

Inventory & Schedule of Condition



Property inspected by Peyton

Reference: pem048

Address

13 Kenwood Avenue
Newbarn
Kent
DA3 7EX



Carried Out

April
29th 2015
18:30

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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. EXTERIOR FRONT			
Item	Description	Condition	Tenant Comments
1.1 Door	Wooden glazed with gold effect letterbox. Porched with overhead shuttering.	Very good condition.	
1.2 Garage access	Brown garage door	Good Condition	
1.3 Consumer Unit	Consumer Unit.	Clean, broken hinge to access panel.	
1.4 Garden	Laid to lawn with mature shrubs	Maintained to a high standard.	



Ref # 1.1



Ref # 1.2



Ref # 1.3 - Consumer Unit



Ref # 1.4



Ref # 1.4



Ref # 1.4

2. HALLWAY			
Item	Description	Condition	Tenant Comments
2.1 Door	Dark wood, glazed door with gold effect letterbox and handles.		
2.2 Walls	Magnolia painted with dado separation and floral paper	Excellent condition. No visible damages.	
2.3 Ceiling	White textured	Very good condition	
2.4 Skirting	Wood skirting varnished	Very good condition ;	
2.5 Flooring	Oak wood flooring	Excellent condition. No visible damagess	
2.6 Lighting	Glass beaded chandelier	Very good condition	
2.7 Additional	Smoke alarm, door mat and thermostat ;	Good condition ;	
2.8 Loft Access	Loft access and door to storage cupboard ;	Condition Good	



Ref # 2.1



Ref # 2.1



Ref # 2.2



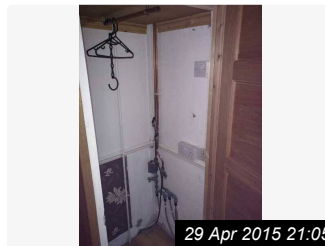
Ref # 2.5



Ref # 2.6



Ref # 2.7



Ref # 2.8



Ref # 2.8

3. LIVING ROOM			
Item	Description	Condition	Tenant Comments
3.1 Door	Oak double doors with glass inserts and chrome handles	Excellent condition	
3.2 Walls	Magnolia painted separated by white painted dado rail with cream stripe paper to the lower half. 5 small picture hooks and a small chip to the paper ;	Good condition. Some small scuff marks.	
3.3 Ceiling	White textured with 2 ceiling roses	Excellent condition	
3.4 Skirting	White gloss painted	Good condition.	
3.5 Flooring	Sage green carpet throughout	Excellent condition no visible damage	
3.6 Heating	Double radiator	Good condition	
3.7 Lighting	Glass beaded chandeliers. 1 x glass beaded wall light	Good condition no visible damage	
3.8 Additional	Curtains and roman blinds to the large front windows in cream with rope effect tiebacks. Small side window houses a vertical blind. Chrome effect curtain poles with ball finials. Carbon monoxide reader ;	Very good condition. Blinds untested, Carbon Monoxide unit untested.	
3.9 Window(s)	Brown UPVC leaded double glazing with gold effect handles ;	No visible damage to the 3 lounge windows. Very good condition	
3.10 Fireplace	Dark wood surround, hearth and back in beige marble effect. Fire black with gold effect edgings.	Excellent condition. Fire untested	
3.11 Electrics	Sockets and switches in white plastic	All good condition	



Ref #3



Ref #3

3. LIVING ROOM (CONT.)



Ref # 3.1

29 Apr 2015 19:53



Ref # 3.2

29 Apr 2015 20:26



Ref # 3.5

29 Apr 2015 19:55



Ref # 3.5

29 Apr 2015 19:54



Ref # 3.6

29 Apr 2015 19:55



Ref # 3.7

29 Apr 2015 19:56



Ref # 3.7

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Ref # 3.7

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Ref # 3.8 - Carbon Monoxide Alarm

29 Apr 2015 21:20



Ref # 3.8

29 Apr 2015 19:59



Ref # 3.8

29 Apr 2015 19:59



Ref # 3.9

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Ref # 3.9

29 Apr 2015 19:57



Ref # 3.10

29 Apr 2015 20:03

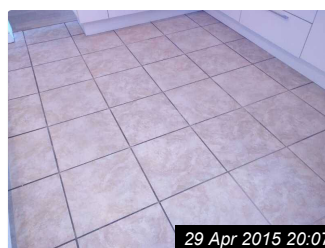
4. KITCHEN			
Item	Description	Condition	Tenant Comments
4.1 Walls	Painted white	Excellent condition. 6 small picture hooks.	
4.2 Ceiling	Painted white housing 10 spotlights	Excellent condition	
4.3 Skirting	White plastic	Small join. Good condition	
4.4 Flooring	Ceramic tiles beige, marble effect ;	Excellent. No damages.	
4.5 Lighting	10 spotlights	Excellent working order	
4.6 Additional	Butler sink with chrome mixer taps.	Excellent no visible damage or staining	
4.7 Window(s)	UPVC leaded glazing with gold effect handles ;	Excellent condition	
4.8 Kitchen Cupboards	16 white gloss cupboards with chrome handles 3 white gloss drawers	Excellent condition in and out. Small stain to upper cupboard to the left of the oven	
4.9 Blind	Grey plastic Venetian blind	Untested	
4.10 Accessories	Sink drainer, glass worktop saver. Butchers block ;	Good condition	
4.11 Worktops	Solid wood ;	Excellent condition. No visible damages	
4.12 Appliances	Siemens gas hob. Bosch integrated oven and Bosch integrated microwave	Excellent condition	
4.13 Electrics	White plastic sockets and switches	All in good condition;	



Ref # 4.1



Ref # 4.2



Ref # 4.4



Ref # 4.6

4. KITCHEN (CONT.)



Ref # 4.7

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Ref # 4.8

29 Apr 2015 20:10



Ref # 4.8

29 Apr 2015 20:11



Ref # 4.8

29 Apr 2015 20:09



Ref # 4.8

29 Apr 2015 20:09



Ref # 4.8

29 Apr 2015 20:19



Ref # 4.8

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Ref # 4.10

29 Apr 2015 20:15



Ref # 4.10

29 Apr 2015 20:14



Ref # 4.10

29 Apr 2015 20:14



Ref # 4.11

29 Apr 2015 20:15



Ref # 4.12 - Integrated Bosch Microwave Oven

29 Apr 2015 20:17



Ref # 4.12 - Integrated Bosch Oven

29 Apr 2015 20:16



Ref # 4.12 - Integrated Microwave

29 Apr 2015 20:17



Ref # 4.12 - Integrated Bosch Oven

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Ref # 4.12 - Siemens Hob

29 Apr 2015 20:18

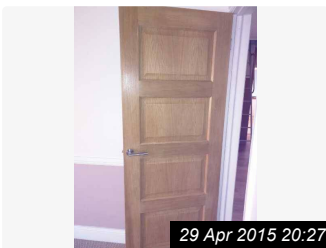
5. BEDROOM 1			
Item	Description	Condition	Tenant Comments
5.1 Door	Oak wood with chrome handles	Excellent condition;	
5.2 Walls	Painted taupe lower half, separated by white wooden dado rail and magnolia paint to the upper half.	Appear freshly painted	
5.3 Ceiling	Painted white	Excellent condition	
5.4 Skirting	White gloss	Excellent condition	
5.5 Flooring	Beige carpet	Appears newly laid	
5.6 Heating	Large radiator	Excellent condition	
5.7 Lighting	9 spotlights	Excellent condition.	
5.8 Additional	TV bracket	Good condition although untested.	
5.9 Window(s)	Brown UPVC leaded double glazed ;	Excellent condition	
5.10 Accessories	White curtains with bead effect tiebacks. Cream roller blinds untested and a chrome curtain pole ;	All appear in very good condition	
5.11 Electrics	4 way extension.	Fitted under the carpets.	
5.12 Wardrobes	Built in mirrored wardrobes. Access to the ensuite bathroom	Very good condition;	



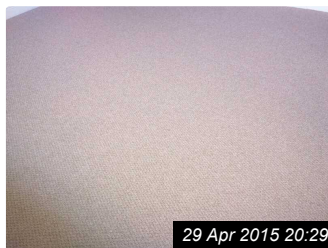
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Ref #5



Ref # 5.1



Ref # 5.5



Ref # 5.6



Ref # 5.7

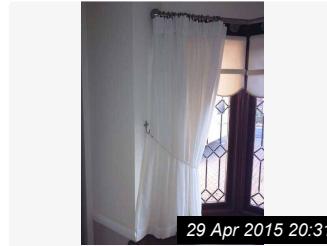
5. BEDROOM 1 (CONT.)



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Ref # 5.9



Ref # 5.10



Ref # 5.10



Ref # 5.12



Ref # 5.12

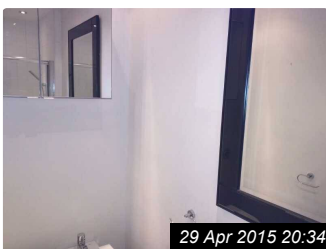


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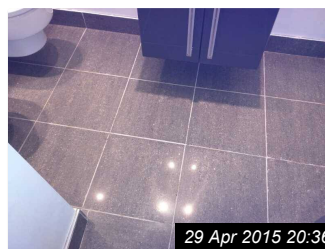
6. EN-SUITE SHOWER ROOM			
Item	Description	Condition	Tenant Comments
6.1 Walls	White painted	Excellent condition	
6.2 Ceiling	White painted housing 7 spotlights	Excellent condition	
6.3 Skirting	Marble tiled	Excellent condition	
6.4 Flooring	Black marrble tiled	Excellent condition	
6.5 Heating	Heated rail	Excellent condition	
6.6 Additional	Wall mirror and glass cabinet Towel Ring and Toilet Roll Holder in chrome. Drayton Thermostat ;	Very good condition	
6.7 Toilet	White with chrome flush bidet with chrome accessories	Excellent condition;	
6.8 Sink	Square white wih chrome mixer tap, and under cupboard storage	Excellent condition	
6.9 Shower	Double shower with 4 settings all chrome accessories sliding shower door, glass with chrome handle. Inside shower walls tiled in white with grey inserts	Excellent condition	



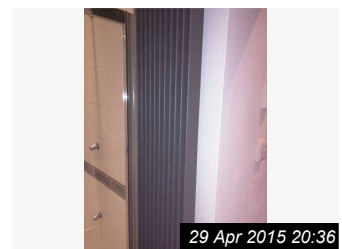
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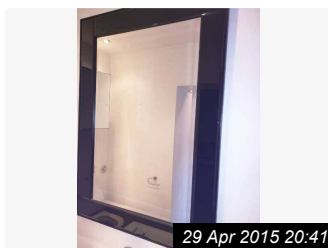
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Ref # 6.6



Ref # 6.6



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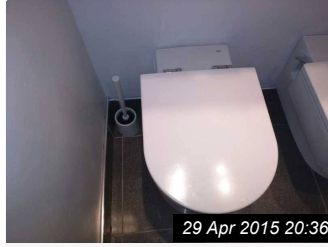


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6. EN-SUITE SHOWER ROOM (CONT.)



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Ref # 6.7



Ref # 6.8



Ref # 6.8



Ref # 6.9



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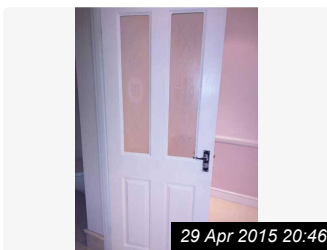


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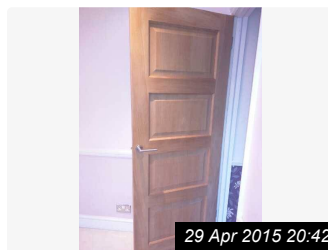


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7. BEDROOM 2			
Item	Description	Condition	Tenant Comments
7.1 Door	Oak wood with chrome handles, second door part glazed with access to en-suite shower room ;	Excellent condition	
7.2 Walls	Pale pink painted	Very good condition	
7.3 Ceiling	White painted housing 9 spotlights ;	Excellent condition	
7.4 Skirting	White gloss painted	Very good condition	
7.5 Flooring	Cream carpet	Appears newly laid	
7.6 Heating	Double radiator	Very good condition	
7.7 Additional	White patterned roller blind. Chrome curtain pole and tie back holders	Very good condition	
7.8 Window(s)	Brown UPVC leaded double glazed. ;	Very good condition	
7.9 Electrics	Chrome effect sockets and switches	All very good condition;	



Ref # 7.1



Ref # 7.1



Ref # 7.2



Ref # 7.2



Ref # 7.3



Ref # 7.5

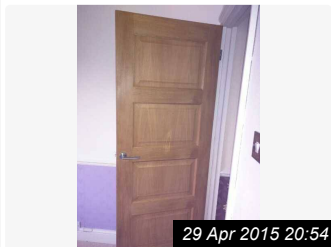


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Ref # 7.8

8. BEDROOM 3			
Item	Description	Condition	Tenant Comments
8.1 Door	Oak wood door with chrome handle	Excellent condition	
8.2 Walls	Magnolia textured walls, dadorail separating from lilac wallpaper to the lower half ;	Very good condition	
8.3 Ceiling	White textured	Very good condition	
8.4 Skirting	White gloss wood	Very good condition	
8.5 Flooring	Beige carpet	Appears newly laid	
8.6 Heating	Single radiator	Very good condition	
8.7 Lighting	Flex and energy bulb	Good condition	
8.8 Additional	White roller blind. Chrome curtain pole	Very good condition. Blind untested ;	
8.9 Window(s)	Brown UPVC leaded double glazed.	Excellent condition	
8.10 Electrics	Chrome light switch. White plastic sockets	Good condition	



Ref # 8.1



Ref # 8.2



Ref # 8.5

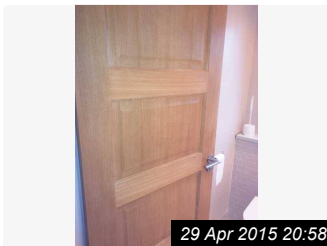


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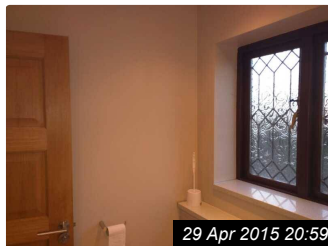


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9. BATHROOM			
Item	Description	Condition	Tenant Comments
9.1 Door	Oak wood door with chrome handles	Excellent condition	
9.2 Walls	Beige painted	Excellent condition	
9.3 Ceiling	White painted housing spot lights x 7	Excellent condition	
9.4 Skirting	Tiled skirting	Very good condition	
9.5 Flooring	Cream tiled floor	Excellent condition no visible damage ;	
9.6 Heating	Heated towel rail	Excellent condition	
9.7 Additional	Tower stand and toilet roll holder in chrome	Good condition	
9.8 Window(s)	Brown UPVC leaded double glazed ;	Excellent condition	
9.9 Jacuzzi bath	White with chrome jets and chrome mixer taps	Excellent condition no visible damage ;	
9.10 Sink	White with chrome mixer taps and storage cupboards ;	Excellent condition	
9.11 Toilet	White with chrome flush and tiled surround	Excellent condition	



Ref # 9.1



Ref # 9.2



Ref # 9.2



Ref # 9.5



Ref # 9.6



Ref # 9.7



Ref # 9.7



Ref # 9.8

9. BATHROOM (CONT.)



Ref # 9.9



Ref # 9.9



Ref # 9.10



Ref # 9.10



Ref # 9.11



Ref # 9.11

10. METER READINGS			
Item	Serial Number	Reading	Tenant Comments
10.1 Gas Meter	No access to meter cupboard.		
10.2 Electric Meter	No access to meter cupboard		

11. KEYS		
Item	Description	Tenant Comments
No items associated with this room.		

12. DINING ROOM			
Item	Description	Condition	Tenant Comments
12.1 Walls	White painted with dado rail separation and beige stripe paper to the lower half ;	Very good condition	
12.2 Curtains	White textured with ceiling rose	Excellent condition	
12.3 Curtains	Beige curtains with rope effect tiebacks. Chrome curtain pole with ball finials	Excellent condition	
12.4 Door	Brown part galss stable door to the garden. Double glazed patio door to the back garden	Very good condition	
12.5 Window	Brown UPVC leaded double glazing.;	Good condition	
12.6 Skirting Boards	White wood	Very good condition	
12.7 Lighting	Glass beaded chandelier	Excellent condition	
12.8 Archway	Painted white	Entrance to kitchen, good clean condition;	
12.9 Electrics	White plastic sockets and switches. Gold effect TV point Central heating thermostat	All good condition	



Ref # 12.1



Ref # 12.1



Ref # 12.1



Ref # 12.3



Ref # 12.4



Ref # 12.4



Ref # 12.5



Ref # 12.7

12. DINING ROOM (CONT.)



Ref # 12.8



Ref # 12.9

13. 2ND ENSUITE SHOWER ROOM			
Item	Description	Condition	Tenant Comments
13.1 Walls	White painted, part tiled around shower area in beige brick effect tiles	Excellent condition	
13.2 Ceiling	White painted with 7 spotlights	Excellent condition	
13.3 Additional	Wall mirror, glass corner shelves.	Excellent condition	
13.4 Skirting Boards	Tiled skirting	Very good condition	
13.5 Flooring	Beige tiled marble effect flooring	Good overall condition. Large crack to centre tile	
13.6 Sink	White with chrome mixer tap. Under storage cupboard	Very good condition	
13.7 Toilet	White with chrome flush	Very good condition	
13.8 Shower	Dual shower with chrome handles and heads. Large glass sliding shower door with chrome handles ;	All in excellent condition;	
13.9 Heating	Heated towel rail	Excellent condition	



Ref # 13.1



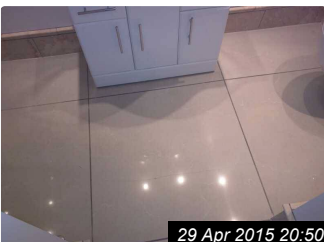
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Ref # 13.5



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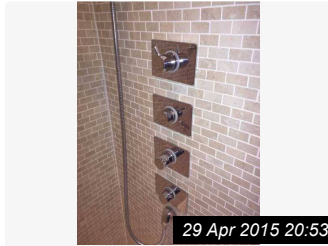


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13. 2ND ENSUITE SHOWER ROOM (CONT.)



Ref # 13.7



Ref # 13.8



Ref # 13.8



Ref # 13.8



Ref # 13.9

14. REAR GARDEN			
Item	Description	Condition	Tenant Comments
14.1 Rear garden	Laid to lawn with mature shrubs. Patio area with planters. Washing rotary and hose , 2 small sheds and bbq area.	Garden maintained to an excellent condition. Sheds, planters and accessories all appear to be in good condition.	



29 Apr 2015 21:08

Ref # 14.1



29 Apr 2015 21:08

Ref # 14.1




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Ref # 14.1

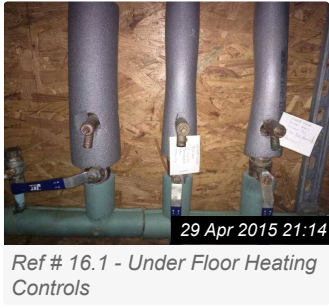


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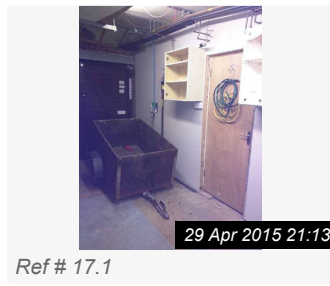
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15. EXTERIOR			
Item	Description	Condition	Tenant Comments
15.1 Exterior Rear			
			

16. UTILITY ROOM			
Item	Description	Condition	Tenant Comments
16.1 Utility Room	Access to the garage. Power and water for washing machine and tumble dryer. Housing for the boiler and controls for under floor heating ;	Utility area is in a good clean state. All temperature controllers are labelled.	



17. GARAGE			
Item	Description	Condition	Tenant Comments
17.1 Garage	Storage	Clean condition	



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	/ /