



Prepared by

Key Inventories Ltd
96 Paddock Road
Newbury
Berkshire
RG14 7DH

Date of Inventory	30/6/2011
Address	2 Sample Close Newbury Berkshire RG14 7DH
Prepared By	Jason Willis
Inventory Reference No	13375
Job Type	Inventory
Tenants Name	

Whilst every care is taken to ensure the accuracy of this inventory, it is not guaranteed. It is therefore the Landlords and the Tenants responsibility to confirm its accuracy and it is strongly recommended that both parties check the inventory.

This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

Report Edited On:

01/07/2011



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Property Details

Is the property occupied	NO
Is the property furnished	NO
Type of property	Purpose built flat

General Notes

A unfurnished 1st floor flat. The property is accessed from the rear of the shops. The accommodation comprises of a kitchen, large lounge, bathroom and 2 bedrooms.

Please note that the decor, fixtures & fittings are considered to be in a good condition unless otherwise stated.

All electrical sockets, telephone points, light switches & fittings are white plastic unless otherwise stated. Please note that all electrical appliances, electrical sockets, telephone points have not been tested.

The light switches and sockets are working unless otherwise stated.

Front of Property

Front of Property – Back of shops



TERMS & CONDITIONS**Room Guide:**

- 1 Bed includes: 1 Bedroom, 1 Kitchen, 1 Lounge, 1 Bathroom, Garage, Shed and a Garden.
- 2 Bed includes: 2 Bedrooms, 1 Kitchen, 1 Lounge, 1 Bathroom, Garage, Shed and a Garden
- 3 Bed includes: 3 Bedrooms, 1 Kitchen, 1 Lounge, 1 Dining room, 1 Bathroom, Garage, Shed and a Garden
- 4 Bed and above: Bedrooms, 2 Reception rooms, Kitchen, Utility room, Bathroom, En-suite, Garage, Shed and a Garden.

Additional Room Charge:

Additional rooms: reception rooms, en-suite, conservatories, outbuildings are charged at £10.00 per room for Unfurnished and £15.00 per room for Furnished

Unfurnished/Furnished Properties:

Unfurnished properties may include up to 5 items (including kitchen appliances and curtains). Anything above this will be considered furnished

Sunday Appointments:

Sunday appointments may be arranged for an additional fee of £40. Clerks do not work on UK bank holidays.

Cancellation Fees:

A cancellation fee of 50% of the original booking fee will be charged for a same day cancellation or an aborted job.

A charge of £10 per quarter hour may be charged for waiting time at a property beyond the confirmed appointment time due to the late arrival of a tenant, agent or landlord, incorrect notified location of keys or documentation or any delay in gaining access to the property beyond the control of the clerk.

Payment Terms:

Payment terms strictly 14 days from receipt of invoice.

If funds are not cleared by the 14th day an admin fee for handling late payment of £12.00 will be incurred.

We do accept cheques – payment must be made by BACS or card payment.

Please call Key Inventories Ltd for bank details.

General

Inventories are carried out Monday to Saturday, 0830hrs to 1730hrs.

Copies of inventories will be supplied by email and are available to download from the website. Printed copies will be charged at £20 per copy (including postage)

All bookings must be confirmed by email to the administration team

Our inventory clerks can only compile the schedule of condition report of the rental property at the time of inspection.

All cleaning, refurbishment works, redecoration etc must be completed prior to the inventory date.

Private landlords – prepayment is required before the job is carried out and can be made by debit or credit card

Prices quoted are subject to change without notice



Additional Notes

It is the responsibility of the agent (where appropriate) to ensure that the tenant is aware of the time of the inventory and the fee that is charged for late and missed appointments.

Before the inventory/check-in/check-out report commences, the property must be cleaned and all personal effects removed. The tenant must be ready to hand over the keys and vacate the property on completion of the check out report. Failure to comply will result in the visit being aborted and cancellation charges will apply and result in a new appointment being booked.

Any queries regarding the content of the inventory or check in/check-out report must be brought to the attention of the inventory clerk within seven days of the inventory being supplied to the principal instructor. If the inventory clerk does not hear within seven days it will be assumed that the content of the report has been accepted and agreed by both the landlord and the tenant.

Whilst all care and diligence will be undertaken during the compilation of the inventory, heavy appliances and obstructing furniture will not be moved, therefore flooring beneath and walls behind these items will not be inspected. Responsibility for these areas will remain with either the Acting Agent or Landlord. The agent should understand various other duties which the clerk can or cannot undertake, bearing in mind the implications of safety in potentially hazardous situations. These include: no requirement to inspect loft areas, no requirement to inspect cellars, unless they are accessible by a staircase, properly lit and constitute a proper room in a tenancy. Limitations are placed on the size/weight of a mattress that should be lifted to inspect underneath. This would obviously depend on the size, strength and fitness of the inventory provider. There is no requirement to inspect any cupboard or storage area above reasonable head height and risks relating to goods falling out of overfilled cupboards should be taken into consideration. Clerks are not obliged to read meters above head height unless a fully functional set of stepladders is present and there is a safe area in which to set them up. Equally, there is no requirement to read meters in a cellar or in areas under steps where they would be required to climb over rubbish or stored items to reach them. There is no requirement to test electrical or gas appliances. A clerk is not required to enter a property with a dog or any other animal present unless the owner is also present and the inventory provider is satisfied the animal is completely under control.

All items listed in the inventory are "all in good condition unless otherwise stated".

The copyright of the Inventory remains the property Key Inventories Ltd and shall not be used or copied without written permission.

Please note that any amendments you wish to add to the inventory or check-in report must be sent to Key Inventories Ltd in writing no more than 7 days after it was received.

Entrance

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
1	Accessories	Number '4'		Brass effect	Paint marked, lightly tarnished
2		Cylinder finger pull		Brass effect	Paint marked, general usage marks
3		Lock cover - 1 with a flap	2	Brass effect	
4		Door hinge	2	Brass effect	Paint marked
5		Door mat - coir, floral patterned		Brown / Green / White	
6	Doors	Door - wood, 6 panel, 4 panes of fixed glass,		Medium wood	Paint marked to edges, 7 chips no bigger than 1cm to edge of middle right panel, 15cm scratch below middle right panel, 25cm scratch to right hand side low level, wood chipped around fitted lock,
7		Door frame - wood, painted		White	Defects under paint - throughout 2 nails showing to low-level
8	Lock	Yale lock & catch		Brass effect	Scratched
9		Inset fitted lock		Brass effect	
13	Doors	Door architrave - wood, painted	2	White	Defects under paint - throughout
14	Accessories	Door stopper - white plastic tip, metal spring, fitted to skirting board		Chrome effect	Paint marked
	Decor				
10	Ceiling	Painted emulsion, artex		White	
11	Walls	Wallpaper - painted emulsion		Magnolia	Defects under paint - throughout Some seams showing to low-level
12	Skirting Boards	Painted wood		White	Defects under paint - throughout 3cm paint flaking to left hand side near entrance
15	Flooring	Floor tiles - self adhesive vinyl square tiles,		Grey / Black / White	Paint marked 2nd tile on left - 3cm black scuff, 3rd tile in middle - 1cm scuff, light scratches throughout, some tiles peeling, poor finishing to edges
	Fixtures / Fittings				
16	Electric	Double light switch		White	Paint marked
17		Double plug socket		White	Paint marked
18	Lighting	Ceiling mounted , batten holder , bulb		White	Paint marked

Store Cupboard - Entrance

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
19	Doors	Door - flush, painted		Magnolia / Green to reverse	Paint marked to reverse side 2 nail holes to reverse side
20		Door frame - wood, painted		Magnolia	

Store Cupboard - Entrance

Ref	Item	Description	Qty	Colour	Condition + Comments
21	Handle(s)	Pull handle		Magnolia	
26	Accessories	Painted hinge	2		Paint marked 1 screw missing to each hinge
	Decor				
22	Ceiling	Painted emulsion		White	Discoloured
23	Walls	Painted emulsion		Green	Patchy paintwork , discoloured, 1cm hole to left hand wall low-level
24	Skirting Boards	Painted wood		Green	Patchy paintwork
25	Flooring	Fitted carpet		Blue	
	Fixtures / Fittings				
27	Other	Wooden baton, 4 double hooks - 3 broken, writing to baton		Magnolia	Paint marked

Kitchen

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
28	Doors	Door frame - wood, painted		White	Defects under paint - throughout
29		Door architrave - painted		White	Defects under paint - throughout
30	Windows	Double glazed casement: Fixed panes: 1 Openers: 2 Lever handle: 3		White	Frame generally dirty Frame paint marked
	Decor				
31	Ceiling	Painted emulsion, artex		White	Hair line crack to centre, discoloured above sink
32	Walls	Wallpaper - painted emulsion		Magnolia	Defects under paint - throughout Facing wall: patchy paintwork to lintel, paint flaking to lintel Right hand wall: repair patch around socket Back wall: spot marks between units
33	Skirting Boards	Painted wood		White	Defects under paint - throughout
36	Walls	Part tiled - to sections of walls		White / Yellow	Grouping poorly finished and discoloured in places
37	Flooring	Fitted vinyl - crazy paving effect		Beige	Aged and well used Scratches throughout. 5mm rip to left of the table, 1cm rip under table, 1cm rip left of store cupboard, 3cm rip to centre between cooker and store cupboard, 10cm scrape mark in front of oven,
	Fixtures / Fittings				
38	Electric	Single light switch		White	

Kitchen

Ref	Item	Description	Qty	Colour	Condition + Comments
39	Electric	Fused switch - Washing machine			
40		Cooker switch & socket		White	Aged and well used Discoloured, scratched
41		Double plug socket	3	White	1 fitted to worktop
42		Cable fitted to wall with junction box hanging of wall		White	
43	Lighting	Fluorescent fitting - fluorescent tube,		White	
	Furniture / Items				
45	Kitchen Appliances	Appliance: Washing machine Make: Hotpoint Aquarius Model: WDL520 Serial: 006093877 Instruction manual: No Items: pull out tray, 6 buttons, 3 controls, glass fronted door			
46		Appliance: Electric Cooker Make: Belling Model: 335SI Serial: 051042306 Instruction manual: No Items: 4 hot plates with metal trim, 1 neon, 6 dials Top oven: glass fronted door with chrome handle, 2 wire racks, roasting tray Bottom oven: Glass fronted door with chrome handle, 1 wire rack, grill tray with wire rack		Grey	Paint spots to front, glass smeared
47		Appliance: Fridge/ Freezer Make: Hotpoint Model: RFA52 Serial: 0031602621 Instruction manual: Yes Fridge: 3 glass shelves, door with 3 compartments, egg holder, Freezer: 4 drawers, 2 ice trays, door		White	Dusty to top
48	Kitchen Furniture	Range of kitchen units with white wood casements, laminated white doors, medium wood knob handles			
49		Base cabinet 1: 2 false drawer fronts, 2 doors, 4 handles, 1 shelf			Aged and well worn Chip to false drawer fascia, water damaged to shelf, interior stained and dirty, stored in cupboard is 3 bags of compost

Kitchen

Ref	Item	Description	Qty	Colour	Condition + Comments
50	Kitchen Furniture	Base cabinet 2: 2 doors, 2 handles			Aged and well worn Back panel missing to rear, interior marked throughout
51		Wall cabinet 1: 2 doors, 2 handles, shelf			
52		Wall cabinet 2: 2 doors, 2 handles, shelf			Hole to ceiling
53		Laminated worktop		Medium wood	Worktop by sink: Sealant blackened behind sink, paint marked, 2 chips to worktop no bigger than 1cm in diameter right of sink, ring marks right sink. Worktop by entrance: Beading missing right edge
54		Sink, single bowl, 2 chrome taps,		Stainless Steel	Surface scratches
55		Wooden kitchen table - square		Medium wood	Minor nicks and light scratches to top, black marks to legs
56		Wooden breakfast stool	4	Medium wood	Small nicks and light scratches to top, paint spot marks

Store Cupboard - Kitchen

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
57	Doors	Door - flush, painted		White	Paint marked to reverse side Discoloured to reverse side, finger marks to edges, 1cm scuff to mid-level, 4cm scuff to mid-level, scuffed throughout to low-level
58		Door frame - wood, painted		White	Defects under paint - throughout
59	Handle(s)	Pull handle		White	
64	Accessories	Painted hinge	2		Paint marked 1 screw missing to each hinge
65	Threshold	Timber unstained		Pine	Paint marked
	Decor				
60	Ceiling	Painted emulsion		White	Discoloured 40cm brown stain
61	Walls	Painted emulsion		Magnolia	Defects under paint - throughout Patchy paintwork
63	Flooring	Vinyl tiles			Marked and chipped throughout

Store Cupboard - Kitchen (Meter cupboard)

Ref	Item	Description	Qty	Colour	Condition + Comments
Doors / Windows					
66	Doors	Door - flush, painted		White	Paint marked to reverse side 3 pin holes to reverse side, 4cm chip to low-level corner, grubby looking to reverse side
67		Door frame - wood, painted		White	Defects under paint - throughout
68	Handle(s)	Pull handle		White	
72	Accessories	Painted hinge	2		Paint marked 1 screw missing to each hinge
Decor					
69	Ceiling	Painted emulsion		White	Discoloured
70	Walls	Painted emulsion		Magnolia	Marked throughout
71	Flooring	Fitted vinyl - crazy paving effect		Beige	Dirty
Fixtures / Fittings					
73	Electric	Consumer panel with flap			
74		Electric meter			Serial : S07C 59466 Key meter: £4.38
75		Double plug socket			
76		Fuse panel			Old - not in use
77	Other	Shelving - wood, painted	3	White	Marked throughout with general usage
Furniture / Items					
78	Store Cupboard Items	Quantity of tins of paint and other DIY items			
79		Quantity of bulbs			
80		Oil heater - DeLonghi			
81		Bamboo blind			Not fitted, paint marked, dirty

Lounge

Ref	Item	Description	Qty	Colour	Condition + Comments
Doors / Windows					
82	Accessories	Door hinge	4	Brass effect	Paint marked
83	Doors	Door - wooden, 15 panes of clear glass	2	Medium wood	Wood blackened below handle to door near kitchen, paint spot marks
84		Door frame - wood, painted	2	White	Defects under paint - throughout
88		Door architrave - wood, painted	2	White	Defects under paint - throughout
89	Accessories	Door stopper - white plastic tip, metal spring, fitted to skirting board		Chrome effect	Paint marked

Lounge

Ref	Item	Description	Qty	Colour	Condition + Comments
94	Windows	Double glazed casement: Fixed panes: 1 Openers: 3 Lever handle: 5		White	Frame generally dirty Frame paint marked - 2 Ariel cables protruding through frame
98		Window sill - wood painted		White	Defects under paint
100	Handle(s)	Lever handle on back plate, both sides	4	Brass effect	General usage marks Screws not flush to handles of door which leads to bedrooms
	Decor				
85	Ceiling	Painted emulsion, artex		White	Defects under artex Repair patches around light fittings
86	Walls	Wallpaper - painted emulsion		Magnolia	Defects under paint - throughout White painted wood panel to back wall
87	Skirting Boards	Painted wood		White	Defects under paint - throughout 3cm paint flaking to left hand side near entrance
90	Flooring	Floor tiles - self adhesive vinyl square tiles,		Grey / Black / White	Scuffed, marked throughout, numerous chips and dents no bigger than 1cm in size, tiles lifting in places
99	Window	Net curtain fitted with cable to 2 hooks		White	Brown stain to centre
101	Ceiling	Coving		White	
	Fixtures / Fittings				
91	Electric	Double dimmer switch - plastic wall guard		White	Paint marked Wall guard is cracked
92		Double plug socket		White	Paint marked
93	Lighting	Ceiling mounted , batten holder , bulb	1	White	Paint marked
96	Electric	Single light switch		White	
97		Fused switch - heater			
102	Fire and Safety	Smoke detector		White	Not tested
103	Heating	Storage heater - Dimplex, flap, 2 dials, painted		Magnolia	Paint marked Vent is dented to left hand side, paint flaking in places, ring marks to top, marks to front
104	Other	Fireplace - white wood mantel piece, painted bricks, hearth has 3 stone slabs - centre one cracked, black metal fire guard, fire grate, piece of blocking fireplace			

Hallway

Ref	Item	Description	Qty	Colour	Condition + Comments
	Decor				
105	Ceiling	Papered - painted emulsion		White	

Hallway

Ref	Item	Description	Qty	Colour	Condition + Comments
106	Walls	Wallpaper - painted emulsion		Magnolia	Defects under paint
107	Skirting Boards	Painted wood		White	Defects under paint - throughout 3cm paint flaking to left hand side near entrance
113	Flooring	Fitted carpet		Brown fleck	
	Doors / Windows				
108	Doors	Door architrave - wood, painted	5	White	Defects under paint - throughout
	Fixtures / Fittings				
109	Electric	Single light switch		White	Paint marked
110		Fan isolator switch		White	Paint marked
111	Lighting	Ceiling mounted, batten holder, bulb		White	Paint marked
112	Fire and Safety	Smoke detector		White	Not tested
114	Other	Vent cover fitted to wall		White	

Bedroom - Back

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
115	Accessories	Old padlock fitting to door 4 screws showing			
116	Doors	Door - 6 panel		Medium wood	Paint splash marks
124		Door frame - wood, painted		White	Defects under paint - throughout
125		Door architrave - painted		White	Defects under paint - throughout
126	Windows	Double glazed casement: Fixed panes: 1 Openers: 2 Lever handle: 3		White	Frame generally dirty 3 x 1cm nicks to frame below opener
133		Window sill - wood painted		White	Defects under paint
134	Handle(s)	Lever handle on back plate, both sides	2	Brass effect	General usage marks Screws not flush to handles of door which leads to bedrooms
136	Accessories	Door hinge	2		
	Decor				
117	Ceiling	Papered - painted emulsion		White	
118	Walls	Wallpaper - painted emulsion		Magnolia	Defects under paint Repair patch left of window sill
119	Skirting Boards	Painted wood		White	Defects under paint - throughout 3cm paint flaking to left hand side near entrance
123	Flooring	Fitted carpet		Brown fleck	
	Fixtures / Fittings				
120	Electric	Single light switch		White	Paint marked

Bedroom - Back

Ref	Item	Description	Qty	Colour	Condition + Comments
121	Lighting	Ceiling mounted , batten holder , bulb		White	Paint marked
127	Electric	Double plug socket		White	Paint marked
128		Single plug switch		White	
129		Telephone socket		White	
132		Fused switch - heater			
135	Heating	Storage heater - Dimplex, flap, 2 dials, painted		Magnolia	Paint marked Ring marks, patchy paintwork, rub marks to edges
137	Electric	Fused switch - fan	2		
138	Heating	Wall mounted fan with duct - Nuair - Flat 2000L		White	
	Furniture / Items				
139	Bedroom Furniture	Cupboard - 2 painted flush doors with brass handle. white painted walls and ceiling. 6 wood battens fitted to wall, painted shelf with 5 hooks, skirting board, fitted blue carpet		White	Patchy paintwork, general usage marks throughout, several holes to low-level, piece of skirting board missing, door frame chipped to lintel, shelf is chipped to edge, 7cm crack to reverse side of door
	Other				
198	Overview	Photo			

Bathroom

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
140	Accessories	Sliding bolt			
142	Doors	Door frame - wood, painted		White	Defects under paint - throughout
143		Door architrave - painted		White	Defects under paint - throughout
148		Door - 6 panel		Medium wood	Dusty Paint splash marks
149	Handle(s)	Lever handle on back plate on both sides	2	Brass effect	General usage marks Screws not flush to handles of door which leads to bedrooms
150	Accessories	Door hinge	2		
	Decor				
141	Ceiling	Papered - painted emulsion		White	2 holes to corner
144	Walls	Wallpaper - painted emulsion		Magnolia	Defects under paint - throughout Left wall: 3 screw holes Facing wall: 2 hooks
145	Skirting Boards	Painted wood		White	Defects under paint - throughout
146	Walls	Part tiled		White	Grouting discoloured in places, fresh grout to some around bath

Bathroom

Ref	Item	Description	Qty	Colour	Condition + Comments	
147	Flooring	Fitted vinyl - marble effect		Cream / Blue	Aged and well used Heavily stained throughout, rippling by sink	
	Fixtures / Fittings					
151	Electric	Pull cord light switch	2	White	Cord is soiled	
152		Pull cord fused switch				
153	Lighting	Ceiling flush fitting with bulb				
154	Other	Extractor fan		White		
164		Shelf - glass, wall mounted				
	Furniture / Items					
155	Bathroom Furniture	Toilet - close coupled, plastic seat & lid, chrome flush handle		White	Side panel cracked to centre of top edge	
156		Basin & pedestal, 2 chrome taps, plug and chain		White		
157		Bath - 2 chrome taps, plug & chain, side panel		White		
158		Wall cabinet - 2 mirrored doors with knob handles, shelf		White		
159	Bathroom Appliances	Shower unit - New Wave 2000, 3 controls, shower hose, white plastic shower head, wall riser with hose bracket and soap dish		White		
160	Bathroom Items	Towel rail - wall mounted,		Chrome effect		
161		Toilet roll holder - wall mounted		Chrome effect		
162		Toilet brush & holder - plastic		White		In use
163		Pedal bin with lid, inner bin		Chrome effect		

Airing Cupboard

Ref	Item	Description	Qty	Colour	Condition + Comments
	Fixtures / Fittings				
165	Heating	Hot water cylinder - Red lagging,			Lagging is been held with string and black tape to tank
166	Electric	Fused switch			
167		Timer switch			
168		Single plug socket			
169	Other	Shelving - wood slats			
	Doors / Windows				
170	Doors	Door - flush, painted		White	Paint marked to reverse side
171		Door frame - wood, painted		Magnolia	

Airing Cupboard

Ref	Item	Description	Qty	Colour	Condition + Comments
172	Handle(s)	Knob handle			
175	Accessories	Painted hinge	2		Paint marked 1 screw missing to each hinge
	Decor				
173	Ceiling	Painted emulsion		White	Discoloured
174	Walls	Painted emulsion		White	Discoloured

Bedroom - Front

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
176	Doors	Door - 6 panel		Medium wood	Paint splash marks
183		Door frame - wood, painted		White	Defects under paint - throughout
184		Door architrave - painted		White	Defects under paint - throughout
185	Windows	Double glazed casement: Fixed panes: 1 Openers: 2 Lever handle: 4		White	Paint marked to edges, frame dirty to corners
190		Window sill - wood painted		White	Defects under paint
191	Handle(s)	Lever handle on back plate, both sides	2	Brass effect	General usage marks Screws not flush to handles of door which leads to bedrooms
193	Accessories	Door hinge	2		
	Decor				
177	Ceiling	Papered - painted emulsion		White	
178	Walls	Wallpaper - painted emulsion		Magnolia	Defects under paint Facing wall: 2 holes above window
179	Skirting Boards	Painted wood		White	Defects under paint - throughout 3cm paint flaking to left hand side near entrance
182	Flooring	Fitted carpet		Brown fleck	
195	Window	Net curtain fitted with cable to 2 hooks		White	Brown stain to centre
	Fixtures / Fittings				
180	Electric	Single light switch		White	Paint marked
181	Lighting	Ceiling mounted , pendant , bulb, glass shade		White	Dusty
186	Electric	Double plug socket Fused	2	White	Paint marked
189		switch - heater Storage			
192	Heating	heater - Dimplex, flap, 2 dials, painted		Magnolia	Paint marked 7cm scrape to upper level, 10cm in diameter red mark left hand side panel

Bedroom - Front

Ref	Item	Description	Qty	Colour	Condition + Comments
	Furniture / Items				
194	Bedroom Furniture	Cupboard - 2 painted flush doors with brass handle. white painted walls and ceiling. 6 wood batons fitted to wall, painted shelf with hanging rail, skirting board, fitted blue carpet		White	Generally marked throughout, large crack to right corner
196	General Items	Ironing board with blue cover			
197		Steam iron - Tesco		White / Purple	

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

The Fire & Safety Regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the Landlord. Where the inventory notes "FFR label seen", this should not be interpreted to mean the item complies with the above act.

It is a record that the item has a label as described or similar to that detailed in the "Guide" published by the department of Trade and Industry January 1997 (or subsequent date), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.

It is the tenant's responsibility to report any electrical faults to the agent or landlord.

If smoke detectors/carbon monoxide monitors are present, and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the tenant's responsibility to replace and frequently check the working order of the same. Any faults should be reported immediately to the agent or landlord.

Heavy items of obstructing furniture or appliances will not be moved by the inventory clerk during the compilation of the inventory. Full responsibility for checking unseen conditions will remain with the landlord.

Plants and shrubs will not be individually listed.

Kitchen Overview



Kitchen Overview



Washing Machine



Cooker



Fridge



Freezer



Lounge Overview



Lounge Overview



Bedroom – Rear



Bedroom - Front



Bedroom – Rear



Bedroom - Front



Bedroom – Front – Cupboard



Bathroom - Overview



Bathroom – Overview



Electric Meter

