



# Inventory with Check-In Report

Property Address : Apartment 30, Sicey House  
16, Sicey Avenue  
Sheffield  
South Yorkshire  
S5 6NG

Instructed By : ARIM Ltd  
33 Park Place  
Leeds  
LS1 2RY

Prepared By : Evolve Partnership  
Graeme Bolland

Date Prepared : March 07, 2011

Reference : 1070

FRONT PROPERTY PICTURE



## PROPERTY OVERVIEW

Property Occupied No  
 Property Furnished UnFurnished  
 Type of Property Apartment  
 Purpose Built

### General Notes:

Apartment is part of a new build complex however pre-occupancy cleaning of property is recommended.

Weather conditions fine at time of inspection.

## KEYS

Yale	Mortice	Security	Remote	Access Code
0	0	0	0	

## SERVICES

Meters	Location	Reading	Serial Number	Supplier
Electricity	Plant Room	1	KD09K11630	
Gas	Plant Room	3	2009: 875318	
Water		2	Meter Not Accessible Meter Not found	

ELECTRICITY METER



GAS METER



# DISCLAIMER

## Working order and condition:

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 at the property as at the date of the inventory and a superficial condition of the same. No items are tested and no comment is made.

Where an inventory 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.

## Structural/ Fixtures & Fittings:

This inventory is not a structural/building survey and does not comment on the fabric of the building. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the 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. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers, i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

## 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, not the inventory clerk.

## Furnishings:

Where the inventory states 'FFR 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 - as amended 1993. It is however not the responsibility of the inventory clerk to state that these items do comply with these regulations.

## Fire safety equipment:

If smoke detectors/carbon monoxide monitors, are present and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the tenant's responsibility to replace and frequently check the working order of the same. 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.

## Loft & cellars:

Lofts and cellars are not covered on this inventory unless they are converted and safely accessible. Contents will therefore not be noted 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 & doors:

All latches and fittings will be checked but windows are not opened to test if they are operational. 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 the instructing party and shall not be used or copied without their written permission.

# CLEANING

If the property was professionally cleaned for the tenancy it is strongly advised that professional cleaners are used to carry out an end of tenancy clean. 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 décor 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 is quite clearly 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.

Mould & Mildew - there are two types of mould and mildew that can develop during a tenancy: (1) Low level damp penetration to outer walls normally creeping up the walls from the bottom. In most cases this indicates a maintenance issue for the landlord and (2) High level mould normally seen on ceilings, silicone sealant around bath fittings and window frames. This is almost certainly caused by a combination of high humidity and lack of ventilation. In either case, the problem should be kept under control or even eradicated by using a good quality proprietary treatment readily available from retailers. In our experience, the most effective brand is Hagesan Mould Spray.

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.

Allowances are made for fair wear and tear but it should be noted that areas that are not clean will not be considered as fair wear and tear.

## DECLARATION

This is to certify that I, the undersigned have carefully checked the foregoing report and consider this to be a fair and correct inventory & schedule of condition of the contents therein at: Apartment 30, Sicey House 16, Sicey Avenue, Sheffield, South Yorkshire, S5 6NG

Tenant

Inventory Assessor Evolve Partnership

Date March 07, 2011

Tenant Signature

Inventory Assessor Signature

The tenant has the opportunity to review this report and make comments where applicable. Notwithstanding this, the report must be signed and returned to the issuing agent by the tenant(s) 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.

## Condition Summary

The following remarks are an indication of the overall level of cleanliness/ condition attributed to the property by the inventory assessor.

Items	Condition
Overall Cleaning standard	n/a
Decor Condition	Good overall
Carpets	Normal domestic use
Flooring (Hard)	Good overall
Windows	Light clean required
Curtains/blinds	Light clean required
Mattresses	n/a
Kitchen, appliances & fittings	Cleaning required
Bathroom & bathroom fittings	Cleaning required
Upholstery	n/a
Front Garden	n/a
Rear Garden	n/a

# HALLWAY

## DOORS

Ref	Item	Description	Condition at Check In	Comments
1	Door	Single panel door- light oak effect. chain hinged, numerals x2 - brushed steel effect, lever handle(s) - brushed steel effect, yale lock and peep hole		
2	Door Frame	painted white		

## CEILING

Ref	Item	Description	Condition at Check In	Comments
3	Ceiling	plaster painted white.		
4	Smoke/ CO detector	white plastic		
5	Loft hatch	white plastic moulding		

## WALLS

Ref	Item	Description	Condition at Check In	Comments
6	Wall	plaster painted cream with white plastic door entry phone & heating control panel & consumer box.		
7	Skirting board	painted white with chrome / rubber door stop		

## FLOORING

Ref	Item	Description	Condition at Check In	Comments
8	Carpet	wall to wall fitted carpet - beige with chrome effect carpet tread.		

## LIGHTING

Ref	Item	Description	Condition at Check In	Comments
9	Ceiling Lighting	1 x pendant lamp holder white with LEL bulbs - no shade.		

## HEATING

Ref	Item	Description	Condition at Check In	Comments
10	Radiators	1 x white double radiators with thermostatic controls.		

## SOCKETS

Ref	Item	Description	Condition at Check In	Comments
11	Electric Socket	double switch - white plastic.		

12	Telephone Point	white plastic		
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### SWITCHES

Ref	Item	Description	Condition at Check In	Comments
13	Switch	2 x light switch (single), 1 x fan switch - white plastic.		

### PHOTO OVERVIEW

Ref	Item	Description	Condition at Check In	Comments
14	Photo 1			



Hallway-Photo 1



Hallway-Door

## KITCHEN AREA

### CEILING

Ref	Item	Description	Condition at Check In	Comments
15	Ceiling	plaster painted white.		
16	Extractor fan	white.		
17	Smoke/ CO detector	white plastic.		

### WALLS

Ref	Item	Description	Condition at Check In	Comments
18	Wall	plaster painted cream with beige mottled effect tiles.		
19	Boiler	Ferrolli Optimax HE Plus 31 C - white casing.		

### FLOORING

Ref	Item	Description	Condition at Check In	Comments
20	Tiles	cream marble effect	slightly scuffed in places	

### LIGHTING

Ref	Item	Description	Condition at Check In	Comments
21	Ceiling Lighting	4 x flush fitting spot lights	1 x not working	

## SOCKETS

Ref	Item	Description	Condition at Check In	Comments
22	Electric Socket	2 x double switch, 1 x single switch - white plastic		

## SWITCHES

Ref	Item	Description	Condition at Check In	Comments
23	Switch	1 x fuse switch		

## APPLIANCES

Ref	Item	Description	Condition at Check In	Comments
24	Oven	Hotpoint - electric with mirror glass door and brushed steel effect surround with 2 x chrome mesh shelves, grill pan with mesh and handle.	Signs of use internally	
25	Hob	Hotpoint - four ring brush steel effect with 4 x control knobs.	slightly scratched to surface	
26	Cooker Hood	wall mounted brush steel effect, double mesh with lighting .		
27	Fridge Freezer	Indesit BAN 12 NF with plastic speckled effect silver / grey casing ,3 x glass shelves, 2 x salad crispers, 3 x plastic door shelves & 3 plastic fronted freezer drawers.		
28	Sink Unit	Stainless steel sink unit with basin, drainer and chrome effect mixer tap with 2 x chrome strainers	Slightly scratched and water marked to surface	
29	Washer Dryer	integrated Indesit HWDE 12 5,5 kg in white.		
30	Fire Extinguisher & Blanket			

## FURNISHING

Ref	Item	Description	Condition at Check In	Comments
31	Kitchen Units	Matching light oak effect base and wall units with brush steel effect handles and dark mottled worktop		

## PHOTO OVERVIEW

Ref	Item	Description	Condition at Check In	Comments
32	Photo 1			

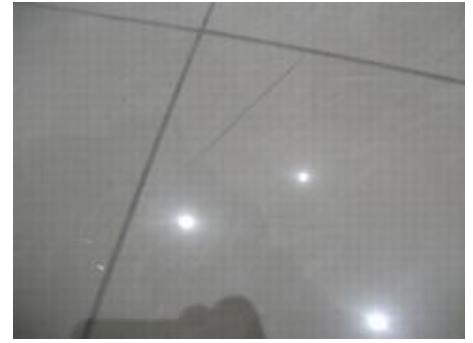




Kitchen Area-Oven



Kitchen Area-Oven



Kitchen Area-Tiles



Kitchen Area-Oven



Kitchen Area-Photo 1



Kitchen Area-Boiler



Kitchen Area-Hob



Kitchen Area-Hob



Kitchen Area-Cooker Hood



Kitchen Area-Cooker Hood



Kitchen Area-Fridge Freezer



Kitchen Area-Fridge Freezer



Kitchen Area-Fridge Freezer



Kitchen Area-Sink Unit



Kitchen Area-Sink Unit



Kitchen Area-Washer Dryer

## LOUNGE

### DOORS

Ref	Item	Description	Condition at Check In	Comments
33	Door	Single panel door - light oak effect, lever handles(s) - brushed steel effect.		
34	Door Frame	painted white.		

### WINDOWS

Ref	Item	Description	Condition at Check In	Comments
35	Window	1 x Grey metal double glazed patio doors with chrome fittings leading to balcony, 1 large x grey metal glazed window with chrome fittings		
36	Window Sill	painted white.		
37	Blinds	Vertical blinds - cream.		

### CEILING

Ref	Item	Description	Condition at Check In	Comments
38	Ceiling	plaster painted white.		
39	Extractor fan	white.		

**WALLS**

Ref	Item	Description	Condition at Check In	Comments
40	Wall	plaster painted cream.		
41	Skirting board	painted white.		

**FLOORING**

Ref	Item	Description	Condition at Check In	Comments
42	Carpet	wall to wall fitted - beige with chrome effect carpet tread.	pressure marks in places	

**LIGHTING**

Ref	Item	Description	Condition at Check In	Comments
43	Ceiling Lighting	10 x flush fitting spot lights, 1 x pendant lamp holder white with LEL bulbs and white paper spherical shade.		

**HEATING**

Ref	Item	Description	Condition at Check In	Comments
44	Radiators	1 x white double radiators with thermostatic controls.		

**SOCKETS**

Ref	Item	Description	Condition at Check In	Comments
45	Satellite and / or TV socket	white plastic.		
46	Electric Socket	5 x double switch - white plastic.		

**SWITCHES**

Ref	Item	Description	Condition at Check In	Comments
47	Switch	1 x light switch (triple), 2 x light switch (single), 1 x fuse switch - white plastic		

**PHOTO OVERVIEW**

Ref	Item	Description	Condition at Check In	Comments
48	Photo 1			



Lounge-Carpet



Lounge-Photo 1



Lounge-Photo 1



Lounge-Photo 1

## BEDROOM

### DOORS

Ref	Item	Description	Condition at Check In	Comments
49	Door	Single panel door - light oak effect, lever handle(s) - brushed steel effect.		
50	Door Frame	painted white.		

### WINDOWS

Ref	Item	Description	Condition at Check In	Comments
51	Window	Grey metal double glazed unit with chrome fittings		
52	Window Sill	painted white		
53	Blinds	vertical - cream		

### CEILING

Ref	Item	Description	Condition at Check In	Comments
54	Ceiling	plaster painted white.		
55	Extractor fan	white		

**WALLS**

Ref	Item	Description	Condition at Check In	Comments
56	Wall	plaster painted cream.		
57	Skirting board	painted white with chrome & rubber doorstep.		

**FLOORING**

Ref	Item	Description	Condition at Check In	Comments
58	Carpet	wall to wall fitted - beige with chrome effect carpet tread.	pressure marks in places	

**LIGHTING**

Ref	Item	Description	Condition at Check In	Comments
59	Ceiling Lighting	pendant lamp holder with LEL bulb and white paper spherical shade		

**HEATING**

Ref	Item	Description	Condition at Check In	Comments
60	Radiators	white double radiator with thermostatic control.		

**SOCKETS**

Ref	Item	Description	Condition at Check In	Comments
61	Electric Socket	3 x double switch - white plastic.		

**SWITCHES**

Ref	Item	Description	Condition at Check In	Comments
62	Switch	1 x light switch (single)-white plastic.		

**PHOTO OVERVIEW**

Ref	Item	Description	Condition at Check In	Comments
63	Photo 1			



Bedroom -Photo 1



Bedroom -Photo 1

## BATHROOM

### DOORS

Ref	Item	Description	Condition at Check In	Comments
64	Door	Single panel door - light oak effect, lever handle (s) & lock - brushed steel effect.		
65	Door Frame	painted white.		

### CEILING

Ref	Item	Description	Condition at Check In	Comments
66	Ceiling	plaster painted white		
67	Extractor fan	white		

### WALLS

Ref	Item	Description	Condition at Check In	Comments
68	Wall	plaster painted white with grey/beige tiles to bath and hand basin. chrome effect toilet roll holder.	paint flaking above tiles to bath	

### FLOORING

Ref	Item	Description	Condition at Check In	Comments
69	Tiles	Grey/beige floor tiles to match splash back to bath and basin with cream grout and chrome effect carpet tread to hallway		

### LIGHTING

Ref	Item	Description	Condition at Check In	Comments
70	Ceiling Lighting	ceiling mounted enclosed fitting with LEL bulb.		

## HEATING

Ref	Item	Description	Condition at Check In	Comments
71	Radiators	chrome heated towel rail.		

## BATHROOM FURNITURE

Ref	Item	Description	Condition at Check In	Comments
72	Basin	white with pedestal to match , chrome mixer tap & plastic plug.		
73	Bath	white plastic with matching panel, chrome mixer tap and shower attachment with chrome effect pipe and shower head, plastic plug.		
74	Shower screen	Chrome hinged with tempered glass.	glass panel water marked	
75	WC	white floor mounted with seat and lid to match	basin slightly dirty	
76	Cistern	white with chrome effect dual flush.		

## PHOTO OVERVIEW

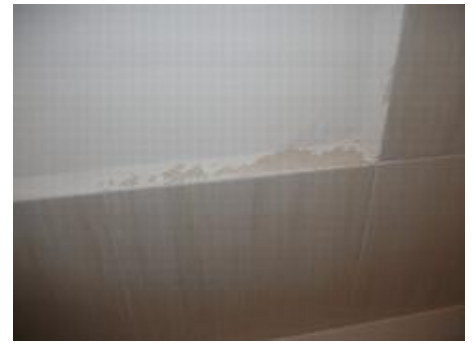
Ref	Item	Description	Condition at Check In	Comments
77	Photo 1			



Bathroom-Photo 1



Bathroom-Photo 1



Bathroom-Wall



Bathroom-Shower screen



Bathroom-WC

## BALCONY

### LIGHTING

Ref	Item	Description	Condition at Check In	Comments
78	Exterior Lighting	1 x sealed wall mounted units with LEL bulbs.		

### FURNISHING

Ref	Item	Description	Condition at Check In	Comments
79	Structure	Galvanized railing with decked flooring.		

### PHOTO OVERVIEW

Ref	Item	Description	Condition at Check In	Comments
80	Photo 1			





Balcony -Photo 1

## Additional Information