

Inventory & Schedule of Condition




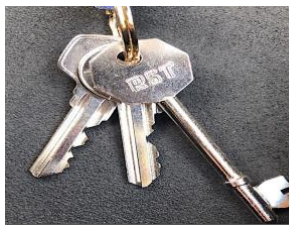
Address	
Property Type	Two Bedroom Unfurnished Flat
Date	2nd July 2019

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Check in Form

Clerk	Steve Hickling
Agent	
Property Address	
Date of Check In	
Tenant Name & email	
Phone Number	
Gas Meter Reading & Location	7894 – Outside
Electric Meter Reading & Location	5550 – Hall cupboard
Water Meter Reading & Location	N\A
Smoke Detectors	Tested and working
Legionella Flush Undertaken	Yes
Property Professionally Cleaned	Yes
Carpets Professionally Cleaned	All brand new flooring
Instruction Manuals	In kitchen cupboard
Keys	2x sets have now been provided to tenants



Keys



Gas Meter



Electricity Meter



Manuals

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Schedule of Condition

	Condition	Action
Kitchen	Brand new	
Cupboards	Brand new	
Work Surface	Brand new	
Sink & Drainer	Brand new	
Extractor	Brand new	
Hob	Brand new	
Oven	Brand new	
Washing Machine	Brand new	
Dishwasher	Brand new	
Fridge	Brand new	
Freezer	Brand new	
Bathroom	Brand new	
Toilet	Brand new	
Hand Basin	Brand new	
Bath	Brand new	
Shower	Brand new	



Schedule of Condition – Continued

	Condition	Action
Hallway	Brand new	
Reception	Brand new	
Bedroom One	Brand new	
Bedroom Two	Brand new	
General Comments	<p>All appliances tested for power, sanitary ware in working order The property has been refurbished throughout and in excellent order at start of tenancy</p>	

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ENTRANCE\HALLWAY

	DESCRIPTION	CONDITION
1	<p>DOOR Frame white wood White plastic doorbell push Door white wood flush fitted</p> <p>Plaque numeral '9' White painted spy glass Chrome letterbox cover Brass Yale lock and finger plate Brass mortise Rear of the frame – same Rear of the door – same Return of locks</p> <p>Chrome cover for spy glass</p>	<p>Cable clipped all around Working Light mark top right corner Couple of nicks mid to low level right side Marks around mortise and indented Small fixture hole Marked around Yale lock</p> <p>Lightly scratched</p> <p>No cover for mortise No letterbox</p>
2	<p>CEILING Painted white</p>	
3	<p>FIXTURES Coving around painted white Smoke detector</p>	Brand new
4	<p>WALLS Painted nutmeg white</p>	
5	<p>FIXTURES White plastic doorbell sounder White plastic entry phone</p>	Working
6	<p>FIXED LIGHTING Pendant light Two-tiered shade</p>	Working bulb
7	<p>HEATING Single radiator Caps intact</p>	
8	<p>WOODWORK</p>	

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	Skirting painted white	
9	FLOOR Dark wood laminate	
10	CUPBOARD OFF Cupboard one; Frame white wood Two white wood flush fitted doors with chrome pulls Inside houses; Beko washing machine Meter cupboard; Frame white wood Two white wood flush fitted doors with chrome handles Inside; Wooden shelving Chrome hanging rail Houses; Electricity meter Electricity circuit break cover intact Skirting painted white Floor fitted beige carpet Contents; Paint pot Ceramic tiles in box	Generally marked
11	SOCKETS & SWITCHES All white plastic	

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RECEPTION

	DESCRIPTION	CONDITION
1	DOOR Frame white wood White wood door with clear glass panes Chrome handle both sides	
2	CEILING Painted white	
3	FIXTURES Coving around painted white	
4	WALLS Painted nutmeg white	
5	FIXED LIGHTING Pendant light Two-tiered shade	Working bulb
6	WINDOWS CURTAINS & BLINDS Double glazed casement Handles and locks intact Two keys seen Sill white PVC Chrome curtain rail Matching finials Pair of grey lined full length curtains	
7	HEATING Double radiator Thermostat left Cap intact right	
8	WOODWORK Skirting painted white	
9	FLOOR Dark wood laminate Chrome and black tip doorstep	
10	SOCKETS & SWITCHES All white plastic	

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KITCHEN

	DESCRIPTION	CONDITION
1	DOOR Frame white wood White wood door with fixed clear glass panes Chrome handle both sides	
2	CEILING Painted white	
3	FIXTURES White plastic heat detector	
4	WALLS Painted white	
5	FIXED LIGHTING White circular flush fitted light Opaque shade	Working bulb
6	WINDOWS CURTAINS & BLINDS Double glazed casement Handle, lock and key intact Sill white UPVC No curtains or blinds	
7	WOODWORK Skirting painted white	
8	FLOOR Dark wood laminate Chrome and black tip doorstep	
9	SOCKETS & SWITCHES All white plastic	
10	KITCHEN CUPBOARDS White gloss melamine with chrome handles	
11	BASE CUPBOARDS L-R – Narrow single cupboard, one shelf Door to integrated dishwasher Single cupboard under sink, one shelf Corner cupboard, one shelf Three-drawer unit	

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	Top drawer with plastic cutlery tidy Door to integrated freezer	
12	WALL CUPBOARDS L-R – Boiler cupboard, Ideal boiler, white casing cover intact Narrow single cupboard, three shelves Narrow single cupboard, three shelves Instruction manuals within Door to integrated fridge	
13	WORK SURFACE - Off-white speckled glitter granite with integrated drainer	
14	SINK One and half bowl stainless steel Full bowl; Chrome waste and waste protector Circular overflow Chrome mono bloc tap Half bowl; Chrome waste and waste protector Circular overflow	
15	MISC - White digital room thermostat Carbon monoxide alarm Blue squeegee mop	

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APPLIANCES

	DESCRIPTION	CONDITION
1	EXTRACTOR – No brand name brushed steel chimney style	Fan working Bulbs working
2	HOB – Gas hob Lamona, black surround Four gas burners Two black pan stands Control dials intact Ignition working	
3	OVEN – Lamona brushed chrome fascia and handle Tempered glass viewing window Inside; Grill pan and chrome rack	
4	FRIDGE\FREEZER - Lamona Fridge section to top Reverse of door; Four grey plastic full width dairy shelves Inside; Light Four glass shelves, white plastic trim Chrome bottle holder Plastic salad crisper Egg holder and ice maker Freezer under; Three plastic bins	Working
5	WASHING MACHINE - Beko 7 Kilo A** white casing	
6	DISHWASHER – Lamona All usual accoutrements within	

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BATHROOM

	DESCRIPTION	CONDITION
1	DOOR Frame white wood Obscured glass pane above door Door white wood panelled Chrome handle both sides To reverse;	Screw loose Small chip eye-level outside left edge
2	CEILING Painted white	
3	WALLS Part painted white Part white ceramic tiled	
4	FIXTURES White plastic vent Chrome toilet roll holder	Working
5	FIXED LIGHTING White circular flush fitted light Opaque shade	Working bulb
6	WINDOWS CURTAINS & BLINDS Double glazed casement obscured glass Handle, lock and key intact Sill continuation of tiles No curtains or blinds	
7	HEATING Chrome ladder towel rail Caps intact	
8	WOODWORK Skirting painted white Chrome and black tip doorstep	
9	FLOOR Dark wood laminate	
10	PICTURES & MIRRORS Rectangular mirror with four brackets	
11	BATHROOM CABINET	

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	Mirrored door Chrome handle Two glass shelves within	
12	TOILET White vitreous toilet and cistern Chrome flush White plastic seat and riser Pads intact	
13	HAND BASIN White vitreous pedestal basin Chrome waste Plug overflow and mono bloc	Sealant good
14	BATH White vinyl Chrome waste and plug Slot for overflow White sealant Chrome shower control with attached chrome effect hose leading to chrome and grey showerhead mounted on a chrome riser bar with plastic soap dish Shower screen tempered glass Chrome bracket and plastic seal	Good

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BEDROOM ONE

	DESCRIPTION	CONDITION
1	DOOR Frame white wood White wood panelled door Chrome handle both sides	
2	CEILING Painted white	
3	WALLS Painted nutmeg white	
4	FIXTURES Painted over vent	
5	FIXED LIGHTING Pendant light Two-tiered shade	Working bulb
6	WINDOWS CURTAINS & BLINDS Double glazed casement Handles and locks intact One key seen Sill white UPVC Chrome curtain rail with matching finials Pair of grey lined curtains	
7	HEATING Single radiator Thermostat left Cap to right on skirting	
8	WOODWORK Skirting painted white Chrome and black tip doorstop	
9	FLOOR Fitted beige carpet Chrome threshold bar	
10	CUPBOARD OFF Built-in cupboard; Frame white wood Three wood flush fitted doors	

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	All with chrome handles Inside; Wooden blanket shelf Chrome hanging rail Skirting painted white Beige fitted carpet	
11	SOCKETS & SWITCHES All white plastic	

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BEDROOM TWO

	DESCRIPTION	CONDITION
1	DOOR Frame white wood White wood pocket door flush fitted Integrated chrome pull	
2	CEILING Painted white	
3	FIXTURES Coving around painted white	
4	WALLS Painted nutmeg white	
5	FIXED LIGHTING Pendant light Two-tiered shade	Working bulb
6	WINDOWS CURTAINS & BLINDS Double glazed casement Handle, lock and key intact Sill white UPVC Chrome curtain rail with matching finials Pair of grey lined curtains	
7	HEATING Single radiator Thermostat right Cap on window sill	
8	WOODWORK Skirting painted white	
9	FLOOR Fitted beige carpet Chrome threshold bar	
10	CUPBOARD OFF Built-in cupboard; Frame white wood Three light wood flush fitted doors Chrome handles Inside;	

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	Five wooden shelves	Bottom shelf white paint marks
11	SOCKETS & SWITCHES All white plastic	



Declaration

You will be emailed a copy of this inventory together with a separate e-Signature Form where you are invited to sign the report and \or make any comments you may wish to add. If no such additional notes are made by you within 7 days and the form remains unsigned, the inventory will be deemed to have been read and accepted.

Electronic Signature Law –Smart e-Signature Form complies with regulations established by [The Electronic Communications Act 2000](#) which confirms the legal status of electronic signatures and grants them the same legality as pen and paper documents.

Terms and conditions

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