

Inventory and schedule of condition



Visitors Flat, Northfield Court
St Peters Road
Aldeburgh
Suffolk
IP15 5LU

Date completed:
13th February 2010

Prepared on behalf of Connells by:



Inventory-Portal Ltd

supplying professional inventory and property services throughout the UK

Licensed Inventory Services

The following is an informative guide for landlords and tenants on the compilation of any inventory prepared for and on behalf of Inventory-Portal Ltd.

DISCLAIMER

This inventory provides a fair and accurate record of the contents of the property and of the property's internal condition as at the date of the same. The person undertaking the inventory is not an expert of fabrics, woods, materials, antiques, etc. nor a qualified surveyor or valuer, therefore it should not be construed as a valuation, a statement of authenticity or as a structural report.

Lofts and cellars and contents within are not included unless converted for habitation. Items in locked rooms, garages and sheds. which have not been noted on the inventory, are the sole responsibility of the landlord. Plants, consumables, books and magazines have not been individually listed.

The movement of heavy items of furniture or appliances will not be undertaken. Externals and gardens will be described in general terms only.

SAFETY DISCLAIMER

None of the gas or electrical appliances have been checked as to working order. This inventory relates only to the fittings, furnishings and all equipment and contents of the property. It is not a guarantee of, or safety of any such equipment and contents, merely a record that such items exist in the property as at the date of the inventory and superficial condition of same.

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 shown on the inventory as 'fire safety label seen'.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that these items comply with the above regulations they will be marked on the inventory as 'no fire safety label seen'.

FIREGUARDS

Where there are 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 working order, as per the manufacturer's instructions.

PHOTOS

All photos included in this document were taken at the time the inventory was prepared.

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PROPERTY SUMMARY AND UTILITY SERVICES

Brief description of property:	Self contained, furnished, first floor Studio apartment in a 2 storey block. No private garage or space included. Communal parking and gardens within the main site. The property looks to be in very good, general condition unless otherwise stated.
Time and weather conditions at attendance:	Inspected at approx 12am, in fine, dry weather.

Electric Meter



Reading 15313

Serial Number DO306194

Location external meter box.

Keys

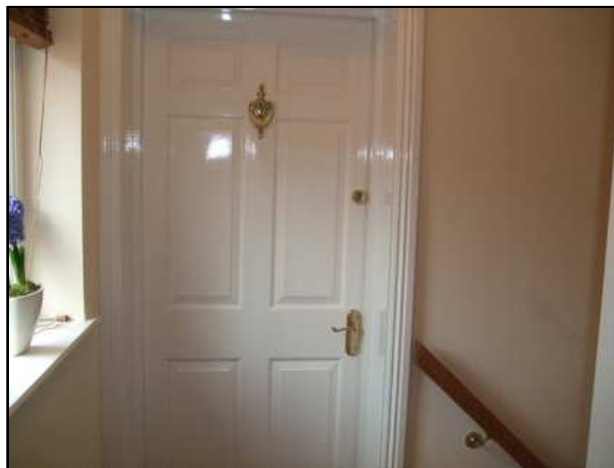
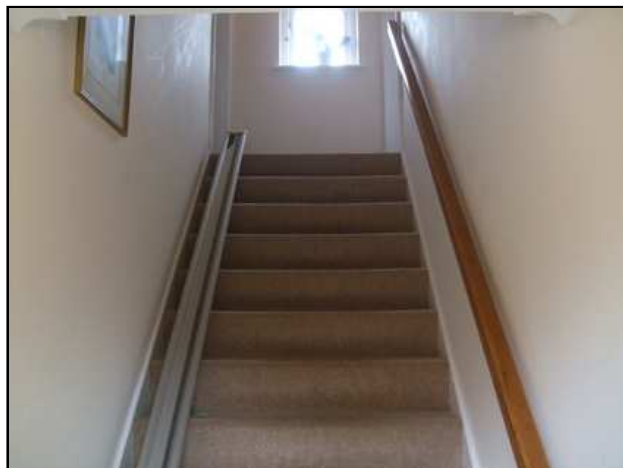


Area	Amount/Type
Communal Ground floor door	1
Flat door	1

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Entrance Hall



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	<p>Green painted 6 panel wooden Communal Entrance door, with black wrought iron handle, knocker and letter plate, brass lock.</p> <p>White painted to interior face. security chain and spyhole.</p> <p>Minor scratches around external lock and at edges of frame consistent with use.</p>	
Window	<p>White gloss painted wooden casement window with double glazing, brass effect stay bar and handle with lock, and key. White gloss painted frame, surround and cill.</p> <p>White ceramic flower Vase (and flowers) on window cill.</p>	
Window Dressing	Fitted natural wood Venetian blind.	
Ceiling	White emulsion painted smooth ceiling with coving.	
Lights	2 glass ceiling lights with bulbs (working).	
Walls	<p>Magnolia emulsion painted wall surfaces.</p> <p>Dirty hand marks to left side of wall at top of stairs, above handrail.</p>	
Switches	2 Plastic light switches at top and bottom of communal stairs.	
Floor	<p>Fitted beige, berber style carpet.</p> <p>Grubby to lower 3 treads only.</p>	
Misc.	<p>White ceramic flower vase (with flowers) on window cill.</p> <p>Stairlift unit and 2 remote controls (not tested).</p>	

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Studio Room



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	<p>White painted 6 panel entrance door from hall, with spyhole, yale lock, brass handle and security chain.</p> <p>Adjacent video entryphone unit (not working).</p>	
Window	<p>White gloss painted timber casement window with double glazing, brass stays and handles with locks (one key).</p> <p>Some minor mould growth to right side casement glass and frame joint.</p>	
Window Dressing	<p>Floral patterned fabric roller blind fitted into window reveal.</p> <p>Matching floral patterned, lined, full-length curtains with matching fabric tie backs and pelmet.</p>	
Ceiling	<p>Smooth, white emulsion painted ceiling with plaster cornicing.</p> <p>Wooden loft hatch trap door and frame.</p> <p>Mains powered smoke alarm near door.</p>	
Lights	<p>Ornate metal, triple light fitting and rose to centre of ceiling (3 candle bulbs fitted and working).</p>	
Walls	<p>Magnolia emulsion painted plastered walls.</p> <p>White gloss painted wooden skirtings.</p> <p>Two 15cm black scuff marks at mid height beside TV bracket.</p>	
Switches	<p>2 white plastic light switches and 3 double socket outlets.</p>	
Floor	<p>Beige Berber style fitted carpet.</p> <p>2 small stains (4-5 cm each) in area between dining table and window.</p>	
Heating	<p>Large Dimplex night storage heater with convector (in use).</p>	

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Studio Room (cont.)

ITEM	DESCRIPTION/CONDITION	CHECK IN
Built-in Cupboard	<p>Combined water heater and wardrobe cupboard, with white painted panelled wooden door with brass effect handle.</p> <p>Fitted shelf and hanging rail and 6 assorted hangers.</p> <p>Heatra Sadia Multipoint 15 electric water heating unit (in use).</p>	
Misc.	<p>Fire Blanket and powder fire extinguisher with safety information.</p> <p>4 Framed and glazed pictures and 1 gilt framed mirror.</p> <p>Philips portable TV on wall bracket with remote control unit.</p> <p>Brass effect bedside lamp with cream shade and bulb (working).</p> <p>2 quilted fabric place mats on dining table.</p>	
Furniture	<p>Light wood drop leaf dining table and 2 wooden dining chairs.</p> <p>Table top is water marked and scratched heavily. One chair has paint splash to seat.</p> <p>Single upholstered wooden armchair in dark wood with red velvet upholstery. Fire label attached.</p> <p>Twin single divan beds with mattresses. Fire labels not seen.</p> <p>Each bed has 2 pillows in plain white cotton covers, white cotton fitted sheets, duvet with plain white cotton cover, floral heavy quilted fabric bedspread.</p> <p>White painted wood 3-drawer bedside unit.</p>	

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Kitchen Area



ITEM	DESCRIPTION/CONDITION	CHECK IN
Lights	Glass domed light fitting with bulb (working).	
Walls	Magnolia emulsion painted plaster with localised beige patterned ceramic tiles to worktop and sink area. Several dark scuff marks to wall in left corner under worktop shelf by bin. White gloss painted wooden skirtings.	
Switches	White plastic ceiling light switch with pull cord for light and extractor fan (both operating). 3 double white plastic sockets. white plastic override switch for extractor fan.	
Floor	Beige patterned vinyl floor covering.	
Heating	Wall mounted Dimplex electric fan heater (working).	
Built-in Cupboard	Light oak effect wooden double wall cupboard and single floor cupboard under sink unit. Fitted laminate worktops with matching narrow side shelf both with wood edge trim.	
Misc.	Fridgemaster under unit fridge. Sharp microwave oven Hinari Toaster and Kenwood Kettle. Bread board, jug, 2 mugs, 2 tumblers and 2 wine glasses. Pale green crockery comprising 2 tea cups with saucers, 2 tea plates, 2 dinner plates, 2 bowls. Metal cutlery rack with 5 knives, 5 forks, 5 spoons & 4 teaspoons. 1 Bread knife. Floral patterned plastic tray. Tea, coffee and Sugar caddy tins. (Coffee tin dented)	

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Shower Room



ITEM	DESCRIPTION/CONDITION	CHECK IN
Door	White painted 6 panel wooden door from Studio room with brass effect handles. Lock and 2 brass coat hooks to Shower Room side.	
Ceiling	White plain plastered ceiling with coving. Fitted extractor fan.	
Lights	3 inset spotlights to ceiling operated by pull cord (working).	
Walls	White full height ceramic tiled with blue patterned dado tiles.	
Switches	Pull cord light switch.	
Floor	Speckle patterned, beige coloured fitted vinyl flooring.	
Heating	Dimplex electric wall mounted convector heater with pull cord (working).	
Toilet	White close coupled WC with seat and cover.	
Basin	White wall mounted wash basin with chrome effect taps, pastic plug on chain.	
Shower	Glass door to built in shower enclosure with grab handle, fitted Sadia Heatrea electric shower unit and ceramic tray. Discoloured and split mastic seals to inside corners between shower tray and wall tiling (photo).	
Misc.	Small white metal pedal bin Toilet brush and holder, toliet roll holder and roll. Glass pot-pouri holder and aerosol air freshener. Dispenser of liquid soap.	

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Hinari toaster and Kenwood kettle



Sharp microwave oven



Fridgemaster refridgerator.



Interior of Kitchen unit.



Grubby carpet to lower treads of Hall stairs.



Mould to internal window glazing.

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Black mould and damaged shower tray mastic seals.



Paint splash to dining chair.



Water marked and scatched dining table top.



Curtains, Pelmet and Blind

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Acceptance and Signature

By signing this Inventory Report, the Tenant is agreeing and accepting that the inventory and the photographs of the Property contained here within form a fair and accurate record of the Property's contents and condition as at the date of this inventory.

The Landlord, Tenant or the respective agent are responsible for agreeing for any changes or variations to the content of this Inventory.

The Tenant is responsible for ensuring that a copy of this inventory is signed and returned to the Landlord or Letting/Management agent. Failure to do so within 7 days will be deemed to form an acceptance by the tenant of the contents of this inventory.

Signed by the Tenant(s).

..... (signature)

..... (print)

..... (date)

..... (signature)

..... (print)

..... (date)

..... (signature)

..... (print)

..... (date)

..... (signature)

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