



DALEY PROPERTY INVENTORY SERVICES

Inventory & Check In

Example report

(Date)

Telephone: 020 8016 2986
Email: acepropertyinventory@gmail.com

Property Details



Is the property furnished?	Fully Furnished
Type of property	One Bedroom property
Report reference number	22SW170HW

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Notes

Whilst every care is taken to ensure the accuracy of this inventory, it is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "Ace Inventory Services" within 7 days of an inspection/receipt. This report should be thoroughly checked. If we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. Please note clerks cannot be held responsible for any errors, omissions, differences in opinions or issues you may feel are contained within our reports. This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

Disclaimers

Disclaimer

Important Information to be read by all involved parties. This inventory provides a fair and accurate record of the contents and condition of the property as well as the property's internal condition. The sole responsibility lies with the tenant, landlord or any agent working on the landlord's behalf to fully agree with this report and sign it to confirm this. This inventory is for making comparisons at the end of the tenancy agreement that it relates to. This inventory is prepared "as seen snapshot" of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. We do not comment on any structural defects. Therefore as the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques, etc., nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so. No attempt has been made to value the property or any of its contents. We must be told if any items within the property are brand new so that this can be stated at the time the report is carried out. Please be advised that the items left in lofts, cellars or in locked rooms or cupboards, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord. We will need instruction to check areas such as lofts, cellars, basements, front and back gardens, garages and sheds. The moving of any heavy furniture items or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view. We will not lift any mattresses or be able to view in any way the undersides of such; this could miss any damage present. Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible. Any images/photographs taken may not reflect accurately the condition or damage as stated in our report as lighting and any other such conditions can greatly affect these images. Please use these images in connection with the written report. It is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "Ace Inventory Services" within 7 days of an inspection/signature and receipt. This report should be thoroughly checked. Please note my property inventories cannot be held responsible for any errors, omissions or issues you may feel are contained within the reports. It is very important that any notes required within the report are mentioned to the clerk at the time of the report being compiled. We cannot be held responsible for any issues or omissions. When a check out report is made all comparisons will be made at the time between how the property has been left with the original inventory report taken at the start of the tenancy. Meters will be checked where seen and where access is made possible. We cannot be held responsible for any discrepancies or issues with our readings. The utility companies must be asked to check any meter readings given or required. At the check out all items and goods not belonging to the property/tenancy must have been removed and cleaning must have been fully completed. The property must be left in the condition it was found on the day the tenancy started.

Safety Disclaimer

The Inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial condition of the items. None of the electrical boilers, gas fires, hobs, water supplies, fire alarms, radiators or gas appliances have been checked for working order; this is not part of our standard report. Should any of the electrical appliances, switches and sockets or anything else mentioned be tested for power or working order it is absolutely no indication of its safety in any way. We are just stating the item or fixture is present, and its condition, at the time of this report.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, can be indicated on the inventory as "fire resistant", but is not considered a part of our services. Where we see a F&F label this does not mean that we are stating in any way that this item is suitable and complies.

1. KEY DETAILS

Item	Description
1.1 Number of keys	4
1.2 Type of Keys	Silver keys



Ref #1

2. METER READINGS

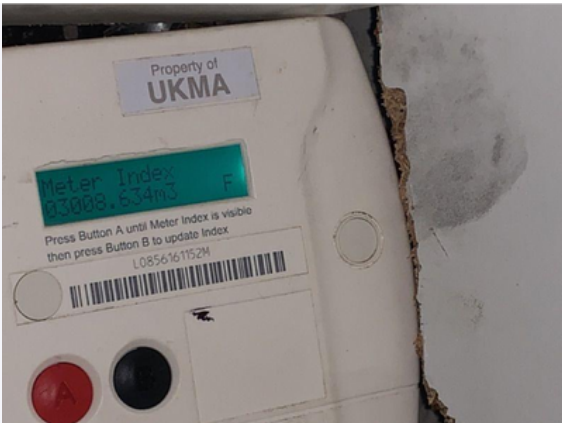
Item	Serial Number	Reading
2.1 Gas Meter	L0856161152M	03008.634
2.2 Electric Meter	S15A07429	£003.38 £00987 £001,81 03401,92 013,66
2.3 Water Meter	310843098	000004.851



Ref # 2.1



Ref # 2.1



Ref # 2.1



Ref # 2.2



Ref # 2.2



Ref # 2.2

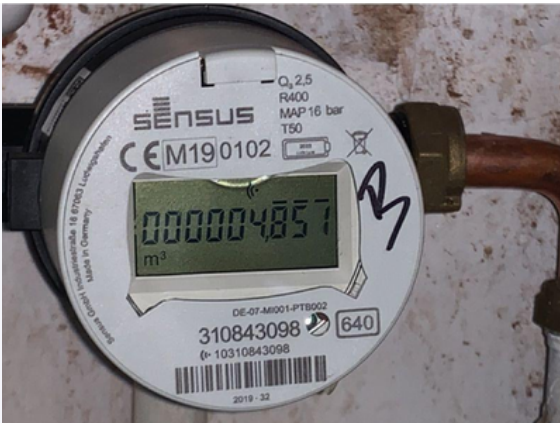
2. METER READINGS (CONT.)



Ref # 2.2



Ref # 2.2



Ref # 2.3

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Item	Location	Test Result
3.1 Smoke Alarm(s)	Smoke Alarm(s)	Alarm(s) tested for power only.



Ref # 3.1

4. SCHEDULE OF CONDITION

Item	Condition
4.1 General cleanliness	Property appears to be domestically clean with omissions
4.2 Flooring	Clean condition
4.3 Window(s)	Clean; omissions noted
4.4 Curtains/Blinds	Clean condition
4.5 Linen	N/A
4.6 Furniture/Item	Clean condition
4.7 Bath/Shower	Require further cleaning
4.8 Kitchen	Clean; omissions noted
4.9 Appliances	Clean; omissions noted
4.10 Interior lighting	Working order
4.11 Interior drains	Run clear when tested
4.12 Any rubbish seen?	None seen

5. EXTERIOR FRONT

Item	Description	Condition
5.1 Exterior Front Pictures		



Ref #5



Ref #5



Ref #5



Ref #5

6. ENTRANCE HALLWAY

Item	Description	Condition
6.1 Door	White door Brass letter box Brass handle/ integrated brush metal yale lock Frosted glass ;	Cracked Dusty condition Sticker to glass
6.2 Door Frame	White Mounted black doorbell;	In good condition
6.3 Flooring	Brown carpet Integrated brown door mat	In good condition
6.4 Skirting	White wooden	In good condition
6.5 Walls	White painted	Patches to LHS bottom
6.6 Ceiling	White painted	In good condition
6.7 Lighting	Single pendant	In good condition
6.8 Heating	White single panel	In good condition
6.9 Switches and sockets	White plastic switches	In good condition
6.10 Built in cupboard	White wooden door Brush metal handle	Scuff marks to interior walls
6.11 Additional Items	Black plastic shoe storage unit Cream metal hook fixture Wall mounted electric meter Wall mounted fuse box	Appears in good condition



Ref #6



Ref #6

6. ENTRANCE HALLWAY (CONT.)



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6

6. ENTRANCE HALLWAY (CONT.)



Ref #6



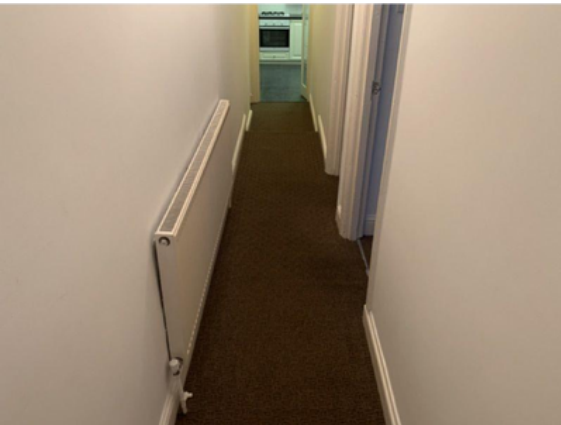
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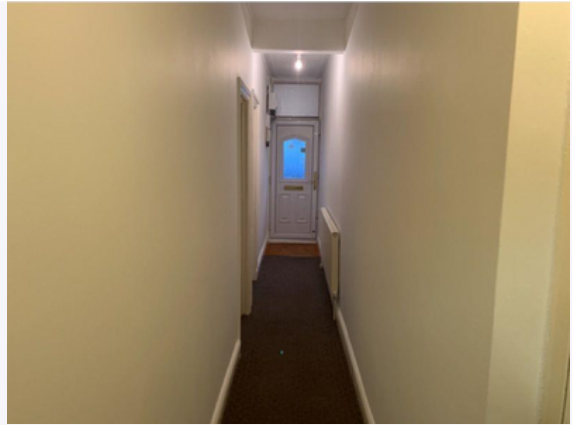


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6. ENTRANCE HALLWAY (CONT.)



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6

6. ENTRANCE HALLWAY (CONT.)



Ref #6



Ref #6

7. RECEPTION ROOM

Item	Description	Condition
7.1 Door	White wooden; Chrome handle	Chips to exterior edge
7.2 Door Frame	White wooden	In good condition
7.3 Flooring	Brown carpet	In good condition
7.4 Skirting	White wooden	In good condition
7.5 Walls	White painted	In good condition
7.6 Ceiling	White painted	In good condition
7.7 Lighting	Single pendant	In good condition
7.8 Windows	White UPVC Clear double glazed glass Brass handles;	Plastic sheet stuck to glass
7.9 Heating	White single panel	In good condition
7.10 Curtains/Blinds	White venetian blinds	In good condition
7.11 Switches and sockets	White plastic switches and sockets	In good condition
7.12 Furniture	2 grey fabric 2 seater sofas/ 3 cushions Black wooden coffee table/ black wooden legs White wooden wardrobe/ grey plastic handles Light wooden dining table/ light wooden legs 3 light wooden dining chairs 2 Wall mounted white wooden shelves/ brush metal fittings	1 sofa has stains to base Interior of wardrobe has cracks and is detached to back panel, exterior has tape residue
7.13 Built in fireplace	Black tile hearth White wooden shelving	Appears in good condition



Ref #7



Ref #7

7. RECEPTION ROOM (CONT.)



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

7. RECEPTION ROOM (CONT.)



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

7. RECEPTION ROOM (CONT.)



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

8. KITCHEN / DINING ROOM

Item	Description	Condition
8.1 Door	White wooden double door/ clear single glazed glass White handles	In good condition
8.2 Door Frame	White wooden	In good condition
8.3 Flooring	Grey tile	In good condition
8.4 Skirting	White wooden	In good condition
8.5 Walls	White tiles/cream paint	Require further cleaning
8.6 Ceiling	White painted	In good condition
8.7 Lighting	Fluorescent light tube	Cover missing
8.8 Windows	White UPVC Clear double glazed glass Brass handles;	In good condition
8.9 Heating	White single panel	In good condition
8.10 Curtains/Blinds	White window net	In good condition
8.11 Switches and sockets	White plastic switches and sockets	Require further cleaning
8.12 Wall unit/ base units	Cream wooden Chrome door knobs;	Chips to shelves; missing strip to white shelf
8.13 Sink	Brush metal sink Chrome mixer tap	Require further cleaning
8.14 Hob	Integrated white gas hob Cook works branded 4 black hot plates;	In good condition
8.15 Oven	Integrated Beko branded	Interior and interior door require further cleaning
8.16 Extractor Hood	White integrated 1 spotlight integrated	In good condition; light working
8.17 Work surface	Grey stone effect	Ring marks RHS of hob; Lightly marked
8.18 Fridge / Freezer	White fridge/freezer unit; Plastic shelves and drawers inside	Cracks seen to drawers; Marks on top of fridge; Interior light working
8.19 Washing Machine	White	Require further cleaning to sealant and soap drawer

8. KITCHEN / DINING ROOM (CONT.)

8.20 Cupboard

Grey tiled floor;
White walls;
Boiler

Floor require further cleaning;
Marks to walls



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



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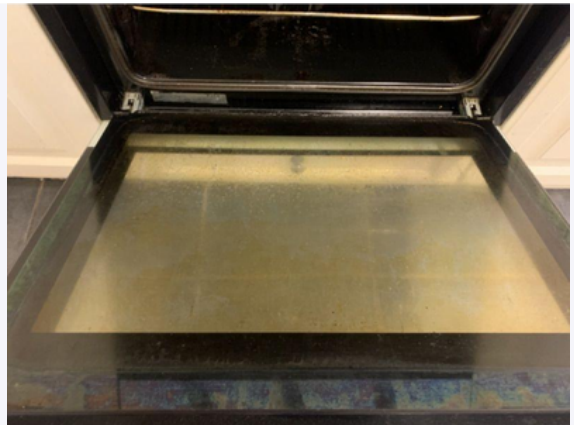
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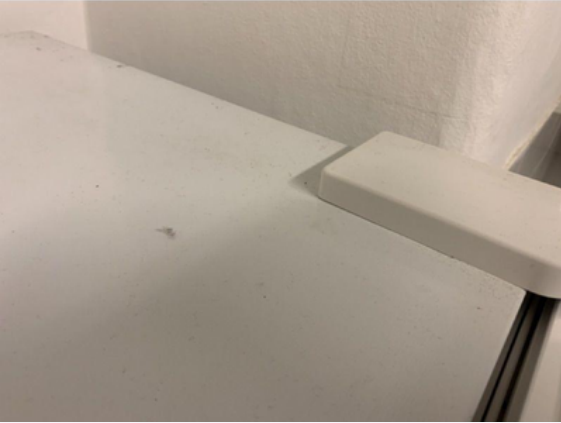


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8. KITCHEN / DINING ROOM (CONT.)



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Ref #8

8. KITCHEN / DINING ROOM (CONT.)



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8

9. BEDROOM 1

Item	Description	Condition
9.1 Door	White wooden Chrome handle and lock	Faintly marked
9.2 Door Frame	White wooden	In good condition
9.3 Flooring	Brown carpet	In good condition
9.4 Skirting	White wooden	In good condition
9.5 Walls	White painted	In good condition
9.6 Ceiling	White painted	In good condition
9.7 Lighting	Single pendant	In good condition
9.8 Windows	White UPVC Brass handles Clear double glazed glass;	White paint marks around seal
9.9 Heating	White single panel	In good condition
9.10 Curtains/Blinds	White venetian blinds	In good condition
9.11 Switches and sockets	White plastic switches and sockets	In good condition
9.12 Furniture	Blue fabric double bed base Blue fabric double bed mattress Black leather head rest White wooden bedside drawer White wooden wardrobe/ mirrored doors - white shelves and black rail inside Wall mounted black metal TV bracket White wooden table/ grey pull out draw White leather chair/ chrome legs Brown leather swivel chair/ dark wooden arms White wooden chest of drawers;	Swivel chair has chips to arms; Interior to wardrobe require light clean



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

10. BATHROOM

Item	Description	Condition
10.1 Door	White wooden Chrome handle	Faintly marked
10.2 Door Frame	White wooden	In good condition
10.3 Flooring	Dark grey tiled	In good condition
10.4 Skirting	White wooden	In good condition
10.5 Walls	Grey tile	In good condition
10.6 Ceiling	White painted	Slight patches seen
10.7 Lighting	Single pendant	In good condition; All in good, working order
10.8 Windows	White UPVC Frosted double glazed glass White handles;	Tape to glass Blue paint to top level
10.9 Heating	White single panel	In good condition
10.10 Toilet	White ceramic White plastic seat and lid	In good condition
10.11 Sink	White ceramic Chrome mixer tap	Require further cleaning
10.12 Bath/Shower	White ceramic Chrome mixer tap Chrome overflow Chrome plug Chrome chain plug Chrome flexi pipe/ chrome shower head Wall mounted chrome shower head holder Chrome shower curtain rail Clear plastic shower curtain	Cracking to base of bath
10.13 Additional Items	Free standing mirror/ white wooden frame Wall mounted mirror White plastic toilet brush holder/ toilet brush	Tape to mirror with frame



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



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Ref #10



Ref #10



Ref #10



Ref #10

11. GARDEN

Item	Description	Condition
11.1 Garden Photos		



Ref #11



Ref #11



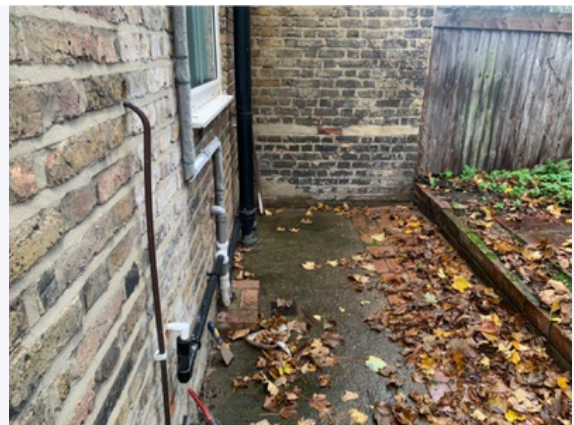
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Ref #11

Declaration

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

END OF TENANCY INFORMATION ***IMPORTANT - TO BE READ*** Please read all these notes fully as they state what needs to happen for a smooth check out process as well as what our clerks are trained to look for and note within a property. FULL CLEAN: This must be very thorough. Floors, walls, sanitary ware, windows, woodwork, all kitchen units, all rooms, ovens, cooker hoods, fridges and freezers, extractor fans, wardrobes, any linens and beddings. We will be inspecting all furnishings and appliances. You are required to return the property the same way as noted in the original inventory report; most managing agents and landlords will have to instruct professional cleaners if this is not done, this cost will be from your deposit. FLOORING: Needs to be fully cleaned. If there are any stains or marks, the flooring should be professionally cleaned by a regulated cleaning company. You can be charged for stains or marks of any kind. If a flooring is badly damaged you may be charged for its entire replacement. UTENSILS: This will all be inspected for damage and soiling. It should all be thoroughly cleaned and in the same place as at the beginning of the tenancy or it could be noted as missing. BEDROOM FURNISHINGS: All beds and their respective mattresses and bases will be thoroughly examined for stains and damage. Charges would be made if there are any issues not noted on your original report. If any sheets, duvets etc were provided these will need to be cleaned and pressed. All linen should be placed on top of the respective bed so that the bed can be fully inspected. ALL FURNISHINGS: These should be in a similar condition as provided and will be fully inspected. You should take all means necessary to protect all furnishings during your tenancy, as damage can result in deductions from your deposit. This includes all marks, stains, scratches, loose joins, polish finishes, burns, ring marks, soiling or discolouration etc. GENERAL DECORATION: Any excessive damage, marking, scratches etc can be deemed as beyond fair wear & tear. This can include nails, screws and hooks in walls, furniture marks etc. Please always gain written permission from all relevant parties prior to making alterations or changes of any kind. DRAINS: These should be tested and running free with no blockages. LIGHT BULBS: These should all be replaced and fully working. KEYS: All keys from the beginning of the tenancy must be available, ready and clearly marked, including any cut during the tenancy. Lost keys can result in a charge for the replacement of the property's locks. GARDENS: The front and back gardens will need to be maintained throughout your tenancy. Lawn cutting, weeding, maintaining flower beds and any other seasonal works required. We would suggest you liaise with your landlord and or managing agent regarding this and any specific needs. RUBBISH: Any and all rubbish or excess rubbish should be completely removed from inside and outside the property, as organising this will incur a cost for removal. *All of the above useful information will vary and depend upon discrepancies, including how the property was at the beginning of any tenancy and what was agreed.*