

J J Inventories

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INVENTORY AND CONDITION REPORT

COMPILED FOR

54 Telephone House
70 High Street
Southampton
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24 AUGUST 2012

ON BEHALF OF

Fox & Sons
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The following is an informative guide for landlords and tenants on the compilation of this report

DISCLAIMER

This inventory provides a fair and accurate record of the contents and condition of the contents of the property as well as the property's internal condition. It is the responsibility of the landlord and tenant or the respective agents to agree between themselves the accuracy of this report. The person preparing the inventory is not an expert in fabrics, woods, materials or 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.

Property left in lofts, cellars or in locked rooms, garages and sheds are the sole responsibility of the landlord.

The movement of any items of heavy furniture or appliances will not be undertaken. Where inventories are completed with tenants in situ the report may contain inaccuracies for which we cannot be held responsible.

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 the safety of any such equipment or contents, merely a record that such items exist in the property at 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 Fire & Safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "FFR label" this should not be interpreted to mean the item complies with the "Furniture & Furnishings (Fire) (Safety) (Amendments) 1993 Act". It is a record that the item had a label describing it as such at the time the inventory was compiled. Any items not displaying any such labels will be noted as (****) and is the responsibility of the landlord to confirm the items compliance with the act.

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.

KEYS

YALE STYLE	3 supplied
CHUBB STYLE	
GARAGE	
WINDOW	
OTHER	Key fob to communal door

METERS

<u>TYPE</u>	<u>LOCATION</u>	<u>SERIAL NO</u>	<u>READING</u>
GAS			
ELECTRIC	Built in cupboard in the entrance hall	H06C17412	Rate 1 - 26388 Rate 2 - 14016
WATER	Built in cupboard in the communal hallway 4 th floor	06M272791	00599
OTHER			

OVERALL CONDITION

A 3 bedroom furnished apartment in a good order throughout

URGENT REQUIREMENTS (Tenant Notes)

Please note the property was in the process of being cleaned at the time of the inventory

GENERAL DESCRIPTION AND CONDITION

None of the electrical appliances have been checked as to working order.
All items are generally good and clean unless otherwise stated

CONTENTS

ENTRANCE HALL



Door & Frame

Light wood effect door with silver coloured door lettering, spy hole, handles with yale lock, gold coloured yale lock, silver coloured chain and keep, door closer – door is slightly dirty, few marks, some small chips to the edge, gold coloured and silver coloured items are scratched
White painted frame – slightly dirty and discoloured, various black marks by the hinges and latch keep, chipped and marked
Light wood effect threshold bar – discoloured, stained, numerous marks and indentations

Ceiling

White painted – paint marked to the edges, slightly discoloured, chips around the smoke detector
Smoke Alarm – untested

Light Fitting

Single drop pendant light with a cream 3 tier shade – dusty

Walls & Skirting

Magnolia painted walls – slightly dirty in places, paint is patchy, discoloured in places, several marks, touch up mark filler marks by the bedroom 1 door, 2 picture hooks

White painted skirting boards – slightly dirty, paint marked to the top, few marks and chips to the protruding corners

Floor

Brown fitted carpet – slightly discoloured to the walkway and edges, 2 burn type marks in front of bedroom 1 door, few light stains

Heating

White ATLANTIC wall mounted electric heater – slightly dirty

Switches & Sockets

4 single white light switches

2 white fused switches – slightly dirty

Double white power socket – slightly dirty

White telephone socket – sticker marked, slightly dirty

White intercom telephone – slightly dirty

Built in Cupboard 1

Light wood effect door with silver coloured handles – few light marks to the door, handles are scratched

White painted frame – slightly dirty and discoloured

White painted ceiling

Walls to the inside are painted magnolia – various marks

Flooring is brown fitted carpet – dirty below the door

Housing

Gas valve shut off point

Wooden slatted shelf

2 white switches, 1 with a built in light

Hot water cylinder – dirty

Brush

Red mop

Built in Cupboard 2

2 light wood effect doors with silver coloured handles – few light black scuff marks, chipped to the bottom

White painted frame – scuffed

White painted ceiling

White plastic loft hatch and frame – dirty and marked

Walls to the inside are painted white, 1 silver coloured hook – various marks

Flooring is brown fitted carpet – furniture indentations, dirty, few stains

Housing

Black flush fitting light with a frosted plastic shade

White isolator switch – slightly dirty

Fuse board – slightly dirty

Single white power socket – slightly dirty

Electric meter – slightly dirty

Grey plastic wall mounted box

A few umbrellas

Miscellaneous Items

Silver coloured doorstop with a black tip
Silver coloured wall mounted batten with 3 double silver coloured hooks
Silver coloured wall mounted magnet board

BATHROOM



Door & Frame

Light wood effect door with silver coloured handles and twist lock – few light marks
White painted frame – few light marks, discoloured, few small chips

Ceiling

White painted

Light Fitting

Silver coloured flush fitting light with a frosted glass shade
White wall mounted light with a built in shaver socket

Walls & Skirting

White painted walls – traces of liquid residue, discoloured to the bottom, several marks and scuffs
White tiles with a black mosaic patterned border – grouting and sealant is starting to blacken
White painted skirting boards – water damaged by the side of the bath, paint marked to the top, some cracking and blackening to the edges

Floor

Black tiled effect vinyl – numerous marks and indentations, sealant is blackening

Heating

White ATLANTIC electric heater – slightly dirty

Switches & Sockets

White blank plate
White extractor fan

Washbasin

White with a white pedestal, silver coloured mixer tap and built in plug

Toilet

White close coupled with a silver coloured flush, white pan, seat and lid

Bath

White with a white bath panel, 2 silver coloured grab handles, mixer tap with shower hose attachment, shower head, 2 wall fixings and chain, black plug – discoloured to the bottom of the bath and marked, sealant is starting to blacken

Miscellaneous Items

Silver coloured wall mounted double towel rail – loose, paint marked
Rectangular wall mounted mirror – paint marked to the edges
Silver coloured wall mounted toilet roll holder
Silver coloured shower curtain wire

BEDROOM 1





Door & Frame 1

Light wood effect door with silver coloured handles, hook to the inside – some black marks to the inside of the door, chipped to the bottom

White painted frame, silver coloured hook – cracked by the latch keep, few small chips and black marks

Door & Frame 2

White UPVC door with 2 double glazed panes, silver coloured handles with yale lock

White pull down blind

White UPVC frame – slightly dirty, some discolouration and blackening to the sealant, tape marked

White painted threshold bar – pink stain, few chips and scratches, paint is cracking to the edges

Windows Frame & Sill

4 double glazed panes, 1 opening with silver coloured lockable handle

White UPVC frame

Curtains & Blinds

4 white blinds – slightly dirty

Ceiling

White painted

Light Fitting

2 white painted walls mounted up lighters

Single drop pendant light – bulb is missing

Walls & Skirting

White painted walls – 2 screws, 2 pins, 2 picture hooks, 2 silver coloured fixings, some un-matching touch up marks, slightly discoloured in places, some filler marks, various marks and dirty marks throughout, some small chips to the protruding corners

White painted skirting boards – slightly dirty and discoloured, few light scuffs and small chips

Floor

Brown fitted carpet – furniture indentations, slightly worn to the walkway, a few marks

Heating

White ATLANTIC wall mounted electric heater – slightly dirty and discoloured

Switches & Sockets

4 single white light switches
Double white light switch
White fused switch
3 double white power sockets
White telephone socket
Double white tv aerial socket

Built in Cupboard

2 light wood effect doors with silver coloured handles
White painted frame – dirty by the hinges
White painted ceiling – discoloured
Walls to the inside are painted white – discoloured, heavily marked
White painted skirting boards – dirty
Flooring is brown fitted carpet – furniture indentations
Housing
Light wood effect shelf
Silver coloured clothes pole
Numerous hangers

Furniture

Grey double mattress – fire resistant label seen, a few marks
Dark wood effect double bed frame - chipped

Miscellaneous Items

3 white wall mounted shelves – discoloured and loose
Silver coloured doorstop with a black tip
2 pillows

BALCONY



Decked balcony with 2 glass panels, silver coloured handrail – all slightly dirty, decked area is stained and mossy
Grey plastic wall mounted light
2 black plant pots
White clothes airer

ENSUITE



Door & Frame

Light wood effect door with silver coloured handles and twist lock – few small chips to the edge
White painted frame – latch keep is out of alignment, few small chips, slightly dirty

Ceiling

White painted – some minor discolouration

Light Fitting

White wall mounted light with a built in shaver socket
Silver coloured flush fitting light with a frosted glass shade

Walls & Skirting

White painted walls – cracking and peeling by the toilet, traces of liquid residue, few light marks, slightly dirty and discoloured in places, 2 silver coloured fixings
White tiles with a grey mosaic patterned border – grouting is discoloured
White painted skirting boards – paint is cracking to the edges

Floor

Black tiled effect vinyl – some white residue to the edges, sealant is discoloured, few marks and indentations

Heating

White ATLANTIC wall mounted electric heater

Switches & Sockets

White extractor fan – slightly dirty

Toilet

White close coupled with a silver coloured flush, white pan, seat and lid

Washbasin

White with a white pedestal, silver coloured mixer tap with built in plug

Shower

Silver coloured shower, shower hose, head and wall fixing, square white shower tray – blackening to the sealant, slightly dirty
Sliding glass shower screen on a silver coloured frame – water marked

Miscellaneous Items

Silver coloured wall mounted toilet roll holder – paint marked and tarnished
Rectangular wall mounted mirror

BEDROOM 2



Door & Frame

Light wood effect door with silver coloured handles and hook – few light marks and scuffs
White painted frame – few small chips, scuffed, silver coloured hook

Windows Frame & Sill

2 double glazed panes both opening with silver coloured lockable handles, 2 keys – slightly dirty
White UPVC frame – tape marks, paint marked and the sealant is blackening
White painted window sill – various light marks and scratches, paint is cracking and blackening to the edges

Curtains & Blinds

2 white blinds – slightly dirty

Ceiling

White painted – paint marked to the edges

Light Fitting

Single drop pendant light – fitting is paint marked

Walls & Skirting

Combination of magnolia and light brown painted walls – paint is patchy, 1 pin, several marks, dirty marks and scuffs

White painted skirting boards – paint marked, slightly dirty, few marks, some cracking and blackening to the edges

Floor

Brown fitted carpet – iron burn by the entrance, several light stains throughout, furniture indentations, discoloured to the edges

Heating

White ATLANTIC heater

Switches & Sockets

Single white light switch

3 double white power sockets

2 white telephone sockets – paint marked

Double white tv aerial socket – paint marked

White fused plate – and paint marked

White fused switch – paint marked

Furniture

Black double sofa

Miscellaneous Items

Silver coloured doorstop with a black tip

LOUNGE/KITCHEN





Door & Frame

Light wood effect door with silver coloured handles – paint marked, chipped to the bottom
White painted frame – several scuffs and chips

Windows Frame & Sill 1

1 double glazed pane opening with a silver coloured lockable handle, 1 key – slightly dirty
White UPVC frame – paint marked, cracking and blackening to the sealant
White painted window sill – 1 popped mark, slightly dirty, several marks, paint is cracking to the edges

Windows Frame & Sill 2

6 double glazed panes, 2 opening with silver coloured lockable handles, 1 key – slightly dirty
White UPVC frame – paint marked, blackening to the sealant, tape marks
White painted window sill – several popped marks, discoloured, paint is cracking and blackening to the edges

Ceiling

White painted – paint marked

Light Fitting

2 single drop pendant lights – 1 bulb is missing, cords are discoloured and dusty
2 red painted wall mounted up lighters
5 silver coloured internal spotlights

Walls & Skirting

Part magnolia painted walls – paint is patchy throughout, 2 pins, 2 picture hooks, traces of liquid residue, marks and scuffs, slightly dirty and discoloured in places
Part red painted walls – paint is very patchy, few marks
Black and grey speckled patterned splash back
White tiles – grouting is discoloured
White painted skirting boards – paint marked to the top, several mark and chips, slightly dirty

Floor

Beige fitted carpet – dirty to the walkway, an iron burn by the entrance, several black spot marks and small stains
Silver coloured edging strip – scratched
Black tiled effect vinyl – several marks, scuffs, indentations and paint marks, tear in front of fridge/freezer

Heating

2 white ATLANTIC wall mounted electric heater

Switches & Sockets

Treble white light switch – paint marked
Double white light switch – paint marked
Single white power socket with a built in cooker switch
White multi fused switch – discoloured
2 white fused switches – discoloured, paint marked
5 double white power sockets

Kitchen Units

Range of white wall and floor units with silver coloured handles – units are slightly dirty inside and out, shelves inside are lightly marked
White kickboard – slightly dirty, splitting to the joins, few marks

Worktop

Black and grey speckled patterned – various light marks and scratches, sealant is discoloured

Sink

One and a half stainless steel sink with silver coloured mixer tap and food catcher plug – scratched, water marked

Appliances

Silver coloured SERVIS fridge/freezer, 2 glass shelves, 2 salad crispers, 3 shelves 1 with a cover in door to fridge, 2 plastic drawers to the freezer – slightly dirty, discoloured, blackening, stained to the inside, freezer drawers are cracked, door seals are blackening
Silver coloured ZANUSSI 4 ringed electric hob with 4 black knobs – 1 knob is broken
Silver coloured ZANUSSI extractor fan – dirty
Silver coloured ZANUSSI oven, 2 wire shelves, 1 grill pan and inset within
White FAGOR integrated washing machine – residue to the detergent drawer, door seal is blackening
White PRESTIGE microwave with glass plate within – dirty

Furniture

Medium wood effect rectangular table with 4 matching chairs

Miscellaneous Items

Silver coloured wall mounted bottle rack
Silver coloured doorstop with a black tip
Medium wood effect 4 drawer unit with silver coloured handles – stained, discoloured, heavily marked
White unnamed microwave – please note this item has been gifted to the tenant and the Landlord does not accept any responsibility for its repair, replacement or removal
2 baking trays

BEDROOM 3



Door & Frame 1

Light wood effect door with silver coloured handles and hook – few light marks and scuffs
White painted frame – slightly dirty, few scuffs and small chips

Door & Frame 2

White UPVC door with a double glazed pane, silver coloured handles with yale lock, 1 key, built in white blind – all slightly dirty
White UPVC frame with 2 double glazed panes with built in white blinds – slightly dirty, sealant is blackening
White painted threshold bar – 2 popped marks, slightly dirty, numerous marks and scratches

Ceiling

White painted – 1 silver coloured hook, some discolouration and blackening by door and frame 2

Light Fitting

Single drop pendant light

Walls & Skirting

White painted walls – dirty and discoloured in places, 2 silver coloured hooks, numerous filled holes, various marks and scuffs, some red staining to the right hand wall, some blackening to the far side wall, chips to the protruding corners

White painted skirting boards – few black marks and scuffs

Floor

Brown fitted carpet - 1 burn by the entrance, spot marks under the bed (possible burns) slightly discoloured to the walkway and edges, furniture indentations, few light stains throughout

Heating

White ATLANTIC electric heater

Switches & Sockets

2 single white light switches
Double white tv aerial socket
2 double white power sockets

Miscellaneous Items

Grey double mattress – fire resistant label seen
Dark wood effect double bed frame
2 pillows

BALCONY



Decked balcony – mossy

3 glass panes with a silver coloured handrail – weathered

2 lanterns

Wall mounted light with a frosted plastic shade - dirty

PLEASE READ AND SIGN BELOW, AND ON EACH FURTHER PAGE WHERE INDICATED

I confirm receipt of this inventory and schedule of condition. I have signed the document on the understanding that I have seven days from today to read and check the inventory as a true record of the property, its contents and the condition thereof.

I understand that I must notify Fox & Sons in writing of any omissions/queries within seven days after which I am deemed to have accepted this inventory as true, accurate and as drawn.

Signed.....
Landlord/Agent of the above property

Signed.....
Tenants of the above property

Date.....

Date.....

G M
[Signature]
25/8/2012

