STATEMENT OF CONDITION

AND INVENTORY

20 MARINA VIEW
80 CHURCH STREET
HARTLEPOOL
TS26 9DW

Date Prepared: **29 September 2009**

Check In Date: 5 October 2009

Check Out Date:

No. of Pages: 12

Prepared by Inventory Outsourcing on behalf of:

ATTWELL MARTIN LTD

2 New Road
Chippenham
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SN15 1EJ

Inventory and Schedule of Condition

Inventory Guidance Notes

Notes to Tenants

- You are reminded that it is your responsibility at the beginning of the tenancy to note any additional specific discrepancies on the inventory, i.e. marks on walls, carpets, etc.

- At the end of the tenancy we will not enter into any dispute in respect of condition of the property and its contents, unless they have been noted in the inventory at the beginning of the tenancy.

- This inventory should not be used as an accurate description of each and every item of furniture and equipment, nor as a structural survey. That is to say, the person preparing the inventory is not an expert in fabrics, woods, materials, antiques, etc, nor a qualified surveyor.

- This inventory provides a fair and accurate record of the property condition and its contents.

- This inventory has been prepared on the understanding that, in the absence of comments, a listed item is free from obvious defects, damage or soiling, and will be considered to be in good, clean condition.

- Rooms that are locked or unable to be seen, such as lofts, cellars, etc, are the sole responsibility of the landlord.

- At the termination of the tenancy, the tenant should return all items to the original positions as indicated in this inventory. Failure to comply may result in a charge being made to the deposit under the terms of the tenancy agreement. A minimum charge of £20 plus VAT would be raised against the security deposit if items are not correctly positioned.

Safety Disclaimer

- This inventory relates only to the furniture and all landlord's equipment and contents in the property. It is no guarantee, nor a report on, the adequacy of, or safety of, any such equipment or contents; it is merely a record that such items exist in the property at the date of preparing the inventory, and the superficial condition of the same.

Furniture and Furnishings (Fire) (Safety) Regulations in 1988 - as amended 1993

- The landlord confirms that furniture and furnishings in the property comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 - as amended 1993

Using this Inventory

- All static, loose, or moveable items in this inventory are listed, as far as possible from left to right, starting at the main door. Multiple items may be grouped together and may require locating.

- Fixed items, such as light switches, electrical sockets, telephone points, electrical blanking plates, and fuse boxes are assumed to be serviceable, intact, and in place. Light fittings are assumed to come complete with the serviceable bulb (s) unless stated.

- All window casement stays, catches, locks and keys (as necessary) are undamaged unless otherwise indicated

- Settling cracks to walls and ceilings are accepted, and will not be mentioned unless necessary.

- An overall picture of the property is contained at the back of this inventory where applicable.

- When describing walls, it is assumed that the clerk has his/her back to the entrance of the room, so that the door wall is behind him/her, with the left wall to their left, etc.

- Consumables and items of no commercial value and not listed.

Mould

- To prevent condensation and mould growth (or its build up), moisture should be wiped up daily, as necessary.

- Regular ventilation of the property is also required daily (use the ventilation catches necessary)

- Failure to keep mould under proper control could render you liable for any subsequent damaged so caused.

GENERAL DESCRIPTION AND CONDITION

1 bedroom second floor apartment having excellent views of the Marina.

None of the electrical appliances have been tested as to working order.

INTERNAL CONTENTS

ENTRANCE HALL

FRONT DOOR

1. Timber stained panelled, chrome apartment numerals "20", chrome lever handle and lock plate. *(Slight marking/chipping on exterior).*
2. Internally reverse of door is timber stained panelled, chrome hydraulic door closure, chrome lever handle and lock plate.

CEILING

3. White emulsion, white painted coving, white painted loft hatch and surround.
4. Smoke detector.

LIGHTING

5. 2 ceiling pendants with bulbs.

WALLS

6. Magnolia emulsion. *(Visible touch up paint, small holes, 2 rawl plugs, 3 hooks, scuff marks).*

FLOORING

7. Textured beige fitted carpet with chrome door strip. *(Generally stained throughout).*

HEATING

8. White panelled radiator, centrally ventilated, Optima thermostatic control valve. *(Scuff on bottom edge).*

ELECTRICS

9. 2 single chrome light switches.
10. Double chrome power socket. *(Paint marked).*
11. Videx white entry telephone.
12. White isolator switch.
13. Crabtree Starbreaker cased fuse switches.

PAINTWORK

14. White painted door frame.
15. White painted skirting board, brushed chrome doorstop with grey end. *(Shrinkage cracking along tops of skirtings, door stop paint marked).*

ENTRANCE HALL (Continued)

MISCELLANEOUS

16. Light coloured wooden batten containing 5 double brushed chrome coat hooks.

STORAGE CUPBOARD

DOOR

17. Timber stained panels, 2 brushed chrome lever handles, internal lock.

CEILING

18. Plaster. *(Undecorated).*

WALLS

19. Magnolia emulsion. *(Bare breezeblock at top of back wall, undecorated sections to upper areas, many scuff marks to lower areas).*

FLOORING

20. Beige textured fitted carpet.

PAINTWORK

21. White painted door frame. *(Brown marks).*

CONTENTS

22. Freestanding silver coloured metal bookcase. *(Middle shelf has damaged front edge).*

LOUNGE

DOOR

23. Timber stained, 2 brushed chrome lever handles, internal lock. *(White marks on interior).*

WINDOWS

24. White painted wooden frames, 4 double glazed panes, 2 chrome window fasteners, 2 white air vents. *(Paint marks around edges of all panes, marks on left air vent, shrinkage cracking around frame, staining in both window reveals).*

CURTAIN POLE

25. Grey metal with single right hand twisted wire finial, quantity of pole rings. *(Left hand bracket is coming away from wall, no left hand finial, paint marks).*

CEILING

26. White emulsion, white painted coving.
27. Smoke detector.

LOUNGE (Continued)

LIGHTING

28. 2 ceiling pendants, bulbs.

WALLS

29. Magnolia emulsion. *(Copious brown staining on left side of boiler cupboard, scuff marks, visible touch-up paint, shrinkage cracking).*

FLOORING

30. Textured beige fitted carpet with chrome threshold strip. *(Many stains, furniture indentations).*

HEATING

31. White panelled radiator, centrally ventilated, controls.
32. 1 additional radiator with an Optima thermostatic control valve.

ELECTRICS

33. 1 single brushed chrome light switch.
34. 1 brushed chrome telephone point.
35. 3 brushed chrome double sockets.
36. 1 white fused switch.
37. 1 brushed chrome aerial point.
38. Drayton Digistat 1 central heating control unit.

PAINTWORK

39. White painted door frame.
40. White painted skirting boards, brushed chrome doorstop with grey end. *(Shrinkage cracking along tops of skirtings).*
41. White painted window sill. *(Shrinkage cracking either side of window and along back edge).*

BOILER CUPBOARD

42. White painted louvered door, 1 brushed chrome pull handle *(handle is paint marked),* white painted panel above door frame, inside white emulsioned walls, continuation of carpet, Baxi wall mounted gas fired boiler with associated piping and wiring. *(Carpet has missing section on left side, stains, walls are marked and cracked, exposed piping to ceiling).*

BEDROOM

DOOR

43. Timber stained, 2 brushed chrome lever handles, internal lock, internal chrome hook. *(Dirty marks on door exterior).*

WINDOWS

44. White painted wooden frames, 4 double glazed panes, 2 chrome window fasteners, 2 white air vents. *(Paint marks around edges*

BEDROOM (Continued)

WINDOWS (Continued)

of all panes, marks on left air vent, shrinkage cracking around frame).

CURTAIN POLE

45. Grey metal with single right hand twisted wire finial, quantity of pole rings, 2 matching twisted wire finials.

CEILING

46. White emulsion, white painted coving.

LIGHTING

47. Ceiling pendant with bulb.

WALLS

48. 2 walls are magnolia emulsion, 2 walls are taupe emulsion. *(Visible touch-up paint on magnolia wall plus scuffing, painted over imperfections, taupe walls have partial paintwork on back wall to right hand side, painted over imperfections, 3 nails).*

FLOORING

49. Textured beige fitted carpet with chrome door threshold strip. *(Generally stained throughout, furniture indentations).*

HEATING

50. White panelled radiator, centrally ventilated, Optima thermostat controls. *(Paint marks on thermostat and radiator)*

ELECTRICS

51. Single chrome light switch.
52. 2 double chrome power sockets.

PAINTWORK

53. White painted door frame.
54. White painted skirting boards with brushed chrome doorstop. *(Doorstop end missing).*
55. White painted window sill.

FURNISHINGS

56. High gloss white combination wardrobe/shelving/drawer unit with brushed chrome bar shaped handles. *(Scratches on door panels, wardrobe contains black/silver coloured metal rack unit affixed to right hand panel, open shelving area has scuff marks, paint marks on shelf edges, stains on shelves).*

KITCHEN

DOOR

57. Timber stained panels, 4 single glazed panes set into upper section of door, brushed chrome lever handles and internal lock. *(All glazing sound).*

WINDOW

58. Circular opaque bowl shaped pane with white trim located in ceiling. *(Trim is chipped, residue inside pane).*

CEILING

59. White emulsion, white painted coving.
60. Smoke detector.

LIGHTING

61. 4 chrome trimmed halogen down-lighters with bulbs.

WALLS

62. Magnolia emulsion, white/pale yellow ceramic tiling with random feature tiles, white plastic trim. *(1 hook on wall).*

FLOORING

63. Mottled grey tiles with grey grout, chrome door strip.

ELECTRICS

64. Single chrome light switch.
65. 4 chrome fuse switches.
66. 3 double chrome power sockets.
67. Chrome cooker switch
68. White fuse switch.

PAINTWORK

69. White painted door frame.
70. White painted skirting boards with brushed chrome doorstop, grey end.

KITCHEN UNITS

71. Range of high gloss white units, brushed chrome pull handles. *(Dirty marks on cupboard fronts).*
72. Mottled grey/black/silver marble effect work surfaces. *(3 cracks in front of sink, dusty).*

SINK UNIT

73. Stainless steel 1.5 bowl with In-sink-erator food waste disposer in main bowl, chrome monoblock mixer tap, black rubber plug, chrome colander plug with below double cupboard inside containing In-sink-erator model 45.5 horse power motor, single

KITCHEN (Continued)

SINK UNIT (Continued)

socket on back wall. *(Hole cut in back panel to accommodate switch, dirty marks on base of cupboard).*

WALL UNITS

74. Single inside with 1 white shelf.
75. Single inside with 1 white shelf.
76. Single inside with 1 white shelf.
77. Single inside with 1 white shelf.
78. Double inside with 1 white shelf. *(Black mark on bottom edge of door).*
79. Single inside with 1 white shelf.

FLOOR UNITS

80. Pull out door inside containing 2 chrome wire racks each having 3 shelves.

APPLIANCES

81. Indesit model 850W white washing machine.
82. Ignis white extractor fan, with light.
83. Unbranded halogen hob with controls. *(Burnt on residue, needs cleaning).*
84. Ignis single white oven with controls, glazed door, white handle inside containing 2 chrome shelves, black grill pan, rack and grill pan handle. *(Brown discolouration on door casing, burnt on residue inside grill pan and on rack).*
85. White Frigidaire model 5303B freestanding refrigerator with ice compartment, 3 plastic shelves in door top, 1 having dairy cover, 2 white plastic coated wire shelves, 1 glass shelf with white plastic trim, 1 plastic crisper box, light and control. Freezer compartment contains 1 ice cube tray. *(Fridge has not been cleaned out well).*

BATHROOM

DOOR

86. Timber stained panels, 2 brushed chrome lever handles, internal lock. *(Dirty marks on interior).*

CEILING

87. White emulsion.

LIGHTING

88. 4 chrome trim halogen down-lighters with bulbs.
89. 1 white trimmed spotlight affixed to top panel of vanity unit.

BATHROOM (Continued)

WALLS

90. Fully tiled with white ceramic tiles, grey grout, black/grey patterned central border tiling.

FLOORING

91. Mottled grey tiles with grey grout, chrome door strip, black rubber doorstop affixed. *(Centre tile in doorway is cracked).*

HEATING

92. White panelled radiator, centrally ventilated, Optima thermostat controls.

ELECTRICS

93. Ceiling mounted white rose, white cord, white acorn for light.
94. Silavent white extractor fan set into ceiling. *(Tape around edge, very dusty).*
95. Top cupboard of vanity unit contains white shaver point, light switch.
96. White fuse switch.

PAINTWORK

97. White painted door frame.

VANITY UNIT

98. White melamine unit with single top cupboard with chrome knob, shelf below, white basin with chrome mixer tap, chrome rise and fall waste with below 2 drawers with chrome knobs, inside containing glass square plate. *(Lime scale on taps, nozzles and waste).*

TOILET

99. White low level cistern, chrome push flush, white pan, black plastic seat and lid.

BATH

100. Twyford white metal, chrome mixer tap, chrome beaded chain, chrome plug, chrome wastes with integral flexi-hose leading to chrome shower head with chrome tile mounted shower head clip. *(Lime scale on all chrome work, sealant around the bath is discoloured).*
101. White tiled bath panel. *(1 screw cap missing low level).*

MISCELLANEOUS

102. Chrome towel ring.
103. Chrome toilet roll holder.
104. Chrome toilet brush holder with opaque plastic bowl, white handled brush. *(Residue amongst bristles).*

BATHROOM (Continued)

MISCELLANEOUS (Continued)

105. Chrome soap dish.
106. White shower curtain pole.
107. Opaque plastic shower curtain with white and black designs, clear plastic rings.

DECLARATION

The foregoing inventory has been checked by the undersigned, with the amendments and additional notes made as necessary in black ink, and is correct.

Utility Readings for: 20 Marina View, 80 Church Street, Hartlepool TS26 9DW

SERVICES	LOCATION	SERIAL NO.	CHECK IN	CHECK OUT
GAS		No access		
ELECTRICITY		No access		
WATER				
STOP COCK				

Keys Handed Over:				
Yale	*Mortice* *1 main front door*	*Chubb*	*Window(s)*	*Other* *1 post box*

I/we acknowledge receipt of ( ) copy/ies of the current Gas Safety Inspection Certificate: _____

Signed by Tenant (1): _____

Signed by Tenant (2): _____

Signed by Tenant (3): _____

Signed by Tenant (4): _____

Signed by Inventory Clerk: _____

Date: _____

Staining on Lounge wall adjacent to boiler cupboard

Example of Lounge carpet staining

Loose Lounge pole bracket

Example of Bedroom carpet staining

Bedroom doorstop showing missing end

Kitchen sink staining (limescale)