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**INVENTORY REPORT**

Of

Furniture, Fittings and Contents

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| **PROPERTY** | **ALPHABETICAL ROAD BN2 8QH** |
| **TYPE** | **2 BEDROOM PART FURNISHED FLAT** |
| **DATE** | **SATURDAY 16TH MAY 2018** |
| **FOR** | **PRIVATE LANDLORD** |

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| 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.

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| 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.

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| 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.

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| HEALTH & SAFETY REGULATIONS |

**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.

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| HEALTH & SAFETY REGULATIONS |

**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.

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| PROPERTY SUMMARY AT CHECK IN |

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| **Cleanliness** | Professionally cleaned throughout with no missed areas |
| **General Overview** | In good overall condition |
| **Décor** | In good overall condition – few usage marks to walls in line with use |
| **Windows** | In good overall condition - cleaned inside |
| **Carpets/Flooring** | In good overall condition – clean throughout |
| **Kitchen/appliances** | Professionally cleaned throughout with no missed areas |
| **Bathrooms/fittings** | Professionally cleaned throughout with no missed areas |
| **Beds/mattresses** | Mattress in good used condition |
| **Garden/contents** | In fair seasonal order – few weeds seen throughout garden |
| **Fire Labels** | NA |
| **Smoke alarms** | 1 smoke alarm present and tested in working order - 1 carbon alarm seen and tested in working order |
| **Keys** | 2 x sets of keys Communal door 4 x yale keys Front door 2 x yale keys and 2 x chubb keys -keys seen and left in property Bedroom door keys 2 x yales Back door 1 x chubb 2 x universal |

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| UTILITIES AT CHECK IN |

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| **Services** | **Location** | **Serial No** | **Readings** |
| **Gas** | Outside front of property | G4K0804831013 | 09518 |
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| **Electricity** | Communal hallway | L85A10254 | 77111 |
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**DECLARATION:**

This is to certify that we the undersigned have carefully checked the inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents of the property.

We understand that any amendments and additions made more than 7 working days after receipt of the Inventory will not be admissible.

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| **FRONT DOOR AND HALLWAY** | | |
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| **Front Door** | | |
| 1 white wooden painted 2-panelled front door  1 brass YALE lock  1 built-in CHUBB lock with brass cover  Reverse of door, 1 white wooden painted 2-panel door  White wooden painted door frame | Painted over defects, painted over small chips to bottom edge, few usage marks and scuff marks  Slightly scratched and tarnished, working order  Minor scratches, working order  Few minor marks on right hand side, minor scratches mid to high level, painted over chips to bottom edge  Painted over defects, few usage marks to exterior |  |
| **Ceiling** | | |
| Painted white | 1 discolouration patch on entry, otherwise in good condition, free from marks |  |
| 1 ceiling mounted smoke alarm | Light present, in working order |  |
| **Walls** | | |
| Painted white | Painted over defects, few usage marks, 15 hooks and 1 pin seen to high level of walls, slight shading above radiator |  |
| **Skirting** | | |
| Painted white | Hairline cracking to skirting right hand side on stairs, few usage marks |  |
| 7 inlaid spotlight seen to skirting opposite bathroom | All in working order |  |
| **Flooring** | | |
| Light wooden varnished floorboards | In good condition throughout, few surface marks, beading complete to left hand side of flooring, clean |  |
| **Heating** | | |
| 2 white manufactured radiators | Few usage marks and 1 valve missing to radiator left on entry by front door |  |
| **Wall Fixtures** | | |
| 1 wall mounted heating control with digital display, name WARMUP | Free from marks, in working order |  |
| 1 wall mounted further heating control, make WORCESTER | Few usage marks  Not tested |  |
| 1 wall mounted white batten with 4 large silver hooks and 1 small silver hook to left hand side edge | Free from marks |  |
| 1 wall mounted white box labelled BYRON | Unknown use, free from marks |  |
| 1 further wall mounted small white box low level opposite built-in cupboard | Unknown use, free from marks |  |
| **Contents** | | |
| 1 black internet box | Not tested |  |
| **Built-In Cupboard/Cellar** | | |
| 1 white wooden painted door with brass circular handle and 1 brass bolt at high level  Reverse of door white painted door  1 door mounted wooden batten with 5 silver hooks, 4 rubber ends seen to hooks, others appear missing  Ceiling and walls exposed brick  Flooring, concrete flooring  Wooden stairs  Contents: 1 freestanding wooden shelving unit with 5 wooden shelves  1 wall mounted light | Door painted over defects, free from marks, bolt lock working order, tarnished and scratched, brass handle tarnished and scratched  Slightly discoloured in appearance, several usage marks, purpose fitment hole at mid level right hand side  Few usage marks  In good natural condition  Good natural condition  Several usage marks, aged in appearance  Good used condition  In working order |  |

| **RECEPTION** | | |
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| **Door** | | |
| 1 white wooden painted door with brass lever handle  Reverse of door, 1 white wooden painted 2-panel door  Brass lever handle with the built-in CHUBB lock  White wooden painted door frame | Painted over defects, door free from marks, handle in working order tarnished and scratched  Painted over defects, minor marks left of handle  Tarnished and scratched, working order  Painted over defects, free from marks |  |
| **Ceiling** | | |
| Painted white | Painted over defects, free from marks |  |
| **Lighting** | | |
| 6 inlaid spotlights with white casing | All in working order, free from marks |  |
| **Walls** | | |
| Painted white | Few usage marks and scuff marks, painted over defects and 1 pin seen to the right hand side wall at high level |  |
| **Skirting** | | |
| Painted white | Wire attached to skirting underneath window and 2 protruding nails seen underneath window to the right hand side, Few usage marks and scuff marks |  |
| 1 skirting mounted chrome and white doorstop | Free from marks and complete |  |
| **Flooring** | | |
| Light wooden varnished floorboards | Few surface marks, in good overall condition and clean |  |
| **Heating** | | |
| 2 white manufactured radiators | All 3 valves complete 1 valve missing, minor marks low level, not tested |  |
| **Glazing** | | |
| 3 double glazed windows with white plastic window frames and window sills  Complete with 2 white lever handles  1 key seen inside of lock  Frosted sheeting seen to bottom panes | All frames and glass appears clean and free from marks |  |
| **Window Coverings** | | |
| 3 cream roller blinds with white beaded cord | All in working order, in good condition few minor marks to blinds at low level  *Blinds do not comply with safety regulations* |  |
| **Wall Fixtures** | | |
| 10 wall mounted white wooden painted shelves | Few usage marks and scuff marks |  |
| **Built-in Cupboard** | | |
| 2 white wooden painted doors with 2 silver handles and white painted worktop  1 purpose hole with 1 white box and plug socket  Inside of cupboard housing:  1 white shelf to the left hand side  2 pull out drawers with 2 silver handles | Minor discolouration seen to top of worktop, 1 sticker residue mark, door is free from marks  Few usage marks  Both drawers in working order, good condition and free from marks |  |
| **Switches and Sockets** | | |
| White as seen including:  1 wall mounted dimmer switch complete | Free from marks  Working order |  |
| 1 wall mounted telephone point left hand side of window at low level  2 protruding black wires appear to be aerials low level left hand side corner | Not tested  Unknown use |  |

| **BEDROOM ONE** | | |
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| **Door** | | |
| 1 white wooden painted 2-panel door with brass lever handle and built-in CHUBB lock  Reverse of door, 1 white wooden painted 2-panel door with 2 silver hooks at high level and 1 brass lever handle with the built-in CHUBB lock  White wooden painted door frame | Door few minor marks mid level, handle in working order, tarnished and scratched  Few minor marks to door, painted over chips to bottom edge, 2 hooks free from marks, handle tarnished and paint marked, 1 nail slightly protruding from plate  Painted over defects, few usage marks |  |
| **Ceiling** | | |
| Painted white | Free from marks |  |
| **Lighting** | | |
| 4 inlaid spotlights with white casing | All in working order, free from marks |  |
| **Walls** | | |
| Painted white | 6 rawlplugs seen left hand side of back doors, 4 large brass hooks, 4 small nails, 2 large nails and 2 small hooks seen to walls throughout, minor picture shading marks seen to walls at high level, painted over mark seen to left hand side wall on entry, 1 hairline crack left of window at high level, few usage marks |  |
| **Skirting** | | |
| Painted white | Painted over defects, few minor marks |  |
| 1 skirting mounted chrome and white doorstop | Complete |  |
| **Flooring** | | |
| Light wooden varnished floorboards | Few surface marks, in good condition and clean |  |
| **Built-in Cupboards** | | |
| Right hand side:  4 white wooden painted doors with 4 silver handles  Inside housing:  2 high level hat shelves  1 hanging rail  1 built-in plug socket seen to rear of wall mounted | Cupboard in good condition, Few usage marks inside |  |
| Built-in cupboard 2 by back doors:  2 white wooden painted doors with 2 silver handles  Inside housing:  2 high level hat shelves  1 hanging rail  1 plug socket seen to rear | Cupboard in good condition, few usage marks inside |  |
| **Back Doors** | | |
| 2 double glazed back doors with white surrounds with 2 white lever handles and 2 built-in YALE keys, all keys seen to the locks  2 double glazed windows at high level with 2 white plastic handles with white plastic frames | In working order, frames and glass free from marks and clean |  |
| **Window Coverings** | | |
| 1 chrome curtain pole  1 pair of creamed linen style curtains | No ends seen to the pole  Both free from marks and clean |  |
| **Heating** | | |
| 1 white manufactured radiator | 1 valve missing left hand side, valve complete right hand side |  |
| **Wall Fixtures** | | |
| 1 wall mounted black and silver light | In working order, free from marks |  |
| **Contents** | | |
| 1 freestanding chest of wooden drawers with 4 pull out drawers with built in handles  Inside:  Finished in grey | All drawers in working order, free from marks |  |
| 1 white mattress | 1 fire label present, free from marks |  |
| 1 wall mounted black framed picture | Good used condition |  |
| 1 white mattress protector | Good used condition, minor marks seen |  |
| **Switches and Sockets** | | |
| White as seen including:  1 wall mounted dimmer switch complete | Cap missing from light switch cover, still in working order |  |

| **BATHROOM** | | |
| --- | --- | --- |
| **Door** | | |
| 1 white wooden painted 2-panelled door with brass lever handle  Reverse of door, 1 white wooden painted 2-panelled door with brass lever handle  1 silver hook at high level  1 brass lever handle  White wooden painted door frame | Painted over defects to door, few usage marks and handle tarnished and paint marked, slightly loose, working order  Door few usage marks, painted over chips to bottom edge  Free from marks  Tarnished and scratched, working order, slightly loose  Painted over defects, few usage marks |  |
| **Ceiling** | | |
| Painted white | Hairline crack, Free from marks |  |
| **Walls** | | |
| Part painted white | Few usage marks and small dent seen to low level left corner |  |
| Part tiled in grey tiles with white grout with decorative mosaic border | Tiles free from marks and clean |  |
| **Flooring** | | |
| Continuation of wall tiles | Free from marks and clean |  |
| **Lighting** | | |
| 1 circular chrome light fitting with a glass shade | Working order, free from marks |  |
| **Built-in Cupboard** | | |
| Left on entry:  2 white gloss finished doors with chrome handles  Inside of cupboard:  Part tiled to rear  Left and right hand side wall not painted  2 wall mounted shavers only sockets  4 wall mounted switches with hand written notes  2 wall mounted wooden slatted shelves  Contents:  1 freestanding white washing machine, make INDESIT, model number IWDC6125 | Both doors in working order and free from marks  Free from marks  Plastered over marks, several pencil marks seen to walls  Free from marks  In good condition, few usage marks  Powder drawer free from marks, seal free from marks, few usage marks to top of washing machine |  |
| **Wall Fixtures** | | |
| 1 wall mounted white air vent with 1 pull cord and plastic acorn | Working order, clean |  |
| 1 wall mounted large unframed | Free from marks and clean |  |
| 1 wall mounted silver ladder radiator | Both valves complete, free from marks, not tested |  |
| 1 wall mounted medicine cabinet with 1 mirrored door and chrome handle  Inside finished in white laminate  Housing:  2 white laminated shelves | Free from marks and clean |  |
| 1 wall mounted chrome plate with 3 shower taps | Free from marks and clean |  |
| 1 wall mounted shower door with chrome bracket, chrome handle and rubber trim | Free from marks and clean |  |
| 1 wall mounted showerhead | Free from marks and clean |  |
| 1 ceiling mounted light pull cord with plastic acorn | Working order, free from mark |  |
| **Glazing** | | |
| 1 double glazed window with white surround with frosted windows with silver lever handle  1 key seen for lock | Frames and glass free from marks and clean |  |
| **Toilet** | | |
| 1 white toilet with white seat and lid with push down silver flush | Free from marks and clean  Working order |  |
| **Sink** | | |
| 1 white ceramic sink with silver waste and silver tap | Free from marks and clean |  |
| **Bath** | | |
| 1 white ceramic bath with silver waste  Silver taps  1 further showerhead and hose  Tiled bath panel | Bath and taps free from marks and clean, bath panel free from marks and clean |  |

| **BEDROOM TWO** | | |
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| **Door** | | |
| 1 white wooden painted 2-panel door with brass lever handle  Reverse of door, 1 white wooden painted 2-panel door with brass lever handle and 1 silver hook at high level  White wooden painted door frame | few minor marks at low level, handle in working order, slightly scratched  Painted over defects, painted over fitment marks seen to high level right hand side, hook minor paint marked, handle in working order, tarnished and scratched  Painted over defects, minor marks to low level |  |
| **Ceiling** | | |
| Painted white | Free from marks |  |
| **Lighting** | | |
| 4 inlaid spotlights with white casing | All in working order, good condition and free from marks |  |
| **Walls** | | |
| Painted white | 4 white hooks seen to high level, minor picture shading marks above radiator, 1 picture removal mark to left wall otherwise in good condition, Few usage marks and scuff marks and 5 blue tack marks left of the small window |  |
| **Skirting** | | |
| Painted white | Minor marks, in good condition throughout |  |
| **Flooring** | | |
| Continuation of light wooden varnished floorboards | Free from marks and clean |  |
| **Heating** | | |
| White manufactured radiator | Both valves complete, free from marks, not tested |  |
| **Glazing** | | |
| 2 double glazed windows with white surrounds with silver lever handle on a wooden varnished window sill | Both windows free from marks and clean |  |
| **Window Coverings** | | |
| 2 turquoise roller blinds with white beaded cords | Both in working order, good condition, minor marks to low level  *Blinds do not comply with safety regulations* |  |
| **Wall Fixtures** | | |
| 2 wall mounted obscured shaped mirrors | Both in good condition, free from marks and clean |  |
| **Switches and Sockets** | | |
| White as seen | Minor paint marks to edges, slightly discoloured in appearance |  |
| **Built-in Cupboard** | | |
| 1 white wooden painted door with silver circular handle and white painted door frame  Reverse of door, 1 white wooden painted door  Inside of cupboard:  Painted white  Housing:  9 white laminate shelves and 1 small chrome hanging rail | Painted over defects, 1 significant chip seen to door frame underneath door and 1 pin size chip, otherwise in good condition, door free from marks, handle free from marks  Minor mark high level, 1 flat nail head at mid level  Free from marks  All free from marks |  |
| **Contents** | | |
| 1 freestanding 4-drawer wooden chest  Inside finished in grey with built in handles | Drawers in working order, free from marks |  |
| 1 carbon monoxide alarm | Working order, free from marks |  |

| **KITCHEN** | | |
| --- | --- | --- |
| **Ceiling** | | |
| Painted white | 1 painted over hairline crack, free from marks |  |
| **Lighting** | | |
| 1 white metal light stripped with 4 directional spotlight | All in working order, good condition |  |
| **Walls** | | |
| Painted white | 2 painted over hooks high level right on entry, 1 painted over nail left of back door, Few usage marks and scuff marks mid to low level |  |
| **Skirting** | | |
| Painted white | Painted over defects, Few usage marks and scuff marks |  |
| **Flooring** | | |
| Continuation of light wooden varnished floorboards | Few surface marks in good condition and clean |  |
| **Heating** | | |
| White manufactured radiator | Both valves complete, free from marks, not tested |  |
| **Back Door** | | |
| 1 dark wooden varnished back door with 10 static panes of frosted glass  1 black plate and 1 brass mounted handle with the built-in CHUBB lock, 1 CHUBB key seen for lock, 1 UNIVERSAL lock seen  Reverse of door, 1 dark wooden varnished door with 10 static panes of frosted glass  Black lever handle with the built-in CHUBB lock  White wooden painted door frame | All glass complete, in good condition and appears clean, few minor marks to door, in good condition  Both in working order, handle slightly tarnished and scratched  Slightly worn to varnished to low level, minor scuff marks and paint marks to door  Slightly stiff, tarnished and scratched  Minor hairline cracking, few usage marks to exterior and interior |  |
| **Glazing** | | |
| 2 double glazed windows with white surround with 2 white lever handles | Frames and glass free from marks and clean |  |
| **Kitchen Units** | | |
| Beige kitchen unit doors with chrome handles in a gloss finish  Inside units finished in white laminate  Inside of drawers housing:  1 grey cutlery holder and 1 UNIVERSAL key seen inside of drawer | All unit doors free from marks and in working order and clean |  |
| **Kickboards** | | |
| Matching kitchen units | Free from marks and clean |  |
| **Worktop** | | |
| Black marble worktops  1 chopping board matching worktops | Free from marks and clean  Free from marks and clean |  |
| **Splash back** | | |
| 1 tinted mauve splash back | Free from marks and clean |  |
| **Extractor Fan** | | |
| 1 ceiling mounted chrome extractor, make BOSCH  Housing:  2 mesh filters  2 built-in lights and 4 controls | Working order, free from marks and clean |  |
| **Hob** | | |
| 1 4-ring gas hob make BOSCH  Housing:  4 silver controls  2 pot stands and 4 gas rings | Free from marks and clean |  |
| **Oven** | | |
| 1 built-in oven make BOSCH with digital display  2 silver controls  Tinted glass door and silver handle  Inside housing:  2 wire shelves  1 grill pan and trivet  1 further oven dish | Oven professionally cleaned and free from marks including wire shelves and grill pan, 1 oven tray slightly discoloured, in used condition |  |
| **Boiler** | | |
| 1 wall mounted white boiler make WORCESTER | Not tested, free from marks |  |
| **Fridge** | | |
| 1 built-in fridge freezer make JOHN LEWIS silver with silver handle  Silver door  Inside housing:  1 freezer compartment with white door and white handle  Fridge compartment housing:  3 glass shelves  1 salad drawer  3 long door shelves  1 egg rack | In working order, complete  Free from marks and clean  Small minor crack to salad drawer |  |
| **Sink** | | |
| 1 integrated sink and drainer with 2 silver wastes and 1 mixer tap | Minor scratches to base of sink, in keeping with normal usage, clean |  |
| **Dishwasher** | | |
| 1 freestanding silver dishwasher make JOHN LEWIS, unknown model number  Inside housing:  2 pull out drawers and 1cutlery holder | Free from marks and clean |  |
| **Contents** | | |
| 1 small dining table with wooden top and white painted base | Few usage marks good used condition |  |
| 2 white wooden chairs | Few usage marks good used condition |  |
| Assortment of house manuals | In good used condition |  |
| White microwave (unknown make) inside housing 1 glass plate | Clean and in good used condition |  |
| **Switches and Sockets** | | |
| White as seen including:  1 wall mounted dimmer switch | Complete, in working order |  |

| **BACK GARDEN** | | |
| --- | --- | --- |
| **Boundaries** | | |
| Part exposed brick wall and part walls painted white | Good outdoor condition |  |
| **Ground** | | |
| Concrete ground with built-in drain | Few weeds seen throughout, in good general outdoor condition |  |
| **Contents** | | |
| 1 garden wooden table with 2 folding wooden chairs | Fair outdoor condition, weathered in appearance, worn to varnish |  |
| 1 terracotta plant pot with the healthy looking plant | In good condition |  |

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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