

Check Out

Inventory Company.

Property inspected by Amir

Address

Eagle Works West
56 Quaker Street
London
E1 6ST

Carried Out

March
6th 2022
10:30

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Notes

Dear Landlord / Tenant

Please find enclosed the report produced by **Inventory Company**.

It is recommended that all invoices and receipts relating to the property, its contents or any cleaning and maintenance works which have been carried out be included in the inventory, check in or check out reports. Invoices / receipts should be left in the property for Inventory Company clerks to photograph for inclusion, however, if they are not made available until after the report has been compiled, these can be emailed to Inventory Company for inclusion at the email address below.

Should you have any questions or queries relating to the report, please do not hesitate to contact us directly on **01494 623 091 | 020 3488 5429 | 01865 507 263** or email info@inventorycompany.co.uk.

Please carefully read the 'Important Information for the Landlord and Tenant', included within this report.

Should you wish to make any changes to the report, your comments must be submitted to us no later than 2 weeks after the inventory work was carried out, after this time it is accepted that the report produced correctly states the condition of the property at the time of our visit.

Amendments must be sent to us in writing, via email to info@inventorycompany.co.uk. Please be aware of a 10MB mail size limit when sending images as mail larger than this will not be received.

Upon check out, you are advised to leave heating systems turned off in summer months and left on a low setting in winter months, please contact your letting agent for further details. Inventory Company is not liable for any costs incurred during void periods.

Yours faithfully

Inventory Company

Disclaimers

Terms and Conditions

General Information

An Inventory report is produced to provide a fair and accurate record of the general visual condition of the property, in terms of decorative order, cleanliness, condition of contents and/or fixtures and fittings.

An Inventory Remake report is an update to an Inventory report. Inventory Remake reports are provided where the previous Inventory was completed by Auzda Ltd, T/A Inventory Company within the previous twelve months, and where no material changes to the property or its contents have been made.

Check-In reports are produced to evidence the Check-In arrangements for the ingoing Tenant(s) of a property. Such reports do not by themselves, comprise an Inventory report. Where an Inventory or an Inventory Remake has been separately compiled, it will be specifically referred to within the Check-In report.

Check-Out reports are produced to provide a general, relative description of the property, in relation to the original Inventory or Inventory Remake report, and Check-In report. A description of any discrepancies will be listed, which will include differences in the condition of items, items which are missing and items which are now present that were not originally listed.

Periodic reports are produced to evidence that the property is generally being looked after by the Tenant and that there are no particular problems with the property. A Periodic report is not compiled against the original Inventory or Inventory Remake report, nor provides a check upon the living habits of the Tenants – such as housekeeping standards, unless this impacts negatively on the property itself.

All reports include digital photographic records; the number of photographs will vary depending upon the nature and size of the property, and type of report produced.

Reports do not comprise a building survey and will not comment upon the basic fabric of the building.

Fair wear and tear judgements are not included within any reports, nor any liability commented upon as to the responsibility of a Tenant or Landlord for noted dilapidations or damages.

All reports will be delivered by e-mail PDF attachment to the Instructing Party [IP]. No part of any report may be reproduced without the express permission of Inventory Company.

Inventory Clerks

Inventory Clerks are not qualified surveyors or valuers, nor are they experts in fabric, materials, valuables or antiquities.

Preparation of reports

Reports are prepared in accordance with the instructions provided by the IP, which may be overruled by these Terms and Conditions. Where certain specific matters are required to be covered within a report, which would not in the ordinary course of business be commented upon, Inventory Company must be notified in writing, in advance, at the point of instruction.

Reports are exclusively prepared for the purpose of residential lettings. No obligation, or duty of care, is owed to any other person, or persons, or for any other purpose.

The inventory of a room is generally carried out left to right from the point of entry.

Report Descriptions

All descriptions within a report are for identification purposes only, e.g. where the words 'gold', 'silver' or other similar descriptions are used, they refer to the colour of the item and not the metal.

Any reference made to appliances and/or services are for identification purposes only, and should not be regarded as them being in working order, or as complying with safety regulations.

Measurements, where stated, within a report are approximate and are provided for guidance purposes only.

Meter Readings

Provided the Inventory Clerk is able to locate the gas, electricity and oil meters, the applicable readings are included within a report. It should be noted, that where meters are located above head height, within cellars, beneath overgrowth, under steps, or behind rubbish/stored items, the Inventory Clerk will not attempt to take readings.

Water meter readings, where applicable, will be taken assuming the meter is sited on the property and can easily be read. Where the water meter is located below ground on public land, such as pavements, the Inventory Clerk will not attempt to take a reading.

For all meter readings, it is the Customer's responsibility to inform, or make the Inventory Clerk aware of the locations of any such meters. If the Inventory Clerk is unaware of, or is unable to locate the meters, the meters will remain unread. In these instances, Inventory Company will not look to arrange a complimentary revisit to the property, on behalf of the Customer.

Rooms Excluded From reports

- Lofts and attics
- Cellars
- Inaccessible rooms
- Poorly lit rooms
- Rooms housing a dog, or any other potentially dangerous animal (unless the owner is present)
- Outbuildings (unless previously negotiated)

Items Excluded From reports

- Perishable items, such as houseplants, garden plants and food items
- Garden livestock, such as fish in ponds

- Contents of garden sheds and garages (other than garden tools)
 - Trivial household items, such as cleaning materials and light bulbs
- Items listed within reports, but not itemised or counted
- General property contents, such as books, CD's, DVD's
 - Extensive amounts of crockery, cutlery or ornaments
 - High level items, above head height

Items listed within reports, but not fully inspected

- Heavy or awkward items of furniture will not be moved to check the condition beneath or behind the item
- Bed linen, towels and other similar items which are heavily soiled
- Windows are not opened to determine whether they open and close correctly
- Curtains or blinds will not be drawn to determine whether they open and close correctly, should the appearance of the curtain, fixing or pole appear fragile

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended It is not the responsibility of Inventory Company to verify if the furniture and furnishings comply with the Regulations, but a check will be made to see if the various items have a fire safety label attached; this should not, however, be interpreted as confirming that the Regulations have been complied with, or that the furnishing are compliant. The Electrical Equipment (Safety) Regulations 1994 The Plugs & Sockets (Safety) Regulations 1994

Where the relevant certificates have been noted on the report as seen, this should not be interpreted that the items to which the certificates relate can be considered as compliant

– it is merely a documentary note that the certificate existed on the date of the Inventory Clerks visit to the property.

The Gas Safety (Installation and Use) Regulations 1994 as amended

Where the relevant Gas Safety Certificate has been noted on the report as seen, it should not be interpreted that the gas appliances contained within the property are compliant – it is merely confirmation that the certificate existed on the date of the Inventory Clerk's visit to the property.

Testing of Appliances and Supplies

It is not the responsibility of Inventory Company to test electrical, heating, or plumbing appliances. A visual check of all such appliances will be made and any defects relating to the physical appearance noted.

Any fire alarms/equipment and security systems are not tested.

Inventory Company take no responsibility for checking whether the correct number and type of Smoke Alarm(s) or Carbon Monoxide Alarm(s) have been installed in the correct position(s) within the property.

Keys

Inventory Company will not accept responsibility for any lost or unaccounted keys.

Amendment to reports

Any discrepancies regarding the content or descriptions detailed within the report should be brought to the attention of Inventory Company, in writing, no later than 2 weeks of the report date; otherwise it is accepted that the report is accurate.

Limited Financial Liability

Where the Customer alleges that an Inventory report or Inventory Remake report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT.

Where the Customer alleges that a Check-In report contains omission or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT. It should be noted, that instances where the Customer has not furnished the Inventory Clerk with an up-to-date, legible and clearly set out Inventory report or Inventory Remake report, to use at the Check-In visit, then no financial liability will exist.

Where the Customer alleges that a Check-Out report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability that would have been brought against the Tenant by the Landlord, up to the full value of the deposit held, should the omissions or discrepancies have been listed within the report, ensuring that the Landlord does not enjoy betterment, fair wear and tear has been accounted for and the most appropriate cause of action is being taken. It will be necessary for the IP to prove that a loss has been suffered by their Client and to provide copies of any documentation, and/or information requested.

Where the Customer alleges that a Periodic report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT.

No financial liability will be payable on any report, should the IP have overdue payment terms with Inventory Company.

Inventory Company will have no financial liability for any indirect or consequential loss, suffered by the Customer or its Clients, where there has been a delay in the production of any report.

Except in the case of Periodic reports, where a report is completed with a Landlord or Tenant residing in the property, our ability to conduct a full inspection may be restricted. In such instances, Inventory Company accepts no financial liability for any omissions or discrepancies.

Complaints

Circumstances regarding Inventory, Inventory make, Check-In and Periodic reports giving cause for alleged complaint must be notified by the Customer to Inventory Company within seven days of the report date.

Circumstances regarding Check-Out reports giving cause for alleged complaint must be notified by the Customer to Inventory Company within thirty days of the report date.

Alleged complaints received outside of the timeframes stated above will not be considered, or investigated.

Court Hearings

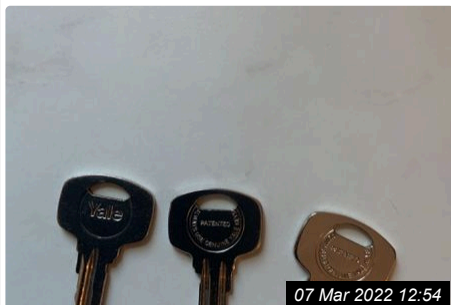
In the event that a report is required to be used in evidence in any Court of Law, the report cannot legally be used unless the Customer has settled all outstanding applicable charges and confirmation of this must be sought from Inventory Company in writing.

1. GENERAL OVERVIEW

Ref	Name	Condition at Inventory	Condition at Check Out	Additional Comments
1.1	Entrance/Lounge/Dining area	Cleaned to a fair-good domestic standard	Cleaned to an acceptable standard; Neutral Smell (No smoking or pet odours)	
1.2	Kitchen	Cleaned to a fair-good domestic standard	Cleaned to an acceptable standard	
1.3	Toilet	Clean and tidy. Neutral smell (no smoking or pet odours).	Cleaned to an acceptable standard	
1.4	Stairway/Landing	Clean and tidy. Neutral smell (no smoking or pet odours).	Cleaned to an acceptable standard	
1.5	Bedroom 1	Clean and tidy. Neutral smell (no smoking or pet odours).	Cleaned to an acceptable standard	
1.6	Bedroom 2	Clean and tidy. Neutral smell (no smoking or pet odours).	Cleaned to an acceptable standard	
1.7	Bathroom	Clean and tidy. Neutral smell (no smoking or pet odours).	Cleaned to an acceptable standard	
1.8	Bedroom 3	Cleaned to a fair-good domestic standard	Cleaned to an acceptable standard	
1.9	En-suite	Clean and tidy. Neutral smell (no smoking or pet odours).	Cleaned to an acceptable standard	

2. KEYS

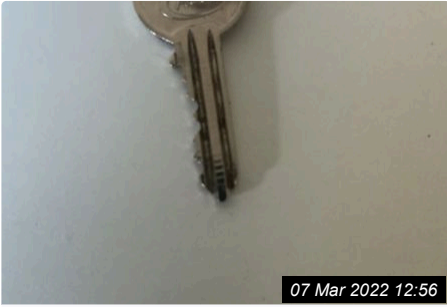
Ref	Name	Description	Additional Comments
2.1	Keys	3 x sets with 6 keys in total. 3 x front, 3 x rear.	
2.2	Front Door Key	x3; 3x Front door;	



Ref # 2.2

2.3	Rear Door Key (Bedroom 2)	x3; 1x back door;	
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2. KEYS (CONT.)



Ref # 2.3

2.4	Rear Door Key (Bedroom 2)	Keys Don't appear to work in door.	
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Ref # 2.4

2.5	Rear Door Key (Bedroom 2)	Keys Don't appear to work in door	
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Ref # 2.5

3. MANUALS

Ref	Name	Description	Additional Comments
3.1	Appliance manuals	Appliance manuals photographed & handed over; None seen in property;	

4. METER READINGS

Ref	Name	Serial Number & Location	Reading at Inventory	Reading at Check Out	Additional Comments
4.1	Electricity Meter	Location Exterior/cabinet (front) Serial Number (MSN) L69A20447	93810.8	97224.3	

4. METER READINGS (CONT.)



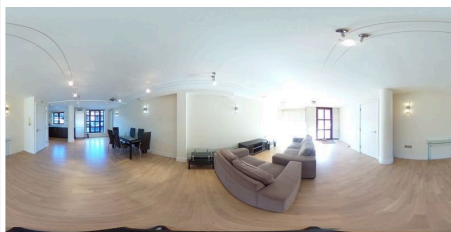
Ref # 4.1

4.2	Gas Meter	Location Exterior front Serial Number (MSN) G4 W0099457 03 01	17758.293	19424.012	
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Ref # 4.2

5. ENTRANCE/LOUNGE/DINING AREA

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
5.1	General Overview		Cleaned to a fair-good domestic standard.	As Inventory	
					
5.2	Front Door	UPVC double glazed. Obscured glass. Chrome handle. Doorbell (wireless). Chrome Letterbox. Exterior light	Exterior light bulb working. Tarnished handle (front). Tarnished handle (reverse). Scratched (front side). Scratched (reverse side). Dusty (reverse side). Dusty (front side). Dirty (reverse side). Letter box flap missing. Marked and scratched throughout	As Inventory	

Ref # 5.1

5. ENTRANCE/LOUNGE/DINING AREA (CONT.)

5.3	Door Frame & Skirting	UPVC (frame). Natural wood (skirting). White (matt). Trim present.	Marks seen to frame and skirting.	As Inventory	
5.4	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs	As Inventory	
5.5	Light Fittings	2 strip fixings, 9 bulbs in total, 5 not working 5 x wall lights	No cobwebs present to light fittings. All bulbs in working order.	As Inventory	
5.6	Walls	Plastered & painted white.	Some scuffs, scratches and smudges seen to all walls throughout	Discolouration and damp forming around the Right hand wall Needs Maintenance - Tenant	



Ref # 5.6 - Discolouration and damp forming on the RHW

5.7	Windows and Sills	UPVC double glazed. Clear glass. Keys not present. Brushed chrome handle. Wooden sills. Venetian blind. Aluminium slats Sills free of marks and mould.	Windows intact and free of mould to edges. Bent slats on Blinds on window rhs upon entry. Bent slats on blinds on rear window. Painted over defects to window sills. Dusty to inner surface ledges Rear window/door blinds bent	As Inventory	
5.8	Radiator	White vertical. 2 in total	Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact. Rusted orange mark to rad rhs upon entry top right corner valve	As Inventory	
5.9	Sockets & Switches	All sockets/switches plastic. All sockets/switches chrome	All sockets and switches present and intact with no signs of damage. 1 x Telephone entry system (dusty to surface top). smudged marks to some sockets	As Inventory	
5.10	Floor	Laminate wood. Beading/trim present. Metal threshold strip. Coit mat built into floor upon entry with metal surrounding trim	Floor is scratched scuffed and marked throughout. Loose debris present	As Inventory	

5. ENTRANCE/LOUNGE/DINING AREA (CONT.)

5.11	Furniture	1 x TV unit, 2 hinged doors 2 x squared side coffee tables 1 x rectangular coffee table 1 x all glass side table	TV unit scratches seen Side coffee table scratches to glass surface top Rectangular coffee table scratches to glass surface top Side table paint drip marks seen to surface top All items dusty	As Inventory	
5.12	Furniture	1 x 2 seater fabric upholstered + 1 x 3 seater	Signs of slight ware however in good condition	2 seater sofa has marks and smudges to the seat. 3 seater sofa has Marks and smudges to the LHS arm and seating area Needs Cleaning - Tenant	



Ref # 5.12 - 3 seater Marks and smudges arm LHS and seating



Ref # 5.12 - 2Seater seating marks and smudges



Ref # 5.12 - 3 seater Marks and smudges arm LHS and seating



Ref # 5.12 - 3 seater Marks and smudges arm LHS and seating and back

5.13	Furniture	1 x glass/leather dining table with 6 x matching leather/chrome chairs	Scratches seen to glass surface top	As Inventory	
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6. KITCHEN

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
6.1	General Overview		Cleaned to a fair-good domestic standard	As Inventory	

6. KITCHEN (CONT.)



07 Mar 2022 12:50

Ref # 6.1

6.2	Ceiling	Plastered/Painted white	Small marks seen with small chip in plaster by spotlight fixing	As Inventory	
6.3	Light Fittings	6 x spots. 1 x under unit,	No cobwebs present to light fittings. All bulbs in working order. Spotlight 1 not working	As Inventory	
6.4	Walls	Plastered & painted magnolia. Metal hook fixing for blinds. 2 x glass/chrome shelves. 1 x fire extinguisher	Marks, smudges and splash back stains	Glass shelves have Smudges to the top side Needs Cleaning - Tenant	



Ref # 6.4 - Stains to wall behind hob



Ref # 6.4 - Smudges top side



Ref # 6.4 - Smudges top side



Ref # 6.4 - Smudges top side



Ref # 6.4 - Smudges top side

6.5	Windows and Sills		Sills free of marks and mould. Windows intact and free of mould to edges. Gaps in between windows/frames. Rhs handle broken. Mould seen to edges	As Inventory	
6.6	Sockets & Switches		All sockets and switches present and intact with no signs of damage	As Inventory	

6. KITCHEN (CONT.)

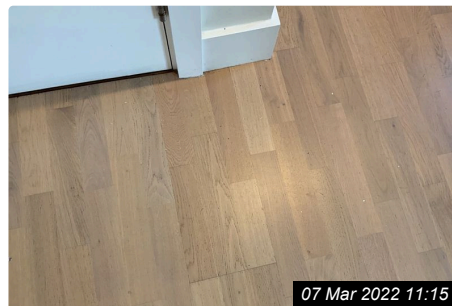
6.7	Floor	Laminate wood Continued from lounge		<p>Black marks near the boiler cupboard. Paint marks near the WC door Chipped near fridge</p> <p>Needs Cleaning - Tenant</p> <p>Needs Maintenance - Tenant</p>
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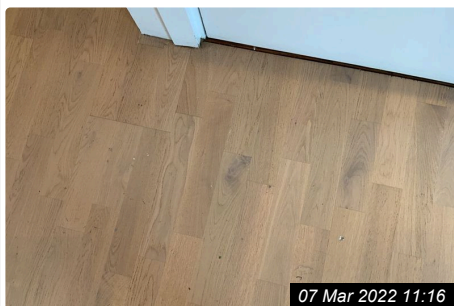
Ref # 6.7 - Black marks near the boiler cupboard. Nothing on inventory showing



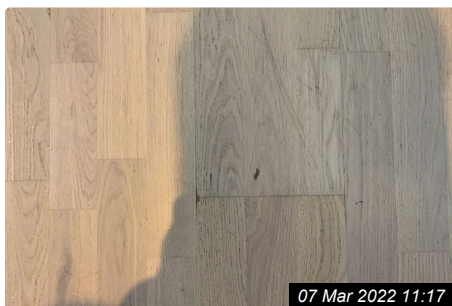
Ref # 6.7 - Paint drops near the WC door



Ref # 6.7 - Paint drops near the WC door



Ref # 6.7 - Paint drops near the WC door



Ref # 6.7 - Chipped near fridge

6.8	Kitchen Cupboards/Units	<p>Wall units present. Base units present. Brushed chrome handles. 5 x laminated wood. 6 x silver matt effect</p>	<p>All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside. Sticky handles. Some unit doors smudged and stained and scratched</p>	<p>Damage to the Sill Behind the sink and hob.</p> <p>Needs Repair - Tenant</p>
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Ref # 6.8



Ref # 6.8 - Sill Behind the sink and cooker damaged



Ref # 6.8 - Sill Behind the sink and cooker damaged

6. KITCHEN (CONT.)



Ref # 6.8 - Sill Behind the sink and cooker damaged

6.9	Kitchen Drawers	5 drawers. Laminated. Brushed chrome handles. Free of items inside	All handles and runners intact. Free of items inside. Free of grease and food residue inside. Scratches seen to drawers	As Inventory	
6.10	Kitchen Work surfaces	Metal trim	Some gaps in sealant to walls above trim	As Inventory	
6.11	Kitchen Sink	Double bowl. Stainless steel. Mixer tap. Lever taps. Chrome taps. Chrome waste	Free of scratches and cracks. No food residue or grease present. Plug present. Some gaps in sealant	As Inventory	
6.12	Hob	Gas hob. 4 rings	Rings intact. Dial markings worn. Free of grease and food residue. Free of dust. Dials/knobs intact	As Inventory	
6.13	Oven	Oven and grill. Chrome rack x 2. Baking tray x 1. Greasy residue inside. S/n: 53816819	Dried food residue inside. Burnt carbon residue inside. Free of grease and food residue inside. Seal intact and door hinge functioning smoothly	As Inventory	



Ref # 6.13

6. KITCHEN (CONT.)

6.14	Extractor Cooker Hood	Integrated hood <i>Maybe serial nr;</i> 48502072080;	All bulbs/spots working. Fan switch responsive Hood filter free of grease and food residue. All bulbs/spots in working order. Fan switches are responsive	1 bulb. Not working Both fan/motors and frame internally greasy/ Oily Serial number not found Needs Cleaning - Tenant Needs Replacing - Tenant
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Ref # 6.14 - Both fan/motors and frame internally greasy/Oily

6.15	Microwave	Microwave only. Delonghi <i>Serial nr;</i> N216W110693G0751;	Free of food residue. Free of grease and food residue inside. Buttons/ dials clean and intact to front. Bulb working inside. Mark seen to lhs inside of microwave	As Inventory
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Ref # 6.15

6.16	Fridge	Upright. Integrated freezer. 4 Drawers. 6 Shelves. Salad drawer. Indesit <i>Serial. Number sticker not visible;</i>	Clean & free of food residue. Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order. Liquid residue marks seen inside. Wood chipped towards bottom. Unit Door not fixed to fridge door.	Salad drawer cracked and mark to the RHS. Lightbulb doesn't appear to be working Top shelf back wall requires cleaning Freezer Top drawer cracked front Middle drawer cracked front Bottom drawer front cover missing Needs Replacing - Tenant Needs Cleaning - Tenant Needs Maintenance - Tenant
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6. KITCHEN (CONT.)



Ref # 6.16 - Salad drawer cracked



Ref # 6.16 - Lightbulb doesn't seem to be working



Ref # 6.16 - Top shelf back wall require cleaning



Ref # 6.16 - Top shelf back wall require cleaning



Ref # 6.16 - Front cracked



Ref # 6.16 - Front cracked



Ref # 6.16 - Missing front freezer drawer



Ref # 6.16 - Salad drawer cracked and mark inside and rhs



Ref # 6.16 - Salad drawer cracked and mark inside and rhs

6.17	Washing Machine	Front loader. s/n: 509025986	Detergent drawer dirty. Seal is soiled/dirty. Drum is dirty. Indesit. Dirty. Dusty Loose hair strands seen inside rubber seal	As Inventory	
6.18	Dishwasher	Integrated full sized. Cutlery holder. Hotpoint. S/n: 505055399	Free of food in filter. Dirty. Food residue present Serial sticker peeling away	As Inventory	

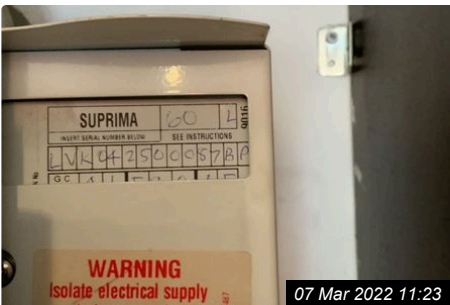
6. KITCHEN (CONT.)



07 Mar 2022 11:22

Ref # 6.18

6.19 Boiler
Wall-mounted. Potterton
Serial nr; LVK042500087BP;



07 Mar 2022 11:23

Ref # 6.19

6.20	Belongings not on inventory	Cleaning supplies; Black draining board; Potato masher; Kettle; Herbs	Item added after Check In	Personal items requiring removal Needs Maintenance - Tenant
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07 Mar 2022 11:19

Ref # 6.20



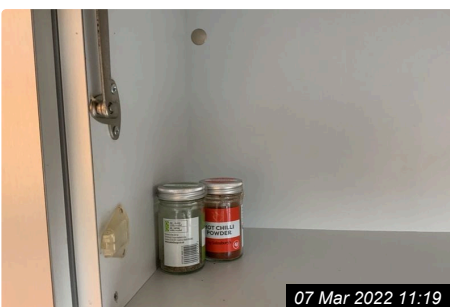
07 Mar 2022 11:19

Ref # 6.20



07 Mar 2022 11:19

Ref # 6.20



07 Mar 2022 11:19




Ref # 6.20



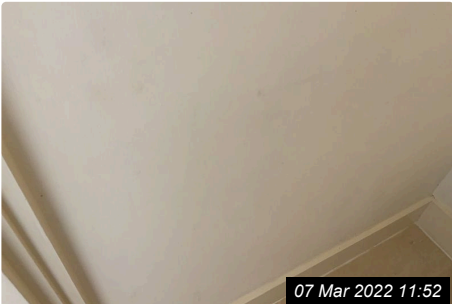



07 Mar 2022 11:44

Ref # 6.20

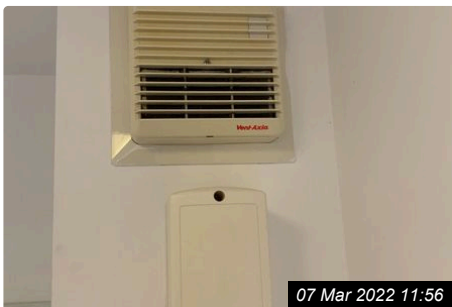
7. TOILET

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
7.1	General Overview		Clean and tidy. Neutral smell (no smoking or pet odours).	<i>As Inventory</i>	
 <p>07 Mar 2022 12:52</p> <p>Ref # 7.1</p>					
7.2	Door (Internal)	Wood panelled; chrome handle. White (matt).	Minor marks and stains seen. Scuffed to bottom	Silver hook present to the reverse, Various smudges lower and midlevel Needs Maintenance - Tenant Needs Cleaning - Tenant	
 <p>07 Mar 2022 11:50</p> <p>Ref # 7.2 - Reverse silver hook</p>  <p>07 Mar 2022 11:50</p> <p>Ref # 7.2 - Various smudges lower and midlevel</p>					
7.3	Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). White (matt)	Free of marks, dents and dust. Wooden threshold. Skirting boards dusty	<i>As Inventory</i>	
7.4	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs.	<i>As Inventory</i>	
7.5	Light Fittings	Ceiling. Dome fixing	No cobwebs present to light fittings. All bulbs in working order	<i>As Inventory</i>	
7.6	Switches/Cord	All sockets/switches chrome. located Outside	Switch/cord present and intact	<i>As Inventory</i>	

7. TOILET (CONT.)

7.7	Walls	Plastered & painted white.	Angle chips to rhs corner edge wall. Smudged/stained around flush button. Marks and discoloured patches seen. 3 x glass/chrome shelves	Smudges LHW and back wall lower level Marks between glass shelves Needs Cleaning - Tenant	
<div>  <p>07 Mar 2022 11:52</p> <p>Ref # 7.7 - Smudges LHW and back wall lower level</p> </div> <div>  <p>07 Mar 2022 11:52</p> <p>Ref # 7.7 - Smudges LHW and back wall lower level</p> </div> <div>  <p>07 Mar 2022 11:54</p> <p>Ref # 7.7 - Marks between glass shelves</p> </div>					
7.8	Floor	Laminate wood Continued from lounge		Off white tiled flooring	
<div>  <p>07 Mar 2022 11:53</p> <p>Ref # 7.8</p> </div>					
7.9	Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps. Chrome waste	Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps. Waste is tarnished	As Inventory	
7.10	Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush button.	Flush intact. Clean inside Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base	As Inventory	
7.11	Extractor fan	Wall fitted	Item added after Check In	Tested; not working Needs Repair - Investigate	

7. TOILET (CONT.)



07 Mar 2022 11:56

Ref # 7.11

8. STAIRWAY/LANDING

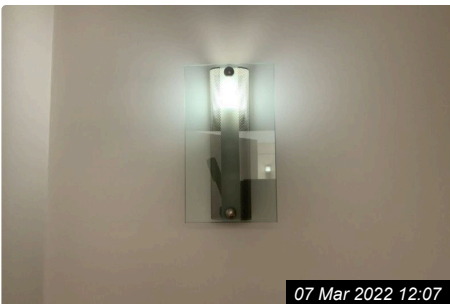
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
8.1	General Overview		Clean and tidy. Neutral smell (no smoking or pet odours).	<i>As Inventory</i>	
07 Mar 2022 12:43					
Ref # 8.1					
8.2	Door (Internal)	Wood panelled; chrome handle. White (matt)	Marks scuffs and scratches to front and back	<i>As Inventory</i>	
8.3	Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). White (matt)	Marked and chipped	<i>As Inventory</i>	
8.4	Bannister/Hand Rail	Metal balustrades. Metal handrail	Appears securely fixed and intact. Free of marks and scratches. Speckled paint marks seen with discolouration to metal	<i>As Inventory</i>	
8.5	Floor	Carpeted. Metal threshold strip	Worn and stained throughout. Loose debris present	<i>As Inventory</i>	
8.6	Walls	Plastered & painted white.	Marks, scratches and scuffs seen. Smudged/stained around socket	Marked to the RHS above the switch Needs Maintenance - Tenant	

8. STAIRWAY/LANDING (CONT.)



Ref # 8.6 - RHS above the switch

8.7	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs.	As Inventory	
8.8	Smoke Alarm	Ceiling mounted. Ceiling mounted alarm	Test button/function working. Test function working. Note to tenant: Please test periodically	As Inventory	
8.9	Light Fittings	2 x wall. 5 x spots	No cobwebs present to light fittings. All bulbs in working order	Top of stairs one bulb not working Spotlight near bedroom not working Needs Replacing - Tenant	



Ref # 8.9 - Top of stairs one bulb not working



Ref # 8.9 - Spotlight near bedroom not working


8.10	Sockets & Switches	All sockets/switches plastic. All sockets/switches chrome. 1 x telephone entry system	All sockets and switches present and intact with no signs of damage. Socket rhs upon entry on upper landing out of use	As Inventory	
8.11	Skirting Board		Free of marks, dents and dust	As Inventory	
8.12	Boiler/Storage Cupboard	Wood panelled; chrome handle. White. Shelf present. Sockets present. Switches present. Thermostat control present. Water tank present	Shelf intact. Sockets intact. Switches intact. Free of marks and scratches to front side and reverse of door. Free of items and rubbish inside	As Inventory	
8.13	Landing	Near stairs Marked Lower at mid-level	Item added after Check In	Marks and smudges ; Corner damaged Needs Maintenance - Tenant	

8. STAIRWAY/LANDING (CONT.)



Ref # 8.13 - Marks and smudges corner damaged

9. BEDROOM 1

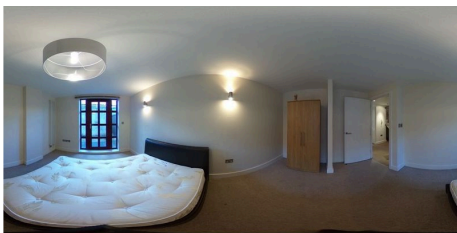
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
9.1	General Overview		Clean and tidy. Neutral smell (no smoking or pet odours).	<i>As Inventory</i>	
 <p>Ref # 9.1</p>					
9.2	Door (Internal)	Wood panelled; chrome handle. White (matt)	Free of marks and scratches to front side and reverse	<i>As Inventory</i>	
9.3	Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). White (matt).	Marks and scuffs seen	<i>As Inventory</i>	
9.4	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs	<i>As Inventory</i>	
9.5	Light Fittings	2 x wall 1 x pendant. Light shade	No cobwebs present to light fittings. All bulbs in working order	<i>As Inventory</i>	
9.6	Walls	Plastered & painted magnolia.	Marks, smudges said and scuffs seen	<i>As Inventory</i>	
9.7	Windows and Sills	UPVC double glazed. Clear glass. Brushed chrome handle. Wooden sills. Venetian blind	Keys not present Sills free of marks and mould. Windows intact and free of mould to edges	<i>As Inventory</i>	

9. BEDROOM 1 (CONT.)

9.8	Radiator	White vertical Wall mounted radiator(s)	Radiator(s) free of marks and scuffs. All valve caps present and intact	<i>As Inventory</i>	
9.9	Sockets & Switches	All sockets/switches chrome	All sockets and switches present and intact with no signs of damage.	<i>As Inventory</i>	
9.10	Floor	Carpeted. Metal threshold strip	Some light burns present	<i>As Inventory</i>	
9.11	Furniture	1 x ,2 door wardrobe. 1 x 4 tier shelving unit. 1 x leather fabric upholstered bed with mattress, fire label seen	Bed with mattress used	<i>As Inventory</i>	

10. BEDROOM 2

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
10.1	General Overview		Clean and tidy. Neutral smell (no smoking or pet odours).	<i>As Inventory</i>	



07 Mar 2022 12:44

Ref # 10.1

10.2	Door (Internal)	Wood panelled; chrome handle. White (matt)	Free of marks and scratches to front side and reverse	<i>As Inventory</i>	
10.3	Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). White (matt)	Free of marks, dents and dust. Air cracks on skirting to far lhs corner	<i>As Inventory</i>	
10.4	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs	<i>As Inventory</i>	
10.5	Light Fittings	1 x pendant, light shade fitted 2 x wall fixings	No cobwebs present to light fittings. All bulbs in working order	<i>As Inventory</i>	

10. BEDROOM 2 (CONT.)

10.6	Walls	Plastered & painted magnolia	Minor marks and scratches seen especially to lower levels. Smudges seen around sockets. Cracks either side of window sill. Small chip in wall by radiator	<i>As Inventory</i>	
10.7	Windows and Sills	UPVC double glazed. Clear glass. Brushed chrome handle. Wooden sills. Venetian blind. Aluminium slats	Keys not present. Sills free of marks and mould. Windows intact and free of mould to edges. Hairline cracks to sealant on edges surrounding frames. Some slats are bent	<i>As Inventory</i>	
10.8	Radiator	White vertical Wall mounted radiator	Radiator(s) free of marks and scuffs. All valve caps present and intact	<i>As Inventory</i>	
10.9	Sockets & Switches	All sockets/switches chrome	Sockets and switches present and intact with no signs of damage	<i>As Inventory</i>	
10.10	Floor	Carpeted. Metal threshold strip	Carpeted, signs of light ware. Otherwise good condition overall	Worn near threshold, Various marks and smudges near door and back door Needs Repair - Tenant	



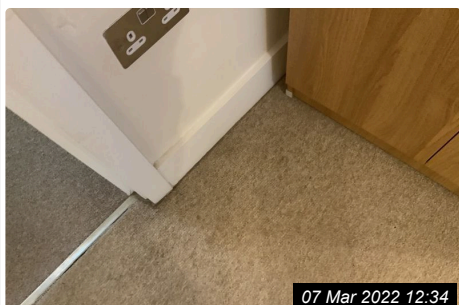
Ref # 10.10 - Worn near threshold



Ref # 10.10 - Various marks and smudges near door and back door



Ref # 10.10 - Various marks and smudges near door and back door



Ref # 10.10 - Various marks and smudges near door and back door

10. BEDROOM 2 (CONT.)

10.11	Storage Cupboard/ Wardrobe	1 x 2 hinged door wardrobe, brushed chrome handles. 1 x leather upholstered bed, wooden slats, with mattress which is stained to either side, fire label seen		Paint marks to the RHS of the door Needs Cleaning - Tenant	
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Ref # 10.11 - Paint marks rhs door

10.12	Items not on check in	White wooden storage unit with shelving	<i>Item added after Check In</i>	Removal of personal belongings required Needs Maintenance - Tenant	
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Ref # 10.12

11. REAR ENTRANCE/TERRACE

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
11.1	Rear Entrance/ Terrace	Wooden decking with concrete slabs	Dirty and covered in moss. whole area Requires clean	<i>As Inventory</i>	

12. BATHROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
12.1	General Overview		Clean and tidy. Neutral smell (no smoking or pet odours)	<i>As Inventory</i>	

12. BATHROOM (CONT.)



07 Mar 2022 12:45

Ref # 12.1

12.2	Door (Internal)	Wood panelled; chrome handle. White (matt). Chrome/ rubber door stop	Smudges and stained marks seen	As Inventory	
12.3	Door Frame & Skirting	Natural wood (frame). Tiled (skirting). White (matt). Silver (matt).	Small chip marks seen to frame rhs, scuffed marks to Top, inside of frame. Metal trim/tile for skirting	As Inventory	
12.4	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs	As Inventory	
12.5	Light Fittings	4 x spots + 1 x downlighter	No cobwebs present to light fittings. All bulbs in working order. 4 x spots + 1 x downlighter above sink basin not working	As Inventory	
12.6	Extractor Fan	White casing	Responsive when switched. Dusty inside. Casing paint marked and covered in dust	As Inventory	
12.7	Switches/Cord	All sockets/switches chrome	Present and intact. 1 x shavers socket	As Inventory	
12.8	Walls	Part painted white & part tiled	Patchy paintwork, with smudges and marks. Discolouration to grouting in between tiles	As Inventory	
12.9	Radiator	Chrome ladder style Wall mounted radiator	Radiator(s) free of marks and scuffs. All valve caps present and intact	As Inventory	
12.10	Floor	Tiled	Free of stains, marks and scratches	Various dark marks throughout Needs Cleaning - Tenant	

12. BATHROOM (CONT.)



Ref # 12.10 - Various dark marks throughout




Ref # 12.10 - Various dark marks throughout

12.11	Shower Cubicle/ Screen/Tray	Bi fold shower screen	Shower screen, with mould and limescale present to sealant. Hinges function well	<i>As Inventory</i>	
12.12	Shower	Shower head & hose. Chrome	Not securely fixed to wall as head as been detached	<i>As Inventory</i>	
12.13	Bath	Standard. Porcelain. Mixer tap. Chrome taps. Chrome waste	No gaps to bath sealant. Tiled Exterior panel intact. Clean and free of debris inside. Plug present. Large chip mark seen inside bath	<i>As Inventory</i>	
12.14	Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps. Chrome waste	Tap is loose and damaged, water is leaking from underneath	<i>As Inventory</i>	
12.15	Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush intact	Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base	Sill at the back has paint spots and marked Needs Cleaning - Tenant	



Ref # 12.15 - Sill at the back paint and marked

12.16	Cabinet	Pull out drawer with compartments	Chipped to corner edges. Tiles rusted with discolouration to grouting. Wood is scratched	<i>As Inventory</i>	
12.17	Mirror	Wall-mounted rectangular	Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust	<i>As Inventory</i>	

13. BEDROOM 3					
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
13.1	General Overview		Cleaned to a fair-good domestic standard.	<i>As Inventory</i>	
 <p>07 Mar 2022 12:41</p> <p>Ref # 13.1</p>					
13.2	Door (Internal)	Wood panelled; chrome handle. White (matt).	Scuffs and smudge marks seen	<i>As Inventory</i>	
13.3	Door Frame & Skirting	Natural wood (frame). Natural wood (skirting). White (matt)	Skirting boards marked, chipped, with air bubbles seen rhs upon entry	<i>As Inventory</i>	
13.4	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs	<i>As Inventory</i>	
13.5	Light Fittings	3 x wall fixings + 1 pendant, lightshade fitted.	No cobwebs present to light fittings. All bulbs in working order	<i>As Inventory</i>	
13.6	Walls	Plastered & painted magnolia	Marks and scuffs seen to most walls low to mid level	<i>As Inventory</i>	
13.7	Windows and Sills	UPVC double glazed. Clear glass. Brushed chrome handle. Wooden sills. Venetian blind. Aluminium slats.	Keys not present. Terrace has not been cleaned, with rubbish, dirt & debris present. Scratches and stains seen to sill	<i>As Inventory</i>	
13.8	Radiator	White vertical. 2 in total Wall mounted radiator	Free of marks and scuffs. All valve caps present and intact.	<i>As Inventory</i>	
13.9	Sockets & Switches	All sockets/switches chrome	All sockets and switches present and intact with no signs of damage.	<i>As Inventory</i>	
13.10	Floor	Carpeted. Metal threshold strip	Carpeted, signs of discolouration and wear with burn marks present as shown	Marks and worn in places Dark mark LHS of bed Needs Replacing - Tenant	

13. BEDROOM 3 (CONT.)



Ref # 13.10 - Dark mark LHS of bed



Ref # 13.10 - Marks and worn in places



Ref # 13.10 - Marks and worn in places

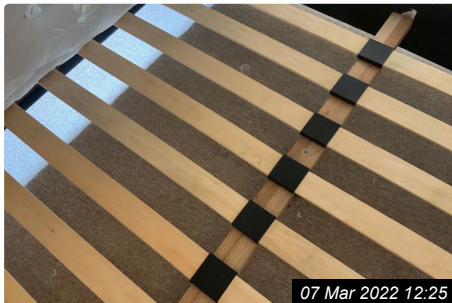


Ref # 13.10 - Marks and worn in places

13.11	Furniture	1 x king size leather upholstered bed frame with mattress, fire label seen. 1 x desk table 1 x 2 hinged door wardrobe (mirrored)	Bed frame with mattress dusty and scratched to surface top	Under the bed cleaning required Mattress Reverse Stains in middle	
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Ref # 13.11 - Mattress Reverse Stains



Ref # 13.11 - Under the bed cleaning required

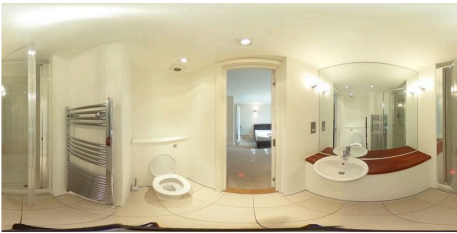


Ref # 13.11 - Under the bed cleaning required

13.12	Left by tenant		Item added after Check In		
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Ref # 13.12

14. EN-SUITE					
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
14.1	General Overview		Clean and tidy. Neutral smell (no smoking or pet odours)	<i>As Inventory</i>	
 <p>07 Mar 2022 12:39</p> <p>Ref # 14.1</p>					
14.2	Door (Internal)	Wood panelled; chrome handle. White (matt) Wooden threshold	Marks, scratches and scuffs seen.	<i>As Inventory</i>	
14.3	Door Frame & Skirting	Natural wood (frame). Tiled (skirting). White (matt). Silver (matt). Metal tiled skirting	Hairline crack seen to top of frame.	<i>As Inventory</i>	
14.4	Ceiling	Plastered/Painted white	Free of marks, mould and cobwebs	<i>As Inventory</i>	
14.5	Light Fittings	3 x spots + 2 x wall downlighters	No cobwebs present to light fittings. All bulbs in working order	<i>As Inventory</i>	
14.6	Extractor Fan	White casing	Responsive when switched. Dusty inside	<i>As Inventory</i>	
14.7	Switches/Cord	Shavers socket with brown felt type paper behind fixing	Present and intact.	<i>As Inventory</i>	
14.8	Walls	Part painted white Part tiled white	Minor marks and smudges seen Discolouration to grouting	<i>As Inventory</i>	
14.9	Radiator	Chrome ladder style Wall mounted radiator	Free of marks and scuffs. All valve caps present and intact	<i>As Inventory</i>	
14.10	Floor	Tiled	Free of stains, marks and scratches	Marks and smudges through out Needs Cleaning - Tenant	

14. EN-SUITE (CONT.)




Ref # 14.10 - Marks and smudge is through out



Ref # 14.10 - Marks and smudge is through out

14.11	Shower Cubicle/ Screen/Tray	Hinged enclosure with chrome frame. Porcelain shower tray. Chrome waste	Dirt/Grime present. Screen smeared	<i>As Inventory</i>	
14.12	Shower	Shower head & hose	Securely fixed but heavy limescale present with loose hair strands seen	<i>As Inventory</i>	
14.13	Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps. Chrome waste	Basin intact and free of cracks/chips. No gaps to sealant around edges. Loose hairs seen. No limescale present to taps	<i>As Inventory</i>	
14.14	Toilet	Porcelain. Plastic/Acrylic seat & lid	Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base	<i>As Inventory</i>	
14.15	Mirror	Wall-mounted rectangular	Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust	<i>As Inventory</i>	

15. ALARMS

Ref	Name	Location Room & Floor	Test Result at Inventory	Test Result at Check Out	Additional Comments
15.1	Smoke Alarm	Ceiling mounted 1 x Lower landing 1 x Upper landing 1 x Kitchen; Lower landing;	Test button/function working	<i>As Inventory</i>	
					
Ref # 15.1					
15.2	Smoke Alarm	Upper landing	<i>Item added after Check In</i>	Test button/function working	

15. ALARMS (CONT.)



Ref # 15.2

15.3	Smoke Alarm	Upper landing	Item added after Check In	Test button/function working	
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16. BIN AREA

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
16.1	Bin area	Bin Area	Item added after Check In		



Ref # 16.1

Tenant Responsibilities

Ref	Action Required	Comments
5.6 Entrance/Lounge/Dining area » Walls	Needs Maintenance	Discolouration and damp around the right hand wall
5.12 Entrance/Lounge/Dining area » Furniture	Needs Cleaning	2 seater sofa has marks and smudges to the seat. 3 seater sofa has Marks and smudges to the LHS arm and seating area;
6.4 Kitchen » Walls	Needs Cleaning	Smudges top side of the glass shelving
6.7 Kitchen » Floor	Needs Cleaning	Black marks near the fridge.
6.7 Kitchen » Floor	Needs Cleaning	Paint marks near the WC door
6.7 Kitchen » Floor	Needs Maintenance	Chipped near fridge
6.8 Kitchen » Kitchen Cupboards/Units	Needs Repair	Sill Behind the sink and cooker damaged

Tenant Responsibilities		
6.14 Kitchen » Extractor Cooker Hood	Needs Cleaning	Both fan/motors and frame internally greasy/Oily
6.14 Kitchen » Extractor Cooker Hood	Needs Replacing	1x bulb not working
6.16 Kitchen » Fridge	Needs Replacing	Salad drawer cracked and marked
6.16 Kitchen » Fridge	Needs Replacing	Lightbulb doesn't appear to be working
6.16 Kitchen » Fridge	Needs Cleaning	Top shelf back wall require cleaning
6.16 Kitchen » Fridge	Needs Maintenance	Freezer - Bottom drawer front cover missing, middle drawer cracked, front top drawer cracked front
6.20 Kitchen » Belongings not on inventory	Needs Maintenance	Personal items requiring removal: Cleaning supplies; Black draining board; Potato masher; Kettle; Herbs;
7.2 Toilet » Door (Internal)	Needs Maintenance	Reverse silver hook
7.2 Toilet » Door (Internal)	Needs Cleaning	Various smudges lower and midlevel
7.7 Toilet » Walls	Needs Cleaning	Smudges LHW and back wall lower level Marks between glass shelves
8.6 Stairway/Landing » Walls	Needs Maintenance	Marked to the RHS above the switch;
8.9 Stairway/Landing » Light Fittings	Needs Replacing	Top of stairs one bulb not working Spotlight towards bedroom not working
8.13 Stairway/Landing » Landing	Needs Maintenance	Marks and smudges Corner damaged
10.10 Bedroom 2 » Floor	Needs Repair	Worn near threshold Various marks and smudges near door and back door
10.11 Bedroom 2 » Storage Cupboard/Wardrobe	Needs Cleaning	Paint marks to the RHS of the door
10.12 Bedroom 2 » Items not on check in	Needs Maintenance	Removal of personal belongings - White wooden open storage
12.10 Bathroom » Floor	Needs Cleaning	Various dark marks throughout
12.15 Bathroom » Toilet	Needs Cleaning	Sill at the back paint and marked

Tenant Responsibilities

13.10 Bedroom 3 » Floor	Needs Replacing	Dark mark LHS of bed marks and worn in places
14.10 En-suite » Floor	Needs Cleaning	Marks and smudges throughout

Investigate Responsibilities

Ref	Action Required	Comments
7.11 Toilet » Extractor fan	Needs Repair	Tested Not working

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within two weeks 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

Please view our terms and conditions here -
<https://www.inventorycompany.co.uk/terms-and-conditions/>