



COASTAL INVENTORIES

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INVENTORY REPORT

Of
Furniture, Fittings and Contents

PROPERTY	MARINE PARADE, BRIGHTON, BN2
TYPE	1 BED UNFURNISHED PROPERTY
DATE	1 ST FEBRUARY 2026
PEPARED FOR	AGENT

GENERAL GUIDANCE NOTES

This inventory is intended as an independent and informative guide to both landlord and tenant about the contents and the condition of the contents of the property. It also records the property's internal condition.

Unless otherwise stated, it is considered that a listed item is in good condition for its age, free from any obvious defects, soiling or malfunction. All light bulbs will be checked. The clerk will not normally test other appliances, gas or electrical unless requested, then only if deemed possible. Unless specifically agreed, books, records, videos, compact discs and plants have not been counted or individually itemised.

The inventory description enables items to be visually identified only; no attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the check-in report is not an expert on fabrics, woods, materials, 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. Any plants are considered as perishable items and will not be listed.

All measurements given are approximate.

This Inventory only extends to readily accessible places; overcrowded drawers or cupboards and cellars, attics and locked rooms/cupboards will not be inspected or included in this inventory, nor will heavy or awkward items of furniture be moved. Coastal Inventories cannot be held responsible for any discrepancies or damage found in these areas or behind or under heavy items.

The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory.

No liability will be accepted or admitted for alleged damage arising from removal of materials, liquids or others, stored in containers – original or otherwise – from their location.

Where the inventory states "FFR label seen", this should not be interpreted to mean that the item complies with the Furniture & Furnishings (Fire) (Safety) (Amendments) 1993. It is a record that, at the time the inventory was compiled, the item had a label as described or similar to that detailed in the "Guide to the Furniture & Furnishings (Fire)(Safety) Regulations" as published by the Department of Trade & Industry, January 1997 (or subsequent editions). It is not a statement that the item can be considered to comply with the Regulations.

All regulations published by the Department of Trade and Industry / Trading Standard Services and / or similar bodies are the ultimate responsibility of the Instructing Principal.

Safety Disclaimer: All electrical items are considered complete with plugs, bulbs, flexes etc. unless otherwise specified. This inventory relates only to furniture, furnishings and all of the 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 documented record that such items exist in the property, at the date of the inventory and the superficial condition of the same.

Contractual terms listed in the Tenancy Agreement overrule the opinion of the Inventory Clerk.

Acceptance of the services is deemed to be an acceptance of the Fees and terms and conditions.

Full terms and conditions available on request.

GENERAL GUIDANCE NOTES for TENANTS at CHECK OUT

At the termination of the tenancy, a representative from **Coastal Inventories** will normally attend to prepare a Check Out report.

The inventory will be fully checked at the end of the tenancy. All personal possessions should be removed prior to the check-out and the property must be ready for the check-out including the return of all keys. In the event that the property has not been prepared for the check-out, the appointment will be cancelled and a charge for re-scheduling the check-out will be made.

All furniture and other items must be returned to their original places as listed in the inventory, any items that have been stored and packed away must be unpacked and returned to their listed places. Any items not seen in their original places may be listed in the check-out report as “Not seen, Tenants Responsibility”, and potentially incur charges for loss.

Meter readings may only be taken if the meters can be located and are readily accessible; in any event, these should be checked by the relevant utility company.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are **not** tested.

Lighting is solely tested to indicate whether light bulbs are working at time of check-out), however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.

Towels, bed linen and other similar items will only be inspected if laundered.

GENERAL GUIDANCE NOTES for TENANTS at CHECK OUT

We recommend that the property should be **professionally cleaned** (this is a thorough, in-depth end of tenancy clean) and left tidy at the end of the tenancy. Tenants can be disagreeably surprised to find the check-out report commenting unfavourably on the standard of cleaning with a requirement for further cleaning at considerable extra cost. Most commonly missed areas include:

- Lime scale build up on taps, shower heads, waste outlets etc.,
- Mould marks on walls, ceilings and around baths, washbasins etc.,
- Ceramic tiles in kitchens and bathrooms
- Kitchen appliances inside and out, including shelving and all rubber seals
- Burned on grease to ovens, grill pans, wire racks and hob burners
- Kitchen units, cupboards and drawers – inside and out
- Soap dispensers and filters of washing machines and dishwashers
- All paint work, skirting boards, picture rails, door frames, strings, newels posts
- Extractor fans and air vents
- Ceiling/wall light fittings, shades and bulbs
- Curtains and blinds
- Carpets and flooring
- Upholstery
- Linen
- Windows, window frames and sills
- Bedding and linen should be dry cleaned/laundered, ironed and placed neatly in the appropriate room
- Beds should not be made up as all mattresses will be examined

During the check-out, the inventory will be checked and any variances and discrepancies to the original will be noted. Following allowances made for “fair wear and tear” the tenant will be liable to pay for repairs, replacement, making good or cleaning (where necessary).

It is acknowledged that the contractual terms listed in the tenancy agreement may overrule the opinion of the assessor.

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.

Gas Appliances:

Boiler Location – Bedroom

Gas Hob - Kitchen

DECLARATION:


Inventory - This is to certify that I / we the undersigned have carefully checked the Inventory and subject to the marginal notes, find this to be a fair and accurate schedule of condition and cleanliness of the property.

I / We confirm that any discrepancies will be notified to the agent / landlord within 5 working days otherwise I / we accept this inventory in full and as stated

PROPERTY SUMMARY

	INVENTORY	CHECK OUT
Cleanliness	Property appears professionally cleaned to a good level	
Décor	In good decorative order throughout	
Windows	Single glazed sash windows in good order, 1 cracked pane of glass to bedroom, glass clean to inside	
Carpets/Flooring	Cream carpets - in good order, minor pull threads to reception, clean Woven grey plastic flooring – in good order, minor brown stains, clean Wood effect lino – in good order, clean	
Kitchen/appliances	Professionally cleaned to a good level	
Bathrooms/fittings	Professionally cleaned to a good level	
Beds/mattresses	N/A	
Garden/contents	N/A	
Smoke alarms	Seen to hallway and kitchen - mains linked, unable to test	
Carbon Monoxide Alarms	Seen to bedroom – in working order	
Additional Notes	N/A	

UTILITIES & KEYS

Services	Location	Serial No	Readings	Photo
Gas	Exterior basement cupboard	E607844118161	00758.561	


Electricity

Cupboard in communal hallway to ground floor

18K0270582

02055.7



<p>Water</p>	<p>Exterior basement cupboard</p>	<p>08430253</p>	<p>00565.8</p>	
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Keys

Keys handed over by Agent
1 x set per tenant

Communal door
1 x Yale
Flat door
1 x Chubb

Keys seen and left in property

None seen



INVENTORY REPORT

FRONT DOOR AND HALLWAY		
Item & Description	Condition at check in	Condition at check out
Front Door		
Wooden front door	Good working order, minor usage marks, minor white paint marks to edges	
Silver Yale lock	Good working order	
Silver handle	Good working order, slightly loose	
Silver Chubb lock	Not tested	
Reverse of door: Wooden door	Good order, minor usage marks	
Silver fire door mechanism	Good working order	
Silver Yale lock casing	Good working order	
Silver handle	Good order	
Silver Chubb lock	Not tested	
Cream painted frame	Good order, minor usage marks	
Ceiling		
Painted cream	Good order	
1 mains linked smoke alarm	Unable to test	
Lighting		
2 spotlights	Both in working order	
Walls		
Painted cream	Good order, unpainted patch and 2 filled holes	

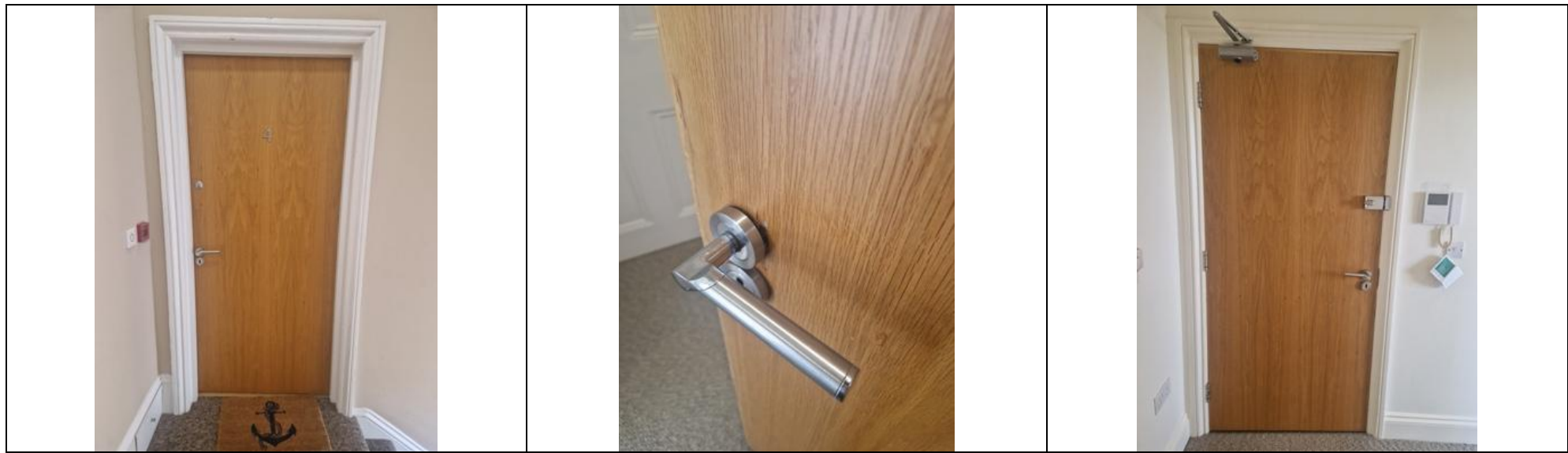
INVENTORY REPORT

FRONT DOOR AND HALLWAY		
Item & Description	Condition at check in	Condition at check out
	to wall around door entry phone	
Skirting		
Painted cream	Good order	
Flooring		
Cream carpet	Good order, clean	
Wall Fixtures		
White door entry phone	Good order, not tested	
Heating thermostat make HONEYWELL	Good order, not tested	
Storage Cupboard		
Cream painted door and frame with silver handle	Good working order	
Ceiling, painted cream	Good order	
Lighting, 1 spotlight	In working order	
Walls, painted cream	Good order, minor usage marks, minor paint chips	
Skirting, painted cream	Good order	
Flooring, cream carpet	Good order, clean	
White painted batten with 4 gold hooks	Good order	
1 white alarm sounder	Not tested	

INVENTORY REPORT

FRONT DOOR AND HALLWAY

Item & Description	Condition at check in	Condition at check out
1 grey vacuum make HOOVER	Good used order, not tested	
Switches and Sockets		
White	Good order	



INVENTORY REPORT



INVENTORY REPORT



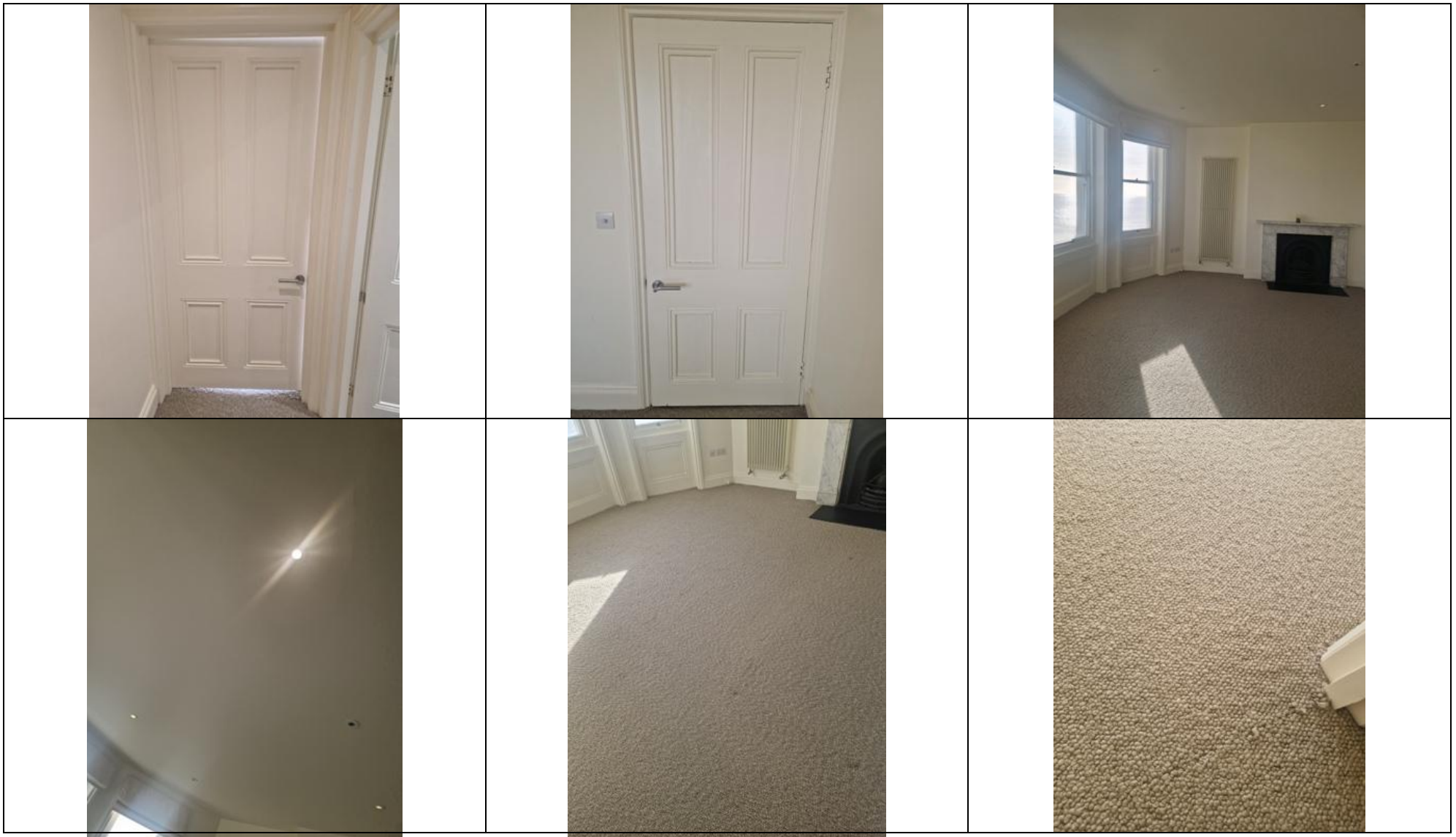
INVENTORY REPORT

RECEPTION		
Item & Description	Condition at check in	Condition at check out
Door		
Cream painted door and frame	Good working order, minor chip to bottom edge	
Silver handle	Good working order	
Ceiling		
Painted cream	Good order	
Lighting		
6 spotlights	4 in working order	
Walls		
Painted cream	Good order, minor usage marks	
Skirting		
Painted cream	Good order	
Flooring		
Cream carpet	Good order, minor pull threads on entry, furniture indentations, clean	
Heating		
2 cream slatted radiators	Good order, both end valve caps seen, not tested	
Glazing		
3 cream painted sash windows and frames	Good order, glass clean to inside	

INVENTORY REPORT

RECEPTION		
Item & Description	Condition at check in	Condition at check out
Each with 2 sash rope cords 1 central bolt lock 2 windows with 1 silver handle Middle window with 2 silver handles 2 white strips with black bristles to right window		
Window Coverings		
3 cream fabric blinds each with silver beaded cord and 1 white hook to frame	Good working order, clean	
3 white roller blinds each with white beaded cord and clear plastic hook to frame	Good working order, clean	
Fireplace		
Marble mantelpiece and surround	Good order, natural chips, faint brown stains to top, clean	
Black metal grate and surround	Good order, minor usage marks, minor chips to base	
Slate floor tile	Good order, surface scratches, clean	
Switches and Sockets		
White including dimmer	Good order	
1 OPENREACH socket	Not tested	

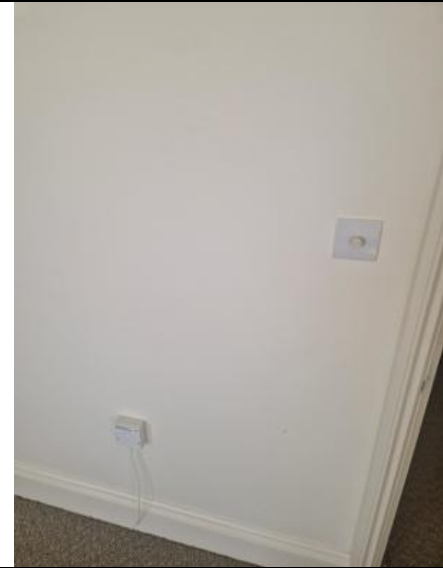
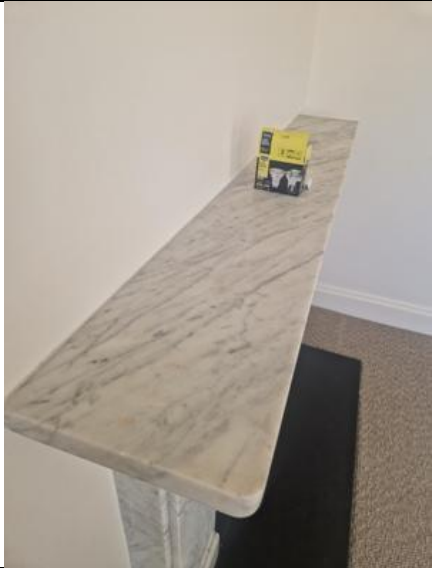
INVENTORY REPORT



INVENTORY REPORT



INVENTORY REPORT



INVENTORY REPORT

KITCHEN		
Item & Description	Condition at check in	Condition at check out
Ceiling		
Painted cream	Good order	
1 mains linked smoke alarm	Unable to test	
Lighting		
5 spotlights	All in working order	
1 pendant light with 1 brown glass shade 1 clear glass shade	Good working order	
Walls		
Painted cream	Good order, minor usage marks, 1 white sticker removal mark right of window	
2 silver splashbacks	Good order, minor brown stains, minor surface scratches, clean	
Skirting		
Painted cream	Good order, minor usage marks	
Flooring		
Woven grey plastic flooring	Good order, small brown stains under dishwasher, clean	
Light wood laminate edging strip	Good order	

INVENTORY REPORT

KITCHEN		
Item & Description	Condition at check in	Condition at check out
Heating		
Cream radiator	Good order, no end valve caps seen, minor usage marks, not tested	
Glazing		
Cream painted sash window and frame 2 sash rope cords 1 central bolt lock 2 silver handles 2 white strips with black bristles	Good order, glass clean to inside	
Window Coverings		
Cream fabric blind with silver beaded cord 1 white hook attached to frame	Good working order, clean	
White roller blind with white beaded cord Clear plastic hook to frame	Good working order, clean	
Wall Fixtures		
White laminate shelf	Good order, minor usage marks, clean	
Kitchen Units		
White laminate units with silver handles Silver kickboards	Good working order, clean	

INVENTORY REPORT

KITCHEN		
Item & Description	Condition at check in	Condition at check out
1 frosted glass fronted unit with silver handle	Good working order, clean	
Inside:		
White laminate	Good order, clean	
Fuse box	Good order, not tested	
Worktops		
Dark grey speckled laminate worktops	Good order, clean	
Sink		
Stainless steel sink and drainer	Good order, minor scratches to base, clean	
Silver mixer tap		
2 silver wastes		
2 silver plug inserts		
Hob		
Black gas hob make BAUMATIC	Good order, usage marks and minor burnt on	
4 black burners	marks to burners, clean	
4 silver and black dials		
Extractor		
Silver extractor with glass screen	Good order, fan in working order, no lights seen, clean	

INVENTORY REPORT

KITCHEN		
Item & Description	Condition at check in	Condition at check out
Oven		
Built-in oven make BAUMATIC with tinted glass door Silver handle 3 silver and black dials Inside: 1 wire rack 1 grill pan and trivet	Good order, clean	
Fridge Freezer		
Integrated fridge freezer Fridge: 4 glass shelves 2 salad drawers 3 door shelves 1 clear plastic container with lid 1 clear egg tray Freezer: 4 clear fronted drawers	Good order, clean Good order, clean Good order, clean Good order, clean	
Washing Machine		
White washing machine make BEKO	Good order, powder drawer clean, seal clean	

INVENTORY REPORT

KITCHEN

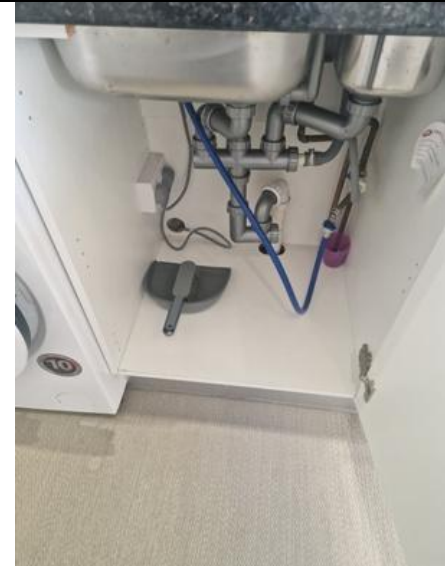
Item & Description	Condition at check in	Condition at check out
Dishwasher		
Integrated dishwasher make ELECTROLUX with 2 white pull out drawers White cutlery drainer	Good order, clean	
Contents		
Silver dustpan and brush	Good used order	
Green chair	Good order	
Switches and Sockets		
Silver	Good order	



INVENTORY REPORT



INVENTORY REPORT



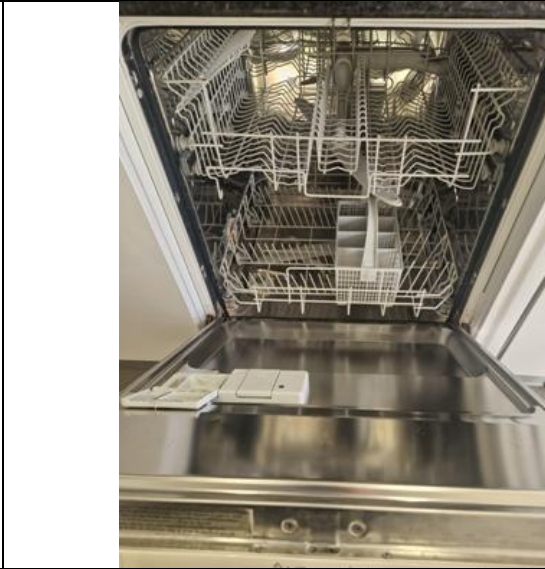
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INVENTORY REPORT

BATHROOM		
Item & Description	Condition at check in	Condition at check out
Door		
Cream painted door and frame	Good working order	
1 white plastic hook to reverse		
Silver handle	Good working order	
Ceiling		
Painted cream	Good order	
1 white extractor fan	Good working order, dusty	
Lighting		
4 spotlights	All in working order	
Walls		
Part painted cream	Good order, minor usage marks	
Part grey tiles with white grout	Good order, minor grout residue left of toilet low level, clean	
Skirting		
Painted cream	Good order	
Silver doorstop with black end	Good order	
Flooring		
Brown wood effect lino	Good order, clean	

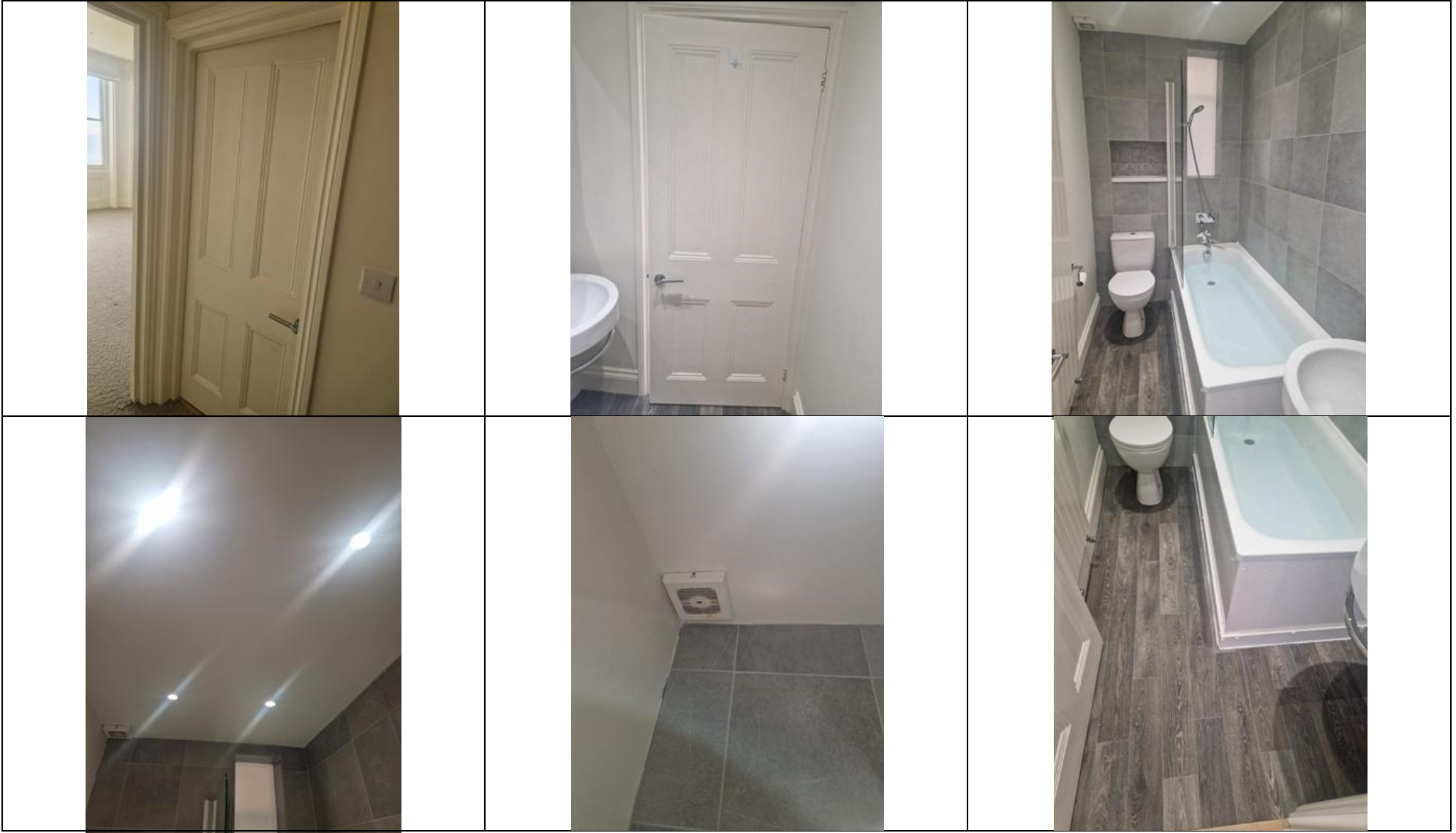
INVENTORY REPORT

BATHROOM		
Item & Description	Condition at check in	Condition at check out
Heating		
Cream radiator	Good order, both end valve caps seen, not tested	
Wall Fixtures		
White laminate shelf	Good order, clean	
Mirrored medicine cabinet	Good working order, clean	
Inside: 2 mirrored shelves	Good order, clean	
Silver toilet roll holder	Good order	
Glass shower screen	Good order, clean	
Silver shower bracket	Good order, clean	
Silver shower taps with silver showerhead and hose	Good order, clean	
Bath		
White bath with silver tap Silver waste Silver plug inset White bath panel	Good order, bath filled with water so unable to fully inspect but appears clean	

INVENTORY REPORT

BATHROOM		
Item & Description	Condition at check in	Condition at check out
Toilet		
White toilet with silver flush White seat and lid	Good working order, clean	
Sink		
White ceramic sink with silver mixer tap Silver waste Silver plug inset Silver towel rail	Good order, 1 pin size chip to front edge, clean	

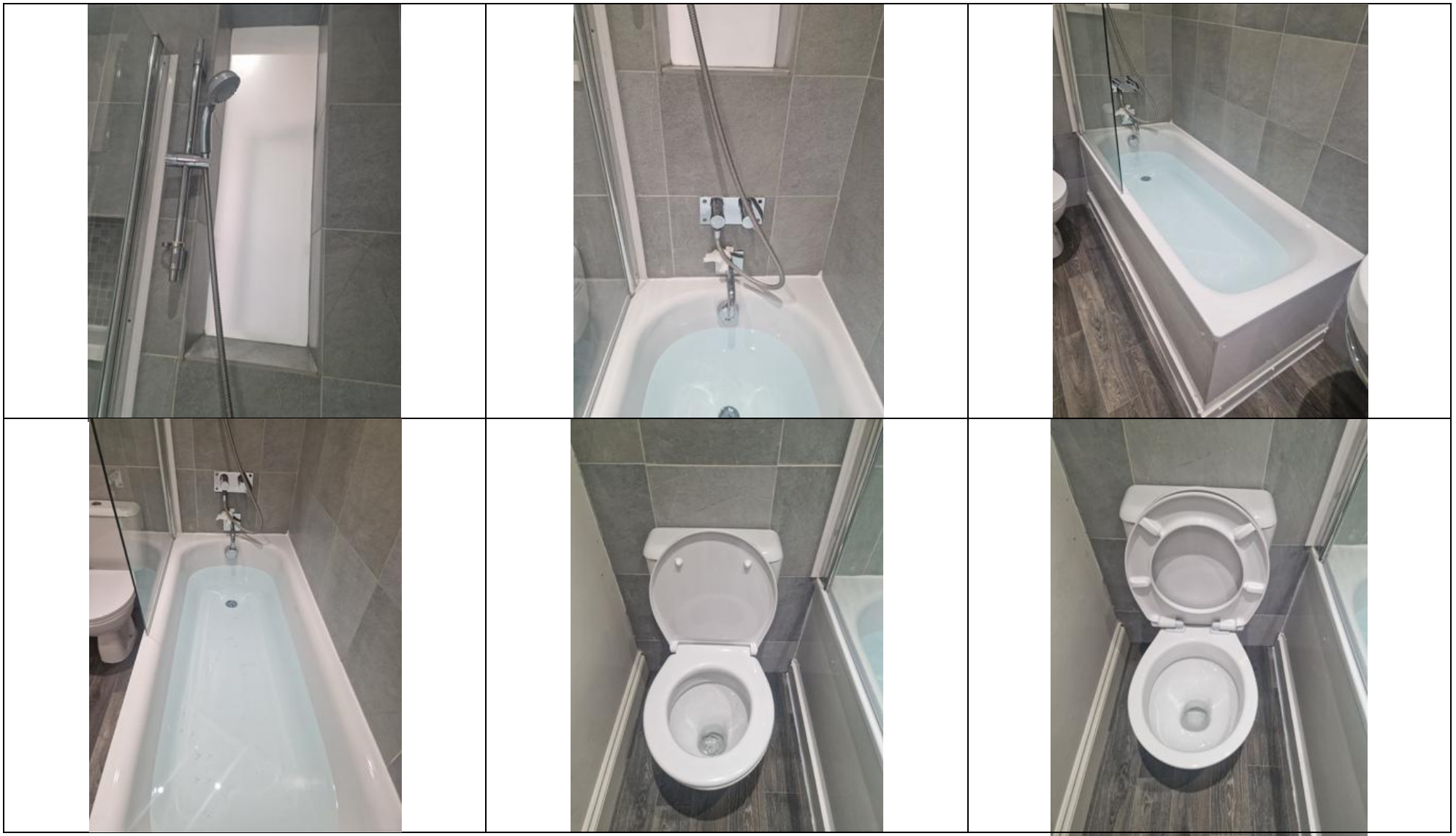
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INVENTORY REPORT

BEDROOM		
Item & Description	Condition at check in	Condition at check out
Door		
Cream painted door and frame	Good working order	
1 white plastic hook to reverse		
Silver handle	Good working order	
Ceiling		
Painted cream	Good order	
1 white extractor fan	Good order, dusty	
Lighting		
9 spotlights	All in working order	
Walls		
Painted cream	Good order, minor usage marks	
Part white tiles with grey pebble border and white grout	Good order, clean	
Frosted glazed panel in shower	Good order, clean	
Skirting		
Painted cream	Good order	
Silver doorstop with black end	Good order	
Flooring		
Cream carpet	Good order, clean	

INVENTORY REPORT

BEDROOM		
Item & Description	Condition at check in	Condition at check out
Heating		
Cream slatted radiator	Good order, both end valve caps seen, not tested	
Glazing		
3 cream painted sash windows and frames 2 sash rope cords 2 central bolt locks 3 silver handles	Good order, 1 pane of glass cracked to top right hand window, glass clean to inside	
Window Coverings		
White slatted blind with 3 white pull cords 4 white acorns 2 clear plastic hooks to frame White pelmet	Good working order, clean	
Wall Fixtures		
Carbon monoxide alarm	In working order	
1 alarm sounder	Not tested	
1 white vent	Good order	
Built-in Cupboard		
2 cream painted doors and frame with	Good working order	

INVENTORY REPORT

BEDROOM		
Item & Description	Condition at check in	Condition at check out
2 silver handles Inside: White laminate Boiler make VAILLANT	Good order, clean Good order, not tested	
Built-in Wardrobes		
3 cream painted doors and frame with 3 silver handles Inside: 3 cream painted shelves 1 silver hanging rail Wooden 3-drawer chest of drawers with 3 wooden handles 2 additional silver rails	Good working order, minor usage marks Good order, clean Good order Good working order, clean Not attached, slightly tarnished	
Shower		
Glass folding shower door with white frame	Good working order, clean	
White shower tray with silver waste	Good order, waste slightly tarnished, clean	
Silver showerhead	Good order, clean	
Silver shower tap	Good order, clean	

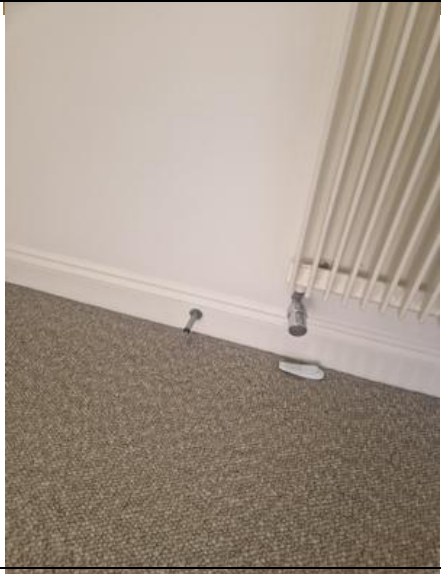
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BEDROOM

Item & Description	Condition at check in	Condition at check out
Switches and Sockets		
White	Good order	



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