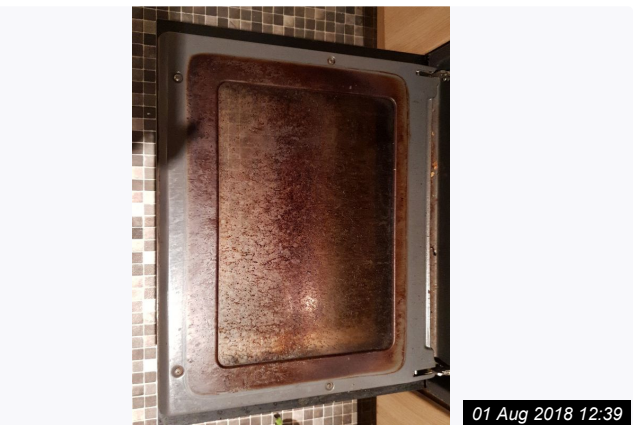
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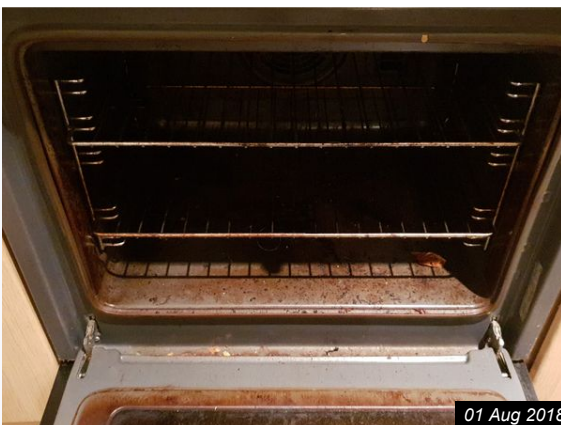
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3. KITCHEN (CONT.)



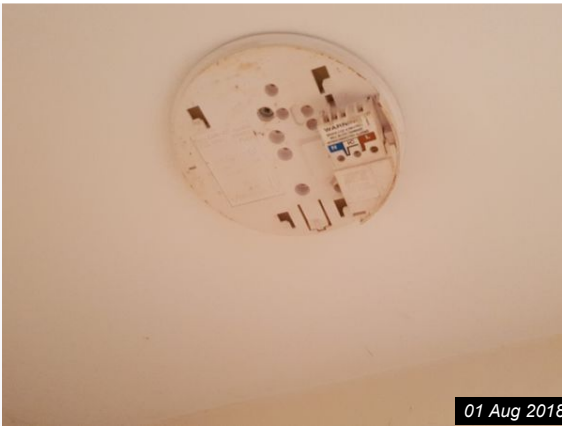
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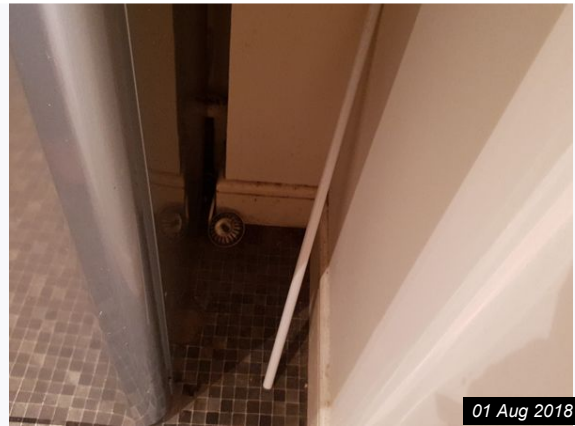
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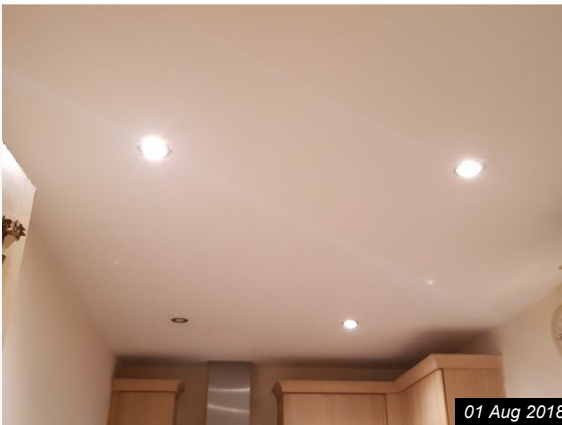
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01 Aug 2018 12:40



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01 Aug 2018 12:40

4. LOUNGE			
Item	Description	Condition	Tenant Comments
4.1 Door	Flush wooden door with chrome effect lever handle with white wooden frame, one small brass effect bolt lock to outer - Medium brown wood effect	As per inventory, not clean	
4.2 Ceiling	Painted white	As per inventory, not clean, cobwebs evident	
4.3 Lighting	Flex and bulb x 2	As per inventory, not clean	
4.4 Walls	Painted magnolia	The paintwork is clean, patchy	
4.5 Woodwork	Painted white	Chipped, marked and dirty	
4.6 Window(s) / Sill	UPVC double glazed patio doors with dark brown wooden sill. 4 panes of fitted glass, 2 white handles and openers. One key present - 1 White	As per inventory, not clean	
4.7 Electrics	Switch - double light Chrome effect Socket – telephone jack point 1 White; Socket - aerial - plastic 1 White ; Plug socket - double - plastic 4 White	Untested, not clean, painted over	
4.8 Heating	Wall mounted radiator with thermostatic valve controls - White	As per inventory, not clean	
4.9 Flooring	Laminate-wood effect Light brown wood effect	As per inventory, not clean	
4.10 Additional Items / Information	Balcony with black iron effect surround and glass sides with decking floor	As per inventory,	



4. LOUNGE (CONT.)



Ref #4

01 Aug 2018 12:40



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01 Aug 2018 12:40



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01 Aug 2018 12:40



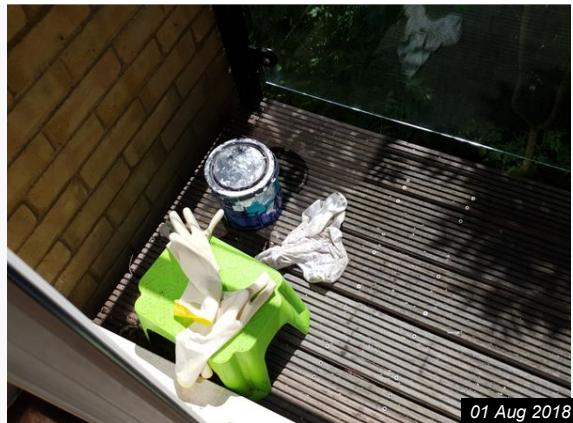
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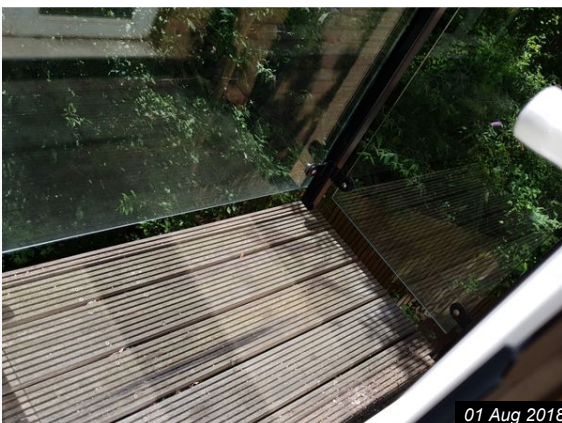
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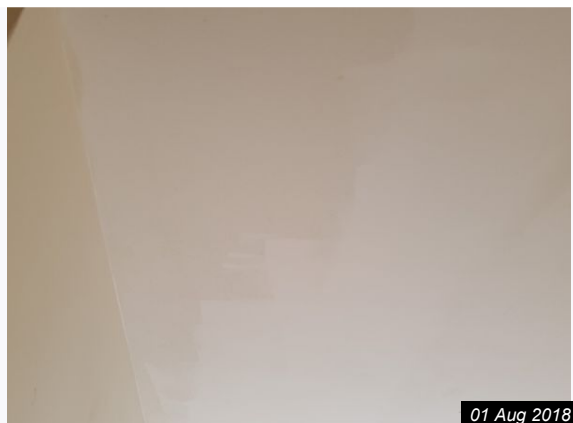
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01 Aug 2018 12:41

4. LOUNGE (CONT.)



01 Aug 2018 12:41

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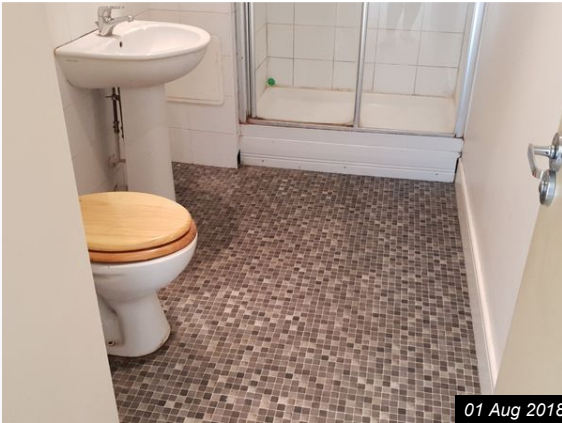


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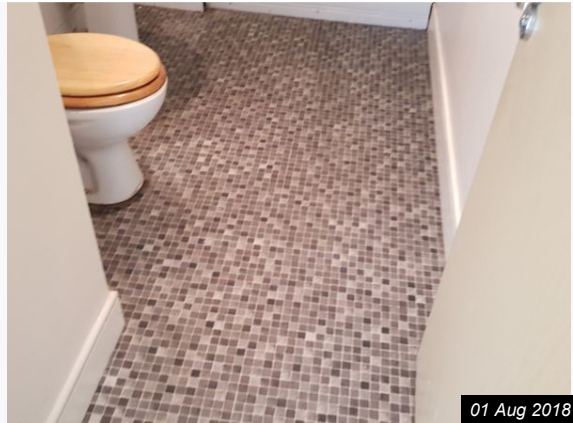
5. EN SUITE			
Item	Description	Condition	Tenant Comments
5.1 Door	Flush wooden door with chrome effect lever handle and working lock with white wooden frame - Medium brown wood effect	As per inventory, not clean; Appears newly decorated	
5.2 Ceiling	Painted white	Fair condition	
5.3 Lighting	4 x Chrome recess spot lights	1 x Bulb not working	
5.4 Walls	Half tiled, half squares, magnolia	As per inventory, not clean.; There is a hole in the wall.; The tiles inside the shower area are broken and damaged.	
5.5 Woodwork	Painted white	Chipped, marked and dirty	
5.6 Toilet	WC close coupled with chrome effect push button flush and medium brown wood effect seat and lid - White	Very dirty, the seat is beyond cleaning and will need replacing, strong odour present	
5.7 Shower	Shower cubical with chrome effect valve, hose, riser and head. With glass and chrome effect doors, handle and white plastic tray. - White	As per inventory, very dirty	
5.8 Basin	Basin and pedestal with chrome effect mixer tap and pop up waste - White	As per inventory, not clean	
5.9 Heating	Wall mounted radiator with thermostatic valve controls- White	As per inventory, not clean	
5.10 Flooring	Vinyl - squares, small White and Grey	As per inventory, not clean	
5.11 Accessories	Bathroom cabinet with double mirrored doors white wood surround and white knob handles, one white internal shelf Wall mounted mirror, rectangle 1	As per inventory, not clean	

5. EN SUITE (CONT.)



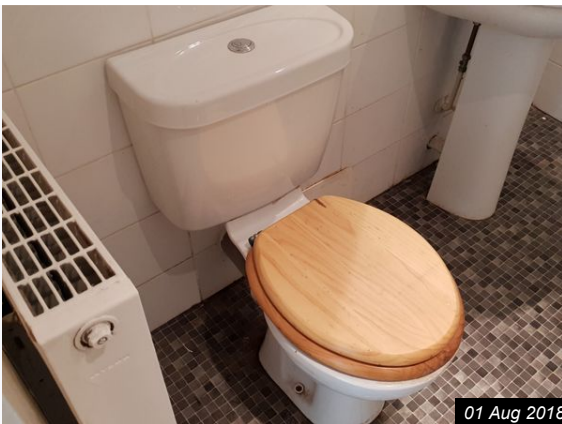
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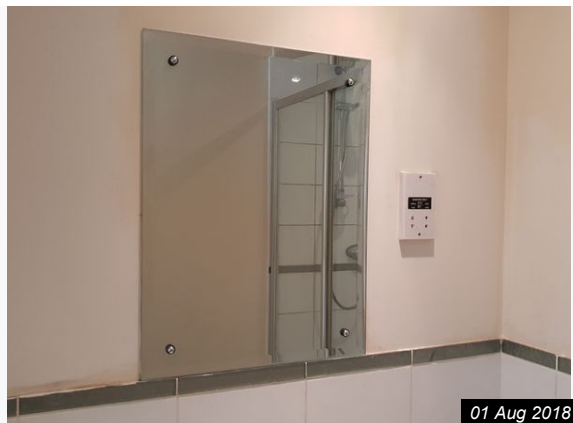
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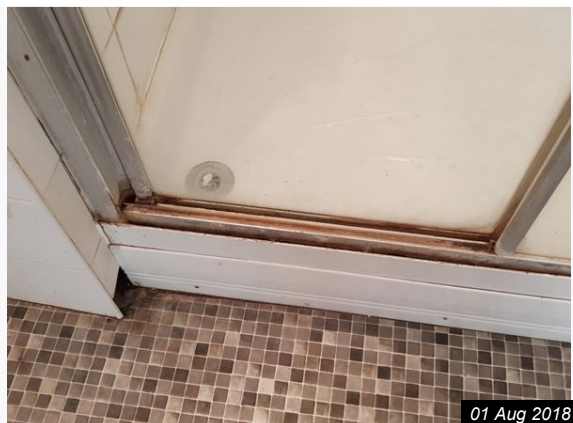
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5. EN SUITE (CONT.)



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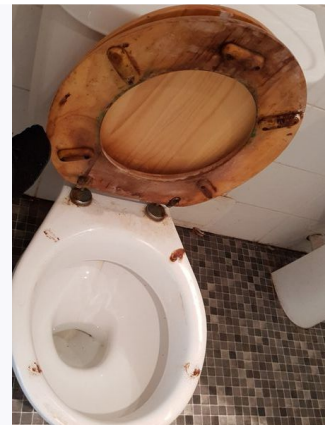
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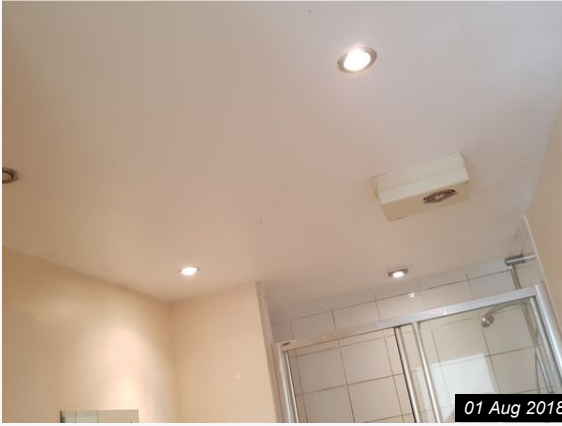
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01 Aug 2018 12:50

5. EN SUITE (CONT.)



01 Aug 2018 12:50

Ref #5

6. BEDROOM 1			
Item	Description	Condition	Tenant Comments
6.1 Door	Flush wooden door with chrome effect lever handle with white wooden frame - Medium brown wood effect	As per inventory, not clean	
6.2 Ceiling	Painted white	Fair condition	
6.3 Lighting	Flex and bulb	Working, dusty	
6.4 Walls	Painted magnolia	Clean paintwork, patchy condition	
6.5 Woodwork	Painted white	Chipped, marked and dirty	
6.6 Window(s) / Sill	UPVC double glazed window with white wooden sill. 2 panes of fitted glass, 1 white handle and opener. No key present. - White	As per inventory, not clean, the handle is broken, the window does not close.	
6.7 Furniture	Built in storage cupboard, two wooden doors and white frame with two chrome effect knob handles. Cupboard contains one chrome effect hanging rail and six white wooden shelves. Magnolia walls and carpet to floor - Medium brown wood effect	As per inventory, not clean	
6.8 Electrics	Switch single light Chrome effect Plug socket - double - plastic 3 White ; Socket – telephone jack point 1 White ; Socket - aerial - plastic 1 White	Untested, not clean	
6.9 Heating	Wall mounted radiator with thermostatic valve controls - White	As per inventory, not clean	
6.10 Flooring	Carpet fitted - Beige	As per inventory, not clean, multiple stains noted	

6. BEDROOM 1 (CONT.)



01 Aug 2018 12:46

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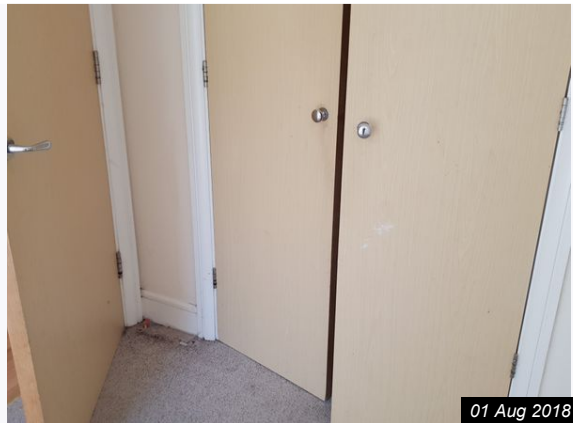
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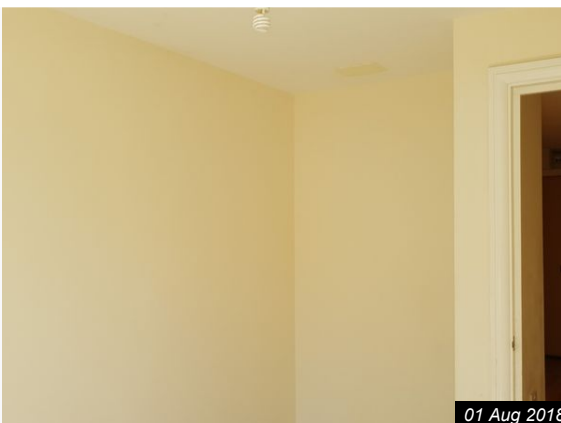
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01 Aug 2018 12:47

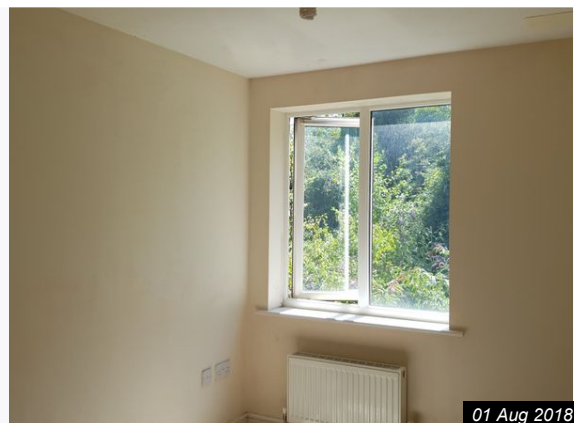
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7. BEDROOM 2			
Item	Description	Condition	Tenant Comments
7.1 Door	Flush wooden door with chrome effect lever handle with white wooden frame - Medium brown wood effect	As per inventory, not clean	
7.2 Ceiling	Painted white	Scuffs to the paintwork	
7.3 Lighting	Flex and bulb	No working bulb, dusty	
7.4 Walls	Painted magnolia	Clean paintwork, patchy; Cracked and flaking around the window area.	
7.5 Woodwork	Painted white	Chipped, marked and dirty	
7.6 Window(s) / Sill	UPVC double glazed window with white wooden sill. 2 panes of fitted glass, 1 white handle and opener. No key present. - 1 White	As per inventory, not clean	
7.7 Electrics	Switch single light Chrome effect Plug socket - double - plastic 2 White ; Socket – telephone jack point 1 White	Untested, not clean	
7.8 Heating	Wall mounted radiator with thermostatic valve controls 1 White	As per inventory, not clean	
7.9 Flooring	Carpet fitted - Beige	As per inventory, not clean, multiple stains noted.	



Ref #7

01 Aug 2018 12:51



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01 Aug 2018 12:51

7. BEDROOM 2 (CONT.)



01 Aug 2018 12:51

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01 Aug 2018 12:51

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01 Aug 2018 12:51

Ref #7



01 Aug 2018 12:51

Ref #7

8. BATHROOM			
Item	Description	Condition	Tenant Comments
8.1 Door	Flush wooden door with chrome effect lever handle and working lock with white wooden frame - Medium brown wood effect	As per inventory, not clean	
8.2 Ceiling	Painted white	Reasonable condition	
8.3 Lighting	4 x Chrome recess spot lights	Working	
8.4 Walls	Half tiled, half squares, magnolia	Discolouration to the sealant and grouting	
8.5 Woodwork	Painted white	Chipped, marked and dirty	
8.6 Toilet	WC close coupled with chrome effect push button flush and medium brown wood effect seat and lid - White	Very dirty, the seat is beyond cleaning and will need replacing. Stong odour present	
8.7 Bath	Bath with chrome effect grip handles, shower mixer tap, hose and head, pop up waste and white plastic bath panel - White	Not clean, limescale and watermarks evident	
8.8 Basin	Basin and pedestal with chrome effect mixer tap and pop up waste - White	Not clean, limescale and watermarks evident	
8.9 Heating	Wall mounted radiator with thermostatic valve controls - White	As per inventory, not clean	
8.10 Flooring	Vinyl - squares, small White and Grey	As per inventory, not clean	
8.11 Accessories	Socket - shaver - plastic 1 White; Wall mounted mirror, rectangle; Shower curtain and pole with rings	As per inventory, not clean	



01 Aug 2018 12:43

Ref #8



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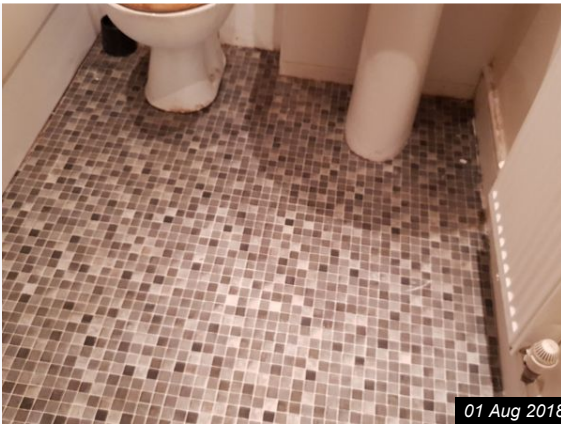
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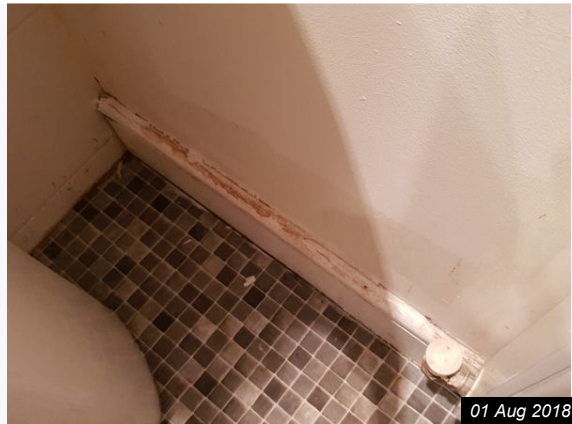
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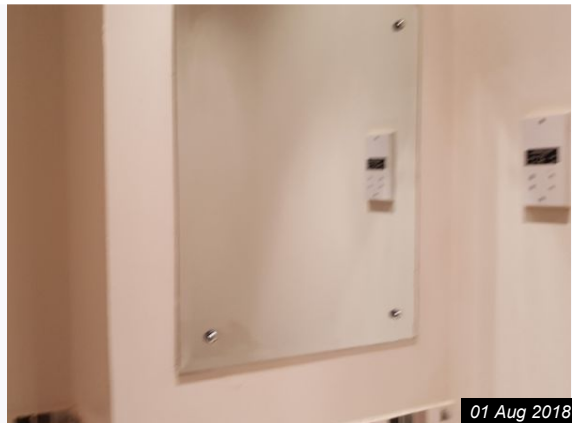
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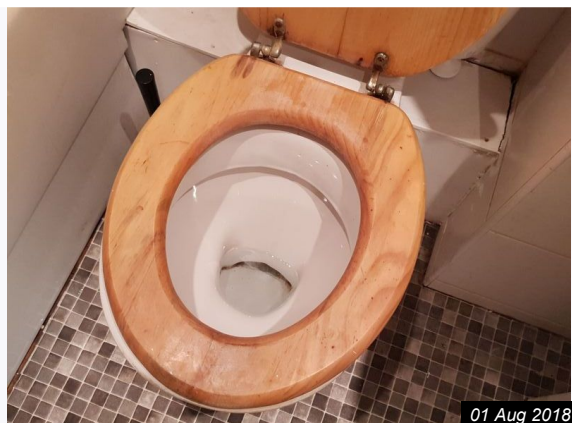
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8. BATHROOM (CONT.)



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01 Aug 2018 12:44



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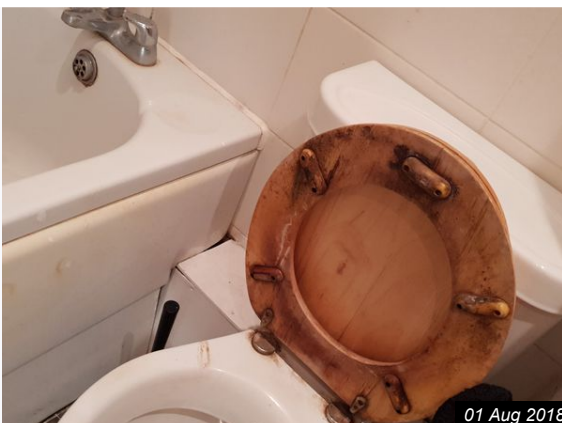
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Declaration

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