

# Inventory & Schedule of Condition

**alexanders**  
Lettings

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Property inspected by Alexanders Residential Lettings

## Address

Flat 2  
Marina Vista  
Aberystwyth  
Ceredigion  
SY23 2DN



Carried Out

**June**  
**12th 2018**

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## Notes

The managing agent or landlord will inform the relevant authorities of all meter readings at the commencement and termination of the tenancy, together with confirming their names and forwarding address - where available.

### Meter Readings:

#### Gas

Company  
Serial no  
Reading

#### Electricity

Company  
Serial no  
Reading

#### Water

Company  
Serial  
Reading

### Decor

This property is decorated to a good standard unless noted.

### Cleaning

This property has not been cleaned to a good standard unless noted.

*Professionally cleaned to domestic\* standard.*

### Carpets and Flooring

Any flooring is cleaned to a good standard and intact, unless noted.

### Curtains/Blinds

The curtains/blinds are all clean unless noted.

*Curtains in bedroom washed*

### Windows

The windows are clean unless noted.

### Garden

The garden (if applicable) should be maintained and left in like condition at the end of the tenancy, including the removal of moss and weeds.

*moss along footpath*

### Fire Safety Equipment

The following fire safety items are present at this property:  
There is a Fire Extinguisher and Fire blanket in the kitchen

### General

The property must be left in like condition on departure.  
Appliances should be cleaned thoroughly, including defrosting the freezer.  
All rubbish and non-inventory items must be removed from the premises.  
Permission must be sought for installation of any TV/Satellite or telephone lines.  
During the winter and cold months, heating should be left on low, this applies to periods that the property is vacant also (due to holidays etc).

### End of Tenancy

At this time, the property must be ready to be handed back and keys returned. The property should be cleaned and furnishings returned to their original positioning.

*\* Flat has been cleaned professionally. It is now in a clean condition - domestic standard means ~~spotless~~ it wasn't spotless, e.g. dust/rubbish under rug & behind furniture still but fine overall.*

## Disclaimers

### Working order and Condition

This Inventory relates to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of or reports on the adequacy of or safety of any such equipments or contents, merely a record that such items exist at the property at the date the inventory was conducted and a superficial condition of the same.

Where an inventory is compiled at an older or listed (pre war) property. It is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

### Structural

This inventory does not constitute a structural survey and any structural faults do not appear. Fixtures and fittings are listed and described only and are not a report as to their working condition.

### Description

Where the words 'silver', 'chrome', 'oak', 'pine' etc are used, it is understood that this is a description of the colour and type of the item and not the actual fabric, unless documentary evidence is available. The description of the listed items is for identification purposes only and we do not attempt to determine or pass an opinion on whether an article is genuine or reproduction.

New items will only be described as such when they are in a new building, still in their wrappings, a receipt is held to evidence this.

Reference to wall numbers i.e. wall #1, will always be the wall that the door or entrance way is situated in and then around the room in a clockwise motion from that point.

### Lighting

It is the Tenant's responsibility to supply replacement light bulbs when they cease to function, all lights should be in working order when the tenancy ends, unless a maintenance issue is reported prior. Light Bulbs should be a 60 Watt maximum in order to comply with fire regulations.

### Maintenance

Any maintenance problems found either at the commencement of the tenancy or during the term of the same, should be reported promptly and directly to the Agent/Owner.

### Furnishings

Where the Inventory states 'fire regs labels seen', this is taken that labels are present on items of furniture that indicates these items comply with the Furniture and Furnishings (Fire Safety) Regulations 1988 (amended 1993). It is however not the responsibility of the inventory clerk to state that these items do comply with these regulations.

Curtains are described with an approximation of length i.e. sill/skirting/floor length. Responsibility is not taken for noticing minor shrinkage caused by cleaning or washing.

### Fire Safety Equipments

If smoke detectors/carbon monoxide monitors are present and replacement batteries are required between periodic tenancy checks, it is the Tenant's responsibility to replace and frequently check the working order of any monitors and detectors. Any faults should be reported immediately to the Agent/Owner.

### General

This inventory has been prepared on the accepted principle that all items are free from any obvious soiling, fault or damage except where stated. The term 'good' is noted as a guideline for this.

At the end of the tenancy all items should be clean and ready for use, left in the same location as listed in this Inventory. Failure to comply with this condition will result in handling charges being passed onto the Tenant.

### Loft and Cellars

Lofts and Cellars are not covered on this Inventory unless they are converted and safely accessible. Contents will therefore not be noticed or checked at commencement or check out.

### Locked Rooms

Belongings left by the owner in a locked room or outbuildings will not be inventoried and are the sole responsibility of the landlord.

### Windows and doors

All latches and fittings will be checked but windows are not all opened to test if they are operational. If they are not; this should be reported as a maintenance fault. Doors are checked where keys are provided.

### Heavy Items

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

### Ownership

This Inventory remains the property of Alexanders Estate Agents and shall not be used or copied without their written permission.



## 1. HALLWAY

Item	Description	Condition	Tenant Comments
1.1 Ceiling	Painted white	Good condition	✓ cracked paintwork
1.2 Walls	White painted wood chip wallpaper	Good condition but walls showing marks and covers cracks	✓
1.3 Woodwork	Magnolia painted skirting boards and door frames	Reasonable condition	✓ chipped in places
1.4 Flooring	Medium quality brown fitted carpet	Very good condition	✓
1.5 Lighting	2 x single suspended bulbs	Working order	✓
1.6 Doors	1 x external door with brass effect handle, Yale lock and silver effect bolt 5 x internal doors painted magnolia	Reasonable condition showing signs of wear	✓ scuffed / marked
1.7 Inventory Item	Wall mounted single radiator	Working order	✓ not tested. (boohat!)
1.8 Inventory Item	Sockets and switches	Working order	✓



Ref # 1.1



Ref # 1.1



Ref # 1.1



Ref # 1.1



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2



Ref # 1.2



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Ref # 1.2



Ref # 1.3



## 1. HALLWAY (CONT.)



Ref # 1.3



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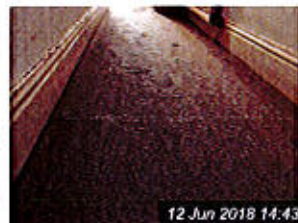
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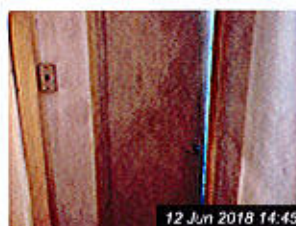
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Ref # 1.7



## 1. HALLWAY (CONT.)



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## 2. LOUNGE

Item	Description	Condition	Tenant Comments
2.1 Ceiling	Painted white	Good condition	✓
2.2 Walls	White painted wood chip wallpaper	Good condition with a few marks	✓
2.3 Woodwork	White painted skirting boards, architraves and door frames	Good condition	✓ some marks/chips
2.4 Flooring	Good quality, wood effect laminate flooring Patterned rug in front of the fireplaces	Very good condition	✓ some scratches on floor, rug faded colour
2.5 Lighting	Single suspended bulb with white paper shade	Working order	✓
2.6 Door	Painted white with UNION lock	Good condition	✓ marked.
2.7 Window	Single glazed bay windows, set in white painted wooden window frames Clean net curtains and a pair of cream textured curtains	No damage to the glass, and the frame is in a good condition but there are a few marks on the curtains	✓ window frame marked with some chips.
2.8 Fireplace	Decorative only	NOT in working order	✓ tile missing.
2.9 Inventory Item	Green leather and dark wooden three piece suite	Good condition but with a few tears on the sofa	✓
2.10 Inventory item	Dark wooden desk with seven drawers	Good condition	✓ mug ring marks and others.
2.11 Inventory Item	2 x wooden chairs with padded seats	Good condition	✓
2.12 Inventory Item	Dark wooden three drawer dresser	Good condition	✓ marked
2.13 Inventory Item	Book case, with one shelf	Good condition	✓ marked
2.14 Inventory item	Foldaway bed	Unused	✓

## 2 LOUNGE (CONT.)

2.15 Inventory Item	Smoke alarm	Working order
2.16 Inventory Item	Sockets and switches	Working order
2.17 Inventory Item	Wall mounted double radiator	Working order

✓  
 ✓ marked  
 ✓ not tested



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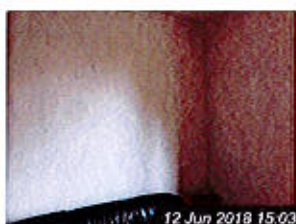
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## 2. LOUNGE (CONT.)



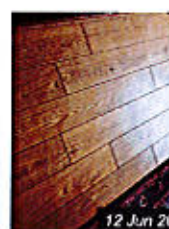
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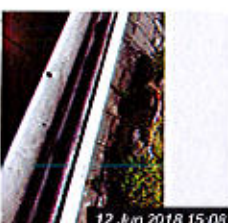
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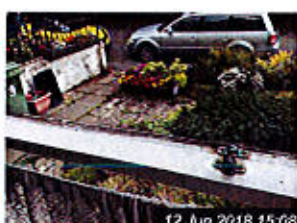
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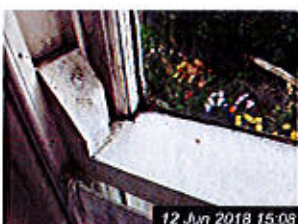
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Ref # 2.9



## 2. LOUNGE (CONT.)



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## 2. LOUNGE (CONT.)



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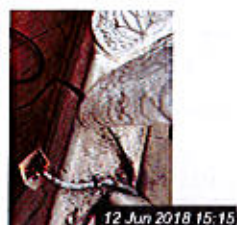
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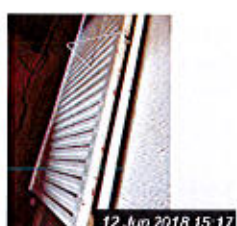
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## 3. KITCHEN/ DINING ROOM

Item	Description	Condition	Tenant Comments
3.1 Ceiling	Painted white	Good condition	✓ some cracks
3.2 Walls	White painted wood chip wallpaper	Good condition	✓ some scuffs * <del>Damage</del>
3.3 Woodwork	Magnolia painted skirting boards and door frames	Good condition but showing signs of age	✓
3.4 Lighting	Single suspended bulb with white paper shade	Working order	✓ shade discoloured /
3.5 Flooring	Good quality wood effect laminate flooring	Very good condition	✓

\* Damaged between door & storage cupboard.  
 Stained behind cupboards.  
 Tiles cracked with 1 missing.



## 3. KITCHEN/ DINING ROOM (CONT.)

3.6 Doors	1 x white painted wooden door with chrome effect handle 1 x white painted half single glazed door, with brass effect handle and chrome effect bolt	Good condition	✓
3.7 Window	Frosted glass in frame above the back door	No damage to the glass and the frames are in good order	✓ glass marked
3.8 Inventory Item	Beko fridge freezer	Working order	✓
3.9 Inventory item	Fold Dow Pine wooden table with three chairs	Reasonable condition	✓ chairs marked
3.10 Inventory Item	IDEAL boiler	Working order	✓ marked / scratched
3.11 Inventory Item	Range of eye and floor level storage cupboards	Good condition	✓ some staining inside, peeling / chipped laminate in places
3.12 Inventory item	BOSCH washing machine	Working order	✓ not cleaned
3.13 Inventory item	White DARWOO microwave	Working order	✓
3.14 Inventory item	White BELLING gas hob and oven	Working order	✓
3.15 Inventory Item	Stainless steel sink with mixer tap but no light plug	Good condition	✓ Gap behind sink under tiles.
3.16 Inventory Item	Kettle and toaster	Working order	✓
3.17 Inventory item	Magnolia pedal bin	Very good condition	✓
3.18 Inventory Item	Fire extinguisher and Fire blanket	Unused	✓
3.19 Inventory Item	CO <sub>2</sub> alarm	Working order	✓
3.20 Inventory Item	Sockets and switches	Working order	✓
3.21 Storage cupboard			✓ Door marked



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Ref # 3.1



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Ref # 3.2



## 3. KITCHEN/ DINING ROOM (CONT.)



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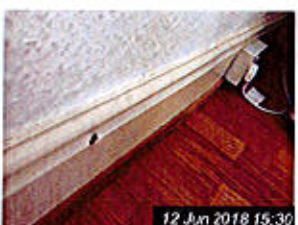
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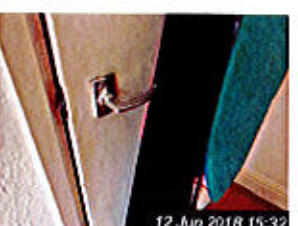
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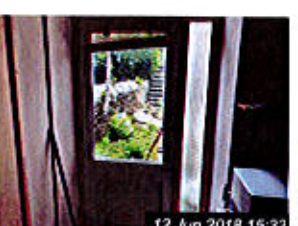
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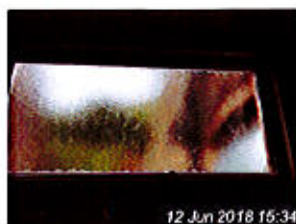
## 3. KITCHEN/ DINING ROOM (CONT.)



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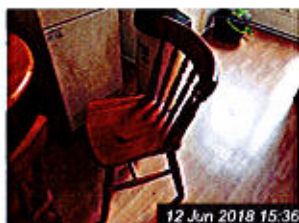
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## 3. KITCHEN/ DINING ROOM (CONT.)



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## 3. KITCHEN/ DINING ROOM (CONT.)



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## 4. BATHROOM

Item	Description	Condition	Tenant Comments
4.1 Ceiling	White painted	Good condition with evidence of mould spots	✓ paper peeling in 1 area.
4.2 Walls	White painted walls and white tiles to the water sensitive areas	Reasonable condition	✓ some peeling ✓ Tiles missing
4.3 Woodwork	White painted skirting boards and door frames	Reasonable condition	✓ mark
4.4 Flooring	Good quality wood effect laminate flooring with blue and white rag rug	Very good condition	✓ stain in corner
4.5 Lighting	Enclosed bulb	Working order	✓
4.6 Door	Magnolia painted wooden door with chrome effect handle and bolt	Reasonable condition	✓ marked.
4.7 Window	White upvc double glazed window with frosted glass	No damage to the glass	✓
4.8 Inventory item	Shower cubicle with MIRA shower	Good condition with some staining to the grouting	✓ plug hole cover broken
4.9 Inventory item	IDEAL STANDARD White toilet, with match seat and lid	Good condition	✓
4.10 Inventory item	White sink with hot and cold taps but no plug	Good condition	✓
4.11 Inventory item	Wicker storage drawers	Good condition	✓ some marks
4.12 Inventory item	Wall mounted double radiator	Working order	✓ not tested



## 4. BATHROOM (CONT.)



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Ref # 4.1



Ref # 4.2



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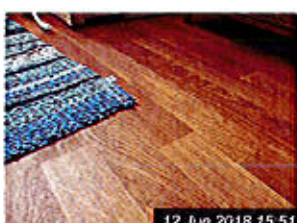
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## 4. BATHROOM (CONT.)



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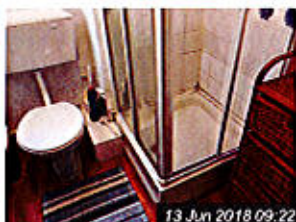
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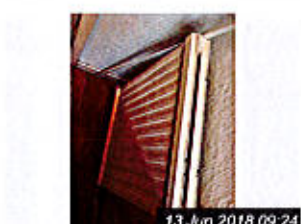
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## 5. BEDROOM 1

Item	Description	Condition	Tenant Comments
5.1 Ceiling	Painted white	Generally in good condition but there is a crack across ceiling above the bed	✓

## 5. BEDROOM 1 (CONT.)

5.2 Walls	White painted wood chip wallpaper	Reasonable condition
5.3 Woodwork	Magnolia painted wooden skirting boards and door frames	Reasonable condition
5.4 Flooring	Medium quality brown fitted carpet	Very good condition
5.5 Lighting	Single suspended bulb with brown, material shade	Working order
5.6 Door	Magnolia painted wooden door with chrome effect handle	Reasonable condition with signs of age
5.7 Window	White upvc double glazed window with a single red curtain	No damage to the glass, the frame is in good condition and the curtain is a reasonable condition
5.8 Inventory Item	Wooden double bed frame with Luxury Star double mattress	Good condition
5.9 Inventory Item	Wooden side table with one cupboard and one drawer	Very good condition
5.10 Inventory Item	Teal coloured table lamp	Working order
5.11 Inventory item	Wall mounted double radiator	Working order
5.12 Inventory item	Chrome coloured pedal bin	Good condition

✓ nails, cracks, holes, blue tack  
mould starts around window

✓

✓

✓

✓

✓

✓

mattress weak on 1 side

✓

\* shade in poor condition

✓ not tested.

✓



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Ref # 5.1



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## 5. BEDROOM 1 (CONT.)



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## 5. BEDROOM 1 (CONT.)



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## 6. BEDROOM 2

Item	Description	Condition	Tenant Comments
6.1 Ceiling	Painted white	Good condition	✓
6.2 Walls	White painted	Good condition	marked - flicked, nails blue tack mould stains around window
			Tenant Initials: <u>AE</u>

## 6. BEDROOM 2 (CONT.)

6.3 Woodwork	White painted door frames and skirting boards	Good condition	✓ marked.
6.4 Flooring	Medium quality brown fitted carpet	Very good condition	✓
6.5 Lighting	Single suspended bulb with decorative paper shade	Working order	✓
6.6 Door	White painted wooden door with chrome effect handle	Reasonable condition	✓ marked.
6.7 Window	White upvc double glazed window with yellow coloured curtain	No damage to the glass, and the frame is in good condition but has evidence of previous mould The curtain is in good condition	✓
6.8 Inventory Item	Wooden double bed frame with Luxury Star double mattress	Very good condition	✓
6.9 Inventory Item	Bamboo wardrobe with two drawers	Very good condition	✓
6.10 Inventory Item	Wood effect bookcase	Good condition	marked.
6.11 Inventory Item	Wooden three drawer bed side table	Good condition	✓
6.12 Inventory Item	Wall mounted double radiator	Working order	✓ not tested
6.13 Inventory Item	Sockets and switches		✓



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## 6. BEDROOM 2 (CONT.)



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## 6. BEDROOM 2 (CONT.)



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Ref # 6.13

## Declaration

I/We the undersigned have thoroughly checked this Inventory as a Statement of Condition and listed items of the Inventory, and have found it to be correct, except where stated as an amended comment. It is agreed that this shall form the basis of any future assessment of dilapidations on my/our subsequent inspection and ultimate vacation of the property. I/We affirm that if I/We do not comment on the Inventory in writing and return it signed to the Agent within seven days of its receipt, then I/We accept the Inventory as being an accurate record of the contents and condition of the property.



Signed by the	Tenant
Signature	
Print Name	ALISON EVANS
Date	3 / 7 / 18

Signed by the	
Signature	
Print Name	
Date	/ /

\* Delay in returning inventory corrections due to  
need for flat to be cleaned prior to moving in.  
Move-in date postponed until 30<sup>th</sup> June 2018.