

Inventory + Check In

The Lodge, 007 JB1



Date of Report	29/10/2015
Reference No	10071197
Tenant's Name	Mr Bond
Prepared By	<p>Mr Smith</p> <p>The Inventory Manager Ltd Warrington Greater Manchester M28 2SZ</p> <p>0844 725 2000 paul@theinventorymanager.co.uk</p>

ADDRESS DETAILS	1
CONTENTS	2
SCHEDULE OF CONDITION	3
PROPERTY INFO	4
SERVICES	5
TENANCY GUIDANCE NOTES	6
ENTRANCE/HALLWAY	7
LOUNGE	9
DINING ROOM	11
KITCHEN	13
CONSERVATORY	15
BATHROOM	17
REAR GARDEN	19
KEY EXCHANGE	20
SIGNATURES	20
SAFETY DISCLAIMER	21
DISCLAIMER	22
HELPFUL HINTS	23

Schedule of Condition

Item	Start of Tenancy	End of Tenancy
GENERAL CONDITION	Other than my noted comments, the property is in very good condition, internally and externally	
DECORATIVE CONDITION	All the rooms are in good decorative condition, with only slight defects as noted	
APPLIANCES	Not tested, all are in good condition with no marks	
KITCHEN	Overall the Kitchen area is very clean and tidy	
GRASS/LAWNS	Well maintained and tidy other than noted comments	
GENERAL CONDITION	Good condition with defects as noted	
HEATING	Not tested	
FRIDGE/FREEZER	Not tested, new very good condition	
WINDOWS	All in good condition	
FLOORING	Generally well kept, other than where stated	
WOODWORK	Slight paint scuffs in several rooms	

Property Details

Is the property occupied	YES
Is the property furnished	YES
Type of property	House Detached

General Notes

The property is a 5 bedroom detached house with gardens to the front / rear and double garage.

The properties condition, internally, and externally, is very good, other than where I have added comments, supported by date/time stamped photos.



Smoke Alarms

Is there a Smoke Alarm present on every floor?	Yes
Are the alarms in working order?	No
How are the alarms powered?	Battery

Location/Notes

2 Smoke Alarms located on the first floor



Carbon Monoxide Alarms

Is there a Carbon Monoxide Alarm?	Yes
Is the alarm in working order?	No
How is the alarm powered?	Battery

Location/Notes

Carbon Monoxide alarm fitted kitchen, not working



Services

Type	Is meter accessible/Location	Supplier
Electric	YES Outside gable wall	British Gas
Gas	YES Outside gable wall	British Gas

Meter Readings

Type	Reading	Serial Numbers/Notes
Electric	45831	A08N038096
Gas	19321	G4 K1548945 05 01

Electric



REF 55

Gas



REF 58

Tenancy Guidance Notes

An inventory is a report, which not only includes the internal condition of the property but also gives an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop - water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc. and for part, or all, of the cost of damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc., being driven into walls. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over to the Agent prior to the inventory check out, or if the tenant is attending the check out, they must be handed over to the inventory clerk at that time.

Additional Notes

Any amendments / alterations or queries regarding the inventory are to be highlighted with the letting agent within 7 days of the check in. Any alterations made to the inventory outside this 7 day period will not be considered.

Entrance/Hallway

Ref	Item	Description	Qty	Colour	Condition + Comments
	Decor				
2	Ceiling	Painted with Coving		White	Good condition with no visible marks or damage
3	Walls	Painted Walls		Cream	Few scuffs near door
5	Flooring	Parquet Floors / Red entrance rug		Beech	Good condition with no visible marks or damage
10		Carpet/mat		Red	Clean and Good
4	Skirting Boards	Wooden skirting		White	Few light scratch marks
	Doors / Windows				
6	Windows	Wooden Framed glass lead panels	2	White	Clean and Good no visible marks
	Fixtures / Fittings				
7	Lighting	Ceiling Mounted Chandelier	1	Glass	As New
9	Heating	Wall Mounted Radiator	2	White	Complete with Fittings not tested
8	Electric	Single light Switch, Double Plug Socket, Telephone Point, Single Plug Socket		Brass	As New
	Other				
11	Overview	Description			

Skirting Boards-Wooden skirting



REF 4

Skirting Boards-Wooden skirting



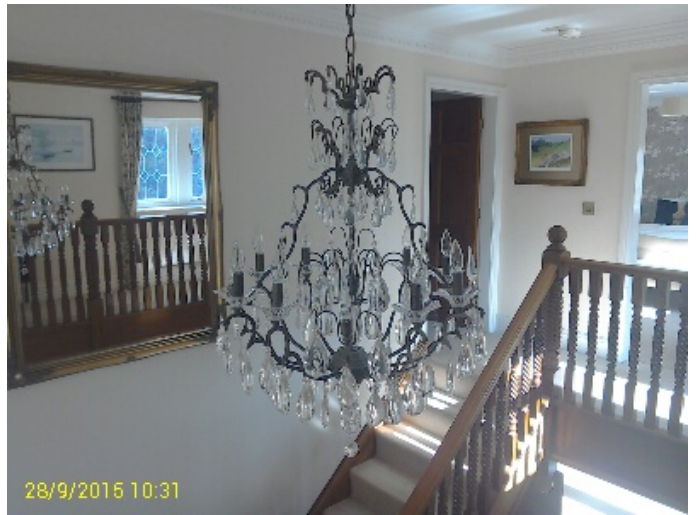
REF 4

Flooring-Parquet Floors / Red entrance rug



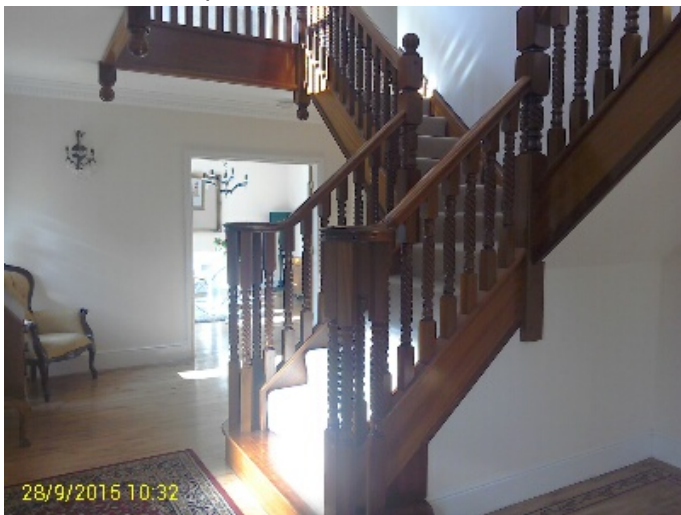
REF 5

Lighting-Ceiling Mounted Chandelier



REF 7

Overview-Description



REF 11

Overview-Description

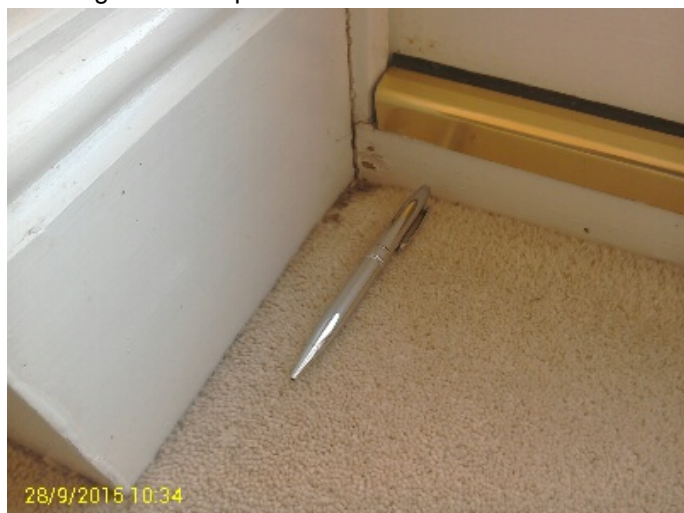


REF 11

Lounge

Ref	Item	Description	Qty	Colour	Condition + Comments
	Decor				
12	Ceiling	Painted with Coving		Off White	Good condition with no visible marks or damage
13	Walls	Painted Walls		Cream	Good condition with no visible marks or damage
15	Flooring	Fitted Carpet		Cream	Marks to the left hand side of the wall
14	Skirting Boards	Wooden skirting		White	Clean and Good no visible marks
	Doors / Windows				
16	Windows	Wooden Framed glass lead panels	4	White	Good condition with no visible marks or damage
	Fixtures / Fittings				
17	Lighting	Ceiling Mounted Pendant	2	White / Silver	As New
19	Heating	Wall Mounted Radiator	2	White	Complete with Fittings not tested
18	Electric	Single light Switch, Double Plug Socket, Telephone Point, Single Plug Socket		Brass	As New
	Other				
20	Overview	Photo			
	Furniture / Items				
21	Lounge Furniture	Fabric 2 Seat Sofa	2	Green	Clean and Good
22		2 x leather armchairs		Tan	As New

Flooring-Fitted Carpet



REF 15

Windows-Wooden Framed glass lead panels



REF 16

Lighting-Ceiling Mounted Pendant



REF 17

Heating-Wall Mounted Radiator



REF 19

Lounge Furniture-2 x leather armchairs



REF 22

Lounge Furniture-2 x leather armchairs



REF 22

Overview-Photo



REF 20

Overview-Photo



REF 20

Dining Room

Ref	Item	Description	Qty	Colour	Condition + Comments
	Decor				
23	Ceiling	Painted with Coving		Off White	Good condition with no visible marks or damage
24	Walls	Painted Walls		Cream	Chipped and Cracked in places
26	Flooring	Parquet Floor/s		Beech	Good condition with no visible marks or damage
31		Carpet/mat	1	Grey	Clean and Good
25	Skirting Boards	Wooden skirting		White	Few light scratch marks
	Doors / Windows				
27	Windows	Wooden Framed glass panels	2	White	Good condition with no visible marks or damage
	Fixtures / Fittings				
28	Lighting	Ceiling Mounted Chandelier	1	Black	As New
30	Heating	Wall Mounted Radiator	1	White	Complete with Fittings not tested
29	Electric	Single light Switch, Double Plug Socket, Telephone Point, Single Plug Socket		Brass	As New
	Other				
32	Overview	Photo			

Walls-Painted Walls



REF 24

Skirting Boards-Wooden skirting



REF 25

Flooring-Parquet Floor/s



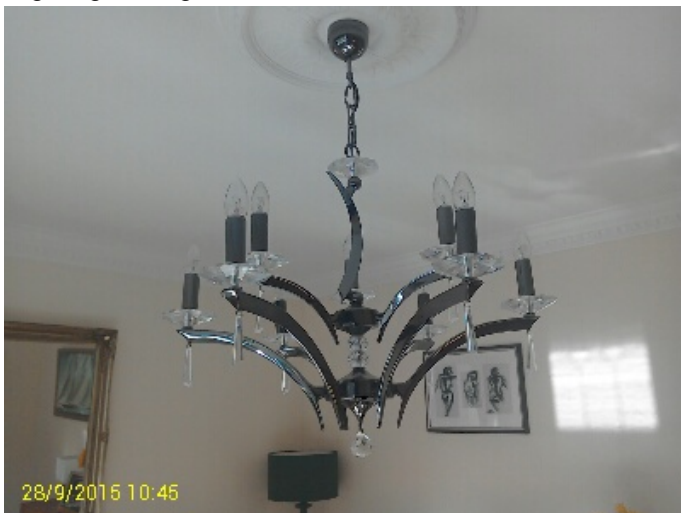
REF 26

Windows-Wooden Framed glass panels



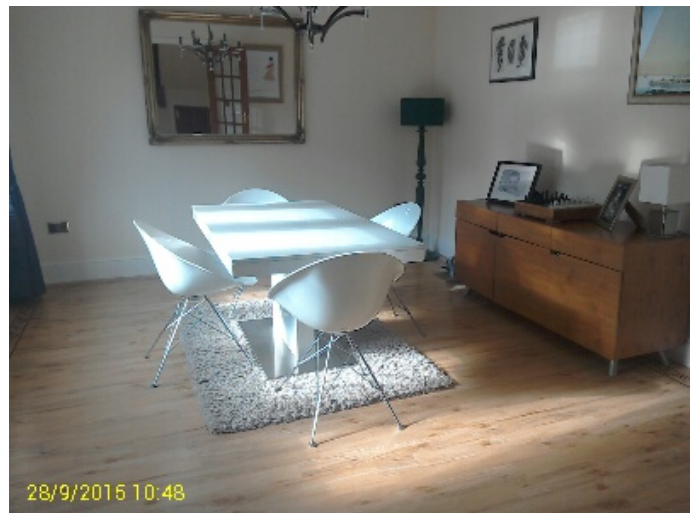
REF 27

Lighting-Ceiling Mounted Chandelier



REF 28

Overview-Photo

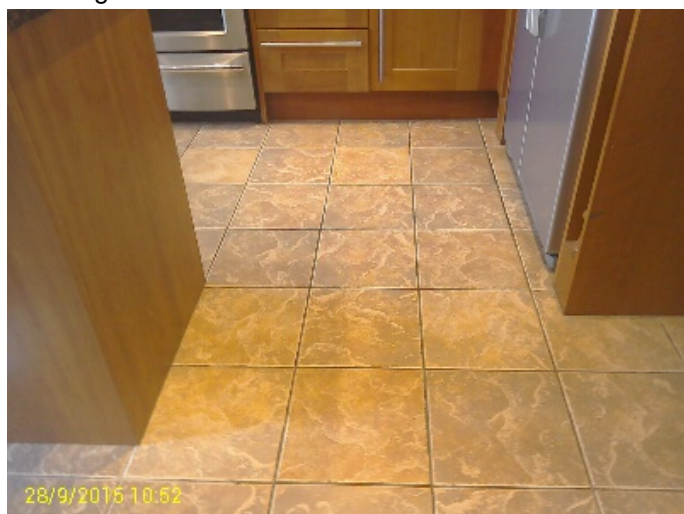


REF 32

Kitchen

Ref	Item	Description	Qty	Colour	Condition + Comments
	Decor				
33	Ceiling	Painted		Off White	Good condition with no visible marks or damage
34	Walls	Painted Walls		Cream	Good condition with no visible marks or damage
36	Flooring	Tiled		Burgundy	Good condition with no visible marks or damage
35	Skirting Boards	Wooden skirting		White	Clean and Good no visible marks
	Doors / Windows				
37	Windows	Wooden Framed glass lead panels	2	White	Clean and Good
	Fixtures / Fittings				
38	Lighting	Wall Mounted Downlighter	12	Brass	All 12 bulbs working
40	Heating	Wall Mounted Radiator	2	White	Complete with Fittings not tested
39	Electric	Double Light Switch, Double Plug Socket, Single light Switch, 3 x Single plug Socket, Electric cooker Switch and Socket		Brass	As New
	Other				
42	Overview	Description			
64		Photo			
	Furniture / Items				
43	Kitchen Appliances	Belling built In 4 door oven		Silver	Condition consistent with use
60		Bosch Dishwasher serial no/53761-83C		Silver	Condition consistent with use

Flooring-Tiled



REF 36

Heating-Wall Mounted Radiator



REF 40

Kitchen Appliances-Belling built In 4 door oven



REF 43

Kitchen Appliances-Bosch Dishwasher serial no/53761-83C



REF 60

Overview-Description



REF 42

Overview-Description



REF 42

Conservatory

Ref	Item	Description	Qty	Colour	Condition + Comments
	Decor				
44	Ceiling	Painted with Coving		Off White	Good condition with no visible marks or damage
45	Walls	Heating thermostat loose fitting, notify contractor to re-fit		Off White	Chipped and Cracked in places
47	Flooring	Parquet Floor/s		Beech	Good condition with no visible marks or damage
46	Skirting Boards	Wooden skirting		White	Clean and Good no visible marks
52	Window	Roller Blind fitted	7	Brown light	In good clean condition
	Doors / Windows				
48	Windows	Wooden Framed glass lead panels	8	White	Good condition with no visible marks or damage
	Fixtures / Fittings				
49	Lighting	Ceiling Mounted Chandelier	1	Gold/Brass	As New
50	Heating	Wall Mounted Radiator	1	White	Complete with Fittings not tested
	Furniture / Items				
51	Conservatory Furniture	Beech wooden dining table with 4 leather dining chairs	1	Beech	Brand New
53		Radio	1	Beige	As New
	Other				
54	Overview	Photo			

Walls-Heating thermostat loose fitting, notify contractor to re-fit



REF 45

Walls-Heating thermostat loose fitting, notify contractor to re-fit



REF 45

Flooring-Parquet Floor/s



REF 47

Window-Roller Blind fitted



REF 52

Lighting-Ceiling Mounted Chandelier



REF 49

Heating-Wall Mounted Radiator



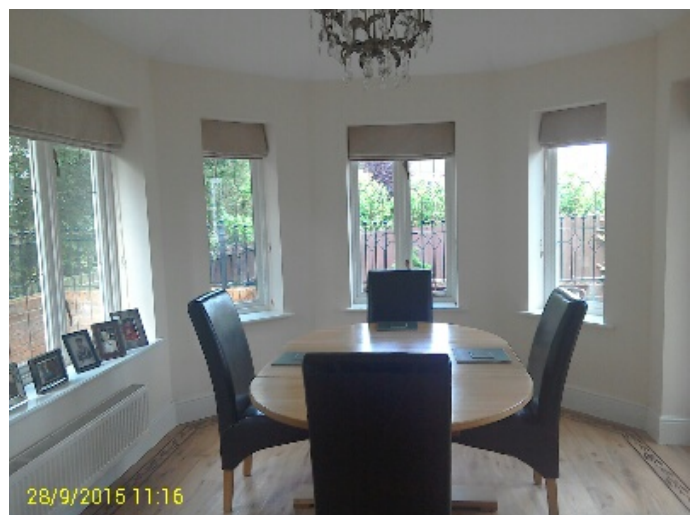
REF 50

Conservatory Furniture-Beech wooden dining table with 4 leather dining chairs



REF 51

Overview-Photo



REF 54

Bathroom

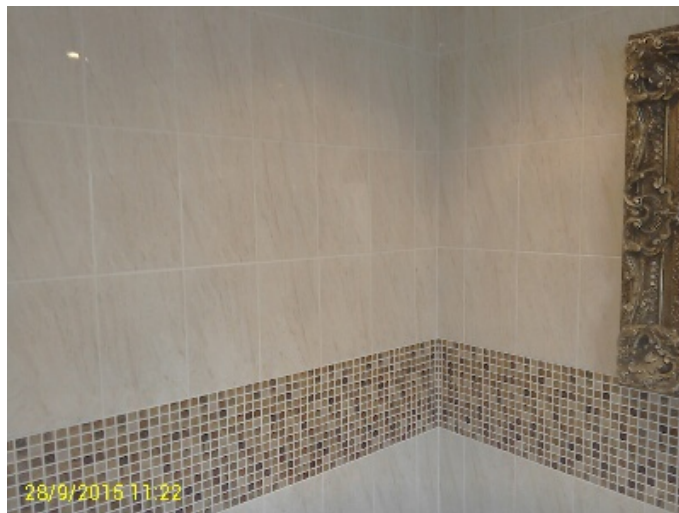
Ref	Item	Description	Qty	Colour	Condition + Comments
	Decor				
68	Ceiling	Plaster painted		White	Chipped and Cracked in places
69	Walls	Tiled		Beige and Brown mosaic	As New
70	Flooring	Laminate		Brown light	Clean and Good no visible marks
	Doors / Windows				
71	Doors	Single painted wooden		Brown dark	Clean and Good no visible marks
72	Windows	Frosted glass		White	Lime scale marks to the right hand side of the wall
	Other				
73	Overview	Photo			

Ceiling-Plaster painted



REF 68

Walls-Tiled



REF 69

Doors-Single painted wooden



REF 71

Windows-Frosted glass



REF 72

Overview-Photo



REF 73

Overview-Photo



REF 73

Rear Garden

Ref	Item	Description	Qty	Colour	Condition + Comments
	Other				
61	Overview	Rear garden wood panelled fencing.		Brown dark	Lime scaled Marks Three areas of the rear garden lawn are patchy, please advise the tenant this has been noted and recorded with photos
65		Beds with various plants			
66		Lawn damage			

Overview-Rear garden wood panelled fencing.



REF 61

Overview-Beds with various plants



REF 65

Overview-Beds with various plants



REF 65

Overview-Lawn damage



REF 66

Key Exchange

Verification of the official key exchange is held in this section.
If this section is empty the key exchange is pending.

Key Type	Qty	Notes
Front door key/s, meter key	0	The tenant was handed keys at Check-in

Photo



Signatures

If the tenant's signature is present below, the tenant agrees that he or she is satisfied with the information contained within this report pertaining to the property on the cover sheet. If the property is rented to multiple tenants, one tenant signature denotes the approval of all tenants.

Tenant

Name Mr Bond

Signature

Clerk

Name Mr Smith

Signature

Verifier

Name

Signature

.....

Safety Disclaimer

This inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled the inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. nor are they a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

Property left in lofts, cellars, garages, sheds and locked cupboards or rooms, which have not been inventoried, are the sole responsibility of the Landlord.

Disclaimer**Furniture and Furnishings**

This inventory relates only to the furniture, furnishings and all of the Landlords equipment and contents in the property. It is no guarantee of, 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 time of the inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this inventory and, therefore, no guarantees are given in respect of them.

Furniture and Furnishings (Fire) (Safety) Regulations 1988 - As amended 1994

If requested by the Landlord or Agent and where it is possible to identify that furniture and furnishings comply with the above regulations, it will be recorded on the inventory. If not recorded on the inventory, identification was not visible or present.

helpful Hints

It is important to note that items must be returned to their respective rooms on termination of the tenancy. Failure to do so can result in delays and confusion and can lead to a search fee being added on at checkout.

We cannot undertake to move heavy items of furniture or large pots. Plants are considered perishables. We cannot search inaccessible places to locate items or check lofts. All electrical items are considered to be pleased with plugs, bulbs and flexes etc, unless specified otherwise. We will test electrical equipment for power only when practical.

Helpful hints

- The following notes have been compiled for your convenience to help facilitate a speedy and problem free move at the end of your tenancy.
- We hope you enjoy your stay in the property.
- It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should the inventory clerk have to search for items it may result in charges being made to the tenant.
- The agent or landlord must be informed of any items removed from or added to the property. Failure to do so may result in charges being made for replacement items removed.
- All items on the inventory are assumed to be in a good, clean, undamaged order unless qualified by marginal note.

Cleaning

This must be thorough. Main areas of concern are:

Sanitary wear, Windows, hard floors, woodwork, kitchen appliances including kitchen units, shelves, oven hoods, refrigerators, wardrobes and drawer units.

The standard of cleaning is not satisfactory most agents or landlords will employ a contract cleaner and their account will be added to the dilapidation's report.