

INVENTORY & SCHEDULE OF CONDITION

Of

Home Cottage, High Street, Hereford HR1 2BC

Dated

24th September 2015

Taken by

Anne Inventory

Please note: Photos have been taken of this property and are kept on file in the event of them being needed for future reference.

On receiving this document you have 48 hours to return it with any amendments, if we do not receive this back within this time frame it will be assumed that you agree with all items listed.

Tenancy Guidance Notes

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

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, aluminium, 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	While comment is made on windows and doors they are not tested to ensure that they are in working order.
Heavy items	Heavy items of furniture like beds, wardrobes, sofas, large mattresses, kitchen appliances and furniture etc. will not be moved. No responsibility can be taken by the inventory provider for areas or items that cannot be fully inspected.

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 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 damage.

Decoration

Fair wear and tear will be taken into consideration. However, you may be charged for tearing to wall coverings, excessive chips to woodwork and plaster damage caused by pins, nails, screws being driven into walls etc. The replacement of light bulbs and smoke alarm batteries 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. A charge may be made if boxed/stored items need to be returned to the inventory location after you have vacated the property.

Keys

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

Should any of the electrical or gas appliances show signs of malfunction during the tenancy or any damage or accidents occur which could be considered urgent, you must inform the letting agent/landlord immediately.

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

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.

Glossary

All of the following can either be quantified precisely by number or by a general term of quantity by adding a precise location:

Chip	A small abrasion to the surface
Dent	A depression in the surface
Fixing holes	Large holes left by wall fixings, often with plugs inserted
Furniture Stand	Depressions made by the weight or movement of
Marks	Furniture in floors or floor coverings
Gouge	A deep scratch or mark in a surface that would require some form of repair
Limescale	White deposits left by standing water
Mark	A small discolouration to the surface
Nail holes	Holes caused by large nails or picture hooks
Pin hole	Hole caused by pins or small picture hooks
Scrape	A medium rubbing of a surface
Scratch	A long and narrow abrasion to the surface
Scuff	A light rubbing of the surface
Spot	A larger discolouration to a surface
Water marked	Dried water drops or rivulets

All of the following can have a quantifiable adjective attached such as slightly, lightly, fairly, very, well or highly appended to them:

Dusty	A covering of dust removable with a vacuum or duster
Grubby	In need of cleaning above that required for dusty and requiring cleaning materials
Dirty	In need of cleaning above that required for grubby and requiring much cleaning involving cleaning materials
Filthy	Extremely dirty and requiring major cleaning to a professional standard and in a state that may not be restorable to an acceptable standard
Greasy	Greasy to the touch
Soiled	Badly stained and marked
Stained	Discoloured sections
Worn	Showing signs of undamaged usage

PROPERTY CONDITION REPORT

COBB
AMOS

Agent	Cobb Amos, 14 King Street, Hereford, HR4 9BW
Property	Home Cottage, High Street, Hereford HR1 2BC
Date of Inspection	24 September 2015
Inspected by	Anne Inventory
Commencement of Lease	25 September 2015

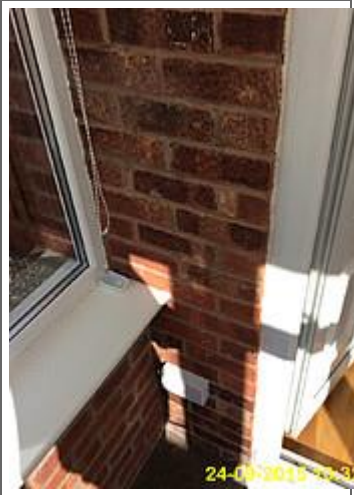
Outside Front	Comments	Tenant Comments	Check Out Comments
Concrete driveway. Gravel area. Stained wooden panel fencing to side. Evergreen hedge to front. Green Herefordshire Council recycling wheelie bin Black Herefordshire Council general waste wheelie bin. Gas meter box.	Gas meter box broken		



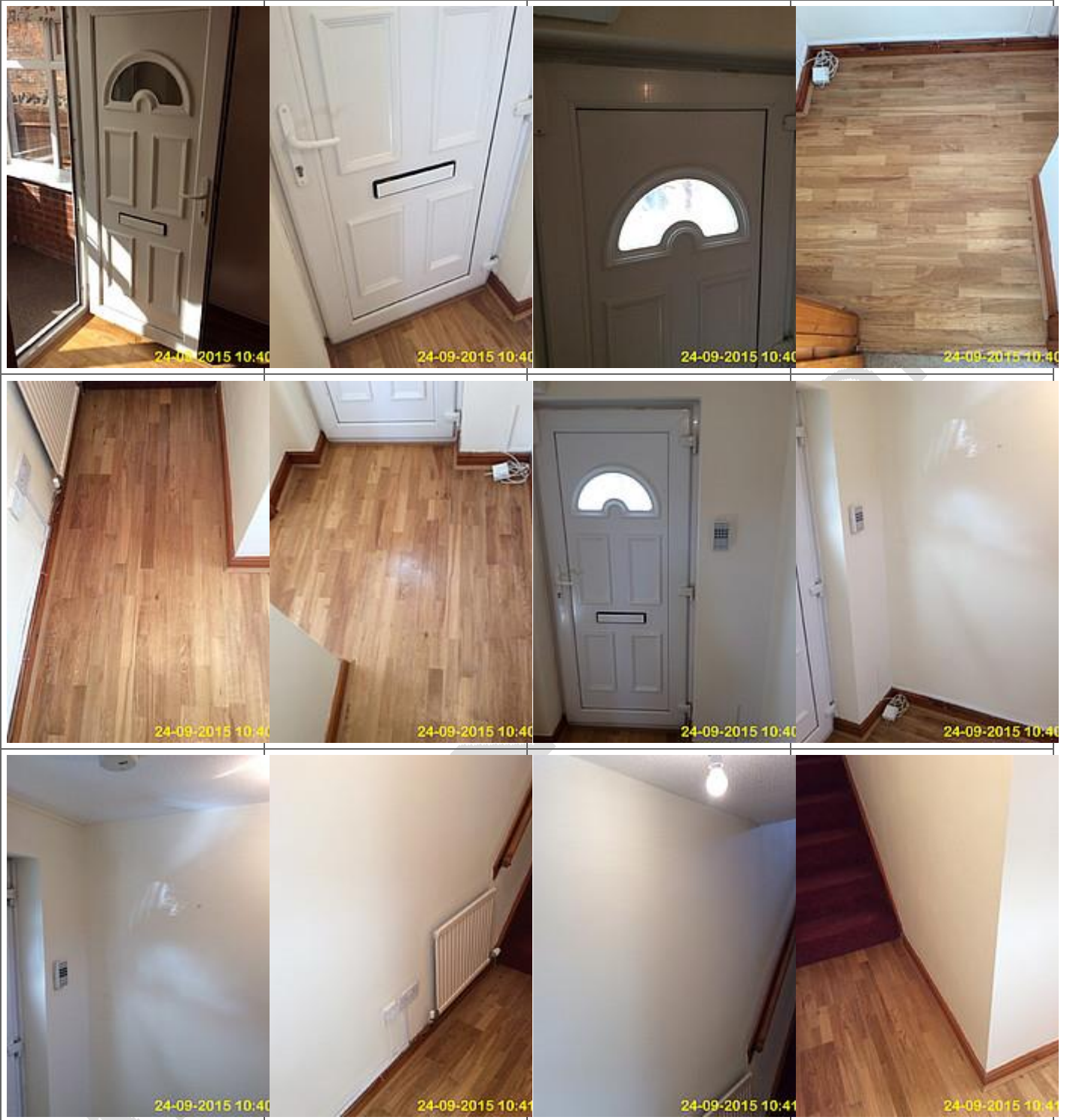
Porch	Comments	Tenant Comments	Check Out Comments
Door White PVCu double glazed with white PVCu lever handle and letterbox.	Top hinge cover missing.		
Floor Brown carpet.			
Walls Exposed brickwork.	White paint marks either side of doorway into hallway.		
Ceiling Opaque plastic sheeting.			
Windows White PVCu double glazed with 4 transoms. White PVCu sill.	Windows dusty and dirty inside and out.		

Light Fitting Wall mounted black coach lamp.	Working.		
Additional Brown and black rubber mat. 5 cream and red floral pattern roller blinds. Double power point. Telephone socket cover. Electric meter box.			





Entrance Hall	Comments	Tenant Comments	Check Out Comments
Door White PVCu with double glazed obscure half moon pane, white PVCu lever handle and letterbox.	Top of door on inside dusty.		
Floor Wood laminate.	Light scratches throughout.		
Skirting and Woodwork Stained wooden.	Magnolia paint splattered throughout.		
Walls Magnolia painted plasterwork.	Picture hook opposite living room door. Repair work in corner to left of radiator.		
Ceiling White painted artex.	Cobwebs around light fitting.		
Light Fitting Pendant. No shade.	Working.		
Additional Alarm control panel. BT Openreach telephone socket. Telephone socket. Double power point. White panel radiator. Triple light switch. Electrical consumer unit. Ceiling mounted smoke detector/alarm.	Tested. Working.		





Living Room	Comments	Tenant Comments	Check Out Comments
Door Stained wooden with brass effect lever handle into hallway.			
Floor Beige flecked carpet.	Furniture marks. Worn and discoloured in front of fireplace.		
Skirting and Woodwork Stained wooden.			
Walls Magnolia painted plasterwork.	Dent to right of telephone socket. Screw head above telephone socket. Screw head above fireplace. Plasterwork chipped on corner below light switch.		
Ceiling White painted artex. White painted coving.	Brown mark on coving above cupboard door. Cobwebs.		
Windows White PVCu double glazed with 2 casements and 1 transom. White wooden painted sill.	Sealant in corners and along beading black with mould.		

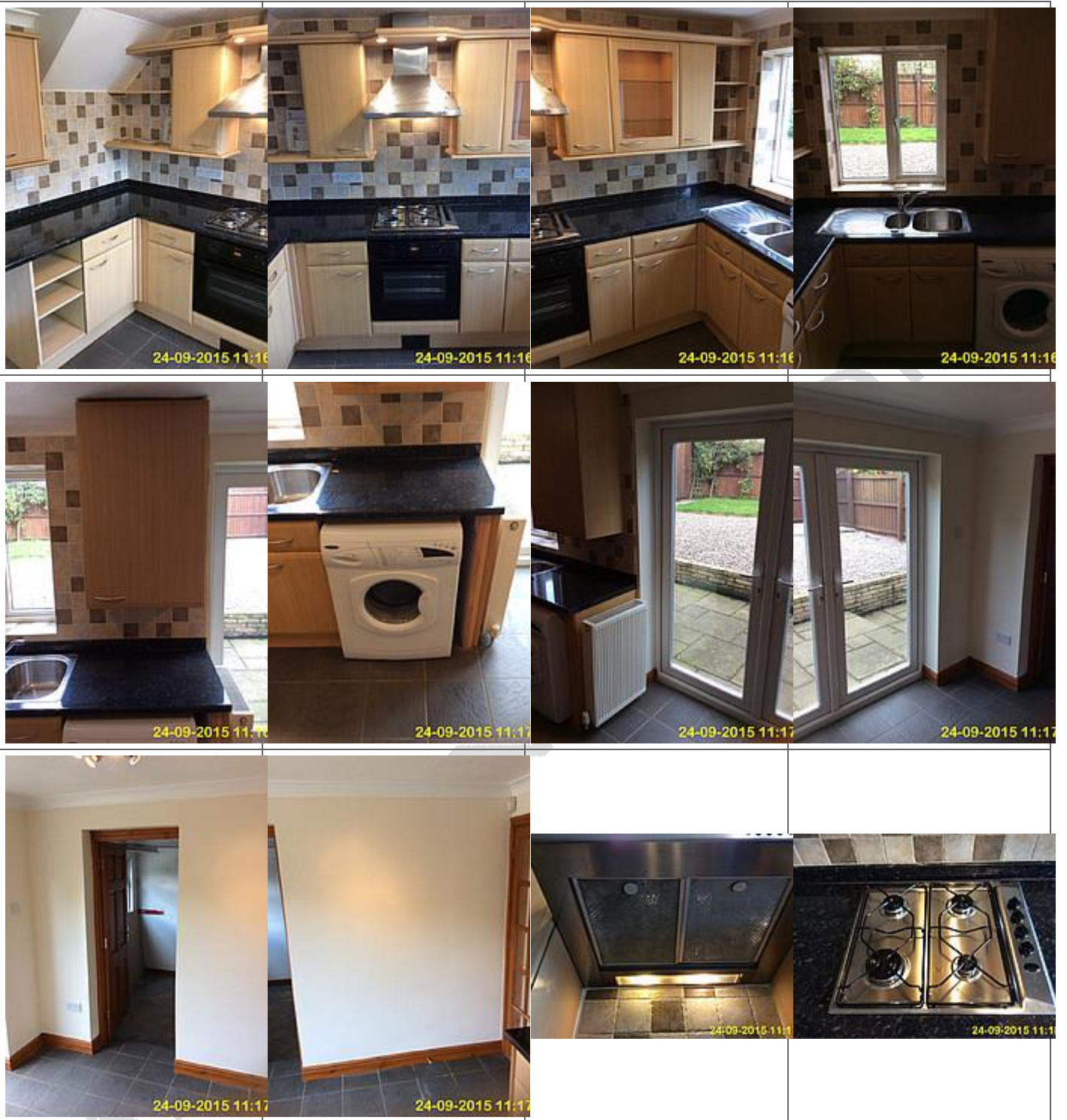
	Window sill chipped and scratched throughout.		
Light Fitting Pendant. No shade.	Working.		
Additional Single light switch. Telephone socket. 2 double power points. Under stairs cupboard with stained wooden door into. Cupboard has beige carpet, white wooden painted skirting, magnolia painted plasterwork walls and wall mounted light fitting with pulley switch. Working. Drayton thermostat control. Beige marble fireplace with beige marble hearth. Black gas fire with coals. Isolator switch. Double power point. TV socket. Wooden curtain pole with 2 finials and 24 curtain rings. Pair of floor length cream and red floral pattern curtains. Set of vertical blinds. White panel radiator. Alarm motion sensor. Ceiling mounted CO detector/alarm.	Tested. Working.		





Kitchen	Comments	Tenant Comments	Check Out Comments
Door Stained wooden with brass effect lever handle and 15 single glazed panes into living room. White PVCu double glazed patio doors with white PVCu lever handles into garden.	Frame above bottom 3 panes on kitchen side chipped. Bottom of patio doorframe scuffed.		
Floor Grey tile.	"L" shape mark in front of living room door.		
Skirting and Woodwork Stained wooden.			
Walls Magnolia painted plasterwork. Beige and brown tile splash back.			
Ceiling White painted artex. White painted coving.	Cobwebs.		
Windows White PVCu double glazed with casement. Brown and beige tile sill.			
Light Fitting 2 chrome effect ceiling mounted fittings with 4 spotlights each.	All 8 lamps working.		
Wall and base units Range of light wooden fronted wall and base units and drawers with chrome effect handles.	2 x spotlights inside glass fronted wall unit both working.		







Garage	Comments	Tenant Comments	Check Out Comments
Door Stained wooden with brass effect lever handle into kitchen. White PVCu with white PVCu lever handle into garden. White painted metal up and over to front.	Black marks below handle on garage side. Heavily scuffed and marked.		
Floor Grey painted concrete.	Paintwork heavily scuffed and scratched.		
Skirting and Woodwork Stained wooden.	Scuffed and marked throughout.		
Walls White painted plasterwork.	Heavily scuffed and marked throughout.		
Ceiling White painted plasterwork.			
Windows White PVCu double glazed with transom.	Frame dusty, dirty and covered in cobwebs.		
Light Fitting 2 ceiling mounted fluorescent strip lights with 2 bulbs each. No diffusers.	All 4 bulbs working.		
Additional			

Single light switch.
Isolator switch.
Double power point.





Stairs and Landing	Comments	Tenant Comments	Check Out Comments
Floor Crimson carpet.	Worn on high traffic areas.		
Skirting and Woodwork Stained wooden skirting. Stained wooden wall mounted handrail. Stained wooden balustrade and newel post.	Chunk missing from skirting at top of stairs on right hand side ascending.		
Walls Magnolia painted plasterwork.			
Ceiling White painted artex.			
Light Fitting Pendant. No shade.	Working. Cobwebs.		
Additional Double power point. White panel radiator. Single light switch. Airing cupboard with stained wooden door with brass effect lever handle into. Cupboard contains wooden shelving, lagged hot water tank, heating and hot water control panel and isolator switch. Immersion heater isolator switch. Alarm control panel. Loft access hatch. Ceiling mounted smoke detector/alarm.	Tested. Working.		





Bathroom	Comments	Tenant Comments	Check Out Comments
Door Stained wooden with brass effect lever handle and lock.			
Floor Beige marble effect vinyl.	Vinyl rippled and discoloured under hand basin.		
Skirting and Woodwork Stained wooden.			
Walls Magnolia painted plasterwork. Orange and beige tile splash back.			
Ceiling White painted artex.			
Windows White PVCu double glazed obscure with transom. Beige tile sill.	Window frames black with mould in corners.		
Light Fitting 3 ceiling mounted recessed spotlights.	All working.		
Additional Chrome effect ladder radiator. Cream ceramic WC with cream plastic seat and lid. Cream ceramic pedestal hand basin with chrome effect mixer tap and plunger plug. Wall mounted chrome effect shaving mirror. White Mira Sport shower. Cream plastic panel bath with chrome effect mixer tap and plunger plug. Wooden curtain pole. Cream shower curtain. Pulley isolator switch. Pulley light switch.			





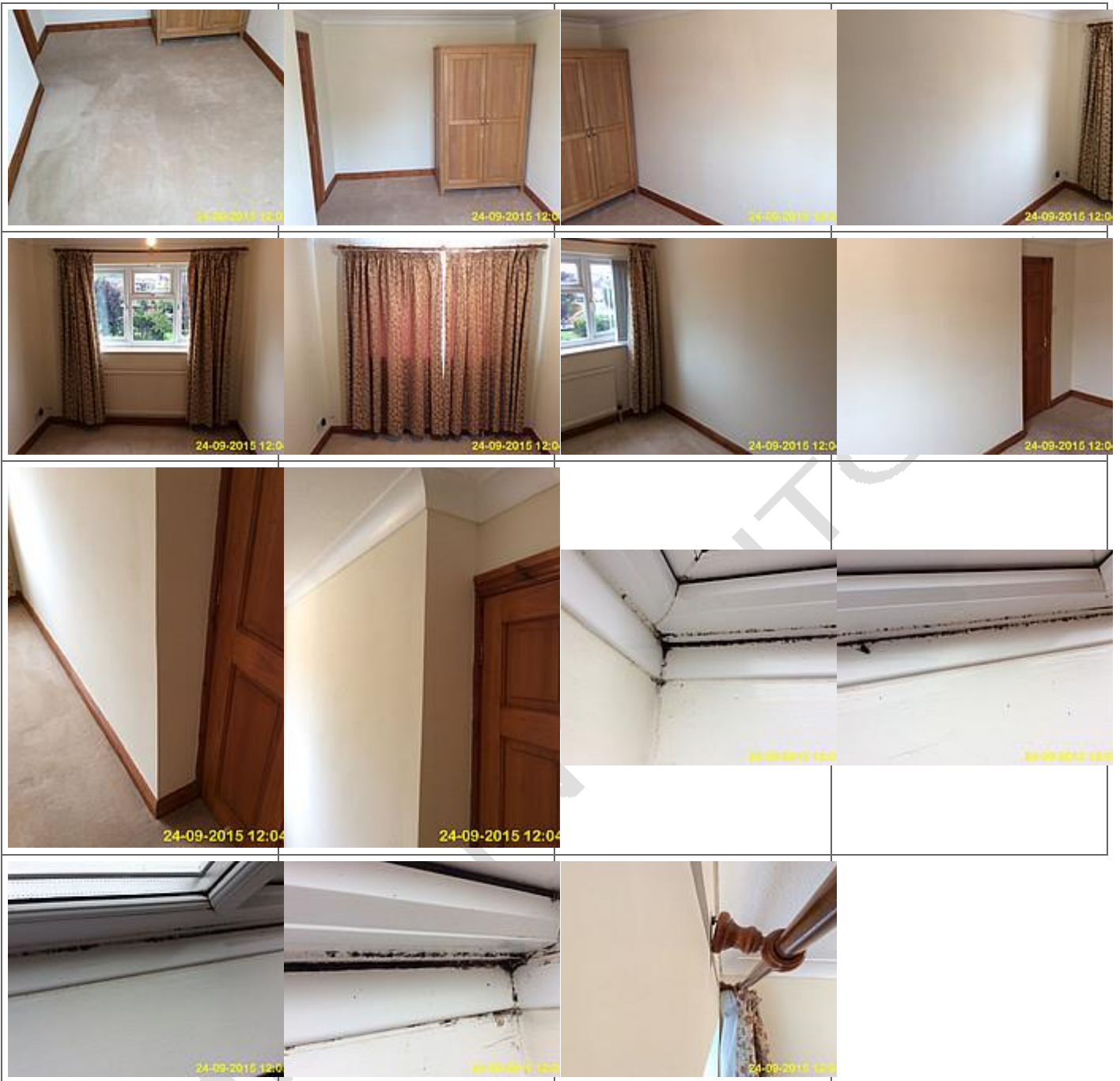
Bedroom 1	Comments	Tenant Comments	Check Out Comments
Door Stained wooden with brass effect lever handle.	2 chrome effect double coat hooks on back.		
Floor Beige carpet.	Paint splash and brown spot stain in front of radiator. Furniture indents. Worn on high traffic areas.		
Skirting and Woodwork Stained wooden.			
Walls White painted plasterwork.	6" scratch mark below light switch. Plasterwork cracked at coving level above window.		
Ceiling White painted artex. White painted coving.	Repair work in corner to left of doorway.		
Windows White PVCu double glazed with 2 casements. White wooden painted sill.	Black marks in corners of frame. Chipped and scuffed paintwork along sill.		

Light Fitting Chrome effect ceiling mounted fitting with 3 spotlights.	All working.		
Additional Single light switch. Chrome effect curtain pole with 2 finials and 29 rings. Pair of below sill length cream curtains. White panel radiator. 2 double power points. Door mounted doorstop.			



Bedroom 2	Comments	Tenant Comments	Check Out Comments
Door Stained wooden with brass effect lever handle.	4 screw holes along top on inside.		
Floor Beige carpet.	Furniture indents. Discoloured behind door. Stained along right hand side between doorway and window.		
Skirting and Woodwork Stained wooden.			
Walls Magnolia painted plasterwork.	Hole in wall to left of radiator.		
Ceiling White painted artex. White painted coving.	Cobwebs above window.		
Windows White PVCu double glazed with 2 casements and 1 transom. White wooden painted sill.	Bottom edge and corners of frame heavily coated in black spot mould. Window sill stained and paintwork scuffed.		
Light Fitting Pendant. No shade.	Working.		
Additional Single light switch. Free standing light stained wooden double wardrobe with chrome effect handles. Double power point. Power lead into wall. Possibly for external security camera. Wooden curtain pole with 2 finials and 24 rings. Pair of floor length cream and red floral pattern curtains. Set of vertical blinds. White panel radiator. Door mounted doorstop.	Centre curtain pole holder loose.		





Bedroom 3	Comments	Tenant Comments	Check Out Comments
Door Stained wooden with brass effect lever handle.	2 screw holes in centre top on inside.		
Floor Beige carpet.	Furniture indents. Worn on high traffic areas.		
Skirting and Woodwork Stained wooden.			
Walls Magnolia painted plasterwork.			
Ceiling White painted artex.			

Windows White PVCu double glazed with casement and transom. White wooden painted sill.	Black spot mould along sill edge and corners.		
Light Fitting Pendant. No shade.	Working.		
Additional Doorstop. Chrome effect curtain pole with 2 finials and 26 rings. Set of vertical blinds. Pair of below sill length cream curtains. White panel radiator. Double power point. Telephone socket. Single light switch.			





Garden	Comments	Tenant Comments	Check Out Comments
<p>Enclosed rear garden with panel fencing on all sides.</p> <p>Patio area.</p> <p>Raised gravel area.</p> <p>Small lawned area.</p> <p>Hardstanding area.</p> <p>Wooden shed containing Flymo lawn mower and wooden shelving.</p>			





Meters

Type	Supplier	Location	Reading
Electricity	Welsh Water 0800 622 444	Side	50112
Gas		Side	19252
Water			



DISCLAIMER

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

The person who compiled the inventory is not an expert in fabrics, woods, materials or antiques etc. nor is the inventory clerk 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, and locked rooms which have not been inventoried are the sole responsibility of the Landlord.

Safety Disclaimer

The inventory relates only to furniture, furnishing and all of the Landlord's equipment and contents in the property. It is no guarantee of or report on the adequacy of safety of any such equipment or contents, but is merely a record that such items exist in the property at the time of the inventory and the condition perceived of the same.

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

Furniture and Fittings (Fire) (Safety) Regulations 1988 – as amended 1994

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

DECLARATION

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 1

Signed:

Print:

Date:

Tenant 2

Signed:

Print:

Date:

The Landlord / for an behalf of the Landlord

Signed:

Print:

Date: