



C Services

CARRINGTONS SERVICES

INVENTORY & SCHEDULE OF CONDITION RELATING TO:

**6 Ivy Hill Court
New Road
Princes Risborough
Bucks
HP27 0JL**

DATE OF RECORDING: 02/08/2010 By: Carringtons Services

DURATION OF TENANCY: New Tenant

FOR: Private Landlord

A two bedroom, ground floor flat, with one off road parking and communal gardens.

You are reminded that it is your responsibility at the start of the tenancy to point out any specific discrepancies on the Inventory. If no comment is made on the Inventory it is assumed that the item is of the standard as stated in the notes relating to the property.

At the end of the tenancy no dispute regarding the contents or description contained within the Inventory will be taken into account unless noted at the beginning of the tenancy.

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ABBREVIATIONS

IGO	In good order
IWO	In working order
LHS	Left hand side
RHS	Right hand side
CWA	Consistent with age
DS	Double socket
SS	Single socket
LS	Light switch
TP	Telephone point
NT	Not tested
SSt	Stainless steel

DISCLAIMER

Working Order	This inventory notes the presence of items of furniture, fixtures, furnishings, electrical equipment and appliances included in the tenancy. The inventory is no guarantee of the adequacy, working order or safety of any item noted.
Structure and fabric of the property	This inventory is not intended to form any part of a survey and does not comment on the functionality of the property
Descriptions	The terms silver, chrome, brass, gold, aluminum, copper, pine, oak, etc relate to the description of the colour and appearance of the item and not to the composition of the item
Soft Furnishings	The inventory may contain a reference to 'fire safety labels' this is a comment on a label that refers to fire safety and is attached to an item of furniture. It is not a guarantee that the specified furniture complies to any current legislation
Ancillary Rooms and Areas	Any room that is excluded from the tenancy will not be noted on the inventory. Loft spaces and cellars will not be included unless they are habitable areas included within the tenancy
Windows and doors	Whilst comment is made on windows and doors they are not tested to ensure that they are in working order neither are they a guarantee of description or composition.
Heavy items	Heavy items of furniture such as beds, wardrobes, bed-settees, large mattresses, kitchen appliances and furniture etc will not be moved and no responsibility can be taken by the inventory provider for areas or items that cannot be fully inspected

Check out procedures

- You must be ready to vacate the property and handover any keys at the time of appointment.
- All items should be placed in the rooms described in the inventory.
- All keys must be available and clearly labeled.
- The property should be in similar condition of cleanliness as at the check in and as you vacate there must be no trace of previous occupant.
- All china, glassware, crockery, kitchen utensils etc should be clean and accessible.
- Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed back in the correct location.

The following notes have been written to assist you in a problem free move at the end of your tenancy.

Please note it is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should the Inventory Provider have to search for missing items, it may result in a charge for the tenant. Heavy items of furniture must be placed in their original locations.

It is important that on the time of check out all cleaning has been completed, all personal belongings have been removed and you are ready to vacate at the agreed time. Failure to do so may result in additional charges being added.

NOTES RELATING TO THIS PROPERTY:

Decorations	Decorated to a high standard throughout
Cleanliness	Cleaned to a high standard throughout unless stated in report
Carpets	In good order unless stated otherwise
Curtains	As stated in report.
Appliances	As stated in report.
Windows	Black painted wooden windows with black painted handle and latch.
Garden	Communal Gardens.
General	All power points, light switches, TV & Telephone points are white plastic unless otherwise stated.

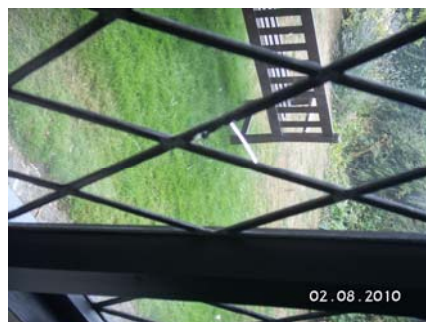
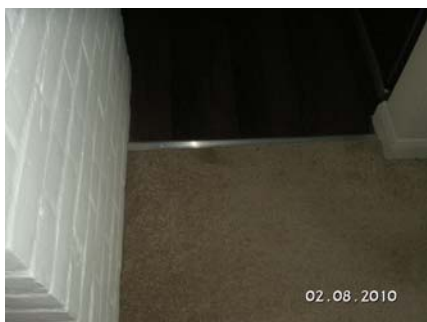
INVENTORY

FRONT DOOR & HALL.	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENT
FRONT DOOR	<p>Entrance Hall is communal. Brick built with green garden, wooden door with buzzer to entry and two glass panels either side.</p> <p>Front Door- Solid wooden, six panels light vanished door with brass No 6, brass Yale Lock and brass Chubb Lock with cover. Front door Internally is slightly darker stain with one brushed chrome slide bolt at top.</p> <p>Door Frame- Black painted wooden frame.</p>	<p>Cover appears bent. Door is dusty with paint marks present on internal side. Light usage marks present. White paint present, mid and low level with various gouges out of wood on threshold.</p>	

RECEPTION ROOM ONE.	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENT
FRONT DOOR	As front door in Entrance Hall.		
FLOORING	Beige medium pile carpet.	IGO. Slightly worn in walkways with five small stain between Kitchen and Hallway. Slight discolouration to carpet where rug has previously been laid. Some furniture indents.	
WALLS White painted-LHS. Cappuccino Painted-Remaining Walls.	<u>Rear-</u> Front Door. One DS. One chrome touch LS. One intercom phone. One boxed in fuse box and sockets. One house bell. One fuse socket One DS. One BT socket. One window with wooden beading. Two tacks. <u>LHS-</u> Brick wall painted white with two white ceramic half wall lights. <u>Facing-</u> One satellite and aerial point. One Sky box. One black double socket. One window with beading. One black, glass fronted electric heater.	One large crack to wall where splint is present with black cable. Cracks leading off of damaged area. Heavily discoloured. Broken. Four painted over screw holes. One screw has damage. IGO. Lights are grubby and dusty but secure. One small hole, RHS of first light. Socket is loose and needs fixing. Heater is secure but slightly dusty.	

	<p>One 5cm damage to plaster near cupboard units.</p> <p><u>RHS-</u> One black fuse switch. One black single LS. One Siemens' thermostat dials. One painted capped socket. Two holes and one pin above socket. One screw, painted. One door leading to Hallway and Bedrooms.</p>	<p>Damage to plaster RHS of thermostat dial.</p> <p>Various low level light usage marks. One darker scuff mark RHS of Hallway door, roughly 5cm in size.</p>	
<p>CEILING</p> <p>White Artex. White Coving.</p>	<p>Two black centre pendant lights with black ruffle fabric shades.</p>	<p>IGO and clean. IGO and clean.</p>	
<p>WOODWORK</p>	<p>Cappuccino painted wooden skirting board.</p>	<p>Consistent with use and age. Three small holes on skirting board on RHS wall. Skirting board NOT present on LHS wall. Various scuff marks to paint within skirting board on Facing wall.</p>	
<p>WINDOW</p>	<p>Black painted wooden windows with black painted handle and latch.</p> <p>Window sill is cappuccino coloured.</p> <p>One brown exterior/white interior UPVC double glazed window with white plastic handle and one window key. Window sill is cappuccino</p>	<p>Window appears dirty and discoloured low level. Latch and handle are consistent with use. One crack on centre panel window on one diamond. Various stain and chip marks present and surface dirt. One large crack to plaster near RHS window over looking garden. Window appears clean and IGO, slightly dusty. One black scuff mark along mid level. Light usage marks.</p>	

	<p>coloured.</p> <p>Fittings-</p> <p>One black and brushed grey flannel-ette five seater corner sofa with four off cream and two red and stripped cream cushions.</p> <p>One small cupboard under stairs on LHS wall-</p> <p>One built in wall safe.</p> <p>One SS.</p> <p>One single LS.</p> <p>Various electrical equipment i.e. VCR and floor tiling.</p> <p>One built in wooden cabinet with four glass panel mirror acting as door.</p> <p>Cabinet has various hooks throughout.</p> <p>Two hanging rails.</p>	<p>One small hole in filler RHS bottom corner.</p> <p>Sofa, IGO and clean.</p> <p>Fire safety approved.</p> <p>Cupboard has various wrought plugs, filler marks and scuff marks consistent with use as cupboard.</p> <p>One hook missing on second level up.</p>	
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KICTHEN.	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENT
DOOR	No door present. Archway leading through to Kitchen.		
FLOORING	Dark wooden click laminate flooring.	IGO throughout. Clean with one 5cm chip mark to LHS corner below sink.	
<p>WALLS</p> <p>Cappuccino Painted. Black shiny beveled effect tiled splash back and black and white zigzag effect papered wall.</p> <p>Kitchen Units- Dark brown wooden effect units with beech effect casing and chrome handles. Dark brown wooden effect kickboard and finals.</p>	<p><u>Rear-</u> Archway leading to Reception Room One. Work bench island housing Washing Machine to Reception side.</p> <p>One black with light mottles effect worktop. Kitchen side has one single, low level cupboard with five small wine shelves to LHS of cupboard.</p> <p><u>LHS-</u> Two head height cupboards. One slim Matsui Dishwasher- Serial No: 831007505 Model No: MF145. One under cupboard sink with sliding grey waste bins X2. One black and mottles effect worktop. One black resin one and a half sink and drainer with chrome mixer tap. Two plugs, those are in-built. One UPVC double glazed window. Black splash back tiles.</p>	<p>Washing machine appears clean, but soap draw box is broken and difficult to pull out. Kickboard is damaged below washing machine and at an angle. Remainder panel to RHS of washing machine is loose low level. Brick work appears unpainted. IGO, some surface dirty present.</p> <p>IGO Clean and IGO.</p> <p>Slightly tarnished near sink on LHS. Tap is loose. Drainer is consistent with use with lime scale build up.</p> <p>Clean and IGO.</p>	

	<p><u>Facing-</u> One large head height cupboard. One slightly smaller head height cupboard. One extractor fan- chrome and glass with blue chrome panel. Wall has wallpaper as stated. Two black DS. One black cooker isolator switch and single socket. Black mottles worktop. One SSt splash back area near hob. One Samsung black glass foring hob, with electric touch. One SSt and black Samsung oven. One low level cupboard low level to LHS of oven with built in white wire racks. Four low level draws LHS of oven.</p> <p><u>RHS-</u> One American style Samsung silver fridge/freezer with ice making machine.</p> <p>Wall appears to be Magnolia painted but then plane plaster behind fridge to LHS of fridge. Worktop off cut present at back of fridge.</p>	<p>Crumbs present and is dirty. Hood is clean and IGO.</p> <p>Light scratch marks either side of hob.</p> <p>IGO and clean.</p> <p>Professionally clean to a high standard.</p> <p>Clean and IGO, handles are slightly dirty.</p> <p>Various light scuff marks, low and mid level. One 1cm dent to freezer door low level. Surface dirt present. Both fridge and freezer appear domestically cleaned and IGO.</p>	
CEILING	One black and chrome four tier strip light.	IGO. Slightly dusty.	
White Artex. White Coving.		Ceiling has damage where previous light was. Cobwebs present.	
WOODWORK	N/A		
WINDOW	One small single opener, externally brown, internally		

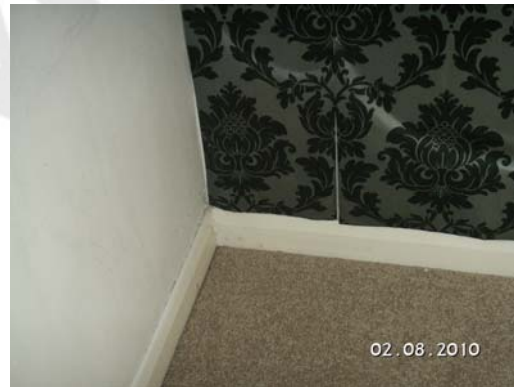
	<p>white UPVC double glazed window and key. Black tiles windowsill and part edges with unevenly painted Cappuccino paint to top area of window.</p>	<p>One filler mark present to RHS of window. Some cracks to plaster on LHS of window.</p>	
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HALLWAY.	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENT
DOOR	<p>One natural wooden four paneled obscured glass door.</p> <p>One obscured glass panel above door.</p> <p>Door frame- Reception Room One side, painted Cappuccino colour. Hallway side painted white gloss.</p>	<p>IGO.</p> <p>Difficult to shut.</p> <p>One large black scuff mark on outer edge.</p> <p>IGO. Some marks present consistent with use.</p> <p>Two small holes to opposing side of obscured glass panel window on wall.</p>	
FLOORING	Beige medium pile carpet.	IGO.	
WALLS Black and silver patterned wallpaper.	<p><u>Rear-</u> Door leading to Reception Room One.</p> <p><u>LHS-</u> One black glass fronted electric radiator. One black LS. Wallpapered wall. One door to Bedroom One.</p> <p><u>Facing-</u> One door leading to Bedroom Two.</p> <p><u>RHS-</u> One door leading to built in airing cupboard and tank.</p> <p>One door leading to Bathroom.</p>	<p>IGO but dusty.</p> <p>Unusable space. One wooden edge. Full length mirror.</p>	
CEILING White Artex.	<p>One white centre pendant light with black fabric shade.</p> <p>One smoke alarm holder.</p>	<p>Slightly discoloured.</p> <p>Shade is IGO.</p> <p>No smoke alarm present.</p>	
WOODWORK	White gloss skirting boards.	Dirty low level and only to LHS.	
WINDOW	N/A		

BEDROOM ONE.	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENT
DOOR	<p>One natural wooden, four paneled door.</p> <p>One obscured glass panel above door.</p> <p>Door frame is white gloss wooden painted.</p>	<p>IGO throughout with pencil marks present at top of door externally and near lock.</p> <p>IGO, some light chips present low level.</p>	
FLOORING	Beige medium pile carpet.	IGO and clean.	
WALLS White painted to three sides and black and silver wallpaper matching Hall.	<p><u>Rear-</u> Wall painted white.</p> <p>Door to Hallway. One black DS. One Siemens white thermostat dial. One brushed chrome touch LS.</p> <p><u>LHS-</u> Wall painted white.</p> <p>One dark wooden six draw unit. Two draws are smaller at top.</p> <p><u>Facing-</u> One black DS. One black fuse switch. One black glass fronted electric radiator. One window with wooden bead.</p> <p><u>RHS-</u> Black and silver pattern wallpaper. One white external wall vent. Two black free standing shelves.</p>	<p>Scuff marks present mid level.</p> <p>Large filler marks which have been sanded down but not re-painted, head height at centre of wall. IGO and clean.</p> <p>IGO.</p> <p>Scuff marks low level to RHS of window.</p> <p>Wallpaper coming loose at base of wall throughout. Clean, but slightly loose.</p>	
CEILING White Artex. White Coving.	One chrome and white centre pendant light with glass beading and black fabric shade.	Some damage to paint above draw unit. IGO and clean.	

WOODWORK	White gloss painted skirting boards.	Slightly discoloured behind bed and in corners near bed. White paint present below and RHS of radiator. Consistent with age but in fairly good order.	
WINDOW	One brown externally, white internally UPVC double glazed window. One black, black out roller blind. One wooden bead above window with four plastic screws attached to beading. One white painted wooden sill. One window key present. One black home easy control pad to access lights. One double duvan and matching mattress.	Clean and IGO. Clean and IGO. Extensively marked and uneven paint throughout. Stained, and fire safety label present.	



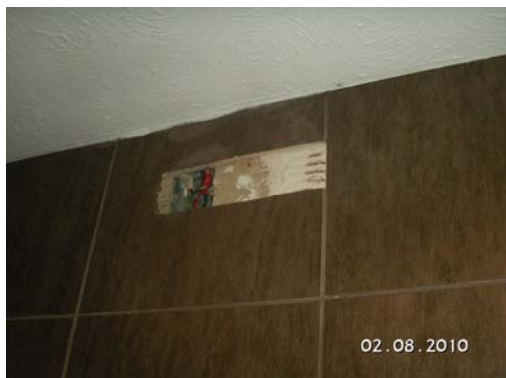
BEDROOM TWO.	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENT
DOOR	<p>One natural wooden, four paneled door. One brushed chrome door hook. One obscured glass panel above door. Door frame is white gloss wooden painted.</p>	<p>IGO. Paint present on panel. Various light scuff marks present. Black marks at top due to door hook.</p>	
FLOORING	Beige medium pile carpet.	IGO.	
<p>WALLS</p> <p>White painted with brown and gold effect papered wall.</p>	<p><u>Rear-</u> Wall painted white. Door leading to Hallway. One single black LS.</p> <p>One set of small black five draw chest of draws.</p> <p><u>LHS-</u> White painted. One DS. One capped socket. One Siemens thermostat dials. One dark wooden three door wardrobe with full length glass door in centre- One hanging rail. One slide out hook rail. One slide out draw at base. One single section hanging rail.</p> <p><u>Facing-</u> Patterned effect wallpaper. One white external wall vent.</p> <p><u>RHS-</u> White painted. One window with wooden beading. One black DS. One black fuse switch. One black glass fronted electric radiator.</p>	<p>IGO. One screw missing from LS.</p> <p>Paint present. Painted over.</p> <p>Slightly dirty low level.</p> <p>One small chip low level at centre of wall.</p> <p>IGO, but dusty. Two areas of tape present to LHS of</p>	

		<p>window. Paint chipping near extractor fan. Scratch mark above casing of window.</p>	
<p>CEILING</p> <p>White Artex. White Coving.</p>	<p>One centre pendant light with bulb.</p>	<p>Cobwebs present throughout. Protector is loose but is present.</p>	
<p>WOODWORK</p>	<p>White gloss skirting boards.</p>	<p>Dusty throughout with light usage marks.</p>	
<p>WINDOW</p>	<p>One brown externally, white internally UPVC double glazed window. White handle and one window key. One black painted wooden window sill.</p>	<p>IGO and clean.</p> <p>White paint marks throughout, but consistent with use. One large split to the wood closest to the window.</p>	



BATHROOM.	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENT
DOOR	<p>One natural wooden, four paneled door.</p> <p>One brushed chrome door hook.</p> <p>One obscured glass panel above door.</p> <p>Door frame is white gloss wooden painted.</p>	<p>IGO.</p> <p>IGO, some light usage marks low level.</p>	
FLOORING	<p>Brown brushed effect tiles.</p>	<p>Some water marks present under sink.</p> <p>IGO.</p>	
<p>WALLS</p> <p>Brown brushed effect tiles.</p>	<p><u>Rear-</u> Door leading to Hall. Brown tiled area.</p> <p><u>LHS-</u> Wall is fully tiles floor to ceiling.</p> <p>One chrome towel holder. One large chrome push flush built into wall.</p> <p>One square free standing WC with plastic seat and lid and chrome attachments.</p> <p><u>Facing-</u> Fully tiles floor to ceiling. One chrome shaver socket. One chrome soap dispenser unit. One chrome toilet roll holder. One window. One free standing square white ceramic sink with chrome mixer tap and built in chrome plug unit. One Vent-Axia white wall vent. One chrome square shower/rain head attachment. Three built in chrome taps for shower attachment.</p>	<p>One large hole purposely cut in top of tile above head with wires taped and assumed cut off. Clean and IGO.</p> <p>One crack to tile LHS of sink.</p> <p>Clean and IGO.</p>	

	<p><u>RHS-</u> Fully tiles wall leading to white resin full length bath with chrome twist plug and twist. Bath panel is brown brushed tiles same as flooring and walls.</p>	Bath and bath panel are clean and IGO.	
<p>CEILING White Artex.</p>	<p>One brown, what looks like disused light. One chrome three tiered spot lights.</p>	<p>Damage to ceiling where previous light has been. One 5cm damage to ceiling above bath.</p>	
WOODWORK	N/A		
WINDOW	<p>One dark brown externally/internally obscured UPVC double glazed window. Chrome handle and one window key. One black painted wooden window sill.</p>	<p>IGO and clean. Some chips to tiles around window edging.</p>	



EXTERNAL	DESCRIPTION	CONDITION AT CHECK IN	CHECK OUT COMMENTS
LOFT SPACE	N/A		
GARDEN SHED	N/A		
REAR/SIDE GARDEN	Communal		
OUTSIDE FRONT	Parking to side of property		
FRONT GARDEN	N/A		
GARAGE	N/A		
GATES	N/A		

INSTRUCTION MANUALS:

None at property

METER READINGS:

ELECTRICITY: Situated: Just outside property to RHS
READING: Rate 1-02692 Rate 2- 08345
SERIAL: A08LB11495

GAS: Situated N/A
READING: N/A
SERIAL: N/A

OIL: Situated N/A
READING: N/A
SERIAL: N/A

Burglar alarm system N/A
Mains fuse box location Just inside front door

Please note it is the tenant's responsibility to register with all utility companies, including council tax.

KEYS RECEIVED BY TENANT:

**INVENTORY & SCHEDULE OF CONDITION
RELATING TO:**

**6 Ivy Hill Court
New Road
Princes Risborough
Bucks
HP27 0JL**

Date of Recording: 02/08/2010

I / We, the undersigned, agree that the Inventory and Schedule of Condition relating to the above property has been checked and all amendments and alterations (if any) have been clearly noted herein and is a correct record.

TENANT ONE:

Signed

Print

Date

TENANT TWO:

Signed

Print:

Date:

Signed by agent.....

