

Connells

Inventory and schedule of condition



19 Blackthorn Road
Hersden
Canterbury
Kent
CT3 4GA

Date completed:
11th January 2011

Prepared on behalf of Connells by:



Inventory-Portal Ltd

supplying professional inventory and property services throughout the UK

Licensed Inventory Services

The following is an informative guide for landlords and tenants on the compilation of any inventory prepared for and on behalf of Inventory-Portal Ltd.

DISCLAIMER

This inventory provides a fair and accurate record of the contents of the property and of the property's internal condition as at the date of the same. The person undertaking the inventory is not an expert of fabrics, woods, materials, antiques, etc. nor a qualified surveyor or valuer, therefore it should not be construed as a valuation, a statement of authenticity or as a structural report.

Lofts and cellars and contents within are not included unless converted for habitation. Items in locked rooms, garages and sheds, which have not been noted on the inventory, are the sole responsibility of the landlord. Plants, consumables, books and magazines have not been individually listed.

The movement of heavy items of furniture or appliances will not be undertaken. Externals and gardens will be described in general terms only.

SAFETY DISCLAIMER

None of the gas or electrical appliances have been checked as to working order. This inventory relates only to the fittings, furnishings and all equipment and contents of the property. It is not a guarantee of, or safety of any such equipment and contents, merely a record that such items exist in the property as at the date of the inventory and superficial condition of same.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Furniture and Furnishings

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be shown on the inventory as 'fire safety label seen'.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that these items comply with the above regulations they will be marked on the inventory as 'no fire safety label seen'.

FIREGUARDS

Where there are loose fireguards, not part of a heater, gas or electric fire, this will be indicated on the inventory.

SMOKE DETECTORS

It is the tenant's responsibility to inspect any smoke detector fitted in the property at regular intervals, to ensure they are in working order, as per the manufacturer's instructions.

PHOTOS

All photos included in this document were taken at the time the inventory was prepared.

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PROPERTY SUMMARY AND UTILITY SERVICES

Brief description of property:	<p>This property is a 2 bedroom unfurnished, 2nd floor apartment, with allocated parking space, located in the village of Hersden.</p> <p>It looks to be in good condition unless otherwise stated.</p>
Time and weather conditions at attendance:	<p>Time: 13.00</p> <p>Weather: cloudy</p>

Electric Meter



Reading 09321

Serial Number D0477009

Location Ground floor meter cupboard

Gas Meter



Reading 04319

Serial Number 2004948170

Location Outside property

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Entrance Hall



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	<p>Outside: Wood door, set in white painted wooden frame</p> <p>Small dark mark top right corner, draught excluder fitted to inner frame coming away top right</p> <p>Chrome effect '19', lock with finger pull, 2nd lock</p> <p>Wooden threshold, grey and black rubber door mat</p> <p>Door bell; paint splashed, not working</p> <p>Inside: 2 chrome effect locks</p>	
Ceiling	<p>Flat white plaster with white coving</p> <p>Smoke detector (not tested)</p> <p>White plastic loft access; slightly discoloured</p>	
Lights	<p>2 pendant lights with white fabric shades; working, shades slightly dusty</p>	
Walls	<p>Magnolia painted plaster</p> <p>2 overpainted small wooden blocks, small faint smudge and scuff marks to centre and bottom halves, few low level paint touch ups</p> <p>White painted wooden skirting</p>	
Switches	<p>3 light switches, 1 electric socket, 1 isolator switch, 1 fused blanking plate, 1 blanking plate, 1 white entry phone</p> <p>Doorbell chime box</p>	
Floor	<p>Beige fitted carpet; lightly worn to walkways, slightly discoloured near lounge</p>	
Heating	<p>White wall mounted radiator</p>	

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Entrance Hall (cont.)

ITEM	DESCRIPTION/CONDITION	CHECK IN
<p>Built-in Cupboard</p>	<p>To left: light wood door with chrome effect handle, set in white painted wooden frame</p> <p>Inside: white painted ceiling, magnolia painted walls, white painted wooden skirting; scuffs to walls</p> <p>Beige fitted carpet with aluminium edging strip</p> <p>Property fuse board, fused blanking plate, blanking plate, 2 small beige carpet offcuts</p> <p>Small beige coloured doormat; red stain</p> <p>Right: light wood door with chrome effect handle, set in white painted wooden frame</p> <p>Inside: white painted ceiling, magnolia painted walls, white painted wooden skirting; walls scuffed, dark mark to front wall</p> <p>Beige fitted carpet with aluminium edging strip</p> <p>Wooden plinth with 6 chrome effect hooks, freestanding white metal shelving unit</p> <p>Wall mounted cream metal shoe rack; 1 centre divider missing, 1 unattached</p>	

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Lounge



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	<p>Light wood door, set in white painted wooden frame</p> <p>Inside door faintly scratched to bottom left corner</p> <p>Outside frame has large chip bottom left, large chip centre right, inside frame has small chip above handle</p> <p>Chrome effect handles, self closer</p>	
Window	<p>Left window: white UPVC double glazed unit with 2 lockable handles, no keys, set in white UPVC frame</p> <p>Right handle locked</p> <p>White painted wooden sill; lightly scratched</p> <p>Front window: white UPVC double glazed unit with 1 lockable handle, no key, set in white UPVC frame</p> <p>Glass to outside dirty</p> <p>White painted wooden sill</p>	
Window Dressing	<p>Left window: chrome effect curtain pole with matching rings</p> <p>Pair sill length, orange patterned unlined curtains; creased</p> <p>Front window: chrome effect curtain pole with matching rings and end finials</p> <p>Pair orange patterned full length unlined curtains; creased</p>	
Ceiling	Flat white plaster with white coving; overpainted imperfections	
Lights	Pendant light with glass shade; working, shade dusty	
Walls	Magnolia painted plaster; faint smudges to bottom halves	

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Lounge (cont.)

ITEM	DESCRIPTION/CONDITION	CHECK IN
Walls (cont)	Back wall; 2 picture hooks, low level paint touch ups Front wall; 1 picture hook White painted wooden skirting Chrome effect doorstep with white end	
Switches	1 light switch, 3 electric sockets, 1 telephone point, 1 combined TV aerial and telephone point Drayton thermostat	
Floor	Beige fitted carpet; furniture indentations, lightly worn to walkways, area of dark shading in front of left window	
Heating	White wall mounted radiator	

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Kitchen



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	<p>Light wood door, set in white painted wooden frame</p> <p>Inside door dirty splash marks to bottom half, outside frame has small chips to bottom half, inside frame has 1 chip below handle</p> <p>Chrome effect handles</p>	
Window	<p>White UPVC double glazed unit with 2 lockable handles, no keys, set in white UPVC frame</p> <p>White painted wooden sill</p>	
Window Dressing	White net curtain on expandable white rod	
Ceiling	Flat white plaster	
Lights	4 sunken spot lights; 1 not working	
Walls	<p>Magnolia painted plaster; paint flaking at edge of boxing and boiler, low level faint smudges</p> <p>Back wall; small paint touch up marks</p> <p>Stainless steel splashback</p> <p>Magnolia painted boxing; discoloured</p> <p>White painted wooden skirting</p>	
Switches	1 light switch, 2 electric sockets, 1 cooker switch and socket combined, 2 fused, 1 bank of appliance switches, 1 telephone point	
Floor	Beige and black tile effect vinyl; small cut marks to centre	
Heating	Myson kick space heater	
Units	Range of light wood laminate cupboard doors and drawers with matching chrome effect handles	

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Kitchen (cont.)

ITEM	DESCRIPTION/CONDITION	CHECK IN
Units (cont)	<p>3 wall mounted units; handle to unit left of fridge loose</p> <p>6 floor mounted units, 1 open wine rack; unit right of oven grubby</p> <p>Grey mottled work surface</p>	
Sink	<p>Stainless steel sink with chrome effect mixer tap; light lime scale to base and end of taps, main plug hole discoloured</p> <p>2 strainer plugs</p>	
Appliances	<p>Hot point cooker hood; fan and light working, filet covers sticky and dirty</p> <p>Hotpoint built in gas hob; lightly scratched, slight burnt on grease around burners</p> <p>Hot point built in double oven</p> <p>Inside top: grill pan, rack and handle</p> <p>Inside bottom: 3 metal shelves; very small amount burnt on grease</p> <p>Integrated Hotpoint fridge freezer; fridge slightly grubby</p> <p>Inside fridge: 4 glass shelves, 2 salad cripsers, 1 plastic compartment with lid</p> <p>1 bottle holder, 4 door compartments 1 with lid, 1 blue plastic butter dish with lid, 1 egg holder</p> <p>Inside freezer: 2 clear fronted drawers, 1 clear fronted drop down compartment; water trapped in drawer front trims</p> <p>Integrated Hotpoint washer dryer; soap tray has black discolouration, door seal has black discolouration, water and clothing items left inside</p> <p>Integrated Hotpoint dishwasher with 2 crockery trays, 1 cutlery container</p> <p>Vailant boiler</p>	
Misc.	<p>Instruction manuals, 8 window keys, small bag of fixings</p> <p>Small black plastic cutlery divider, plastic funnel, attachment for dishwasher</p>	

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Bedroom 1



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	Light wood door, set in white painted wooden frame Inside door chrome effect double hook, outside frame has dark line mark to right side Chrome effect handles, self closer	
Window	White UPVC double glazed unit with 2 lockable handles, no keys, set in white UPVC frame White painted wooden sill; scratched	
Window Dressing	White plastic expandable rod Chrome effect curtain pole with rings and matching end finials Pair cream patterned unlined curtains	
Ceiling	Flat white plaster; small scratch in doorway	
Lights	Pendant light with 3 tier cream fabric shade; working	
Walls	Magnolia painted plaster; mid and low level faint smudge marks, few paint touch ups Left wall; 2 picture hooks, area of 3 dark scuffs Front wall; dark scuff left of window White painted wooden skirting Chrome effect door stop with white end	
Switches	1 light switch, 2 electric sockets	
Floor	Beige fitted carpet; furniture indentations, lightly worn to walkways	
Heating	White wall mounted radiator	

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Bedroom 2



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	<p>Light wood door, set in white painted wooden frame</p> <p>Inside door chrome effect double hook, outside door edge has 2 chips</p> <p>Chrome effect handles, self closer; handle has 1 screw missing</p>	
Window	<p>White UPVC double glazed unit with 2 lockable handles, no keys, set in white UPVC frame</p> <p>Window and frame have sticker remains, reveal to left side has 2 cracks, 1 crack to right side</p> <p>White painted wooden sill; lightly scratched</p>	
Window Dressing	<p>White plastic expandable rod</p> <p>Chrome effect curtain pole with matching rings</p> <p>Pair cream patterned fully lined curtains</p>	
Ceiling	Flat white plaster	
Lights	Pendant light with 3 tier cream fabric shade; working	
Walls	<p>Magnolia painted plaster; low level faint scuff and smudge marks</p> <p>Right wall; 1 picture hook</p> <p>Back wall; 1 picture hook</p> <p>White painted wooden skirting; small chip on right wall, small chip on back wall, scuffs to back and left wall</p> <p>Chrome effect door stop; end missing</p>	
Switches	1 light switch, 2 electric sockets, 1 telephone point, 1 TV aerial point	

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Bedroom 2 (cont.)

ITEM	DESCRIPTION/CONDITION	CHECK IN
Floor	Beige fitted carpet; furniture indentations, lightly worn to walkways	
Heating	White wall mounted radiator	
Misc.	Black rubber door wedge, 2 copies of Yellow pages	

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Bathroom



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	<p>Light wood door, set in white painted wooden frame</p> <p>Inside door chrome effect double hook, white splash marks to bottom half</p> <p>Chrome effect handles and integral lock</p>	
Ceiling	Flat white plaster	
Lights	4 sunken spot lights; working intermittently	
Walls	<p>Part magnolia painted plaster; slightly grubby around basin and above bath tiles, water splash marks above towel rail</p> <p>Part white marble effect tile with decorative border tile to top</p> <p>Part matching tiled boxing</p> <p>White painted wooden skirting</p>	
Floor	Cream and black tile effect vinyl	
Heating	White wall mounted radiator; very slight rust to bottom edge	
Toilet	<p>White ceramic toilet and cistern with chrome effect button flush; grubby to base</p> <p>White plastic seat and lid; slightly misaligned</p>	
Basin	<p>White ceramic pedestal basin with chrome effect mixer tap and integral plug</p> <p>Tap end, base of tap and around plug hole all lime scaled, plug not working, grubby to underside</p>	
Bath	<p>White plastic bath with 2 chrome effect grab handles</p> <p>White plastic side panel; small dark scuffs to bottom right</p>	

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Bathroom (cont.)

ITEM	DESCRIPTION/CONDITION	CHECK IN
Bath (cont)	<p>Chrome effect mixer tap with shower attachment, chrome effect flexible hose, shower head and holder</p> <p>Tap end lime scaled, hose and head lightly lime scaled, all chrome lightly water marked</p> <p>Plug and chain attached</p>	
Misc.	<p>Chrome effect double towel rail; coming away</p> <p>Chrome effect beaker holder with glass beaker; dusty</p> <p>Chrome effect wall mounted double hook, shaver socket</p> <p>White laminate bathroom cabinet with circular mirror door front, 2 internal shelves; backing board water marked</p> <p>White and grey dressing gown on back of door</p>	

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Cooker hood



Gas hob



Top oven interior



Bottom oven interior



Dishwasher interior



Fridge interior

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Freezer interior



Washing machine soap tray



Washing machine interior



Example of kitchen unit interior

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Acceptance and Signature

By signing this Inventory Report, the Tenant is agreeing and accepting that the inventory and the photographs of the Property contained here within form a fair and accurate record of the Property's contents and condition as at the date of this inventory.

The Landlord, Tenant or the respective agent are responsible for agreeing for any changes or variations to the content of this Inventory.

The Tenant is responsible for ensuring that a copy of this inventory is signed and returned to the Landlord or Letting/Management agent. Failure to do so within 7 days will be deemed to form an acceptance by the tenant of the contents of this inventory.

Signed by the Tenant(s).

..... (signature)

..... (print)

..... (date)

..... (signature)

..... (print)

..... (date)

..... (signature)

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