

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION

FOR

**40 SAMPLE REPORT
LONDON**

SAMPLE 2006

CAPITAL INVENTORIES

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ON BEHALF OF

**AGENT DETAILS
1 SAMPLE ROAD
LONDON**

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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 capitalinventories.com network: -

DISCLAIMER

This inventory is prepared as an “as seen snapshot” of the property and it’s contents at the time of the inspection and is compiled as a fair and accurate record of the property’s internal condition and it’s 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.

Therefore 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, then the report may contain inaccuracies for which the clerk cannot be held responsible.

It is recommended that as the eventual accuracy of this inventory lies with the Landlord and Tenant that any queries or discrepancies relating to the description or content be addressed to the clerk or inventoryclerk.com within 14 days of the date of inspection.

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.

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

Furniture and Furnishings

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 this 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 this 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 tenants unnecessary costs.

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: <i>1 SAMPLE ROAD, LONDON</i>	Ref: 305 <i>(continued)</i>	Comments Findings
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GENERAL DESCRIPTION AND CONDITION

A well presented 2 bedroom flat over 1st and 2nd floors.

None of the electrical appliances have been checked as to working order.

CONTENTS

ENTRANCE PORCH

1. 7 Sandstone effect tiled steps leading to front door & 12 assorted pot plants

DOORS

2. Green 6 panel gloss painted door, 1 brass effect Unia key hole, 2 green painted Chubb locks with sliding cover, green painted handle & knocker, green painted handle, green painted letter box cover, green painted house number, green painted spy hole, Yale door lock, white door trim on bottom of door, hinges painted green (painted over defects, white trim marked)

WINDOW

3. Clear glass above door (cracked bottom to top of right hand side, few cobwebs)

WALLS

4. White emulsion (painted over defects, few scuff marks)
5. 2 white emulsion pipes

FLOORS

6. Brown matt flooring

FRAMES

7. White emulsion door frame
8. White emulsion skirting board (few scuff marks)

KITCHEN

DOOR FROM FRONT PORCH

9. White emulsion 6 panel door, brass effect round handle (marked on front door, few marks on bottom rear of door)

WINDOWS

10. 3 aluminium windows and 2 aluminium lever handles (discolouration on frames and handles)

CURTAINS

11. Silver coloured Venetian blind, clear plastic turning rod, silver coloured pull with plastic end.

CEILING

12. White emulsion (fine crack appearing, painted over defects).

LIGHTS

13. 4 light spotlight silver effect with halogen bulbs & glass circular rims.

WALLS

14. White emulsion (painted over defects, many indents on curved wall, marked under radiator)
15. Mint green emulsion (marks, worn above sink area)
16. Stone effect wall tiles with sand coloured grouting (grout missing along bench top)

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: 1 SAMPLE ROAD, LONDON	Ref: 305 (continued)	Comments Findings
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KITCHEN (continued)

17. Silver coloured magnetic knife rack (slightly discoloured on edges)
18. Right hand side of oven silver coloured utensil hanging rod, 10 small silver coloured hooks, 4 large silver coloured hooks, and 3 tear hanging shelf.
19. Left hand side of oven silver coloured utensil hanging rod, 6 silver coloured large hooks, silver hanging tray)
20. Double shelf wire silver coloured drying rack (water stains, lime scale, rust spots)
21. Silver coloured splash back (scratches and some eater stains)

FLOORS

22. Wooden flooring (indents, scuff marks)

HEATING

23. White emulsion radiator with 2 valves (few paint spots on valves)

FRAMES

24. White emulsion door frame (painted over defects)
25. White emulsion window frames (mark left hand side of bottom window)
26. White emulsion skirting board (painted over defects, marked behind radiator, few scuff marks next to washing machine)

ELECTRICS

27. Double white power socket
28. Double light switch
29. 3 double silver coloured power sockets
30. 2 silver coloured fuse switches

KITCHEN UNITS

31. All white fronts with brushed chrome handles with wood bench top (bench top scratched, burn mark left hand side of hob, worn in front of sink)

SINK UNIT

32. Stainless steel 1 bowel with drainer, chrome mixer tap, draining plug (water stains, scratches, some marks)
33. Stainless steel single bowl, black plug with silver coloured chain to sink, slim single tap (stain around plug whole, water marks)

WALL UNITS

34. Single with 2 shelves
35. 2 large white shelves
36. Single with 2 shelves
37. Single with 3 shelves (front of 1st shelf surface chipped left hand side corner)
38. 2 small with shelves (few cracks appearing under top shelf)
39. 3 top singles with shelf
40. 3 bottom singles with shelf

FLOOR UNITS

41. Bank of 5 wood effect trays (paint worn & chipped)
42. Single with shelf inside 1 silver coloured iron, various cleaning products & clothes)
43. Single with shelf inside 1 blue bin with lid mounted to door, dust pan and brush, blue plastic bag holder, various cleaning products & clothes)

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: 1 SAMPLE ROAD, LONDON	Ref: 305 (continued)	Comments Findings
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KITCHEN (continued)

- 44. Single draw
- 45. Single with shelf
- 46. Corner unit with 2 spinning shelves (inside marked & dirty)

APPLIANCES

- 47. Zanusi dishwasher DS.17, white control panel, silver coloured door, 2 pull put baskets, cutlery tray (inside not cleaned, front marked, white panel discoloured, dark liquid stain inside panel)
- 48. Excellence silver coloured oven, 6 gas burner hob, glass front pull door door, 9 control knobs, 3 push buttons under clock, inside 2 wire shelves and grill & pan (inside not cleaned, some marks on hob)
- 49. Large extractor fan with lamp and controls, 3 vents (vents greasy, top of hood dusty)
- 50. Bosch fridge off white with 6 shelves inside and 1 diary cover, 2 egg holders, 3 glass shelves with white trim, 2 salad crispers, lamp & control (door marked & small dint in middle front, 1 diary cover missing, blue stains on shelves, salad crispers cracked, inside framed marked& discoloured)
- 51. Indesit washing machine, brand new
- 52. Hinari silver coloured microwave inside glass revolving plate (inside top dirty with food stains)
- 53. Russell Hobbs silver coloured kettle and base (rime of lid has lime scale, water indicator discoloured, inside lime scale)
- 54. Rowenia silver coloured toaster (not clean, top discoloured)

FURNITURE

- 55. Wooden table with matching legs (some areas worn and light scratches)
- 56. 4 timber effect chairs
- 57. Baby diner

MISCELLANEOUS

- 58. Small pot plant with brown woven basket
- 59. Set of felt circles for under furniture & instruction booklets for appliances

LOUNGE

WINDOWS

- 60. Bay window with 3 aluminium window
- 61. Centre 3 aluminium windows and 2 aluminium lever handles (discolouration on frames and handles)
- 62. Left hand side 3 aluminium windows
- 63. Right hand side 3 aluminium windows

CURTAINS

- 64. 3 matching Holland blinds, silver shine effect with 3 silver coloured chains (some fluff on top of blinds)

CEILINGS

- 65. White emulsion (painted over defects)

LIGHTS

- 66. 7 halogen lights with bulbs (1 bulb near front door not working)

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: <i>1 SAMPLE ROAD, LONDON</i>	Ref: 305 <i>(continued)</i>	Comments Findings
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LOUNGE (continued)

WALLS

67. White emulsion (ex-picture marks, painted over defects, 12 hooks, wall paper lifting behind heater, few small chips in corner edges, few marks under bay window)

FLOORS

68. Wooden (worn under bay window, ex-pot circle mark under bay window, scratch marks)

HEATING

69. White emulsion radiator 1 valve (1 valve missing)

FRAMES

70. Decorative cornices
71. White emulsion skirting boards

ELECTRICS

72. Double white socket
73. 2 double off white sockets
74. Telephone socket

BUILD-IN SHELVES

75. 6 panels built in shelves timber effect
76. 28 shelves (candle burn mark of top left hand side shelf under mirror)
2 CD racks

FURNITURE

77. Gold effect decorative mirror
78. Hellum 140 x 200 off white floor rug (dark marks, stained, not clean)
79. Tistrup 200 x 300 beige rug new
80. 2 brown leather effect 2 seater sofas with 4 matching cushions (paint mark top left hand side corner, white paint on back)
81. Free standing thick paper lamp shade, silver coloured stand, black push button floor control
82. Binatone activity 2000 handset navy & silver with charger
83. White 4 panel extension cord
84. Belkin ADSL modem with wireless router

UNDER STAIRS & STUDY

WINDOWS

85. Clear glass white timber window and white painted latch (glass dirty)

CEILING

86. White emulsion (some marks under stairs ceiling)

LIGHTS

87. Halogen and bulb
88. Halogen and bulb (paint on halogen)

WALLS

89. White emulsion, Honeywell temperature control hook, brass coloured hook, 2 white painted brackets with 4 white painted shelves, small white painted opened pipe, small white painted lever,

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: <i>1 SAMPLE ROAD, LONDON</i>	Ref: 305 <i>(continued)</i>	Comments Findings
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UNDER STAIRS & STUDY (continued)

- 90. Front panel under dryer off white (badly marked and scuffed)
- 91. Timber effect shelf

FLOORS

- 92. Beige coloured fitted (dirty marks, lightened in areas, stairs worn)

FRAMES

- 93. Doors frames off white with 2 hinges not in use (painted over defects, left hand side worn, marked, small chipped on right hand side)
- 94. Window frames off white (painted over defects)
- 95. Skirting boards off white (few cracks appearing between wall & skirting, defects and marks)

ELECTRICS

- 96. Pull switch with plastic end (cord soiled)
- 97. Fuse box
- 98. Black door bell chime
- 99. White double socket (not able to see sockets behind appliances)

MISCELLANEOUS

- 100. Panasonic 1600m black vacuum
- 101. Bosche economic freezer inside control panel, ice draws with 3 ice cube containers, 3 drawers, and thermometer)
- 102. Hotpoint dryer
- 103. Mop
- 104. Broom
- 105. Ironing board
- 106. Light timber effect seat
- 107. White free standing shelves

STAIRS AND LANDING

WINDOWS

- 108. White emulsion (defects painted, chipped, fine cracks, small cracked glass right hand side bottom corner)
- 109. White painted lever (chipped & discoloured)

CEILING

- 110. White emulsion
- 111. Entrance to loft (marked)

LIGHTS

- 112. Halogen and bulb
- 113. Ceiling pendant with 2 chains, yellow coloured glass (few cobwebs)

WALLS

- 114. White & off white emulsion (few scuff marks around bottom along stairs)

FLOORS

- 115. Beige fitted carpet (becoming worn from general use, edge of stairs darkened from general use)

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: 1 SAMPLE ROAD, LONDON	Ref: 305 (continued)	Comments Findings
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BATHROOM

DOORS

116. White emulsion, brass effect handle, brass coloured hinges (painted over defects, paint bubbled top right hand side inside door & scuff marks inside door)

CEILING

117. White gloss paint

LIGHTS

118. 3 halogen lights and bulbs

WALLS

119. White gloss paint, extractor fan, silver coloured soap/shampoo wire rack, timber effect shelf, glass shelf with silver coloured hinges, soap dish with dark timber effect base & white top with silver coloured drain.

120. Beige coloured tiles with sand coloured grouting (some grouting discoloured)

FLOORS

121. Wooden (indents, worn in entrance, worn in front of toilet, worn next to bath, few small paint flicks)

FRAMES

122. Door frame white emulsion (painted over defects)

ELECTRICS

123. Single off white switch on landing

BATH

124. White with timber effect off white panel (marked, stained), chrome mixer mono tap with shower hose to chrome shower head and chrome rod, chrome plug and turning mechanism, glass curved shower screen with silver frame & hinges.

WASH BASIN

125. Square white basin with chrome mixer tap & silver plug

126. Dark timber effect vanity unit with single shelf, woven effect door, 2 brass effect handles (scratched on front of door)

TOILET

127. White with single silver push button, white seat and matching lid.

MISCELLANEOUS

128. Silver coloured toilet brush holder & toilet brush

129. White bath mat (some marks)

130. Dark coloured woven basket with flip lid and latch

BEDROOM

DOORS

131. White 6 panel door, silver coloured hinges, brass effect hook, 2 brass effect round handles (marked front bottom, few fine marks on back, 2 circular marks, painted over defects)

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: <i>1 SAMPLE ROAD, LONDON</i>	Ref: 305 <i>(continued)</i>	Comments Findings
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BEDROOM(continued)

WINDOWS

132. 3 aluminium windows and 2 aluminium lever handles with lock & 2 keys
(discolouration on frames and handles, few paint specks on glass)

CURTAINS

133. 2 habitat white hanging cotton curtains (bottom edges slightly discoloured, few small marks)

134. 2 white light material hanging cloth

CEILING

135. White emulsion

LIGHTS

136. Ceiling pendant with 3 tear Japanese paper shade and bulb

WALLS

137. White emulsion, 1 hook (darkened from ex-furniture marks, painted over defects, darkened above skirting)

FLOORS

138. Beige fitted carpet (ex-furniture indents near window & around bed, large darken stain next to top right hand side of bed, worn from general use)

HEATING

139. Radiator off white with 2 valves

FRAMES

140. Door frames white emulsion (painted over defects)

141. Skirting off white emulsion (marked, cracks appearing, painted over defects, paint chipped under mirror)

142. Cornices white emulsion

ELECTRICS

143. Single off white switch

144. Double white socket

BUILT IN CUPBOARD

145. Single unit with shelf, silver coloured hanger, 3 wooden shoe racks not fitted (door rubs on to draw, yellow stain right hand side inside frame)

146. Double unit with shelf, silver coloured hanger, pullout timber effect shelf with square boxes, timber effect pull out clothes hanger, 2 timber effect shoe racks not fitted)

147. Single with silver clothes hanger

148. Double with shelf, silver coloured clothes hanger, 4 silver coloured pull out trays, 2 timber effect shoe racks not fitted

149. 2 free standing white shelves

150. FURNITURE

151. Suidne black wire bed base with silver coloured legs

152. Sleep sound mattress (****)

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: 1 SAMPLE ROAD, LONDON	Ref: 305 (continued)	Comments Findings
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BEDROOM(continued)

153. White fitted mattress cover

154. Gold effect decorative mirror (paint marked bottom left hand side corner)

MISCELLANEOUS

155. Binatone Activity 200 handset and charger

156. White extension cord

BEDROOM 2

DOORS

157. White emulsion, brass effect round handles, 2 silver coloured hinges (slightly marked)

WINDOWS

158. Left hand side - 3 aluminium with 2 aluminium levers handles (paint on lever, some paint on glass)

159. Right hand side - 3 aluminium with 2 aluminium levers handles (some paint on glass)

CURTAINS

160. 2 light blue with white spot Holland blinds & white cords (right hand side slightly buckled edges)

161. 2 white hanging cloth curtains

CEILING

162. White emulsion

LIGHTS

163. Pendant with round paper shade and bulb

WALLS

164. Off white emulsion, 5 hooks (some marks around hooks over bed)

FLOORS

165. Beige fitted carpet (dark stain & orange/red spots right hand side of bed, ex-furniture marks, square patch darkened in entrance & next to draws)

HEATING

166. Radiators off white with 2 valves (discoloured, marked, few paint chips)

FRAMES

167. White emulsion (painted over defects)

168. Skirting off white (some marks & painted over defects)

169. Cornices (white defects)

ELECTRICS

170. Single off white switch (paint marks)

171. Double socket (paint marks and crack)

172. White telephone socket

BUILT-IN CUPBAORDS

173. Right hand side single with a bank of 4 drawers, shelf, silver coloured hanging rod (scratch marks on top door, small chip 2nd draw)

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: 1 SAMPLE ROAD, LONDON	Ref: 305 (continued)	Comments Findings
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BEDROOM 2 (continued)

174. Left hand side single with bank of 4 drawers, 2 shelves

FURNITURE

- 175. Pine 5 + 2 drawer chest (scratched, top stained)
- 176. Siruis mattress 135 x 190 and matching base (****)
- 177. White fitted mattress cover

MISCELLANEOUS

- 178. Silver coloured ladder (marked & dirty)
- 179. White double socket extension cord
- 180. White single wall adaptor
- 181. Discoloured 4 socket extension cord

CLOAKROOM

DOORS

182. Off white emulsion, brass effect round handles, off white painted hinges (painted over defects)

WINDOWS

183. White painted with 2 white painted levers (fine crack appearing)

CEILING

184. White emulsion (fine crack)

LIGHTS

185. Halogen with bulb

WALLS

- 186. White emulsion (1 ex-hook mark, 3 hooks, few marks above toilet, marked right hand side of cupboard, painted over defects)
- 187. Silver coloured soap dish
- 188. Silver coloured towel rail

WALLS

189. Silver coloured toilet roll holder

FLOORS

190. Wooden (indents, a few paint marks)

FRAMES

- 191. Door frame painted white (chipped top left hand side, painted over defects)
- 192. Window off white (painted over defects)

ELECTRICS

193. Pull switch with plastic end (cord soiled).

WASH BASIN

194. Single free standing white basin (front small chip), chrome mixer tap (chrome plug and pull not fitted), dark timber effect vanity unit with single shelf, woven effect door, 2 brass effect handles.

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR: <i>1 SAMPLE ROAD, LONDON</i>	Ref: 305 <i>(continued)</i>	Comments Findings
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CLOAKROOM (continued)

TOILET

195. White with silver coloured lever, timber effect seat and lid.

BUILT-IN CUPBOARD

196. Wall mounted off white timber unit with mirror, round knob handle, 3 shelves

197. Double unit off white with shelf

MISCELLANEOUS

198. Worcester 28CD boiler (not tested) including instruction booklet.

SERVICES		SERIAL NO	READINGS
<i>GAS</i>	Located Outside right hand side of Lower Ground Flat	7349781S	9272
<i>ELECTRICITY</i>	Located inside Lower Ground Flat under Stairs	F90A 07954	31760
<i>KEYS</i>	2 Chubb keys 2 JMA keys		





