

Inventory & Schedule of Condition

Precise Property Inventories
Inventory Specialists

 precisepropertyinventories@gmail.com

Property inspected by Diana Steene

Reference: 355

Address

FLAT A, 33 Halkyn
Road
Chester
Cheshire
CH2 3QD



Carried Out

July
3rd 2015

Contents

Disclaimers	5
Areas	6
Exterior Front	6
Hallway	7
Living Room	8
Kitchen	10
Rear Hallway	13
Bedroom 1	14
Bathroom	15
Rear Yard	17
Meter Readings	18
Keys	19
Checklist	20
Schedule of General Condition and Cleaniness	21
Property Images	23
Declaration	24

Notes

GUIDELINES FOR LANDLORDS AND TENANTS:

All items on the inventory are assumed to be in good, clean, undamaged order unless qualified by marginal note.

Please note that the inventory clerks are not responsible for the following:

1. Testing showers / taps
2. Testing appliances
3. Moving furniture
4. Checking electrical items
5. Opening windows
6. Flushing toilets
7. Checking heating systems / radiators
8. Checking alarms
9. Inspecting loft contents
10. Removing and inspecting boxed items – it is the duty of the landlord / tenant to have all accountable items ready to check
11. Specifying names of plants / shrubs and trees – a general description will be made.

Please ensure that instruction manuals are at the property for the tenants use.

Please ensure that all keys are tagged.

Location of the water meter will also be required at the time of the inventory compilation if it is to be read.

Checking Out Procedures

1. All items should be placed in the rooms described on the inventory,
2. All china, glassware, crockery, kitchen utensils etc should be clean and accessible.
3. Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location.
4. It is expected that the property will be in a similar condition of cleanliness as at the check in and when you vacate there must be no trace of the previous occupant – see cleaning below.
5. All keys must be available and clearly labelled.
6. You must be ready to vacate the property and hand over any keys at the appointed time.

The following notes have been written to help facilitate a problem free tenancy. Should the Inventory Clerk have to search for missing items, It may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their original positions.

The Managing Agent of Landlord must be informed of any items removed or added to the property. Failure to do so may result in charged being made for the replacement of items removed

Cleaning

To a standard that shows there is no trace of your occupancy for a new tenant. For example, this means that there should be no loose peas left in the freezer, no tissues under a sofa or finger marks around light switches. This is achievable without a professional company being employed but if you do not have the time your agent can recommend professional cleaners to help either before or just after you vacate. In particular:

Sanitary ware, windows, hard floors, woodwork, cooker hoods, ovens, kitchen appliances (including units), shelves, refrigerators, wardrobes, drawer units and bedding.

Carpets

All carpets should be thoroughly vacuumed. Depending on the agreement and / or length of tenancy, they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensation costs will be made towards any further damage such as cigarette / iron burns or stains. If a carpet is badly marked or damaged you may be charged for part or all of the cost of a replacement.

Crockery, China, Utensils

These items will be checked for soiling, chips, burn marks, loose handles to pans or any other damage. If damage has occurred beyond reasonable wear and tear, compensatory costs will be added to the Check Out Report.

Decorations

It is accepted that during day-to-day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found excessive, charges will be added to the Check Out Report.

For example: hooks and nails driven in to walls without permission, excessive furniture

rubblings, pencil or crayon marks, tears to wallpaper, excess damage to woodwork.

Beds

Beds, bases, mattresses and pillows will be examined for staining and damage not previously recorded on the inventory. Charges will be made in the form of cleaning or compensation or a percentage of the replacement cost as appropriate. Any linen should be left washed and pressed.

Polished Furniture

Polished furniture will be checked for scratches, ring marks, soiling and damage to joints, charges will be made as appropriate. Repair costs and re-polishing charges are high. It is in your interest to take steps to protect the furniture with drink mats etc.

Soft Furnishings

It is expected that these will be in a similar condition to the start of the tenancy. Any staining or soiling discolouration will attract cleaning charges.

Keys

Please note that all sets of keys (as noted on the original inventory) must be returned at the time of Check Out. Failure to comply may result in the Check Out appointment being aborted, the cost of which will be chargeable to you as indeed may a new set of locks and keys.

Gardens

If the owner has not employed a gardener at the property, you will be required to maintain the garden. This will include the cutting of lawns, weeding of any beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested that this is confirmed with the Managing Agent prior to taking any actions as they may need specialist treatment. If the standard of the garden is found untidy, compared to the commencement of the tenancy, most Managing Agents or Landlords will employ a contract gardener and their account will be added to your Check Out Report.

Check Out Appointment

It is important that:-

1. All cleaning has been completed prior to this time.
2. All personal items removed.
3. The property is ready to be handed over and ready to vacate.

If you are not ready to leave it may not be possible to carry out the Check Out. In this case a return visit will be needed and a charge for the aborted visit will be made.

At the termination of the tenancy, the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent / Instructing Principal. This report will indicate whether, in our opinion, the tenant is liable for the deterioration or whether it is considered to be fair wear and tear. Normal fair wear and tear will be assessed on the length of tenancy and the type of occupancy.

Please note that Royal Mail provide information about redirection of post and have a FREE service to notify companies of your new address including banks, gas, electricity, water, DVLA etc so that they do not have to be notified separately. This can be found at – <http://www.royalmail.com/portal/rm/jump2?catId=400126&mediaId=11200120>

Condensation – Looking After Your Home

There is always some moisture in the air. Warm air holds much more moisture than cold air. When warm air hits a cold surface it cools down and cannot hold onto all the extra moisture produced by everyday activities, so some of this moisture appears as small droplets of water – most noticeable on windows or where there is little movement of air. If not properly dealt with this extra moisture can lead to mould growth on walls, furniture, window frames and even clothes. Mould growth can cause paint blistering and wallpaper to peel off, it can also rot any fabric.

Modern improvements like wall insulation, draught proofing and sealed window units minimise draughts and help keep heat in your home. However, they also stop moisture escaping which means that you must make a little extra effort these days to avoid condensation problems.

Excessive mould build up gives off tiny seeds called 'spores' – these spores float in the air you breathe and can aggravate conditions such as asthma and other allergies. If your property is prone to condensation build up this can be avoided with daily attention to the problem.

Steps you can take to help reduce condensation:

Dry all windows, windowsills, and any other surfaces that have become wet. Ensure you wring out the cloth thoroughly, do not dry on the radiator.

If possible, always hang your washing outside. If this is not possible, you could hang it in the bathroom, with the door closed, and window slightly open for ventilation. Do not dry washing on radiators as this will add to the moisture already in the air.

If you use a tumble dryer, ensure it is well ventilated to the outside, or that it is of the new condensing type.

Try to ventilate your kitchen when in use, either by opening a window slightly, or

using the extractor fan. Try to ventilate both kitchens and bathrooms for at least twenty minutes after use.

If your property is prone to condensation then daily use of a de-humidifier unit can be very beneficial. These come in all shapes and sizes, cost very little to run and draw out the excess moisture from the air helping to keep the condensation under control.

Disclaimers

This inventory compiled by 'Precise Property Inventories' is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the inventory report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, the Agent to agree between them the accuracy of this inventory report. We are not trained or qualified property surveyors. Under no circumstances should this inventory report be used as a structural survey of a property.

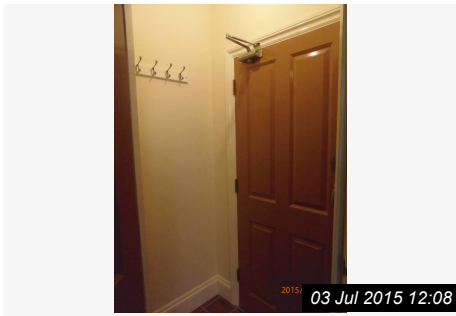
Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material nor do we have any specific knowledge of antiques. This inventory report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This inventory report does not provide the landlord, tenant or the Landlords agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance of the purpose of this Inventory Report. **Items listed within this Inventory Report are deemed to be in good condition without any apparent defect or soiling unless otherwise stated. In the case of a significant defect of any item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.**

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or are in boxes. It should be noted that it is not our practice to individually list, books, CD's, DVD's cleaning items or other miscellaneous items such as the contents of garages, garden sheds or greenhouses. We reserve the right to charge extra for properties that we deem as excessively furnished.

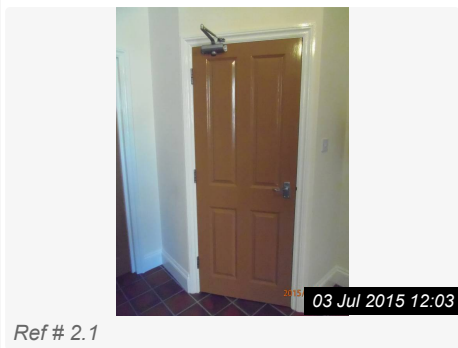
We do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms and that it is the responsibility of the tenant to make sure that, where fitted, they are working correctly at all times. The ultimate responsibility for the compliance with the fire and safety regulations for furnishings, gas and electrical services is that of the instructing principal. Any note within an Inventory Report stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Inventory Report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade and Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

1. EXTERIOR FRONT			
Item	Description	Condition	Tenant Comments
1.1 Door	Wooden; painted black; 4 glass panels; yale lock ; Letterbox; Door frame wooden painted white;		
1.2 Internal Front Door	Flat paneled wooden door; painted light brown; gloss finish; Brass effect lever handles; yale lock x 2; Thumb lock from inside; Door frame wooden painted white; Soft closing ;		



Ref # 1.2

2. HALLWAY			
Item	Description	Condition	Tenant Comments
2.1 Door	Flat paneled wooden door; painted light brown; gloss finish; Brass effect lever handles; Door frame wooden painted white;		
2.2 Walls	Painted plaster; Magnolia;		
2.3 Ceiling	Painted plaster; White;		
2.4 Skirting	White painted wooden skirting; moulded		
2.5 Flooring	Terracotta tiles; grey grout;		
2.6 Heating	N/A		
2.7 Lighting	Pendant with bulb;	Cover hanging off;	
2.8 Electrical & Sockets	1 single plastic switch;		
2.9 Additional	Coat rail with 4 hooks wall mounted;		



3. LIVING ROOM			
Item	Description	Condition	Tenant Comments
3.1 Door	Flat paneled wooden door; painted light brown; gloss finish; Brass effect lever handle;		
3.2 Walls	Plaster; painted magnolia;		
3.3 Ceiling	Plaster ; painted white;		
3.4 Skirting	Wooden; painted white; moulded;		
3.5 Flooring	Terracotta tiles; grey grout;		
3.6 Heating	Double paneled radiator with TRV;		
3.7 Lighting	pendant with bulb;		
3.8 Window(s)	Bay window; white glossed wooden window sill; White UPVC frame; 6 double glazed windows; 4 openers ;		
3.9 Curtains/ Blinds	3 x Vertical blinds; with track; pull cords ;	end stop missing;	
3.10 Electrical & Sockets	4 plastic single switches;		
3.11 Fireplace	Victorian style fireplace; black metal; tiled hearth;		
3.12 Additional			



Ref #3



Ref #3

3. LIVING ROOM (CONT.)



Ref # 3.11

4. KITCHEN			
Item	Description	Condition	Tenant Comments
4.1 Door	Flat paneled wooden door; painted light brown; gloss finish; Brass effect lever handle;		
4.2 Walls	Painted plaster; Magnolia;		
4.3 Ceiling	painted plaster; white; smoke detector and alarm;		
4.4 Skirting	White painted wooden skirting; moulded;		
4.5 Flooring	Terracotta tiles; grey grout;		
4.6 Heating	Double panel radiator with TRV		
4.7 Lighting	pendant with bulb;		
4.8 Window(s)	Casement window with 1 opener;		
4.9 Curtains/ Blinds	Vertical blinds; on track; pull cords;		
4.10 Base Units	4 pine effect wooden doors ; with 1 shelves; knob handles; 2 drawers;		
4.11 Wall Units	4 pine effect wooden doors; with 3 shelves;		
4.12 Electrical & Sockets	2 double sockets ; 1 cooker point; 4 plastic single switches;		
4.13 Hob & Oven	Milano cooker, separate grill & oven		
4.14 Fridge Freezer	Bosch Classic;		
4.15 Washing Machine	Hotpoint first edition washer dryer 1100;		
4.16 Extractor Fan	In chrome with push buttons;	Internal mesh missing;	
4.17 Additional	Extractor fan fitted to ceiling; Phone entry intercom; Fire blanker; fire extinguisher ;		

4. KITCHEN (CONT.)



Ref #4



Ref #4



Ref # 4.5



Ref # 4.10



Ref # 4.11



Ref # 4.13



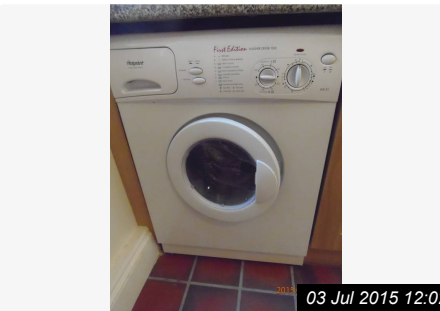
Ref # 4.13



Ref # 4.13



Ref # 4.13



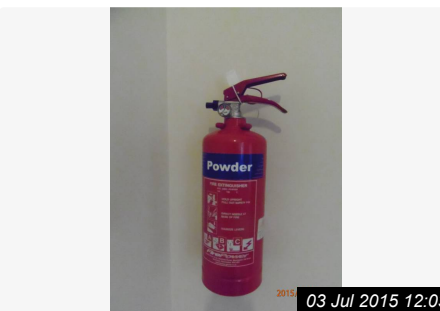
Ref # 4.15



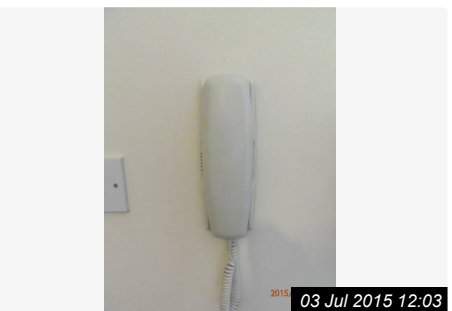
Ref # 4.15



Ref # 4.16



Ref # 4.17



Ref # 4.17

4. KITCHEN (CONT.)



5. REAR HALLWAY			
Item	Description	Condition	Tenant Comments
5.1 Door	Flat paneled wooden door; painted light brown; gloss finish; Brass effect lever handle;		
5.2 Walls	Painted plaster; magnolia;		
5.3 Ceiling	Plaster painted; white;		
5.4 Skirting	Wooden; painted white; moulded;		
5.5 Flooring	terracotta tiles; grey grout;		
5.6 Wall Cupboard	flat paneled light brown painted door with chrome handle; Worcester boiler; stock cock;; Drayton thermostat;		
5.7 Lighting	Pendant with shade;		
5.8 Electrical & Sockets	Fuse switch for boiler (in cupboard); double fuse switch (in cupboard); Single switch; pull switch;		
5.9 External door	UPVC door in white; Yale lock; thumb lock inside; part glazed; opaque glass; transform UPVC window (opaque);		

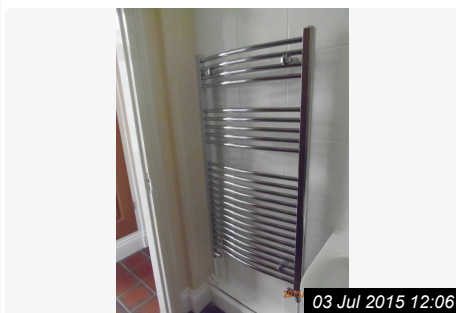


6. BEDROOM 1			
Item	Description	Condition	Tenant Comments
6.1 Door	Flat paneled wooden door; painted light brown; gloss finish; Brass effect lever handle;		
6.2 Walls	Painted plaster; Magnolia;		
6.3 Ceiling	Painted plaster; White;	Water staining in corner by door;	
6.4 Skirting	Wooden; painted white; moulded;		
6.5 Flooring	Fitted carpet; light brown;		
6.6 Heating	Double paneled radiator with TRV;		
6.7 Lighting	pendant with bulb;		
6.8 Window(s)	Casement; UPVC Double glazed; with opener;		
6.9 Curtains/ Blinds	Vertical blinds; beige; plastic track; pull cords;		
6.10 Additional	Smoke detector;		

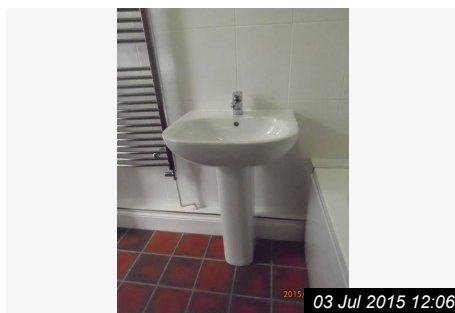


Ref #6

7. BATHROOM			
Item	Description	Condition	Tenant Comments
7.1 Door	Flat paneled wooden door; painted light brown; gloss finish; Brass effect lever handle; Thumb lock from inside;		
7.2 Walls	Plaster painted; Magnolia; tiled in white square tiles with white grout (shower side);		
7.3 Ceiling	Plaster painted; white;		
7.4 Skirting	Wooden; painted; white; moulded;		
7.5 Flooring	Terracotta; grey grout;		
7.6 Heating	Chrome towel rail;		
7.7 Lighting	bathroom light with surround; wall mounted;		
7.8 Basin	Ceramic basin with pedestal, chrome pop up waste; white;		
7.9 W/C	Ceramic toilet with plastic seat; white; dual button chrome flush		
7.10 Bath	Acrylic ; white; mixer tap; pop up waste in chrome;		
7.11 Shower	Electric shower over bath; glass shower screen;		
7.12 Additional	Chrome towel rail; Mirror over basin with shaver point;		



Ref # 7.6

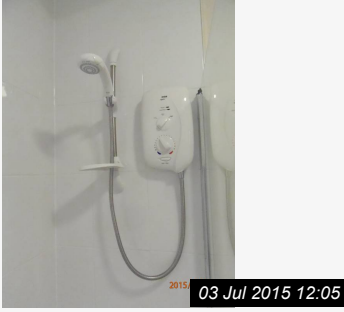


Ref # 7.8



Ref # 7.10

7. BATHROOM (CONT.)



Ref # 7.11



Ref # 7.12

8. REAR YARD			
Item	Description	Condition	Tenant Comments
8.1 Perimeter	Brick Wall; painted white;	Showing signs of age; patched in with mortar in places;	
8.2 Floor	concrete slabs;		
8.3 Back gate	Wooden painted black; slide lock;		



Ref #8

2015 03 Jul 2015 12:06



Ref #8

2015 03 Jul 2015 12:07



Ref #8

2015 03 Jul 2015 12:07

9. METER READINGS			
Item	Serial Number	Reading	Tenant Comments
9.1 Gas Meter	e0248360	10265	
9.2 Electric Meter	k000j07900	29208	



Ref # 9.1



Ref # 9.2

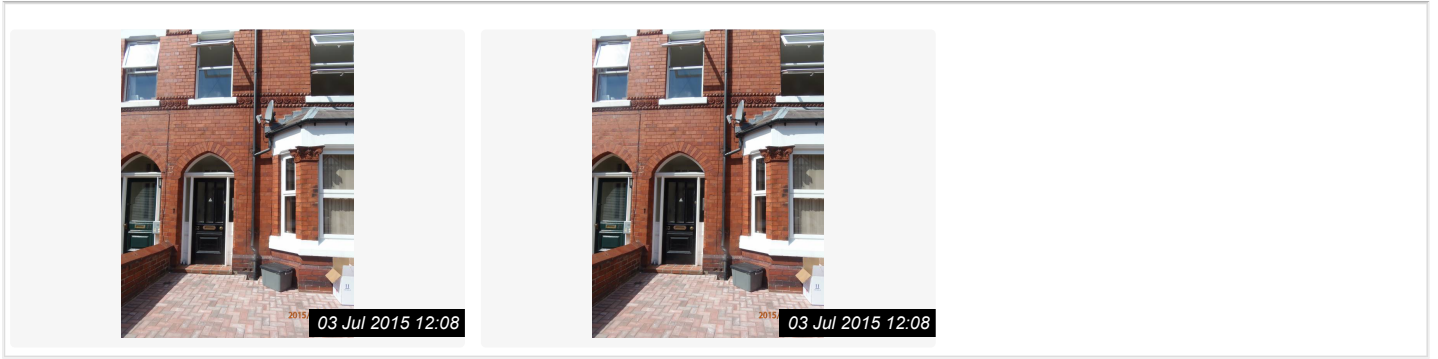
10. KEYS		
Item	Description	Tenant Comments
10.1 Household Cylinder Key	Front external door x2	
10.2 Household Cylinder Key	Top lock x 2 internal front door	
10.3 Household Cylinder Key	Bottom lock internal door x 2	

11. CHECKLIST			
Question	Answer		Tenant Comments
11.1 Were there any other persons present in the property?	No		
11.2 Was the property occupied at the time of the visit?	No		
11.3 Was there evidence of smoking at the property at the time of the visit?	No		
11.4 Was there any evidence of pets residing in the property at the time of the visit?	No		
11.5 Was there any evidence of smells/odours being masked (by air fresheners) at the time of the visit?	No		
11.6 During the visit were all rooms inspected?	Yes		
11.7 Does the property include any outbuildings?	No		
11.8 Were all outbuildings accessible and inspected?	Yes		
11.9 Were you provided with receipts as evidence of professional cleaning at the time of visit?	No		
11.10 Smoke detectors at the property	Yes		
11.11 Carbon Monoxide detectors at the property?	No		

12. SCHEDULE OF GENERAL CONDITION AND CLEANINESS			
Item	Rating	Comments	Tenant Comments
12.1 General Condition	★★★★★		
12.2 General cleaning	★★★★★		
12.3 Decor - general conditio	★★★★★		
12.4 Decor - Standard of cleaning	★★★★★		
12.5 Flooring - general condition	★★★★★		
12.6 Flooring - Standard of cleaning	★★★★★		
12.7 Windows - general condition	★★★★★		
12.8 Windows - standard of cleaning	★★★★★		
12.9 Curtains/ Blinds	★★★★★		
12.10 Curtain/ Blinds - standard of cleaning	★★★★★		
12.11 Lighting - general condition	★★★★★		
12.12 Lighting - standard of cleaning	★★★★★		
12.13 Woodwork - general condition	★★★★★		
12.14 Woodwork - standard of cleaning	★★★★★		
12.15 Kitchen Appliances - general condition	★★★★★		

12. SCHEDULE OF GENERAL CONDITION AND CLEANINESS (CONT.)			
12.16 Kitchen Appliances - standard of cleaning	★★★★★		
12.17 Sanitary Ware - general condition	★★★★★		
12.18 Sanitary Ware - standard of cleaning	★★★★★		

Property Images



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	/ /