

INVENTORY

Of

**Flat Something, Somewhere Road
Some Town**

Original Inventory made on:

18 May 2009

By ABC Inventories

Updated on:

19 July 2010

17 January 2011

By WG Inventories

For

Agency/Landlord
Name and Address

Check in – 19 July 2010
Check out – 15 January 2011

CHECK IN – 20 January 2011

WG Inventories
PROPERTY INVENTORY SERVICES

INVENTORY NOTES

1. This Inventory and the associated Check-in/Check-out Reports have been compiled without prejudice, and are a true and accurate record of the contents and condition of the property at the date the Inventory and the Check-in/Check-out was undertaken. They provide a fair and accurate record solely of the contents and condition of the property and are not intended to form any part of a valuation or structural report. WG Inventories are not experts in furnishing materials, fabrics or decorative finishes, nor are they qualified building surveyors.
2. This Inventory has been prepared on the traditional and accepted principle that all items listed are in good order and clean, and any obvious defects, damage or soiling are noted where appropriate. Any item or description in this Inventory that does not have a comment noted against it can be considered to be in good condition for its age.
3. WG Inventories are unable to attribute as to the value or originality of any objects in the property and can only provide a description of all items for identification purposes only, in order that each item can be compared to its' condition at the commencement of the tenancy.
4. This Inventory relates only to the fixtures and furnishings, and all the landlord's equipment and contents in the property described herein. It is not a guarantee of or, report on, the adequacy or safety of any such equipment or contents, merely a record that such items exist in the property.
5. Any electrical appliances will be tested for power only and then only where practicable. The Fire and Safety Regulations regarding furnishings and utilities are not the responsibility of WG Inventories.
6. Boilers, gas fires, water supply and radiators are not tested.
7. Relevant utility meter readings will be taken, if accessible, and included in the Check-in/Check-out Reports. WG Inventories cannot be held responsible for any discrepancies and are not held liable should meters not be located or accessible to read.
8. We cannot undertake to move any heavy items, access lofts, high-level cupboards, basements, cellars or similar. Properties that have been left in these areas and which do not appear in the content of the inventory are the sole responsibility of the Landlord.
9. WG Inventories will not include the detail of the following items in the inventory:
 - i. Numbers and titles of books, ii. Plants, iii. Cleaning products, iv. Items visibly packaged for storage, v. Consumable items.
10. Any errors or omissions should be brought to the attention of WG Inventories or the relevant Agent, within 7 days of receipt of this report. WG Inventories will not accept any responsibility for any errors or omissions after this time has elapsed.
11. This Inventory is stored on computer and will be updated after each Check-in. An Update fee will be charged if extensive decorative, structural work, or replaced furnishings and fixtures are made to the property. For a small fee further copies can be provided.
12. All dimensions are approximate and are given as a guide only.

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UTILITY METERS

ELECTRICITY:	LOCATION:	In basement, accessed via restaurant, behind Wood panelling, to lower LHS
	METER NUMBER:	000000000000
GAS:	LOCATION:	In external cupboard to RHS of front entrance door
	METER NUMBER:	000000000000
WATER:	LOCATION:	Under rectangular meter cover, in pavement outside front entrance to building
	METER NUMBER:	000000

It is the tenant's responsibility to notify all of the relevant authorities of the meter readings at the commencement and end of tenancy, along with their names for billing.

GENERAL DESCRIPTION

The property is a one bedroom flat in a converted house situated in a built block of similar properties approached via a communal entrance with stairs to flat.

The property is all newly decorated throughout and presented to a very high standard. Everything within this inventory should be considered in very good order unless otherwise stated.

OUTER VESTIBULE - Decoration

Exterior Front Door

Door Frame:	White painted door frame	Painted over defects
Door:	White painted door, with - Brass numeral 2 - Brass fingerplate	Minor scuffs to base Odd marks Odd scratches & tarnishing to brass Small chip to centre of exterior of door

Interior Front Door

Door Frame:	Painted white	
Door:	White painted door, with - Heavy closing hinge - Working for Yale - Brass door pull	Minor marks to door

RECEPTION – Decoration

Door:	Panelled door, painted white, with - Brass door pulls - Fire closing chain	Slightly marked Door fouls carpet slightly Small chips to bottom Brass tarnished
Walls:	Painted cream	Newly painted 2010
Ceiling:	Painted white Smoke alarm	Newly painted 2010
Lighting:	6 downlights	
Switches:	2 double light switches	
Sockets:	4 double plug sockets 1 telephone socket 1 aerial socket	
Woodwork:	Painted white	Newly painted 2010
Floor:	Beige fitted carpet, with - Gilt carpet strip Part lightwood effect vinyl flooring	Slight shading in front of sofa Furniture indents Surface scratches and indents Condition consistent with age Some bubbling to edges Paint spots in places

RECEPTION – Decoration (cont.)

Window: White UPVC double-glazed unit,
comprising of

2 top openings, each with

- Latch and lock

2 lower openings, each with

- Catch and lock

White painted sill

Newly painted 2010

Curtains: Pair of cream/beige lined curtains
with

- Pully

RECEPTION – Contents

Green armchair, with

Small light spot mark to RHS arm

- 1 seat cushion
- 1 teal silk half scatter cushion

Chrome floor-standing up lamp, with

- Spotlight on adjustable arm

Green 2-seater sofa, with

Light spot mark to RHS arm

- 2 seat cushions
- 2 teal silk half scatter cushions

Large framed glazed print of view from room with vase with flowers, by Raoul Dufy

Square wooden occasional table

BT push button telephone

Green ceramic-based table lamp with oval cream shade

6 brown/cream coasters

Worn from use

Lightwood coffee table

KITCHEN – Decoration

Door:	Open plan	
Walls:	Painted cream	Newly painted 2010
	Grey tiled splashback	Chip to corner RHS of boiler
Ceiling:	Painted white	Newly painted 2010
Lighting:	2 downlights	
	2 under counter lights	1 not working
Woodwork:	Skirting - Painted white	Newly painted 2010
	Melamine boxing-in under boiler	
Floor:	Lightwood effect vinyl flooring	Minor black spot marks Nicks forward of sink Disc under washer
Window:	White UPVC double-glazed window unit, with	
	- Handle and lock with 1 key	
	- Top vent	
	- Tiled sill	1 chip to edge

KITCHEN – Contents

Units: White high gloss wall and floor units, with

- Brass pull to each door and drawer
- Matching cornices and pelmets

Worktop: Grey speckled laminate worktop

Wood blown under sink

Wall Cupboards -

Appliance door: (to fridge)

Odd scuffs to side panel
Water damage to inner edge, partic at top
Numerous chips to edges
Door clicks on opening

Single unit: With 2 shelves

Marks to base of back panel

Appliance door: (to extractor)

Double unit: With 2 shelves

LHS door spongy to close

Containing -

- 2 dinner plates
- 2 side plates
- 2 bowls
- 2 cups
- 2 saucers
- 4 short tumblers
- 2 wine glasses

KITCHEN – Contents (cont.)

Floor cupboards:

Appliance door:	(to freezer)	2 small chips to top Mark to bottom LHS Fixed panel below freezer is blistering and cracking
Single unit:	With 1 dower and 1 shelf	Back panel scraped and heavily splash marked Scrape to top of door
	<u>Containing -</u>	
	- Instructions on the appliances	
	- 4 gang extension lead	
Fixed panel:	(under oven)	Red marks
Double unit:	With 2 drawers and 1 shelf	Nick to top LHS drawer Nick to top of RHS door
	<u>Containing -</u>	
	- Stainless steel box grater with lid	
	- Stainless steel colander	
	- Stainless steel sieve	
	- Large white lasagne dish	
	- Oval white oven-to-tableware dish	
	- Large blue/cream ceramic bowl	
	- 1 glass vase approx 3" tall	

KITCHEN – Contents (cont.)

Single unit:	With 1 drawer and 1 shelf	Melamine gapping front of base
	<u>Containing -</u>	
	- White cutlery divider	Hole to one edge
	- Black measuring spoons	
	- Pink handled whisk	
	- Black grill pan handle	
	- Scissors	
	- Chrome winged corkscrew	
Double unit:	Sink unit with 2 false panels and open storage	Water marks internally to base
	<u>Containing -</u>	
	- Swing bin and lid	Lid not working
	- Russell Hobbs iron with small jug	
	- Half sink bowl drainer	
Single unit:	With 1 drawer and 1 shelf	
	<u>Containing -</u>	

KITCHEN – Other Contents

Russell Hobbs chrome and black toaster

Chrome soap dish with draining tray

Large chrome peddle bin with black lid

APPLIANCES

Fridge:	AEG integrated fridge, with	
	- Light	Not working
	- 4 plastic shelves	1 cracked
	- 2 veg crisper with 1 lid	
	- Bottle shelf to door	
	- 2 shallow shelves to door	
	- Dairy compartment with lid	
	Serial No: E no: 621372803 / F no: 114039211	
Freezer:	AEG integrated freezer, with	Plastic slider on door, cracked
	- 4 basket drawers	Brown marks to base of top 2
	- 2 ice cube trays	
	Serial No: E no: 625351874 / F no: 114173221	
Extractor:	AEG extractor, with	
	- 2 lights	
	- Flap to control panel	
	- Charcoal filter	
Hob:	AEG gas hob, with	
	- 4 burners	
	- 2 trivets	
	- Igniter switch	

APPLIANCES (cont.)

Oven: AEG Competence oven, with

- 2 wire shelves
- Grill pan and rack
- Roasting tin and rack

Serial No: KD 611575890-074/713068

Boiler: Main Combi 24HE wall-mounted
gas fired central heating boiler

Washing Machine: Whirlpool Aquarius WDL520 Soap drawer sticking
slightly

Serial No: 56871 807220394

Sink: White sink and drainer, with

- White hot and cold mixer taps
- Draining stopper to main sink
- Smaller sink section
- Basket Melt marked
- Waste disposal system Rim stained