

# Bonita Property Services (BPS)



Dorset & Hampshire  
[bonitapropertyservices@yahoo.com](mailto:bonitapropertyservices@yahoo.com)  
Tele: 07983626284

## Inventory & Condition Report

<b>Property Address:</b>	Apartment 3 Burbank Bournemouth Dorset
<b>Description:</b>	Two Bedroom unfurnished flat
<b>Date:</b>	24 <sup>th</sup> August 2022
<b>Time:</b>	11.00 A.M.
<b>Clients details:</b>	Fahren Estate Agents Old Christchurch Road Bournemouth Dorset BH1 1NU
<b>Phone/Mobile:</b>	01202 551022
<b>Inventory Clerk:</b>	Vanessa Dew

**-FRONT DOOR & ENTRANCE HALL-**

Description	Inventory	Check out
<b>Door &amp; Frame</b>	White painted panelled door – small repair to the outside centre White painted surround Grey Yale lock to the top Second grey metal lock to the bottom with twist lock inside 1 spyhole Brass plaque with number '3 Apartment' to the left side of door and brushed chrome plate Black and hessian mat in the entrance area Door on the inside has grey Yale type lock Grey spyhole with cover 1 grey door controller and exposed chrome hinges	
<b>Wall &amp; Tiling</b>	Grey painted non textured walls – minor low-level marks	
<b>Flooring &amp; Skirting</b>	Dark grey carpet White painted skirting	
<b>Ceiling &amp; Coving</b>	White painted non textured ceiling White painted coving	
<b>Lighting</b>	Selection of chrome surround spotlights	
<b>Sockets &amp; Switches</b>	Standard sockets	
<b>Additional Items</b>	1 smoke detector plastic encasement - working order Hessian welcome mat White Bosch washing machine – light marks to the drawer  Storage: White painted panelled door White painted surround Floor is continuation of hall Skirting, walls, and ceiling also continuation Inside: Wood chipboard with various cables and encasements in electric meter 1 small ledge to the right side white painted 1 smart meter Black encasement switched on 1 consumer unit White metal access plate Spotlight with Bulb is working  Entrance phone in white plastic with screen 1 heating control white encasement with digital screen 1 chrome doorstop, black rubber end White Tenda wireless plug-in device  Approach has a private letter box with key and the number '3' in the main entrance Intercom on the outside of the main entrance	

**-KITCHEN-**

Description	Inventory	Check out
<b>Door &amp; Frame</b>	White painted panelled door White painted surround 2 grey twist handles	
<b>Wall &amp; Tiling</b>	Grey painted non textured walls Grey glass splashback	
<b>Flooring &amp; Skirting</b>	Floor is a grey tiled floor with white painted skirting	
<b>Ceiling &amp; Coving</b>	White painted non textured ceiling White painted coving	
<b>Lighting</b>	Selection of white surround spotlights – All bulbs working	
<b>Sockets &amp; Switches</b>	Plastic encasements and light switch with dimmer light switch	
<b>Sink &amp; Work Surface</b>	Sink: Stainless steel sink 1½ sink Strainer to the right Grooved into the stone worktop Chrome overall mixer tap in chrome 2 chrome filter style plugs	

TENANT INITIALS:

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset

	Worktop: Cream and grey fleck worktops	
<b>Kitchen Units</b>	Units: Cream melamine doors to the bottom White carcasses and shelves Galvanized base to the sink unit White, grey carcasses to the drawer Bottom drawer large drawer has glass trim to the left and right side 1 grey plastic cutlery tidy 1 unit has 2 chrome pull-out storage shelves with chrome rails to the edges and white bases Wall mounted units are grey wood effect with white carcasses and shelves inside 3 undercounter lights – All bulbs working Boiler inside the right-side cupboard, Glow-worm with stickers to the front	
<b>Cooker &amp; Hob</b>	Hob: An induction hob Neff – Clean condition throughout Cookers: Integral grill and cooker Neff Clear black ceramic door Grey metal handle to microwave – Top clean inside, no grill Combined and grill and cooker Inside cooker: 2 chrome rack shelves and 1 grill tray Clear black ceramic door with grey metal handle Touch sensitive controls to the top	
<b>Fridge freezer</b>	Fridge: Integral fridge, 3 door compartments 4 glass shelves White trim 1 salad tray to the bottom – Small hairline crack Freezer: 3 compartments – All intact	
<b>Dishwasher</b>	Integral dishwasher 2 wired rack shelves in grey Grey cutlery tidy plastic	
<b>Additional Items</b>	1 smoke detector plastic encasement 1 circular extractor vent 1 copper frame clock 1 file - information for the property and 1 leaflet – in boiler cupboard Carbon detector in boiler cupboard Heating control, white encasement with digital screen 1 chrome doorstop with black rubber end 1 small shower head under sink Extractor: Extractor grey metal with 1 bulb to the right – Bulb working and in working order	

**-LOUNGE (OPEN PLAN TO KITCHEN AREA)-**

Description	Inventory	Check out
<b>Door &amp; Frame</b>	Open plan to the lounge	
<b>Wall &amp; Tiling</b>	Grey painted non textured walls	
<b>Flooring &amp; Skirting</b>	Dark brown fitted carpet White painted skirting	
<b>Ceiling &amp; Coving</b>	White painted non textured ceiling White painted coving	
<b>Lighting</b>	Plastic light fitting with ceiling rose, bulb – Bulb is working Cream patterned material shade 2 spotlights to the left side inset – Bulbs working	
<b>Windows</b>	White UPVC sash windows French window design to the top to the top Clear glazed units to the bottom 2 chrome handles Chrome locks to the top Chromed caps for opening and cleaning windows	
<b>Curtains &amp; Blinds</b>	White track with a pair of thick lined gold-coloured curtains with rope tasselled tiebacks	
<b>Sockets &amp; Switches</b>	Plastic encasement and light switch	
<b>Additional Items</b>	1 carbon monoxide detector top left side of entry	

**-BEDROOM 1-**

Description	Inventory	Check out
<b>Door &amp; Frame</b>	White painted panelled door White painted surround 2 chrome twist handles	
<b>Wall &amp; Tiling</b>	Grey painted non textured walls	
<b>Flooring &amp; Skirting</b>	Dark brown fitted carpet White painted skirting	
<b>Ceiling &amp; Coving</b>	White painted non textured ceiling with 4 white surround spotlights – All bulbs working	
<b>Lighting</b>	Plastic light fitting with bulb – Bulb is working	
<b>Windows</b>	White UPVC sash window with chrome handles and chrome locks Chrome caps for cleaning windows	
<b>Curtains &amp; Blinds</b>	White track above with pair of beige patterned curtains lined	
<b>Sockets &amp; Switches</b>	Plastic encasements and light switch Dimmer light switch	
<b>Additional Items</b>	Storage: Built-in white unit with 3 white panel doors 3 chrome handles to the bottom 3 small cupboard doors to the top 3 chrome handles Chrome rails inside Fitted mirror White carcasses and shelves Chrome doorstop with black rubber end 1 heating control white encasement digital screen	

**-BEDROOM 2-**

Description	Inventory	Check out
<b>Door &amp; Frame</b>	White painted panelled door White painted surround 2 chrome twist handles	
<b>Wall &amp; Tiling</b>	Grey painted non textured walls – Light chips to corner, some patch up paintwork around sockets and light switch, wall is heavily chipped to the right side of entry	
<b>Flooring &amp; Skirting</b>	Brown fitted carpet White painted skirting	
<b>Ceiling &amp; Coving</b>	White painted non textured ceiling	
<b>Lighting</b>	Selection of white surround spotlights – All bulbs working	
<b>Windows</b>	White UPVC sash windows Large bay window area – There is a scuff above the centre windows to the corner below plastic track 5 matching windows French window design to the top Clear glazed units to the bottom Each window has 2 chrome handles Locks to the top Chrome caps for opening and cleaning windows White painted windowsill All have vents to the top	
<b>Curtains &amp; Blinds</b>	White track above and full-length large pair of brown patterned curtains with lining	
<b>Sockets &amp; Switches</b>	Plastic encasements and light switch	
<b>Additional Items</b>	Storage: White panelled cupboard 3 large drawers to the bottom 3 small on to the top 6 brushed chrome twist circular handles Far left side door has a fitted mirror White carcasses and shelves and chrome rails inside 2 chrome doorstops with black rubber end	

**-EN-SUITE-**

Description	Inventory	Check out
<b>Door &amp; Frame</b>	White painted panelled door	

	White painted surround Chrome twist handles and twist lock on the inside	
<b>Wall &amp; Tiling</b>	Walls textured grey tiles	
<b>Flooring &amp; Skirting</b>	Cream tiles	
<b>Ceiling &amp; Coving</b>	White painted smooth With sensor White extractor	
<b>Lighting</b>	Selection of spotlights – all working	
<b>Wash Basin</b>	White plastic with chrome mixer taps 1 pop-up plug Mounted on a dark grey vanity drawer unit	
<b>Toilet</b>	White with white plastic seat – Discoloured underneath Chrome panel mounted double flush	
<b>Bath &amp; Shower</b>	Large walk-in shower Floor matching bathroom with brush chrome drainer strip Walls matching bathroom Large, glazed shower screen with stabilizer bar Chrome wall mounted double taps Wall mounted chrome flexi with pencil style shower head Fixed over head shower head in chrome	
<b>Additional Items</b>	1 chrome stabilizer arm Large, fitted mirror to the right side of entry Chrome ladder style radiator White plastic shaver socket	

**-BATHROOM-**

<b>Description</b>	<b>Inventory</b>	<b>Check out</b>
<b>Door &amp; Frame</b>	White painted panelled door White painted surround Circular brushed chrome handles and twist lock on the inside	
<b>Wall &amp; Tiling</b>	Light grey non textured walls Dark grey textured features tiles	
<b>Flooring &amp; Skirting</b>	Cream mottled effect tiles with a matching trim to the skirting	
<b>Ceiling &amp; Coving</b>	White painted non textured ceiling	
<b>Lighting</b>	4 white surround spotlights and sensor the centre – All bulbs working Wall mounted LED lights	
<b>Sockets &amp; Switches</b>	Shaver socket plastic encasement 1 plastic shaver socket	
<b>Wash Basin</b>	White sink Chrome mixer tap Chrome pop-up plug mounted on a dark grey vanity drawer – Clean inside Grey inside with rods	
<b>Toilet</b>	Double chrome wall mounted flush Plastic toilet seat with plastic lid Toilet seat – Slightly discoloured underneath	
<b>Bath &amp; Shower</b>	White bath Side panel matches the walls with grey trim to the corner Chrome filter style plug Wall mounted shower hose flexi in chrome and riser Wall mounted double chrome taps	
<b>Additional Items</b>	Circular plastic vent Shaver light chrome with frosted shade – Bulb is working 1 mirror with no frame	

-RATING CHART-

DESCRIPTION	SCORE
CLEANLINESS	10/10
DÉCORATION	9/10
FLOORING	10/10

10 = Excellent (New) 0 = Very Poor (Aged/damaged/very unclean)



24 Feb 2022 at 11:38:40  
Bonita Property Services (BPS)

Approach (1)



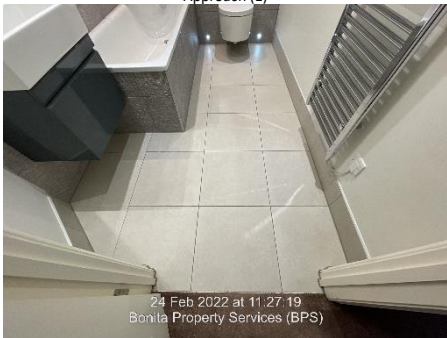
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Approach (3)



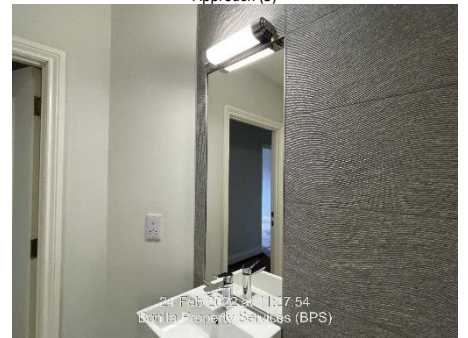
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Bathroom (1)



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Bathroom (10)



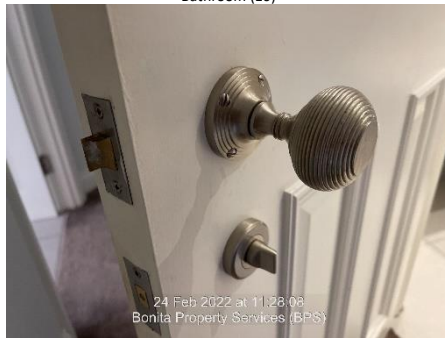
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Bathroom (11)



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Bathroom (12)



24 Feb 2022 at 11:28:08  
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Bathroom (13)



24 Feb 2022 at 11:27:21  
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Bathroom (2)



24 Feb 2022 at 11:27:23  
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Bathroom (3)



24 Feb 2022 at 11:27:28  
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Bathroom (4)



24 Feb 2022 at 11:27:31  
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Bathroom (5)



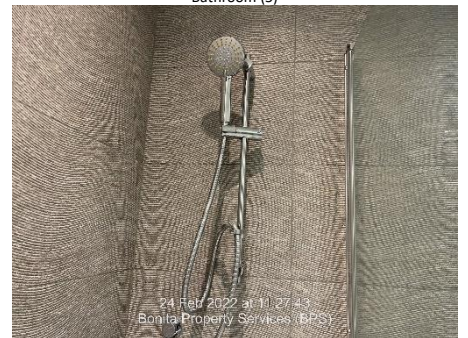
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Bathroom (6)



24 Feb 2022 at 11:27:36  
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Bathroom (7)



24 Feb 2022 at 11:27:43  
Bonita Property Services (BPS)

Bathroom (8)

TENANT INITIALS:



24 Feb 2022 at 11:27:46  
Bonita Property Services (BPS)

Bathroom (9)



24 Feb 2022 at 11:30:43  
Bonita Property Services (BPS)

Bedroom 1 (1)



24 Feb 2022 at 11:31:27  
Bonita Property Services (BPS)

Bedroom 1 (10)



24 Feb 2022 at 11:31:29  
Bonita Property Services (BPS)

Bedroom 1 (11)



24 Feb 2022 at 11:30:50  
Bonita Property Services (BPS)

Bedroom 1 (2)



24 Feb 2022 at 11:30:53  
Bonita Property Services (BPS)

Bedroom 1 (3)



24 Feb 2022 at 11:30:56  
Bonita Property Services (BPS)

Bedroom 1 (4)



24 Feb 2022 at 11:31:00  
Bonita Property Services (BPS)

Bedroom 1 (5)



24 Feb 2022 at 11:31:08  
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Bedroom 1 (6)



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Bedroom 1 (7)



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Bedroom 1 (8)



24 Feb 2022 at 11:31:23  
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Bedroom 1 (9)



24 Feb 2022 at 11:28:28  
Bonita Property Services (BPS)

Bedroom 2 (1)



24 Feb 2022 at 11:29:25  
Bonita Property Services (BPS)

Bedroom 2 (10)



24 Feb 2022 at 11:29:31  
Bonita Property Services (BPS)

Bedroom 2 (11)

TENANT INITIALS:

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset



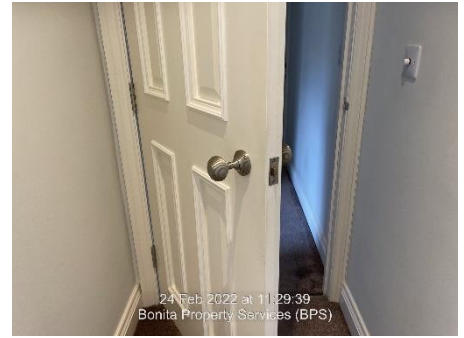
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Bedroom 2 (12)



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Bedroom 2 (13)



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Bedroom 2 (14)



24 Feb 2022 at 11:28:30  
Bonita Property Services (BPS)

Bedroom 2 (2)



24 Feb 2022 at 11:28:33  
Bonita Property Services (BPS)

Bedroom 2 (3)



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Bedroom 2 (4)



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Bonita Property Services (BPS)

Bedroom 2 (5)



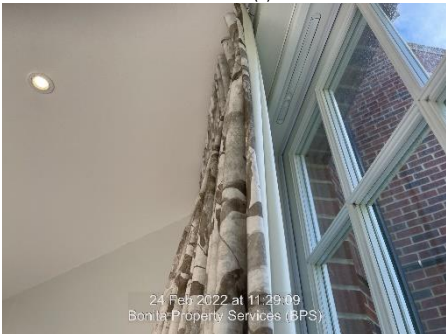
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Bedroom 2 (6)



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Bedroom 2 (7)



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Bedroom 2 (8)



24 Feb 2022 at 11:29:12  
Bonita Property Services (BPS)

Bedroom 2 (9)



24 Feb 2022 at 11:29:48  
Bonita Property Services (BPS)

En-suite (1)



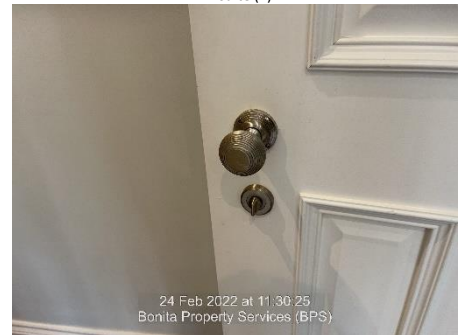
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En-suite (10)



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Bonita Property Services (BPS)

En-suite (11)



24 Feb 2022 at 11:30:25  
Bonita Property Services (BPS)

En-suite (12)

TENANT INITIALS:

*B.P.S Bournemouth & Surrounding areas 2010*  
[bonitapropertyservices@yahoo.com](mailto:bonitapropertyservices@yahoo.com)

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset



24 Feb 2022 at 11:30:32  
Bonita Property Services (BPS)

En-suite (13)



24 Feb 2022 at 11:29:50  
Bonita Property Services (BPS)

En-suite (2)



24 Feb 2022 at 11:29:53  
Bonita Property Services (BPS)

En-suite (3)



24 Feb 2022 at 11:29:58  
Bonita Property Services (BPS)

En-suite (4)



24 Feb 2022 at 11:30:01  
Bonita Property Services (BPS)

En-suite (5)



24 Feb 2022 at 11:30:04  
Bonita Property Services (BPS)

En-suite (6)



24 Feb 2022 at 11:30:06  
Bonita Property Services (BPS)

En-suite (7)



24 Feb 2022 at 11:30:08  
Bonita Property Services (BPS)

En-suite (8)



24 Feb 2022 at 11:30:11  
Bonita Property Services (BPS)

En-suite (9)



24 Feb 2022 at 11:36:07  
Bonita Property Services (BPS)

Front Door & Entrance (1)



24 Feb 2022 at 11:37:53  
Bonita Property Services (BPS)

Front Door & Entrance (10)



24 Feb 2022 at 11:37:55  
Bonita Property Services (BPS)

Front Door & Entrance (11)



24 Feb 2022 at 11:37:59  
Bonita Property Services (BPS)

Front Door & Entrance (12)



24 Feb 2022 at 11:38:04  
Bonita Property Services (BPS)

Front Door & Entrance (13)



24 Feb 2022 at 11:38:06  
Bonita Property Services (BPS)

Front Door & Entrance (14)

TENANT INITIALS:

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset



24 Feb 2022 at 11:38:10  
Bonita Property Services (BPS)

Front Door & Entrance (15)



24 Feb 2022 at 11:38:19  
Bonita Property Services (BPS)

Front Door & Entrance (17)



24 Feb 2022 at 11:38:23  
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Front Door & Entrance (18)



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Bonita Property Services (BPS)

Front Door & Entrance (19)



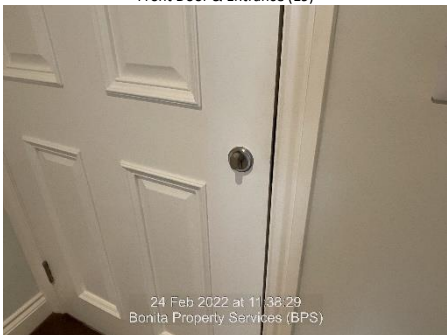
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Bonita Property Services (BPS)

Front Door & Entrance (2)



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Front Door & Entrance (20)



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Front Door & Entrance (21)



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Front Door & Entrance (22)



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Front Door & Entrance (23)



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Front Door & Entrance (24)



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Front Door & Entrance (3)



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Front Door & Entrance (4)



24 Feb 2022 at 11:37:42  
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Front Door & Entrance (8)



24 Feb 2022 at 11:37:43  
Bonita Property Services (BPS)

Front Door & Entrance (9)



24 Feb 2022 at 11:35:36  
Bonita Property Services (BPS)

Kitchen (1)

TENANT INITIALS:

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset



Kitchen (10)



Kitchen (11)



Kitchen (12)



Kitchen (13)



Kitchen (14)



Kitchen (15)



Kitchen (16)



Kitchen (17)



Kitchen (18)



Kitchen (19)



Kitchen (2)



Kitchen (20)



Kitchen (21)



Kitchen (22)



Kitchen (23)

TENANT INITIALS:

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset



24 Feb 2022 at 11:34:54  
Bonita Property Services (BPS)

Kitchen (24)



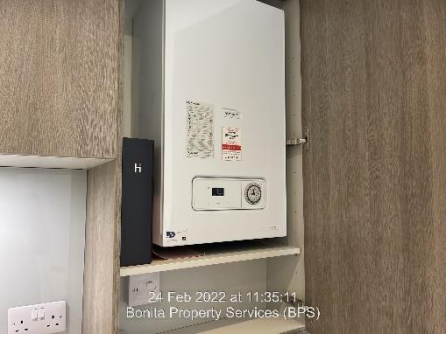
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Kitchen (25)



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Kitchen (26)



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Kitchen (27)



24 Feb 2022 at 11:35:18  
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Kitchen (28)



24 Feb 2022 at 11:35:26  
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Kitchen (29)



24 Feb 2022 at 11:33:02  
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Kitchen (3)



24 Feb 2022 at 11:35:30  
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Kitchen (30)



24 Feb 2022 at 11:35:34  
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Kitchen (31)



24 Feb 2022 at 11:33:04  
Bonita Property Services (BPS)

Kitchen (4)



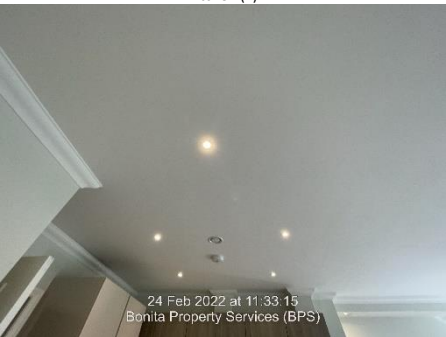
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Bonita Property Services (BPS)

Kitchen (5)



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Kitchen (6)



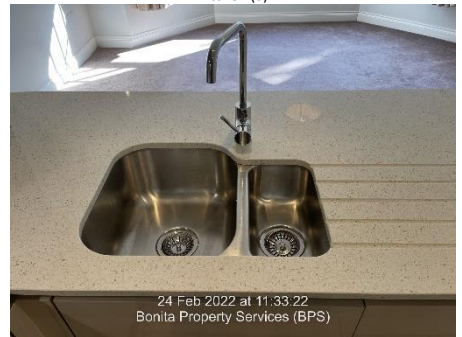
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Kitchen (7)



24 Feb 2022 at 11:33:18  
Bonita Property Services (BPS)

Kitchen (8)



24 Feb 2022 at 11:33:22  
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Kitchen (9)

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PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset



24 Feb 2022 at 11:31:54  
Bonita Property Services (BPS)

Lounge (1)



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Bonita Property Services (BPS)

Lounge (10)



24 Feb 2022 at 11:32:37  
Bonita Property Services (BPS)

Lounge (11)



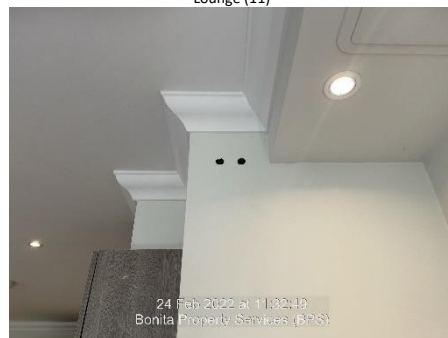
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Bonita Property Services (BPS)

Lounge (12)



24 Feb 2022 at 11:32:43  
Bonita Property Services (BPS)

Lounge (13)



24 Feb 2022 at 11:32:49  
Bonita Property Services (BPS)

Lounge (14)



24 Feb 2022 at 11:32:50  
Bonita Property Services (BPS)

Lounge (15)



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Lounge (2)



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Bonita Property Services (BPS)

Lounge (3)



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Lounge (4)



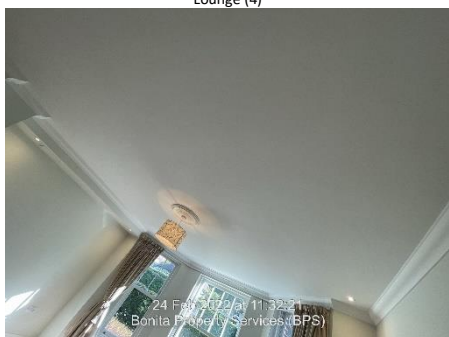
24 Feb 2022 at 11:32:07  
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Lounge (5)



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Bonita Property Services (BPS)

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Lounge (8)



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Lounge (9)

TENANT INITIALS:

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset

-UTILITES-

UTILITY	LOCATION	SERIAL NUMBER	READING
ELECTRIC	Hall cupboard	19L3670573	03880
GAS	Hall cupboard	MPAN 9359723403	01543.43
WATER	N/A	N/A	N/A



Electric Meter



Gas Meter (1)



Gas Meter (2)

-SAFETY-

DEVICE	LOCATION	CONDITION
Smoke Alarm(s)	Entrance Lounge & Kitchen	Working Working
Carbon Monoxide Alarm(s)	Not seen	Lounge

-SECURITY-

SECURITY	CODE	TESTED
ALARM	No active alarm	N/A

TENANT INITIALS:

PROPERTY: Apartment 3 Burbank, Bournemouth, Dorset



#### CHECK OUT

The inventory above, will be cross checked at the end of the tenancy where all/any dilapidations will be recorded. This may affect your deposit.

Please follow the guidelines below to avoid deductions/costs at the end of the tenancy.

Personal effects must be removed from the entire property before the Checkout report takes place: Furnishings must be situated in their original position and all keys must be returned.

We advise that the property is professionally cleaned (where possible this should include windows) and receipts are retained as evidence (where possible).

#### FURNISHED PROPERTYS

Beds must be undressed to allow inspection of mattress and base.

All linen must be left in clean condition and placed neatly in the appropriate rooms. We advise duvets & pillows to be replaced with the same or dry cleaned (Receipts to be left with items).

Other bedding and linen should be dry cleaned/laundered.

Kitchen appliances, crockery, equipment, units and worktops must be clean of food residue and grease.

#### PETS

**Where pets have been accepted at the property, carpets and all flooring must be professionally clean and evidence must be provided.**

#### OUTSIDE/GARDENS

All gardens should be tidy and free of rubbish/garden waste. All sheds/out houses are to be left clean and tidy, free of rubbish. Please assure that all personal items are removed.

#### FOR YOUR INFORMATION

Allowances are made for 'Fair wear & tear', however, any repairs, decorating, additional cleaning, replacement of flooring or furnishings may incur a cost/deduction from the deposit.

**\*Please ensure all Smoke alarms and CarbonMonoxide detectors are in good working order\***

KEYS HANDED TO TENANT/S:



We the undersigned have agreed with the contents and condition of the property

TENANT 1	TENANT 2
PRINT NAME:	PRINT NAME:
SIGNED:	SIGNED:
DATE:	DATE:

LANDLORD
PRINT NAME:
SIGNED:
DATE: