

Inventory & Schedule of Condition

Local Property Inventory

07517 014656

pinnaclepropertyservices.co.uk@gmail.com

Property inspected by Pinnacle Property Services

Address

24 Sara Crescent
Greenhithe
DA9



Carried Out

August
3rd 2018

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Guidance Notes for Tenants

Check Out Report

The property will be inspected as thoroughly upon check out as it was upon check in. Obvious or significant discrepancies will be reported to the Managing Agent/Landlord. The report will record all damaged/soiled/missing items and whether in the opinion of the Clerk, the tenant is responsible and thus liable for charges. However, the law allows for Fair Wear & Tear and this will be taken into consideration when the Check Out report is compiled.

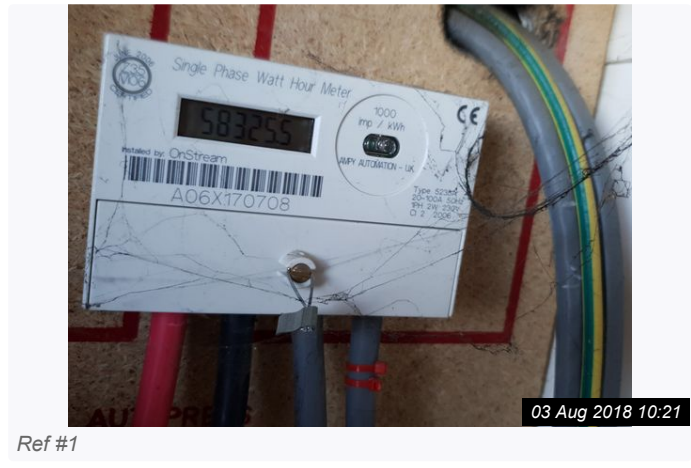
If professionally cleaned at the commencement of the tenancy, the property must be professionally cleaned (or of a similar standard) for the check out. Particular areas of note are: Sanitary ware, carpets and kitchen appliances/white goods/cupboards and work surfaces. Gardens must be left in accordance with the tenancy agreement otherwise charges may be added to the Check Out report.

At the end of the tenancy all items should be ready and in the same location as listed in the Inventory. Failure to do so will result in handling charges being passed on to the tenant. All beds should be left unmade with the linen folded. Bedding and linen should be clean and ironed where relevant. Beds (bases & mattresses) and pillows will be examined for staining and damage not previously noted on the inventory. Charges will be made in the form of cleaning charges, compensation or a percentage of the replacement cost as appropriate.

Charges may be added to the Check Out Report if marking to walls and woodwork is found to be excessive and if crockery, china, glassware and utensils are found to be chipped, cracked, burnt or soiled beyond what is considered Fair Wear & Tear. If the property is furnished all items will be checked for damage and charges may be incurred if damage is considered beyond Fair Wear & Tear. At the allotted time of Check Out all cleaning must be completed, personal items removed and keys handed over. Failure to comply will result in the clerk aborting the call and further charges being added to the Check Out Report.

The Inventory Clerk acts as an independent and reasonable body and will avoid any unnecessary criticism or derogatory comments when compiling or checking the inventory.

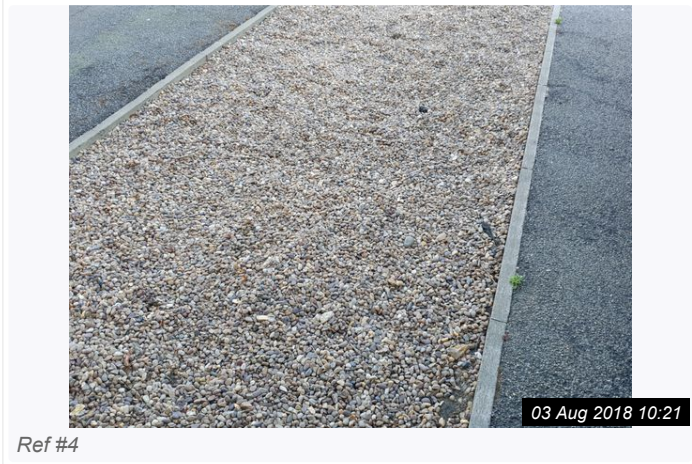
1. METER READINGS			
Item	Serial Number	Reading	Tenant Comments
1.1 Gas Meter	Location: External Cupboard Serial No:	13029	
1.2 Electric Meter	Location: External Cupboard Serial No:	58325.5	
1.3 Water m			



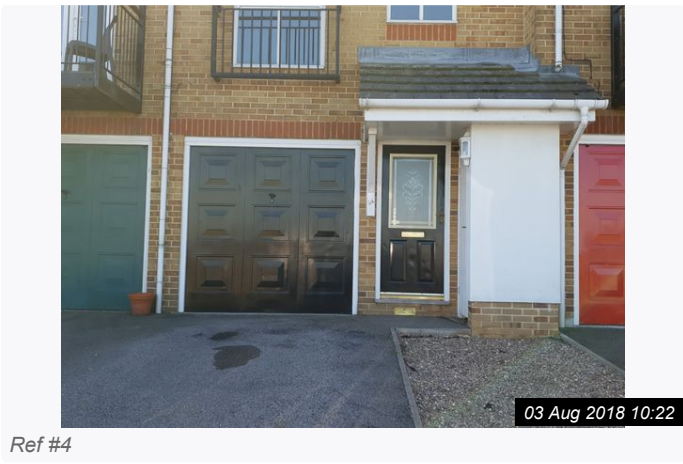
2. KEYS		
Item	Description	Tenant Comments
2.1 Chubb Keys	x 4	

3. SMOKE & CARBON MONOXIDE ALARMS			
Item	Location	Test Result	Tenant Comments
3.1 Smoke Alarm(s)	Located to each floor	In working order	
3.2 Carbon Monoxide Alarm(s)	Lobby area	In working order	

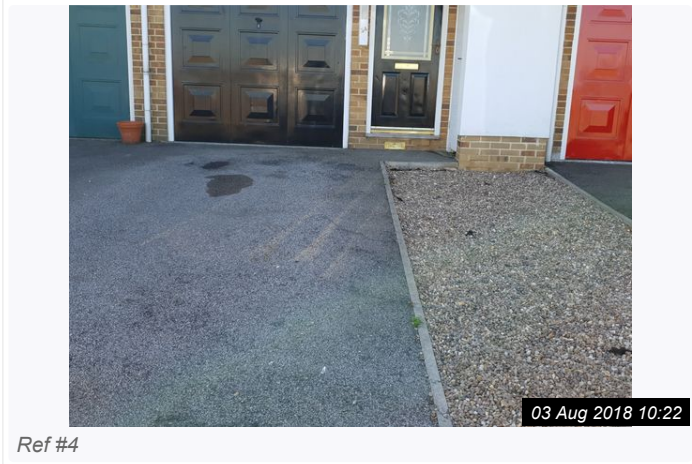
4. EXTERIOR FRONT			
Item	Description	Condition	Tenant Comments
4.1 Garden Description	Paved driveway with access to the garage and meter cupboard.	Well maintained	



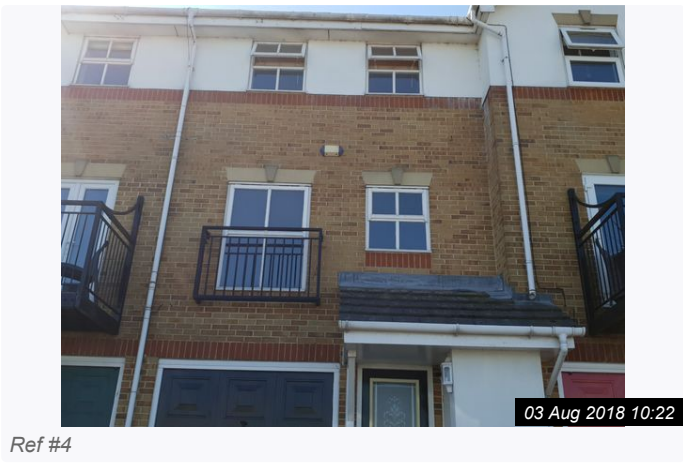
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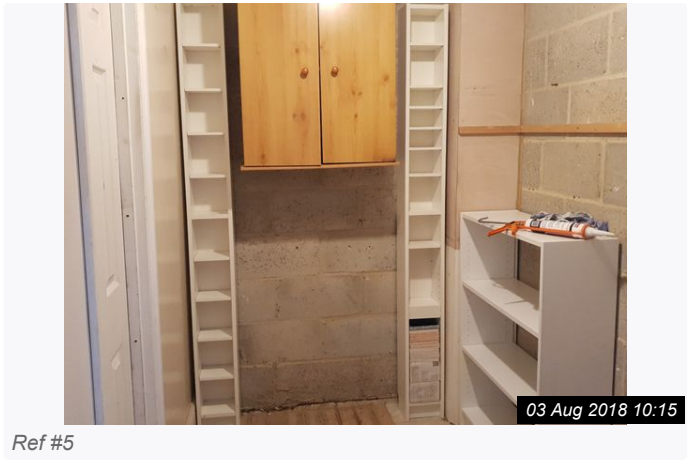


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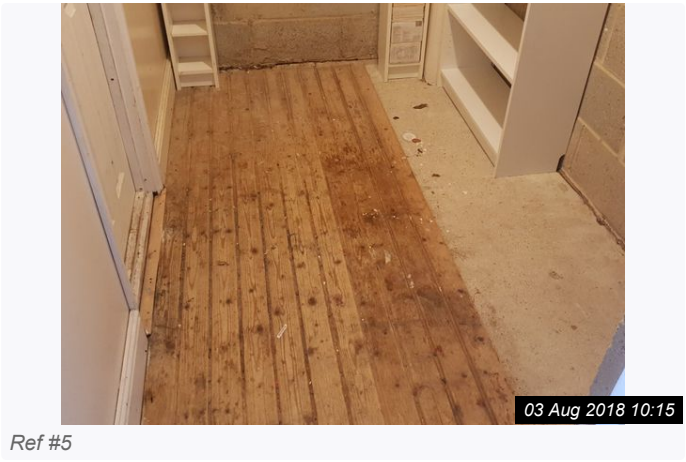


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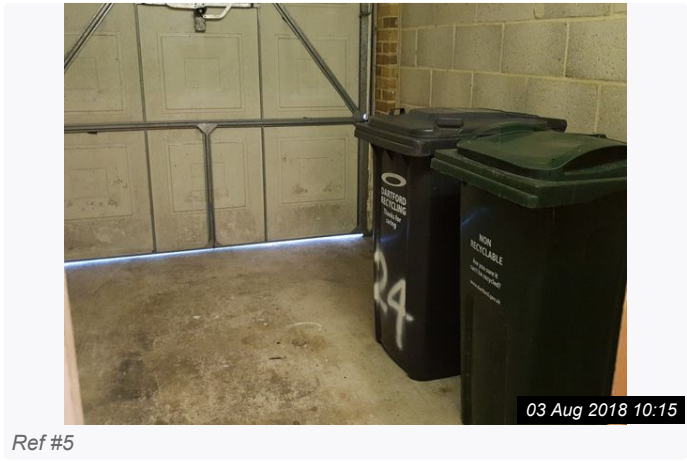
5. GARAGE			
Item	Description	Condition	Tenant Comments
5.1 Garage	Concrete structure with light and power; 2 x External recycling bins; Storage cupboard - Wall mounted; Storage cupboard - Wall mounted; 3 x White wooden shelved units	Well maintained, dusty	



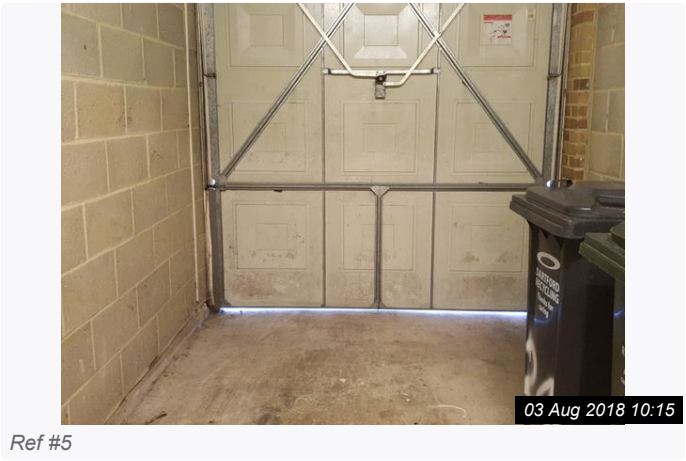
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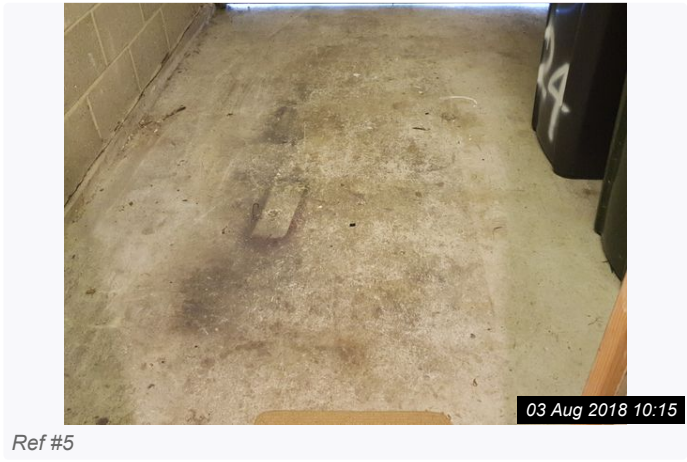
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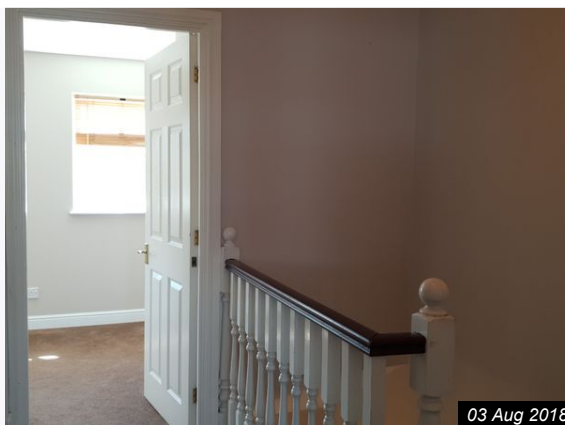


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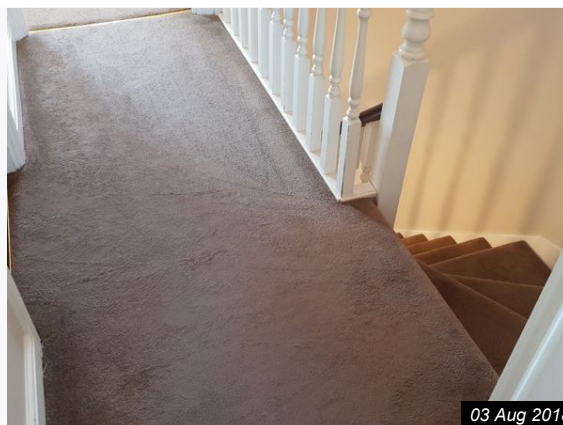


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6. HALLWAY/STAIRS/LANDING			
Item	Description	Condition	Tenant Comments
6.1 Door	White composite door with frosted glazed pane, brass fixings, chubb lock and door stop. Black to the reverse	Good condition, clean; Chips and marks to the footboard upon entrance	
6.2 Ceiling	Textured, painted white	Good condition, clean, loft access	
6.3 Lighting	Flex and bulb x 4	All in working order	
6.4 Walls	Painted beige	Minor marks to the paintwork throughout	
6.5 Woodwork	Painted white; Dark wood handrails	Small chips to the handrails and the skirting boards have scuff marks	
6.6 Electrics	Danfoss thermostat; 4 x Light switch; 2 x Pir; 2 x Double light switches Consumer unit - Front panel loose; 3 x Single sockets	Untested	
6.7 Heating	Wall mounted radiator - White x 2	Good clean condition	
6.8 Flooring	Brown fitted carpet	Good condition, small stains noted throughout	
6.9 Additional Items / Information	Wall mounted coat hook; Under stairs cupboard - White wood door with internal wooden shelf	Good clean condition	



Ref #6



Ref #6

6. HALLWAY/STAIRS/LANDING (CONT.)



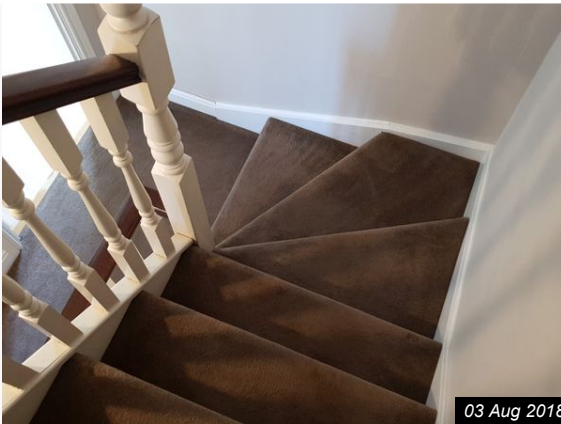
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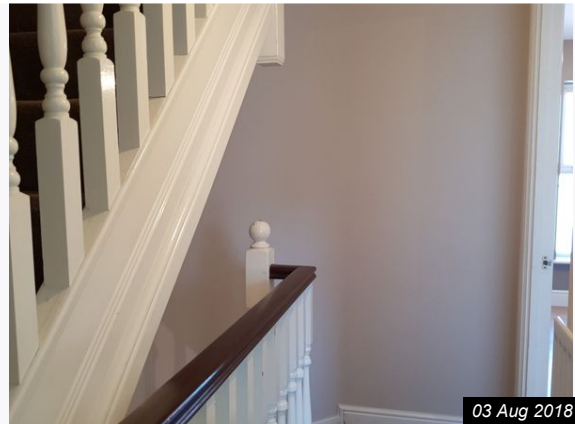
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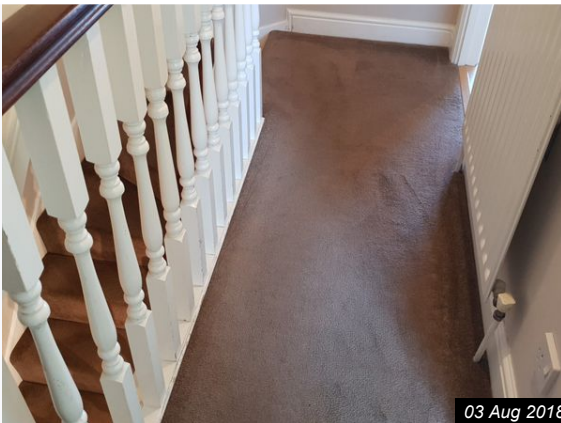
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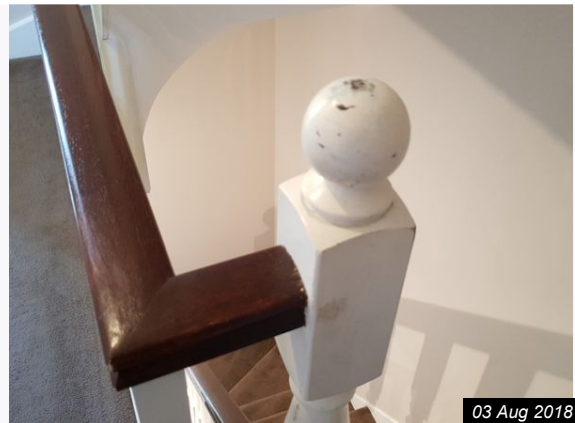
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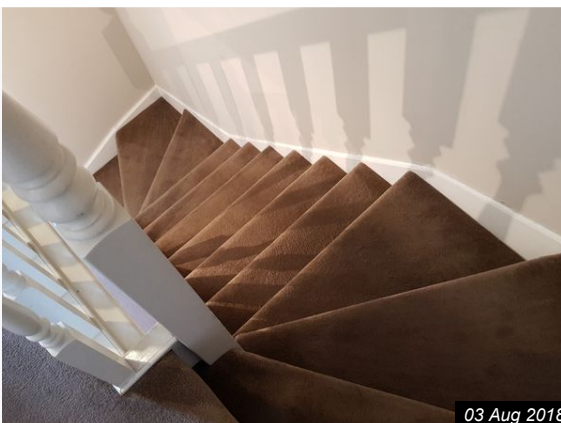
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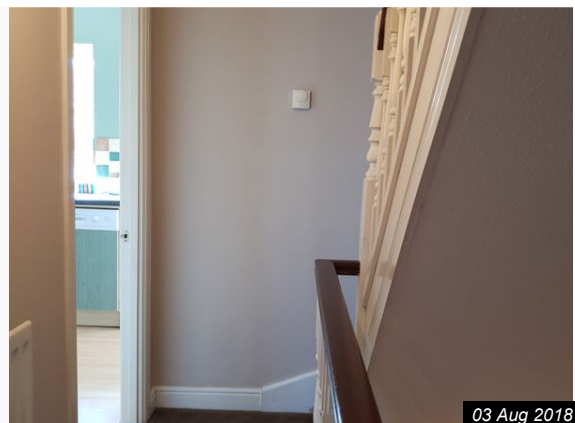
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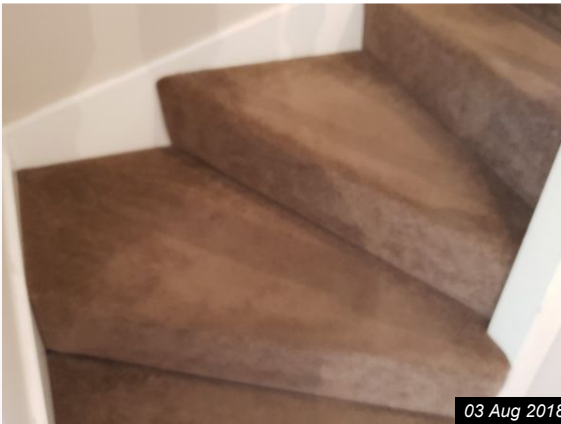
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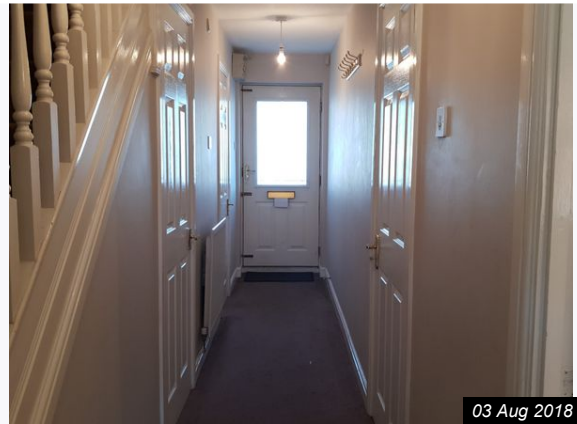
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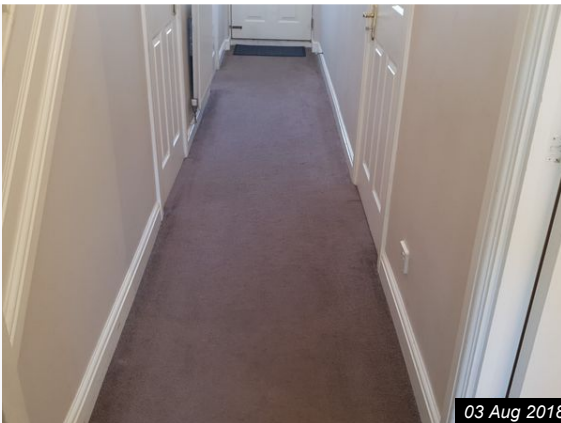
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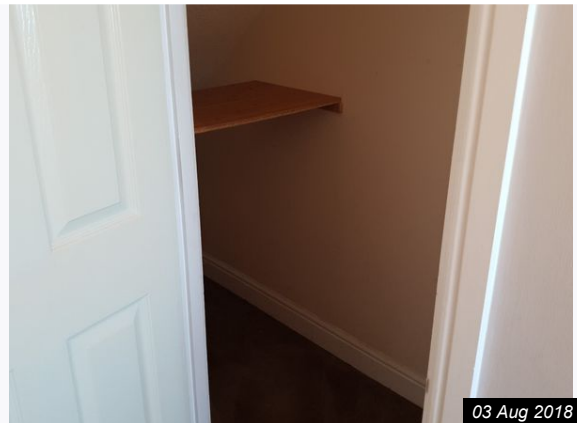
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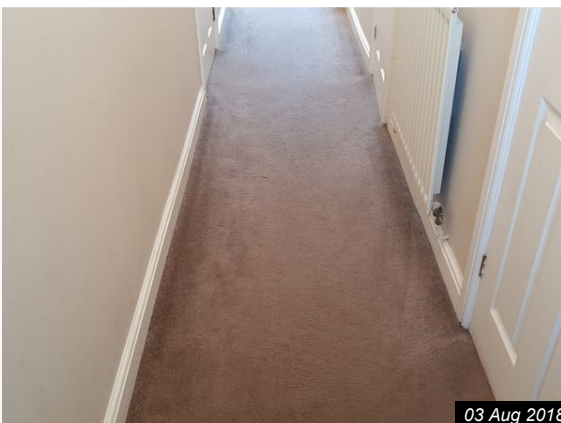
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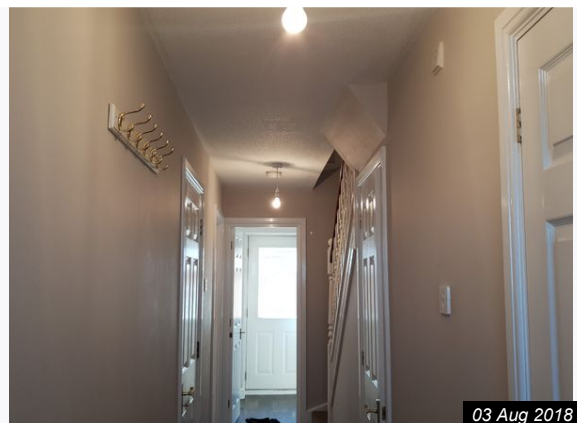
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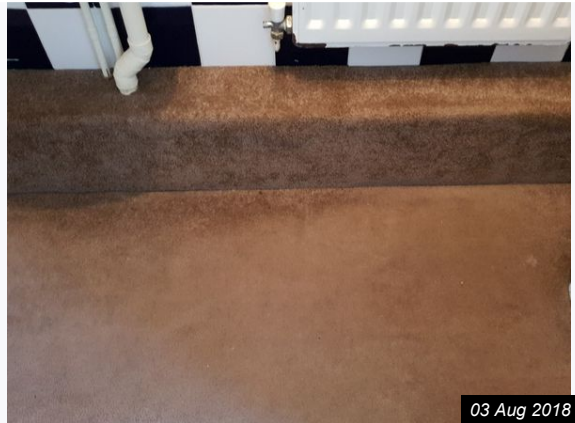
7. DOWNSTAIRS SHOWER ROOM			
Item	Description	Condition	Tenant Comments
7.1 Door	White wood door with brass fixings	Good clean condition	
7.2 Walls	Black and white tiles	Good clean condition, light discolouration to the grouting, 1 x broken tile to the rear of the shower mixer bar	
7.3 Ceiling	Textured, painted white	Good clean condition, minor marks noted	
7.4 Woodwork	Painted white	Good clean condition	
7.5 Flooring	Brown fitted carpet	Good condition, small marks noted	
7.6 Heating	White wall mounted radiator	Good clean condition, rust marks along the bottom edge	
7.7 Lighting	Flex and bulb	Good working order	
7.8 Electrics	Vortice Vent; Alarm panel	The vent is dusty	
7.9 Toilet	White ceramic toilet with white plastic seat and lid and chrome flush	Good clean condition, the seat is discoloured,	
7.10 Basin	White ceramic sink with hot and cold chrome taps and waste	Light tainting to the waste,	
7.11 Shower	White shower tray, chrome mixer bar shower; White plastic and glass shower door; Chrome shower hose, head and white riser	Good clean condition, discolouration to the sealant at the base of the shower tray, limescale and watermarks evident throughout	
7.12 Additional	Chrome and white ceramic towel ring; Chrome and white ceramic tumbler holder; Chrome and white ceramic toilet roll holder; Chrome and white ceramic soap dispenser; Chrome shaver mirror; Wall mounted mirror with frosted glass shelf	Good clean condition	

7. DOWNSTAIRS SHOWER ROOM (CONT.)



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Ref #7



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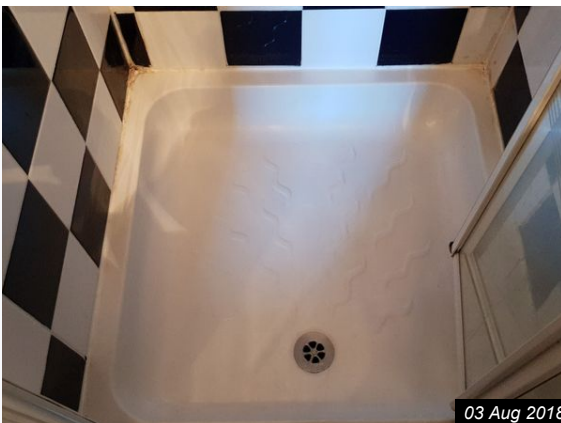
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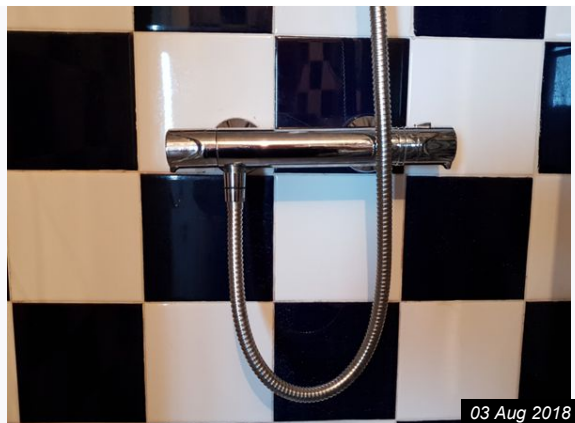
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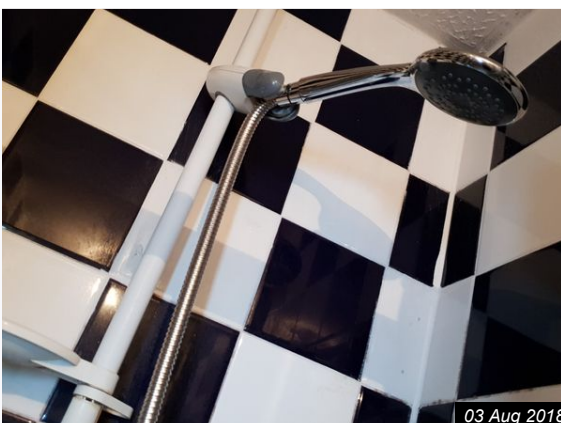
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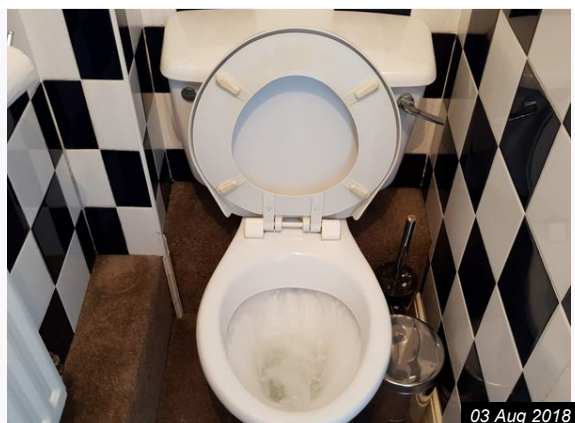
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7. DOWNSTAIRS SHOWER ROOM (CONT.)

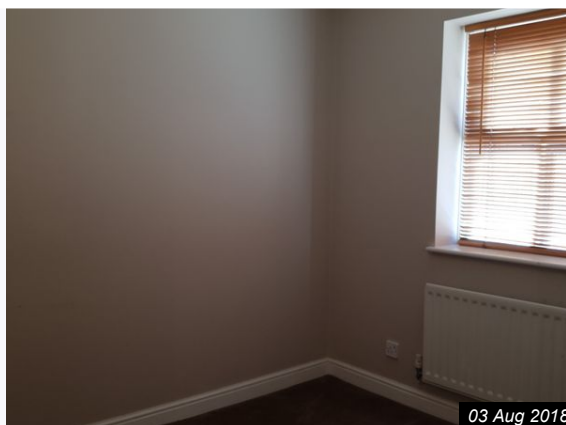


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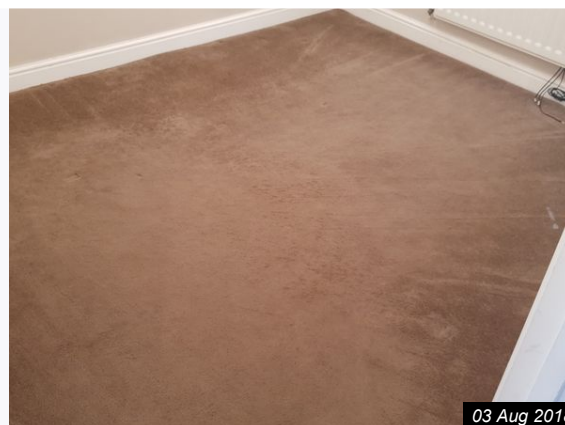
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8. BEDROOM 3			
Item	Description	Condition	Tenant Comments
8.1 Door	White wood door with brass fixings	Good clean condition	
8.2 Door Frame	Painted White	Good clean condition	
8.3 Ceiling	Textured, painted white	Good clean condition	
8.4 Lighting	Flex and bulb	In working order	
8.5 Walls	Painted beige	Scuffs and marks to the paintwork	
8.6 Woodwork	Painted white	Good clean condition, minor marks noted the paintwork	
8.7 Window(s) / Sill	White wood frame with 4 split panes and 2 metal latch handles	Good condition, minor marks to the window sill light mould to the lower corners	
8.8 Curtains	Wood effect venetian blinds with cord controls	Lightly dusty	
8.9 Electrics	1 x light switch; 2 x Single sockets; Telephone point; TV Cable	Untested	
8.10 Heating	White wall mounted radiator with thermostatic controls	Good clean condition	
8.11 Flooring	Brown fotted carpet	Good condition, minor marks noted	



Ref #8

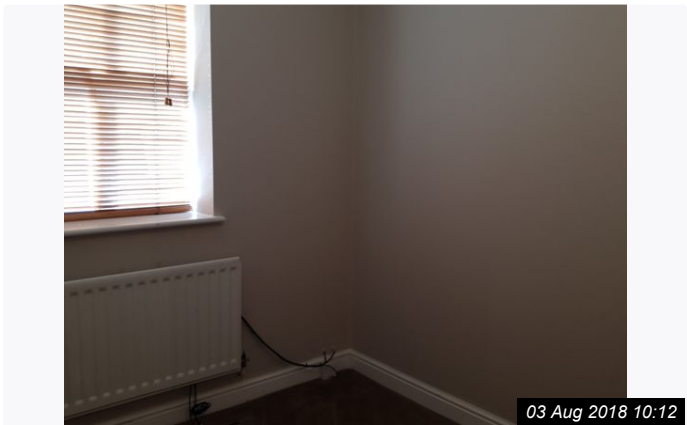
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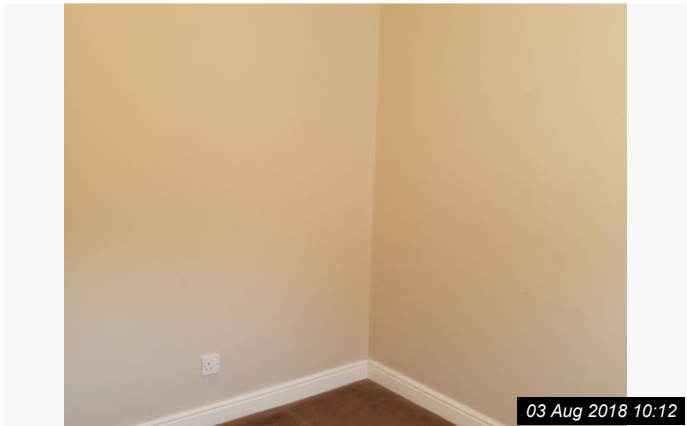
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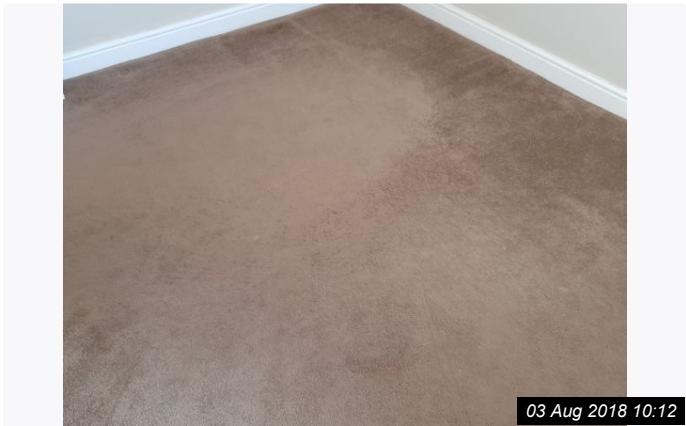
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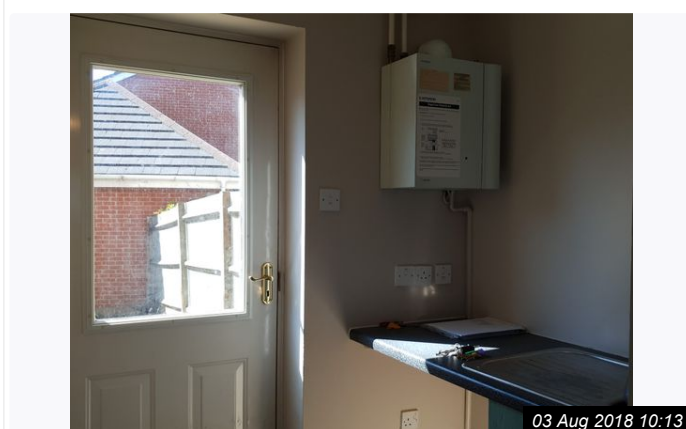


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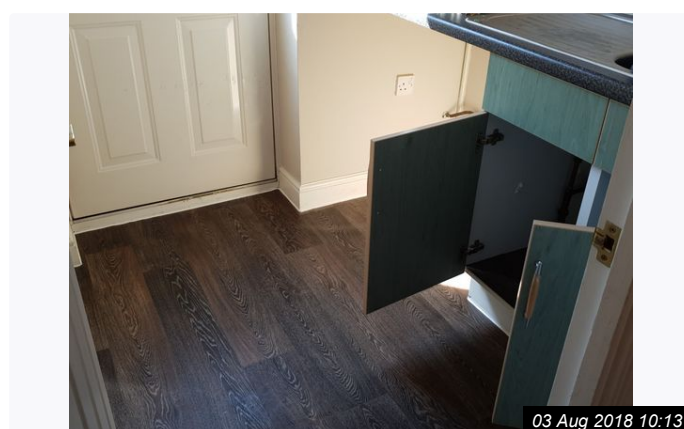


Ref #8

9. UTILITY ROOM			
Item	Description	Condition	Tenant Comments
9.1 Door	White wood door with single glazed pane, brass fixings and chubb lock; White wood door with brass fixings	Good clean condition, scratch marks to the lower part of the door	
9.2 Door Frame	Painted white	Good clean condition	
9.3 Ceiling	Textured, painted white	Good clean condition	
9.4 Lighting	Flex and bulb	In working order	
9.5 Walls	Painted beige	Good clean condition, minor marks noted	
9.6 Woodwork	Painted white	Good clean condition	
9.7 Electrics	1 x Light switch; 2 x Fused switches; 2 x Single sockets; Potterton Boiler	Untested	
9.8 Heating	White wall mounted radiator	Scuffed and marked to the casing, 1 end cap missing	
9.9 Flooring	Dark wood effect textured flooring	Newly fitted	
9.10 Sink	Stainless steel sink and drainer with chrome hot and cold taps and waste	Good condition, limescale and watermarks throughout	
9.11 Worktop	Grey laminate effect worktop	Good clean condition	
9.12 Kitchen Units	1 x Double green wood base unit with brushed chrome and wood handle	Good clean condition	



Ref #9



Ref #9

9. UTILITY ROOM (CONT.)



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Ref #9



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Ref #9



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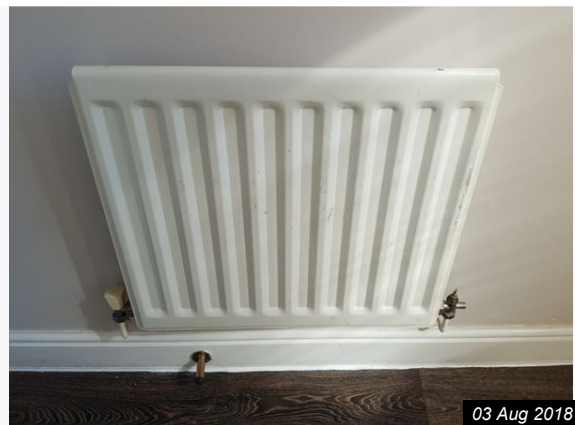
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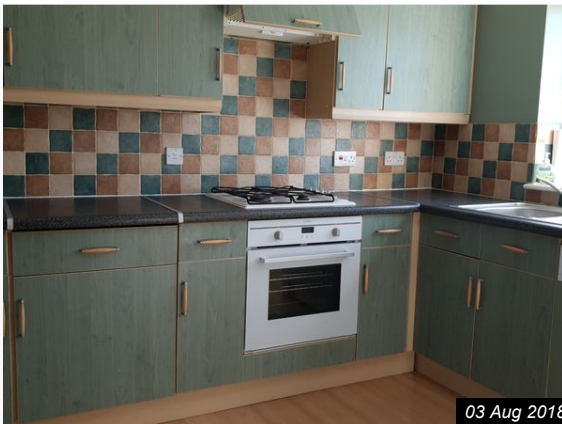
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10. KITCHEN			
Item	Description	Condition	Tenant Comments
10.1 Door	White wood door with brass fixings	Good clean condition	
10.2 Door Frame	Painted white	Good clean condition	
10.3 Ceiling	Textured, painted white	Good clean condition	
10.4 Lighting	Chrome 3 spot light fitting ; Chrome and glass fitting	In working order, lightly dusty	
10.5 Walls	Painted green; Part tiled in beige and terracotta tiles	Good clean condition; The tiles are greasy to the touch behind the hob area	
10.6 Woodwork	Painted white	Good clean condition	
10.7 Window(s) / Sill	White wood window frames, 4 split panes with white metal latch handles and vents x 2	Good condition, light mould to the lower corners of the frame	
10.8 Electrics	2 x Single sockets; 1 x Double socket; 3 x Fused switches; 1 x Double light switch; 1 x Telephone point; 1 x Cooker point with single socket	Untested	
10.9 Heating	Wall mounted radiator - white	Good clean condition, minor marks and 1 end cap missing	
10.10 Flooring	Laminate effect wooden flooring	Good clean condition	
10.11 Kitchen units	Green wood doors with white bases, brushed chrome and light wood handles, comprising; 5 x Single wall units; 1 x Extractor housing; 1 x Double base unit; 1 x Corner base unit; 3 x Single base units; 4 x Draws; Fridge housing; Dishwasher housing	Good condition, all in working order, inside the units need a final wipe, small items remain in the draw.; There are scuff marks to the back of the wall unit.	
10.12 Extractor Fan	White integrated extractor housing with sliding controls and filters	The extractor is in greasy condition, the filters are dirty and the light does not work	
10.13 Cooker	Indesit - White integrated oven with 2 x white dial controls, 2 chrome racks and 1 grill tray	In good condition, historic marks noted.	
10.14 Hob	Whirlpool integrated gas hob with 4 gas burners and white dial controls	In good clean condition; Marks noted to the enamel	

10. KITCHEN (CONT.)

10.15 Worktop(s)	Grey laminate effect worktop	In good clean condition	
10.16 Sink	Stainless steel sink and drainer. 1 1/2 bowl with chrome mixer taps and basket waste	In good clean condition, watermarks evident.	
10.17 Fridge	Bloomberg integrated fridge with 2 door trays, 1 salad crisper and 3 glass shelves	In good clean condition	
10.18 Dishwasher	Hotpoint integrated dishwasher with white dial and button controls. Internally has 2 grey racks and 1 cutlery store	In good clean condition, there is a small crack to the top left of the door casing	



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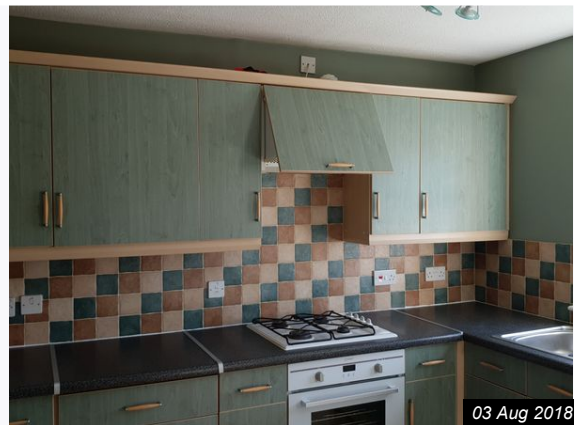
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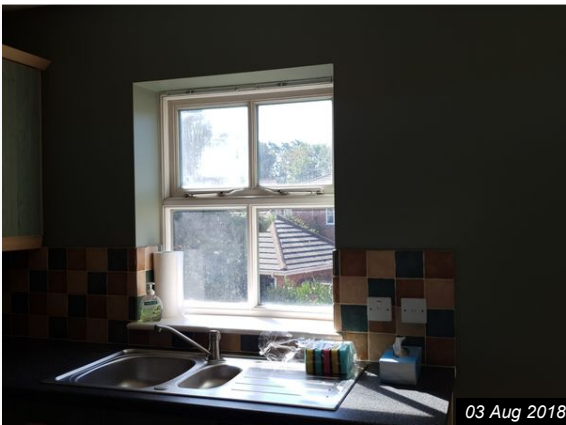
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10. KITCHEN (CONT.)



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10. KITCHEN (CONT.)



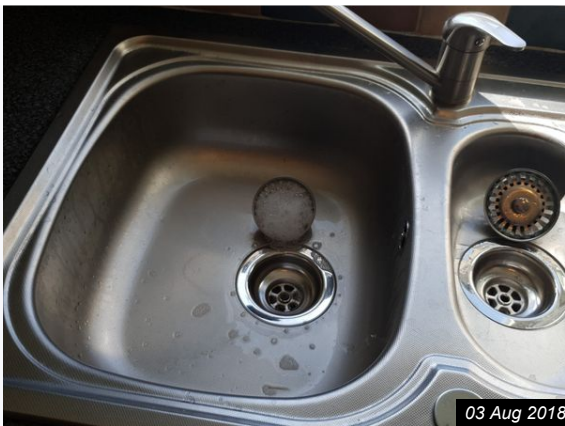
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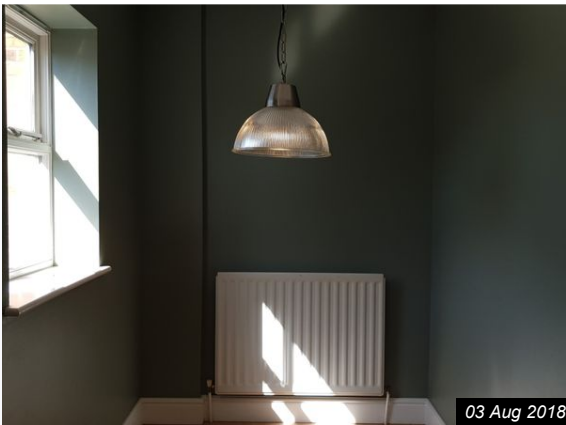
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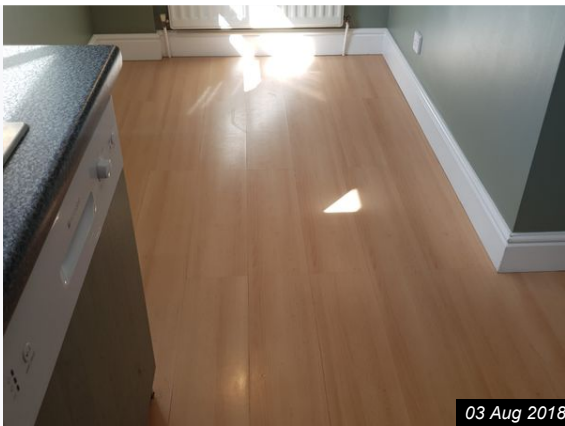
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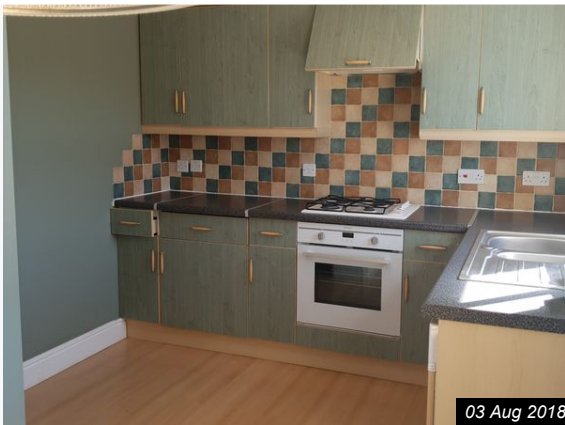
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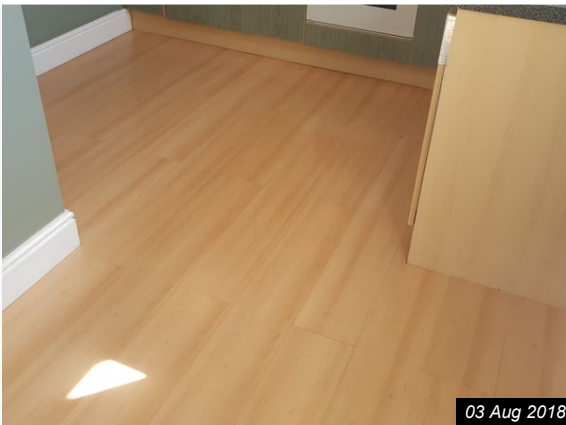
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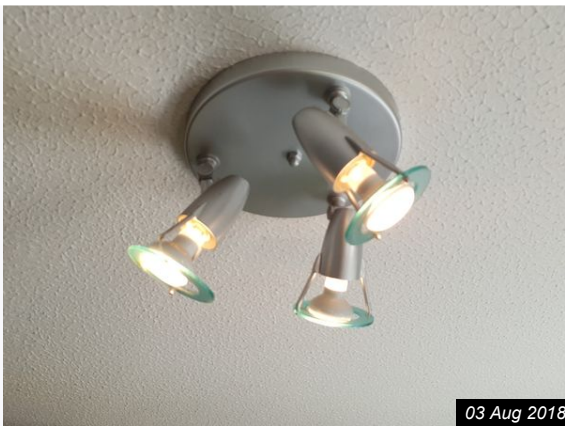
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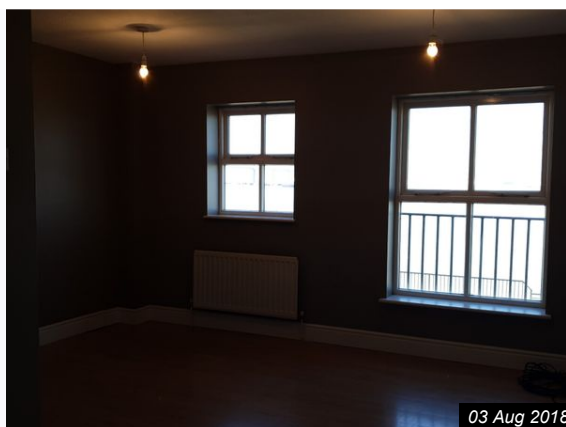
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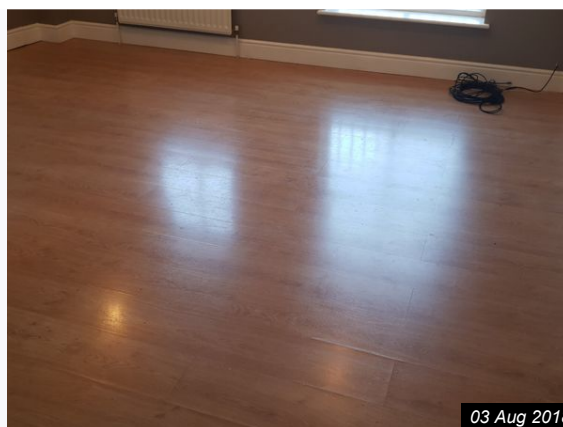
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11. LOUNGE			
Item	Description	Condition	Tenant Comments
11.1 Door	White wood door with brass fixings	In good clean condition	
11.2 Door Frame	Painted white	In good clean condition	
11.3 Ceiling	Textured, painted white	In good clean condition	
11.4 Lighting	Flex and bulb x 3	In working order	
11.5 Walls	Painted brown	In good clean condition	
11.6 Woodwork	Painted white	In good clean condition	
11.7 Window(s) / Sill	White wood frames, 4 split panes and white metal latch handles and vent x 2	In good condition, need a light clean	
11.8 Electrics	1 x Double light switch; Tv Cable; Tv point; 3 x Double sockets; 1 x Openreach point; 1 x Light switch; 1 x Pir	Untested	
11.9 Heating	White wall mounted radiator; Double wall mounted radiator with chrome thermostatic control	In good clean condition, the lower left pipe is rusty	
11.10 Flooring	Laminate wood effect flooring	In good clean condition, seperations noted to the joins	



Ref #11

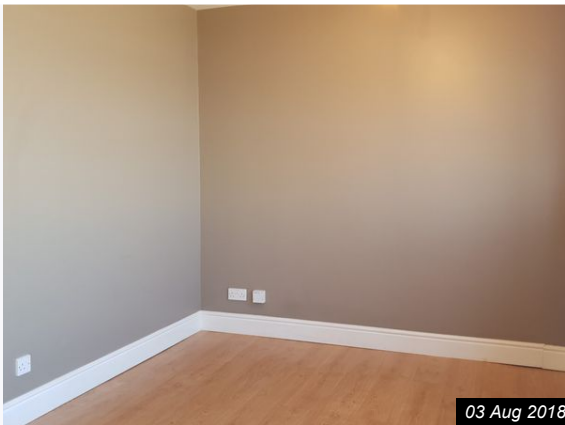
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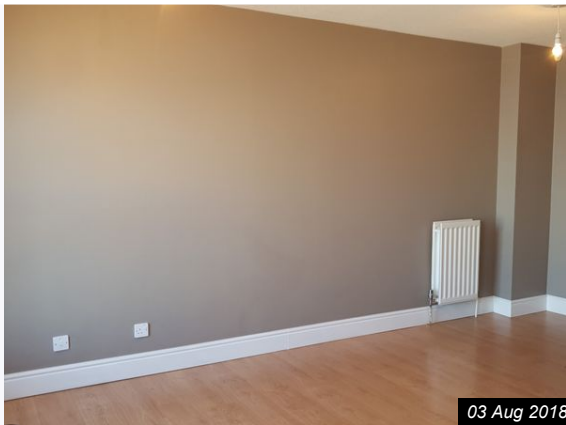
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11. LOUNGE (CONT.)



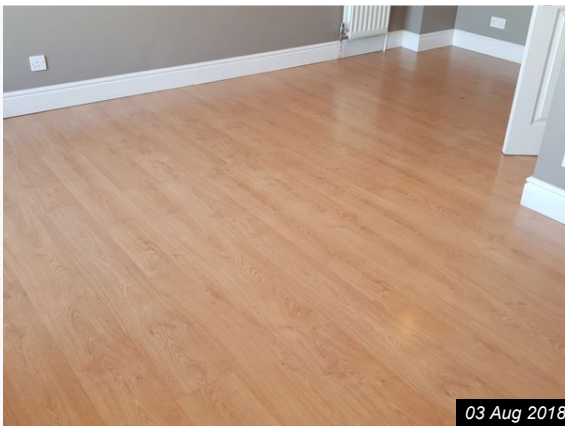
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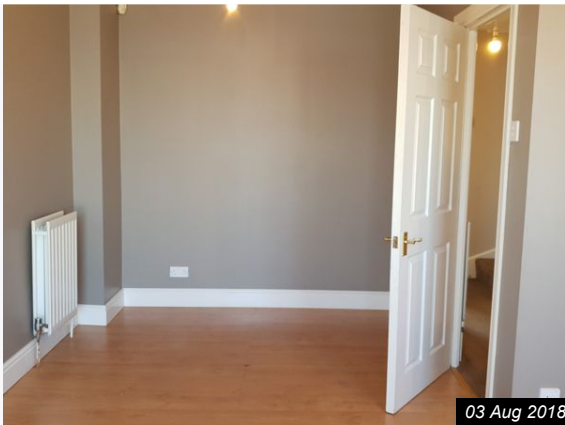
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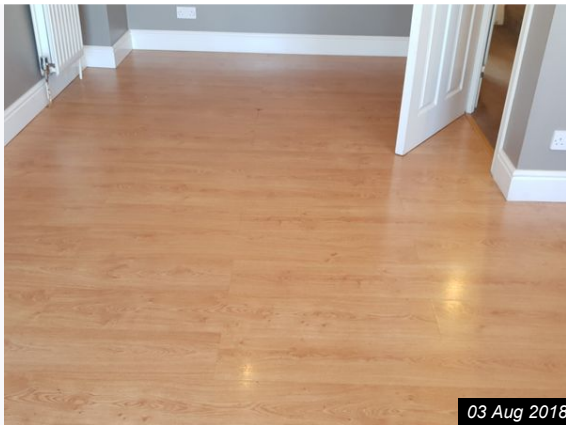
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Ref #11

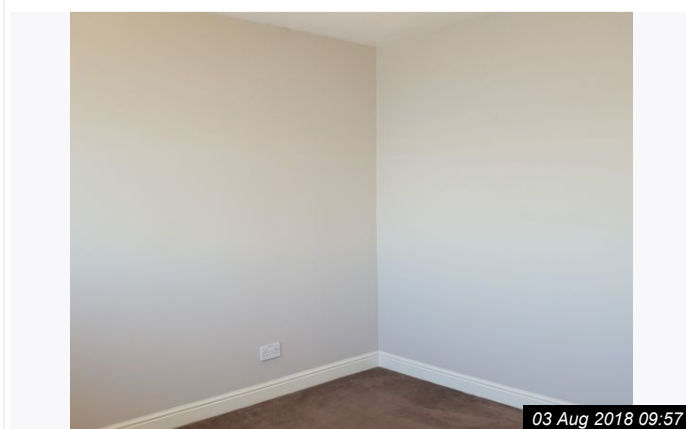
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Ref #11

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12. BEDROOM 2			
Item	Description	Condition	Tenant Comments
12.1 Door	White wood door with brass fixings x 2	In good clean condition	
12.2 Door Frame	Painted white	In good clean condition	
12.3 Ceiling	Textured, painted white	In good clean condition	
12.4 Lighting	Flex and bulb	Good working order	
12.5 Walls	Painted beige	In good clean condition, very minor marks noted	
12.6 Woodwork	Painted white	In good clean condition	
12.7 Window(s) / Sill	White wood frames, 4 split panes with metal latch handles and vent x 2	The windows need cleaning, the handles are lightly tainted	
12.8 Curtains	Wood effect venetian blinds with cord controls x 2	Lightly dusty	
12.9 Electrics	1 x Light switch; 2 x Double sockets; 1 x Single sockets; 1 x dimmer switch; TV point; Isolator switch; Telephone point	Untested; 1 x casing has a crack	
12.10 Heating	White wall mounted radiator with thermostatic controls	In good clean condition	
12.11 Flooring	Brown fitted carpet	Marks to the high traffic areas. furniture indentations.	



Ref #12

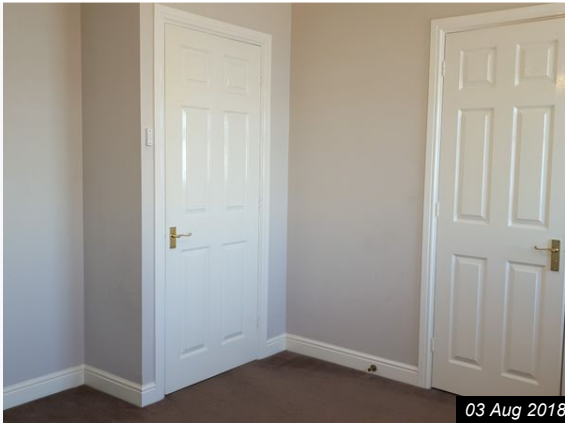
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Ref #12

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12. BEDROOM 2 (CONT.)



Ref #12

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Ref #12

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Ref #12

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Ref #12

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Ref #12

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Ref #12

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13. EN SUITE BEDROOM 2			
Item	Description	Condition	Tenant Comments
13.1 Door	White wood door with brass fixings	In good clean condition	
13.2 Walls	Tiled in terracotta ceramic tiles	In good clean condition; Light watermarks in the base of the shower cubicle	
13.3 Ceiling	Textured, painted white	In good clean condition	
13.4 Flooring	Dark wood effect flooring	In good clean condition	
13.5 Heating	White wall mounted radiator	In good clean condition	
13.6 Lighting	Ceiling mounted fitted with bulb	Good working order	
13.7 Additional	Chrome toilet roll holder; Shaver point; Chrome towel rail; Ceiling mounted vent	In good clean condition	
13.8 Toilet	White ceramic toilet with white plastic seat and lid and chrome flush	In good clean condition, the underneath of the seat is discoloured.	
13.9 Sink	White ceramic sink with chrome hot and cold taps and waste	In good clean condition, the waste is tainted	
13.10 Shower	White shower tray, white mixer bar shower with chrome shower hose, head and white riser	In good clean condition; There is limescale and watermarks present; The sealant to base of the shower tray has discolouration	



Ref #13

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Ref #13

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13. EN SUITE BEDROOM 2 (CONT.)



Ref #13

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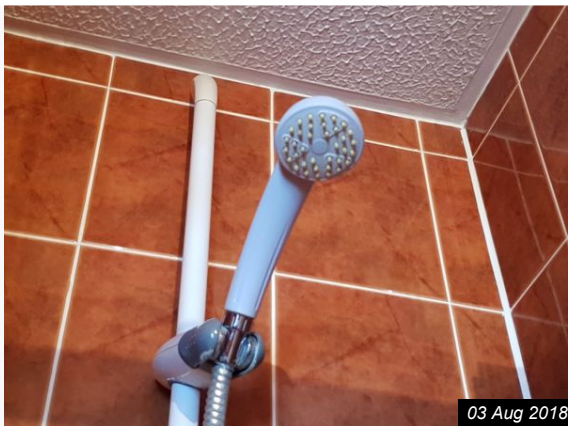
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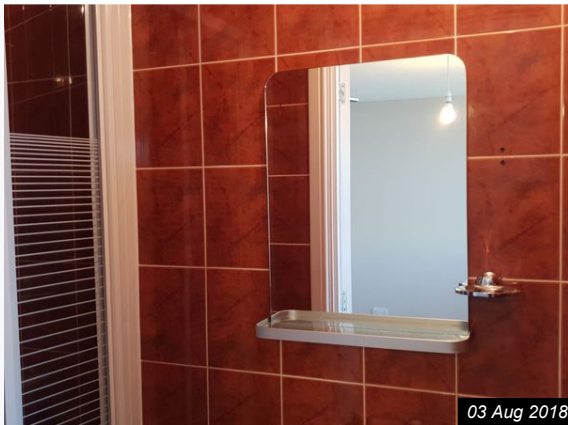
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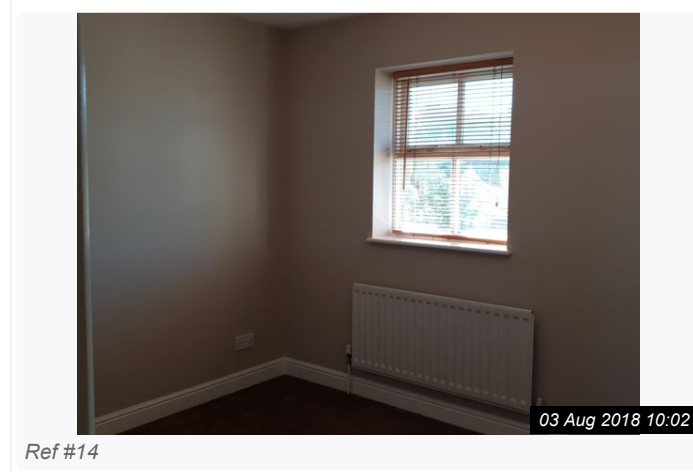
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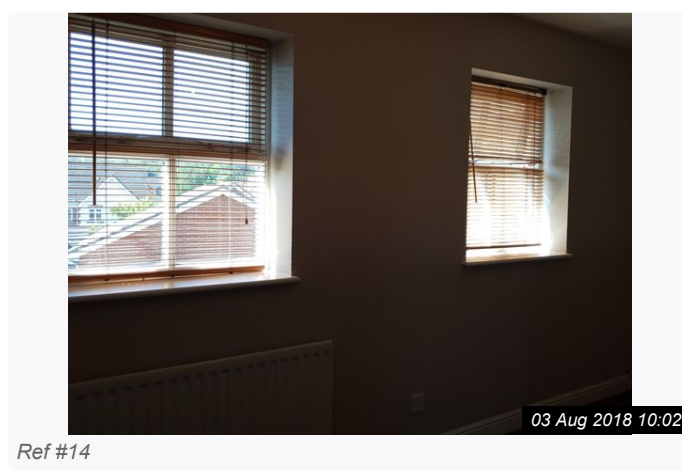
Ref #13

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14. BEDROOM 1			
Item	Description	Condition	Tenant Comments
14.1 Door	White wood door with brass fixings	In good clean condition, scuff mark to the reverse side, the handle from the cupboard door marks the panel	
14.2 Door Frame	Painted white	In good clean condition	
14.3 Ceiling	Textured, painted white	In good clean condition	
14.4 Lighting	Flex and bulb	In working order	
14.5 Walls	Painted beige	In good clean condition, very minor marks noted	
14.6 Woodwork	Painted white	In good clean condition	
14.7 Window(s) / Sill	White wood frame with 4 split panes and 2 metal latch handles x 2	In clean condition, mould to the lower frame	
14.8 Curtains	Wood effect venetian blinds with cord controls x 2	In good clean condition	
14.9 Electrics	2 x Double sockets; 1 x Single sockets; 1 x dimmer switch; TV cable	Untested	
14.10 Heating	White wall mounted radiator with thermostatic controls	In good clean condition, minor marks noted	
14.11 Flooring	Brown fitted carpet	In good condition, minor marks noted,	
14.12 Additional	Built in cupboard - White wood door, housing water tank and associated pipeworks	In good clean condition	



Ref #14



Ref #14

14. BEDROOM 1 (CONT.)



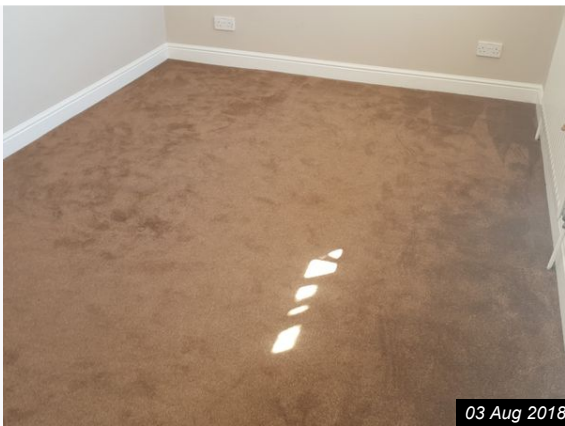
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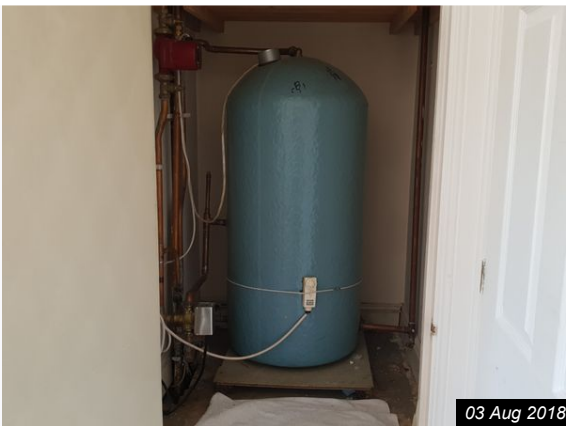
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Ref #14

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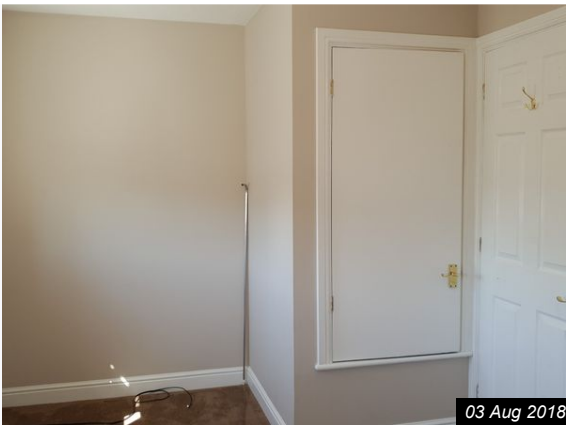
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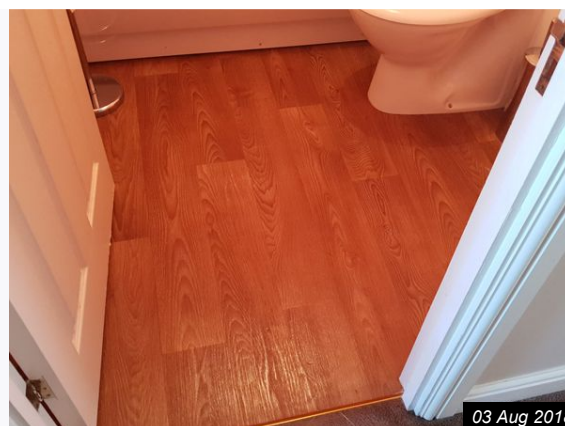
Ref #14

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15. BATHROOM			
Item	Description	Condition	Tenant Comments
15.1 Door	White wood door with brass fixings	In good clean condition	
15.2 Door Frame	Painted white	In good clean condition	
15.3 Ceiling	Textured, painted white	In good clean condition	
15.4 Lighting	Ceiling mounted fitted with bulb.	Good working order	
15.5 Walls	Tiled in orange and white ceramic tiles	In good clean condition	
15.6 Woodwork	Painted white	In good clean condition	
15.7 Toilet	White ceramic toilet with white plastic seat and lid and chrome flush, housed in white wood vanity.	In good clean condition	
15.8 Bath	White bath with chrome mixer taps and waste. Chrome shower attachment and hook	In good clean condition	
15.9 Sink	White ceramic sink with chrome hot and cold taps and waste, housed in white wood vanity unit, shelved internally	In good clean condition; Minor marks to the shelving; The chrome has light limescale residue and the plug is tainted	
15.10 Heating	White wall mounted radiator with thermostatic controls	In good clean condition, end cap missing	
15.11 Flooring	Wood effect textured flooring	In good clean condition	
15.12 Accessories	Chrome toilet roll holder; White metal pole; White shower curtain; Ceiling mounted vent	In good clean condition	



Ref #15



Ref #15

15. BATHROOM (CONT.)



Ref #15

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Ref #15

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Ref #15

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Ref #15

03 Aug 2018 10:01



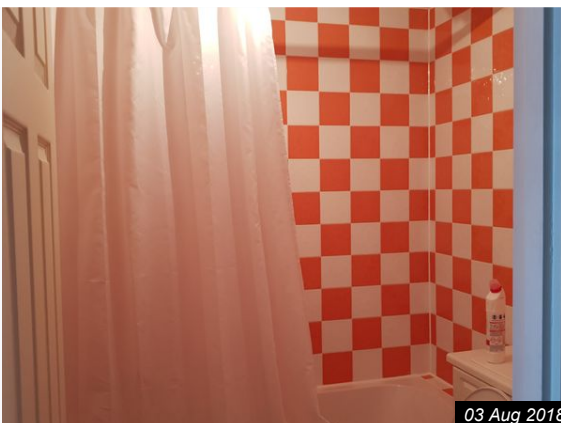
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Ref #15

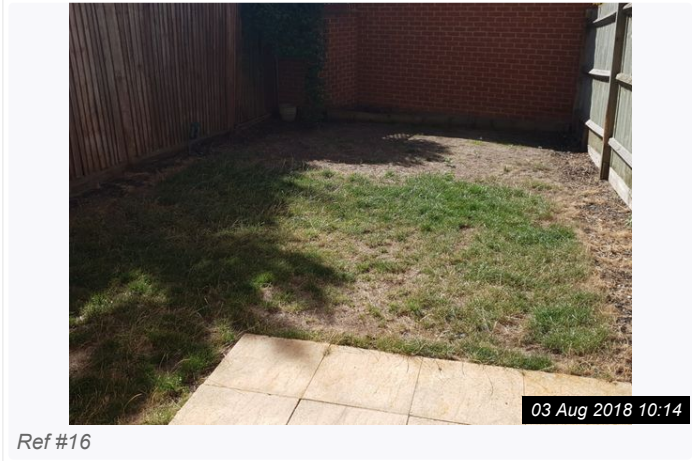
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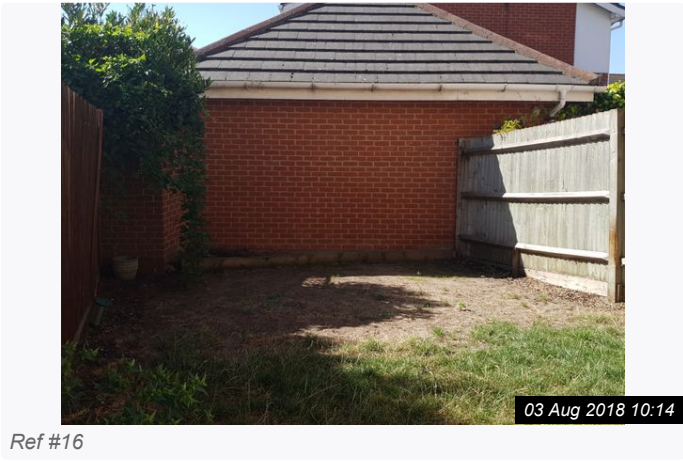
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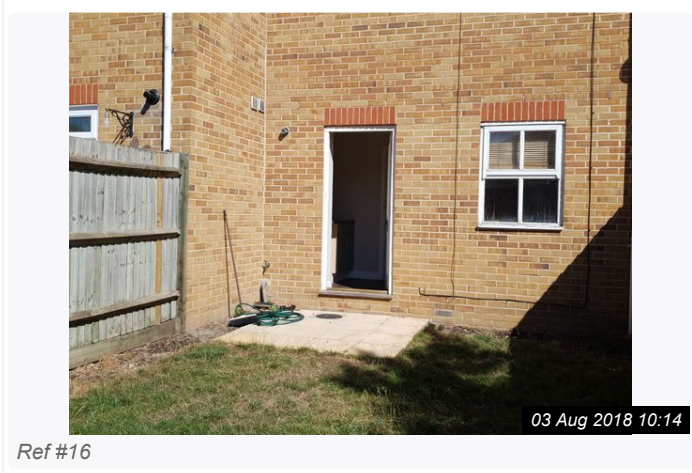
16. REAR GARDEN			
Item	Description	Condition	Tenant Comments
16.1 Garden Description	Laid to lawn with fencing surrounding; Small patio area	The grass is in poor condition	



Ref #16



Ref #16



Ref #16

Declaration

I/We the undersigned, tenant / landlord affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signature

Print Name

Date

/

/

Signed by the

Signature

Print Name

Date

/

/

Terms and Conditions

Terms & Conditions

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition.

Disclaimer

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor. This inventory relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, 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 date of preparing the inventory and the superficial condition of same.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Using the Inventory

The inventory will be compiled on the basis that unless stated, listed items are in good clean condition, free from obvious soiling, damage or defects.
The Inventory Compilation, Check-in or Check-out will be compiled by the Clerk assuming that the Clerk is able to do so in a manner that is safe and not detrimental to their well-being. All electrical items will be tested for power only, unless the Clerk deems testing unsafe. Smoke Detectors and Security Alarms will be noted but not tested for functioning capabilities. Windows are not checked to see whether they open or not. It is the Tenants responsibility to report on non-opening windows. All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. All measurements are in centimetres/metres and are approximate to within 1 centimetre unless stated otherwise. Mattresses will be inspected where accessible and will not be examined should the bed be made up. Garden plants and garden livestock will not be included in the Inventory. Contents of garages and garden sheds other than gardens tools will not be listed unless they are considered to be of value in excess of ten pounds