



Inventory & Schedule of Condition Report

Date:

Property Address:

On behalf of:

A link to access all the photos taken on the day can be found here:

Ivy House Residential Limited

T: 07546 365 746

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1 Ivy House Residential Limited.

c/o 10a Roding Avenue, Woodford Green IG8 8HZ.

Registered in England & Wales Company No. 11023782

Tel: 07546 365 746 / Email: angelou@ivyhouserresidential.com



Inventory Contents

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Disclaimer

This inventory / check in / check out report has been prepared by a clerk of Ivy House Residential Limited and is compiled as an “as seen” record at the time of the property visit. This report is intended as an informative guide to help both the Landlord and Tenant and should not be seen as anything more than a fair record of a property’s internal condition and its contents. This report should not be used as an accuracy description of each and every piece of furniture and equipment, or as a structural survey report, but can be used as a way of identifying the condition of any item recorded. Unless otherwise stated, it is accepted that a listed item is in good condition and free from any signs of obvious defect or damage.

The clerk preparing this report is not an expert on fabrics, woods, materials, antiques and so on. The clerk is not a qualified surveyor or valuer, they are not required to state whether items are antique, made of precious materials, are of significant value and so on despite the sometimes appearance obviously so.

The clerk may not be able to gain access to hard to reach areas, such as lofts, cellars, sheds or locked areas or areas which pose a risk to the clerk. The recording of items in these hard to reach areas may therefore not be included in the inventory report and is the sole responsibility of the landlord to report those items, however every effort will be made by the clerk to record all items.

The clerk cannot be held responsible for being unable to record items in areas they deem to pose a risk to them and / or affect access or viewing, for example the moving of furniture, lifting of heavy rugs, lifting mattresses, plant pots and so on. Ivy House Residential acknowledges that the contractual items listed in the Tenancy Agreement overrule the opinion of the inventory clerk.

It is highly recommended that this report is inspected for accuracy by the landlord and tenant at the start of the tenancy. Any queries or assumed discrepancies relating to the description or content must be addressed to Ivy House Residential within 14 days of the date of the property visit.

All reports relate only to the property’s condition, including furniture and furnishings, and all landlords equipment and contents within the property. There is no guarantee of safety of any such equipment or contents described; merely a record that such items exist in the property on the date of the inspection including any comments made regarding the superficial condition . Please be advised that none of the electrical or gas appliances have been checked as to working order and may be recorded differently by tenants following the subsequent usage of.

The inventory clerk is not a qualified electrician, gas engineer, housing health and safety rating system (HHSRS) inspector, Legionella Bacteria testing or Fire Regulation expert, and is not required to report on anything which contravene any housing or safety regulations or legislation, although they may indicate where something appears to require attention from, or by the landlord or their representative.

Guidance for Tenants:

Please ensure you read through the report carefully. If everything looks satisfactory, you do not need to contact us, just keep a copy of the report safe for future reference. If you would like to comment on any part of the content of this report you should do so taking the following into consideration:

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At check-in

If you have any comments, please should submit them within 2 working days of receipt and your comments will be added to the inventory report.

At check-out

At the time of check out, the inventory clerk will use the inventory prepared at the commencement of your tenancy and will check for any changes. These will be recorded in the check out report. If you are not present for the check out, please submit your comments within 2 days of receipt to either your letting agent, landlord or us.

We would kindly ask that you review the report in the first instance before submitting your comments. If your comments reiterate the comments we have already made on the report, then these will not be added to the report. For example, if there are 10 scuff marks to a wall in the property and we have noted that the wall is 'scuffed and marked' we would not amend the report to say there are 10 scuffs. We are always appreciative of comments, however we would encourage you to concentrate on the condition of items you feel we have misrepresented completely.

How To Prepare for Check Out

Please refer to your tenancy agreement for guidance as to how you need to return the property at the time of check out. If you are at all unsure, please speak to your letting agent or landlord for guidance. As a general rule, tenants are expected to return the property in the same condition as they received it at the time of their check in. If the property was professionally cleaned when you moved in, it should be professionally cleaned or cleaned to a professional standard and to the same standard as you received the property . Fair wear and tear is expected and will be recorded on the check out report as fair wear and tear, however damage will also be recorded as damage.

What is fair wear and tear and what is damage?

Normal wear and tear refers to gradual damage that you would expect to see in a property over time. For example, worn carpets, faded curtains and minor scuffs and scrapes on the walls are all things that are extremely difficult if not impossible to avoid over a period of months and years. Damage caused by a tenant is something different. Unlike wear and tear on a rental property, this isn't naturally occurring. Instead, it is harm that's committed on purpose, by accident or through neglect that affects the normal function or usefulness of the property. Examples of tenant damage can include anything from a broken toilet seat to a smashed mirror, missing door handles, holes or dents in walls, or carpets soaked with pet urine.

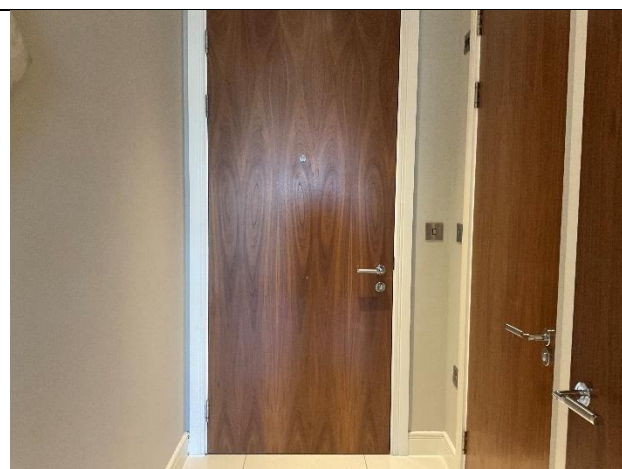
SCHEDULE OF CONDITION		
	Condition At Check In	Condition At Check Out
Property Cleanliness	Property is clean, minor omissions where noted	
Decoration	In good condition, some minor scuff marks where noted, a few plastic hooks where noted	
Floors	In good condition, clean, wooden floors showing some surface scratches, one cracked tile in entrance hallway, carpet in bedroom showing 2 x burns and spot marks, carpet is vacuum cleaned	
Window Dressings	Blinds to reception room not in working order, curtains showing some fraying and discolorations to the lining	
Windows	Clean to interior, 1 x window in reception room not in full working order	
Kitchen	1 x Kitchen door front showing signs of water ingress, final wipe required to some door fronts, units and appliances are clean and tested for power, both extractor bulbs not in working order, tap is dripping, crockery / kitchen wear items stored neatly	
Bathroom (s)	Suite is clean, mastic is peeling slightly above the mirror, minor cleaning issues to the shower cubicle area	
Fixtures & Fittings	Clean, in good condition	
Furnishings	In good condition	
Mattress(es)	Stained	
Lighting	3 x not in working order	
External Areas	N/A	

The schedule of condition is a summary only. For a full record of the property and contents, please read the main report

FRONT DOOR	Quantity	Description	Inventory / Check-In	Check Out	Liability
Exterior	1	White painted wooden door frame	In good condition, clean, some minor angle chips, door bell LHS (detached)		
	1	Varnished wooden door panel, silver numerals 19, spyhole, doorknob, Yale lock	Door is showing a large score line on centre, scattered scuff marks, one screw missing from the door handle, clean, in good condition		
Interior	1	White painted wooden door frame	In good condition, clean		
	1	Varnished wooden door panel with silver metal back of spyhole with cover, handle and twist lock	Lock is in working order, some scattered score lines throughout, one small chip low level right-hand side		



Front Door External



Front Door Internal

HALLWAY	Quantity	Description	Inventory / Check-In	Check Out	Liability
Ceiling		White painted ceiling	In good condition, one or two minor scuff marks, 1 x settlement crack		
Walls		Off-white painted walls	In good condition, some minor angle chips, some minor mid- to low-level scuff marks		
Skirting		White painted wooden skirting	In good condition and clean		
Floors		White tiled flooring	In good condition, clean, one tile showing a large crack near the kitchen		
Lighting	3	Ceiling inset spotlights	All in working order		
Fixtures & Fixings	3	Silver metal single light switches	Clean, untested		
	1	Matching single fuse	Clean, untested		
	1	Matching double plug socket	Clean, untested		
	1	White plastic BT Openreach socket	Clean, untested		
	1	White plastic digital display thermostat control	Clean, untested		
	1	White plastic entry phone system	Clean, untested		
	2	Skirting-mounted silver metal and black rubber-tipped doorstop	Secure, clean, both rubber tips not seen		
	1	Ceiling-mounted white plastic smoke detector	In working order		
	1	Doorbell chime	In working order		
	1	Fitted cupboard: white painted wooden door frame, varnished wood door panel, silver metal handle. Inside comprises a white painted ceiling, white painted walls, white painted wooden skirting, white tiled flooring, one ceiling-mounted rose with bulb, white plastic sockets and switches, one beige plastic underfloor heating control box, one white plastic fuse box with cover, 1 x plastic hook	In good condition, clean, some minor scuff marks to the door, ceiling, walls and skirting in good condition, tiled flooring difficult to inspect due to number of items, bulb not in working order, sockets and switches are clean and untested, underfloor heating control box is clean but untested, fuse box with cover is clean and untested		

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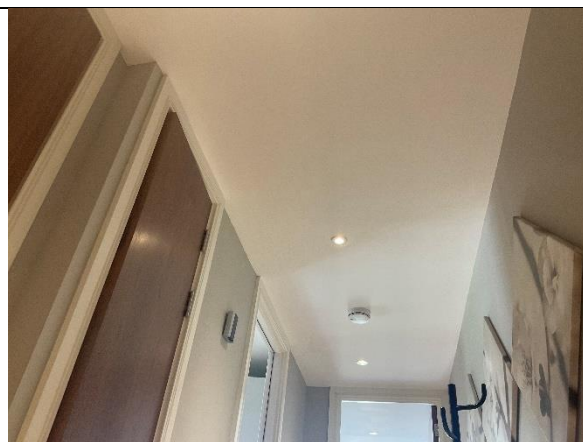


Contents		Contents in cupboard: one ironing board with a semi-nude man on the cover, vacuum cleaner with attachments, one dustpan and brush set, 2 x duster, one bath mat, 2 x wooden strips	Vacuum cleaner taped together, dustpan and brush set is in good condition, duster is in used condition, bath mat in good condition		
	1	Black metal freestanding coat stand	In good condition, clean, slightly unstable		
	1	Set of three floral canvas prints attached to the walls	In good condition		
	1	Beige three-tier bedside table	Showing a few scuff marks, in good condition, clean, purple marks to the top		

		
Hallway	Flooring	Door Stop – Tips missing



Side Table – Stains to Top



Ceiling



Prints



Cupboard Contents



Ceiling

BATHROOM	Quantity	Description	Inventory / Check-In	Check Out	Liability
Door Exterior	1	White painted wooden door frame	In good condition, clean		
	1	Varnished wood door panel, silver metal handle, back of twist lock	Score line on centre, some scattered scuff marks, in good condition, clean		
Door Interior	1	White painted wooden door frame	In good condition, clean		
	1	Varnished wood door panel with silver metal handle, twist lock	Handle is in good condition, lock is in working order, some minor scuff marks to the door		
Ceiling		White painted ceiling	In good condition, mastic sealant peeling slightly above mirror to the RHS		
Walls		Grey tiled walls	In good condition, clean , 3 x plastic hooks		
Flooring		Grey tiled flooring	In good condition, clean		
Lighting	3	Ceiling inset spotlights	All in working order		
Fixtures & Fixings	1	Silver metal shaver socket point	In good condition, clean		
	1	Wall-mounted large frameless mirror	In good condition, cleaned but showing some minor smear marks		
	1	Beige stone-effect shelf surround	In good condition, clean		
	1	White ceramic W.C, white plastic seat and lid, silver plastic dual push flush	Flush is in working order, clean, in good condition, toilet seat is slightly loose		
	1	White ceramic wash hand basin, silver metal plughole, plug guard, hot and cold mixer tap	Taps are in working order, clean, in good condition		
	1	Shower cubicle: comprising white plastic shower tray, four panes of glass, two silver metal handles, silver metal shower flex, shower controls, shower riser bar showerhead	In good condition, clean, shower cubicle doors cleaned but showing some minor water marks and smear marks, interior tiled walls showing minor water marks at low level		
	1	Silver metal heated towel rail	Secure, in good condition, untested		
	1	White Plastic ceiling mounted air vent	Clean, untested		

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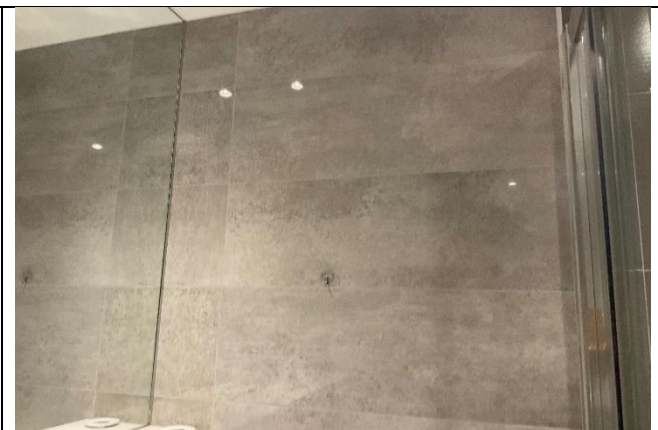
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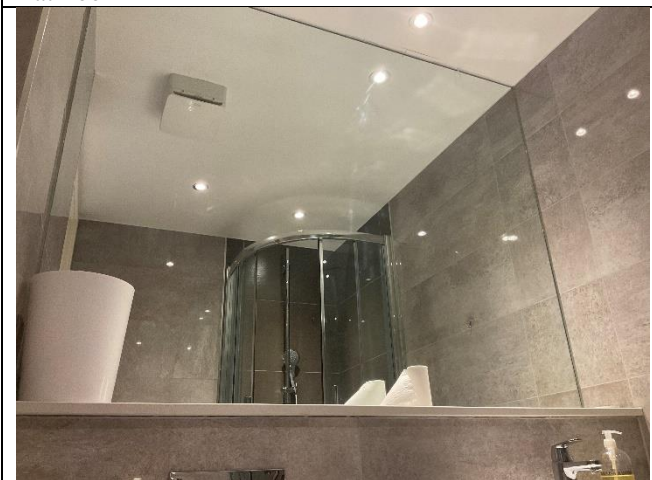
Contents	1	White plastic bin	In used condition		
	1	Plastic toilet brush set	In used condition		



Bathroom

Flooring

Wall



Mirror

WC

Basin

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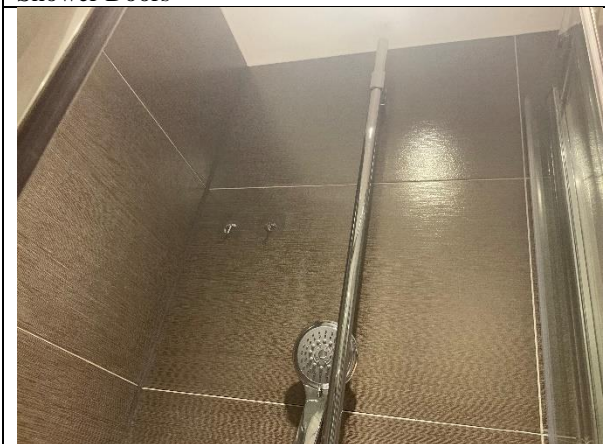
Shower Doors



Shower Tray



Shower Flex & Controls



Shower head & Riser Bar



Towel Rail



Ceiling

KITCHEN	Quantity	Description	Inventory / Check-In	Check Out	Liability
Door Exterior	1	White painted wooden door frame	In good condition, clean		
	1	Varnished wood door panel, silver metal handle	In good condition, clean		
Door Interior	1	White painted wooden door frame	In good condition, clean		
	1	Varnished wood door panel, silver metal handle	In good condition, clean, a few splash marks to the door panel		
Ceiling		White painted ceiling	In good condition		
Walls		White painted walls	In good condition, 1 x plastic hook		
		Granite-effect splashback tiled walls	In good condition, clean		
Skirting		White painted wooden skirting	In good condition, clean		
Floors		Wooden flooring	In good condition, clean, some surface scratches throughout		
Window	1	Window: white UPVC frame, one pane of glass, one silver metal handle, one lock, no key seen	Clean to interior		
Back Door	1	Door: White UPVC frame, one pane of glass, one covered panel, one silver metal handle, one lock, one key seen	In good condition, clean to interior, slightly dusty and watermarked to exterior		
Lighting	3	Ceiling inset spotlights	All in working order		
	2	Under unit spotlights	One is not in working order		
Fixtures & Fixings	1	Ceiling-mounted heat detector	Green power light is showing		
	1	Ceiling-mounted Vent-Axia unit	Dusty, untested		
		Numerous silver metal sockets and switches	Clean, untested		
	9	White laminate kitchen unit door fronts	Clean to interior and exterior, Interior of door to the washing machine showing a chip and signs of water ingress to the top Exterior of some of the door fronts showing minor drip marks, require a light final wipe		

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	3	Matching drawer fronts	Clean to interior and exterior		
	3	Wood laminate kitchen unit door fronts	Clean to interior and exterior		
	1	Silver metal sink with plughole, hot and cold mixer tap and a plug cover	Clean but showing some abrasive scratches, taps in working order but dripping		
	1	Wall-mounted silver metal and black rubber-tipped doorstep	Secure, in good condition		
	1	Stainless-steel breakfast bar	Secure, in good condition, some abrasive scratches to top		
Appliances	1	Siemens integrated single oven, digital clock display, two circular dials, four buttons. Inside comprises three silver metal wire racks	Clean, tested for power, light is in working order		
	1	Siemens integrated fridge/freezer: fridge comprises five clear plastic door trays, five clear glass shelves with white plastic trim, clear plastic salad crisper. Freezer comprises three clear plastic drawers	In good condition, clean, light is in working order, freezer is cleaned and defrosted but water remains to interior of drawers		
	1	White freestanding microwave	Clean, tested for power		
	1	Krups coffee machine	Clean, untested		
	1	Siemens integrated washer/dryer	Clean, tested for power, some discolouration to the soap drawer		
	1	Siemens black glass hob	Large crack to the lower left-hand side corner, slightly rough to the lower right-hand side corner, clean and tested for power		
	1	Siemens integrated extractor hood	Clean, tested for power, both bulbs are not in working order		
	1	Siemens integrated slimline dishwasher with two crockery racks, one grey plastic cutlery tidy	Clean, tested for power		
	1	Baxi white metal boiler	Clean, untested		
	1	Cookworks silver metal jug kettle with base	In good condition, untested		
	3	Wooden chopping boards		3 seen	FWT

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Crockery / Cook Wear	1	Balloon whisk	Clean, stored neatly to the cupboards		
	1	Wooden slotted spoon			
	1	Wooden rolling pin			
	1	Wooden slotted fish slice			
	1	Wooden spoon			
	1	Peeler			
	1	Sharp knife with black handle			
	1	Stainless-steel pasta spoon			
		Selection of dessert and soup spoons			
	2	Bottle opener			
	7	Teaspoons			
	10	Forks			
	1	Corkscrew			
	12	Dinner knives			
	2	Small sharp knives			
	1	Tea strainer			
1	Plastic bowl				
	2	Cafetières			
	1	Floral-patterned saucepan with matching lid			
	1	Frying pans			
	8	White ceramic bowls of varying sizes			
	16	Various side plates			
	6	Tall glass tumblers			
	7	Wine glasses			
	4	Grey coffee mugs			
	3	Small glass tumblers			
	1	Latte glass with a silver metal handle			
	3	Pint glasses			
	1	Salt and Pepper grinders			
	1	Black square oven dish			
	4	White side plates			
1	3 tier stainless steel steamer with a clear glass lid				
Furniture	1	Blue bar stool with stainless-steel legs	Showing some scuffs to the top		

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	1	Yellow bar stool with stainless steel legs	Showing some scuffs to the top		
	2	Stainless-steel bar stools	In good condition, some minor scuff marks		
Contents	1	Wall-mounted clock	Clean, not in working order		

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Kitchen



Kitchen



Cupboard Contents



Cutlery Drawer



Cupboard Contents



Sink



Kettle



Door Front – Water Ingress



Washing Machine



Soap Drawer



Microwave



Hob

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PRS
Property Redress Scheme

aiic
Association of Independent Inventory Centres



Oven



Fridge



Freezer



Dishwasher



Ceiling



Table

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RECEPTION ROOM	Quantity	Description	Inventory / Check-In	Check Out	Liability
Ceiling		White painted ceiling	In good condition		
Walls		White painted walls	In good condition, one or two minor mid- to low-level scuff marks		
Skirting		White painted wooden skirting	In good condition, clean		
Flooring		Wooden flooring	Numerous scratches throughout, in good condition, clean		
Windows	4	Window: white UPVC frame, eight panes of glass, four silver metal handles, four locks, no keys seen	Clean to interior, LHS window is stiff to operate and does not open fully, rest are in working order		
Lighting	8	Ceiling inset spotlights	All in working order		
Fixtures & Fixings		Numerous stainless-steel sockets and switches	All clean, untested		
	2	Grey metal curtain poles	Secure, in good condition		
	2	White venetian blinds	Both do not appear to be in working order		
Furniture	1	Yellow and green freestanding vintage-style display cabinet, two glass door fronts, two drawers	Showing some age-related wear, scuff marks to shelf, in good condition		
	1	Grey fabric three-seater couch, one long seat pad, three back cushions	In good condition, clean		
	1	White leather-effect chaise lounge	Showing some signs of wear to the leather, in good condition, clean		
	2	Freestanding multi-coloured open-shelf box units	In good condition, clean, some age-related wear		
	1	Wood laminate desk	In good condition, clean		
Contents	1	Acer black monitor	In good condition, untested		
	2	Pairs of grey full-length eyelet curtains	All showing discolouration to the back and all fraying at low level		
	1	Wall-mounted canvas print of a woodland scene	In good condition, clean		

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	1	Stainless-steel and black plastic pedal bin	Clean, empty, stored under kitchen sink		
	2	Beige fabric seat covers	In good condition		
	1	Folder containing appliance manuals	To be kept in property at all times		

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Reception Room



Vintage Style Unit



Couch



Storage Boxes



Couch



Windows

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BEDROOM	Quantity	Description	Inventory / Check-In	Check Out	Liability
Door Exterior	1	White painted wooden door frame	In good condition, clean		
	1	Varnished wood door panel, silver metal lever handle	In good condition, clean		
Door Interior	1	White painted wooden door frame	In good condition, clean		
	1	Varnished wood door panel, silver metal lever handle	In good condition, clean		
Ceiling		White painted ceiling	In good condition		
Walls		Off-white painted walls	In good condition		
Skirting		White painted wooden skirting	In good condition, clean, some minor scuff marks in places		
Flooring		Beige fitted carpet	Circular ring mark on entry, discoloured throughout, flattening to the pile to the walkways, 2 x burns to the LHS near to the wardrobe, brown spot marks near the door on entry, vacuum cleaned		
Window(s)	1	Window: white UPVC frame, two panes of glass, one handle, one lock, no key seen	Clean to interior, window is in working order, some minor scuff marks to the UPVC frame		
Lighting	4	Ceiling inset spotlights	All in working order		
		Numerous stainless-steel sockets and switches	All are clean, untested		
Fixtures & Fixings	1	Fitted wardrobe: one sliding mirrored door front, one opaque sliding door front. Interior comprises one hat shelf, one silver metal hanging rail, two shelves, one set of drawers	In good condition, clean, some minor scuff marks to interior, various coat hangers seen		
	1	Black venetian blind	Does not appear to be in working order, clean		
Furniture	2	Beige sliding door bedside units	Some minor discolouration and scuff marks, in good condition, clean		

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	1	Black leather-effect double bed frame	In good condition, clean, lightly dusty to the edges		
	1	White double mattress	Showing some stains		
Contents	1	Stainless-steel bedside lamp with a grey fabric shade	Bulb is in working order, clean		
	1	Plug-in alarm clock	In good condition, stored to wardrobe, untested		
	1	Wall-mounted canvas of a zebra	In good condition		
	1	White pillow	In used condition, stored neatly to the wardrobe		
	1	White mattress protector	Stained		
	Various	Black fabric coat hanger	As seen		
	1	Grey fabric throw	Uninspected, stored to wardrobe		
	1	Grey fitted sheet	Uninspected, stored to wardrobe		
	1	1 x iron in box	Uninspected		

		
<p>Bedroom</p>	<p>Bedroom</p>	<p>1 x Burn Mark</p>
		
<p>2 x Burn mark</p>	<p>Bedside Table & Lamp</p>	<p>Bed</p>

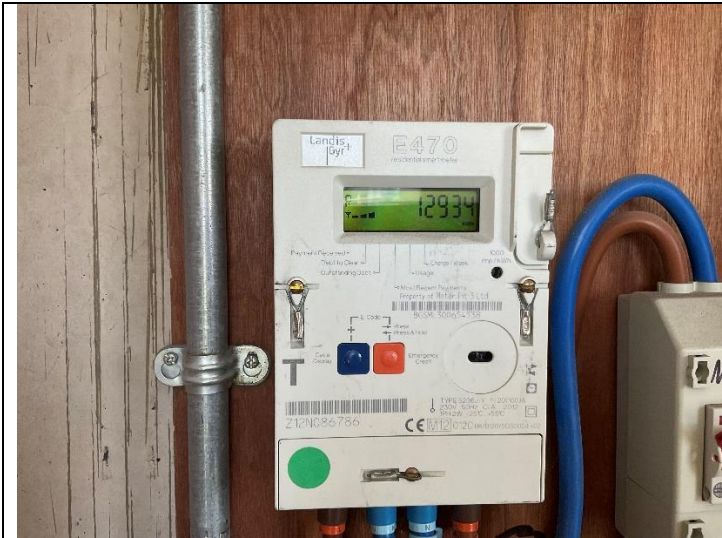
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Mattress protector	Wardrobe Interior	Ceiling

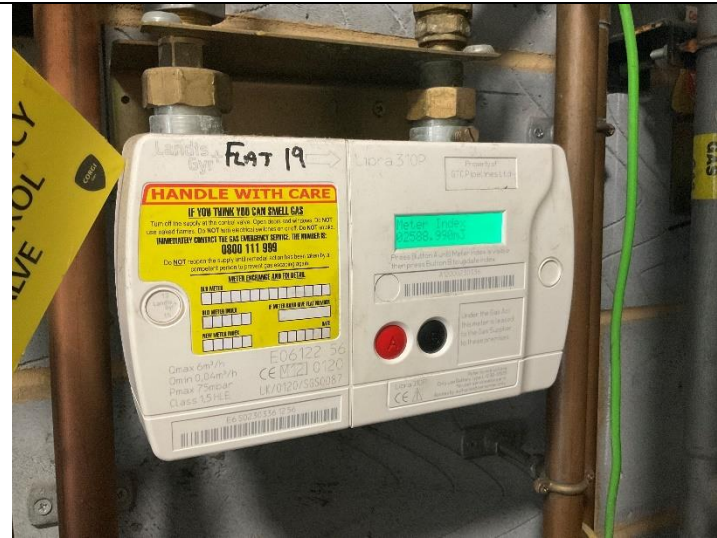
<i>Smoke / Heat / CO Alarm</i>	<i>Location</i>	<i>Tested for Power Y/N</i>
Smoke	Hallway	Y
Heat	Kitchen	Y
CO Alarm	Kitchen	Y
Gas Y	Boiler in kitchen	

No. of floors in property: 1
Smoke alarm on each floor: Yes
Furnished / Unfurnished: Furnished





Electricity Meter
 Location: Through balcony door
 Access: Riser cupboard key
 Serial No.:Z12N086786
 Reading: 12934



Gas Meter
 Location: GF external
 Access: Fob
 Serial No.:A12000230336
 Reading: 02588,990

Keys Released at Check In

2 x Front Door keys
1 x Fob (taped but in working order)
2 x FB1
1 x Post Box
1 x Riser Key (electricity meter)
1 x Balcony door key (found and left in situ)
3 x further small silver keys, possibly window or post box

Returned to agent



Keys Returned at Check Out