Inventory & Schedule of Conditions Report

Residential Address:



Sample
Sample
West Sussex
BN18 9NZ

Report produced by:

Clerk:	**D A C Mckay**
Company:	**Solid Inventories**
Date and time of inspection:	**30 September 2016. 11.43 A.M.**
Climatic Conditions:	**Overcast and Raining**

Report Produced on behalf of:

Contact:	**Sample**
Company:	**Sample**

Signed..... Date.....

Property Details:

Type Of Property:	**First Floor Flat**
Bedrooms:	**One**
Parking:	**Communal Parking**
Interior:	**Unfurnished**
Condition:	**Good unless noted**
Cleanliness:	**Clean unless noted**
Instruction Manuals:	**As Photographed**
Gas Safety Certificate:	**No gas**

Declaration:

This inventory provides a fair and accurate record of the contents and condition of the contents of the property as well as the property's internal condition. It is the responsibility of the landlord and tenant or the respective agents to agree between themselves the accuracy of this report. The person preparing the inventory is not an expert in fabrics, woods, materials, chemicals or antiques etc. Nor is the inventory clerk a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment or as a structural survey report. Property left in lofts, cellars and locked rooms which have not been inventoried are the sole responsibility of the landlord. The Fire & Safety Regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "FFR label seen", this should not be interpreted to mean the item complies with the "Furniture & Furnishings (Fire) (Safety) (Amendments) 1993". It is a record that the item had 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. Where the inventory notes the presence of a smoke alarms and carbon dioxide detectors, If tested, this will be for power supply and audio from the unit, and should not be interpreted to mean that these items are fully working & compliant to the 2015 regulations

Important information for the Termination of the Tenancy.

This Inventory will be checked at the end of the tenancy.

The tenant(s) should be ready to vacate the property and to hand over any keys.

The property should be left as it was found at the start of the tenancy, paying particular attention to heavy used areas such as the bathroom (s) and the kitchen.

A cleaning charge may be applicable if the standard of the cleaning is not the same as at the start of the tenancy when the tenant (s) moved in to the property.

If carpets/ovens/cookers were professionally cleaned at the start of the tenancy the landlord reserves the right to have any such items returned professionally cleaned at the end of the tenancy.

All items are to be placed back in to the exact place that is stated on the original Inventory at the start of the tenancy.

If the Inventory clerk has to search for any missing or lost items a charge may become applicable.

Should items become lost or misplaced this could result in a charge to the tenant.

All rubbish must be cleared at check –out, failure to do this could result in further charges being made to the tenant(s).

It is the tenant's responsibility to ensure they have gathered all their belongings at the end of the tenancy, as at check-out the keys will be handed back to the instructing agent/Inventory clerk. Entry back in to the property will be forbidden.

Signed..... Date.....

Meter readings:

Gas: **No Gas**

Electric: **Reading** **05538** **Serial Number H10C 13794**

Reading Rate 1. **02758** **Reading** Rate 2. **02775**







Located in Communal Hallway cupboard right side of front door

Water: **No Meter Found**

Notes

Overall the property is in good order. There are no unusual odours to the property. The property needs a general clean. Additional remarks as noted.

Room 1 Hallway	Description	Condition	Notes
Doors			
External wall attachment	Golden metal integrated door bell		
Threshold	Golden metal runner		
Frame & architrave	White painted wooden		

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Door	White painted wooden panelled door with golden metal lock/ lever handle, spy hole and flat number and bottom draft excluder, internally with latch lock, letter box flap & spy hole & plastic hook, Integrated draft excluder & door retractor	Minor chips to bottom, fittings tarnished, internal spy hole cover missing	
Flooring			
Flooring	White & black tile effect linoleum, wall to wall fitted	A little dusty	
Door stop	Grey plastic freestanding door stop	Aged/ cracked / perished	
Walls			
Wall	Off white (blue hint) painted plaster	A few minor wall marks, 2 hooks and aprox 5 pin holes	
Skirting	White painted wood with chrome metal doorstop	A little dusty	
Chimer	White/ black plastic Friedland door bell chimer		
Intercom/ alarm	Tunstall plastic intercom system with alarm and personal carry alarm raiser. With instruction sheet wall mounted		
Shelf	Dark stained wooden shelf with meter cupboard key, wall mounted		
Cupboard	White painted wooden panelled inbuilt cupboard with golden metal lever handles, internally to match room & with green cord carpet/ golden metal runner. Housing 2 white shelves, 1 metal clothes rail with clothes hangers, 2 Dorman smith grey metal fuse boxes with covers, stop valve & stop cock, Akkulift 7D1314411659 bath lift	Door with some chipped marks to bottom edge. Walls internally very scuffed, floor a little dusty, shelf with chipped mark to edge & concealed with white tape, bag containing switch	
Cupboard	White painted wooden	Walls with a few	

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	panelled inbuilt cupboard with golden metal lever handles & NHBC notice to back of door, internally to match room & with golden metal runner & concrete floor. Housing Gledhill Torrent insulated hot water cylinder with pipes & wiring to 3 fuse sockets, 4 white laminate shelves	marks, 3 raw plug holes, door reversed & with marks on door & frame, door with 3 repair screw holes	
Ceiling			
Ceiling	White painted aertex plaster	Minor cobwebs	
Coving	White painted plaster		
Smoke detector	White mains fitted alarm	Not tested	
Smoke detector	White mains fitted alarm	Not tested	
Lighting			
Ceiling lighting	White plastic single bulb pendant with tortoise shell style shade		
Heating			
Heating	Dimplex XL grey wall mounted storage heater	General wear	
Sockets & Switches			
Electric light	2 white plastic single switches		
Electric light	3 white plastic fuse switches		
Electric light	White plastic immersion switches		
Socket Outlet	White plastic single socket		

Room 1:Photos

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Room 2 Bathroom	Description	Condition	Notes
Doors			
Frame & architrave	White painted wooden		
Door	White painted wooden panelled door with golden metal lever handles & integrated lock, 4 plastic hooks		
Flooring			
Flooring	White & black tile effect linoleum, wall to wall fitted	8 small burn marks by bath	
Walls			
Wall	Magnolia painted plaster with magnolia ceramic tiles with border tiles at midway from floor to ceiling by bath area and to midway to rest	Patchy areas of grouting perished, few minor marks	
Toilet roll holder	Chrome metal semi loop	General wear	
Cabinet	Dark wooden cabinet with mirror door, wall mounted	General wear & very dusty to top	
Shower screen	White framed tempered glass swivel screen		
Riser bar	Chrome metal riser bar with parking bracket		
Rail	Chrome metal double rail		
Rail	Chrome metal double rail		
Grab handle	White plastic grab handle		
Plate	Stainless steel plate, wall mounted		

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Tooth brush/ mouth wash holder	Cream plastic		
Tooth brush/ mouth wash holder	Cream plastic		
Mirror	Unframed wall mounted mirror with 4 screw caps	Some smear marks	
Ceiling			
Ceiling	White painted aertex plaster	Minor cobwebs	
Coving	White painted plaster		
Extractor	Cream extractor unit	Dusty grill, age discoloured	
Alarm raiser	White plastic rose with red pull cord/ toggle		
Lighting			
Ceiling lighting	White plastic unit with opaque shade		
Wall lighting	Pair of white wall mounted light units with 2 opaque ball shades	Dusty & 1 not working	
Heating			
Heating	Consort white steel heated towel radiator		
Heating	Dimplex grey wall mounted fan heater	Age discoloured, dusty top	
Sockets & Switches			
Socket Outlet	White plastic shaver socket		
Socket Outlet	White plastic fuse socket		
Suites			
WC	Armitage shanks cream ceramic pan with cream plastic seat and lid		
Cistern	To match with chrome metal lever flush		
Basin	Armitage shanks cream ceramic wall mounted pedestal basin, chrome taps / plug & chain	Dirty stain mark under tap	
Bath side panel	White wooden panelled fitted		
Bath	Armitage shanks cream acrylic fitted with chrome grab handles & chrome		

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	taps, plug & chain		
Shower	Chrome mixer tap with chrome flexible hose to showerhead		
Miscellaneous			
Toilet brush	White plastic brush & holder		
Misc	Assorted cleaning products		

Room 2 Photos









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Signed..... Date.....










Signed..... Date.....





Room 3 Bedroom	Description	Condition	Notes
Doors			
Threshold	Golden metal runner		
Frame & architrave	White painted wooden		
Door	White painted wooden panelled door with golden metal lever handles & with 2 plastic hooks internally	Discoloured marks internally at eye level	
Flooring			
Flooring	Pale brown pile carpet, wall to wall fitted	Some discoloration on walk through, faint medium size stain mark to centre near window & small burn/ stain by window, dusty	
Walls			
Wall	Off white (blue hint) painted plaster	Several scattered light marks throughout, 1 hook & 2 nails, numerous scattered pin holes & 3 raw plug holes	
Skirting	White painted wooden with chrome spring door stop	Minor marks/ dusty	
Wardrobe	White wooden pair of by-fold doors with mirrors to top, internally to match room & with single white shelf & clothes hangers hanging from shelf lip/ edge, 1 white plastic fuse switch	Few marks to walls, 4 marks & some dust to shelf	

Signed..... Date.....

Ceiling			
Ceiling	White painted aertex plaster	Minor cobwebs	
Coving	White painted plaster		
Alarm raiser	White plastic rose with red pull cord/ toggle		
Windows			
Window	White UPVC double glazed casement with 2 panes & 2 lever lock handle & 2 keys	Minor marks & with discoloured sealant	
Sill	White painted wooden	Several light marks to sill	
Nets	White decorative nets on net wire		
Track	White UPVC		
Curtain	Pair of lined full length black/ cream floral curtains	Some sun bleach marks to lining, minor general wear	
Lighting			
Ceiling lighting	White plastic single bulb pendant with tortoise shell style shade		
Heating			
Heating	Dimplex XL grey wall mounted storage heater	General wear	
Sockets & Switches			
Electric light	Pair of golden metal singles switches		
Socket outlet	3 Golden metal double sockets		
Socket outlet	Golden metal phone socket		
Socket outlet	Golden metal aerial socket		
Socket outlet	Golden metal fuse socket		

Room 3: Photos

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Signed..... Date.....


30.09.2016 12:03


30.09.2016 12:04


30.09.2016 12:04


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30.09.2016 12:04





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Room 4 Lounge	Description	Condition	Notes
Doors			
Threshold	Golden metal runner		
Frame & architrave	White painted wooden		
Door	White painted wooden panelled door with golden metal lever handles	Minor marks	
Flooring			
Flooring	Pale brown pile carpet, wall to wall fitted	Some discoloration on walk through, dusty, couple of faint stain marks to centre	
Walls			
Wall	Off white (blue hint) painted plaster	Several scattered light marks throughout, some light furniture rub marks, 2 nails, few scattered pin holes	
Skirting	White painted wooden with chrome spring door stop	Minor marks/ chips/ dirt. Dusty	
Ceiling			
Ceiling	White painted aertex plaster	Minor cobwebs	
Coving	White painted plaster		
Alarm raiser	White plastic rose with red pull cord/ toggle		
Windows			
Window	White UPVC double glazed casement with 2 panes & 2 lever lock handle & 2 keys	Minor marks & with discoloured sealant	

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Sill	White painted wooden	Several light marks/ paint cracks to sill	
Nets	White decorative nets on net wire		
Track	White UPVC		
Curtain	Pair of lined full length cream curtains	Some sun bleach marks to lining, minor general wear	
Lighting			
Ceiling lighting	White plastic single bulb pendant with tortoise shell style shade		
Ceiling lighting	White plastic single bulb pendant with tortoise shell style shade		
Heating			
Heating	Dimplex XL grey wall mounted storage heater	General wear	
Fireplace	White wooden with marble hearth & cheeks surround, Berry magicoal 547 lancaster electric fire	Very dusty underneath / behind	
Sockets & Switches			
Electric light	Golden metal singles switch		
Electric light	Golden metal double switch		
Socket outlet	3 Golden metal double sockets		
Socket outlet	Golden metal phone socket		
Socket outlet	3 Golden metal 3 pin sockets		
Socket outlet	Golden metal aerial socket		
Socket outlet	2 golden metal fuse sockets		
Socket outlet	Golden metal fuse socket with cut wires to front		

Room 4: Photos

Signed..... Date.....













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Room 5: Kitchen	Description	Condition	Notes
Doors			
Threshold	Golden metal runner		
Frame & architrave	White painted wooden		
Door	White painted wooden double doors, each with 10 privacy glass panes, 2 golden metal pull handles	Minor chips to edges	
Flooring			
Flooring	Grey tile effect linoleum, wall to wall fitted	General wear with discoloration on walkthrough, a bit dusty	
Mat	Cream mat/ rug	General wear	
Walls			
Wall	Off white (blue hint) painted plaster with white ceramic tiles with blue border from worktop to wall units	Few marks and mismatch patch to top by door area. Tiles a bit dirty	

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Skirting	White painted wooden		
Shelf	White laminate shelf	Dusty and age discoloured	
Paper holder	Stained wooden kitchen towel paper holder, wall mounted		
Paper holder	Stained wooden kitchen towel paper holder, wall mounted		
Ceiling			
Ceiling	White painted aertex plaster	Vent holes by boiler	
Coving	White painted plaster		
Alarm raiser	White plastic rose with red pull cord/ toggle		
Lighting			
Ceiling lighting	White plastic unit with opaque shade		
Counter lighting	Pair of fluorescent tube light units, Kitchen wall unit mounted	Both covers missing & 1 bulb missing	
Heating			
Heating	Dimplex BUH 24T plinth mounted fan heater	A little aged/ dusty	
Sockets & switches			
Electric light	White plastic double switch		
Electric light	6 white plastic fuse switches		
Electric light	White plastic Dimplex quad switch		
Socket Outlet	3 white plastic double sockets		
Socket Outlet	White plastic single socket		
Appliances			
Cooker hood	Acorn white steel integrated extractor with light & filer		
Hob	De dietrick ww127b u1ceramic four ring hob with 4 control knobs	Aged & dirty marked	
Oven	Bosch HBN 1315 0B integrated electric single oven, 2 chrome wire	With some light wear and minor carbon/	

Signed..... Date.....

	shelves & 1 roasting tray with chrome wire drip rack	grease residue	
Fridge freezer	'Bosch classixx' white freestanding unit with 4 glass shelves, 2 salad trays,1 plastic 3 bottle shelf, 4 door shelves with ice cube/ egg and freestanding lidded trays. Freezer with 2 compartments	Dirty in/ out with marks to front panel & dusty top	
Washing machine	John Lewis JLWM1402 white freestanding unit	Drum seal heavily lime scaled, Dusty. to top	
Microwave	Samsung M6135 white freestanding microwave microwave	Aged & discoloured, showing age wear	
Units			
Sink	Stainless steel one bowl / single drainer, chrome mixer tap, 3 chrome filter plug	With heavy lime scale and some stains to bowl, plug hole dirty	
Worktop	Pale blue spotted laminate worktop	Minor general wear, few marks right of hob. Dusty to the touch	
Kitchen units	Range of fitted wall mounted/ floor mounted white units with cornices & plinths to match, white knob pull handles, white interiors. Chrome bread bin mounted under wall unit. **Base units:** 1tall oven unit 2 double units (1 door) 1 4 drawer unit 1 double unit 1 single unit **Wall units:** 1 single unit 1 corner unit 1 ½ size unit 1 double unit	Minor wear / marks internally & externally, minor peeling to edges, Tall unit with burn discoloured marks by microwave. Sink unit with heavy cracks and discoloured to base at the back. Wall corner unit with doors missing and marked to backing plate. Dirty fronts and plinths, Wall units Dusty. to top with items	Salad bowl & colander in base unit
Miscellaneous			
Manuals	Folder with manuals as photographed		

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Room 5:Photos













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Manual Photos




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SAMSUNG


HOME FILE
COOKER
FRIDGE ETC.


John Lewis


Dimplex
Dimplex

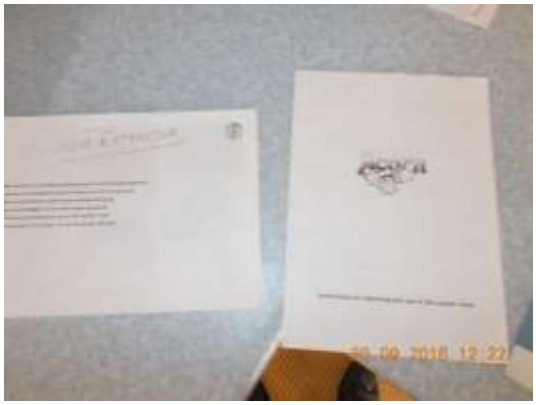



XL ULTRA-SLIM
Storage Heaters


Kitchen safety


BOSCH
De Dietrich

Signed..... Date.....



Parking Photo



Key Photo





Signed..... Date.....

Declaration

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.
The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation. This inventory relates only to the furniture, furnishings and all Landlord's 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 date of the inventory and the superficial content of same. This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

Signed on behalf of the landlord.....

Signature.....

Print Name.....

Date.....

Signed by the tenant(s).....

Signature.....

Print Name.....

Date.....

Signed by the tenant(s).....

Signature.....

Print Name.....

Date.....

Signed..... Date.....