

Inventory and Check In Report for

260 Hurstwood Court, Woodhouse Road, London, N12 0LG

All files and photographs taken at the time of the Check In Inspection can be accessed through the following link:

https://www.dropbox.com/sh/66yyq97lqgcypopo/AACBoaan7_bz6yZ9k-hQXs2a?dl=0

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Property Address

260 Hurstwood Court, Woodhouse Road, London, N12 0LG

Date of Inspection

27th November 2021

Agent

Novus Residential

Property Size

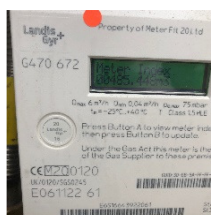
2 Bedroom Flat

Inspected By

R Wells

Meter Readings

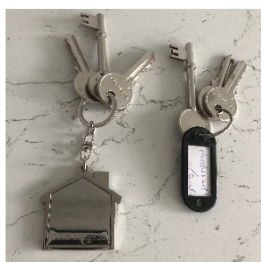
Electric	Meter No	20L3873707
	Location	Hall Cupboard
	Meter Reading	01070 kWh
	Supplier	Not known
Gas	Meter No	E6S16643922061
	Location	Exterior Back Wall
	Meter Reading	00485.448 m³
	Supplier	Not known
Water	Meter No	Not metered
	Location	Not applicable
	Meter Reading	Not applicable
	Supplier	Not Known



No Photo

Keys

Communal Door	Not applicable
Flat Door	2 Yale keys 2 Union keys
Windows	None
Additional	2 Back Door keys



Additional

Gas Safety Certificate	See Agent
Telephone/ Broadband	No handset
Burglar Alarm Code	Not applicable

The attached Inventory Report has been prepared or updated by tenantinfo and the following notes are provided as a guide to following the details herein. An Inventory is a detailed list of fixtures; fittings; décor; and furnishings when appropriate. The description provided is for identification purposes only; we do where possible identify an item by its original manufactured name to ease identification. The person preparing the Inventory is not an expert in fabrics, wood, materials, antiques etc. nor a qualified surveyor. This Report should not be used as a structural survey report.

At the termination of the tenancy, the Inventory is rechecked and any obvious or significant discrepancies or variations will be noted. The Check-Out Report we compile will give an indication as to whether or not we believe, in our opinion as independent evaluators whether or not any deterioration noted should be attributed to the tenant or considered as reasonable wear and tear during the period of the tenancy. It is understood that certain items e.g. kitchen utensils and bedding etc. will receive more usage than other items. Variances fall into three categories:

FWT-fair wear and tear consistent with the age and use of said item or decor

T-changes which should be made good at the Tenants expense

M-issues that may require maintenance attention at the expense of the Landlord.

Tenants are requested to ensure that, upon termination of the tenancy all items are returned to the location in which they were found on the original Inventory.

clean condition with all the cleaning finished. No further cleaning will be permitted as the tenant will have been given enough time to clean the property to an acceptable standard. Tenants are recommended to have the property professionally cleaned- particularly so if the property had been professionally cleaned at the start of the Tenancy-where possible use cleaners recommended by the Agent.

Apart from general cleaning of the obvious, listed below are the most common areas missed which are noted at the check out and are listed on the check out report:

1. All paintwork, skirting boards, architrave and picture rails
2. Ceramic tiles in kitchens and bathrooms, perimeter to floor in kitchen/bathroom and edges of carpets in all rooms.
3. Crumbs in drawers and beneath sofa cushions
4. All kitchen appliances i.e. cooker, oven, hob and refrigerator. Freezers to be defrosted
5. The soap dispenser of both the washing machine and dishwasher filter and the tumble dryer
6. All ceiling and wall light fittings and shades and test that all bulbs are working
7. The gap between panels of double glazing
8. All bed clothes/linen etc. to be laundered

Other possible deductions fall into ten main categories, which should be given careful attention by the tenants and can be summarised as follows:

1. Carpet soiling- spotting, staining, heavy shading, burn marks
2. Furniture damage- soiling, staining, breakage, ring and scratch marks, water/liquid marks, dents and chip marks
3. Curtains- discoloured due to smoke, torn, stained, burn marks or tears
4. Mattresses- stains and ripping
5. Linen- soiling, staining, not freshly cleaned, burn marks or tears
6. Fireplaces- unauthorised use, chimneys not swept, damage to mantle or hearth
7. Parquet/wood flooring- heavy usage, scrape/scratch marks, staining
8. Vinyl floor coverings-rips, scrapes, staining, pit/dent marks
9. Gardens- unswept patios/paths/driveways, non maintained borders, bushes and lawns

Important

Any amendments or queries should be forwarded in writing by email to: tenantinfo@limited@gmail.com within SEVEN days of the date of the Report.

More than 95 per cent of Tenants and landlords reach amicable agreements at the end of Tenancies. If a dispute arises we recommend that Agents/Landlords and Tenants reach an agreement as soon as possible-protracted disputes cost money and time. tenantinfo.co.uk can advise Tenants and Landlords and can/will bring about swift resolutions to any disputes.

	Description	Check In Comments	Check Out
Front Door	Dark stained wooden panelled door with 13 obscure glass panes; brass numerals '260'; 1 brass lock fitting with Yale fitting to the reverse; 1 brass pull handle; 1 brass letterbox; 1 Union 3-lever lock fitting	<i>Showing general signs of age and use; 1 screw missing from 2 of the numerals; 2 screw holes between the numerals; 2 old fixing holes at high level; the fittings are all aged/ tarnished in appearance; both of the locks are in working order; worn/ flaking varnish at lower level; scattered scratches/ marks/ chips at low level; sanded to the leading edge; no letterbox flap to the reverse-old screw holes here; 4 old screw holes/ fitting removal mark to the reverse at mid-level; 1 screw missing to the surround to the low level lock fitting to the interior</i>	
	White painted wooden door frame	<i>Recently painted; some old defects painted over</i>	
	White painted wooden threshold step	<i>Recently painted; some old defects painted over</i>	
Walls	Painted in white emulsion	<i>Recently painted; paint peeling/ cracking to the right of the Front Door at high level; 1 or 2 slightly patchy areas; 1 small chip to the angle to the left of Cupboard 2 at high level</i>	
	1 x chrome/ black rubber door stop	<i>Securely fitted</i>	
Ceiling	Painted in white emulsion	<i>Recently painted</i>	
	Cornicing painted in white emulsion	<i>Recently painted</i>	
	1 x white plastic smoke alarm	<i>Recently fitted; successfully tested</i>	
Flooring	Inset brown coir matting	<i>Recently fitted</i>	
	Grey fitted carpet	<i>Recently fitted</i>	
Skirting	Painted in white	<i>Recently painted; some light painted over defects; 1 or 2 slightly patchy areas</i>	
Lights	1 x ceiling light fitting-no shade	<i>Recently fitted; working order</i>	
	1 x wall light fitting with a white metal curved edge shade	<i>Recently fitted; working order</i>	
Sockets/ Switches	Various white plastic sockets and switches as fitted	<i>Recently fitted; not tested</i>	
	1 x white plastic heating thermostat	<i>Not tested</i>	
Cupboard 1	White painted wooden door with a brushed metal latch to cupboard housing:	<i>Recently painted; new fittings; defects/ rough cut-out around the lock receive</i>	
	<i>Interior</i> Walls painted in white emulsion	<i>Recently painted; patchy/ unfinished in places-more notably to the right hand side and at lower level; old defects painted over</i>	
	Grey fitted carpet	<i>Recently fitted</i>	
	2 x white painted wooden shelves	<i>Recently painted; patchy in places; the underside of the bottom shelf is unpainted</i>	
	1 x small white/ frosted circular plastic wall light fitting	<i>Recently fitted; working order</i>	
	1 x white metal cased fusebox	<i>Good condition</i>	
	1 x electric meter	<i>Reading on Page 2</i>	
	1 x grey plastic control box	<i>Good order</i>	
	Various white plastic sockets/ switches	<i>Not tested</i>	

	Description	Check In Comments	Check Out
Cupboard 2	White painted wooden door with a brushed metal latch to cupboard housing:	<i>Recently painted-the paint is a little patchy in places; new fittings; roughly cut/ defects to the framework around the lock receive</i>	
	<i>Interior</i> Walls painted in white emulsion	<i>Recently painted; discoloration/ shading visible-more notably at high level; not fully painted in places-more notably at low level with various grubby marks also</i>	
	3 x white painted wooden shelves	<i>Recently painted; patchy</i>	
	1 x wallmounted striplight	<i>Working order</i>	
	1 x Bosch Serie 2 7kg washing machine	<i>As new; power tested</i>	
Heating	1 x white factory finish radiator with 1 thermostatic control	<i>Recently fitted; fittings complete</i>	
Additional			

	Description	Check In Comments	Check Out
Door	White painted wooden panelled door with a brushed metal lever handle	<i>Recently painted; new fittings; 1 screw missing from the top hinge; 1 small dent to the left hand side edge at mid-level; a little patchy; 2 small brown splash marks to the exterior at high level</i>	
	White painted wooden door frame	<i>Recently painted; 1 or 2 light painted over defects; 1cm chip to the right hand side at mid-level; rough cut-out to the left hand side bottom edge</i>	
Walls	Painted in white emulsion	<i>Recently painted; 1 or 2 slightly patchy areas; settlement crack to the left of the window and an additional crack around 1 of the blind pull cord mountings at low level; settlement crack to the right of the window at high level</i>	
Ceiling	Painted in white emulsion	<i>Recently painted</i>	
	Cornicing painted in white emulsion	<i>Recently painted</i>	
Flooring	Grey fitted carpet	<i>Recently painted</i>	
Skirting	Painted in white	<i>Recently fitted; a little patchy below the radiator</i>	
Lights	1 x black metal ceiling track with 4 adjustable spotlight fittings	<i>Recently fitted; working order</i>	
Windows	White uPVC framed window with 5 clear glass panes; 4 white metal openers with lock fittings	<i>Showing some signs of age and previous use; some rubs/ wear to the openers; various paint residues/ grubby marks to the edges of the framework in places; a little discoloured/ slightly grubby to the high level vents; glazing intact-clean to the interior but lightly soiled externally</i>	
	White painted wooden window sill	<i>Recently painted; paint cracking to the back edge; 1 or 2 odd rubs/ marks to the surface</i>	
Blinds/ Curtains	1 x white mesh roller blind with a beaded metal pull cord; 1 clear plastic wallmounted retainer to the pull cord	<i>Recently fitted; working order</i>	
	1 x grey roller blind with a beaded metal pull cord; 1 clear plastic wallmounted retainer to the pull cord	<i>Recently fitted; working order</i>	
Sockets/ Switches	Various white plastic sockets and switches as fitted	<i>Recently fitted; not tested</i>	
Heating	1 x white factory finish radiator with 1 thermostatic control	<i>Recently fitted; fittings complete</i>	
Additional			

	Description	Check In Comments	Check Out
Door	White painted wooden panelled door with 2 high level clear glass panels and a brushed metal lever handle White painted wooden door frame	<i>Recently painted; new fittings; glass intact and clean; 2 sticky tape residues to the right hand side glass panel Recently painted; some light painted over defects</i>	
Walls	Painted in white emulsion Low level upstand to match the work surface	<i>Recently painted; small amount of filler below the light switch Recently fitted</i>	
Ceiling	Painted in white emulsion Cornicing painted in white emulsion 1 x white plastic smoke alarm 1 x white plastic carbon monoxide detector	<i>Recently painted Recently painted Recently fitted; successfully tested Recently fitted; successfully tested</i>	
Flooring	Laminated wooden flooring 1 x brown coir door mat	<i>Recently fitted As new</i>	
Skirting	Painted in white	<i>Recently painted</i>	
Lights	1 x ceiling light fitting-no shade 1 x black metal ceiling track with 4 adjustable spotlight fittings	<i>Recently fitted; working order Recently fitted; working order</i>	
Sockets/ Switches	Various white plastic sockets and switches as fitted	<i>Recently fitted; not tested</i>	
Windows	White uPVC framed window with 3 clear glass panes; 2 white metal openers with lock fittings White painted wooden window sill	<i>Reasonably good overall consistent with age; various grubby marks/ paint residues to the edges of the frame; some rubs/ marks to the openers; glazing intact and recently cleaned Recently painted</i>	
Back door	White uPVC door with 2 clear glass panes; 1 white metal lever handle with a gold metal twist lock fitting White uPVC door frame	<i>Various chips/ scrapes to the handle; glazing intact-clean to the interior but lightly rain soiled externally Showing signs of age and use; grubby marks/ paint residues to the edges</i>	
Blinds/ Curtains	1 x white black-out roller blind with pull cord	<i>Recently fitted; working order</i>	
Units	Range of laminated white wooden wall and floor units-interiors and shelving as fitted LED under unit striplighting	<i>Recently fitted Recently fitted; all in working order</i>	
Sink/ Taps	Grey acrylic sink and drainer with a chrome mixer tap and chrome waste; 1 chrome strainer plug	<i>Recently fitted</i>	
Work Surfaces	White/ grey stone effect laminated wooden work surface	<i>Recently fitted</i>	
Appliances	1 x white cased Bosch Serie 2 SilencePlus dishwasher with 2 wire racks and 1 plastic cutlery tray 1 x inset stainless steel extractor fan 1 x stainless steel Lamona 4-burner gas hob with 2 black metal pot stands 1 x stainless steel/ glass fronted Lamona electric oven with 2 chrome wire shelves and 1 grey metal oven tray with a chrome wire insert	<i>Recently fitted; power tested Recently fitted; power tested Recently fitted; working order Recently fitted; power tested</i>	

	Description	Check In Comments	Check Out
Cupboard	White painted wooden door with a brushed metal lever latch and 2 non-matching white plastic vents to cupboard housing:	<i>Recently painted; old defects painted over; the paint is patchy in places; the interior vents are discoloured</i>	
	<i>Interior</i> Walls painted in white emulsion	<i>Various discoloration/ grubby marks- more notably at high level; old defects painted over; unpainted areas around the pipework</i>	
	1 x old white metal framed obscure glass window with high level metal vent	<i>Aged order; glass intact</i>	
	1 x vaillant gas boiler	<i>Recently fitted; working order</i>	
	Various pipework with a MAGNA CLEAN MICRO 2 unit	<i>Fair condition; 1 small and 1 larger black plastic 'key' to the Magna unit</i>	
	4 x white plastic fused switches	<i>Recently fitted; working order</i>	
Heating	1 x white factory finish radiator with 1 thermostatic control	<i>Recently fitted; fittings complete</i>	
Additional	1 x black plastic geo smart meter with cabling	<i>Appears to be working</i>	

	Description	Check In Comments	Check Out
Door	White painted wooden panelled door with a brushed metal lever handle; 1 small chrome slide bolt to the reverse at mid-level White painted wooden door frame	<i>Recently painted; new fittings</i> <i>Recently painted; 1 or 2 light painted over defects</i>	
Walls	Large grey stone effect ceramic wall tiles 1 x white plastic envirovent SILENT 100 extractor fan 1 x grey metal/ mirror fronted single door medicine cabinet with 2 glass shelves to the interior	<i>Recently fitted</i> <i>Recently fitted; working order</i> <i>Recently fitted</i>	
Ceiling	Painted in white emulsion	<i>Recently painted</i>	
Flooring	Grey stone effect vinyl flooring	<i>Recently fitted</i>	
Lights	4 x recessed ceiling spotlight fittings	<i>Recently fitted; working order</i>	
Windows	White uPVC framed window with 3 obscure glass panes; 2 white metal openers with lock fitting	<i>Reasonably good consistent with normal use; draught excluder fitted to the perimeter of the opening sections- partially missing to the left of the small window; glazing intact-clean to the interior but lightly soiled externally; some ingrained residues at lower level</i>	
	Sill tiled as the walls	<i>Recently fitted</i>	
Shower	Rectangular white ceramic shower base with a chrome waste Fixed clear solid glass panel with silver metal fixings Chrome wallmounted shower control with 1 high level fixed chrome shower head and secondary hose attachment on a wallmounted riser bar	<i>Recently fitted</i> <i>Recently fitted</i> <i>Recently fitted</i>	
Basin	Moulded white basin with a chrome mixer tap; chrome pop-plug and waste Laminated white wooden double door cupboard below-1 shelf to the interior	<i>Recently fitted</i> <i>Recently fitted; no back panel to the interior</i>	
Heating	1 x chrome heated ladder towel rail	<i>Recently fitted</i>	
Additional			

	Description	Check In Comments	Check Out
Door	White painted wooden panelled door with a brushed metal lever handle; 1 small chrome slide bolt to the reverse at mid-level	<i>Recently painted; new fittings</i>	
	White painted wooden door frame	<i>Recently painted; 1 or 2 light painted over defects</i>	
Walls	Large grey stone effect ceramic wall tiles	<i>Recently fitted</i>	
	Painted in white emulsion	<i>Recently painted</i>	
	1 x chrome toilet roll holder	<i>Recently fitted; secure to the wall</i>	
	1 x white plastic light switch	<i>Recently fitted; working order</i>	
Ceiling	Painted in white emulsion	<i>Recently painted</i>	
	Cornicing painted in white emulsion	<i>Recently painted</i>	
Flooring	Grey stone effect vinyl flooring	<i>Recently fitted</i>	
Lights	1 x white plastic circular ceiling light fitting with a frosted glass shade	<i>Recently fitted; working order</i>	
Window	White uPVC framed window with 2 obscure glass panes; 1 white metal opener with lock fitting	<i>Reasonably good consistent with age and normal use; some grubby marks/ paint residues to the edges of the frame; glazing intact</i>	
	White painted wooden window sill	<i>Recently painted</i>	
Toilet	White ceramic bowl with a white plastic seat and lid	<i>Recently fitted</i>	
	Cistern casing tiled as the walls with a chrome push flush; white painted wooden ledge above	<i>Recently fitted; working order</i>	
Additional			

	Description	Check In Comments	Check Out
Door	White painted wooden panelled door with a brushed metal lever handle	<i>Recently painted; new fittings; 1 screw missing from the bottom hinge; a couple of small chips to the left hand side at high level/ by the hinge; drags slightly against the floor when opened</i>	
	White painted wooden door frame	<i>Recently painted; some light painted over defects</i>	
Walls	Painted in white emulsion	<i>Recently painted; a couple of slightly patchy areas; 1 or 2 grubby marks to the left of the window around the blind cord mounting</i>	
Ceiling	Painted in white emulsion	<i>Recently painted</i>	
	Cornicing painted in white emulsion	<i>Recently painted</i>	
Flooring	Grey fitted carpet	<i>Recently painted</i>	
Skirting	Painted in white	<i>Recently fitted</i>	
Lights	1 x black metal ceiling track with 4 adjustable spotlight fittings	<i>Recently fitted; working order</i>	
Windows	White uPVC framed window with 5 clear glass panes; 4 white metal openers with lock fittings	<i>Showing some signs of age and previous use; discoloration and some scratches/ wear to the openers; foam draught excluder fitted to the perimeter of all of the opening windows; glazing intact-clean to the interior but lightly rain soiled externally; some grubby marks/ paint residues to the edges-more notable brown tape residue to the left hand side at high level</i>	
	White painted wooden window sill	<i>Recently painted; cracking to the back edge; 1 or 2 minor rub marks</i>	
Blinds/ Curtains	1 x white mesh roller blind with a beaded metal pull cord; 1 clear plastic wallmounted retainer to the pull cord	<i>Recently fitted; working order; the plastic retainer is not attached to the wall</i>	
	1 x grey roller blind with a beaded metal pull cord; 1 clear plastic wallmounted retainer to the pull cord	<i>Recently fitted; working order</i>	
Sockets/ Switches	Various white plastic sockets and switches as fitted	<i>Recently fitted; not tested</i>	
Heating	1 x white factory finish radiator with 1 thermostatic control	<i>Recently fitted; fittings complete</i>	
Additional	2 x laminated light wooden 2-drawer bedside units	<i>Showing signs of normal/ previous use; fair overall</i>	

	Description	Check In Comments	Check Out
Door	White painted wooden panelled door with a brushed metal lever handle White painted wooden door frame	<i>Recently painted; new fittings</i> <i>Recently painted; some light painted over defects</i>	
Walls	Painted in white emulsion	<i>Recently painted</i>	
Ceiling	Painted in white emulsion Cornicing painted in white emulsion	<i>Recently painted</i> <i>Recently painted</i>	
Flooring	Laminated wooden flooring	<i>Good overall consistent with normal use; some lipping to the board edges in places; approx 2" area of white residue to the left hand side forward of entry; a number of scratches/ drag marks to the left hand side of entry/ forward of the wardrobes; a couple of small pale marks forward of the radiator</i>	
Skirting	Painted in white	<i>Recently painted; a little patchy below the radiator</i>	
Lights	1 x black metal ceiling track with 6 adjustable spotlight fittings	<i>Recently fitted; working order</i>	
Windows	White uPVC framed window with 5 clear glass panes; 4 white metal openers with lock fittings White painted wooden window sill	<i>Various grubby paint marks/ residues to the edges; glazing intact-clean to the interior but lightly soiled externally</i> <i>Recently painted; cracking to the back edge; 1 or 2 grubby marks to the surface</i>	
Blinds/ Curtains	1 x white mesh roller blind with a beaded metal pull cord; 1 clear plastic wallmounted retainer to the pull cord 1 x grey roller blind with a beaded metal pull cord; 1 clear plastic wallmounted retainer to the pull cord	<i>Recently fitted; working order</i> <i>Recently fitted; working order</i>	
Sockets/ Switches	Various white plastic sockets and switches as fitted	<i>Recently fitted; not tested</i>	
Heating	1 x white factory finish radiator with 1 thermostatic control	<i>Recently fitted; fittings complete</i>	
Additional	1 x pine laminate double door wardrobe with 1 shelf and 1 rail to the interior 1 x laminated light wooden single door wardrobe-4 shelves to the interior 1 x laminated light wooden double door wardrobe-1 wooden hanging rail and 2 metal tie-rails to the interior	<i>Showing general signs of age and use; the bottom right hand side hinge is detached and there is notable damage to the wood here; the right hand side mid-level hinge is detached; odd scratches and usage marks; fair overall</i> <i>Odd scratches/ splash marks to the door; fair overall; 1 silver metal hook to the left hand side outer edge</i> <i>Odd scratches/ splash marks to the door; fair overall</i>	

Schedule of Conditions

Address

260 Hurstwood Court, Woodhouse Road, London, N12 0LG

Meter Readings

	Electric	Gas	Water
Meter No	See Page 2	See Page 2	Not metered
Reading	See Page 2	See Page 2	Not metered
Location	Hall Cupboard	Exterior Back Wall	Not applicable
Supplier	Not known	Not known	Not known

Keys

Communal Door	Not applicable	Windows	None
Communal Door	Not applicable	Garage	Not applicable
Property Door	2 Yale keys	Side Gate	Not applicable
Property Door	2 Union keys	Additional	None
Back Door	2 keys	Additional	None

Overview

General	The property has been refurbished ahead of the Check In Inspection 1 or 2 comments/ observations as noted
Cleanliness	The property is clean to a good standard
Decorative Order	Recently painted throughout 1 or 2 comments as noted
Flooring	Recently fitted Slightly lipping to the board edges in the Reception Room in places
Windows	Reasonably good overall consistent with age and normal/ previous use-comments as noted Glazing intact-clean to the interior but lightly rain soiled externally as noted
Appliances	Recently fitted All power tested
Sanitary Ware	Recently fitted
Furniture	Showing signs of age and previous use Odd comments/ defects as noted-more notable damage to one wardrobe
Exterior	See photographs-appears to be communal
Additional Notes	None
Signed	

For Tenant

Date

For Landlord

Date