



**INVENTORY & SCHEDULE OF CONDITION
RELATING TO:**

**58 Bronsil Drive
Malvern
WR14 1LR**



EnCert
Property Solutions

DATE OF RECORDING: 27th October 2011 By: Jonathan Lane (Encert Ltd)

**FOR: John Goodwin FRICS
Malvern Lettings Office, 13 Worcester Road, Malvern, Worcestershire WR14 4QY**

Tenant please initial below:

(.....)

Tenancy Guidance Notes

You are reminded that it is your responsibility at the start of the tenancy to point out any specific discrepancies on the Inventory. If no comment is made on the Inventory it is assumed that the item is of the standard as stated in the Notes relating to the property.

At the end of the tenancy no dispute regarding the contents or description contained within the Inventory will be taken into account unless noted at the beginning of the tenancy.

An Inventory is a report which not only includes the internal condition of the property but gives an accurate description of the fixtures, fittings and contents. It is compiled before the commencement of the tenancy and checked at the termination for any changes and dilapidations that may have occurred 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 damage.

Decoration

Fair wear and tear will be taken into consideration. However, you may be charged for tearing to wall coverings, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc. being driven into walls. The replacement of light bulbs and smoke alarm batteries 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. A charge may be made if boxed/stored items need to be returned to the inventory location after you have vacated the property.

Keys

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

Should any of the electrical or gas appliances show signs of malfunction during the tenancy or any damage or accidents occur which could be considered urgent, you must inform the letting agent/landlord immediately.

This inventory has been prepared on the accepted principle the absence of comments, an item is free from obvious damage or soiling. □

Tenant please initial below:

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NOTES RELATING TO THIS PROPERTY:

Decorations	The property is in good decorative order, unless otherwise stated
Cleanliness	The property is clean, unless otherwise stated
Carpets	Are vacuumed and clean unless otherwise stated
Curtains	Are clean unless otherwise stated
Appliances	Are in reasonable condition unless otherwise stated
Windows	Clean internally, reasonably clean externally
Garden	Are tidy the unless otherwise stated
General	All power points, light switches, television and telephone points are plastic white unless otherwise stated.

DISCLAIMER

Working Order	Walls are numbered as follows: 1- entrance to room, 2,3,4 (clockwise). This inventory notes the presence of items of furniture, fixtures, furnishings, electrical appliances included in the tenancy. The inventory is no guarantee of the adequacy, working order or safety of any item noted.
Structure and fabric of the property	This inventory is not intended to form any part of a survey and does not comment on the functionality of the property
Descriptions	The terms silver, chrome, brass, gold, aluminium, copper, pine, oak, etc relate to the description of the colour and appearance of the item and not to the composition of the item
Soft Furnishings	The inventory may contain a reference to 'fire safety labels' this is a comment on a label that refers to fire safety and is attached to an item of furniture. It is not a guarantee that the specified furniture complies to any current legislation
Ancillary Rooms and Areas	Any room that is excluded from the tenancy will not be noted on the inventory. Loft spaces and cellars will not be included unless they are habitable areas included within the tenancy
Windows and doors	Whilst comment is made on windows and doors they are not tested to ensure that they are in working order
Heavy items	PLEASE NOTE: Heavy items of furniture such as beds, wardrobes, bed-settees, large mattresses, kitchen appliances and furniture etc will not be moved and no responsibility can be taken by the inventory provider for areas or items that cannot be fully inspected

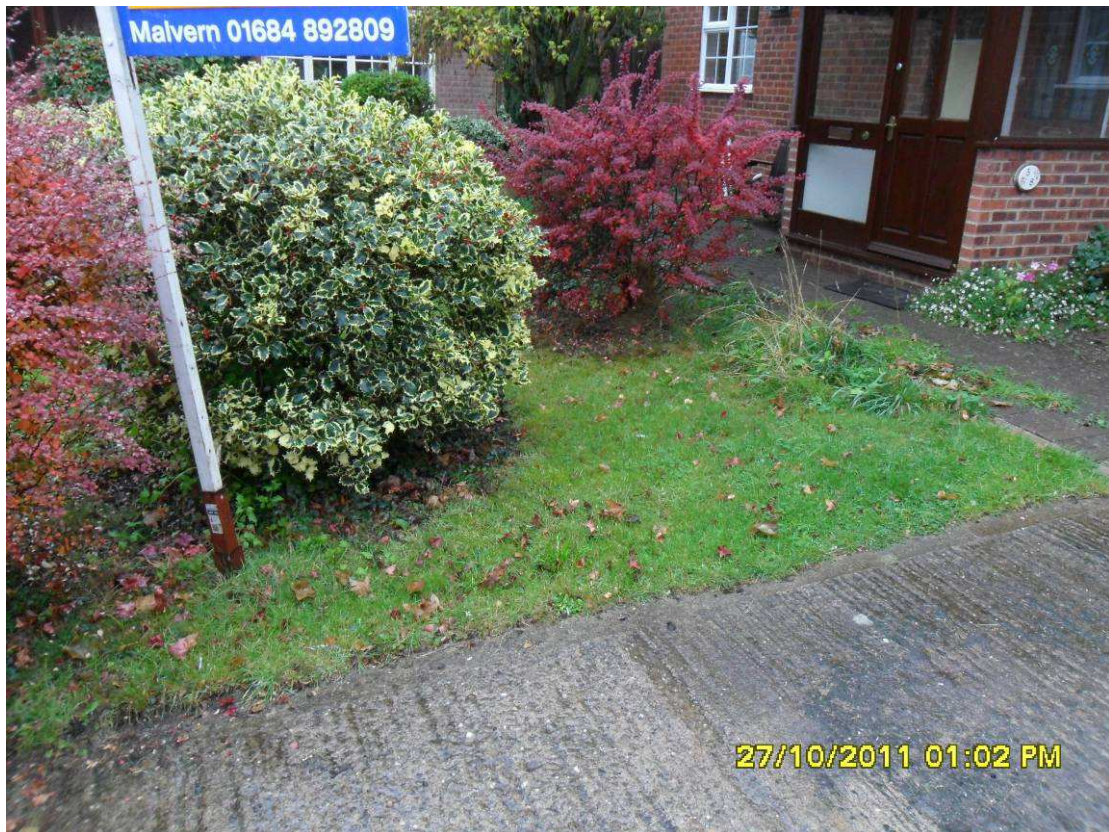
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INVENTORY

Front EXTERIOR

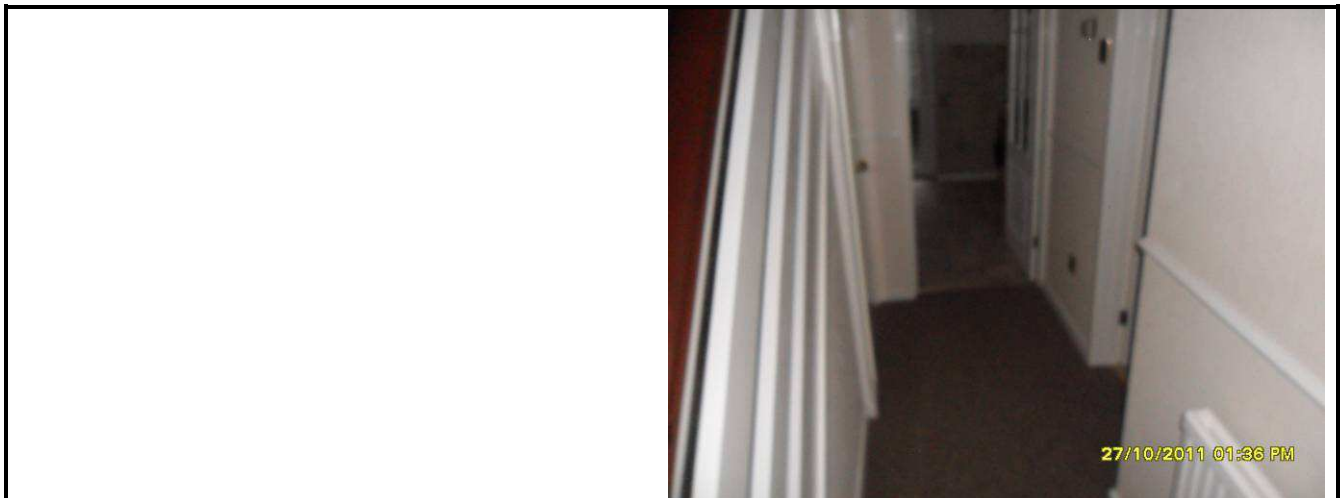
Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
1.	GARDEN	Concrete Drive and parking area. Garage locked the landlords use. Area of front lawn, flowerbeds and shrubs. Garden seat. Paver Brick path leading to front door	Moss and dirt on drive Some weeds and slightly untidy	
2.	PARKING	On drive		
3.	ENTRANCE Porch & Door	Entrance porch. Half glazed brick porch. Mahogany stained wooden framing. Half glazed timber door with brass furniture. Brown carpet. White painted textured ceiling. Wallpapered walls	Top pane of porch door is cracked Wallpaper is peeling in places	



Tenant please initial below:

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Hallway



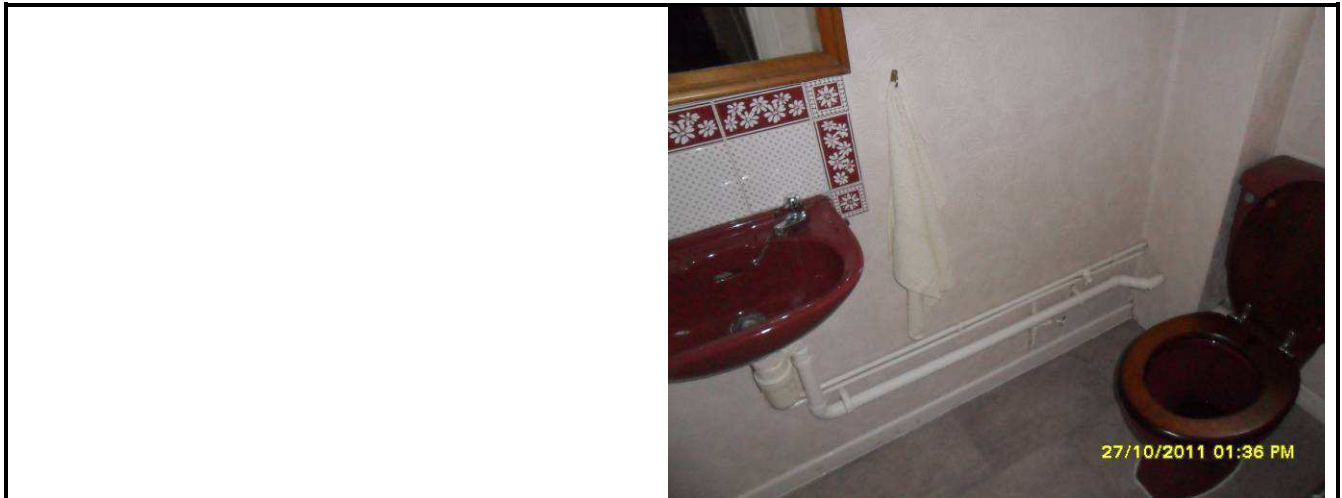
Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
4.	FLOORING	Brown and cream flecked carpet		
5.	WALLS	Painted magnolia wallpaper		
6.	CEILING	White artex		
7.	WOODWORK	Glossed white skirting doorframes and dado rail		
8.	ENTRANCE DOOR	Half glazed mahogany door with two coloured glass panels, brass furniture and letter box. White painted doorframes	Scratched around keyhole	
9.	WINDOW	Not applicable		

10.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
11.	1	Fuse box		
12.	1	Brass effect Light switch		
13.	1	Under stairs cupboard with white door		
14.	1	Brass effect Double power socket		
15.	1	Wall thermostat		
16.	2	Smoke alarms		
17.	1	Pendant light with bulb and shade	Working	
18.	1	Radiator		

Tenant please initial below:

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WC



Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
19.	FLOORING	Dark cream vinyl		
20.	WALLS	Dark cream painted wallpaper	Some of the wallpaper is peeling	
21.	CEILING	White artex with coving	Hairline cracks around coving	
22.	WOODWORK	Gloss white skirting and doorframes		
23.	ENTRANCE DOOR	White panelled door with brass furniture		
24.	WINDOW	White UPVC double glazed window with brass furniture and obscure glass		

25.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
26.	1	Radiator		
27.	1	Small shelf		
28.	1	Towel rail		
29.	1	Wall mounted sink with chrome pillar taps plug and chain. Tiled Splash back		
30.	1	Rectangular Wall mirror		
31.	1	Set of coat hooks		
32.	1	Close coupled WC with wooden seat and lid		
33.	1	Batten light with shade and bulb	Working	
34.	1	Light switch		
35.	1	Toilet roll holder		

Tenant please initial below:

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Kitchen



Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
36.	FLOORING	Cream tiled effect vinyl	Some light marks	
37.	WALLS	Painted magnolia wallpaper with dark cream patterned wall tiles		
38.	CEILING	White artex with coving		
39.	WOODWORK	Glossed white skirting doorframes		
40.	ENTRANCE DOOR	Half glazed white painted door with brass furniture. Fully glazed white UPVC leading to outside. Net curtain and small yellow and blue curtain.		
41.	WINDOW	White UPVC double glazed window with brass furniture		

42.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
43.		Range of kitchen units with oak doors. Marble effect work tops. Comprising of base units of seven doors. Matching wall units of 4 doors	Well used. Some of the doors are loose	
44.	1	Light switch		
45.	1	Cork board		
46.	3	Double power sockets		
47.	1	Ideal Wall mounted gas boiler		
48.	1	Stainless steel sink with chrome mixer taps plug and chain.	Grouting at back of sink is loose and mouldy	
49.	1	Fire blanket		
50.	1	Glass chopping board		
51.	1	Towel holder		
52.	1	Diplomat extractor hood		
53.	1	Cooker switch and socket		
54.	1	Serving hatch to dining room with		

Tenant please initial below:

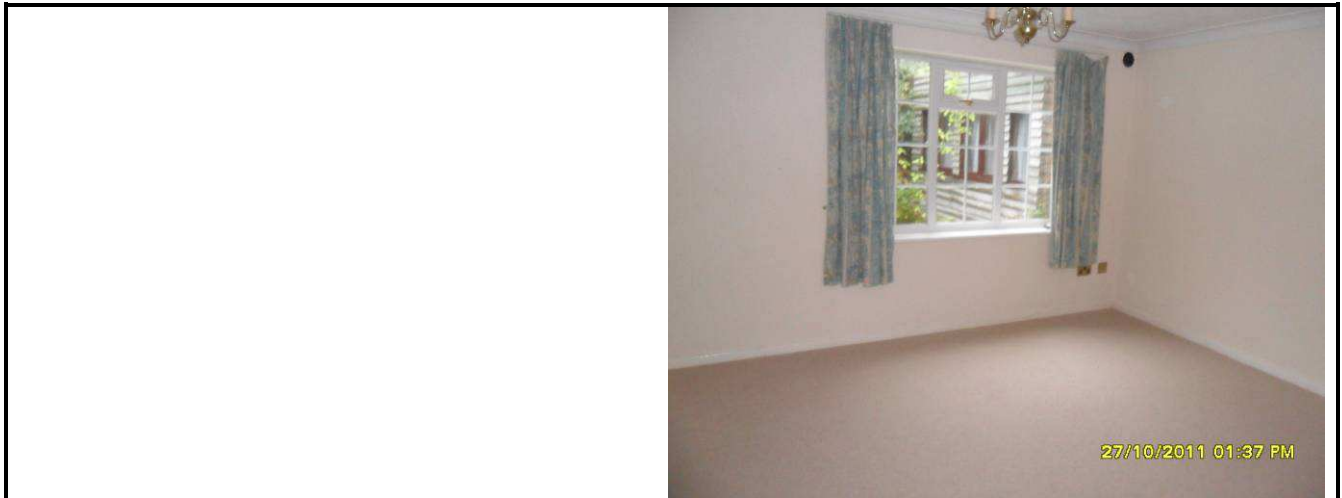
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		glazed doors		
55.	1	Pendant light with bulb and shade	Working	

Tenant please initial below:

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Living room



Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
56.	FLOORING	Cream flecked fitted carpet		
57.	WALLS	Painted magnolia wallpaper		
58.	CEILING	White artex with coving		
59.	WOODWORK	Glossed white skirting doorframes		
60.	ENTRANCE DOOR	Half glazed white painted door	Glazing bars are broken and pushed out	
61.	WINDOW	White UPVC double glazed window with brass furniture. Pair of green floral curtains	Sill is stained	

62.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
63.	2	White single power socket		
64.	2	Brass double power sockets		
65.	2	Brass aerial sockets		
66.	1	Incoming aerial cable on large black wall plates		
67.	1	Light switch		
68.	1	Radiator		
69.	1	Brass Candelabra with two bulbs	Working	

Tenant please initial below:

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Dining room



Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
70.	FLOORING	Brown and cream flecked carpet		
71.	WALLS	Painted magnolia wallpaper		
72.	CEILING	White artex and coving		
73.	WOODWORK	Glossed white skirting and doorframes		
74.	ENTRANCE DOOR	Pair of half glazed white painted doors with brass furniture from living room. Pair of hardwood double glazed sliding patio doors leading to conservatory		
75.	WINDOW	Not applicable		

76.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
77.	1	Dimmer switch		
78.	1	Radiator		
79.		Cardboard boxes		
80.	1	Double power socket		
81.	1	Brass Candelabra with three bulbs	Working	
82.		Leading to Conservatory. Double glazed white aluminium 10ft x 8ft approx.	Door on lefthand side does not locked properly. Dirty on roof	

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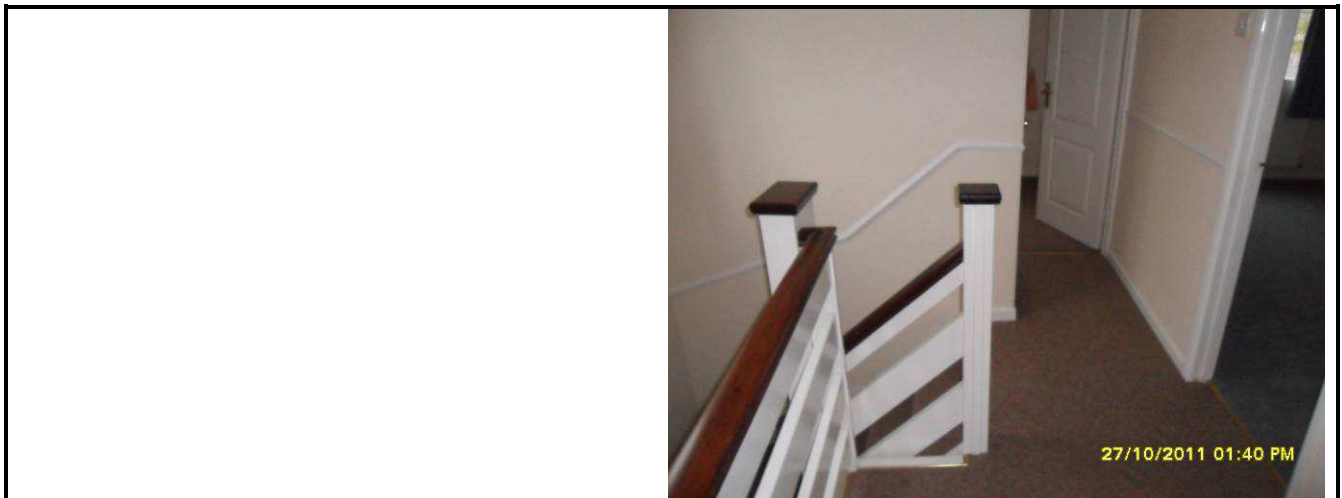
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Tenant please initial below:

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Stairs and landing



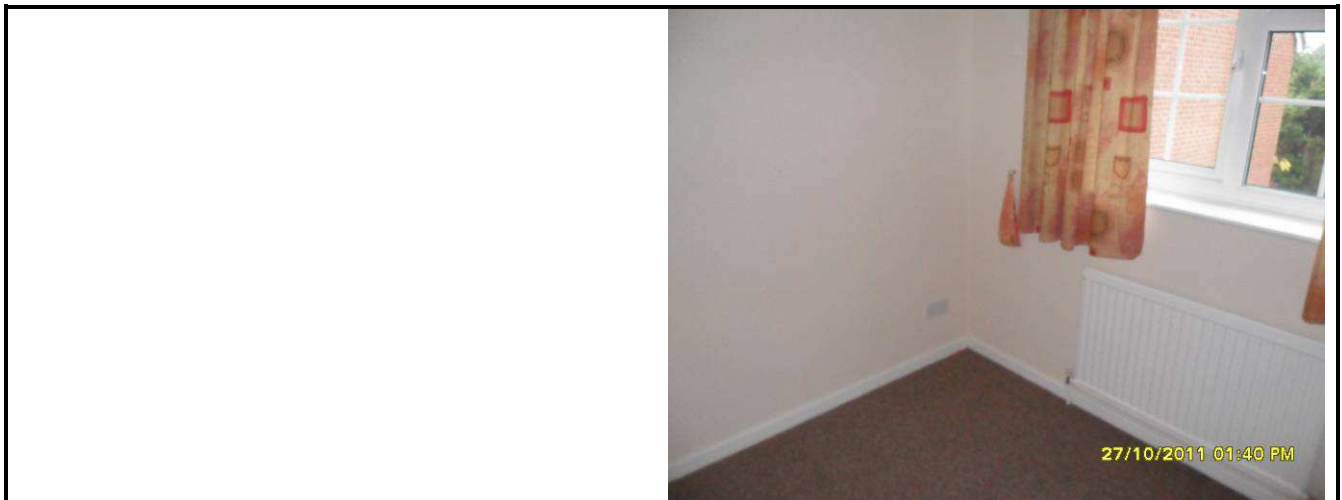
Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
83.	FLOORING	Brown and cream flecked carpet		
84.	WALLS	Painted magnolia wallpaper		
85.	CEILING	White artex		
86.	WOODWORK	Glossed white skirting doorframes and dado rail. White railed staircase with mahogany stained hand rails and post caps		
87.	ENTRANCE DOOR	Half glazed mahogany door with two coloured glass panels, brass furniture and letter box. White painted doorframes		
88.	WINDOW	UPVC double glazed window with white furniture. Pair of cream curtains		

89.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
90.	1	Loft hatch		
91.	1	Smoke alarm		
92.	1	Pendant light with cylindrical shade and bulb	Working	
93.	1	single power socket		
94.	1	Immersion cupboard with white panelled door. Immersion tank and 2 slatted shelves		

Tenant please initial below:

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Bedroom 1



Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
95.	FLOORING	Brown and cream flecked carpet		
96.	WALLS	Painted magnolia		
97.	CEILING	White artex		
98.	WOODWORK	Glossed white skirting and doorframes		
99.	ENTRANCE DOOR	White panelled door with brass furniture		
100.	WINDOW	White UPVC double glazed window with white furniture. Curtain pole with a pair of orange and red curtains. Tie backs		

101.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
102.	1	Cupboard with white flush door. Five internal shelves		
103.	1	Light switch		
104.	1	Radiator		
105.	2	Double power sockets		
106.	1	Pendant light and bulb and shade	Working	

Tenant please initial below:

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Bedroom 2



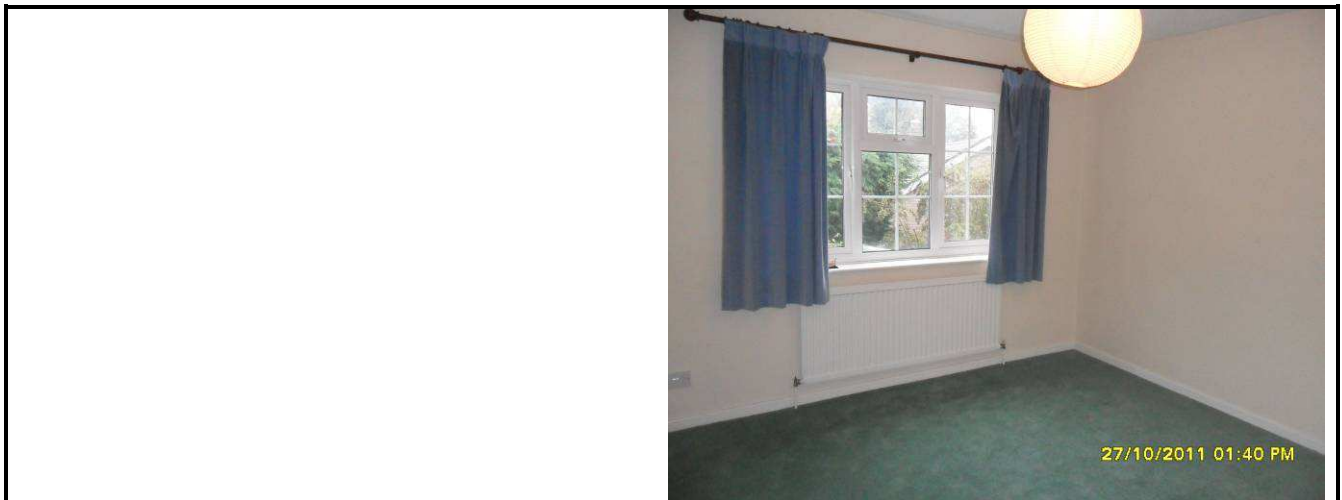
Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
107.	FLOORING	Blue fitted carpet		
108.	WALLS	Painted magnolia		
109.	CEILING	White artex		
110.	WOODWORK	Glossed white skirting and doorframes		
111.	ENTRANCE DOOR	White panelled door with brass furniture	Marked on front of door	
112.	WINDOW	White UPVC double glazed window with white furniture. Curtain pole with a pair of blue curtains		

113.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
114.	1	Light switch		
115.	2	Brush chrome Wall mounted lights with shades and bulbs	One bulb not working	
116.	1	Radiator with TRV and valve cap		
117.	1	Double power socket		
118.	1	Aerial socket		
119.	1	BT socket		
120.	1	Single power socket		
121.	1	Pendant light with bulb and shade	Working. Shade is broken	

Tenant please initial below:

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Bedroom 3



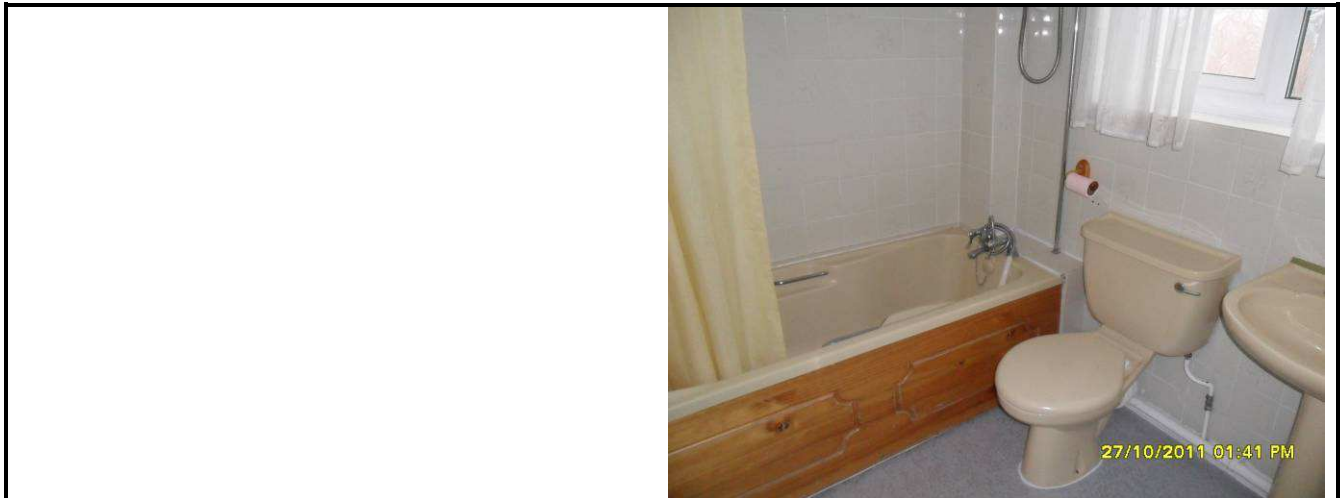
Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
122.	FLOORING	Green fitted Berber twist carpet		
123.	WALLS	Painted magnolia		
124.	CEILING	White artex		
125.	WOODWORK	Glossed white skirting and doorframes		
126.	ENTRANCE DOOR	White panelled door with brass furniture		
127.	WINDOW	White UPVC double glazed window with white furniture. Curtain pole with a pair of light blue curtains		

128.	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
129.	1	Incoming aerial cable		
130.	1	Radiator	valve cap missing	
131.	2	Sets of coat hooks	Not fitted	
132.	1	Light switch		
133.	1	Pendant light with bulb and paper shade	Working	
134.	1	Built-in wardrobe with two large sliding mirrored doors		

Tenant please initial below:

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Bathroom



Ref:		DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
135.	FLOORING	Blue/Grey vinyl		
136.	WALLS	Painted magnolia with grey wall tiles		
137.	CEILING	White artex		
138.	WOODWORK	Glossed white skirting doorframes		
139.	ENTRANCE DOOR	White panelled door with brass furniture		
140.	WINDOW	White UPVC double glazed window with white furniture.		

	QTY	ARTICLE	CONDITION AT CHECK IN	CHECK OUT COMMENTS
142.	1	Radiator		
143.	1	Acrylic bath with pine side panel. Chrome mixer taps and hose head attachment.	Silicon Seal is mouldy at back of taps	
144.	1	Yellow shower curtain and rail		
145.	1	Triton electric shower with hose head and riser rail. Soap dish		
146.	1	Pine toilet roll holder		
147.	1	Close coupled WC with seat and lid		
148.	1	Pedestal sink with chrome mixer taps plug and chain		
149.	3	Pine corner shelves	Stained	
150.	1	Small timber shelf	Stained	
151.	1	Net curtain		
152.	1	Batten light with bulb and shade	Working	
153.	1	Pull switch and cord		

Tenant please initial below:

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Rear Garden

Ref:	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
154.	Small area of patio slabs		
155.	Area of lawn	Lots of weeds and untidy	
156.	Mature trees and shrubs		
157.	Garden seat		
158.	Large workshop	Locked for landlords use	
159.	Triple Garden swing		
160.	Various pots		
161.	Bird tables x 2		



Tenant please initial below:

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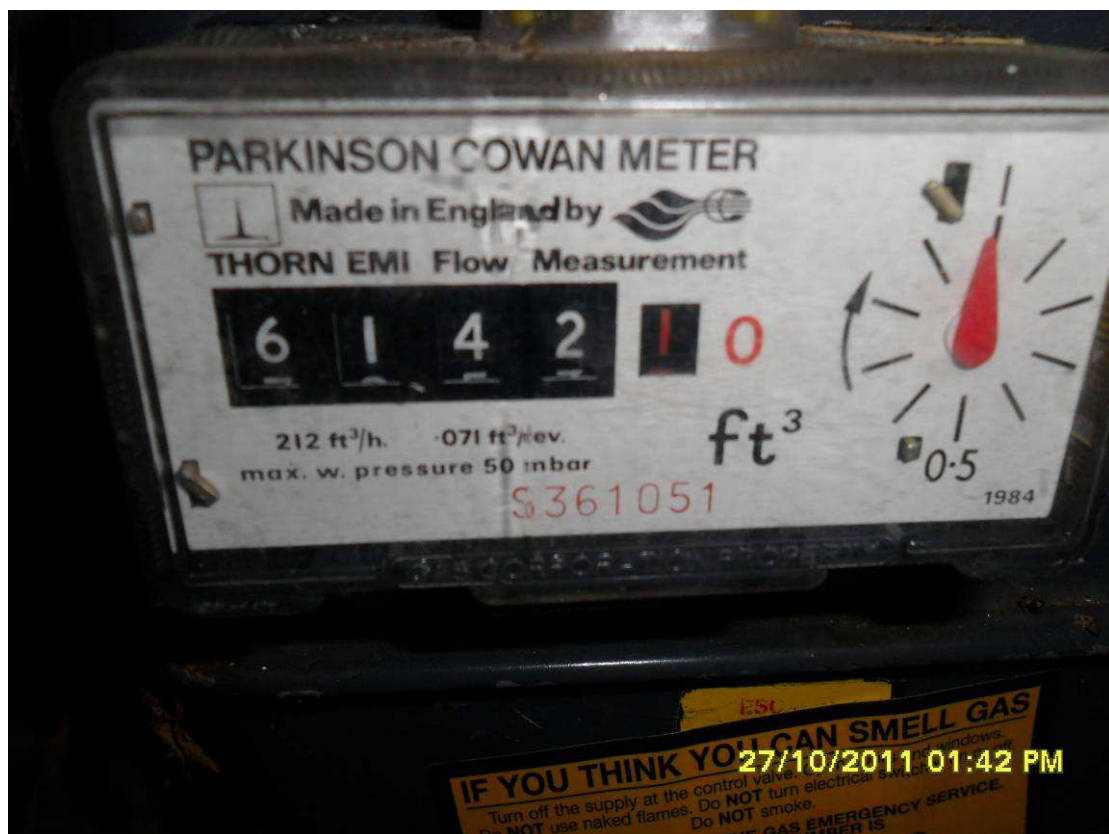
Metre Readings and Record of Keys:

Services	Inventory Reading	Check-out Reading	Location	Serial Numbers
Gas:	6142			See photo
Electricity:	Rate 1 : 22898 Rate 4: 06413			See photo
Water:	Not found or located			



Tenant please initial below:

(.....)



Tenant please initial below:

(.....)

Keys Issued	Location
Keys as supplied by agents	With John Goodwin Letting Agents

INSTRUCTION MANUALS: as listed

KEYS RECEIVED BY TENANT: (not including keys already listed in the above Inventory)

Tenant please initial below:

(.....)

ACKNOWLEDGEMENT PAGE

**INVENTORY & SCHEDULE OF CONDITION
RELATING TO:**

**58 Bronsil Drive
Malvern
WR14 1LR**

DATE OF RECORDING: 27th October 2011 By: Jonathan Lane (Encert Ltd)

**FOR: John Goodwin FRICS
Malvern Lettings Office, 13 Worcester Road, Malvern, Worcestershire WR14 4QY**

I / We, the undersigned, agree that the Inventory and Schedule of Condition relating to the above property has been checked and all amendments and alterations (if any) have been clearly noted herein and is a correct record.

TENANT ONE:

Signed

Print

Date

TENANT TWO:

Signed

Print:

Date:

Signed in the presence of (if applicable):

Tenant please initial below:

(.....)