

Energy Assessors Nottingham Ltd

PROPERTY INVENTORY



Address	1 Example Street Nottingham NG1 1AA
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 Energy Assessors Nottingham Ltd

Prepared by:

Energy Assessors Nottingham
17 Firs Road
Edwalton
Nottingham
NG12 4BY

Date of Inventory	01/01/11
Address	1 Example Street Nottingham NG1 1AA
Prepared by	Ed Walton
Inventory Reference Number	0000
Job Type	Inventory
Tenants Name	

Whilst every care is taken to ensure the accuracy of this inventory, it is not guaranteed. It is therefore the Landlords and the Tenants responsibility to confirm its accuracy and it is strongly recommended that both parties check the inventory.

This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

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Disclaimer

This inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled the inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. nor are they a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

Property left in lofts, cellars, garages, sheds and locked cupboards or rooms, which have not been inventoried, are the sole responsibility of the Landlord.

Safety Disclaimer

This inventory relates only to the furniture, furnishings and all of the Landlords equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the time of the inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this inventory and, therefore, no guarantees are given in respect of them.

Furniture and Furnishings (Fire) (Safety) Regulations 1988 - As amended 1994

If requested by the Landlord or Agent and where it is possible to identify that furniture and furnishings comply with the above regulations, it will be recorded on the inventory. If not recorded on the inventory, identification was not visible or present.

Tenancy Guidance Notes

An inventory is a report, which not only includes the internal condition of the property but also gives an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop – water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc. and for part, or all, of the cost of damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc., being driven into walls. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over to the Agent prior to the inventory check out, or if the tenant is attending the check out, they must be handed over to the inventory clerk at that time.

Additional Notes



Any amendments / alterations or queries regarding the inventory are to be highlighted with the letting agent within 7 days of the check in. Any alterations made to the inventory outside this 7 day period will not be considered.

Property Details

Is the property occupied?	No
Is the property furnished	Yes
Type of property	Mid Terrace

Meter Readings

Electric	***** as of 04/01/11 at 14:00
Gas	***** as of 01/01/11 at 14:00
Water	NONE LOCATED
Other	

Garage

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Garden bin		1			
Recycling bin		1			
Wheelie bin		1			
Waste food bin		2			
Washing machine	Hotpoint Aquarius UTD00	1	White		
Sky box	Thompson	1			
Sky box remote		1			

Entrance Hall

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Coving	Wood		White		
Smoke Alarm		1	White		
Fuse box		1	White	Some paint marks	
Light	Glass with brass holders	1			
Walls	Plaster		Cream		
Alarm panel	Accenta with fold down front	1	White		
Room thermostat		1	White		
Alarm sensor		1	White		
Isolator switch		1	White		
Alarm ringer		1	White		
Light switch	Single	1	White		
Light switch	Double	1	White		
Phone socket		1	White		
Radiator	Double	1	White		
Door	Door	1	White wood		
Handle		1	Brass		
Window		9	Ornate		
Letterbox		1	Brass		
Deadlocks		2	Brass		
Alarm sensor		1	White		
Floor			Laminate wood		
Door mat		1	Brown		

Dining Room

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		

Coving	Wood		White		
Light	3 down lights	1	Silver fitting		
Walls	Plaster		White		
Alarm sensor		1	White		
Mirror	Wood surround	1			
Radiator	Single, TRV	1	White		
Light switch	Single, turn knob	1	White		
TV aerial point		1	White		
Double 3 pin plug		2	White		
Floor			Wood laminate	Some small paint marks	1
	Gold strip to kitchen	1		Small hole nr door	1
Window	3 pane Handles	2	White		
Blind		1	Silver		
Table	Large glass table with gold effect legs Coasters	1 4			
Chairs	Gold effect metal, red covers "inca"			Slightly worn covers	2
Side unit	3 cupboards, 1 glass panel with 2 inner glass shelves, 3 silver plastic handles	1	Wood beech	Side shelf has worn edge Wooden work surface has paint on side	4 3
Door	Handle Flexi door stop on wall	1 1 1	White wood Brass Brass		

Kitchen

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Coving			White wood		
Lights	LEL down lights	4			
Walls	Plaster Tiling		Cream Cream		
Double 3 pin plug		3	White		
Fuse switch		3	White		
Programmer		1	White	Pull opener broken	5
Light switch	Single	1	White		
Cabinets	4 piece Handles Lights Shelves Pull out Extractor (Whirlpool) & light	4 2 2 1	Beech Silver Strip	Sticky	6
Boiler cabinet		1	Beech		
Boiler	Glowworm Micron 40FF	1	White		

Work Surface			Black / Gray	Some mould on sealant	7
Sink	1 ½ sink / drainer	1	Silver		
	Double tap	1	Silver		
	Plugs	2			
	Strainer	1	Silver metal		
	Drainer	1	Plastic		
Double oven	Whirlpool	1	White	Some marks inside oven	8
	Grill pan & handle	1	Silver	Greasy glass	9
	Grill rack	1			
	Lower has metal shelves	2			
Gas hob	4 ring, whirlpool, 4 plastic knobs	1			
Fridge	Hotpoint Future RLS30	1	White, various shelves	Photo of shelves	10
Freezer	Hotpoint Future FZA30, 3 shelf & ice cube holder	1	White		
Cupboard unit	5 piece with 5 silver handles 5 piece drawer set with 5 silver handles	1	Beech		
Floor	Black / gray tiling				
Window	3 piece, 2 white handles				
Blind		1	Silver		

Utility

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Light		1	Silver & glass		
Walls	Plaster Tiles		Cream Cream		
Light switch	Single	1	White		
Radiator	Single, TRV	1	White		
Cabinet unit	3 piece, 3 silver handles	1	Beech		
Fuse switches		2	White		
Double 3 pin plug		1	White		
Work Surface	Black / Gray	1		Some scratches	11
Sink / Drainer			Silver	Some scratches on drainer	11
	2 taps Plug with chain	1	Silver		
Cupboard unit	2 cupboards, 2 silver handles		Beech		
Washing machine	Hoover Optima WMH147DF 7Kg	1	White		
Floor	Tiled		Black / gray		
Door mat		1	Brown		
Door		1	White wood		

	1 pane glass Dead lock Handle Mortis lock Alarm Sensor	2 1 1	Brass Brass White		
Notice board		1	Wood surround, cork		

WC

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Walls	Plaster		Cream		
Pull switch	With silver handle	1			
Alarm	Accenta G3 box	1	White		
Fuse socket		1	White		
Coat hanger	4 silver hooks	1	Wood		
Toilet	Dual flush Toilet seat	1 1	White Wood		
Toilet paper holder		1	Silver		
Shelf		1	Glass with silver wall fitting		
Extractor	Greenwood Airvac	1	White		
Towel holder		1	Silver		
Sink	Taps Plug with chain	1 2 1	White Silver		
Radiator	Single, TRV	1	White		
Floor	Tiles		Marble effect		
Door	Handle Dead lock Double Coat hooks	1 1 1 2	White wood Brass Brass brass	Discoloured	12

Stairs

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Walls	Plaster		Cream		
Hand rail			Varnished wood		
Floor	Carpet		Light red		

Lounge

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
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Ceiling	Plaster		White		
Lights	Individual LEL down lights	6			
Coving			wood, white		
Walls	Plaster		Cream		
Light switch	Single	1	White		
Radiators	Single, TRV	2	White		
TV point		1	White		
Double 3 pin plug		3	White		
Phone socket		1	White		
Fuse socket		1			
Floor	Laminate wood			Small chip	19
Rug			Cream / beige	Worn	13
Triple sofa			Cream / beige leather	Slightly worn	14
	Cushions	4	Cream / beige		
Coffee table		1	Beech	Water marks	16
TV stand	5 shelves	1	Beech	Stained surface	17
Double sofa		1	Cream / beige leather	Slightly worn	15
	Cushions	2			
Side table		1	Beech	Small scratch	
Fire place	No fire present		Marble effect		18
Patio doors	Full length double doors				
	Handle	1	White		
	Key	1			
Curtains	Full length	2	Cream / beige		
Curtain rail		1	Plastic		
Windows	Triple window				
	Handles	2	White		
	Curtains	2	Cream / beige		
	Curtain rail	1	White		
Door		1	White, wood		
	Handle	1	Brass		
	Flexi door stop on wall	1	Brass		

Landing

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Coving			Wood, white		
Light shade		2	Gold / glass		
Smoke alarm		1	White		
Alarm sensor		1	White		
Walls	Plaster		Cream		
Double 3 pin plug		2	White		
Single 3 pin plug		1	White		

Radiator	Single, TRV	1	White		
Windows	Single	2			
	Blinds	2	Wood		
Banister			Varnished wood	Some paint marks	
Floor	Carpet		Light red		

Bathroom

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Lights	Individual down lights	4			
Pull cord		1	Plastic / cord painted	Paint flaking	
Walls	Plaster		White		
	Tiles		White		
Extractor	Greenwood Airvac	1	White		
Mirror	Circular	1			
Toilet roll holder		1	Silver		
Radiator	Single, TRV	1	Cream		
Sink	Ideal standard	1			
	Double mixer	1	Silver		
	Pull / push plug	1	Silver	Paint marks	21
Toilet	Dual flush	1	White		
	Seat		Wood		
	Seat brackets		Silver		
Bin	Brabantia	1	Silver	Marked	20
Bath		1	Plastic, white	Discoloured side of bath	22
	Handles	2	Silver		
	Plug	1	Silver		
	Dual mixer	1	Silver		
	Flexi cord	1	Silver		
	Shower head	1	Plastic, white		
	Shower holder	1	Silver		
	Curtain rail	1	Silver		
	Curtains	1	White plastic		
	Shower divider	1	glass	Worn	
Floor	Tiled		Marble effect		
Door			White, wood		
	Handle	1		Handle discoloured	
	Dead lock	1			
Window	2 glass pane				
	Handles	2	White		
	Blind	1	Silver		

Bedroom 1

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
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Ceiling	Plaster		White		
Walls	Plaster		Cream		
Light	3 LEL down lights	1	Silver fitting		
Light switch	Single	1	White		
Double 3 pin plug		1	White		
Radiator	Double, TRV	1	White		
Floor			Laminate wood		
Door	Handle	1	White, wood		
	Flexi door stop on wall	1	Brass		
Window	2 pane				
	Handle	2	White		
	Blind	1	Wood		
Drawers	7 draw	1	Beech		
	12 handles		Silver plastic		
Bedside table	3 drawers	1	Beech		
	3 handles		Silver plastic		
Wardrobe	Tall	1	Beech		
	2 draw				
	Handles	4	Silver plastic		
	2 door				
	Full length mirror	1			
Bed	Double	1	Wooden		
Mattress		1			

Stairs & Landing

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Walls	Plaster		Cream		
Floor	Carpet		Light red		
Banister			Varnished wood		
Light	3 LEL down lights	1	Silver fitting		
Light switch	Single	1	White		
Double 3 pin plug		1	White		
Single 3 pin plug		1	White		

Bedroom 2

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Walls	Plaster		Cream		
Light	3 LEL down lights	1	Silver fitting		
Light switch	Single	1	White		
Isolator switch		1	White		

Radiator	Single, TRV	2	White		
Double 3 pin plug		2	White		
TV socket		1	White		
Phone socket		1	White		
Bedside table	2 draw Handles	1 2	Beech Plastic, silver		
Wardrobe	Slide doors Handles Door with mirror & handle Draws with handles	1 2 2 1 3	Silver, plastic		
Chair		1	Wood	Used	24
Desk & draw unit	3 drawers Handles Fixed mirror	1 3 1	Wood Metal, silver	Worn	
Corner unit	Cupboard, 1 door Handle	1 1	Beech Plastic silver		
Bin	Brabantia	1	Silver		
Bed	Metal framed	1			
Mattress		1		Stain	23
Carpet			Beige	Some marks	27
Door	Handle Flexi door stop on wall	1 1	White wood Brass Brass		
Windows	Velux with working blind Double pane Handles Blind	1 1 2 1	White Wood		

Ensuite

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Lights	Individual down lights	3			
Extractor	Greenwood Airvac	1	White		
Pull cord	Wooden handle	1			
Walls	Plaster		Cream		
Hook		1	Silver		
Radiator	Single, TRV	1	White		
Toilet paper holder		1	Silver, metal		
Mirror	Round	1			
Shelf		1	Glass with silver wall attachments		
Sink	Ideal standard Double milxer Pull / push plug	1 1 1	White Silver Silver		
Cabinets		2	Beech		

	Handles	1	Silver		
Toilet	Dual flush	1	White		
	Seat	1	Wood		
Shower	Large plug	1	Silver	Worn	25
	Soap holder	1	Silver		
	Mixer	1	Silver		
	Flexi cord	1	Silver		
	Shower head	1	Silver		
	Rod riser	1	Silver		
	Shower screen	1	Glass		
Door	Handle	1	White wood		
	Lock	1	Brass		
	Double coat hook	1	Brass		
Floor	Tiles		Marble effect		

Store Cupboard / HW

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Door	Handle	1	White wood		
		1	Brass		
Expansion vessel		1	Red		
HW tank	Megaflo	1			
Hoover	Henry HVR200-22	1			
	Silver extension	1			
Shelving			Wooden		

Bedroom 3

Item	Description	Qty	Material / Colour	Condition & Comments	Photo
Ceiling	Plaster		White		
Light	3 LEL down lights	1	Gold fitting		
Loft hatch		1	White plastic		
Walls	Plaster		Cream		
Radiator	Single, TRV	1	White		
Double 3 pin plug		3	White		
Light switch	Single	1	White		
Phone socket	Double	1	White		
Bedside table	3 draw	1	Beech		
	Handles	3	Silver plastic		
Drawers	7 drawers	1	Beech		
	Handles	12	Silver plastic		
Cupboard	Double door	1	Beech		
	Handles	2	Brass		
Window	Single pane	1			

	Handle Blind	1 1	White Wood		
Window	Double pane Handle Blind	1 1 1	White Wood		
Floor			Laminate		
Bed	Double	1	Wood		
Mattress	Double	1	Cream		
Door	Handle	1 1	White wood Brass		
Skirting board				cracked	26

PHOTOS

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



