

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION

FOR

1 *** *****
16 ***** ROAD

X99 3XX

21 OCTOBER 2008

The UK's local inventory company

0845 6123 727

ON BEHALF OF

**EXPERT PROPERTY SOLUTIONS LTD
24 COMMERCIAL RD**

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The following is an informative guide for landlords and tenants on the compilation of any inventory prepared by clerks within the inventoryclerk.com network: -

DISCLAIMER

This inventory is prepared as an “as seen snapshot” of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property’s internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

As the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques etc: nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance obviously so.

Please be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord.

The movement of any items of heavy furniture or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view.

Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, the report may contain inaccuracies for which the clerk will not be held responsible.

It is recommended that validation of this inventory be completed by either landlord or tenant to confirm its accuracy. Any queries or discrepancies relating to the description or content must be addressed to the clerk or inventoryclerk.com within 14 days of the date of inspection.

Please note that the inventory is compiled in such a way as to reflect that which the clerk observed at time of inspection and that any dilapidations, faults, breakages, dirt etc. is only noted if seen; otherwise that which is listed as presumed to be in good order.

SAFETY DISCLAIMER

The inventory relates only to the furniture, furnishings and all landlord’s equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property as the date of the inventory and the superficial condition of the items. None of the electrical or gas appliances have been checked as to working order.

The Inventory Clerk may not be a qualified electrician, HHSRS or Fire Regulation expert and is not required to report on anything which may contravene any housing or safety regulations although the clerk may indicate where something appears to require attention.

HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS)

The HHSRS has been introduced in light of the Housing Act 2004 (the Act) and is guidance for Landlords and Property Related Professionals.

The Act changes the way local authorities assess housing conditions. They will now look at the condition of properties using a risk assessment approach called the Housing Health and Safety Rating System (HHSRS). This HHSRS does not set out minimum standards. It is concerned with avoiding or, at the very least, minimising potential hazards. This means that landlords should also review conditions regularly to try to see where and how their properties can be improved and made safer.

Inventory Clerks, although not qualified to assess the condition of properties under the HHSRS system, will however use common sense linked to guidelines issued by the government to indicate any potential hazard in the property. These will be marked with (++++) on the inventory.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as “fire resistant”.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that the items comply with the above regulations they will be marked with 4 asterisks (****) on the inventory; this does not mean however that they do not comply, it means that no appropriate label has been seen.

FIREGUARDS

Where there are any loose fireguards, not part of a heater gas or electric fire will be indicated on the inventory.

SMOKE DETECTORS

It is the tenant’s responsibility to inspect any smoke detector fitted in the property at regular intervals to ensure they are in full working order as per the manufacturer’s instructions.

CHECK OUT INSPECTION AT THE END OF THE TENANCY

For a check out inspection it is essential that all items be returned to their respective locations as shown on the original inventory before the final check out inspection is due. Failure to do this may incur further costs as the clerk is not commissioned to search for items not found as listed and therefore may list them as missing thus incurring tenant’s unnecessary costs.

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GENERAL DESCRIPTION AND CONDITION

A 1 bedroom, unfurnished, centrally heated and double glazed first-floor flat above a parade of shops in the centre of the city.

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HALL

FLAT DOOR

1. White painted with 2 brass lever handles with lock, Yale lock, spyhole with cover on inside and door closure (door closure dirty, small chip inside and brass tarnished).

CEILING

2. White emulsion with smoke and fire detectors.

LIGHTS

3. Ceiling pendant with bulb.

WALLS

4. Magnolia emulsion (chipped on corner opposite door with several marks around corner and going towards kitchen, few marks around, beneath and above wall mounted hooks, small marks left of flat door).

FLOOR

5. Brown cord fitted carpet with brass carpet strip and brown cord door mat and outside (strip dirty and mat slightly dirty).
6. White painted doorframe.
7. White painted skirting boards (minor marks).
8. Wall mounted patterned with 2 double alloy hooks.
9. Single light switch.
10. Door entryphone.
11. Consumer trip switch box (dirty).

BEDROOM

DOOR

12. White with 2 brass lever handles (2 cup hooks on inside and brass tarnished).

WINDOWS

13. 2 white UPVC framed double glazed with 2 white lever handles with locks and air vent (windows dirty outside).

CEILING

14. White emulsion with smoke detector.

LIGHTS

15. Ceiling pendant with bulb.

WALLS

16. Magnolia emulsion (several small marks, scuff marks right-hand wall, shadow marks along wall in centre, several marks on far wall with minor chips on corners, several scuff marks and minor marks left-hand wall with scuff marks and marks around beneath window).

FLOOR

17. Continuation of all with brass carpet strip (slightly and furniture indentations).

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BEDROOM (continued)

HEATING

- 18. White painted single panelled radiator with thermostatic control .
- 19. White painted doorframe.
- 20. UPVC and white painted window frames and windowsill with white painted batten above (hooks on batten, hooks in frame either side, paint flaking and chipping on windowsill and dirty around edge of glass).
- 21. White painted skirting boards.
- 22. Single light switch.
- 23. 3 double power sockets.
- 24. Telephone socket with cable tacked around door and skirting board.

LOUNGE

DOOR

- 25. White with 2 brass lever handles (handles tarnished, numerous chips around edge, dirty marks, scuff marks and chips on inside with small marks on outside, door closure missing).

WINDOWS

- 26. 6 white UPVC framed double glazed with 4 white lever handles with locks (all windows very dirty).

CURTAINS

- 27. Batten with plastic curtain track (dirty).
- 28. 2 ceiling mounted hooks with net on curtain wire.

CEILING

- 29. White emulsion with smoke detector (numerous marks with nails popping, various other discoloured marks).

LIGHTS

- 30. Ceiling pendant with blue lampshade with bulb.

WALLS

- 31. Magnolia emulsion (indentation right-hand side with small marks and shadow marks right-hand side, few marks beneath window with marks either side of radiator, minor marks left-hand wall with screw and marks around chimney breast on far wall).

FLOOR

- 32. Continuation of hall with brass carpet strip (showing slight wear, iron burn mark in centre).

HEATING

- 33. White painted double panelled radiator with thermostatic control (marked on top).
- 34. White painted doorframe (dirty, marked, screw inside top).
- 35. UPVC and white painted window frames and windowsill (generally dirty around frames, paint flaking around wood panelling and windowsill, screws either side of frame top with screw holes towards top and chipped around frames and windowsill).
- 36. White painted skirting boards (dirty and marked and places).

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LOUNGE (continued)

- 37. 2 wall mounted wood trimmed shelves with chrome supports (both marked, both appear loose and ill fitting).
- 38. White painted serving hatch into kitchen (marks and dirty around edge).
- 39. Single light switch (paint marked).
- 40. 3 double power sockets (all dirty and paint marked).
- 41. Television socket (dirty and marked).
- 42. Television cables from window.
- 43. Telephone cable along skirting board into far left-hand corner (loose).

KITCHEN

DOOR

- 44. White with 2 brass lever handles and closure with rubber doorstop (slightly marked both sides).

WINDOWS

- 45. 2 white UPVC framed double glazed with 2 white lever handles with lock and air vent (windows dirty outside bottom).

CEILING

- 46. White emulsion.

LIGHTS

- 47. Ceiling mounted fluorescent lamp with bulb.

WALLS

- 48. Magnolia emulsion (splash marks left-hand side right of serving hatch marks beneath serving hatch, picture hook left-hand side by door, several marks left of door to hall and marks above door) with white tiles around worktops (some grouting discoloured around tiles).
- 49. Walls very marked with an appliance space

FLOOR

- 50. Grey tiled effect vinyl flooring with brass carpet strip (several indentations, missing in appliance space, ill fitting around edges and beneath fridge).

HEATING

- 51. White painted single panelled radiator.
- 52. White painted doorframe.
- 53. UPVC and white painted window frames and windowsill (2 hooks either side of window frame with further hook right-hand side, paint flaking very severely on windowsill and dirty around window frames with mildew around glass).
- 54. White painted serving hatch into lounge (slightly marked).
- 55. White painted skirting boards (few scuff marks).
- 56. Single light switch (dirty).
- 57. Cooker switch with socket.
- 58. 3 double power sockets (socket beneath appliance space dirty).
- 59. 2 fused switches.
- 60. Wall mounted extractor fan (dirty).

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KITCHEN (continued)

KITCHEN UNITS

61. white melamine cases with wood melamine pelmets and light blue speckled Formica doors with wood trim and wood effect Formica worktops (pelmets dirty and discoloured throughout, worktop beginning to fade around sink, damaged right of hob, knife marked front of sink).

SINK UNIT

62. Stainless steel bowl with drainer with chrome mixer tap with Perspex tops and plug with beaded chain (drainer bowed, limescale and scratching around taps, bowl and drainer). Beneath 2 single cupboards with washing machine connections and waste, paint materials, roasting tin, red vacuum cleaner with attached (dirty marked on inside both cupboards).

WALL UNITS

- 63. Double with shelf (faint marking on inside).
- 64. Single with shelf (faint marking on inside).
- 65. Single above extractor (greasy on door and dirty inside).
- 66. Single with shelf (marking inside).
- 67. Single with shelf (marking inside).

FLOOR UNITS

- 68. Open space (walls marked inside).
- 69. Single with shelf (marked inside and unit loose).
- 70. Open appliance space for fridge (dirty in space).
- 71. Single with shelf and power socket with extension cable (slightly dirty inside).
- 72. Bank of 3 drawers (chipped and marked on inside of drawers).
- 73. Single with shelf.

APPLIANCES

- 74. Wall mounted Ideal gas boiler (chipped on casing). Beneath white melamine casing covering pipes (poorly fitted).
- 75. Elba extractor hood with lamp and controls (extremely dirty greasy).
- 76. Elba 4 ring gas hob with controls and ignition (burnt on residue on rings and griddles and discoloured and slightly dirty).
- 77. Elba oven with controls with drop-down glass door with wire shelves and grill pan (very poor condition around trim of door and base of oven, burnt on residue on inside and generally well used).
- 78. Tesco fridge with 3 shelves in door with egg tray, 3 glass shelves, salad crisper (trim to top shelf cracked and slightly dirty outside).

BATHROOM

DOOR

79. White with 2 brass lever handles with internal lock and chain closure (sticky marks inside and wall brass tarnished, marked around edge and small marks outside).

CEILING

80. White emulsion with extractor fan (plaster chipping around fan).

LIGHTS

81. Surface bayonet fitting with bulb.

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BATHROOM (continued)

WALLS

82. Magnolia emulsion with white tiles behind washbasin and within shower with Magnolia painted centre border (grouting mildewed around bath and shower, indentation above radiator and left-hand side, cobwebs top of tiled shower door, splash mark on walls top of bath with faint marks elsewhere lower half especially around washbasin toilet).

FLOOR

83. Stone effect vinyl flooring with brass carpet strip (marked in centre).

HEATING

- 84. White painted single panelled radiator.
- 85. White painted doorframe.
- 86. Tiled ledge top of bath (tiles poorly fitted, grouting discoloured and discoloured around edges of tiles adjoining walls).
- 87. Magnolia painted blocked in panelling and pipes around toilet and top of bath (poorly fitted, loose, marked and stained).
- 88. White painted skirting boards (discoloured places).
- 89. Single pull cord light switch with Seahorse end (rug).

WASHBASIN

90. Cream pedestal with matching basin with 2 chrome taps and plug with beaded chain (plug and chain disconnected and pedestal slightly dirty).

BATH

91. Cream with matching side and panel (panel cracked), 2 chrome assist handles, chrome mixer taps with shower control (top to 1 tap missing and taps tarnished and limescaled), plug (disconnected), chrome flexihose to white plastic trimmed chrome showerhead (flexihose broken towards tap end). Alloy framed swing glazed shower door (limescale and discoloured and base) and wall mounted showerhead bracket.

TOILET

92. Cream cistern with chrome handle and matching pan and seat and lid (very dirty inside and seat and discoloured underside).

MISCELLANEOUS ITEMS

- 93. Wall mounted mirror (silvering).
- 94. Magnolia painted over fish and Seahorse stencils top of bath.
- 95. 3 wall mounted plain wood shelving (all stained, paint marked and ill fitting).
- 96. Plastic wall mounted toilet roll holder.

SERVICES	LOCATION	SERIAL NO	READINGS
GAS	Outside back wall	E6E0113523	07306
ELECTRICITY	Communal entrance	Unable to read	38070

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