



# Inventory and Check-In Report

for

● Lloyd Court, 79 Mount Pleasant, Redditch, B97 4HZ



Instructed by

Hadley & Co

Prepared By

Hadley & Co Lettings

Date of Report

08/August/2013

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## About the Inspection

### What does this report tell you?

This inventory relates only to the fabric, furnishings and all landlord's equipment and contents in the property. This inventory has been prepared on the accepted principle that where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect. Where an inventory and condition report is compiled at an old property, it is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

### What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or Valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

### What is inspected?

The Inventory Provider carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. Belongings left by the owner in a locked room or outbuildings will not be inventoried and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

### Heavy items:

Heavy items of furniture such as kitchen appliances, wardrobes and beds, will not be moved and the inventory clerk will not report on the condition of any flooring underneath, or areas surrounding such items that cannot be seen.

### Ownership:

This inventory remains the property of the instructing party and shall not be used or copied without their written permission.

## Tenant guidance notes

It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

- Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumbles Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

# Property Information

## General:

Property Furnished	Unfurnished
Property Type	Apartment
Property Style	Purpose Built
Stopcock location	In kitchen base unit

## Utility Meters:

	Location	Serial Number	Reading
1: Electric	Communal Cupboard, Ground Floor	D06G609498	14957
2: Water	Kitchen Unit	2006085395	0584
3: Gas	Rear Communal Area	593723	01717

1: Electric



2: Water



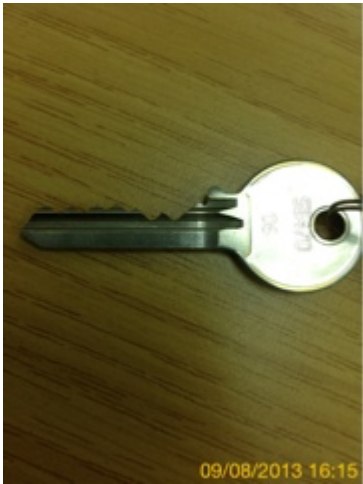
3: Gas



Keys:

	Location	Number	Comments
1: Yale	Front Door	1	Communal door code:  012enter
	Letterbox	1	
	Miscellaneous	1	

1: Yale Key



2: Yale Key



3: Yale Key



## Safety:

Gas Safety Certificate	Yes
PAT Certificate	No
Window Locks/ Keys	Yes
Smoke Detectors Present	Yes
CO Detectors Present	No

## Cleaning Condition:

General cleanliness	Good domestic
Bathroom	Good domestic
Bathroom Fittings	Good domestic
Curtains and Blinds	Good domestic
Carpets	Good domestic
Hard flooring	Good domestic
Kitchen	Good domestic
Hob and Oven	Good domestic
Kitchen white goods	Good domestic
Mattress(s)	N/A
Upholstery	N/A
Windows (Inside)	Good domestic
Windows (Outside)	Good domestic
Woodwork	Good domestic

1: Entrance



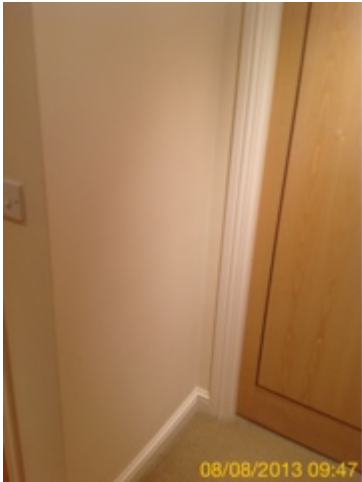
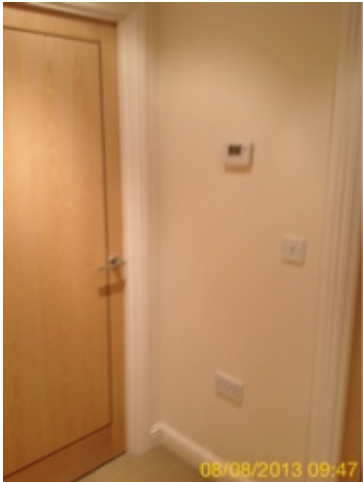
1.1 Door	
Colour: Pine effect	Good Overall - no obvious faults in appearance or functionality



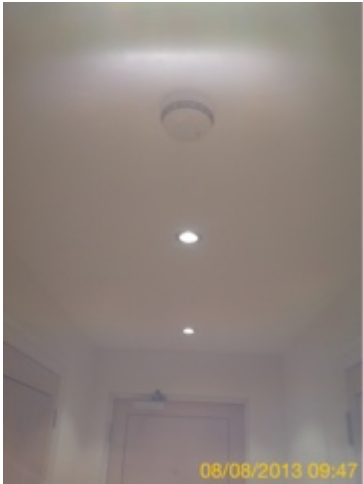
1.1 Door

2: Hallway





2.1 Ceiling	
Colour: White	Good Overall - no obvious faults in appearance or functionality



2.1 Ceiling

2.2 Wall	
Colour: Cream	Good - minor cosmetic damage; functionality not impaired

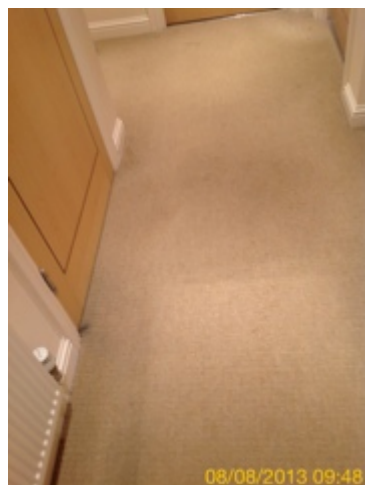
	Element	Element Description	Observations (Check-In)
2.2.2	Skirting	Moulding To Edge, Painted Painted white	N/A
2.2.3	Wall	Plaster, Painted	Some faint blemishes to walls.



2.2.3 Some faint blemishes to walls. 2.2.3 Some faint blemishes to walls.

2.3 Floor	
Colour: Beige	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
2.3.1	Floor	N/A	Various blemishes .



2.3 Floor

2.3 Floor

2.3.1 Various blemishes .

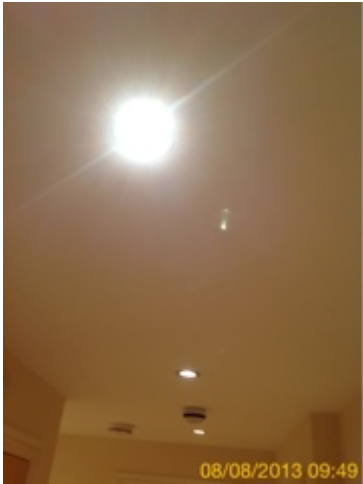


2.3.1 Various blemishes .



2.3.1 Various blemishes .

2.4 Lighting	
Colour: N/A	N/A



2.4 Lighting



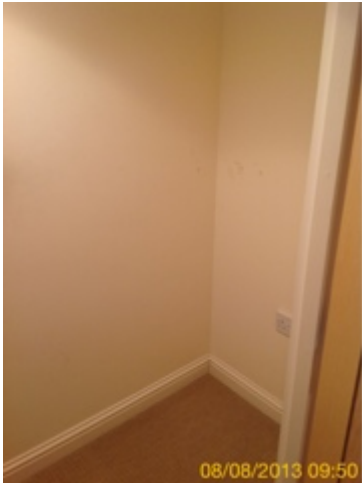
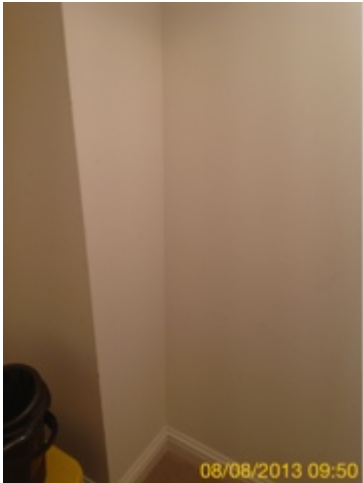
2.4 Lighting

2.5 Radiator	
Colour: White	Good Overall - no obvious faults in appearance or functionality

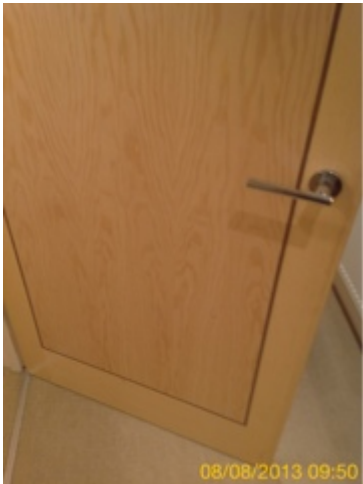


2.5 Radiator

3: Cupboard

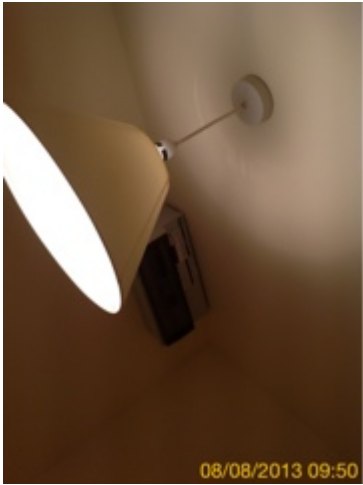


3.1 Door	
Colour: N/A	Good - minor cosmetic damage; functionality not impaired



3.1 Door

3.2 Ceiling	
Colour: N/A	Good Overall - no obvious faults in appearance or functionality



3.2 Ceiling

3.3 Wall	
Colour: N/A	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
3.3.3	Wall	N/A	Various blemishes .



3.3.3 Various blemishes .



3.3.3 Various blemishes .

3.4 Floor	
Colour: Beige	Good Overall - no obvious faults in appearance or functionality



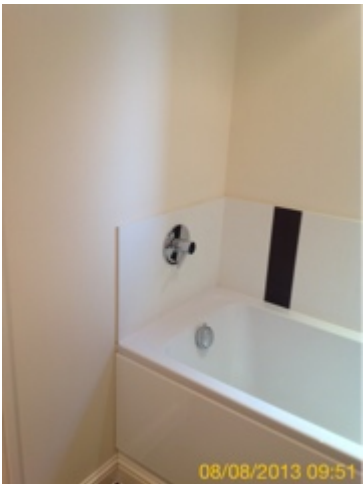
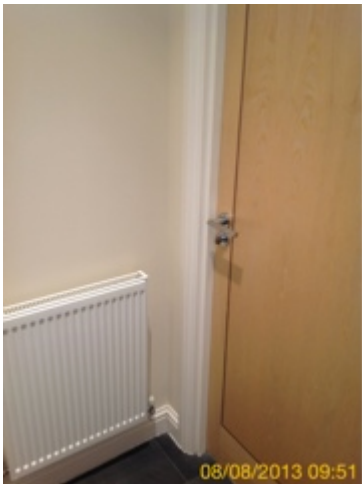
3.4 Floor

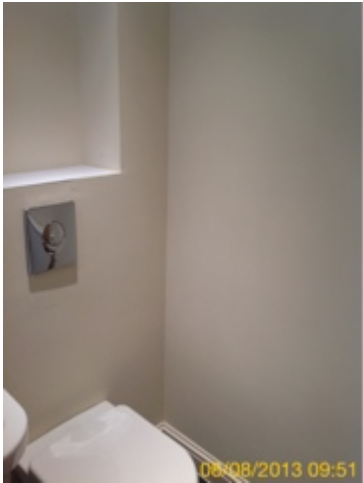
3.5 Lighting	
Colour: N/A	N/A



3.5 Lighting

**4: Bathroom**





4.1 Door	
Colour: Pine effect	Good - minor cosmetic damage; functionality not impaired



4.1 Door

4.2 Window	
Colour: White	Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-In)
4.2.2	Window	N/A	Key left in window.



4.2 Window

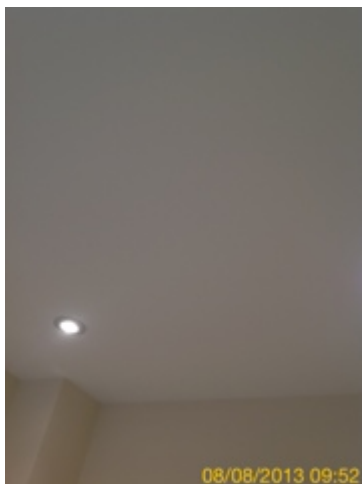


4.2.2 Key left in window.



**4.3 Ceiling**

Colour: White	Good Overall - no obvious faults in appearance or functionality
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4.3 Ceiling

**4.4 Wall**

Colour: Cream	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-In)
4.4.2	Skirting	Moulding To Edge, Painted Painted white	N/A
4.4.3	Wall	Plaster, Painted	Faint marking to wall above toilet.

4.4.3 Faint marking to wall  
above toilet.**4.5 Floor**

Colour: Grey (dark)	Good Overall - no obvious faults in appearance or functionality
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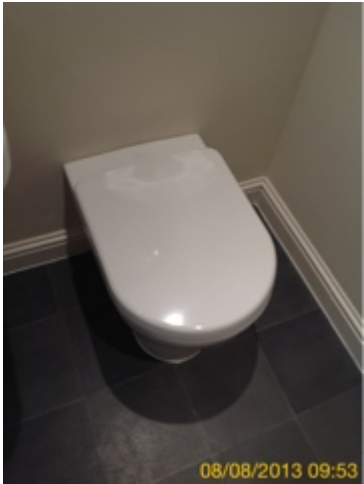


4.5 Floor

4.6 Toilet	
Colour: White	Good Overall - no obvious faults in appearance or functionality



4.6 Toilet



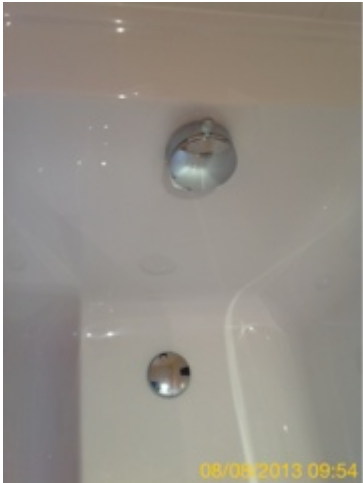
4.6 Toilet

4.7 Basin	
Colour: White	Good Overall - no obvious faults in appearance or functionality

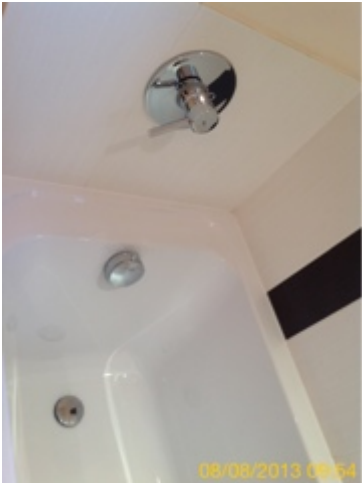


4.7 Basin

4.8 Bath	
Colour: White	Good Overall - no obvious faults in appearance or functionality



4.8 Bath



4.8 Bath



4.8 Bath

4.9 Bath Side Panel	
Colour: White	Good Overall - no obvious faults in appearance or functionality



4.9 Bath Side Panel



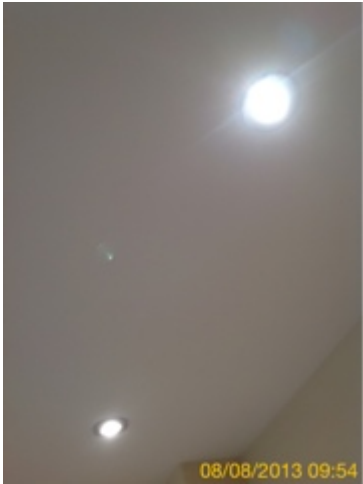
4.9 Bath Side Panel

4.10 Radiator	
Colour: White	Good Overall - no obvious faults in appearance or functionality

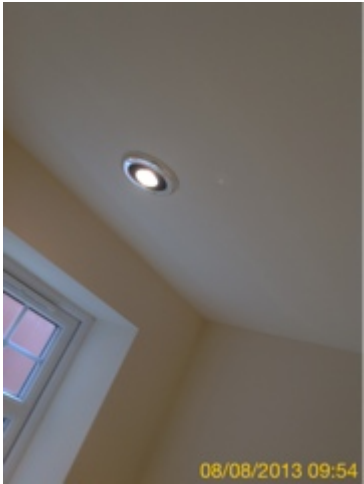


4.10 Radiator

4.11 Lighting	
Colour: N/A	N/A

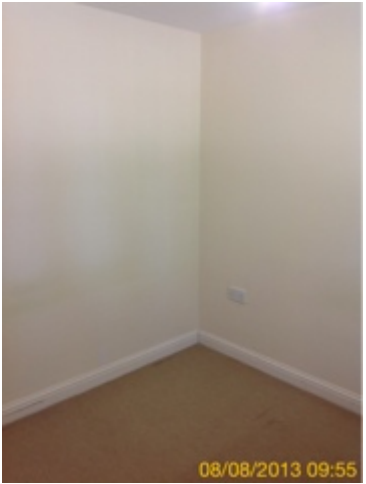


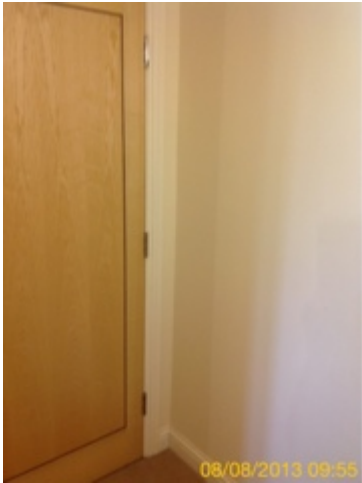
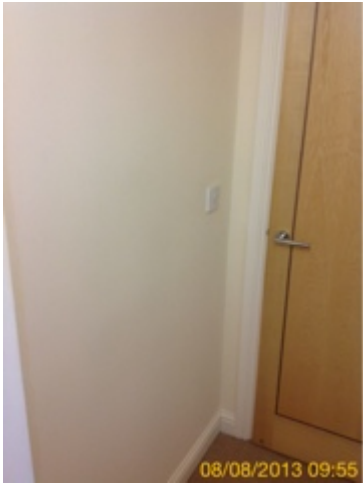
4.11 Lighting



4.11 Lighting

**5: Bedroom 1**





5.1 Door	
Colour: Pine effect	Good Overall - no obvious faults in appearance or functionality



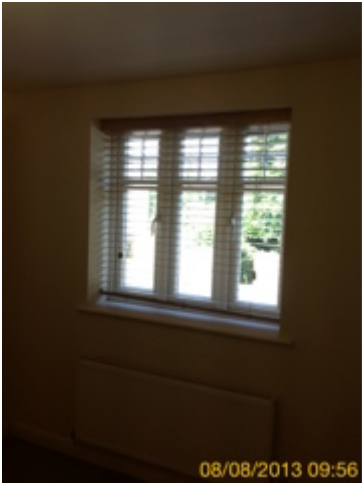
5.1 Door

5.1 Door

5.1 Door

5.2 Window	
Colour: White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
5.2.3	Window Sill	N/A	Some mould spots on seal.



5.2 Window

5.2 Window

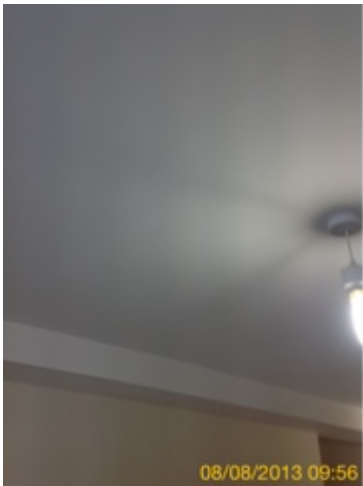


5.2 Window



5.2.3 Some mould spots on seal.

5.3 Ceiling	
Colour: White	Good Overall - no obvious faults in appearance or functionality



5.3 Ceiling

5.4 Wall	
Colour: Cream	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
5.4.2	Skirting	Moulding To Edge, Painted Painted white	Chipped paint.
5.4.3	Wall	Plaster, Painted	Some faint blemishes and furniture markings.



5.4.2 Chipped paint.



5.4.3 Some faint blemishes and furniture markings.



5.4.3 Some faint blemishes and furniture markings.

5.5 Floor	
Colour: Beige	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
5.5.1	Floor	N/A	Furniture marks .



5.5 Floor



5.5 Floor



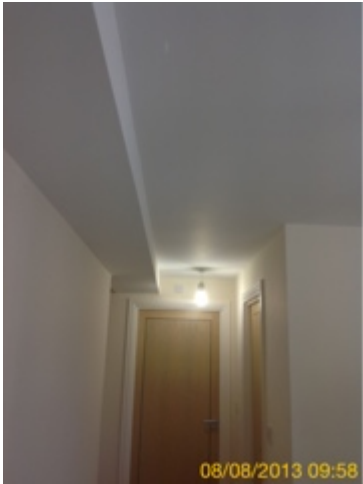
5.5 Floor



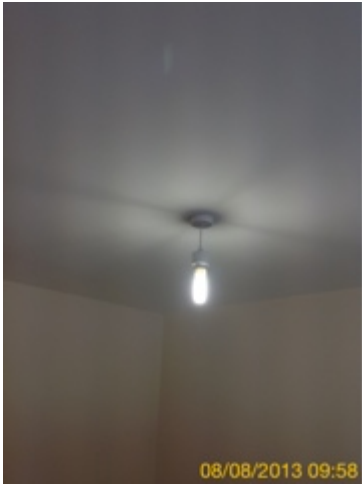


5.5.1 Furniture marks .

5.6 Lighting	
Colour: N/A	N/A



5.6 Lighting



5.6 Lighting

5.7 Radiator	
Colour: White	Good Overall - no obvious faults in appearance or functionality



5.7 Radiator

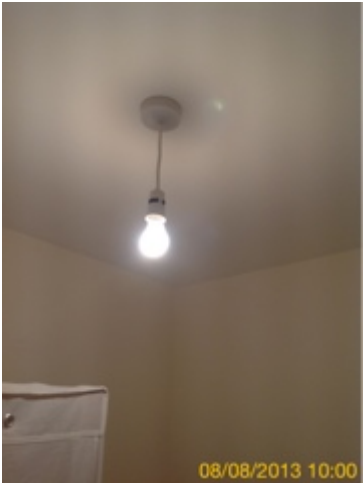
5.8 Wardrobe	
Colour: N/A	Good - minor cosmetic damage; functionality not impaired



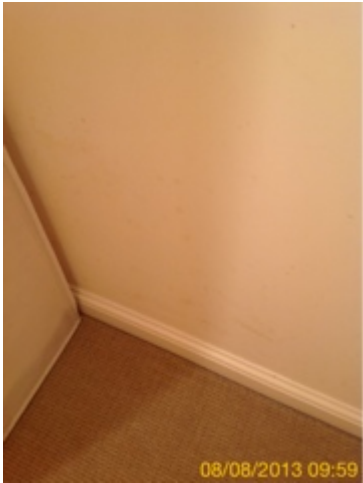
5.8 Wardrobe



5.8 Wardrobe



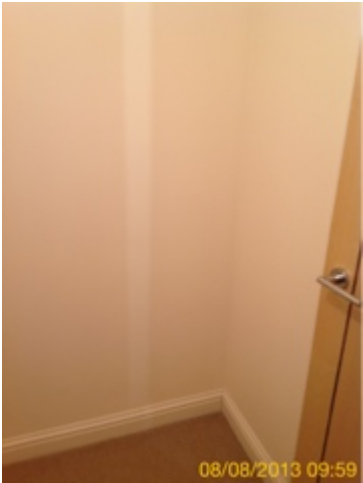
5.8 Wardrobe



5.8 Wardrobe



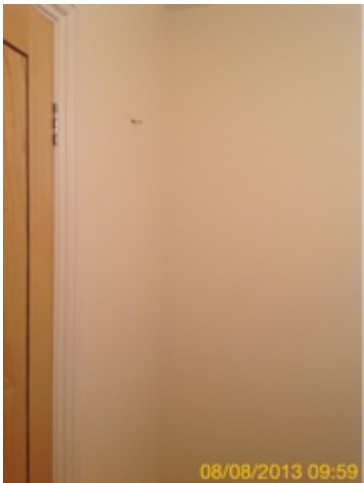
5.8 Wardrobe



5.8 Wardrobe



5.8 Wardrobe



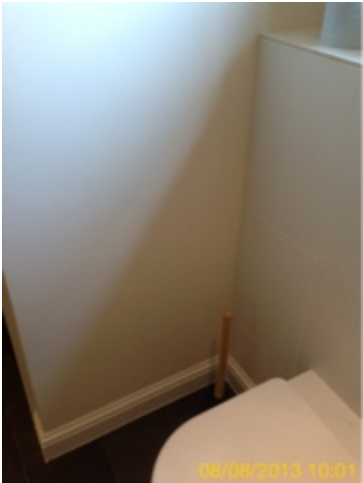
5.8 Wardrobe



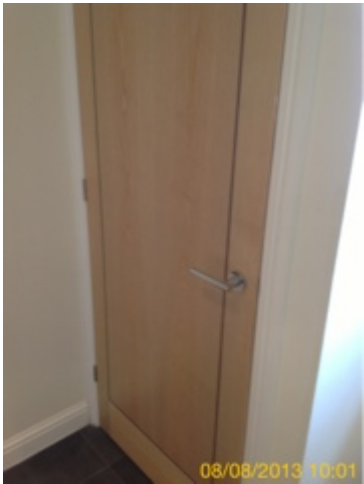
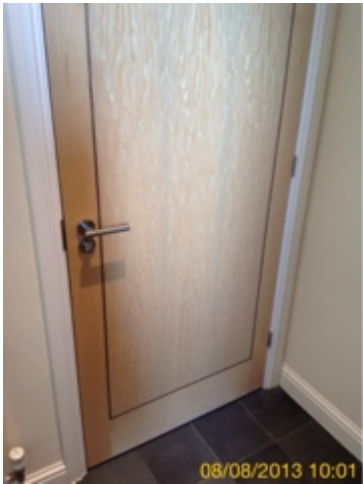
5.8 Wardrobe



6: En Suite



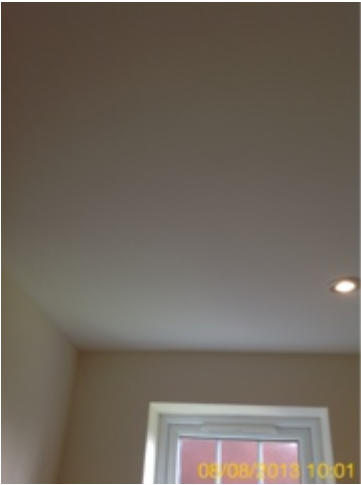
6.1 Door	
Colour: Pine effect	Good Overall - no obvious faults in appearance or functionality



6.1 Door

6.1 Door

6.2 Ceiling	
Colour: White	Good Overall - no obvious faults in appearance or functionality



6.2 Ceiling

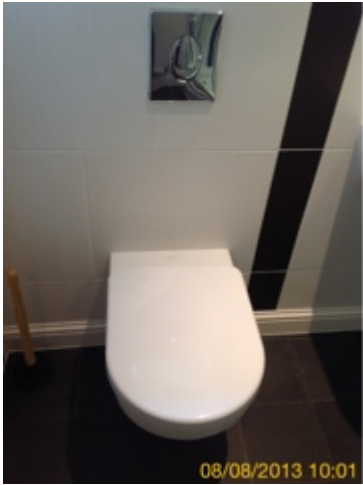
6.3 Wall			
Colour: Cream		Good Overall - no obvious faults in appearance or functionality	
	Element	Element Description	Observations (Check-In)
6.3.2	Skirting	Moulding To Edge, Painted Painted white	N/A
6.3.3	Wall	Plaster, Painted	N/A

6.4 Floor	
Colour: Grey (dark)	Good Overall - no obvious faults in appearance or functionality



6.4 Floor

6.5 Toilet	
Colour: White	Good Overall - no obvious faults in appearance or functionality



6.5 Toilet



6.5 Toilet

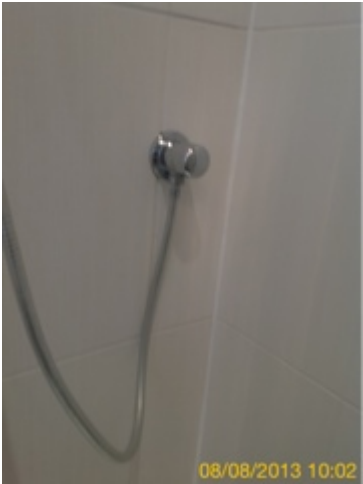
6.6 Shower	
Colour: Chrome effect	Good Overall - no obvious faults in appearance or functionality



6.6 Shower



6.6 Shower



6.6 Shower

6.7 Shower Enclosure	
Colour: White	Good Overall - no obvious faults in appearance or functionality



6.7 Shower Enclosure



6.7 Shower Enclosure



6.7 Shower Enclosure



6.7 Shower Enclosure

6.8 Radiator	
Colour: White	Good Overall - no obvious faults in appearance or functionality



6.8 Radiator

6.9 Basin	
Colour: White	Good - minor cosmetic damage; functionality not impaired



6.9 Basin



6.9 Basin



6.9 Basin

**7: Bedroom 2****7.1 Door**

Colour: White	N/A
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**7.2 Window**

Colour: White	N/A
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**7.3 Ceiling**

Colour: White	N/A
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**7.4 Wall**

Colour: Cream	N/A
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	Element	Element Description	Observations (Check-In)
7.4.2	Skirting	Moulding To Edge, Painted Painted white	N/A
7.4.3	Wall	Plaster, Painted	N/A

**7.5 Floor**

Colour: Beige	N/A
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**7.6 Socket Outlet**

Colour: White	N/A
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**7.7 Switch**

Colour: White	N/A
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**7.8 Radiator**

Colour: White	N/A
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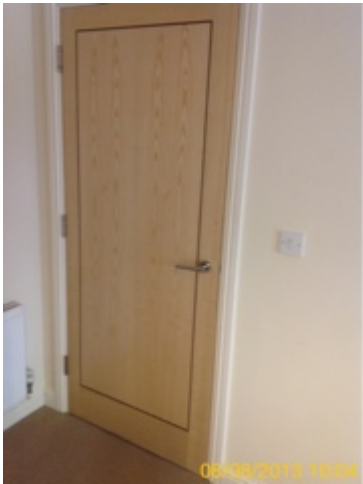
8: Lounge



8.1 Door

Colour: Pine effect

Good Overall - no obvious faults in appearance or functionality



8.1 Door

8.2 Window

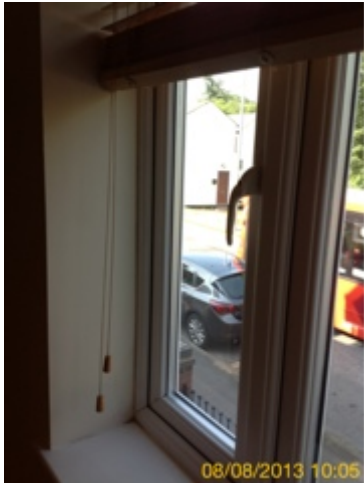
Colour: White

Good Overall - no obvious faults in appearance or functionality





8.2 Window

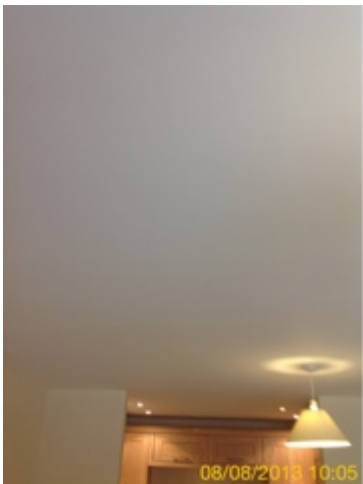


8.2 Window



8.2 Window

8.3 Ceiling	
Colour: White	Good Overall - no obvious faults in appearance or functionality



8.3 Ceiling

8.4 Wall	
Colour: Cream	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-In)
8.4.2	Skirting	Moulding To Edge, Painted Painted white	Movement cracks in skirting .
8.4.3	Wall	Plaster, Painted	Blue tac markings left from previous tenant.



8.4.2 Movement cracks in skirting .



8.4.2 Movement cracks in skirting .

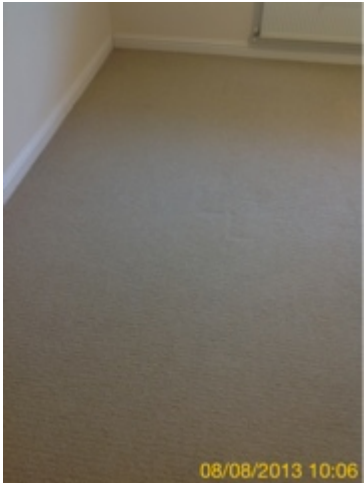
8.4.3 Blue tac markings left  
from previous tenant.

8.5 Floor			
Colour: Beige		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-In)
8.5.1	Floor	N/A	Various signs of wear in carpet.





8.5 Floor



8.5 Floor

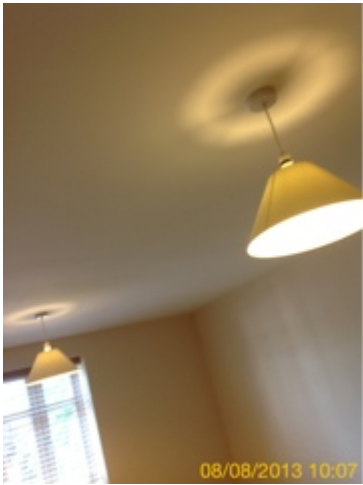


8.5 Floor



8.5.1 Various signs of wear in carpet.

8.6 Lighting	
Colour: N/A	N/A



8.6 Lighting

8.7 Radiator	
Colour: White	Good Overall - no obvious faults in appearance or functionality

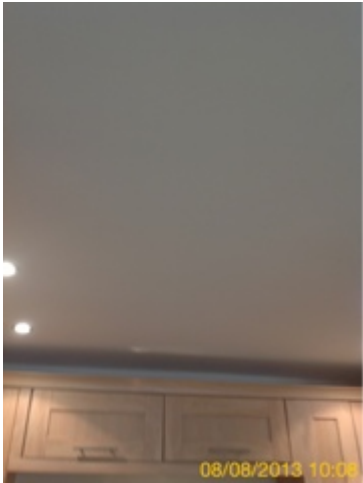


8.7 Radiator

**9: Kitchen**



9.1 Ceiling	
Colour: White	Good Overall - no obvious faults in appearance or functionality



9.1 Ceiling

**9.2 Wall**

Colour: Cream	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
9.2.2	Skirting	Moulding To Edge, Painted Painted white	N/A
9.2.3	Wall	Plaster, Painted	N/A

**9.3 Floor**

Colour: Grey (dark)	Good Overall - no obvious faults in appearance or functionality
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9.3 Floor

**9.4 Base Units**

Colour: Pine effect	Good Overall - no obvious faults in appearance or functionality
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	Element	Element Description	Observations (Check-In)
9.4.1	Base Units	N/A	Units clean and empty.



9.4 Base Units



9.4 Base Units



9.4 Base Units



9.4 Base Units



9.4.1 Units clean and empty.

9.5 Wall Units			
Colour: Pine effect		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-In)
9.5.1	Wall Units	N/A	Scratches to units. Units clean and empty.



9.5 Wall Units



9.5 Wall Units



9.5.1 Scratches to units.



9.5.1 Scratches to units.



9.5.1 Scratches to units.





9.5.1 Units clean and empty.

9.6 Fridge Freezer	
Colour: Pine effect	Good Overall - no obvious faults in appearance or functionality



9.6 Fridge Freezer



9.6 Fridge Freezer



9.6 Fridge Freezer



9.6 Fridge Freezer



9.6 Fridge Freezer

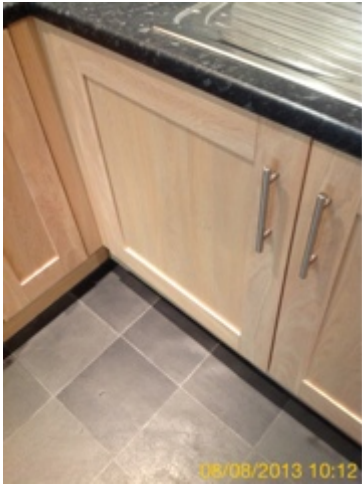


9.6 Fridge Freezer

9.7 Washer Dryer	
Colour: White	Good Overall - no obvious faults in appearance or functionality



9.7 Washer Dryer



9.7 Washer Dryer



9.7 Washer Dryer



9.7 Washer Dryer

9.8 Hob	
Colour: Chrome effect	Good Overall - no obvious faults in appearance or functionality



9.8 Hob



9.8 Hob

9.9 Oven	
Colour: Chrome effect	Good Overall - no obvious faults in appearance or functionality



9.9 Oven



9.9 Oven

9.10 Lighting	
Colour: N/A	N/A



9.10 Lighting

9.11 Extractor Hood	
Colour: Chrome effect	Good Overall - no obvious faults in appearance or functionality



9.11 Extractor Hood



9.11 Extractor Hood



9.11 Extractor Hood



9.12 Worktop(s)	
Colour: Grey (dark)	Good Overall - no obvious faults in appearance or functionality



9.12 Worktop(s)



9.12 Worktop(s)

9.13 Sink	
Colour: Chrome effect	Good Overall - no obvious faults in appearance or functionality



9.13 Sink



9.13 Sink



9.13 Sink



# Declarations

## Tenant Declaration

Lead Tenant Name:            [REDACTED]

Lead Tenant Email:

Lead Tenant Signature:

***The tenant acknowledges that the report must be signed and returned to the issuing agent within 5 working days from the commencement of the tenancy. If the report is not returned within this timescale, any future discrepancies will not be admissible.***

## Assessor Declaration

I confirm that the contents of this inventory and condition report are a fair and correct schedule of the contents therein.

Assessor Name:                      Hollie Ind

Assessor Email:                      hind@hadleyandco.co.uk

Assessor Signature: