

Inspection



02034889191

info@inventoryflex.co.uk

Property inspected by Azim Rahmonov

Reference: 4030

Address

Flat 123
Sample street
London
E14 9ET



Carried Out

February
24th 2022
11:00

Contents

Disclaimers 2

Areas 4

 Schedule of condition 4

 Alarms 5

 Entrance Hall 6

 Reception & Open Plan Kitchen 7

 Bedroom 10

 Study 11

 Bathroom 12

Declaration 14

Disclaimers

This inventory, check-in, mid-term or check-out report, is prepared by inventory clerk, and is compiled as an as seen snapshot at the time of a property inspection, and should be seen as nothing more than a fair record of a property's internal condition and its contents and does not form any part of a valuation or structural report. This report is compiled on the basis that all items listed are in good order and clean at time of inspection, unless stated otherwise. Any defects or soiling are noted where appropriate. The clerk preparing the report is not an expert in antiques, furniture style, fabrics etc. All descriptions within this report are for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy. It is normal practise not to include detailed description of the following items: a) exact number of cutlery, b) exact number & title of books, c) exact type & number of plants, c) food items, consumable & cleaning items, d) miscellaneous items such as garden tools & items found in sheds, garages & loft conversions unless instructed to do so by the Landlord or Managing Agency. Where inventories are completed with tenants in situ - i.e. tenants already occupying the property and it is deemed difficult for the inventory clerk to differentiate between that belonging to the Landlord or tenant, the report may contain inaccuracies for which the clerk will not be held responsible, especially if areas or conditions prohibit easy viewing. It is the responsibility of the Landlord/Managing Agent/Tenant to check all reports, and Inventory Clerk will not be held liable for any differences, unless notified within a 7 days period from receipt of the report.

SAFETY DISCLAIMER We do not undertake to move heavy items of furniture or access lofts, high-level cupboards or any other inaccessible places. Contents, which have been left in the above-mentioned areas, which have not been inventoried, are the sole responsibility on the Landlord. Any electrical appliances will be tested for power only and only where practicable. Boilers, gas fires, water supply and radiators are not tested. We test all water outlets where possible and practical and it will be noted in our report if there is an issue.

METER READINGS All meter readings will be taken when accessible and the relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or inaccessible to read. For Health and Safety reasons, we do not expect our clerks to access high-level areas, which involve using ladders/chairs. **IMPORTANT:** where a meter is either inaccessible or poses a risk of injury to the clerk, then notice will be given as to why, with suggestions made as to how to gain readings.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993 The Fire & safety Regulations regarding furnishings, gas, electrical & similar services are ultimately the responsibility of the instructing principle. Where the inventory notes FFR label seen, this should not be interpreted to mean that the item complies with the furniture & furnishings (fire) (safety) (Amendments) 1993. It is a record that the item had a label as described or similar to that detailed in the Guide to the regulations as published by the Department of Trade & Industry, January 1997, (or subsequent edition), attached at the time the inventory was compiled.

SMOKE AND CO DETECTORS The inventory clerk – only where requested - will push button test relevant detectors or alarms, with the aim of demonstrating proper working order as per the 2015 UK legislation and the manufacturers' instructions at the time of inspection. At no time will the clerk be held responsible for a detector's proper working order, damage or malfunction, and will only report on any response if any from a detector or alarm. Following tenancy start, it is the tenant's responsibility to inspect any smoke or CO detectors fitted in the property at regular intervals, to ensure they are in full working order as per the manufacturers' instructions, although it is the Landlord's responsibility to ensure the correct products are appropriately fitted.

MAINTENANCE ISSUES We recommended should any maintenance issues arise you contact the Landlord/Managing Agent immediately so they can deal with the matter. Should we recommend items require maintenance once a property has been checked out, this is purely stating that an item will require fixing/attention, we are not advising as to whose responsibility this and your tenancy agreement will need to be checked.

CHANGES TO PROPERTY We recommend that if you wish to make any changes to the décor or remove any of the Landlords belongings you contact the Landlord/Managing Agent for permission and have this confirmed in writing to ensure there are no discrepancies at the end of the tenancy.

THE INVENTORY REPORT An inventory report is made following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen, meaning a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the inventory clerk. The inventory may have additional notes or observations added by relevant parties to make more accurate the report. **IMPORTANT:** unless stated otherwise - in brackets following an item's description - the listed item is assumed to be in good order, although not necessarily new or perfect.

THE CHECK-IN: as the name implies, the inventory clerk, tenant, or tenant's representative uses this report to qualify the accuracy - with any additional notes or information - of the inventory at move-in.

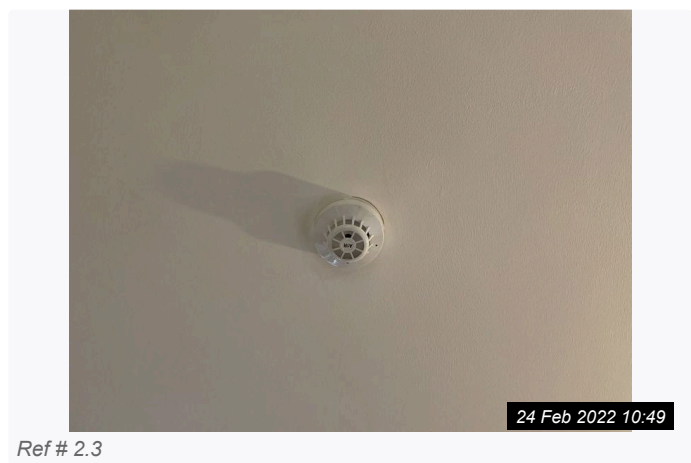
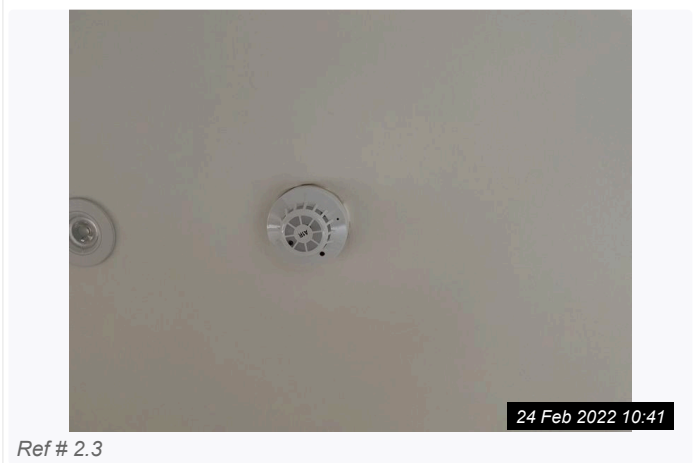
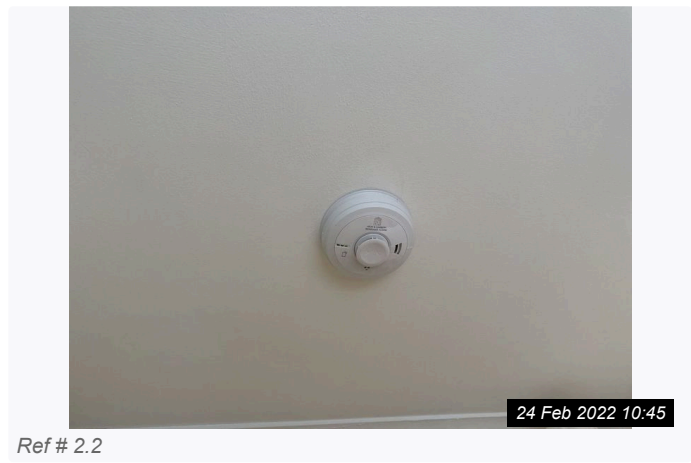
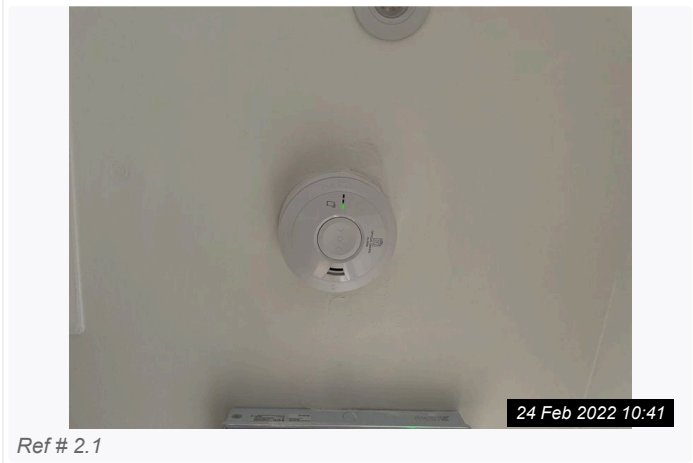
IMPORTANT: a check-in is not a duplication or substitute for an inventory, although it may accompany or support an inventory in distinguishing anything, which needs adding to, or altering within the inventory. The check-in report may vary in style according to Landlord or Letting agents' needs, but typically will include a record of meter readings and keys recorded at time of tenant move-in.

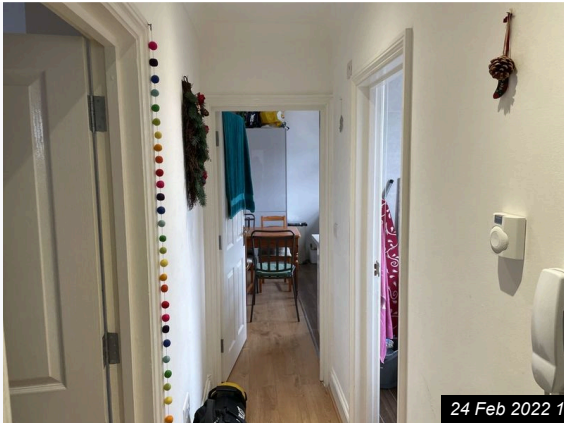
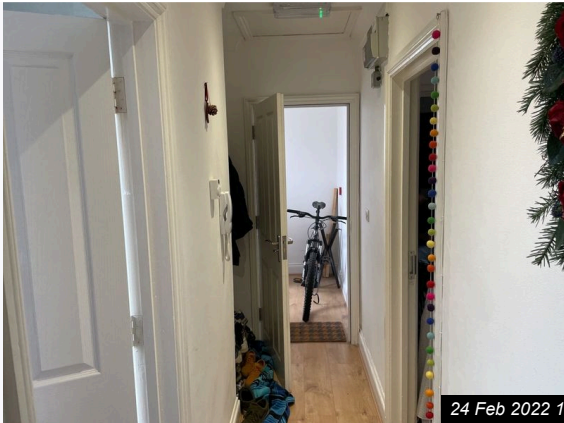




TENANTS INFORMATION FOR CHECK-OUT The property should be left in a clean and tidy condition especially carpets, curtains, windows, upholstery appliances etc. We would suggest that you refer to your tenancy agreement in this matter. If you are not ready to leave it may not be possible to carry out the checkout. In this case a return visit will be necessary resulting in a cancellation charge. All keys to the property must be handed over at the time of checking out to the Inventory clerk or alternatively to the agents prior to the checkout taking place. The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory. 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 fair wear & tear. Normal fair wear and tear will be assessed on the length of the tenancy and type occupancy. Important key points at the checkout: All cleaning should be completed prior to the checkout appointment as per the tenancy agreement. All personal items must be removed prior to the check out. All items should be in the same location as per the inventory, any stored items should be unpacked and returned to the same location. If the Inventory clerk has to

search for items or you still have belongings in the property to be removed this will result in additional charges being made to the tenant. All beds should be left unmade with the linen folded. Bedding & towels should be cleaned & ironed where relevant. All food items should be removed, freezers defrosted & doors left open & electricity turned off. All light bulbs etc. should all be in working order or as at check in.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	General Condition	Good condition Socket/ fitting cover not seen and wires exposed in Hallway
1.2	General Cleanliness	Good clean condition
1.3	Condition of Kitchen and Appliances	Tested for power
1.4	Condition of carpets & flooring	Good condition
1.5	Have any decorations been altered (via tenant)	None
1.6	Condition of bathroom & sanitary ware	Good condition
1.7	Condition of grouting & sealant to bathrooms & kitchen	Good condition
1.8	Evidence of water leakage	Stains seen below windows in reception and bedroom
1.9	Evidence of damp/ condensation type residue	Light mould building up to bathroom ceiling edges, air vent present and working but possible not strong enough
1.10	Smoke detectors present & condition	Yes, see smoke alarms testing result
1.11	Any evidence of pets?	No
1.12	Evidence of smoking?	No
1.13	Any signs of Over-Occupancy	Additional Bed seen in lving room , tenant said reason for this bed didn't fit in study room

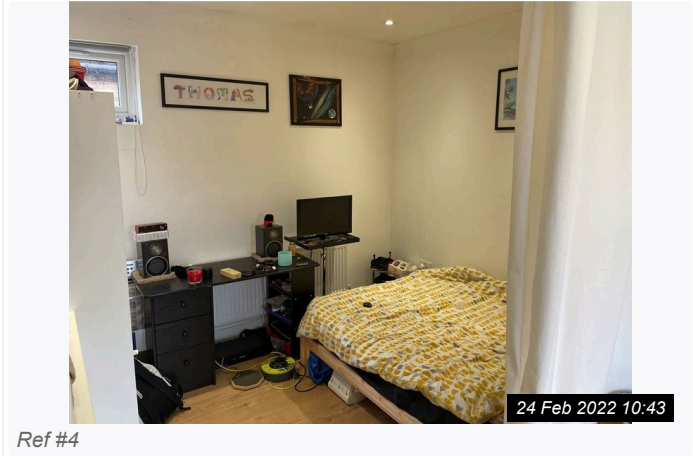
2. ALARMS			
Ref	Name	Location Room & Floor	Test Result
2.1	Smoke Alarm	Entrance Hall	Tested- Alarm heard
2.2	Heat Alarm		Tested- Alarm heard
2.3	Fire Alarm	Entrance Hall, Bedroom and Study	Not tested



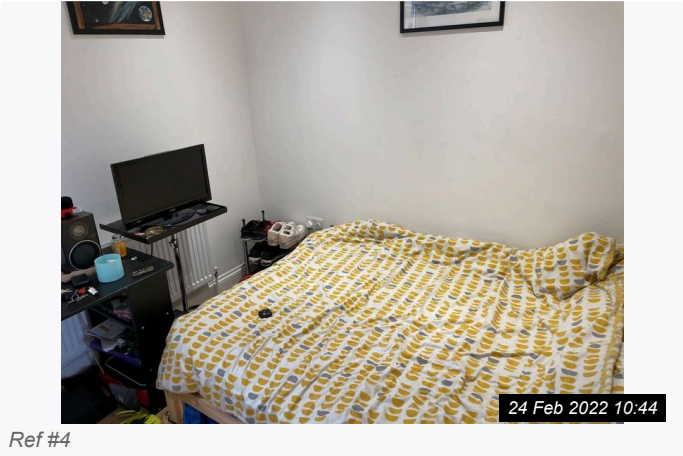
3. ENTRANCE HALL				
Ref	Name	Answers		Comments
3.1	Throughout	Clean:	Yes	Socket cover not seen and wires are exposed
		Undamaged:	Yes	
		Working:	Yes	
				
Ref #3				
				
Ref #3				
				
Ref #3				
				
Ref #3				
				
Ref #3				
				
Ref #3				

4. RECEPTION & OPEN PLAN KITCHEN

Ref	Name	Answers	Comments
4.1	Throughout	Clean: Yes Undamaged: No Working: Yes	brown spot stains to window sill in reception area Additional bed and mattress seen in reception



Ref #4



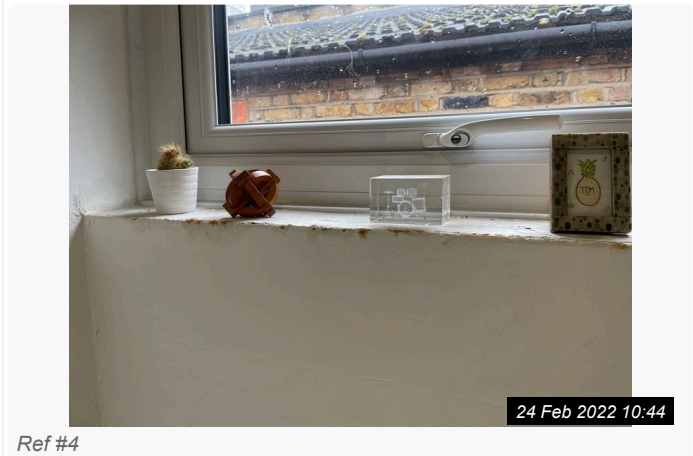
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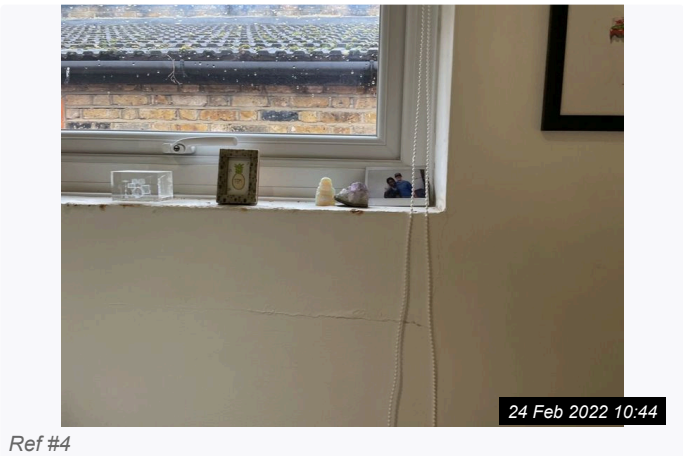
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Ref #4

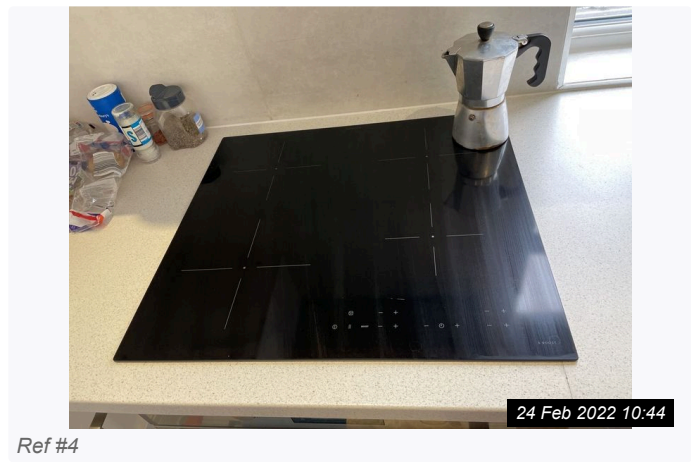
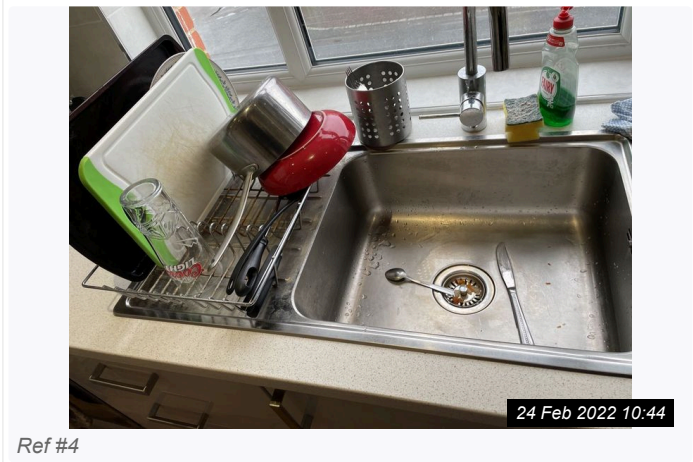


Ref #4



Ref #4







4. RECEPTION & OPEN PLAN KITCHEN (CONT.)














4. RECEPTION & OPEN PLAN KITCHEN (CONT.)



Ref #4

5. BEDROOM				
Ref	Name	Answers		Comments
5.1	Throughout	Clean:	Yes	Stains/ paint flaking below RHS window and window sill
		Undamaged:	No	
		Working:	Yes	
<div><div><div>Ref #5</div></div><div><div>Ref #5</div></div><div><div>Ref #5</div></div><div><div>Ref #5</div></div><div><div>Ref #5</div></div><div><div>Ref #5</div></div></div>				

6. STUDY			
Ref	Name	Answers	Comments
6.1	Throughout	Clean: Yes Undamaged: Yes Working: Yes	
<div><div></div><div>Ref #6</div></div>			
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<div><div></div><div>Ref #6</div></div>			

7. BATHROOM				
Ref	Name	Answers		Comments
7.1	Throughout	Clean:	Yes	Light mould building up to bathroom ceiling edges above shower unit, air vent present and working but possible not strong enough
		Undamaged:	Yes	
		Working:	Yes	
				
Ref #7 24 Feb 2022 10:43				
				
Ref #7 24 Feb 2022 10:43				
				
Ref #7 24 Feb 2022 10:43				
				
Ref #7 24 Feb 2022 10:43				
				
Ref #7 24 Feb 2022 10:43				
				
Ref #7 24 Feb 2022 10:43				

7. BATHROOM (CONT.)



Ref #7



Ref #7



Ref #7

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

/

/

Page 14 of 14

Tenant Initials: _____