

13 Any Street, Hastings, East Sussex, TN34 4NT  
Check-In Date: 16/07/2018

Hastings Property Services

St Leonards On Sea,

01424 559 313

# **Check-In Report**

Fixtures, Fittings, Contents & Condition

Property Address:

13 Any Street  
Hastings  
East Sussex  
TN34 4NT

**Check-In Date:** 16/07/2018

Prepared and compiled by Hastings Property Services

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### Meter Readings

	Location	Serial No.	Reading
Gas Meter	Outside Front Door	ABC12345678	852.521m <sup>3</sup>
Electricity Meter	Outside Front Door	Z17N189700	951kWh
Water Meter	Unknown		

### Keys handed over to tenant

Type	Quantity	Type	Quantity
Front Door	2	Back Door	2

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Ref No		Description / Detail	Condition / Notes
1	Condition of Premises	As detailed in Inventory Report dated 14/07/18	Good overall condition. Property appears to have been recently renovated.
2	Decoration	As detailed in Inventory Report dated 14/07/18	Good throughout. Appears to have been recently decorated.
3	Flooring	As detailed in Inventory Report dated 14/07/18	Appears to be new, good condition throughout.
4	Cleaning	As detailed in Inventory Report dated 14/07/18	Clean to a good standard throughout.
5	Windows	As detailed in Inventory Report dated 14/07/18	Clean interiors and exteriors.
6	Blinds & Curtains	As detailed in Inventory Report dated 14/07/18	N/A
7	Furnishings	As detailed in Inventory Report dated 14/07/18	N/A Property is unfurnished.
8	Kitchen Appliances	As detailed in Inventory Report dated 14/07/18	Both hob and cooker are brand new.
9	Sanitary Ware	As detailed in Inventory Report dated 14/07/18	Appear to be new, and clean to a high standard.
10	Front Garden	As detailed in Inventory Report dated 14/07/18	Minor weeds, but clean and tidy
11	Back Garden	As detailed in Inventory Report dated 14/07/18	Clean and tidy

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## Disclaimer

This Inventory Report & Check-In Report are a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the Inventory & Check-In Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this Inventory & Check-In Report.

Hastings Property Services and its staff are not trained or qualified Property Surveyors. Under no circumstances should this inventory & Check-In report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Inventory & Check-In Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, not indeed of the authenticity of the aforementioned items.

This Inventory & Check-In Report does not provide the Landlord, Tenant or the Landlord's / Tenant's agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this Inventory & Check-In Report. Items listed within the Inventory & Check-In Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds or garages.

Hastings Property Services and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for furnishings, Gas and Electrical services is that of the instructing Principal. Any note within an Inventory & Check-In Report compiled by Hastings Property Services stating 'FFR label seen; should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (fire) (safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Inventory & Check-In Report was compiled, similar or the same as that described in the 'Guide to Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

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**Declaration**

I/We have read this Inventory & Check-In report throughout and hereby confirm that any discrepancies found have been noted in writing. I/We hereby confirm that the details contained in this Inventory & Check-In Report accurately reflect the condition of the property at the date shown below.

I/We fully understand and accept that if at the end of the Tenancy period the Inventory Clerks findings differ with the Inventory & Check-In Report and any previous details noted in writing, it will be accepted that any decision will be final.

I/We fully understand that I/We have 7 days from receipt of this inventory Report to notify any amendments / discrepancies to the agents.

I/We fully understand that failure to do this will result in any dilapidations or damage at the end of the Tenancy to be assessed from a copy of the Inventory Report.

**Tenant(s) Signature**.....

**Print Name**.....

**Date**.....

**Tenant(s) Signature**.....

**Print Name**.....

**Date**.....

**Inventory Clerk Signature**.....

**Print Name**.....

**Date**.....