

Combi Report-Unfurnished



PROPERTY ADDRESS

DATE COMPLETED

REPORT PRODUCED BY

DISCLAIMERS

General Information

An Inventory report is produced to provide a fair and accurate record of the general visual condition of the property, in terms of decorative order, cleanliness, condition of contents and/or fixtures and fittings.

An Inventory Remake report is an update to an Inventory report. Inventory Remake reports are provided where the previous Inventory was completed by the Live Organisation Ltd, T/A Live Letting Exchange [LLE] within the previous twelve months, and where no material changes to the property or its contents have been made.

Check-In reports are produced to evidence the Check-In arrangements for the ingoing Tenant(s) of a property. Such reports do not by themselves, comprise an Inventory report. Where an Inventory or an Inventory Remake has been separately compiled, it will be specifically referred to within the Check-In report.

Check-Out reports are produced to provide a general, relative description of the property, in relation to the original Inventory or Inventory Remake report, and Check-In report. A description of any discrepancies will be listed, which will include differences in the condition of items, items which are missing and items which are now present that were not originally listed.

Periodic reports are produced to evidence that the property is generally being looked after by the Tenant and that there are no particular problems with the property. A Periodic report is not compiled against the original Inventory or Inventory Remake report, nor provides a check upon the living habits of the Tenants – such as housekeeping standards, unless this impacts negatively on the property itself.

All reports include digital photographic records; the number of photographs will vary depending upon the nature and size of the property, and type of report produced.

Reports do not comprise a building survey and will not comment upon the basic fabric of the building.

Fair wear and tear judgements are not included within any reports, nor any liability commented upon as to the responsibility of a Tenant or Landlord for noted dilapidations or damages.

All reports will be delivered by e-mail PDF attachment to the Instructing Party [IP]. No part of any report may be reproduced without the express permission of LLE.

Inventory Clerks

Inventory Clerks are not qualified surveyors or valuers, nor are they experts in fabric, materials, valuables or antiques.

Preparation of reports

Reports are prepared in accordance with the instructions provided by the IP, which may be overruled by these Terms and Conditions.

Where certain specific matters are required to be covered within a

Items listed within reports but not fully inspected

- Heavy or awkward items of furniture will not be moved to check the condition beneath or behind the item
- Bed linen, towels and other similar items which are heavily soiled
- Windows are not opened to determine whether they open and close correctly

Furniture & Furnishings (Fire) (Safety) Regulations 1988, as amended

It is not the responsibility of LLE to verify if the furniture and furnishings comply with the Regulations, but a check will be made to see if the various items have a fire safety label attached; this should not, however, be interpreted as confirming that the Regulations have been complied with, or that the furnishings are compliant.

The Electrical Equipment (Safety) Regulations 1994

The Plugs & Sockets (Safety) Regulations 1994

Where the relevant certificates have been noted on the report as seen, this should not be interpreted that the items to which the certificates relate can be considered as compliant – it is merely a documentary note that the certificate existed on the date of the Inventory Clerks visit to the property.

The Gas Safety (Installation and Use) Regulations 1994 as amended

Where the relevant Gas Safety Certificate has been noted on the report as seen, it should not be interpreted that the gas appliances contained within the property are compliant – it is merely confirmation that the certificate existed on the date of the Inventory Clerk's visit to the property.

Testing of Appliances and Supplies

It is not the responsibility of LLE to test electrical, heating, or plumbing appliances. A visual check of all such appliances will be made and any defects relating to the physical appearance noted.

Any fire alarms/equipment and security systems are not tested.

LLE take no responsibility for checking whether the correct number and type of Smoke Alarm(s) or Carbon Monoxide Alarm(s) have been installed in the correct position(s) within the property.

Keys

LLE will not accept responsibility for any lost or unaccounted keys.

Amendment to reports

Any discrepancies regarding the content or descriptions detailed within the report should be brought to the attention of LLE, in writing, within seven days of the report date; otherwise it is accepted that the report is accurate.

Limited Financial Liability

Where the IP alleges that an Inventory report or Inventory Remake report contains omissions or discrepancies, LLE will be limited only to the financial liability of the cost of the report, to the IP, excluding VAT.

Where the IP alleges that a Check-In report contains omission or discrepancies, LLE will be limited only to the financial liability of the

report, which would not in the ordinary course of business be commented upon, LLE must be notified in writing, in advance, at the point of instruction.

Reports are exclusively prepared for the purpose of residential lettings. No obligation, or duty of care, is owed to any other person, or persons, or for any other purpose.

The inventory of a room is generally carried out left to right from the point of entry.

Report Descriptions

All descriptions within a report are for identification purposes only, e.g. where the words 'gold', 'silver' or other similar descriptions are used, they refer to the colour of the item and not the metal.

Any reference made to appliances and/or services are for identification purposes only, and should not be regarded as them being in working order, or as complying with safety regulations.

Measurements, where stated, within a report are approximate and are provided for guidance purposes only.]

Meter Readings

Provided the Inventory Clerk is able to locate the gas, electricity and oil meters, the applicable readings are included within a report. It should be noted, that where meters are located above head height, within cellars, beneath overgrowth, under steps, or behind rubbish/stored items, the Inventory Clerk will not attempt to take readings.

Water meter readings, where applicable, will be taken assuming the meter is sited on the property and can easily be read. Where the water meter is located below ground on public land, such as pavements, the Inventory Clerk will not attempt to take a reading.

For all meter readings, it is the IP's responsibility to inform, or make the Inventory Clerk aware of the locations of any such meters. If the Inventory Clerk is unaware of, or is unable to locate the meters, the meters will remain unread. In these instances, LLE will not look to arrange a complimentary revisit to the property, on behalf of the IP.

Rooms excluded from reports

- Lofts and attics
- Cellars
- Inaccessible rooms
- Poorly lit rooms
- Rooms housing a dog, or any other potentially dangerous animal (unless the owner is present)
- Outbuildings (unless previously negotiated)

Items excluded from reports

- Perishable items, such as houseplants, garden plants and food items
- Garden livestock, such as fish in ponds
- Contents of garden sheds and garages (other than garden tools)
- Trivial household items, such as cleaning materials and light bulbs

Items listed within reports, but not itemised or counted

- General property contents, such as books, CD's, DVD's
- Extensive amounts of crockery, cutlery or ornaments
- High level items, above head height

cost of the report, to the IP, excluding VAT. It should be noted, that in instances where the IP has not furnished the Inventory Clerk with an up-to-date, legible and clearly set-out Inventory report or Inventory Remake report, to use at the Check-In visit, then no financial liability will exist.

Where the IP alleges that a Check-Out report contains omissions or discrepancies, LLE will be limited only to the financial liability that would have been brought against the Tenant by the Landlord, up to the full value of the deposit held, should the omissions or discrepancies have been listed within the report, ensuring that the Landlord does not enjoy betterment, fair wear and tear has been accounted for and the most appropriate cause of action is being taken. It will be necessary for the IP to prove that a loss has been suffered by their Client and to provide copies of any documentation, and/or information requested.

Where the IP alleges that a Periodic report contains omissions or discrepancies, LLE will be limited only to the financial liability of the cost of the report, to the IP, excluding VAT.

No financial liability will be payable on any report, should the IP have overdue payment terms with LLE.

LLE will have no financial liability for any indirect or consequential loss, suffered by the IP or its Clients, where there has been a delay in the production of any report.

Except in the case of Periodic reports, where a report is completed with a Landlord or Tenant residing in the property, our ability to conduct a full inspection may be restricted. In such instances, LLE accepts no financial liability for any omissions or discrepancies.

Complaints

Circumstances regarding Inventory, Inventory Remake, Check-In and Periodic reports giving cause for alleged complaint must be notified by the IP to LLE within seven days of the report date.

Circumstances regarding Check-Out reports giving cause for alleged complaint must be notified by the IP to LLE within thirty days of the report date.

Alleged complaints received outside of the timeframes stated above will not be considered, or investigated.

Court Hearings

In the event that a report is required to be used in evidence in any Court of Law, the report cannot legally be used unless the IP has settled all outstanding applicable charges and confirmation of this must be sought from LLE in writing


Schedule of Condition



Area	Description	Comments
1.1 General Description	One bedroom upper floor new build unfurnished apartment with double glazing and gas central heating	
1.2 General Cleanliness	Generally clean	
1.3 General Decorative Order	Freshly painted	
1.4 General condition of carpets and/or floor coverings	New Kitchen and bathroom floors require further clean	
1.5 Signs of Pets	No	No
1.6 Signs of Smoking?	No	No
1.7 Cleanliness of Kitchen Area and Including White Goods	Floor units dusty New	
1.8 Cooker and Oven	Discolouration to trivets Dusty below oven door New	

1.9 Cleanliness of Bathroom(s)	Dusty in places New	
1.10 Sanitary Ware	Stain to water line Requires further clean New	
1.11 Windows	Generally clean New	
1.12 Curtains/Window Coverings	New	
1.13 Garden	n/a	

Keys/Meters/Alarms

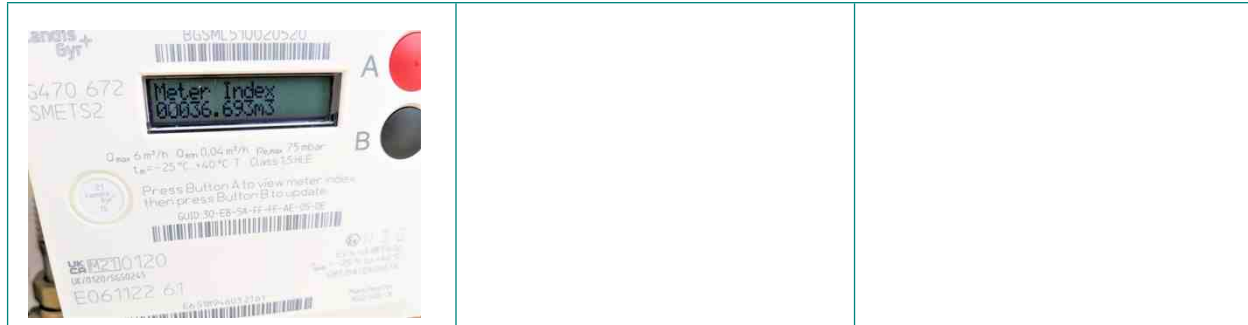
Keys

Keys	Count	Description
Front Door	key 4	2 x Yale Upper Lock + 2 x Yale Lower Lock
		
Other Exterior Door	key 2	Yale Patio Door
Other Keys	key 2	Yale Communal Door
Other Keys	key 2	Post Box Keys
Other Keys	key 1	Meter Cupboard Key

		
<p>Other Keys</p>	<p>key 2</p>	<p>Alarm Fobs</p>
		

Meters

Meters	Serial No	Reading
<p>Electric Meter</p>	<p>22L4084837 - Located in cupboard under communal stairway</p>	<p>00493</p>
		
<p>Gas Meter</p>	<p>E6S18946032161 - Located to right of communal door</p>	<p>00036</p>



Alarms

Type	Description	Working
Smoke Alarm	Entrance hall	Yes
Smoke Alarm	Heat Detector located in Lounge	Yes
Carbon Monoxide Alarm	Carbon Monoxide/Heat Detector located in Bedroom	Yes

Additional Information

Has the tenant witnessed the checking of all alarms?	No	
From a visual inspection only of the property and its contents is there any evidence of any Health and Safety matter that requires attention or investigation?	No	

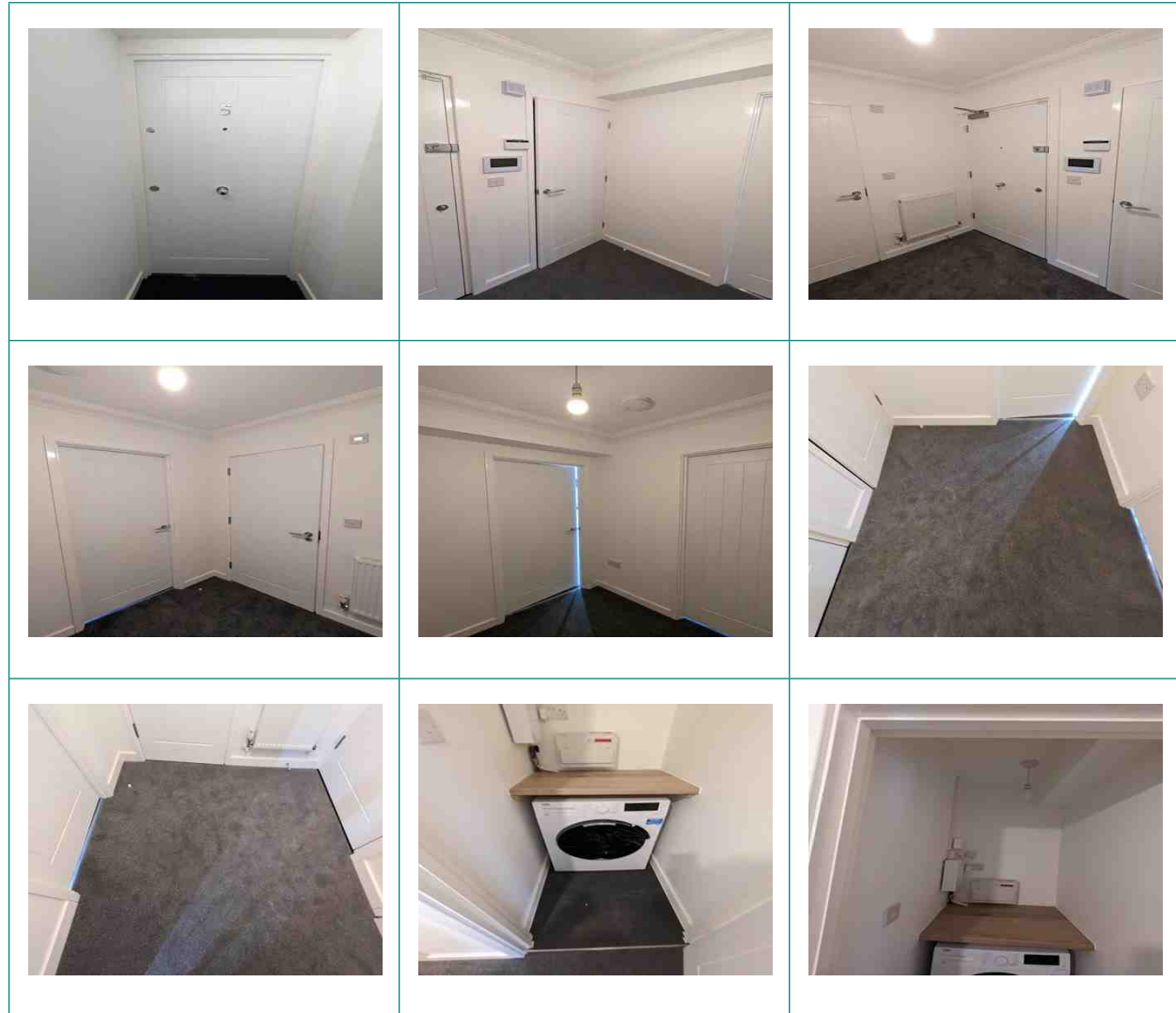
Does the property have any other urgent works that require attention?	No	
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Other Property Information

Location of Garage/Parking Space	No parking as known	
Permit Required?	No	No parking as known
Location of Main Switches and Fuses	Entrance Hall cupboard	
Location of Main Stop Cock	Entrance Hall cupboard	
House Alarm	Yes	Yes

Property Rooms

1. Entrance Hall





Item	Description	Condition
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1.1 Door & Frame	White Painted Door & Frame	
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Comments	Front Door - White uPVC type panel effect door Chrome coloured: '5' Spyhole Upper and Lower Yale locks Door knob White painted frame - some slight movement to frame As reverse Thumb lock - new	
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1.2 Ceiling	White Ceiling	
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Comments	<p>Ceiling - White flat finish - freshly painted</p> <p>Light Fittings - Pendant fitting with bulb - working order</p> <p>Smoke Detector - - sounded when tested</p>
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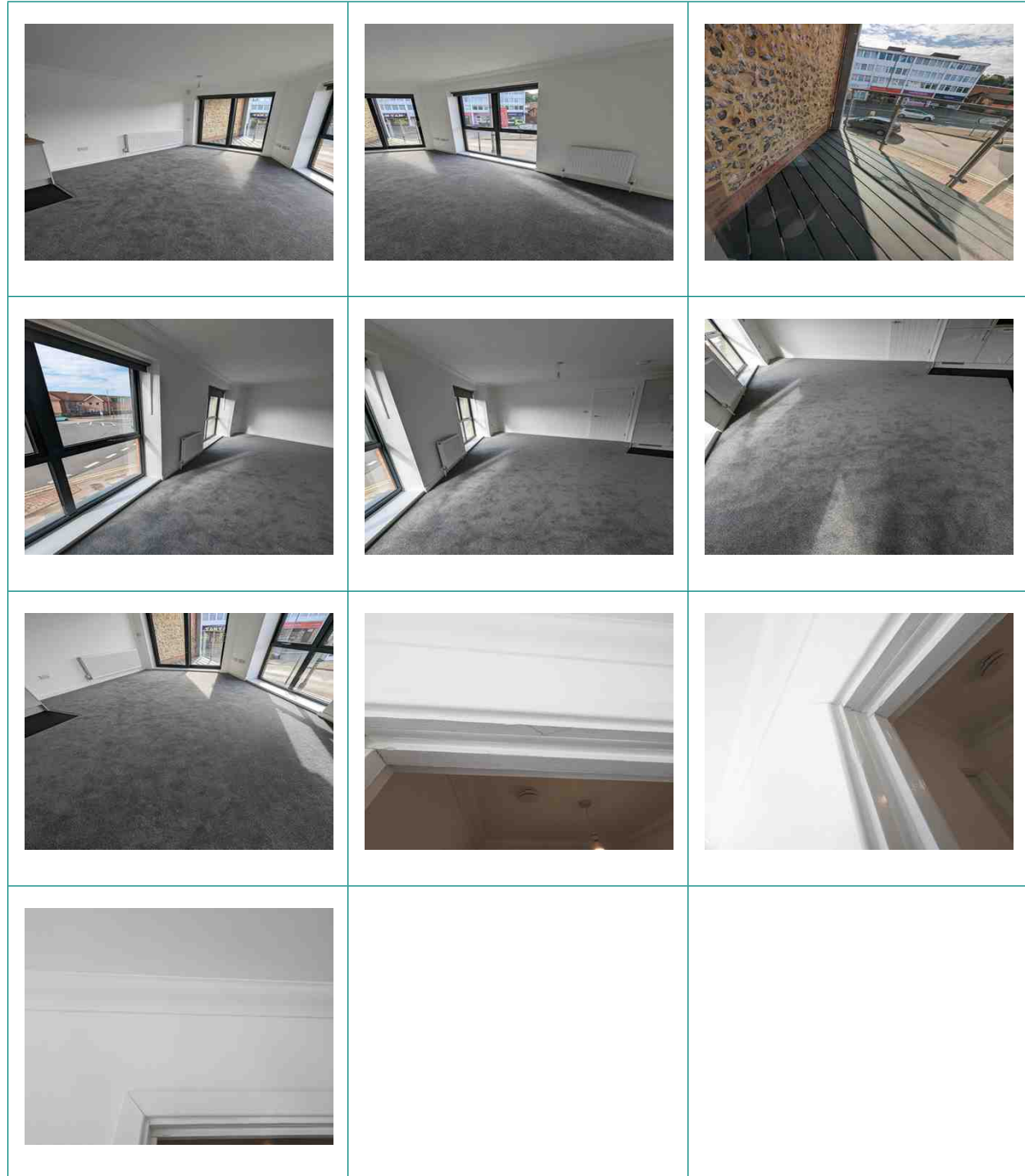
1.3 Walls & Skirtings	Plaster Finish Emulsion Painted Walls	
Comments	<p>Walls - Painted white - freshly painted</p> <p>Wall mounted: Aperta video entry phone - working order</p> <p>Tag alarm pad Door chime in appearance</p> <p>Skirting - Painted white 1 x sprung door stop - freshly painted</p> <p>Heating - Single radiator with grille to top and thermostatic valve - new</p> <p>Switches & Sockets - White plastic as fitted - new</p>	

1.4 Flooring	Fitted Carpet	
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Comments	<p>Grey 2 x white rubber door stops - new</p>
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1.5 Fittings	Cupboard	
Comments	<p>White panel effect door with chrome coloured lever handles White painted door frame Painted white to interior Dark grey vinyl type flooring Pendant fitting with bulb Mid wood effect laminate shelf with rolled edge Wall mounted: Stop valve Consumer unit Open Reach modem in appearance Alarm unit Telephone point - good order</p> <p>Washer/Dryer - White Beko WDK742421W - dusty - new</p>	

2. Lounge



Item	Description	Condition
2.1 Door & Frame	White Painted Door & Frame	
Comments	White panel effect door with chrome coloured lever handles White painted frame - paint scrape to top of frame to right - some slight movement to frame	
2.2 Door & Frame	Patio Doors	
Comments	Patio Doors - Black aluminium type double glazed sliding patio doors Chrome coloured handle with Yale lock + sliding lock White painted threshold - new Blind - Grey roller blind with white rod - new	
2.3 Windows & Sills	Double Glazed Windows	
Comments	Windows - 2 x Black aluminium type double glazed windows with chrome coloured locking handles White painted thresholds - new Blinds - 2 x grey roller blinds with white rods - new	

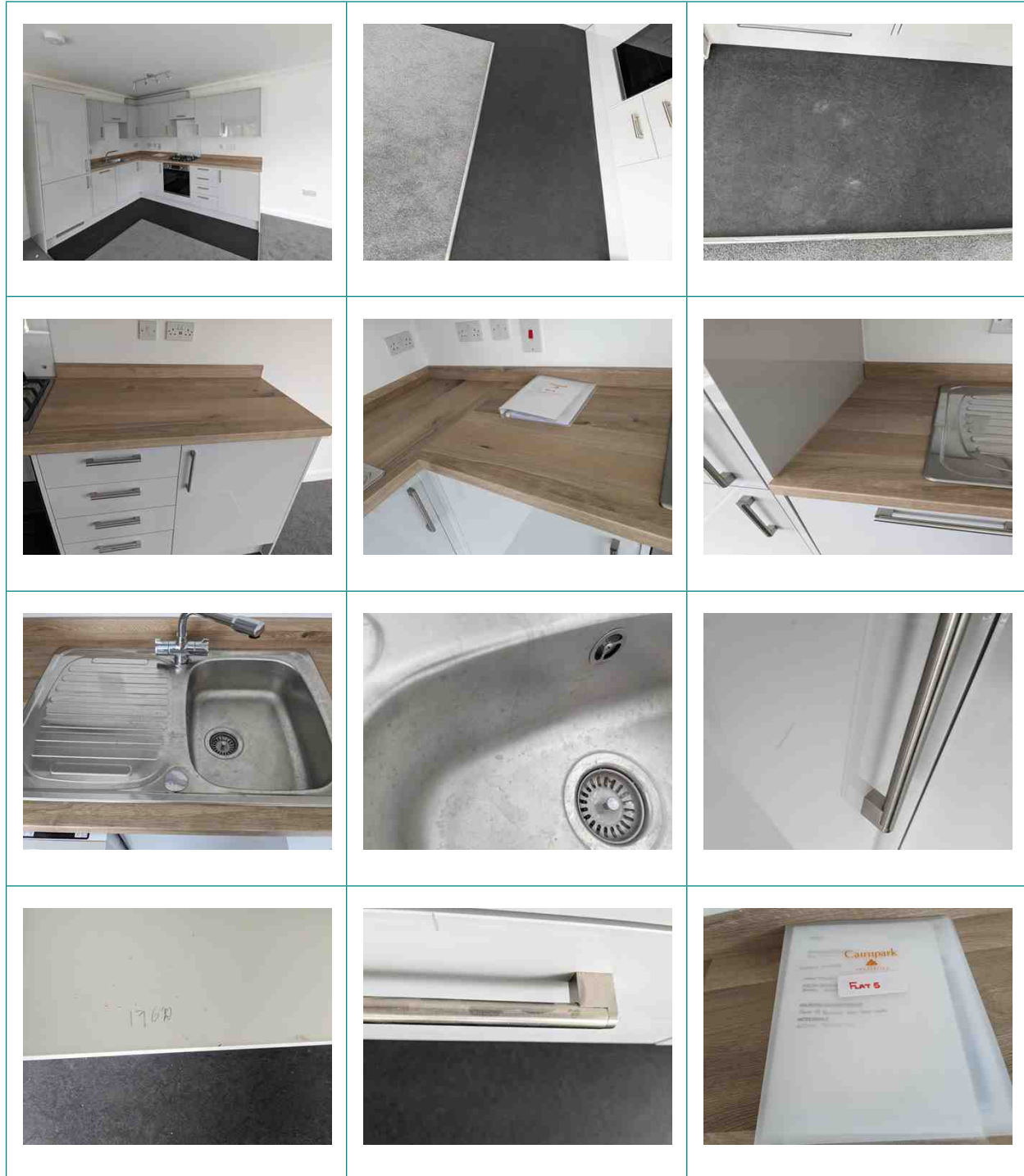
2.4 Ceiling	White Ceiling	
Comments	<p>Ceiling - White flat finish with coving - freshly painted</p> <p>Light Fittings - 2 x pendant fittings with bulbs - working order</p> <p>Heat Detector - - sounded when tested</p>	

2.5 Walls & Skirtings	Plaster Finish Emulsion Painted Walls	
Comments	<p>Walls - Painted white - freshly painted - painted over crack above hall door</p> <p>Wall mounted: Alarm sensor Honeywell thermostat</p> <p>Skirting - Painted white - freshly painted</p> <p>Heating - Single radiator with thermostatic valve - new</p> <p>Switches & Sockets - White plastic as fitted Telephone point Multi TV point - new</p>	

2.6 Flooring	Fitted Carpet	
Comments	Grey White rubber door stop - new	

2.7 Room Items	Other Item	
Comments	Balcony - Decked flooring Glass panels with metal frame - new	

3. Kitchen



Item	Description	Condition
3.1 Ceiling	White Ceiling	

Comments	<p>White flat finish with coving - freshly painted</p> <p>Chrome coloured rail with 4 x spotlights - working order</p>
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3.2 Walls & Skirtings	Walls & Skirting	
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Comments	<p>Walls - Painted white - freshly painted</p> <p>Acrylic type panel to hob - new</p> <p>Switches & Sockets - White plastic as fitted - new</p>
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3.3 Flooring	Flooring	
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Comments	<p>Dark grey mottled vinyl type - new - requires further clean</p>
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3.4 Kitchen Items	Floor Units	
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Comments	<p>White gloss laminate with chrome coloured bar handles Matching kick-board Vent below fridge/freezer White laminate to interior Fitted grey plastic cutlery tray Extension lead - new - scuff to left of door handle to unit under sink/writing on base - dusty in places</p>
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3.5 Kitchen Items	Work Surfaces	
Comments	Mid wood effect laminate with rolled edge 2 x sections with matching splash-back - new	

3.6 Kitchen Items	Wall Cabinets	
Comments	Light grey gloss laminate doors with chrome coloured bar handles White laminate to interior - new	

3.7 Kitchen Items	Sink	
Comments	Stainless steel single bowl and drainer Chrome coloured: Mixer tap with 2 x turns Strainer plug - new - heavily water marked	

4. Bedroom 1



		
Item	Description	Condition
4.1 Door & Frame	White Painted Door & Frame	
Comments	White panel effect door with chrome coloured lever handles White painted frame - new - slight movement to frame	
4.2 Ceiling	White Ceiling	
Comments	Windows - 2 x Black aluminium type double glazed windows with chrome coloured locking handles White painted sill/threshold - new Blind - 2 x grey roller blinds with white rods - new	
4.3 Ceiling	White Ceiling	

Comments	<p>Ceiling - White flat finish with coving - freshly painted</p> <p>Light Fittings - Pendant fitting with bulb - working order</p> <p>Carbon Monoxide/Heat Detector - - sounded when tested</p>
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4.4 Walls & Skirtings	Walls & Skirting	
Comments	<p>Walls - Painted white - freshly painted</p> <p>Wall mounted alarm sensor</p> <p>Skirting - Painted white - freshly painted</p> <p>Heating - Single radiator with grille to top and thermostatic valve - new</p> <p>Switches & Sockets - White plastic as fitted - new</p>	

4.5 Flooring	Fitted Carpet	
Comments	<p>Grey - new</p>	

4.6 Room Items	Wardrobe	
Comments	<p>Fitted Wardrobe - White laminate 3 x mirrored sliding doors with silver coloured frames Interior as bedroom White laminate shelves 3 x chrome coloured hanging rails Viesmann boiler with boxing under - new - dusty inside</p>	

5. Bathroom 1



Item	Description	Condition
		
5.1 Door & Frame	White Painted Door & Frame	
Comments	White panel effect door Chrome coloured lever handles and thumb lock White painted frame - new - chip to frame at mid-high level to left - rubs to inner edge - internal frame appears discoloured	
5.2 Ceiling	White Ceiling	
Comments	Ceiling - White flat finish - freshly painted Light Fittings - Chrome coloured close ceiling fitting with 3 x spotlights - working order	
5.3 Walls & Skirtings	Part Tile Walls	

<p>Comments</p>	<p>Walls - Part painted white - freshly painted Part beige lightly textured oblong tiles with chrome coloured trim - new</p> <p>Shelving - Black/white speckled laminate shelf with matching front trim - new</p> <p>Heated Towel Rail - Chrome coloured ladder style - new</p> <p>Shaver Point - White plastic - new</p> <p>Extractor Fan - Deta - working order</p>
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<p>5.4 Walls & Skirtings</p>	<p>Tiled Walls</p>	
<p>Comments</p>	<p>Light beige lightly textured oblong tiles - new - requires further clean</p>	

<p>5.5 Bathroom Items</p>	<p>Bathroom Fittings</p>	
<p>Comments</p>	<p>W.C. - White Imex W.C. with integral flush to panel behind White moulded seat and soft close lid - new - stain to water line - requires further clean</p> <p>Bath - White enamel bath Chrome coloured:</p>	

	<p>Mixer tap with 2 x turns Pop up waste White laminate bath panel - new - dusty</p> <p>Shower Over Bath - Chrome coloured: Control unit, brand name not seen Hose with shower attachment Riser - new</p> <p>Shower screen with chrome coloured hinge - new</p> <p>Hand Basin - White Imex basin set on vanity unit Chrome coloured: Mixer tap with 1 x turn Plunge waste - new</p> <p>Vanity Unit - Double white gloss laminate Double doors with chrome coloured door knobs 1 x shelf - new</p>
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Declaration

I/We the undersigned, affirm that if I/We do not comment on the Inventory by email 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 and that smoke and Carbon Monoxide Alarms, where fitted, have been tested for an audible alarm and recorded accordingly.

If the tenant(s) does not sign the report or comments within the review period, they are deemed to have agreed to the content of the report.

Signature	
Print Name	-
I am the	Inventory Clerk
Date	28/07/2023
Tenants Comments	Tenant not present