



INVENTORY
AND
SCHEDULE OF CONDITION
FOR



ADDRESS OF PROPERTY

INVENTORY PREPARED FOR AND ON BEHALF OF:

AGENTS NAME AND ADDRESS

INVENTORY DATED: 15TH MARCH 2007

The following information is a guide for Landlords and Tenants relating to the compilation of the Inventory prepared by the Island Inventory Company

DISCLAIMER

This Inventory provides a fair and visually accurate description and record of the contents and condition of the property:

The Inventory must not be used as a structural survey report of the property:

None of the gas and electrical appliances and installations have been checked or tested by the Inventory clerk as they are not qualified gas engineers or electricians and so not allowed to do so:

All items and possessions left or stored in lofts or cellars or in locked rooms will not be noted on the Inventory unless prior arrangement has been made and will be the sole responsibility of the owner/Landlord:

The Inventory clerk will not undertake any movement of heavy furniture or appliances in the property:

The person's preparing the Inventory are not experts in fabrics, materials, furniture and antiques as they are not qualified in these areas:

Furniture and fire safety regulations 1988 as amended 1993. Relevant furniture and furnishing which have the appropriate label complying with the above regulations will be noted as 'Fire Resistant'.

In case of items of furniture with no visible labels will be noted on the inventory as such.

At the end of the tenancy all items listed in the Inventory must be returned to the respective rooms in order for the Inventory "Check Out" to be carried out and that failure to do so could result in items being listed as missing and therefore tenants incurring additional charges.

This disclaimer had been prepared by
Teresa Ormesher
For and on behalf of
The Island Inventory Company

Property address:

DESCRIPTION OF PROPERTY

TWO BEDROOM FURNISHED FIRST FLOOR APARTMENT IN PURPOSE BUILT BLOCK COMPRISING OF: KITCHEN, LOUNGE/DINER, TWO BEDROOMS, BATHROOM, EN-SUITE SHOWER, CENTRAL HEATING, DOUBLE GLAZED, SECURITY ENTRY SYSTEM, ALLOCATED PARKING, COMMUNAL LANDSCAPED GROUNDS.

Smoke alarms fitted. It is the tenant's responsibility to check and maintain the batteries on a regular basis. Any malfunction must be reported to the Managing Agent Immediately.

All electrics and electrical items to the property have not been tested by the Inventory clerk. Any items stored in lofts have not been noted by the Inventory clerk and it will be left at the landlords risk, which applies if any items are not fire safety labelled.

UNLESS OTHERWISE STATED THIS PROPERTY HAS BEEN PRESENTED IN GOOD ORDER

DESCRIPTION	DILAPIDATIONS
Communal entrance Lifts to all floors Post box in communal entrance	
<u>FRONT DOOR:</u> White painted door frame Oak veneered inlaid fire door with chrome lever handle Chrome lock Chrome No: 3	Settlement cracking around frame Two black scuff marks to the fascia
<u>HALLWAY:</u> <u>CEILING:</u> Smooth white painted White coving Three recess down lighters <u>WALLS:</u> White painted emulsion <u>WOODWORK:</u> White gloss painted to skirting boards and frames <u>FLOORING:</u> Cream textured fitted carpet Silver coloured threshold <u>MISCELLANEOUS:</u> Fermax entry phone Silver framed mirror Isolator switch Door stop	Water staining in left hand corner Some settlement cracking All working Right hand side corner stone on entry worn and chipped, right hand side wall dark shadowy marks Some cracking to skirting boards and dusty Various spot marks on entry and through tread showing signs of wear

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Smoke detector Two blue framed pictures 'Tropical Horizons' Double socket Two single switches Panelled radiator with cream cover	Various marks to front and stain marks to top
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<p><u>BATHROOM:</u></p> <p>DOOR: White painted door frame Oak veneered inlaid fire door with chrome locking handle</p> <p>CEILING: Smooth white painted White coving Two recess down lighters</p> <p>WALLS: White painted emulsion White dimpled splash back tiles with blue glass top trim</p> <p>WOODWORK: White gloss painted skirting boards and frames</p> <p>FLOORING: White mosaic type floor tiles Silver coloured threshold</p> <p>FURNITURE: White circular basin with chrome mixer tap and beech effect unit below with silver coloured handle White low flush toilet with matching seat White bath with chrome mixer taps and hand held shower Beech effect laminate front panel</p> <p>WINDOWS: White UPVC obscure double glazed with lever locking handle and key Blue faux suede lined long length curtains with cream bottom trim</p> <p>MISCELLANEOUS: Extractor fan Wall mounted mirror Panelled radiator Chrome wall mounted double towel rail Chrome wall mounted toilet roll holder Shaver socket</p>	<p>Scuff marks to frame Sticky marks to handle</p> <p>Cobwebs in places Working</p> <p>Two areas of paint peeling left of window Grouting discoloured</p> <p>Various chips to all paintwork and dusty</p> <p>Grubby and in need of extra wipe</p> <p>Limescale build around taps Clean inside bowl Clean</p> <p>Lifting along bottom right corner and top edge</p> <p>Marked around frame</p> <p>Marked to lining</p> <p>Dusty and in need of cleaning</p> <p>Scuffed and rusty marks</p>
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<p><u>BEDROOM ONE:</u></p> <p>DOOR: White painted door frame Oak veneered inlaid fire door with chrome handle</p> <p>CEILING: Smooth white painted White coving Silver coloured central pendant with five petal shades</p> <p>WALLS: White painted emulsion</p> <p>WOODWORK: White gloss painted</p> <p>FLOORING: Cream textured fitted carpet Silver coloured threshold</p> <p>FURNITURE: Ice blue double mattress (Fire labelled) Silver coloured metal framed bed base Beech effect cabinet with two drawers, silver knob handles Bronze coloured lamp stand with yellow shade and black edging</p> <p>WARDROBE: Beech effect with only one door Hanging rails and shelves</p> <p>WINDOWS: Two white UPVC double glazed Faux suede Roman blind</p> <p>MISCELLANEOUS: Black framed picture 'Jack Vettriano' Silver framed picture of modern art Silver framed picture of Rose 'Bill Phillip' Silver framed mirror Panelled radiator Double duvet (Used) Four pillows (Used) Mattress protector Two double sockets Single switch</p>	<p>Scratch marks to fascia and scuff to bottom</p> <p>Black scuff marks above wardrobe</p> <p>Working</p> <p>Chip marks behind bed, black scuff marks behind wardrobe</p> <p>Spot stain of entry, few dirty marks in front of wardrobe</p> <p>Various stains to centre and well used</p> <p>Back panel coming away</p> <p>Opening with key, dirty to outside</p>
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LOUNGE/DINER:

DOOR:

White painted door frame
Two oak veneered inlaid fire door with chrome lever handle and five glass panes to each

Scuffed and scratched
Black scratch to left hand side of handle

CEILING:

Smooth white painted
White coving
Two chrome effect central pendants with five opaque glass shades to each

Three bulbs not working
One shade cracked

WALLS:

Cream painted emulsion

WOODWORK:

White gloss painted

Chipped to wooden balcony threshold, scuffed to skirting board next to kitchen

FLOORING:

Cream textured fitted carpet
Wooden threshold

Showing wear with various spot stains, fraying on entrance to kitchen, two burn marks near to dining table, joined to far side, worn to tread throughout, dark stains on entry to balcony, threshold to kitchen loose

FURNITURE:

Gun metal framed coffee table with glass top
Two gun metal framed side tables with glass top
Black two seated faux leather sofas
Matching swivel chair with wooden base and matching foot stool
Circular wood effect dining table
Three matching dining chairs with black faux leather seats
Beech effect corner TV unit
Sony black TV
Samsung video player
Telephone directories
Two control panels

Worn to seating with small tear to arm
Two white marks to back of chair

Various marks and scratches to surface

WINDOWS:

White UPVC double glazed balcony doors with white lever locking handle and key
White UPVC double glazed obscure window
Black metal curtain poles
Faux suede looped, cream curtains with black bottom trim
Matching Roman blind

Fixed and dirty to inside

MISCELLANEOUS:

Four black framed pictures 'Jack Vettriano'

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Freshflow system Black framed picture of Branch Two cream/gold ceramic lamps with cream shades Panelled radiator Two silver framed mirrors Opaque glass wall clock Four double sockets Double aerial point Telephone point Double switch	Dusty to shades and black mark to one
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BALCONY: White UPVC double glazed French doors Glass balustrade with wooden frame Wooden decking	
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KITCHEN: DOOR: White painted door frame Oak veneered inlaid fire door with chrome lever handle CEILING: Smooth white painted White coving Four recess down lighters WALLS: Magnolia painted emulsion WOODWORK: White gloss painted FLOORING: Wood effect laminate flooring UNITS: Beech effect wall and base units with chrome pencil handles and lighting under units Three drawers, one grey cutlery Black/brown laminate work surface Two glass fronted wall units with glass shelves APPLIANCES: Ariston wall mounted boiler Stainless steel one and half sink and drainer with chrome mixer tap Bosh integrated dishwasher CDA washing machine Integrated CDA fridge freezer	Settlement cracking around frame Working Stain marks to left of hob and chipped along edges in front of sink Stained inside bowl Clean Dirty to powder tray Clean
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<p>Stainless steel Baumatic gas hob Stainless steel/glass oven with two racks and tray Stainless steel/glass extractor hood</p> <p>WINDOWS: White UPVC double glazed Silver coloured Venetian blind</p> <p>MISCELLANEOUS: Panelled radiator with magnolia painted cover Black framed picture 'Jack Vettriano' Appliance manuals and information pack Wooden pegs Stop cock under sink Grey bowl Four matching knives, six forks, four dessert spoons, four tea spoons Two plain dessert spoons and four tea spoons Two sharp knives Tin opener Two wooden spoons Fish slice Chop stick Chrome rack with hooks Cheese grater Stainless steel utensils Whisk Three wooden spoons Wooden meat mallet Scissors Pizza slice Garlic crusher Tin opener Bottle opener Black block with five sharp knives Onn stainless steel kettle Russell Hob brush chrome toaster Two wooden chopping boards Oven gloves Four cups Four small tumblers Four tumblers Eight wine glasses Champagne glass Pint mug Three mugs Ash tray Five tea plates (Two Chipped) Five white dessert dishes Two cream dessert dishes One brown dessert dish</p>	<p>Clean Little greasy to glass door Little dusty and filter clean</p> <p>Opening with key</p> <p>Various marks and blue marks to top</p>
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Five saucers Six dinner plates Four assorted plates Blue dessert dish Three black saucepans with lids Frying pan Large white plate White tea pot Condiment set DeLongi fryer Four stripped place mats and coasters Seven stainless steel saucepans Cheese grater Plastic measuring jug Stainless steel measuring jug Colander Sieve Stainless steel whisk Potato masher Switch board Double switch Three double sockets Single fuse switch Spare light bulbs	
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<p><u>BEDROOM TWO:</u></p> <p>DOOR: White painted door frame Oak veneered inlaid fire door with chrome handle</p> <p>CEILING: Smooth white painted White coving Central pendant with five glass petal shades</p> <p>WALLS: White painted emulsion</p> <p>WOODWORK: White gloss painted</p> <p>FLOORING: Cream textured fitted carpet Silver coloured threshold</p> <p>FURNITURE: Two beech effect and silver framed bedside table Two cream/gold ceramic side lamps with cream shades</p>	<p>Scratched below handle</p> <p>Cobwebs in corners One not working</p> <p>Chipped between two pictures left of window, cracking in right hand corner, chip to right of wardrobe</p> <p>Cracking along tops of skirting boards</p> <p>Few spot marks</p> <p>Working</p>
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<p>Silver coloured metal framed double bed base Ice blue double mattress (Fire labelled)</p> <p>WARDROBE: Two oak veneered sliding doors with chrome pencil handles Hanging rails and shelves Décor same</p> <p>WINDOWS: White UPVC double glazed Silver coloured curtain rail Cream faux suede long lined curtains with cream pelmet</p> <p>MISCELLANEOUS: Door stop Panelled radiator Dining chair Silver framed mirror Two black framed pictures 'Ladies' Silver framed picture of ship Two silver framed pictures of 'Beach scene' Black framed picture 'Jack Vettriano' Silver framed picture 'Richard Barrett' Airflow system Double duvet (Used) Two pillows (Used) Treble switch Isolator switch Three double switches Double aerial point Telephone point Fuse switch</p>	<p>In clean condition</p> <p>Left hand door has two gauges</p> <p>Two opening</p>
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<p><u>EN-SUITE SHOWER ROOM:</u></p> <p>DOOR: White painted door frame Oak veneered inlaid fire door with chrome locking handle</p> <p>CEILING: Smooth white painted White coving Two recess down lighters</p> <p>WALLS: White painted emulsion White dimpled splash back tiles with green glass top trim</p>	<p>Large water stain left of extractor Cracking along coving Working</p> <p>Large water stain below extractor travelling along ceiling line</p>
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<p>WOODWORK: White gloss painted skirting boards and frames</p> <p>FLOORING: White mosaic type floor tiles Silver coloured threshold</p> <p>FURNITURE: White low flush toilet with matching seat White circular basin with chrome mixer tap and beech effect unit below with silver coloured handle White shower tray Chrome/glass door Chrome wall mounted shower</p> <p>MISCELLANEOUS: Chrome wall mounted toilet roll holder Chrome wall mounted double towel rail Panelled radiator Extractor fan Wall mounted mirror Shaver socket</p>	<p>Discoloured to grouting</p> <p>Clean</p> <p>Water marked Discoloured to grout in shower and mould marks, limescale to tiles in shower</p>
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<p>CUPBOARD</p> <p>DOOR: White painted door frame Oak veneered inlaid for door with chrome handle Décor same Electric meter Fuse boxes Ironing board with purple/blue cover Vax vacuum cleaner Grey bucket Mop Broom Two floor sponges Vacuum bags Moulinex steam iron in box</p>	<p>Two large circle stain to ceiling</p> <p>Few stain marks to cover</p>
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<p>GARAGE: White up and over locking door Clean and empty inside</p>	<p>Paint flaking to fascia</p>
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SERVICES	LOCATION	SERIAL NO	READING
GAS	OUTSIDE WALL	A504397903012003	01960
ELECTRICITY	HALL CUPBOARD	FO3C37874	06681

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