



# Property Services

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Report Type Interim Inspection

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Report Date

09/12/2014

Instructor Details

Mr Joe Bloggs

Property Description

1 Bedrooms Apartment

Property Address

45 Brooks Lane  
Eggyville  
London  
W3E 6YT

Clerk name

Mrs D Clerk

Property: 45 Brooks Lane, Eggyville, London, W3E 6YT  
Date: 09/12/2014  
Prepared For: Mr Joe Bloggs

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## Terms and Conditions

This inventory report is a fair and accurate report which describes the property's contents conditions and cleanliness for rental purposes. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the inventory report and check-in and the superficial condition of same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics/lofts, garages, basements and cupboards full of items which are not relevant to the inventory, are specifically excluded. The inventory clerk cannot undertake to search inaccessible places, through overcrowded drawers or cupboards, nor will the inventory clerk undertake to move heavy furniture or bulky items.

This inventory has been prepared for identification purpose only and in no way constitutes a valuation or statement of authenticity. Unless the inventory is carried out in daylight hours, the garden and exterior of the premises will not be inspected.

This inventory has been prepared on the accepted principle that, in the absence of marginal comments, items are visibly free of defects, soiling, damage or missing parts.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are NOT tested.

Lighting is solely tested to indicate whether light bulbs are working at time of check-in, however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.

Towels, bed linen and other similar items will only be inspected if laundered.

Burglar alarms and smoke detectors are NOT tested.

Meter readings may only be taken if these are located and readily accessible and, in any event, these should be checked by the relevant utility company. Property lift in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the instructing principle.

It is the responsibility of the landlord and the tenant, or the respective agent, to agree between themselves the accuracy of this report.

Fire Regulation Act 1988 - Furniture included pillows, scatter cushions etc are checked for confirmation with the 1988 Fire Regulation Act, specifically noted is anything that does not comply with fire regulations in what does not have required kite label. The landlord and Agent should satisfy themselves that the product was manufactured and purchased after 1990 in order with due diligence tests that will apply by the Trading Standard Office.

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## Inspection Overview

Inspection	Observation	Comments
Is the property in good clean order?	Yes	
Is the property kept in good condition?	Yes	Tenants have replaced and redecorated some of the property to a high standard.
Are the doors in good condition?	No	
Are the walls in good condition?	Yes	
Are the ceilings in good condition?	Yes	
Are the windows in good condition?	Yes	
Is the woodwork in good condition?	Yes	
Are all bulbs present & working?	No	
Is the front of the property maintained to a good standard?	Yes	
Are the appliances in good working order?	Yes	
Are smoke alarms tested & working?	Yes	
Is there signs of smoking?	Yes	Ashtrays seen
Is there signs of pets?	Yes	2 cats seen
Is there signs of illegal activities?	No	

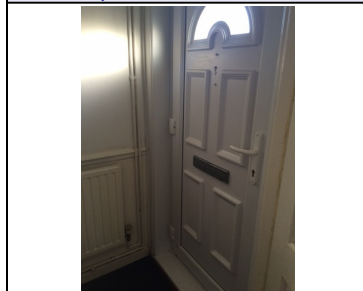
## Inspection Comments

Item	Description	Comments
Room: Entrance & Hallway		
External Door	White UPVC 2 panelled door	1.1 As inventory
Door Frame	White upvc	2.1 As inventory
Threshold	Silver effect door threshold	3.1 As inventory
Door Handle	Chrome effect bar handle	4.1 As inventory
Lock	Chrome effect 'Chubb' lock	5.1 Dirty, requires cleaning
Letter Box	Chrome effect letter box	6.1 Professionally cleaned
Door Bell	White plastic door bell	7.1 Tested and in working order
Door Knocker	Silver effect door knocker	8.1 Heavily tarnished as inventory
Spy Hole	Chrome effect spy hole	9.1 Dirty, requires cleaning
Door Number	Chrome effect number 45	10.1 Good and clean condition
Internal Door	White UPVC 2 panelled door	11.1 As inventory
Threshold	Silver effect door threshold	12.1 Tarnished as inventory
Letter Box	Chrome effect letter box	13.1 Good and clean condition
Door Frame	White upvc	14.1 Dusty, requires cleaning 14.2 Paint chips around the edges 14.3 Over several sporadic marks and scratches seen
Lock	Chrome effect 'Chubb' lock	15.1 Tarnished 15.2 Several marks and scratches around keyhole
Door Handle	Chrome effect bar handle	16.1 In working order
Spy Hole	Chrome effect spy hole with cover	17.1 Good and clean condition

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Floor	Laminate	18.1 As inventory
Skirting	Painted white wooden	19.1 Fair condition newly painted
Walls	Painted magnolia	20.1 Newly painted 20.2 Professionally cleaned
Ceiling	White painted plaster	21.1 Generally good condition
Window	White UPVC double glazed window	22.1 As inventory
Window Frame	White UPVC	23.1 As inventory
Window Sill	White UPVC	24.1 As inventory
Surround	White UPVC	25.1 As inventory
Window Ledge	White UPVC	26.1 As inventory
Handle	White UPVC bar handle	27.1 New
Curtains/ Blinds	White roller blind	28.1 New
Lighting	Ceiling fitted spot lights	29.1 Tested - 4 bulbs seen 29.2 1 all working
Socket	2 x double white plastic socket	30.1 Tested and working, in good clean condition and visually safe
Switch	1 x White plastic dimmer switch	31.1 Tested and working, requires cleaning but visually safe
Heating	2 x Wall mounted white painted radiator	32.1 As inventory

Inspection - Room	
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Room: Living Room		
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Door	Light stained painted white wooden	33.1 Dirty, requires cleaning
Door Frame	Painted white wooden	34.1 Severe damage seen
Door Handle	Brass effect knob handle	35.1 Latch catches on frame, needs attention
Threshold	Brass effect door threshold	36.1 As inventory
Floor	Laminate	37.1 As inventory
Skirting	Painted white wooden	38.1 Fair condition newly painted
Walls	Painted magnolia	39.1 Newly painted 39.2 Professionally cleaned
Window	White UPVC double glazed window	40.1 As inventory
Window Frame	White UPVC	41.1 As inventory
Window Sill	White UPVC	42.1 As inventory
Surround	White UPVC	43.1 As inventory
Window Ledge	White UPVC	44.1 As inventory
Handle	White UPVC bar handle	45.1 New

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Curtains/ Blinds	White roller blind	46.1 New
Ceiling	White painted plaster	47.1 As inventory
Lighting	Ceiling fitted spot lights	48.1 1 bulb missing 48.2 Generally good condition
Sofa	Black material sofa	49.1 Generally good condition 49.2 FFR label seen
Cushions	Shaded black striped material	50.1 Generally good condition
Socket	1 x double chrome effect socket	51.1 Tested and working, in fair condition and visually safe
Switch	1 x Chrome effect switch	52.1 Tested and working, in good clean condition and visually safe
Heating	Wall mounted magnolia painted radiator	53.1 Both valve caps in place 53.2 Newly painted 53.3 Good condition



Inspection - Room	Inspection - Room	
		

Room: Kitchen

Door	Dark stained wooden 4 panelled door with glass windows	54.1 As inventory
Door Frame	Dark stained brown wooden	55.1 As inventory
Door Handle	Brass effect bow handle	56.1 As inventory
Threshold	Brass effect door threshold	57.1 As inventory
Walls	Painted magnolia	58.1 Newly painted 58.2 Deep dent top right left wall
Floor	Laminate	59.1 As inventory
Skirting	Painted white wooden	60.1 Scuffs visible
Window	White UPVC double glazed window	61.1 As inventory
Window Frame	White UPVC	62.1 As inventory
Window Sill	White UPVC	63.1 As inventory
Surround	White UPVC	64.1 As inventory
Window Ledge	White UPVC	65.1 As inventory
Handle	White UPVC bar handle	66.1 New
Curtains/ Blinds	White roller blind	67.1 New
Ceiling	White painted plaster	68.1 Cobwebs seen
Lighting	Ceiling fitted spot lights	69.1 Visually safe with all bulbs working
Socket	2 x double white plastic socket	70.1 Tested and working, in good clean condition and visually safe
Switch	1 x White plastic dimmer switch	71.1 Tested and working, requires

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Work Surface	Brown granite effect marble work top	72.1 As inventory
Kitchen sink	Stainless steel 1 bowl sink with drainer	73.1 As inventory
Taps	Chrome effect mixer tap	74.1 As inventory
Cooker	'Bosch' stainless steel cooker	75.1 Dirty, requires cleaning 75.2 Power seen
Grill	'Bosch' grill	76.1 Dirty, requires cleaning
Hob	'Bosch' 5 element hob	77.1 Dusty, requires cleaning
Kitchen Units	Beech effect	78.1 As inventory
Upper Units	Beech effect	79.1 As inventory
Lower Units	Beech effect	80.1 As inventory
Washing Machine	'Beko' sliver WDRM601W	81.1 Professionally cleaned
Tray	White	82.1 Dirty, requires cleaning
Drum	Stainless steel	83.1 As inventory
Dishwasher	'Bosch'	84.1 As inventory
Tray	White wired	85.1 As inventory
Fridge Freezer	Silver effect bosch	86.1 As inventory 86.2 Food items seen
Heating	1 x Wall mounted white painted radiator	87.1 No caps on valves 87.2 As inventory

Inspection - Room	Inspection - Room	
		

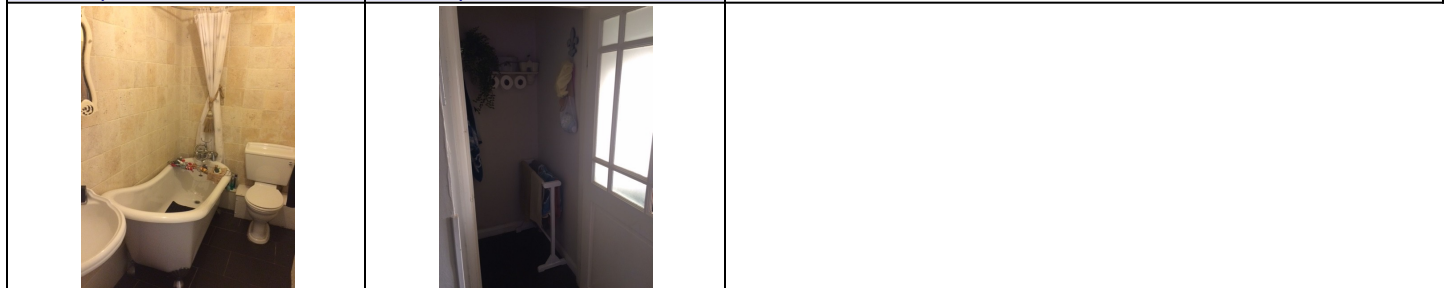
Room: Bathroom

Door	Dark stained wooden 4 panelled door with glass windows	88.1 As inventory
Door Frame	Painted white wooden	89.1 Generally good condition 89.2 Chips to closing edge
Door Handle	White painted wooden bar handle	90.1 Generally good condition
Threshold	Chrome effect door threshold	91.1 Dirty, requires cleaning
Walls	Painted magnolia	92.1 Newly painted 92.2 Professionally cleaned
Floor	Laminate	93.1 As inventory
Skirting	Painted white wooden	94.1 Fair condition 94.2 Sporadic chips to upper and lower edges throughout 94.3 Some other scuffs visible
Ceiling	White painted plaster	95.1 Generally good condition
Window	White UPVC double glazed window	96.1 As inventory

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Window Frame	White UPVC	97.1 As inventory
Window Sill	White UPVC	98.1 As inventory
Surround	White UPVC	99.1 As inventory
Window Ledge	White UPVC	100.1 As inventory
Handle	White UPVC bar handle	101.1 New
Curtains/ Blinds	Green roller blind	102.1 New
Lighting	Ceiling fitted	103.1 As inventory
Sink	White ceramic 1 bowl sink	104.1 Professionally cleaned 104.2 Chain replaced
Taps	Antique brass effect mixer tap	105.1 Professionally cleaned 105.2 Good and clean condition
Toilet	White ceramic toilet with white plastic seat	106.1 Requires finishing clean
Cistern	White ceramic high level cistern	107.1 Professionally cleaned
Flush	Antique brass effect lever handle	108.1 Has been replaced
Toilet Lid	White plastic	109.1 New
Toilet Bowl	White ceramic	110.1 Professionally cleaned
Bath	Antique brass effect bath tub	111.1 As inventory
Taps	Antique brass effect mixer tap	112.1 Professionally cleaned
Drainer	Antique brass effect	113.1 As inventory
Bath Plug	Antique brass effect	114.1 As inventory
Shower	Walk in shower	115.1 Not tested, in good clean condition and visually safe
Shower Unit	White plastic	116.1 As inventory
Shower Head	Off white limestone shower head	117.1 As inventory
Shower Hose	Light grey iron shower hose	118.1 As inventory
Switch	1 x White plastic dimmer switch	119.1 Tested and working, requires cleaning but visually safe
Socket	White plastic shaver socket	120.1 Not tested, requires cleaning but visually safe
Heating	Brass effect heated towel rail	121.1 Good and clean condition

Inspection - Room	Inspection - Room	
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Room: Stairs & Landing		
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Door	Light stained painted white wooden	122.1 Dirty, requires cleaning
Door Frame	Painted white wooden	123.1 Severe damage seen
Threshold	Brass effect door threshold	124.1 As inventory
Door Handle	Brass effect knob handle	125.1 Latch catches on frame,



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Walls	Painted magnolia	126.1 Newly painted 126.2 Professionally cleaned
Floor	Laminate	127.1 As inventory
Skirting	Painted white wooden	128.1 Fair condition newly painted
Ceiling	White painted plaster	129.1 Generally good condition
Window	White UPVC double glazed window	130.1 As inventory
Window Frame	White UPVC	131.1 As inventory
Window Sill	White UPVC	132.1 As inventory
Surround	White UPVC	133.1 As inventory
Window Ledge	White UPVC	134.1 As inventory
Handle	White UPVC bar handle	135.1 Dirty, requires cleaning
Curtains/ Blinds	White roller blind	136.1 Not seen
Lighting	Ceiling mounted pendant light fitting	137.1 Lampshade dusty, requires cleaning 137.2 Bulb working
Heating	Wall mounted white radiator	138.1 As inventory
Switch	1 x White plastic switch	139.1 Tested and working, in good clean condition and visually safe





Room: Bedroom		
Door	White painted wooden 6 panelled door	140.1 Marked heavily 140.2 Dirty, requires cleaning 140.3 Paint marked in places
Door Frame	Painted white wooden	141.1 Chips to closing edge
Door Handle	Brass effect knob handle	142.1 Requires finishing clean
Threshold	Brass effect door threshold	143.1 Dirty, requires cleaning
Walls	Cream painted over floral embossed wallpaper	144.1 Newly painted 144.2 Professionally cleaned
Floor	Laminate	145.1 As inventory
Skirting	Painted white wooden	146.1 Newly painted
Ceiling	White painted plaster	147.1 As inventory
Lighting	Ceiling fitted	148.1 As inventory
Window	White UPVC double glazed window	149.1 As inventory
Window Frame	White UPVC	150.1 As inventory
Window Sill	White UPVC	151.1 As inventory
Surround	White UPVC	152.1 As inventory
Window Ledge	White UPVC	153.1 As inventory

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Handle	White UPVC bar handle	154.1 Dusty, requires cleaning
Curtains/ Blinds	Pair of floral matching curtains	155.1 New
Switch	1 x White plastic dimmer switch	156.1 Tested and working, requires cleaning but visually safe
Bed	Queen size divan bed	157.1 As inventory
Heating	Wall mounted white radiator	158.1 As inventory
Socket	2 x double white plastic socket	159.1 Tested and working, in good clean condition and visually safe

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## Declaration


### Inspection Declaration

I/We acknowledge receipt of this inspection as agent on behalf of all tenants that are a party to this tenancy agreement.

I/We confirm that all items listed are in the condition stated. I/We have read and checked this inspection and agree that it is a true record as at the time of taking occupation.

Any keys not returned at the time of the check-out procedure will be replaced with new locks fitted and costs charged to the out going tenant.

### Signed on behalf of Landlord

Name	Date	Signature	Comments
Mrs D Clerk	25.11.2014		

### Signed on behalf of Tenant

Name	Date	Signature	Comments
Mr S Ten	25.11.2014	