

Check In



07379876062

Info@wyns.uk

Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**December
6th 2024**

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Notes

Please use the link found in the header of each page to view the online version of the document. Doing so will allow you view the photographs in a gallery with their full definition.

Disclaimers

DISCLAIMER

This report is intended to provide a fair and accurate record of the contents of the property and of the property's internal condition as at the date of the same. The person undertaking the report is not an expert of fabrics, woods, materials, antiques, etc. nor a qualified surveyor or valuer, therefore it should not be construed as a valuation, a statement of authenticity or as a structural report.

Lofts and cellars and contents within are not included unless converted for habitation. Items in locked rooms, garages and sheds which have not been noted on the inventory are the sole responsibility of the landlord. Plants, consumables, books and magazines have not been individually listed.

The movement of heavy items of furniture or appliances will not be undertaken. Externals and gardens will be described in general terms only.

SAFETY DISCLAIMER

None of the gas or electrical appliances have been checked as to working order. This report relates only to the fittings, furnishings and all equipment and contents of the property. It is not a guarantee of, or safety of any such equipment and contents, merely a record that such items exist in the property as at the date of the report and superficial condition of same.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Furniture and Furnishings

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be shown on this inventory as 'fire safety label seen'.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that these items comply with the above regulations, there will be no mention on the inventory of any fire safety label.

PHOTOS

All photos included in this document were taken at the time the report was prepared.

CONDITION

Brand new/ unused condition - Immaculate, appears unused or still within original packaging.w

Good condition - Signs of slight wear, generally worn

Fair condition - Signs of age, frayed, small light stains and marks, discolouration

Poor condition – Extensive signs of wear and tear, extensive stains/marks/tears/chips – but still functional

Very poor condition - Extensively damaged/faulty items, large stains, upholstery torn and/ or dirty, pet odours/hairs

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

Whilst on site manual tests of all smoke detectors, heat detectors, and carbon monoxide detectors have been undertaken on behalf of the letting agent. It is not a guarantee of the safety of these items, or conclusive that those listed are the only detectors present. We are not experts in solid fuel heating systems and therefore cannot be liable for omissions relating to anything to do with carbon monoxide detectors.

1. KEYS HANDED OVER AT CHECK IN



Ref #1



Ref	Name	Description
1.1	Key set 1	Security key communal front door Yale key flat front door Mortice key flat front door

Additional Comments




Ref # 1.1

1. KEYS HANDED OVER AT CHECK IN (CONT.)

Ref	Name	Description
<div>1.2</div> <div></div>	Key set 2	<div>Security key communal front door</div> <div>Yale key flat front door</div> <div>Mortice key flat front door</div> <div>Mortice key bedroom 2</div>
<div>Additional Comments</div>		
<div><div><div>06 Dec 2024 09:29</div></div><div>Ref # 1.2</div></div>		
<div>1.3</div> <div></div>	Key set 3	<div>Security key communal front door</div> <div>Yale key flat front door</div> <div>Mortice key flat front door</div>
<div>Additional Comments</div>		
<div><div><div>06 Dec 2024 09:29</div></div><div>Ref # 1.3</div></div>		
<div>1.4</div> <div></div>	Other	<div>Yale flat front door key</div> <div>Mortice flat front door key</div>
<div>Additional Comments</div>		

1. KEYS HANDED OVER AT CHECK IN (CONT.)

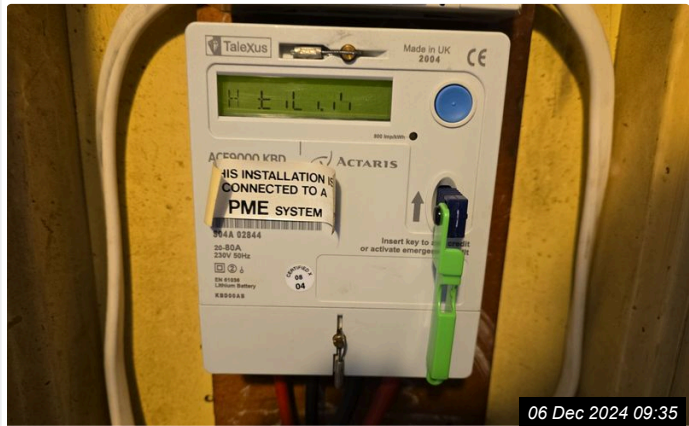
Ref	Name	Description
<div></div> <div>Ref # 1.4</div>		

2. FIRE/ CO2 ALARMS

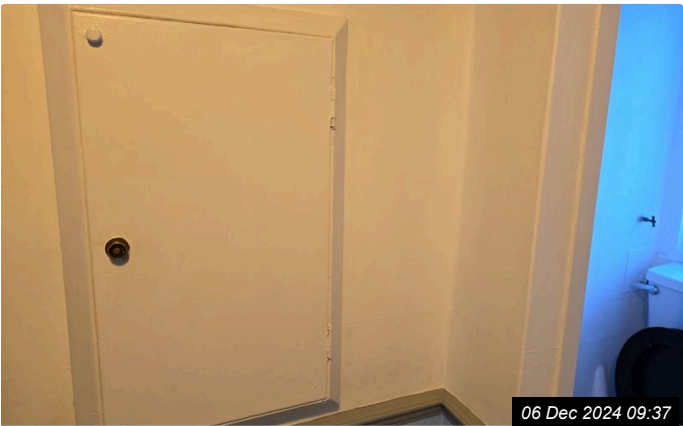
Ref	Name	Answer	Comments
2.1	Smoke present on each floor?	Yes	
Additional Comments			
2.2	Co2 alarm present in any room with a gas appliance? (including hob)	Yes	
Additional Comments			

3. METER READINGS

Ref	Name	Serial Number & Location	Reading
3.1	Electric Meter	S04A 02844	Key meter
		Entrance Hall in white metal metal box	Display broken unable to read
Additional Comments			



Ref # 3.1




Ref # 3.1

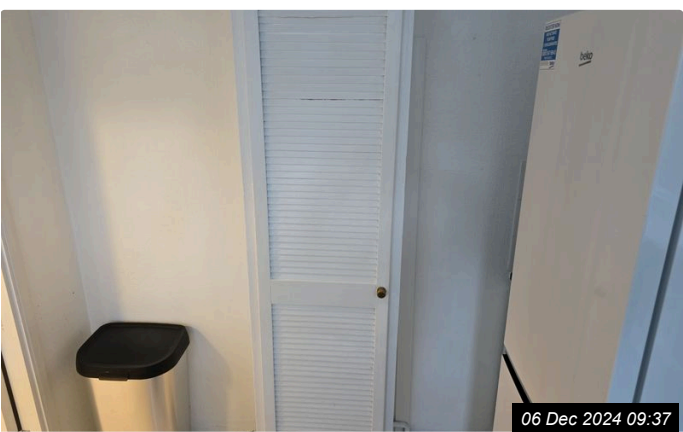
3. METER READINGS (CONT.)

Ref	Name	Serial Number & Location	Reading
3.2	Gas Meter	G4 A0110961 99 01 Kitchen in white wooden cupboard lhs upon entry	25671.501m³

Additional Comments



Ref # 3.2



Ref # 3.2

4. ISSUES TO ADDRESS

Ref	Name	Answer	Comments
4.1	Are there any significant maintenance issues to be addressed?	Yes	Mains powered smoke/ heat alarms are out of date and require replacing Co alarm expiring soon should be changed at the same time to avoid period without cover

Additional Comments

4.2	Other	No	
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Additional Comments

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Appendix

Comment Summary	
Ref	Comments

Ref	Room Name
14	Keys Handed Over At Check In
15	Fire/ Co2 alarms
16	Meter Readings
17	Issues to address