



Inventory + Check In

1 Priory View, Papermill Yard, King street, Norwich, Norfolk, NR1 2GA



Date of Report	15/5/2017
Reference No	2251368
Tenant's Name	
Prepared By	NRM NRM Wherry Road Norwich Norfolk NR1 1WS 01603 670050 enquiries@nrmltd.co.uk

ADDRESS DETAILS	1
CONTENTS	2
PROPERTY INFO	3
SERVICES	4
TENANCY GUIDANCE NOTES	5
HALLWAY	6
AIRING CUPBOARD	9
BATHROOM	10
KITCHEN	14
LOUNGE	20
BEDROOM 1	24
BEDROOM 2	28
KEY EXCHANGE	32
SIGNATURES	32
DISCLAIMER	33

Property Details

Is the property occupied	NO
Is the property furnished	NO
Type of property	Apartment

General Notes

Two bedroom unfurnished apartment. All internal doors are flush light wood grain finish with brushed chrome lever handles.

All flooring is dark beige carpet, unless stated. All skirting & doors frames are white painted wood. All walls are white painted unless stated.

All ceilings are white painted. All windows are white framed double glazed, window sills are painted white.

Power points, light switches, television and telephone points are bright metal with white plastic insets, unless otherwise stated.

The lounge/kitchen walls have been painted prior to the tenancy.

Carpark Bay No: Removed from report



Services

Type	Is meter accessible/Location
Electric	not to tenants

Meter Readings

Type	Reading	Serial Numbers/Notes
Electric	Removed	Removed

Tenancy Guidance Notes

An inventory is a report, which not only includes the internal condition of the property but also gives an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued 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 damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc., being driven into walls. Light bulb/smoke alarm battery replacement 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 and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

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

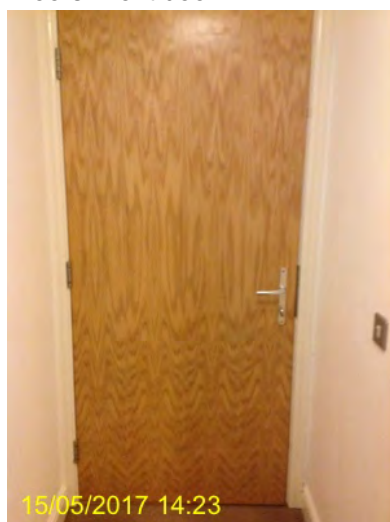
Additional Notes

Any amendments / alterations or queries regarding the inventory are to be highlighted with the letting agent within 7 days of the check in. Any alterations made to the inventory outside this 7 day period will not be considered.

Hallway

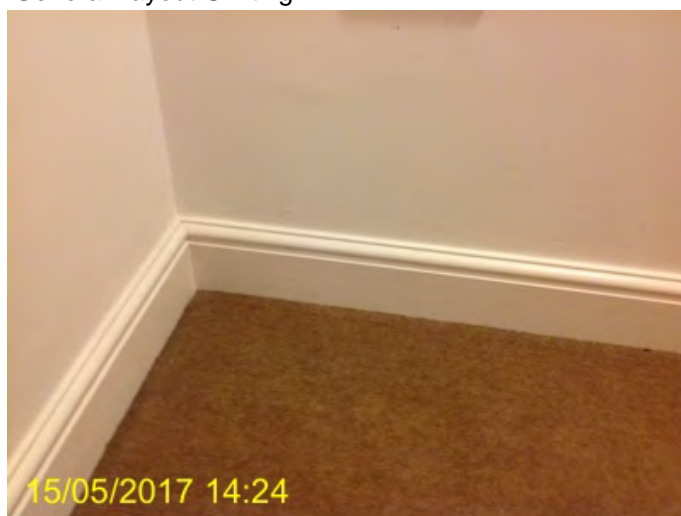
Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
55	Doors	Front door		Wood Light	Good
	Fixtures / Fittings				
58	General Layout	Skirting		White	Good
59		Walls		White	Good
60		Carpet		Brown light	Fair
62		Light x 3			
71	Electric	Double Plug Socket, Single light Switch x2, thermostat x2, intercom			

Doors-Front door



REF 55

General Layout-Skirting



REF 58

General Layout-Skirting



REF 58

General Layout-Walls



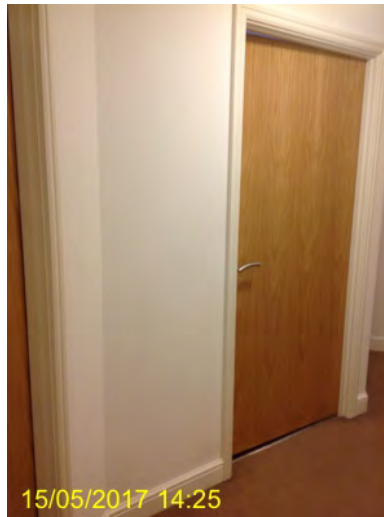
REF 59

General Layout-Walls



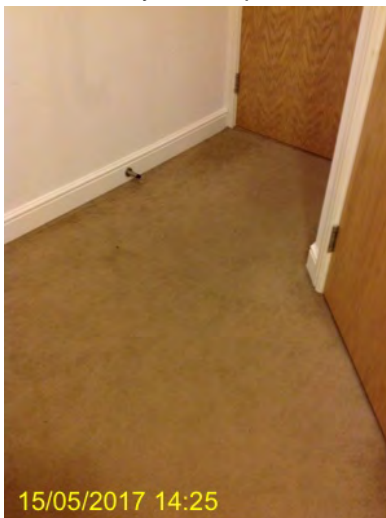
REF 59

General Layout-Walls



REF 59

General Layout-Carpet



REF 60

General Layout-Carpet



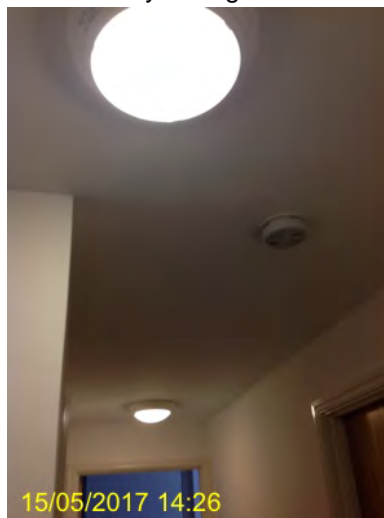
REF 60

General Layout-Light x 3



REF 62

General Layout-Light x 3



REF 62

Electric-Double Plug Socket, Single light Switch x2,
thermostat x2, intercom



REF 71

Electric-Double Plug Socket, Single light Switch x2,
thermostat x2, intercom



REF 71

Electric-Double Plug Socket, Single light Switch x2,
thermostat x2, intercom



REF 71

Electric-Double Plug Socket, Single light Switch x2,
thermostat x2, intercom



REF 71

Electric-Double Plug Socket, Single light Switch x2,
thermostat x2, intercom



REF 71

Electric-Double Plug Socket, Single light Switch x2,
thermostat x2, intercom

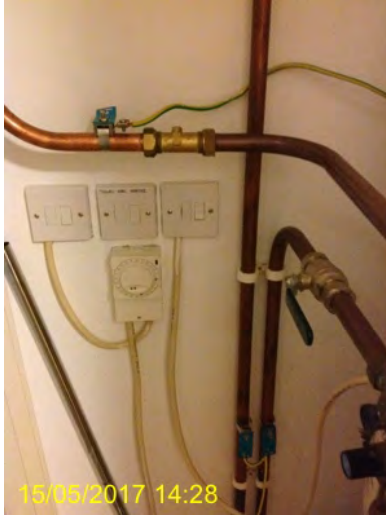


REF 71

Airing Cupboard

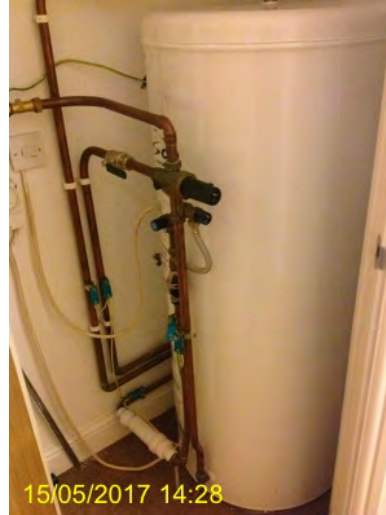
Ref	Item	Description	Qty	Colour	Condition + Comments
68	Decor Walls	Painted Walls		White	Good

Walls-Painted Walls



REF 68

Walls-Painted Walls

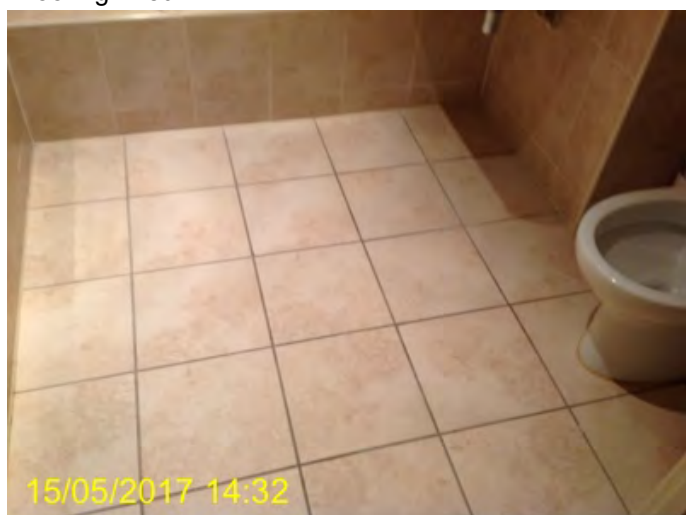


REF 68

Bathroom

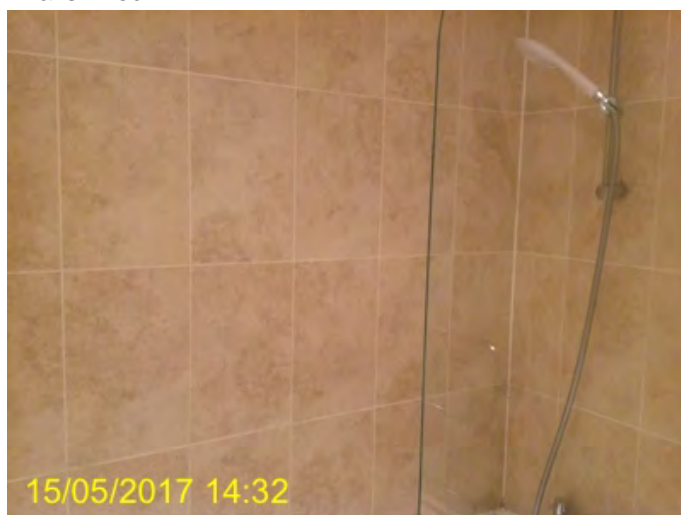
Ref	Item	Description	Qty	Colour	Condition + Comments
	Fixtures / Fittings				
26	General Layout	Bath, toilet ,basin		White	All good, some mould on bath seal
29		Mirror			Good
31	Electric	2 spotlights 1 shaving point , Extractor			Working
75	Heating	Wall Mounted Heated Towel Rail			
	Decor				
73	Walls	Tiled		Beige	Good
72	Flooring	Tiled		Beige	Good
	Furniture / Items				
74	Bathroom Items	Toilet Brush/Holder		White	Ok

Flooring-Tiled



REF 72

Walls-Tiled



REF 73

Walls-Tiled



REF 73

Walls-Tiled



REF 73

General Layout-Bath, toilet ,basin



REF 26

General Layout-Bath, toilet ,basin



REF 26

General Layout-Bath, toilet ,basin



REF 26

General Layout-Bath, toilet ,basin



REF 26

General Layout-Bath, toilet ,basin



REF 26

General Layout-Bath, toilet ,basin



REF 26

General Layout-Mirror



REF 29

Electric-2 spotlights 1 shaving point , Extractor



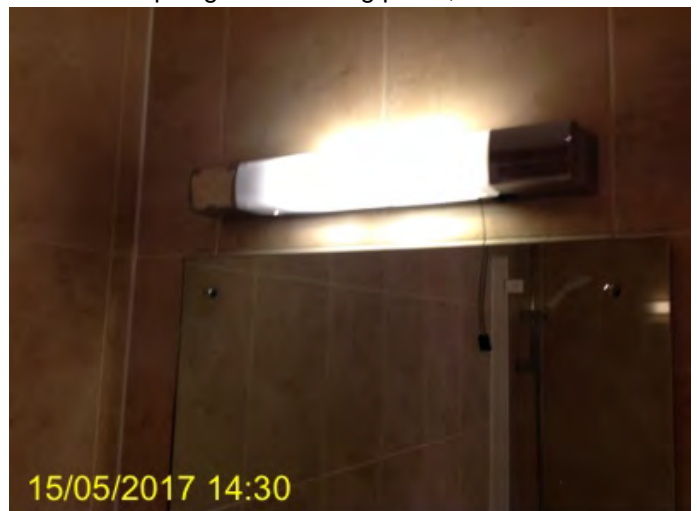
REF 31

Electric-2 spotlights 1 shaving point , Extractor



REF 31

Electric-2 spotlights 1 shaving point , Extractor



REF 31

Heating-Wall Mounted Heated Towel Rail



REF 75

Bathroom Items-Toilet Brush/Holder



REF 74

Kitchen

Ref	Item	Description	Qty	Colour	Condition + Comments
	Furniture / Items				
2	Kitchen Appliances	Washing machine indesit IWDE126		White	Good
3		Fridge freezer Hotpoint		White	Good, clean
4		Bosch Oven hm48141, Hotpoint hob		Good	Clean
76		Extractor Fan			1 bulb not working
	Fixtures / Fittings				
6	General Layout	Black work top		Black	Good
7		Top cupboards		Silver	Good, clean
8		Bottom cupboards		Wood grain effect	
10		Tiled floor		Grey	Good
64	Electric	Splash back		Grey	Good
77		3 under cupboard lights , 2 spotlights			
78		Double Plug Socket x3 , Electric cooker Switch			
83	Other	Double socket			
66		Sink			Ok

General Layout-Black work top



REF 6

General Layout-Black work top



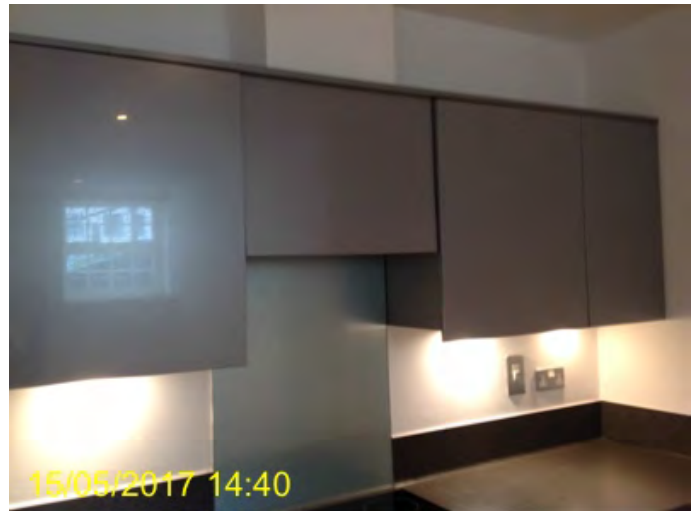
REF 6

General Layout-Black work top



REF 6

General Layout-Top cupboards



REF 7

General Layout-Top cupboards



REF 7

General Layout-Top cupboards



REF 7

General Layout-Bottom cupboards



REF 8

General Layout-Bottom cupboards



REF 8

General Layout-Bottom cupboards



REF 8

General Layout-Bottom cupboards



REF 8

General Layout-Tiled floor



REF 10

General Layout-Tiled floor



REF 10

General Layout-Splash back



REF 64

Other-Sink



REF 66

Other-Sink



REF 66

Electric-3 under cupboard lights , 2 spotlights



REF 77

Electric-3 under cupboard lights , 2 spotlights



REF 77

Electric-Double Plug Socket x3 , Electric cooker Switch



REF 78

Electric-Double Plug Socket x3 , Electric cooker Switch



REF 78

Electric-Double Plug Socket x3 , Electric cooker Switch



REF 78

Kitchen Appliances-Washing machine indesit IWDE126



REF 2

Kitchen Appliances-Washing machine indesit IWDE126



REF 2

Kitchen Appliances-Washing machine indesit IWDE126



REF 2

Kitchen Appliances-Fridge freezer Hotpoint



REF 3

Kitchen Appliances-Fridge freezer Hotpoint



REF 3

Kitchen Appliances-Fridge freezer Hotpoint



REF 3

Kitchen Appliances-Fridge freezer Hotpoint



REF 3

Kitchen Appliances-Bosch Oven hm48141, Hotpoint hob



REF 4

Kitchen Appliances-Bosch Oven hm48141, Hotpoint hob



REF 4

Kitchen Appliances-Bosch Oven hm48141, Hotpoint hob



REF 4

Kitchen Appliances-Bosch Oven hm48141, Hotpoint hob



REF 4

Kitchen Appliances-Extractor Fan

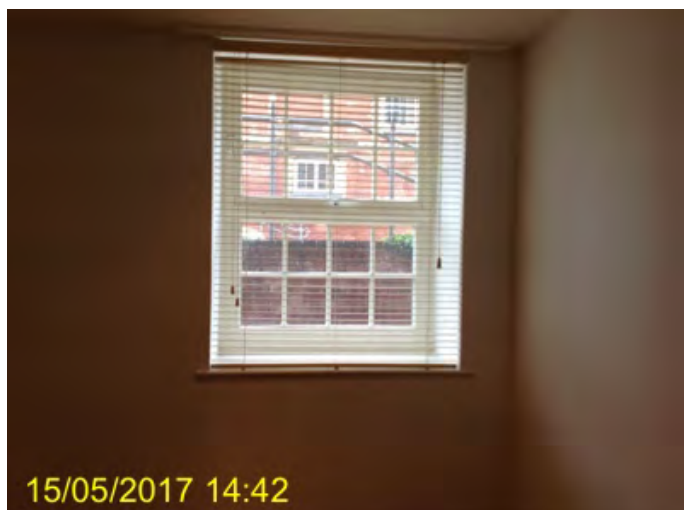


REF 76

Lounge

Ref	Item	Description	Qty	Colour	Condition + Comments
33	Doors / Windows				
33	Windows	2 windows with wooden blinds		White woodwork, brown wooden blinds	Good
35	Fixtures / Fittings				
35	General Layout	Walls		White	Ok
36		Skirting		White	Fair
37		Carpet		Brown light	Ok
38		Room overview			
79	Electric	Double Plug Socket x 6, Telephone Socket, Blank Socket, TV Point x2 , Single light Switch			
84		Under floor heating thermostat.			
34	Lighting	Lights			5 working

Windows-2 windows with wooden blinds



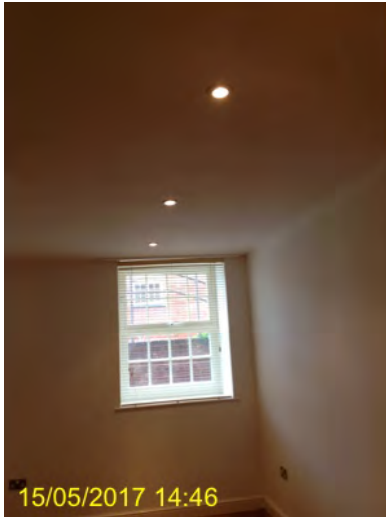
REF 33

Windows-2 windows with wooden blinds



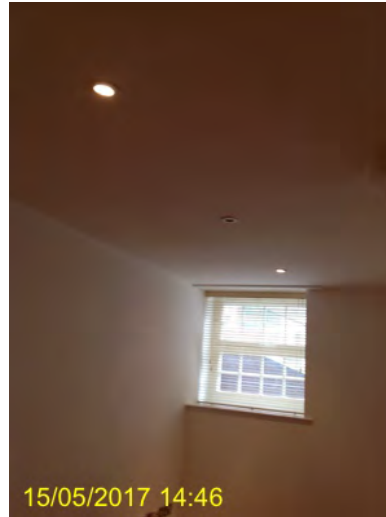
REF 33

Lighting-Lights



REF 34

Lighting-Lights



REF 34

General Layout-Walls



REF 35

General Layout-Walls



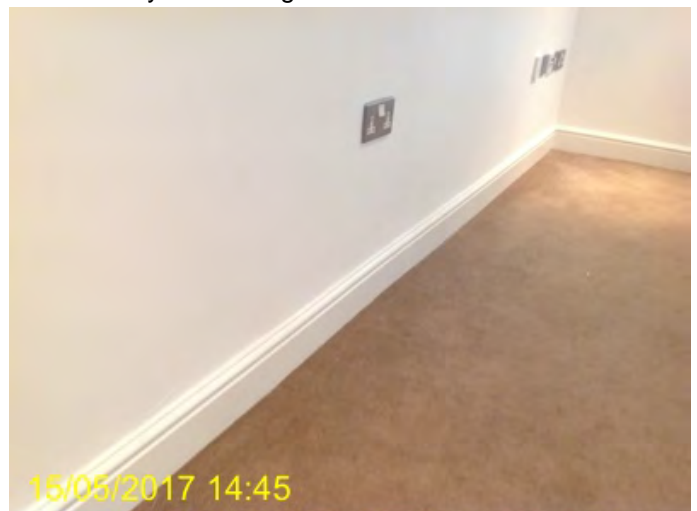
REF 35

General Layout-Walls



REF 35

General Layout-Skirting



REF 36

General Layout-Skirting



REF 36

General Layout-Skirting



REF 36

General Layout-Carpet



REF 37

General Layout-Room overview



REF 38

Electric-Double Plug Socket x 6, Telephone Socket,
Blank Socket, TV Point x2 , Single light Switch



REF 79

Electric-Double Plug Socket x 6, Telephone Socket,
Blank Socket, TV Point x2 , Single light Switch



REF 79

Electric-Double Plug Socket x 6, Telephone Socket,
Blank Socket, TV Point x2 , Single light Switch



REF 79

Electric-Double Plug Socket x 6, Telephone Socket,
Blank Socket, TV Point x2 , Single light Switch



REF 79

Electric-Double Plug Socket x 6, Telephone Socket,
Blank Socket, TV Point x2 , Single light Switch



REF 79

Electric-Double Plug Socket x 6, Telephone Socket,
Blank Socket, TV Point x2 , Single light Switch



REF 79

Electric-Double Plug Socket x 6, Telephone Socket,
Blank Socket, TV Point x2 , Single light Switch



REF 79

Bedroom 1

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
47	Doors	Door Interior		Wood Light	Good
48		Window		White, black blind	Good
	Fixtures / Fittings				
49	General Layout	Skirting		White	Good
50		Walls		White	Good
52		Carpet		Brown dark	Fair
54		Light			Working
80	Electric	Double Plug Socket x3 , Single light Switch x2 , TV Point, Telephone Socket			
85		Under floor heating thermostat			

Doors-Door Interior



REF 47

Doors-Window



REF 48

General Layout-Skirting



REF 49

General Layout-Skirting



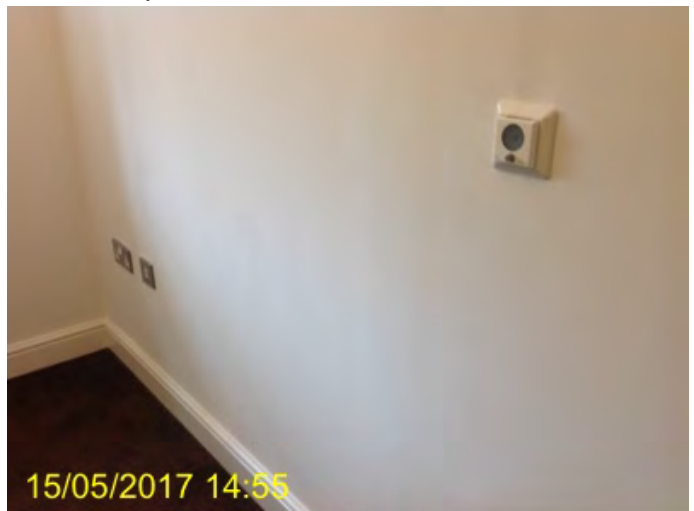
REF 49

General Layout-Skirting



REF 49

General Layout-Walls



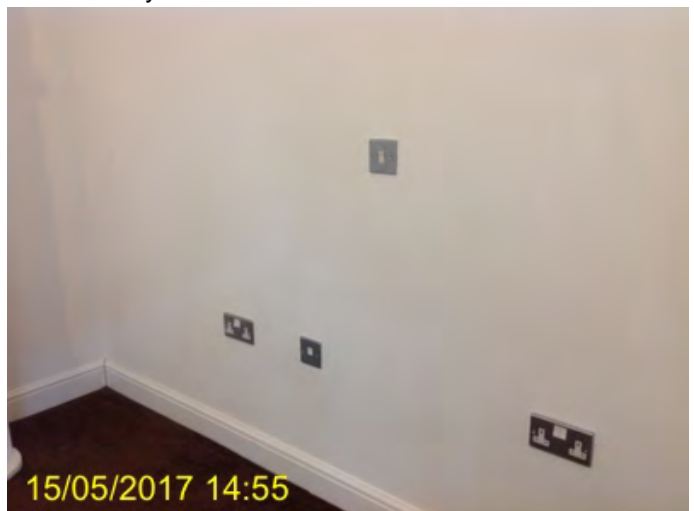
REF 50

General Layout-Walls



REF 50

General Layout-Walls



REF 50

General Layout-Carpet



REF 52

General Layout-Carpet



REF 52

General Layout-Light



REF 54

Electric-Double Plug Socket x3 , Single light Switch x2 ,
TV Point, Telephone Socket

REF 80

Electric-Double Plug Socket x3 , Single light Switch x2 ,
TV Point, Telephone Socket

REF 80



REF 80

Electric-Double Plug Socket x3 , Single light Switch x2 ,
TV Point, Telephone Socket



REF 80

Electric-Double Plug Socket x3 , Single light Switch x2 ,
TV Point, Telephone Socket



REF 80

Electric-Double Plug Socket x3 , Single light Switch x2 ,
TV Point, Telephone Socket



REF 80

Bedroom 2

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
11	Doors	Good			Good
12		Window		White frame and sill	Good, black blind
	Fixtures / Fittings				
13	General Layout	Skirting		White	Good
14		Walls		White	Some marks
16		Carpet		Brown dark	Ok
17		Room overview			
18		Lights			Working
69	Electric	Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2		Silver	1 socket Not sitting square
86		Under floor heating thermostat			

Doors-Good



REF 11

Doors-Window



REF 12

General Layout-Skirting



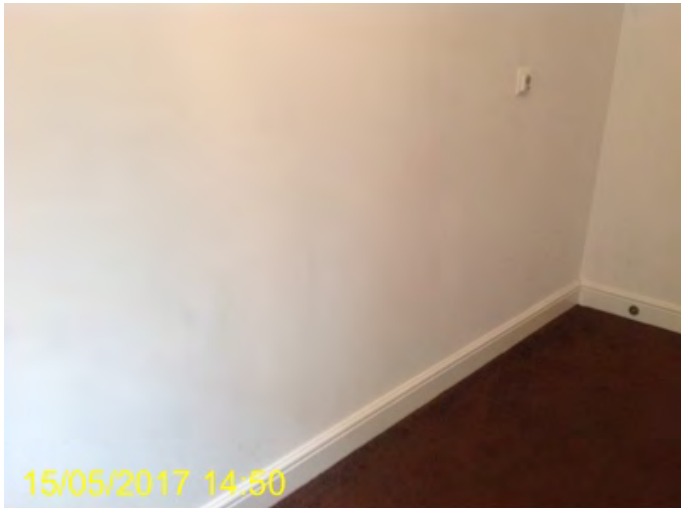
REF 13

General Layout-Skirting



REF 13

General Layout-Walls



REF 14

General Layout-Walls



REF 14

General Layout-Walls



REF 14

General Layout-Carpet



REF 16

General Layout-Carpet



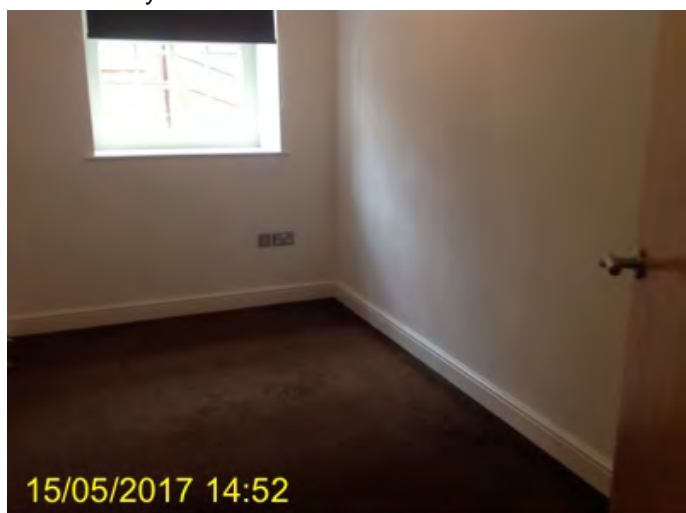
REF 16

General Layout-Room overview



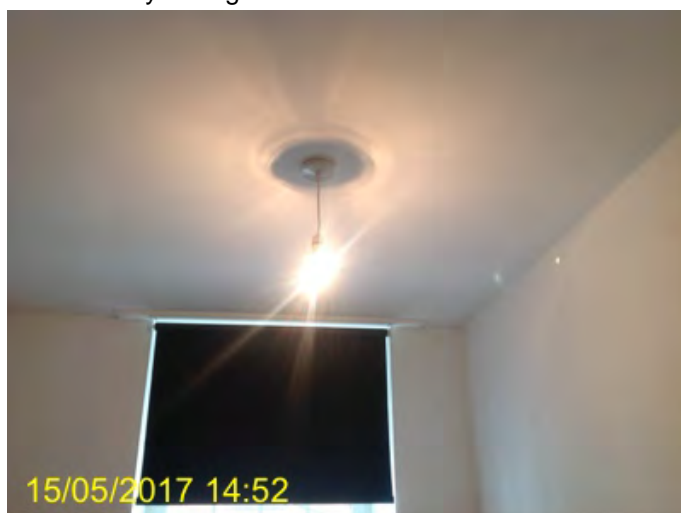
REF 17

General Layout-Room overview



REF 17

General Layout-Lights



REF 18

Electric-Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2



REF 69

Electric-Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2



REF 69

Electric-Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2



REF 69

Electric-Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2



REF 69

Electric-Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2



REF 69

Electric-Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2



REF 69

Electric-Double Plug Socket x3 , TV Point, Telephone Point, Single light Switch x2



REF 69

Key Exchange

Verification of the official key exchange is held in this section.
If this section is empty the key exchange is pending.

Key Type	Qty	Notes
----------	-----	-------

3 door, 2 fob, 1 postbox	0	
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Photo



Signatures

If the tenant's signature is present below, the tenant agrees that he or she is satisfied with the information contained within this report pertaining to the property on the cover sheet. If the property is rented to multiple tenants, one tenant signature denotes the approval of all tenants.

Tenant

Name	Signature
------	-----------	-------

Clerk

Name	Signature
------	-----------	-------

Verifier

Name	Signature
------	-----------	-------

Disclaimer

This inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled the inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. nor are they a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

Property left in lofts, cellars, garages, sheds and locked cupboards or rooms, which have not been inventoried, are the sole responsibility of the Landlord.

Safety Disclaimer

This inventory relates only to the furniture, furnishings and all of the Landlords 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 time of the inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this inventory and, therefore, no guarantees are given in respect of them.

Furniture and Furnishings (Fire) (Safety) Regulations 1988 - As amended 1994

If requested by the Landlord or Agent and where it is possible to identify that furniture and furnishings comply with the above regulations, it will be recorded on the inventory. If not recorded on the inventory, identification was not visible or present.