



COASTAL INVENTORIES

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INTERIM AND COMPLIANT REPORT

PROPERTY	30 HAILSHAM ROAD BN2 8QH
TYPE	INTERIM & COMPLIANT INSPECTION
DATE	20 TH MAY 2018
FOR	PRIVATE LANDLORD

Furniture and Furnishings Safety

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (amended 1989 & 1993) require items supplied in the course of tenanted properties to comply with the minimum fire resistant test set out within the regulations. The regulations apply to all upholstered furniture, beds, headboards and mattresses, sofa-beds, futons and other convertibles, nursery furniture, fabricated garden furniture, scatter cushions, pillows and additional fabric coverings etc. All furniture manufactured before 1950 is exempt as are curtains, carpets, and bed linen, etc. In practice, items that comply will have a suitable permanent label attached. Furniture manufactured between 1950 and 1983 should be carefully checked. All non-compliant furniture must be removed before the due date of occupancy.

Guidance

To ensure that you have a comprehensive understanding of ALL 'legal requirements' and 'duty of care', please contact your Local Area Office of the Health and Safety / Environmental Health Department / Department of Trade and Industry or similar bodies who will advise you accordingly.

Penalties & Enforcement

The maximum penalty imposed in a Magistrates Court (or Scottish equivalent) for noncompliance of the above regulations is a fine of £5,000. If a case is then referred to a Crown Court (e.g. where contravention has led to a serious injury or death) an unlimited fine or custodial sentence may be imposed. If found to be non-compliant of the above regulations any insurance regarding the tenanted property maybe null and void.

Smoke Alarms

Where possible, Coastal Inventories will test smoke alarms and carbon monoxide alarms for power only at the check in appointment. This does not certify that the alarm is in full working order and Coastal Inventories accept no responsibility should they not work. Should the alarms not work at the point of checking into the property please contact your landlord or agent immediately.

Electrical Safety

Under the Electrical Equipment (Safety) Regulations 1994 and The Plugs & Sockets etc (Safety) Regulations 1994 all electrical installations in tenanted properties must be safe. The regulations apply to portable domestic electrical equipment such as: electric heaters, lamps, televisions, radios, vacuum cleaners, irons, toasters, microwaves, refrigerators, kitchen appliances. Built-in electrical goods are not covered by the regulations. A qualified electrician should carry out an inspection of the tenanted property prior to the due date of occupancy.

Gas Safety

Under The Gas Safety (Installation and Use) Regulations 1994, amended by Statutory Instrument 1996, and The Regulations Re-enact 1998 all gas appliances must be checked for safety at intervals of not more than 12 months. The certificate issued must note the date of inspection, defects identified and all remedial work action taken. The main amendment provisions are as follow : (i) Flues must be specifically included in any gas check as well as the appliance itself (ii) The gas safety check is only validated if carried out by a Gas Safe Register Engineer (iii) A safety certificate must be issued and records of inspection must be retained for 2 years (iv) This certificate must be available to a current tenant no more than 28 days from the date of inspection (v) New tenants must be in possession of this certificate before the due date of occupancy. Since January 1996, gas fires, which are installed in bedrooms, must have an Oxygen Depletion Sensor. Ideally these sensors should be fitted in all rooms.

DECLARATION:

This interim report is a general schedule of condition of the property at the time of the inspection. The original inventory has not been read in conjunction with this report and therefore comparisons and liability of any damages or difference can not be made.

INTERIM & COMPLIANT INSPECTION

PROPERTY SUMMARY

Cleanliness	The property was found in a good overall clean condition
Ceiling / walls	In good overall condition – usage marks and scuff marks to walls in line with normal usage
Lighting	In good overall condition – working order
Windows	In good overall condition – paint slightly cracking to bedroom 1 window frame
Carpets/Flooring	In good overall condition – few marks and small stains seen to carpets
Kitchen/appliances	In good overall clean well kept condition
Bathrooms/fittings	In good overall clean condition – slight discolouration seen to sealant around bath taps
Blinds / Curtains	Blinds in porch do not comply with safety regulations – cords hanging loose and not attached to walls
Fire Labels	Seen to some soft furnishings
Garden/contents	In good seasonal order – clear and tidy
Carbon Monoxide Alarm	1 x carbon monoxide alarm seen and tested – in working order
Smoke alarms	1 x smoke alarm seen and tested – in working order
Evidence of Pets	Evidence of dog at property – Dog bed and bowls seen on kitchen floor

INTERIM & COMPLIANT INSPECTION

PROPERTY SUMMARY

Tenants Attended	Tenants present at time of inspection
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Tenants Comments	Lock on kitchen back door slightly loose and difficult to use not shutting flush to the door frame
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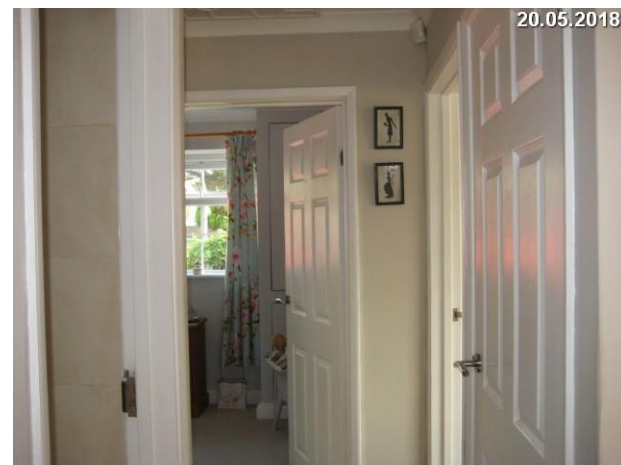
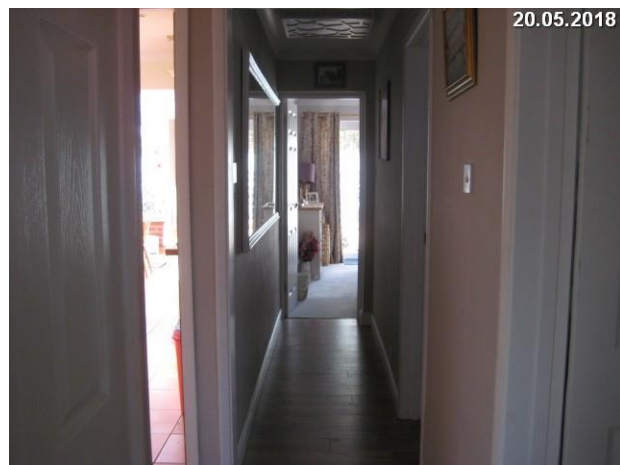
Maintenance Issues	None seen – property appears in good general condition throughout
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Additional Comments	N/A
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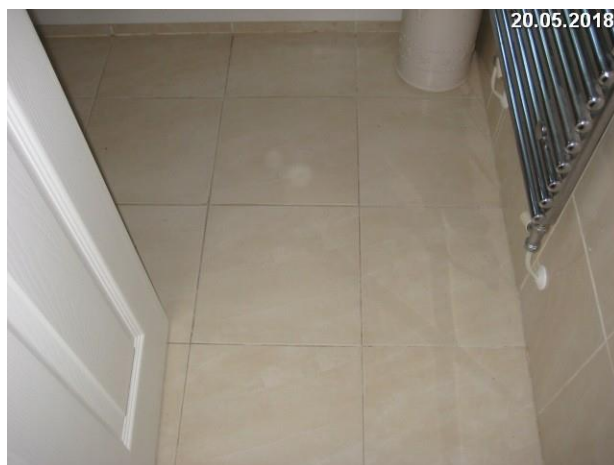
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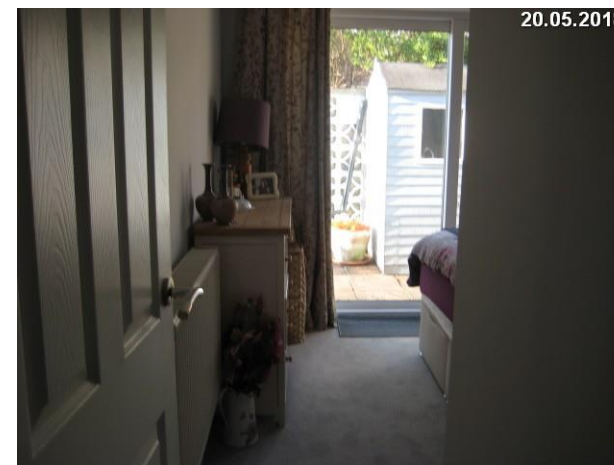
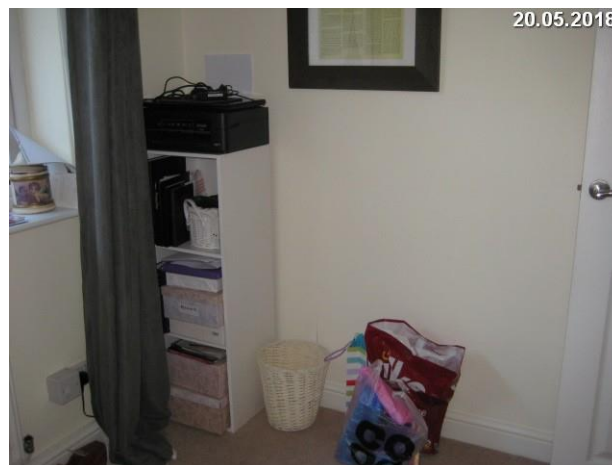
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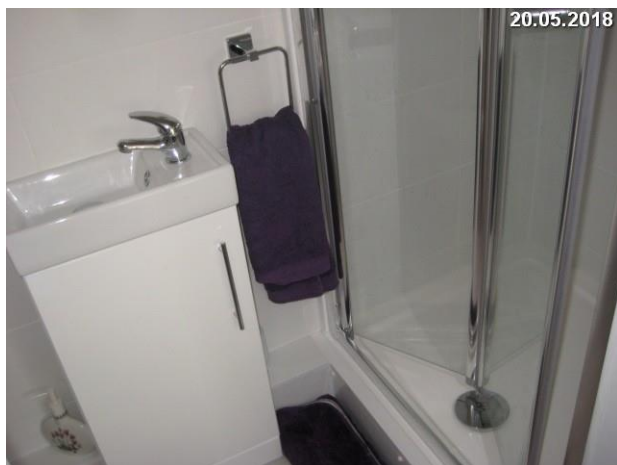
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DECLARATION:

In the event of this document not being returned to the letting agent/Landlord, the document will be deemed as a correct inventory of the schedule and condition of the furniture, fixtures and fittings for the property.

The foregoing Inventory has been checked by the undersigned. We understand that any amendments and additions made more than 7 working days after receipt of the Inventory will not be admissible.

Signed by Tenants:

1

.....Signature

.....Print Name

.....Date

2

.....Signature

.....Print Name

.....Date

3

.....Signature

.....Print Name

.....Date

4

.....Signature

.....Print Name

.....Date