



Inventory



Date of Report	31/10/2024
Reference No	22501413
Tenant's Name	
Client	
Prepared By	Justin Bahar Inve-Check LTD Creeping St Peter, IP6 8QL 07701 063285 https://inve-check.co.uk/



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Property Details

Is the property occupied	NO
Is the property furnished	NO
Type of property	Semi Detached

Cleanliness

Overall level of cleanliness	Excellent
Carpets	Excellent
Appliances	Good Domestic
Outside windows/doors	Excellent

General Notes

A well presented semi-detached bungalow, in excellent decorative, clean condition throughout unless stated otherwise.
All windows have keys present



Additional Info

Evidence of Pets	No
Evidence of Smoking	No
Evidence of Unauthorised Tenants	No
Location of the Fuse box	kitchen wall cupboard
Location of the Water Meter	end of driveway in grass
Location of the Stop Tap	under kitchen sink

Stop Tap**Fuse Box**

Smoke Alarm

Location	hallway
Expiry Date	01/06/2023
Status	Working by button
How is the alarm powered?	Mains
Notes	head needs replacing at inventory date.

**Carbon Monoxide Alarm**

Location	hallway
Status	Working by button
How is the alarm powered?	Battery operated
Notes	install / expiry date not visible



Services

Type	Is meter accessible/Location	Supplier
Electric	YES Outside wall on side of house	Not known
Gas	YES Outside side of house in ground	Not known
Water	YES End of driveway in grass	Not known

Meter Readings

Type	Reading	Serial Numbers/Notes
Electric	09443	Bgsml300988516
Gas	0250180	U6800105801202
Water	000241	

Water



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Electric



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Electric



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Gas



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Tenancy Guidance Notes

An inventory is a report, which not only includes the internal condition of the property but also gives an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop - water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc. and for part, or all, of the cost of damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc., being driven into walls. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over to the Agent prior to the inventory check out, or if the tenant is attending the check out, they must be handed over to the inventory clerk at that time.

Additional Notes

Any amendments / alterations or queries regarding the inventory are to be highlighted with the letting agent within 7 days of the check in. Any alterations made to the inventory outside this 7 day period will not be considered.

External Front of Property

Ref	Item	Description	Qty	Colour	Condition + Comments
	Fixtures / Fittings				
4	Lighting	Ceiling mounted light with white casing	1	White	Good condition/ clean / working
5	Other	Extractor fan outlet	1	Off white	Good condition/ fair clean
	Doors / Windows				
6	Doors	DOOR EXTERNAL.. metal fittings, upvc architrave	1	Dark Blue / chrome effect handle	good condition/ clean, handle light scratches from normal use
	Other				
7	Overview	<p>The external front and side of the property have a tarmacadam driveway in good condition, with low-level brick wall and wood bark border in good condition. The brickwork also forms an access ramp to one side of the door, with 3 steps to the other side in good condition. There is an upvc storm porch finished in white with matching guttering around the entire property in good/ clean condition. There are 2 wall mounted meter boxes in good condition / clean. There is a low level meter boxes in good condition, weathered. To the left of the driveway, there is a wooden fence with concrete supporting posts in good condition. 3 solar lights (1 sensor) are fixed to the fence, and all appear to be okay but not tested by the inventory clerk. There are 3 wheeled bins, 1 pedal bin, and a bucket. There is a wooden gate in a wooden frame with black metal fittings and finished green, leading to the rear of the property in good condition</p> <p>NOTE: ALL PLANTS IN POTS ARE THE TENANTS OWN</p>			



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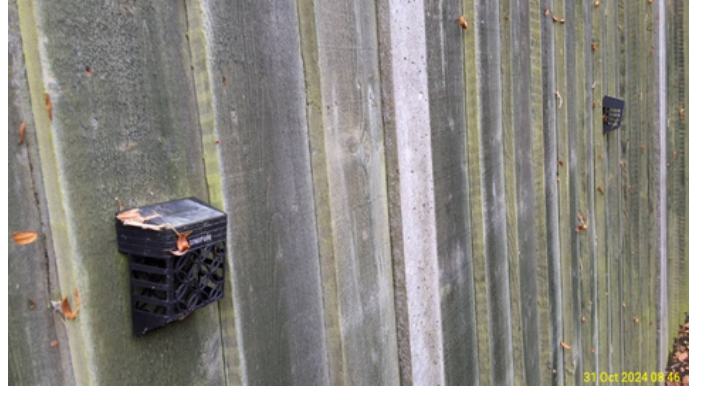
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Hallway

Ref	Item	Description	Qty	Colour	Condition + Comments
Doors / Windows					
13	Doors	Wooden double glazed glass inset, leaded lights opaque single pane, architrave, metal fittings	1	White, chrome effect handle and letterbox	Excellent, cleanliness excellent
Fixtures / Fittings					
15	Heating	Wall mounted radiator	1	White	Good condition/ clean / not tested by inventory clerk
16	Electric	Plastic sockets and switches, 1 double, 1 telephone point, 1 single and 1 twin switch		White	Good condition/ clean / working
17		Honeywell thermostat	1	Off white	Good condition/ clean / not tested by inventory clerk
14	Lighting	Drop flex, shade	2	White, light brown shade	Excellent, cleanliness, excellent working
22	Other	Plastic loft hatch	1	White	Excellent, cleanliness excellent (loft not checked)
23	Fire and Safety	Smoke detector / alarm	1	Off white	Good condition/ clean / working
24		Carbon monoxide detector/ alarm (fire angel)	1	Off white	Good condition/ clean / working
Decor					
18	Walls	Painted plaster		Cream	Excellent, cleanliness excellent
19	Ceiling	Plaster with coving		White	Excellent, cleanliness excellent Medium
20	Flooring	Fitted carpet, metal carpet bar, coir mat to door		brown	Excellent, cleanliness excellent
21	Skirting Boards	Wooden painted		White	Excellent, cleanliness excellent



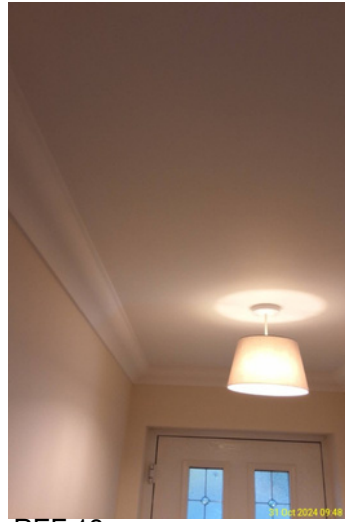
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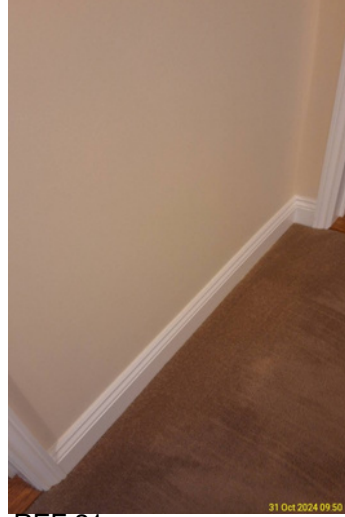
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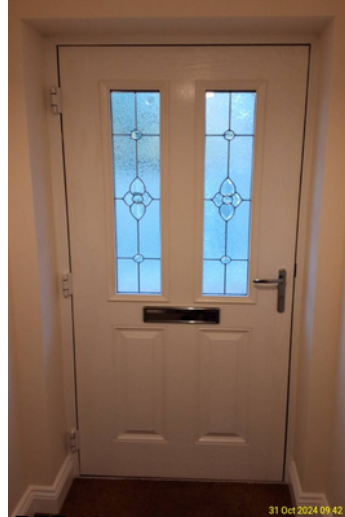
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Kitchen

Ref	Item	Description	Qty	Colour	Condition + Comments
Doors / Windows					
25	Doors	Wooden, metal fittings, wooden architrave	1	White, brushed metal handle	Excellent, cleanliness excellent
27		Upvc, double glazed, architrave, acrylic handle	1	White	Excellent, cleanliness excellent
29	Windows	White UPVC double glazed casement window, acrylic handle and architrave, tiled windowsill	1	White, medium brown tile	Excellent, cleanliness excellent
26	Threshold	Wood	1	Wood light	Excellent, cleanliness excellent
28		Plastic	1	White	Excellent, cleanliness excellent
Fixtures / Fittings					
33	Heating	Wall mounted radiator, thermostatic valve	1	White	Excellent, cleanliness excellent not tested by inventory clerk
31	Electric	Plastic sockets and switches, 5 double, 1 TV point, 1 double under hob in cupboard, 1 single under sink, 2 twin light switches, 1 cooker, 1 single in wall cupboard		White	Excellent, cleanliness excellent, working
30	Lighting	Downlighter, recessed	6	White	Excellent / working
32		Downlighter under wall units	2	White	Excellent / working
50	Other	Venetian blind	2	White	Excellent, cleanliness, excellent
Furniture / Items					
49	General Items	Pack of 3 led bulbs			As new
34	Kitchen Appliances	Built in oven, Indesit, 2 dials, 3 buttons, handle, glass inset to door, 2 grills, 1 drip tray with rack	1	Brushed metal	Good condition/ clean to a high domestic standard, light not working
35		Gas hob, 4 dials, 1 ignition button, 2 hob guards	1	Black / brushed metal	Good condition/ clean to a domestic standard, wipe marks on stainless, lightly scratched at dials, not tested by inventory clerk
36		Extractor fan, 2 internal lights	1	Grey	Good condition/ clean/ working
37	Kitchen Furniture	Base cabinet with wooden doors, metal fittings	3	Good condition/ brushed metal	clean to an excellent standard, slightly worn to shelf edges
38		Wall cabinet with wooden doors, metal fittings, shelves inside	5	Cream	Good condition/ clean to an excellent standard

41	Kitchen Furniture	Wooden drawer, metal fittings	3	Cream, brushed metal handle, 1 drawer with plastic cutlery tray inside	Excellent
42		Sink, stainless steel chrome effect mixer tap, 2 plugs	1		Good condition/ clean, residue around drain
43		Laminate worktop		Black, grey mottled pattern	Excellent , cleanliness, excellent
48	Kitchen Items	Mat	1	Medium brown	Excellent , cleanliness, excellent
Decor					
44	Walls	Painted plaster / tile		Cream, medium brown tile	Excellent , cleanliness, excellent
45	Ceiling	Plaster with coving		White	Excellent , cleanliness, excellent
46	Flooring	Vinyl tile		Dark grey	Excellent , cleanliness, excellent
47	Skirting Boards	Wooden painted		White	Excellent , cleanliness, excellent



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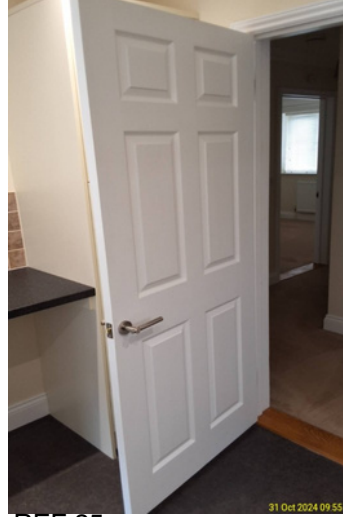
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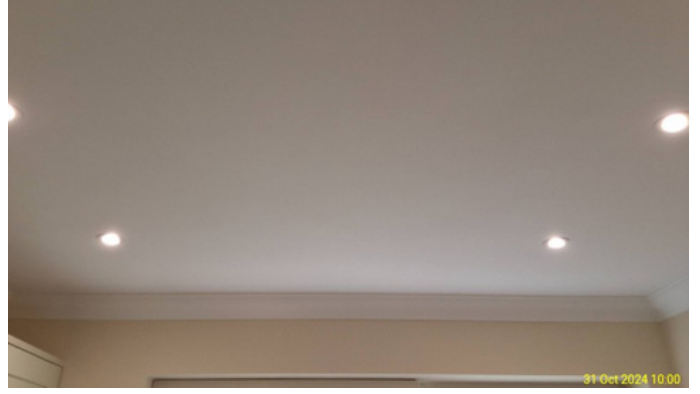
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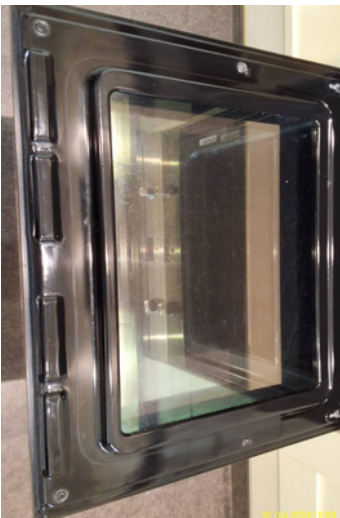
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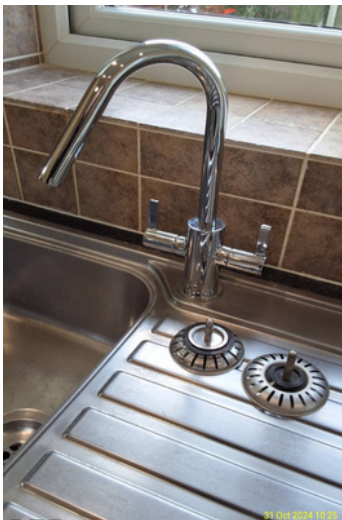
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Lounge

Ref	Description	Qty	Colour	Condition + Comments
Doors / Windows				
50	Doors	1	White, brushed metal handle	Excellent , cleanliness, excellent
52		1	White	Excellent , cleanliness, excellent
62	Threshold	1	Wood light	Excellent , cleanliness, excellent
Fixtures / Fittings				
54	Heating	1	White	Good condition/ clean, slightvstains to both top edges
55	Electric		White	Excellent , cleanliness, excellent , working
53	Lighting		White	Excellent , cleanliness, excellent , working
56	Other	1	Brushed metal	Good condition/ clean
57		1	White	Excellent , cleanliness, excellent
Decor				
58	Walls		Cream	Excellent , cleanliness, excellent
59	Ceiling		White	Excellent , cleanliness, excellent Medium
60	Flooring		brown	Excellent , cleanliness, excellent
61	Skirting Boards		White	Excellent , cleanliness, excellent



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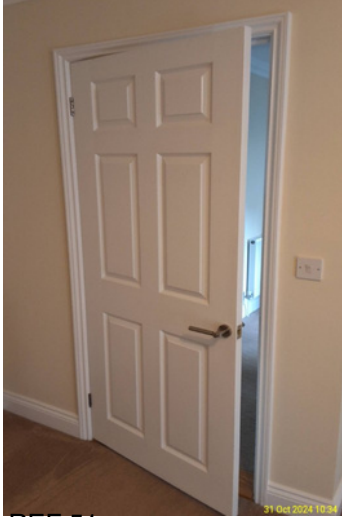
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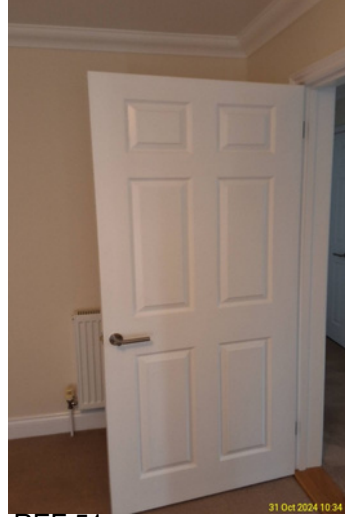


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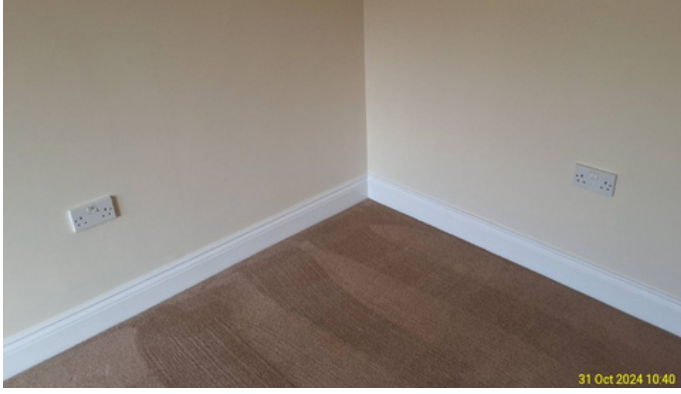
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Bedroom 1, front right Of Property from Outside

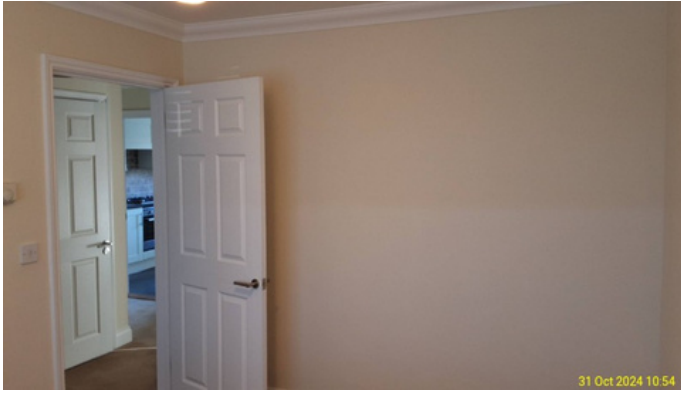
Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
63	Doors	Wooden, metal fittings, wooden architrave	1	White, brushed metal handle	Excellent , cleanliness, excellent
65	Windows	White UPVC double glazed casement window, acrylic handle and architrave, wooden windowsill	1	White	Excellent , cleanliness, excellent
64	Threshold	Wood	1	Wood light	Excellent , cleanliness, excellent
	Fixtures / Fittings				
67	Heating	Wall mounted radiator, thermostatic valve	1	White	Excellent , cleanliness, excellent , not tested by inventory clerk
68	Electric	Plastic sockets and switches, 3 double, 1 TV point, 1 light switch, 1 blaking plate		White	Excellent , cleanliness, excellent , working
69		Honeywell thermostat	1	Off white	Excellent , cleanliness, excellent , not tested by inventory clerk
66	Lighting	Drop flex, shade	1	White	Excellent , cleanliness, excellent , working
70	Other	Metal curtain rail, finials	1	Brushed metal	Good condition/ clean
71		Venetian blind	1	White	Excellent , cleanliness, excellent
76		Metal / rubber door stop	1		Excellent , cleanliness, excellent
	Decor				
72	Walls	Painted plaster		Cream	Excellent , cleanliness, excellent
73	Ceiling	Plaster with coving		White	Excellent , cleanliness, excellent Medium
74	Flooring	Fitted carpet		brown	Excellent , cleanliness, excellent
75	Skirting Boards	Wood painted		White	Excellent , cleanliness, excellent



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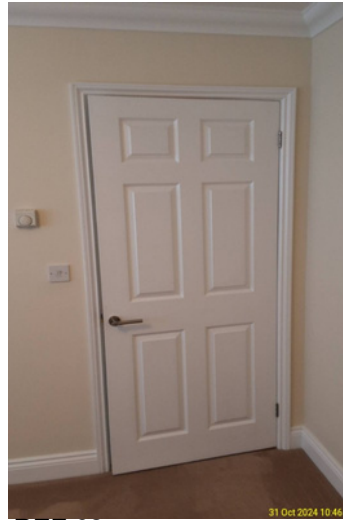
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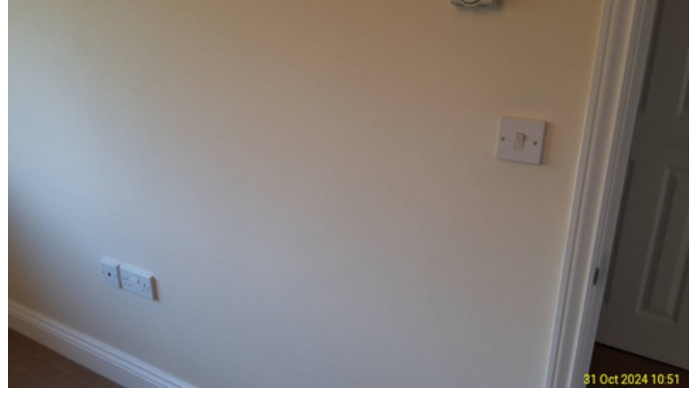
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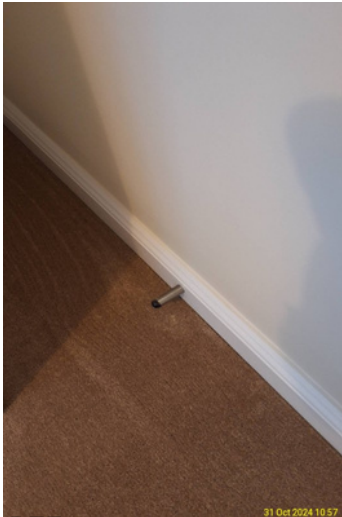
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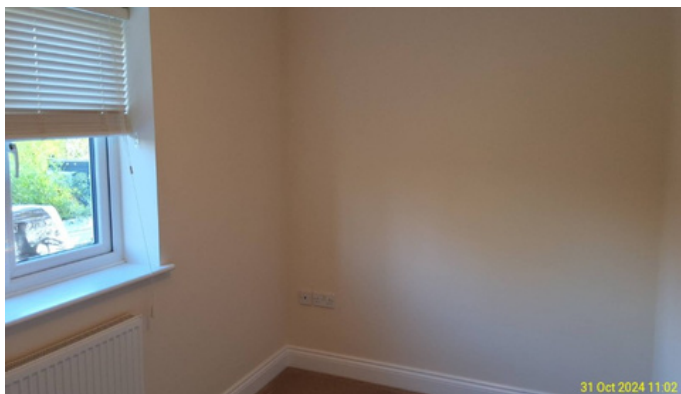
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Bedroom 2

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
77	Doors	Wooden, metal fittings, wooden architrave	1	White, brushed metal handle	Excellent , cleanliness, excellent
79	Windows	White UPVC double glazed casement window, acrylic handle and architrave, wooden windowsill	1	White	Excellent , cleanliness, excellent
78	Threshold	Wood	1	Wood light	Excellent , cleanliness, excellent
	Fixtures / Fittings				
81	Heating	Wall mounted radiator, thermostatic valve	1	White	Excellent , cleanliness, excellent , not tested by inventory clerk
82	Electric	Plastic sockets and switches, 3 double, 1 TV point, 1 light switch		White	Excellent , cleanliness, excellent , working
83		Honeywell thermostat	1	Off white	Excellent , cleanliness, excellent , not tested by inventory clerk
80	Lighting	Drop flex, shade	1	White	Excellent , cleanliness, excellent , working
84	Other	Metal curtain rail, finials	1	Brushed metal	Good condition/ clean
85		Venetian blind	1	White	Excellent , cleanliness, excellent
90		Metal / rubber door stop	1		Excellent , cleanliness, excellent
	Decor				
86	Walls	Painted plaster		Cream	Excellent , cleanliness, excellent
87	Ceiling	Plaster with coving		White	Excellent , cleanliness, excellent Medium
88	Flooring	Fitted carpet		brown	Excellent , cleanliness, excellent
89	Skirting Boards	Wood painted		White	Excellent , cleanliness, excellent



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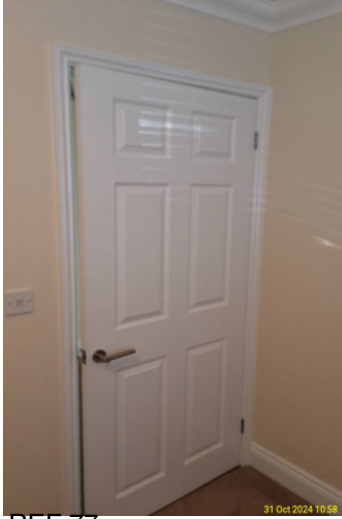
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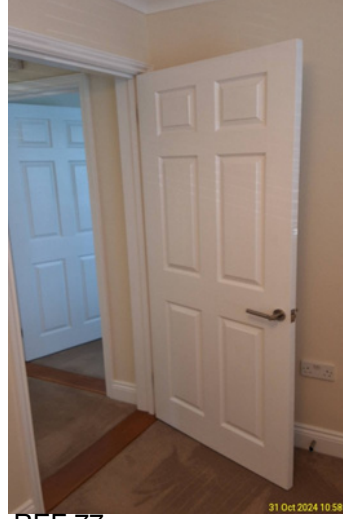
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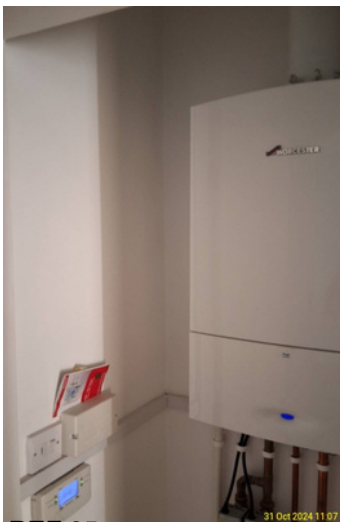
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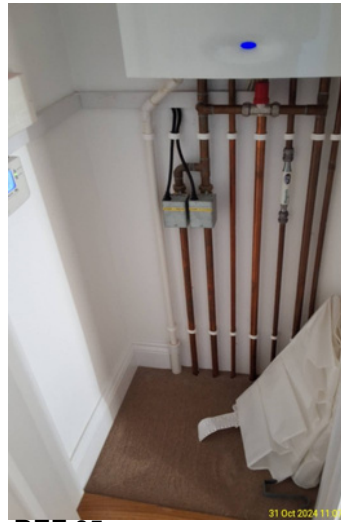
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Airing Cupboard

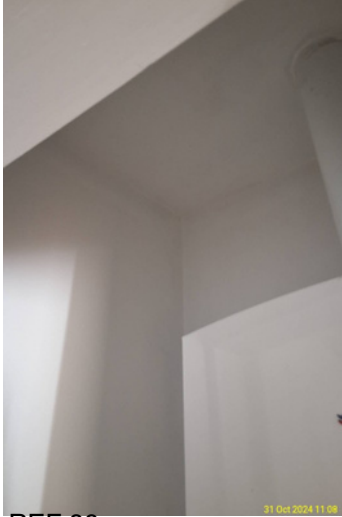
Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
91	Doors	Wooden, metal handle, wooden architrave	1	White, brushed metal handle	Excellent , cleanliness, excellent
	Fixtures / Fittings				
92	Heating	Gas boiler (worcester)	1	White	Good condition/ clean / not tested by inventory clerk
93	Electric	Plastic sockets and switches			Excellent , cleanliness, excellent, not tested by inventory clerk
94		Honeywell hot water/ heating timer with instructions		Off white	Excellent , cleanliness, excellent , working
	Decor				
95	Walls	Painted plaster		Cream	Excellent , cleanliness, excellent
96	Ceiling	Plaster painted		White	Excellent , cleanliness, excellent Medium
97	Flooring	Fitted carpet		brown	Excellent , cleanliness, excellent Wood
98	Skirting Boards	Wood painted		light	Excellent , cleanliness, excellent
	Furniture / Items				
99	General Items	Material item holder	1	Cream	Excellent , cleanliness, excellent



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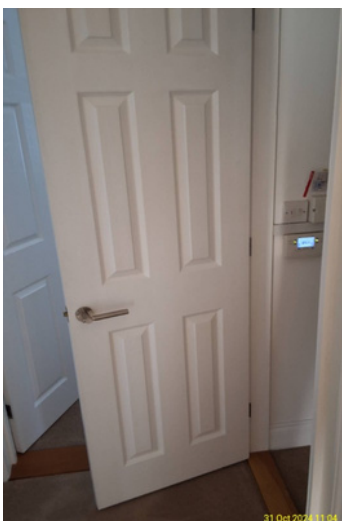
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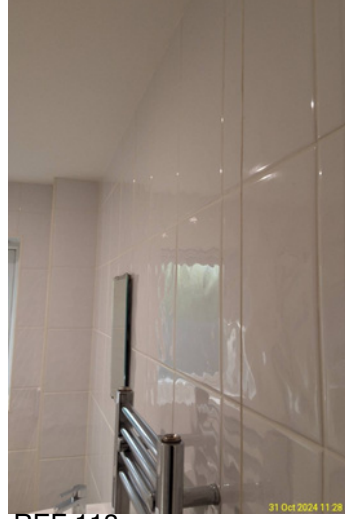
Bathroom

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
100	Doors	Wooden, metal fittings, wooden architrave	1	White, brushed metal effect fittings	Excellent, cleanliness Excellent
102	Windows	White UPVC double glazed casement window, opaque glass, acrylic handle and architrave, tiled windowsill	1	White	Excellent , cleanliness, excellent
101	Threshold	Wood	1	Wood light	Excellent , cleanliness, excellent
	Fixtures / Fittings				
106	Heating	Metal, wall mounted heated towel rail, thermostatic valve	1	Chrome effect	Excellent , cleanliness, excellent, not tested by inventory clerk
104	Electric	Extractor fan	1	White	Excellent , cleanliness, excellent , working
105		Plastic sockets and switches, shving point, 2 pull cords		White	Excellent , cleanliness, excellent , working
103	Lighting	Downlighter, recessed	2	White	Excellent , cleanliness, excellent , working
	Furniture / Items				
110	General Items	Metal wall rack	1	Chrome effect	Good condition/ clean
111		Shower curtain on metal rail	1	White curtain, chrome effect and lower curtain, light paint splashes to curtain 100mm length	Good condition/ clean, light wear to rail
107	Bathroom Furniture	Porcelain toilet, cistern, metal flush	1	White	Excellent , cleanliness, excellent , working
108		Porcelain Wash basin with chrome mixer tap, cabinet with 2 doors below, shelf inside	1	White, brushed metal effect handles to cabinet	Excellent , cleanliness, excellent, slight limescale build up to tap and plug drain
109		Plastic Bath tub with mains shower above, riser rail, hose and head, mixer tap, plug not attached, plastic side panel	1	White, off white side panel	Good condition/ clean, light limescale build up on metal fittings
112		Shower screen - glass, metal fittings	1		Excellent , cleanliness, excellent
114	Bathroom Items	Mirror, wall mounted			Good condition/ clean
	Decor				
113	Walls	Tiled		White, decorative small tile (grey) over bath	Excellent , cleanliness, excellent
115	Flooring	Vinyl tile		Dark grey	Excellent , cleanliness, excellent



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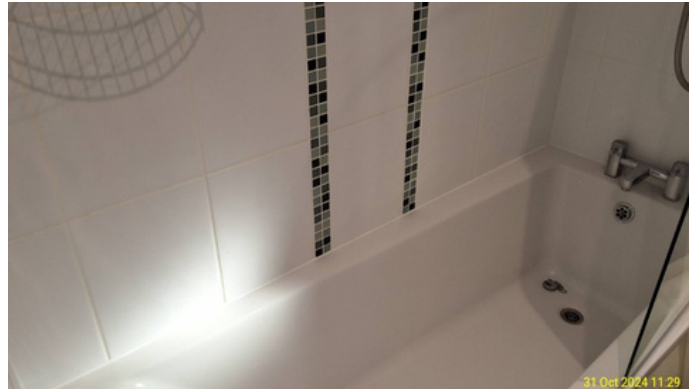
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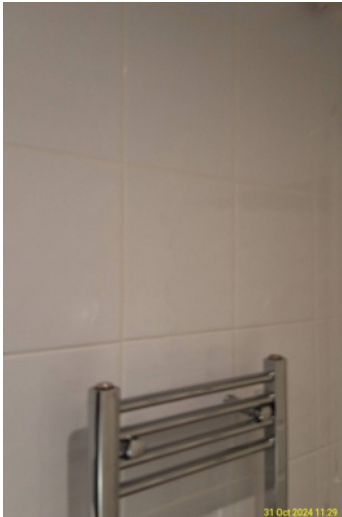
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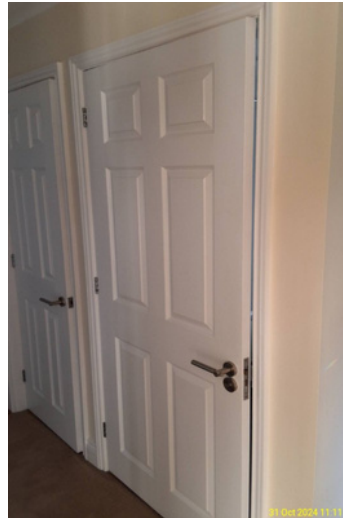
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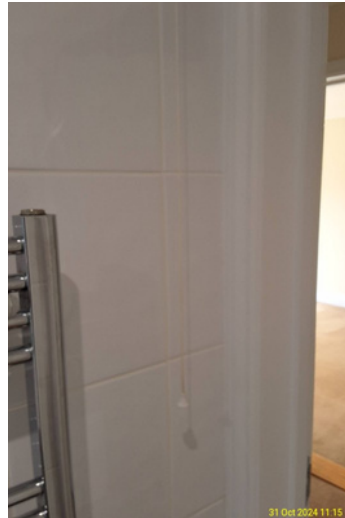
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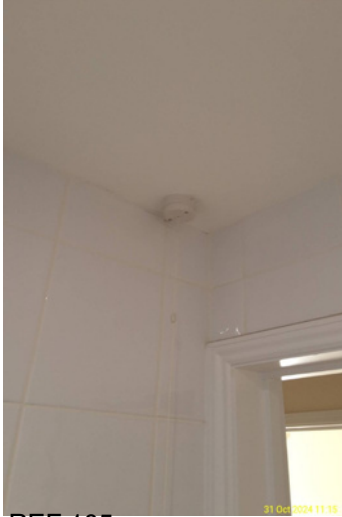
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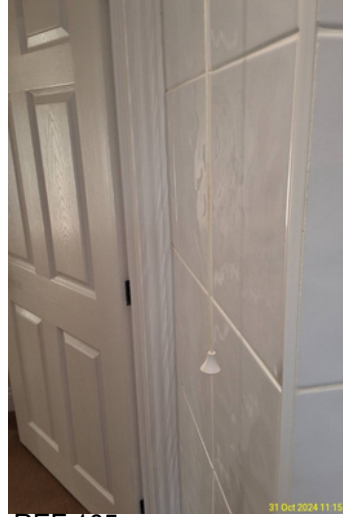
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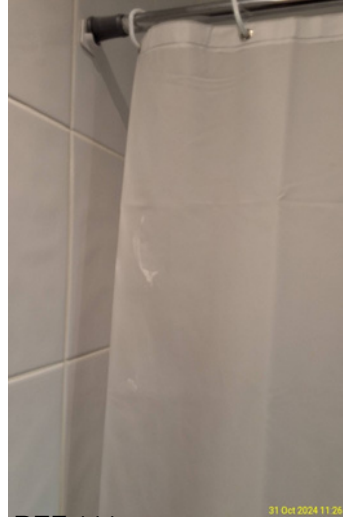
REF 110



REF 111



REF 111



REF 111



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REF 112



REF 112

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REF 112

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REF 114

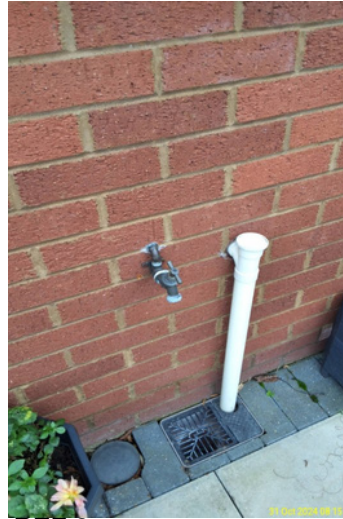
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External Rear / Garden

Ref	Item	Description	Qty	Colour	Condition + Comments
	Fixtures / Fittings				
1	Lighting	Wall mounted lamp	1	White	Good condition/ clean / working
2	Other	Tap	1		Good condition/ clean / working
3	Other Overview	The rear garden is laid to lawn in good seasonal condition. There are concrete slabs to the seating area with a grey brick border in good/ clean condition. To the perimeter is a wooden fence with concrete supporting posts in good condition/ clean 6 wooden trellis are fixed to the fence in good condition. At the foot of the fencing, there is an earth border in well kept condition . NOTE: ALL ITEMS IN IMAGES ARE THE TENANTS OWN.			



REF 1



REF 2



REF 3



REF 3



REF 3



REF 3



REF 3



REF 3



REF 3



REF 3



REF 3



REF 3



REF 3



REF 3

Garage

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
135	Doors	Metal up and over	1	Dark blue	Good condition/ clean/ working
136		Upvc, double glazed, architrave, acrylic handle, casement window to side (window key present)	1	White	Good condition/ clean
	Fixtures / Fittings				
137	Electric	Fuse box	1	White	Excellent , cleanliness, excellent
139		Plastic sockets and switches, 2 double, 2 single light switches		White	Excellent , cleanliness, excellent , working
141		Double plug socket (external)	1	Black	Good condition/ clean / not tested by inventory clerk
138	Lighting	Ceiling mounted fluorescent	1	White	Excellent , cleanliness, excellent , working
140		Wall mounted solar sensor light	1	Black	Good condition/ clean / not tested by inventory clerk
142	Other	Metal plant pots holder and hook to wall		Black	Good condition/ clean
	Other				
143	Overview	The garage is brick construction, with tiles to the roof in good condition. Plastic guttering and upvc fascia all round in good clean condition. The inside has a grey garage paint floor in good condition, which appears clean. The roof space has natural wooden beams in good condition. NOTE: ALL CHATELS IN THE GARAGE BELONG TO THE TENANT			



REF 135



REF 136



REF 136



REF 137



REF 138



REF 139



REF 139



REF 139



REF 140



REF 141



REF 142



REF 143



REF 143



REF 143



REF 143



REF 143



REF 143

Disclaimer

This inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled the inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. nor are they a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

Property left in lofts, cellars, garages, sheds and locked cupboards or rooms, which have not been inventoried, are the sole responsibility of the Landlord.

Safety Disclaimer

This inventory relates only to the furniture, furnishings and all of the Landlords equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the time of the inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this inventory and, therefore, no guarantees are given in respect of them.

Furniture and Furnishings (Fire) (Safety) Regulations 1988 - As amended 1994

If requested by the Landlord or Agent and where it is possible to identify that furniture and furnishings comply with the above regulations, it will be recorded on the inventory. If not recorded on the inventory, identification was not visible or present.