



Inventory Report

Example Court
Croydon
CR0 456
Flat 29

Inspected by: Hilites Group
Date of Inspection: 30/07/2024

INSPECTION INFORMATION

Staff Member Jacob Wright
Site Address Example Court, Croydon, CR0 456

SUMMARY OF CONDITION

Condition	
General Condition	Generally in brand new condition although poor finish to various areas and floors and are skirtings not adequately cleaned

DISCLAIMER

This inventory report is a record from a visual inspection and the basic testing of any agreed appliances such as hot water, heating, electrics and sanitary ware. It is compiled in good faith to provide an accurate descriptive record of the applicable property's condition on the date of the reports compilation as stated on the cover of this document.

Hilites Group and its staff are not trained or qualified property Surveyors. Under no circumstances should this report be used as a structural survey of a property.

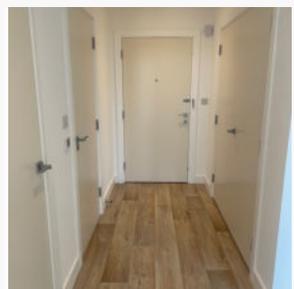
This report does not provide the client with any kind of guarantee regarding the safety of the property and it's contents. Any description serves merely as a record in accordance with the purpose of an Inspection. Items listed within the report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect or concern then such item(s) will be described, photographed and flagged for the attention of the client.

SPACES

Hallway



30/07/2024 11:33 (BST)



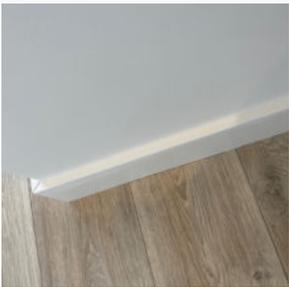
30/07/2024 11:33 (BST)

Item	Description
<p>Main Internal Door</p>	<div style="text-align: right; margin-bottom: 10px;">  Flagged </div> <p>Solid wood, painted Natural Calico, complete with satin white painted square edge frame and architrave, satin chrome door handle on square rose and matching spy hole, turn lock and locking door chain</p> <p>Damage around door bell</p> <p>Painted over pen mark to left exterior of reveal</p> <p>High level pen marks to right of exterior</p> <p>Rubber strip to beading next to top hinge has come loose</p> <p>Poor finish to top section of architrave</p> <p>Paint marks and poor finish to interior next to top hinge</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>30/07/2024 11:34 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:35 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:35 (BST)</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>30/07/2024 11:35 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:38 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:39 (BST)</p> </div> </div>
<p>Ceiling</p>	<p style="text-align: center;">Ok</p> <p>Painted pure brilliant white</p>
<p>Lighting</p>	<p style="text-align: center;">Ok</p> <p>White downlight luminaire</p>

Hallway (continued)

Item	Description
Walls	 Flagged
	<p>Painted pure brilliant white</p> <p>Mid level scuff marks to right side of bathroom door</p> <p>High level dents to right of bathroom door exterior</p> <p>Dent below ringer</p>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>30/07/2024 11:40 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:41 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:41 (BST)</p> </div> </div>
	<div style="text-align: center;">  <p>30/07/2024 12:27 (BST)</p> </div>
Sockets, Switches & Fixtures	Ok
	White wall mounted door chime, matching Intercom video entry monitor, vacuum alert sounder, smoke detector, light switches, socket outlets, underfloor heating controls, thermostat control, air valve, intake grill,
Heating	Ok
	<p>Underfloor</p> <p>Not tested although thermostat powers on</p>

Hallway (continued)

Item	Description
Skirting	<p>Square edge skirting, painted satin white.</p> <p>Poor finish to various areas</p> <p>Glue residue to base, left of storage door</p> <p>Surfaces have not been cleaned</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>30/07/2024 11:42 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:43 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:43 (BST)</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>30/07/2024 11:43 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:43 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:44 (BST)</p> </div> </div>
Floor	<div style="text-align: right; margin-bottom: 10px;">  Flagged </div> <p>Grey wood vinyl</p> <p>Signs of decoration work in corner left of main door interior</p> <p>Not adequately cleaned</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>30/07/2024 11:45 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:45 (BST)</p> </div> </div>

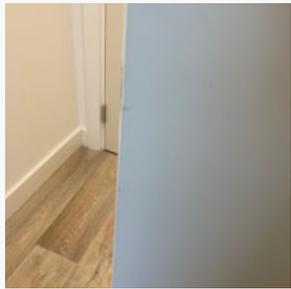
Utility Room



30/07/2024 11:46 (BST)



30/07/2024 11:46 (BST)

Item	Description		
Internal Door		 Flagged	
	<p>Solid wood door, painted Natural Calico, complete with satin white painted square edge frame and architrave and satin chrome door handle on square rose</p> <p>Eye level chip to edge of left door interior</p> <p>Mid level scuff marks to edge of left door interior</p> <p>Paint marks above interior handle</p> <p>Low level gouge to left of interior architrave</p>		
			
			
			
			
	30/07/2024 11:46 (BST)	30/07/2024 11:47 (BST)	30/07/2024 11:48 (BST)
	30/07/2024 11:49 (BST)		
Ceiling		Ok	
	Painted pure brilliant white		
Lighting		Ok	
	White batten lamp holder w bulb		

Utility Room (continued)

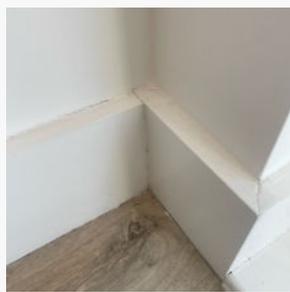
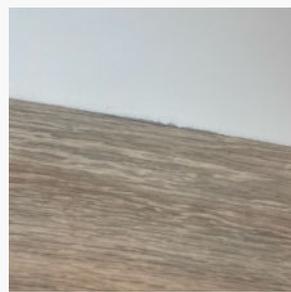
Item	Description
Walls	<p style="text-align: right;"> Flagged</p> <p>Painted pure brilliant white. Low level scuff marks to either side of paneling</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>30/07/2024 11:51 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:51 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:51 (BST)</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>30/07/2024 11:51 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:51 (BST)</p> </div> <div style="text-align: center;">  <p>30/07/2024 11:51 (BST)</p> </div> </div>
Sockets, Switches & Fixtures	<p style="text-align: center;">Ok</p> <p>White plastic panel and wooden slated shelving</p>
Floor	<p style="text-align: center;">Ok</p> <p>Grey wood vinyl</p>
Washer / Dryer	<p style="text-align: center;">Ok</p>

Kitchen / Dining / Living Area



Item	Description
Ceiling	Ok Painted pure brilliant white
Lighting	Ok White downlight luminaire
Walls	<div style="text-align: right;">  Flagged </div> Painted pure brilliant white Poor finish to right of fridge close to socket  30/07/2024 12:03 (BST)
Windows	Ok White aluminium framed windows complete with double glazing, chrome lever key lock handle and MDF moisture resistant ledge with satin white finish
Sockets, Switches & Fixtures	Ok Raindrop sprinkler, heat detector, gang way light switches, air valve, intake grill, socket outlets, cooker switch, grid switch modules (for appliances), TV and media sockets.
Extractor Fan	Ok Zanussi stainless steel canopy hood (Gifted item)
Hob	Ok Zanussi induction hob (Gifted item)
Oven	Ok Zanussi single oven with chrome trim (Gifted item)
Fridge/Freezer	Ok Zanussi fridge/freezer (Gifted item)
Dishwasher	Ok Zanussi dishwasher (Gifted Item)

Kitchen / Dining / Living Area (continued)

Item	Description		
Kitchen Suite	<p>Symphony linear range in urban pebble, complete with antique bronze worktop, matching up stand, dark stone splash back, under counter LED light strip, pull out 3 fraction waste bin, stainless steel dual bowl sink complete w/waste and single chrome level mixer tap w/chrome bracket</p> <p>Scuff mark to kick panel below sink</p>  <p>30/07/2024 12:18 (BST)</p>		Flagged
Heating	<p>Underfloor</p> <p>Not tested although thermostat turns on</p>	Ok	
Skirting	<p>Square edge skirting, painted satin white.</p> <p>Poor finish to various areas</p> <p>Surfaces not adequately cleaned</p>    <p>30/07/2024 12:16 (BST) 30/07/2024 12:16 (BST) 30/07/2024 12:16 (BST)</p>    <p>30/07/2024 12:17 (BST) 30/07/2024 12:17 (BST) 30/07/2024 12:18 (BST)</p>		Flagged

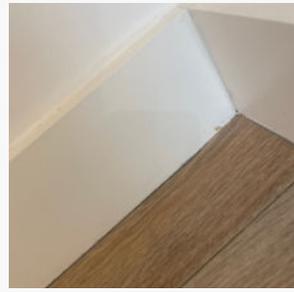
Storage Cupboard 1



30/07/2024 12:23 (BST)

Item	Description
Internal Door	<div style="text-align: right;">  Flagged </div> <p>Solid wood door, painted Natural Calico, complete with satin white painted square edge frame and architrave and satin chrome door handle on square rose</p> <p>Scratches to upper part of architrave</p>  <p>30/07/2024 12:24 (BST)</p>
Ceiling	<p style="text-align: center;">Ok</p> <p>Painted pure brilliant white</p>
Lighting	<p style="text-align: center;">Ok</p> <p>Dome LED light</p>
Walls	<p style="text-align: center;">Ok</p> <p>Painted pure brilliant white with plastic panelling</p>

Storage Cupboard 1 (continued)

Item	Description
Sockets, Switches & Fixtures	<div style="text-align: right; margin-bottom: 10px;">  Flagged </div> <p>White smoke detector, Smoke & Heat Detector Control Switch, Fused Connection Module, CAT-6 Module, Grid switches, Blank modules, Data Brush Plate Module, pre-payment meter, 14 Way Metal Mains Switch Consumer Unit, Heat interface unit, MHVR unit, Hyperoptic broadband unit, BT Openreach unit.</p> <p>Crack to face of upper slat</p>  <p>30/07/2024 12:25 (BST)</p>
Skirting	<p>Square edge skirting, painted satin white. Glue residue to base of various places Poor finish to surface in various places</p> <div style="display: grid; grid-template-columns: repeat(3, 1fr); gap: 10px;">       </div> <p>30/07/2024 12:25 (BST) 30/07/2024 12:25 (BST) 30/07/2024 12:25 (BST)</p> <p>30/07/2024 12:25 (BST) 30/07/2024 12:25 (BST) 30/07/2024 12:25 (BST)</p>

Storage Cupboard 1 (continued)

Item	Description
Floor	<div style="text-align: right;">  Flagged </div> <p>Grey wood vinyl Paint mark to left side upon entry</p>  <p>30/07/2024 12:26 (BST)</p>

Principle Bedroom



30/07/2024 12:28 (BST)



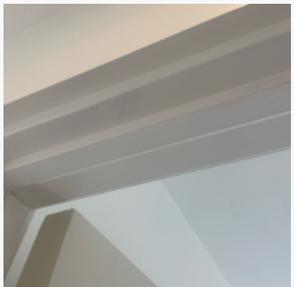
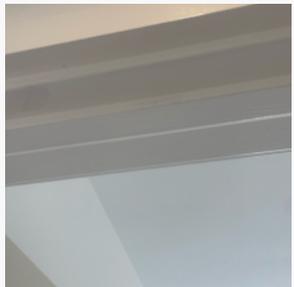
30/07/2024 12:28 (BST)



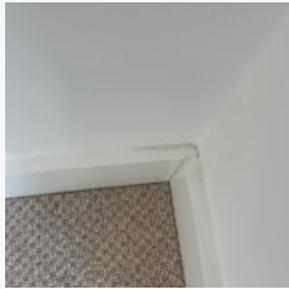
30/07/2024 12:28 (BST)



30/07/2024 12:28 (BST)

Item	Description
Internal Door	<div style="text-align: right;">  Flagged </div> <p>Solid wood door, painted Natural Calico, complete with satin white painted square edge frame and architrave and satin chrome door handle on square rose Painted over pen marks to architrave and bead above door upon entry</p>   <p>30/07/2024 12:29 (BST) 30/07/2024 12:29 (BST)</p>
Ceiling	<p style="text-align: center;">Ok</p> <p>Painted pure brilliant white</p>

Principle Bedroom (continued)

Item	Description
Lighting	Ok Ceiling rose & lamp holder with 6" flex and bulb
Walls	Ok Painted pure brilliant white
Wardrobe	Ok Portico wooden door and outer frame painted white, complete with glass mirror finish and internal shelving painted in cashmere
Windows	Ok White aluminium framed windows complete with double glazing, chrome lever key lock handle and MDF moisture resistant ledge with satin white finish
Sockets, Switches & Fixtures	Ok Raindrop sprinkler, gang way light switches, air valve, intake grill, socket outlets, tv and media sockets.
Heating	Ok Underfloor Not tested although thermostat powers on
Skirting	<div style="text-align: right;">  Flagged </div> <p>Square edge skirting, painted satin white. Poor finish to the surface in various places</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  30/07/2024 12:34 (BST) </div> <div style="text-align: center;">  30/07/2024 12:34 (BST) </div> <div style="text-align: center;">  30/07/2024 12:34 (BST) </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  30/07/2024 12:34 (BST) </div> <div style="text-align: center;">  30/07/2024 12:35 (BST) </div> </div>

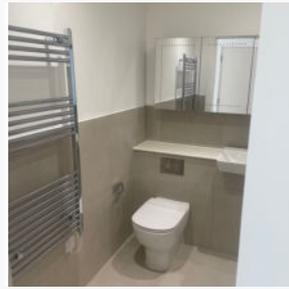
Principle Bedroom (continued)

Item	Description
Floor	Ok
	Sand colour carpet

Main Bathroom



30/07/2024 12:36 (BST)



30/07/2024 12:36 (BST)



30/07/2024 12:36 (BST)

Item	Description
Internal Door	<p style="text-align: right;"> Flagged</p> <p>Solid wood door, painted Natural Calico, complete with satin white painted square edge frame and architrave, satin chrome door handle on square rose and chrome turn lock</p> <p>High level graze to exterior of right frame</p> <p>Mid level chip to interior of left frame</p> <p>Low level chipped paint to architrave below catcher</p> <p>Chips around latch</p>
	 <p>30/07/2024 12:36 (BST)</p>
	 <p>30/07/2024 12:37 (BST)</p>
	 <p>30/07/2024 12:39 (BST)</p>
	 <p>30/07/2024 12:39 (BST)</p>

Main Bathroom (continued)

Item	Description
Ceiling	Ok Painted pure brilliant white
Lighting	Ok White downlight luminaire
Walls	Ok Painted absolute white with light stone natural grip tiles and lined feature tiles, steel edge trim and stone mastic
Sockets, Switches & Fixtures	Ok Bryani demister cabinet with ambient under lighting and mirror, dual voltage shaver socket, chrome toilet roll holder, towel rail flex outlet plate, chrome rope hook, duropal compact worktop in India white
Heating	Ok Chrome towel radiator Not tested although thermostat powers on
Bath	Ok White steel bath with anti slip finish, complete with chrome plated dual control bath filler, waste outlet, chrome exposed Thermostatic Rim Mounted Bath Shower Mixer Pack, glass shower screen and light stone bath panel.
Hand Basin	Ok White ideal standard semi countertop basin complete with chrome waste and chrome mono basin mixer tap.
Toilet	Ok White back to wall toilet complete with slim soft close seat and cover and chrome dual flush plate

Main Bathroom (continued)

Item	Description		
Floor			Flagged
	Light stone tiles		
	Scuff marks to right of toilet		
	Paint marks below towel rail		
			
	30/07/2024 12:41 (BST)	30/07/2024 12:41 (BST)	30/07/2024 12:41 (BST)
			
	30/07/2024 12:42 (BST)	30/07/2024 12:42 (BST)	

PRESENT AT INSPECTION



Jacob Wright

DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Role/Title	
Name	
Signature	
Date	

Role/Title	
Name	
Signature	
Date	

Role/Title	
Name	
Signature	
Date	

Role/Title	
Name	
Signature	
Date	

APPENDIX 1

Gifted Items

In accordance with the terms of your tenancy agreement, any listed appliances have been confirmed as gifts to the tenant.

As such, it is important to clarify that the landlord hereby relinquishes any responsibility for repair or maintenance pertaining to these gifted items. It is the sole responsibility of the tenant to ensure the upkeep and maintenance of these items.

Furthermore, the tenant is advised to procure insurance coverage for these items and to handle any warranty claims or renewals independently.

This acknowledgment underscores the tenant's ownership and accountability for the maintenance and care of the gifted items, relieving the landlord of any associated obligations.