



Property Services

Report Type Inventory and Check-In



Report Date

31/10/2014

Instructor Details

Mr Joe Bloggs

Property Description

1 Bedroom Apartment

Property Address

45 Brooks Lane
Eggyville
London
W3E 6YT

Clerk name

Mr D Able

Property: 45 Brooks Lane, Eggyville, London, W3E 6YT
Date: 31/10/2014
Prepared For: Mr Joe Bloggs

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Date: 31/10/2014
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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.

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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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Entrance & Hallway

Item	Description	Inventory & Check-In Comments	Check-Out Comments	Tenant Notes
1.0	External Door	1.1 White UPVC 2 panelled door	1.1.1a Dirty, requires cleaning	
2.0	Door Frame	2.2 White upvc	2.2.1a Chips to closing edge 2.2.2a Dirty, requires cleaning	
3.0	Threshold	3.3 Silver effect door threshold	3.3.1a Tarnished 3.3.2a Dirty, requires cleaning	
4.0	Door Handle	4.4 Chrome effect bar handle	4.4.1a Dirty, requires cleaning 4.4.2a In working order	
5.0	Lock	5.5 Chrome effect 'Chubb' lock	5.5.1a Poor condition and in working order 5.5.2a Several marks and scratches around keyhole	
6.0	Letter Box	6.6 Chrome effect letter box	6.6.1a Slightly tarnished 6.6.2a Dirty, requires cleaning	
7.0	Door Bell	7.7 White plastic door bell	7.7.1a Not working, wiring disconnected	
8.0	Door Knocker	8.8 Silver effect door knocker	8.8.1a Heavily tarnished 8.8.2a Loose - needs re-fixing 8.8.3a Requires professional clean	
9.0	Spy Hole	9.9 Chrome effect spy hole	9.9.1a Dirty, requires cleaning 9.9.2a Heavily tarnished	

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10.0	Door Number	10.10	Chrome effect number 45	9.9.3a Glass cracked 10.10.1a Good and clean condition 10.10.2a Newly fitted		
11.0	Internal Door	11.1	White UPVC 2 panelled door	11.1.1a Dirty, requires cleaning		
12.0	Lock	12.2	Chrome effect 'Chubb' lock	12.2.1a Poor condition and in working order 12.2.2a Several marks and scratches around keyhole		
13.0	Threshold	13.3	Silver effect door threshold	13.3.1a Tarnished 13.3.2a Dirty, requires cleaning		
14.0	Letter Box	14.4	Chrome effect letter box	14.4.1a Good and clean condition		
15.0	Door Frame	15.5	White upvc	15.5.1a Chips to closing edge 15.5.2a Dirty, requires cleaning 15.5.3a Over several sporadic marks and scratches seen		
16.0	Door Handle	16.6	Chrome effect bar handle	16.6.1a Dirty, requires cleaning 16.6.2a In working order		
17.0	Spy Hole	17.7	Chrome effect spy hole with cover	17.7.1a Good and clean condition 17.7.2a Glass cracked		
18.0	Floor	18.1	Laminate	18.1.1a Newly laid		

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19.0	Skirting	19.1	Painted white wooden	19.1.1a	Fair condition		
				19.1.2a	Sporadic chips to upper and lower edges throughout		
20.0	Walls	20.1	Painted magnolia	20.1.1a	Paint flaking		
				20.1.2a	Not cleaned to a professional standard		
				20.1.3a	Nail holes in various locations		
21.0	Ceiling	21.1	White painted plaster	21.1.1a	Cobwebs seen		
				21.1.2a	Fair condition		
22.0	Window	22.1	White UPVC double glazed window	22.1.1a	Glass intact		
				22.1.2a	Dirty, requires cleaning		
				22.1.3a	Free from obvious damage		
23.0	Window Frame	23.2	White UPVC	23.2.1a	Dusty, requires cleaning		
24.0	Window Sill	24.3	White UPVC	24.3.1a	Dusty, requires cleaning		
25.0	Surround	25.4	White UPVC	25.4.1a	Dirty, requires cleaning		
26.0	Window Ledge	26.5	White UPVC	26.5.1a	Dusty, requires cleaning		
27.0	Handle	27.6	White UPVC bar handle	27.6.1a	Generally good condition		
				27.6.2a	In working order		
28.0	Curtains/Blinds	28.7	Cream roller blind	28.7.1a	Good and clean condition		

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29.0	Lighting	29.1	Ceiling fitted spot lights	29.1.1a	Tested - 4 bulbs seen		
				29.1.2a	1 bulb not working		
				29.1.3a	1 bulb missing		
30.0	Socket	30.1	2 x double white plastic socket	30.1.1a	Tested and working, in good clean condition and visually safe		
31.0	Switch	31.1	1 x White plastic dimmer switch	31.1.1a	Tested and working, requires cleaning but visually safe		
32.0	Heating	32.1	2 x Wall mounted white painted radiator	32.1.1a	Fair condition		
				32.1.2a	1 valve cap missing		
				32.1.3a	No obvious damage		

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Living Room

Living Room							
Item	Description	Inventory & Check-In Comments	Check-Out Comments	Tenant Notes			
33.0	Door	33.1	Light stained painted white wooden	33.1.1a	Generally good condition		
34.0	Door Frame	34.2	Painted white wooden	34.2.1a	Over several sporadic marks and scratches seen		
35.0	Door Handle	35.3	Brass effect knob handle	35.3.1a	Generally good condition		
36.0	Threshold	36.4	Brass effect door threshold	36.4.1a	Generally good condition		
				36.4.2a	Dirty, requires cleaning		
37.0	Skirting	37.1	Painted white wooden	37.1.1a	Fair condition		
				37.1.2a	Sporadic chips to upper and lower edges throughout		
				37.1.3a	Some other scuffs visible		
38.0	Window	38.1	White UPVC double glazed window	38.1.1a	Glass intact		
				38.1.2a	Dirty, requires cleaning		
				38.1.3a	Free from obvious damage		
39.0	Window Frame	39.2	White UPVC	39.2.1a	Dusty, requires cleaning		
40.0	Window Sill	40.3	White UPVC	40.3.1a	Dusty, requires cleaning		
41.0	Surround	41.4	White UPVC	41.4.1a	Dirty, requires cleaning		
42.0	Window Ledge	42.5	White UPVC	42.5.1a	Dusty, requires cleaning		
43.0	Handle	43.6	White UPVC bar	43.6.1a	Generally good condition		

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44.0	Curtains/ Blinds	44.7	Cream roller blind	43.6.2a 44.7.1a	In working order Good and clean condition		
45.0	Ceiling	45.1	White painted plaster	45.1.1a 45.1.2a	Cobwebs seen Fair condition		
46.0	Walls	46.1	Cream painted over textured wallpaper	46.1.1a 46.1.2a 46.1.3a	Wallpaper peeling toward top Scuffs to low level Poor conditon, dirty and requires cleaning		
47.0	Lighting	47.1	Ceiling fitted spot lights	47.1.1a	Good and clean condition		
48.0	Floor	48.1	Laminate	48.1.1a	Newly laid		
49.0	Skirting	49.1	Wooden brown dark stained wooden	49.1.1a 49.1.2a	Fair condition Some other scuffs visible		
50.0	Socket	50.1	1 x double chrome effect socket	50.1.1a 50.1.2a	Tested and working, in fair condition and visually safe Some over painting on socket		
51.0	Switch	51.1	1 x Chrome effect switch	51.1.1a	Tested and working, requires cleaning but visually safe		
52.0	Sofa	52.1	Black material sofa	52.1.1a 52.1.2a	Generally good condition FFR label seen		
53.0	Cushions	53.2	Shaded black	53.2.1a	Dirty, requires cleaning		

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54.0	Heating	54.1	Wall mounted magnolia painted radiator	54.1.1a	Both valve caps in place		
				54.1.2a	Discoloured		
				54.1.3a	Generally good condition		

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Kitchen

Item	Description	Inventory & Check-In Comments	Check-Out Comments	Tenant Notes
55.0	Door	55.1 Dark stained wooden 4 panelled door with glass windows	55.1.1a Generally good condition	
56.0	Door Frame	56.2 Dark stained brown wooden	56.2.1a Generally good condition	
57.0	Door Handle	57.3 Brass effect bow handle	57.3.1a Generally good condition to exterior 57.3.2a Fair condition to interior 57.3.3a Dusty, requires cleaning	
58.0	Threshold	58.4 Brass effect door threshold	58.4.1a Slightly tarnished	
59.0	Walls	59.1 Black and white tiled middle wall 59.2 White painted over plaster right wall 59.3 White painted over plaster entrance wall 59.4 Black and white tiled left wall	59.1.1a Good and clean condition 59.2.1a Good and clean condition 59.3.1a Good and clean condition 59.4.1a Good and clean condition	
60.0	Window	60.1 White UPVC double glazed window	60.1.1a Glass intact 60.1.2a Dirty, requires cleaning 60.1.3a Free from obvious damage	

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61.0	Window Frame	61.2	White UPVC	61.2.1a	Dusty, requires cleaning		
62.0	Window Sill	62.3	White UPVC	62.3.1a	Dusty, requires cleaning		
63.0	Surround	63.4	White UPVC	63.4.1a	Dirty, requires cleaning		
64.0	Window Ledge	64.5	White UPVC	64.5.1a	Dusty, requires cleaning		
65.0	Handle	65.6	White UPVC bar handle	65.6.1a	Generally good condition		
				65.6.2a	In working order		
66.0	Curtains/ Blinds	66.7	Cream roller blind	66.7.1a	Good and clean condition		
67.0	Ceiling	67.1	White painted plaster	67.1.1a	Cobwebs seen		
				67.1.2a	Fair condition		
68.0	Floor	68.1	Laminate	68.1.1a	Newly laid		
69.0	Skirting	69.1	Painted white wooden	69.1.1a	Fair condition		
				69.1.2a	Sporadic chips to upper and lower edges throughout		
70.0	Lighting	70.1	Ceiling fitted spot lights	70.1.1a	Visually safe with all bulbs working		
71.0	Socket	71.1	2 x double white plastic socket	71.1.1a	Tested and working, in good clean condition and visually safe		
72.0	Switch	72.1	1 x White plastic dimmer switch	72.1.1a	Tested and working, requires cleaning but visually safe		
73.0	Kitchen sink	73.1	Stainless steel 1 bowl sink with drainer	73.1.1a	Good and clean condition		
74.0		74.2		74.2.1a			

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	Taps		Chrome effect mixer tap		Good and clean condition		
75.0	Heating	75.1	1 x Wall mounted white painted radiator	75.1.1a	Both valve caps in place		
				75.1.2a	Good and clean condition		
		75.2	Valiant boiler	75.2.1a	Good and clean condition		
76.0	Work Surface	76.1	Brown granite effect marble work top	76.1.1a	Generally good condition		
77.0	Kitchen Units	77.1	Beech effect	77.1.1a	Generally good condition		
78.0	Upper Units	78.2	Beech effect	78.2.1a	Generally good condition		
79.0	Lower Units	79.3	Beech effect	79.3.1a	Generally good condition		
80.0	Cooker	80.1	'Bosch' stainless steel cooker	80.1.1a	Generally good condition		
				80.1.2a	Power seen		
81.0	Grill	81.2	'Bosch' grill	81.2.1a	Generally good condition		
82.0	Hob	82.3	'Bosch' 5 element hob	82.3.1a	Generally good condition		
83.0	Washing Machine	83.1	'Beko' sliver WDRM601W	83.1.1a	Requires finishing clean		
84.0	Tray	84.2	White	84.2.1a	Dirty, requires cleaning		
85.0	Drum	85.3	Stainless steel	85.3.1a	Generally good condition		
86.0	Serial Number	86.4	Wm601w2234tg567 897780000				
87.0	Dishwasher	87.1	'Bosch'	87.1.1a	Dirty, requires cleaning		
88.0	Tray	88.2	White wired	88.2.1a	Dirty, requires cleaning		
89.0	Serial Number	89.3	Sms44YHno234467				

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90.0	Fridge Freezer	90.1	Silver effect bosch	90.1.1a	Generally good condition		
				90.1.2a	Food items seen		
91.0	Fridge						
92.0	Shelves						
93.0	Drawer						
94.0	Tray						
95.0	Freezer						
96.0	Drawer						
97.0	Shelves						

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Bathroom

Bathroom				
Item	Description	Inventory & Check-In Comments	Check-Out Comments	Tenant Notes
98.0	Door	98.1 Light stained wooden white painted wooden 4 panelled door	98.1.1a Generally good condition	
99.0	Door Frame	99.2 Painted white wooden	99.2.1a Dirty, requires cleaning 99.2.2a Chips to closing edge	
100.0	Door Handle	100.3 White painted wooden bar handle	100.3.1a Generally good condition	
101.0	Threshold	101.4 Chrome effect door threshold	101.4.1a Dirty, requires cleaning	
102.0	Walls	102.1 Various brown shaded tiled	102.1.1a Fair condition, requires finishing clean	
103.0	Ceiling	103.1 White painted plaster	103.1.1a Good and clean condition	
104.0	Window	104.1 White UPVC double glazed window	104.1.1a Glass intact 104.1.2a Good and clean condition 104.1.3a Free from obvious damage	
105.0	Window Frame	105.2 White UPVC	105.2.1a Dusty, requires cleaning	
106.0	Window Sill	106.3 White UPVC	106.3.1a Dusty, requires cleaning	
107.0	Surround	107.4 White UPVC	107.4.1a Dirty, requires cleaning	
108.0	Window Ledge	108.5 White UPVC	108.5.1a Dusty, requires cleaning	
109.0	Handle	109.6 White UPVC bar	109.6.1a Generally good condition	

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110.0	Curtains/ Blinds	110.7	Cream roller blind	109.6.2a 110.7.1a	In working order Good and clean condition		
111.0	Floor	111.1	Beige tiled flooring	111.1.1a 111.1.2a	Bleach marks seen Condition consistent with age		
112.0	Skirting	112.1	Painted white wooden	112.1.1a 112.1.2a 112.1.3a	Fair condition Sporadic chips to upper and lower edges throughout Some other scuffs visible		
113.0	Switch	113.1	1 x White plastic dimmer switch	113.1.1a	Tested and working, in good clean condition and visually safe		
114.0	Lighting	114.1	Ceiling fitted	114.1.1a 114.1.2a	Tested bulb not working Lampshade dusty, requires cleaning		
115.0	Sink	115.1	White ceramic 1 bowl sink	115.1.1a 115.1.2a 115.1.3a	Limescale encrusted Chain missing Dirty, requires cleaning		
116.0	Taps	116.2	Antique brass effect mixer tap	116.2.1a 116.2.2a	Limescale encrusted Needs professionally cleaning		
117.0	Toilet	117.1	White ceramic toilet with white plastic seat	117.1.1a	Generally good condition		
118.0	Cistern	118.2	White ceramic high	118.2.1a	Generally good condition		

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119.0	Flush	119.3	Antique brass effect lever handle	119.3.1a	Missing		
120.0	Toilet Lid	120.4	Sea stones marble effect	120.4.1a	Hinges broken - needs attention		
				120.4.2a	Cracked		
121.0	Toilet Bowl	121.5	White ceramic	121.5.1a	Good and clean condition		
122.0	Bath	122.1	Antique brass effect bath tub	122.1.1a	Generally good condition		
123.0	Taps	123.2	Antique brass effect mixer tap	123.2.1a	Generally good condition		
				123.2.2a	Good and clean condition		
124.0	Drainer	124.3	Antique brass effect	124.3.1a	Dirty, requires cleaning		
125.0	Bath Plug	125.4	Antique brass effect	125.4.1a	Dusty, requires cleaning		
126.0	Socket	126.1	White plastic shaver socket	126.1.1a	Not tested, requires cleaning but visually safe		
127.0	Heating	127.1	Brass effect heated towel rail	127.1.1a	Both valve caps in place		
				127.1.2a	No obvious damage		
				127.1.3a	Not cleaned to a professional standard		
128.0	Shower	128.1	Walk in shower	128.1.1a	Not tested, requires cleaning		
129.0	Shower Unit	129.2	White plastic	129.2.1a	Dirty, requires cleaning		
130.0	Shower Head	130.3	Off white limestone shower head	130.3.1a	Dusty, requires cleaning		
131.0	Shower Hose	131.4	Light grey iron shower hose	131.4.1a	Not cleaned to a professional standard		

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Stairs & Landing

Item	Description	Inventory & Check-In Comments	Check-Out Comments	Tenant Notes
132.0	Floor	132.1 Brown fitted carpet	132.1.1a Good and clean condition	
133.0	Skirting	133.1 White painted wooden	133.1.1a Newly painted	
134.0	Walls	134.1 White painted over plaster	134.1.1a Generally good condition	
135.0	Ceiling	135.1 White painted plaster	135.1.1a Good and clean condition	
136.0	Heating	136.1 Wall mounted white radiator	136.1.1a Good and clean condition 136.1.2a Both valve caps in place	
137.0	Lighting	137.1 Ceiling mounted pendant light fitting	137.1.1a Lampshade dusty, requires cleaning 137.1.2a Bulb working	
138.0	Switch	138.1 1 x White plastic switch	138.1.1a Tested and working, in good clean condition and visually safe	

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Bedroom

Item	Description	Inventory & Check-In Comments	Check-Out Comments	Tenant Notes
139.0	Door	139.1 White painted wooden 6 panelled door	139.1.1a Marked heavily 139.1.2a Dirty, requires cleaning 139.1.3a Paint marked in places dirty, requires cleaning	
140.0	Door Frame	140.2 Painted white wooden	140.2.1a Chips to closing edge dirty, requires cleaning	
141.0	Door Handle	141.3 Brass effect knob handle	141.3.1a Not cleaned to a professional standard	
142.0	Threshold	142.4 Brass effect door threshold	142.4.1a Generally good condition	
143.0	Ceiling	143.1 White painted plaster	143.1.1a Cobwebs seen dirty, requires cleaning	
144.0	Walls	144.1 Painted cream and brown	144.1.1a Good and clean condition	
145.0	Window	145.1 White UPVC double glazed window	145.1.1a Glass intact 145.1.2a Good and clean condition 145.1.3a Free from obvious damage	
146.0	Window Frame	146.2 White UPVC	146.2.1a Dusty, requires cleaning	
147.0	Window Sill	147.3 White UPVC	147.3.1a Good and clean condition	
148.0	Surround	148.4 White UPVC	148.4.1a Good and clean condition	
149.0	Window Ledge	149.5 White UPVC	149.5.1a Good and clean condition	
150.0		150.6	150.6.1a	

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151.0	Handle	151.7	White UPVC bar handle	150.6.2a	Good and clean condition In working order		
	Curtains/ Blinds		Cream roller blind	151.7.1a	Good and clean condition		
152.0	Floor	152.1	Beige fitted carpet	152.1.1a	Good and clean condition		
153.0	Skirting	153.1	Painted white wooden	153.1.1a	Newly painted		
154.0	Lighting	154.1	Ceiling fitted	154.1.1a	Bulb not working		
				154.1.2a	Lampshade missing		
155.0	Socket	155.1	2 x double white plastic socket	155.1.1a	Tested and working, in good clean condition and visually safe		
156.0	Switch	156.1	1 x White plastic dimmer switch	156.1.1a	Tested and working, requires cleaning but visually safe		
157.0	Heating	157.1	Wall mounted white radiator	157.1.1a	Generally good condition		
158.0	Bed	158.1	Queen size divan bed	158.1.1a	Good and clean condition		

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Meter Readings


Electricity

Check-In		Check-Out
Provider	Serial No.	Location
British Gas	77744542134 27	Reception
Reading	Value	
Credit	1.18	
		

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Meter Readings

Gas

Check-In		Check-Out
Provider	Serial No.	Location
Countrywide Energy	14555875	Hallway Cupboard
Reading	Value	
Credit	6.10	
		

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Meter Readings

Water

Check-In		Check-Out
Provider	Serial No.	Location
Manweb	76526342852 41345278524 5	Outside the Front
Reading	Value	
Low	9373	

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Schedule of Condition

Schedule of Condition	Comments
Doors	Good condition Dusty Obvious Signs Of Wear And Tear
Heating	Tested and working
Windows	Professionally cleaned Good condition
Cleaning	Requires finishing clean
Flooring	Obvious Signs Of Wear And Tear Fair condition
Skirting	Obvious Signs Of Wear And Tear Requires finishing clean
Appliances	Tested for power Condition Consistent With Age
Furnishing	Fair condition
Curtains/Blinds	Dusty Requires finishing clean
Garden/Driveway	N/A
Decorative Order	Obvious Signs Of Wear And Tear Good condition
Linen/Upholstery	Good condition
General Condition	Good condition Condition Consistent With Age
Bedding/Mattresses	FRR Label Seen Good condition

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Key Schedule

Check-In

Check-Out



Key Name	Key Type	Location	Qty
House	Eurolock	With Agent	4

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Declaration


Inventory & Check-In Declaration

I/We acknowledge receipt of this inventory 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 inventory and schedule of conditions 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
Mr D Able	20.11.2014		

Property: 45 Brooks Lane, Eggyville, London, W3E 6YT

Date: 31/10/2014

Prepared For: Mr Joe Bloggs

Signed on behalf of Tenant

Name	Date	Signature	Comments
Mr A Long	03.09.2014		I agree that this inventory and check in is correct.
Name	Date	Signature	Comments
Mr U Blue	03.09.2014		

Property: 45 Brooks Lane, Eggyville, London, W3E 6YT

Date: 31/10/2014

Prepared For: Mr Joe Bloggs

Room Images

Room: Entrance & Hallway



Room: Living Room



Property: 45 Brooks Lane, Eggyville, London, W3E 6YT

Date: 31/10/2014

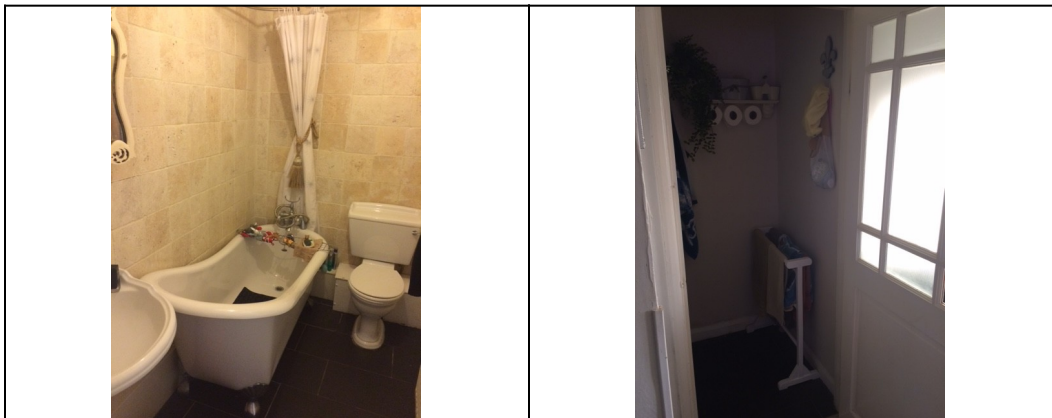
Prepared For: Mr Joe Bloggs

Room Images

Room: Kitchen



Room: Bathroom



Property: 45 Brooks Lane, Eggyville, London, W3E 6YT

Date: 31/10/2014

Prepared For: Mr Joe Bloggs

Room Images

Room: Stairs & Landing



Room: Bedroom

