

GREEN DEAL ENERGY SOLUTION INVENTORY

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Property Address	
Property Description	3 Bedroom Detached Property
Report Date	05/07/12
Report Prepared By	Michael Connell
Inventory Reference	1100





PROPERTY:
DATE: 05/07/12
PREPARED FOR: Sheila Merchant

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TERMS AND CONDITIONS

This inventory report is a fair and accurate report which describes the property's contents conditions and cleanliness for rental purposes. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the inventory report and check-in and the superficial condition of same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics/lofts, garages, basements and cupboards full of items which are not relevant to the inventory, are specifically excluded. The inventory clerk cannot undertake to search inaccessible places, through overcrowded drawers or cupboards, nor will the inventory clerk undertake to move heavy furniture or bulky items.

This inventory has been prepared for identification purpose only and in no way constitutes a valuation or statement of authenticity. Unless the inventory is carried out in daylight hours, the garden and exterior of the premises will not be inspected.

This inventory has been prepared on the accepted principle that, in the absence of marginal comments, items are visibly free of defects, soiling, damage or missing parts.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are NOT tested. Lighting is solely tested to indicate whether light bulbs are working at time of check -in, however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.

Towels, bed linen and other similar items will only be inspected if laundered.

Burglar alarms and smoke detectors are NOT tested.

Meter readings may only be taken if these are located and readily accessible and, in any event, these should be checked by the relevant utility company. Property lift in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the instructing principle.

It is the responsibility of the landlord and the tenant, or the respective agent, to agree between themselves the accuracy of this report.

Fire Regulation Act 1988 - Furniture included pillows, scatter cushions etc are checked for confirmation with the 1988 Fire Regulation Act, specifically noted is anything that does not comply with fire regulations in what does not have required kite label. The landlord and Agent should satisfy themselves that the product was manufactured and purchased after 1990 in order with due diligence tests that will apply by the Trading Standard Office.



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TENANT NOTES

The report will be fully checked at the end of the tenancy. All personal possessions should be removed prior to the check-out and the property must be ready for the check out including the return of all keys. In the event that the property has not been prepared for the check-out, the appointment will be cancelled and a charge for re-scheduling the check-out will be incurred

Please ensure that all furniture and other items are returned to their original places as listed in the inventory, including any items that have been stored and packed away. This will avoid any charges, either for misplaced property, or for time spent finding the repositioned items.

We strongly advise that the property should be professionally cleaned and left tidy at the end of the tenancy. Tenants can be disagreeably surprised to find the check-out report commenting unfavourably on the standard of cleaning with a requirement for further cleaning at considerable extra cost.

Bedding and linen should be dry cleaned / laundered, ironed and placed neatly in the appropriate room. Beds should not be made up as all mattresses will be examined

During the check-out, the inventory will be and any variances and discrepancies to the original will be noted. Following allowances made for "fair wear and tear" the tenant will be liable to pay for repairs, replacement, making good or cleaning (where necessary).

We strongly recommend that you keep all copies of existing inventories and check-in reports.



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FRONT GARDEN

ITEM		DESCRIPTION	COMMENTS	
1.0	Grass	Unmowed lawn area	1.1	Needs a general tidy
2.0	Pathway	Concrete path leading up to house steps		
3.0	Door	6 panelled white painted UPVC door	3.1	Condition consistent with age
4.0	Borrowed Light			



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LOUNGE

ITEM		DESCRIPTION	COMMENTS	
5.0	Door	White 6 panelled wooden	5.1	New good condition
6.0	Walls	Cream emulsion painted, the chimney breast has black fabric wallpaper	6.1	Newly painted good condition
7.0	Mirror	Pine framed mirror	7.1	Good condition
8.0	Picture	3 assorted pictures, picture of Piccadilly circus		
9.0	Ceiling	Cream painted ceiling	9.1	Clean/good condition
10.0	Lighting	6 x ceiling fitted halogen down lighters	10.1	Good condition
11.0	Emergency Lighting		11.1	Good condition
12.0	P.I.R.	1 x emergency exit light above external doorway	12.1	Good condition
13.0	Window	White double glazed UPVC window	13.1	Good condition
14.0	Voile	1 x set of voile over the window	14.1	Good condition
15.0	Curtains/Blinds	Timber venetian blinds	15.1	Good condition
16.0	Socket	3 double chrome sockets	16.1	Good condition
17.0	TV socket	Chrome	17.1	Good condition
18.0	Phone Socket	Chrome	18.1	Good condition
19.0	Aerial Socket	1 x sky cable socket	19.1	Good condition
20.0	Switch	1 x chrome switch	20.1	Good condition
21.0	Skirting	Painted white wooden skirting	21.1	New and good condition
22.0	Floor	Pine effect laminated flooring	22.1	All in good condition, in good clean order
23.0	Furniture		23.1	Good condition
24.0	Sofa	2 x 2 seater black leather settees, chrome legs	24.1	Good condition
25.0	Pouffe	1 x black leather pouffe	25.1	Good condition
26.0	Coffee Table	Glass inlaid coffee table	26.1	Good condition
27.0	Alarm Panel	Veritas 8 Alarm box	27.1	Good condition
28.0	Fire Alarm Box	Hard wire alarm panel	28.1	Good condition
29.0	BREAK GLASS PANEL		29.1	Good condition
30.0	Smoke Alarm	Hard wire smoke alarm	30.1	Good condition



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KITCHEN

ITEM		DESCRIPTION	COMMENTS	
31.0	Door	White 6 panelled wooden	31.1	All in good condition
32.0	Ceiling	Cream painted ceiling	32.1	Good clean condition
33.0	Lighting	3 ceiling fitted lights	33.1	Good condition
34.0	Emergency Lighting			
35.0	Walls	Cream emulsion painted and partly tiled	35.1	Good clean condition
36.0	Mirror	Pine framed mirror	36.1	Good condition
37.0	Picture	3 assorted pictures, elm street name plate hung up		
38.0	Window	White UPVC window with vent	38.1	Clean condition
39.0	Curtains/Blinds	Aluminium venetian	39.1	Good condition
40.0	Socket	2 chrome double	40.1	Good condition
41.0	Sealed socket			
42.0	Switch	Two way chrome switch	42.1	Good condition
43.0	Skirting	Painted white wooden skirting	43.1	Good condition
44.0	Floor	Pine effect laminated flooring	44.1	Good condition
45.0	Kitchen Units	Base units from left to right: 1 slimline single, 1 x single, 1 x single with drawer. On the right hand side: 1 x double, 1 x single. Wall Units: 1 x double, 1 x top unit, 1 x single. On the right hand side: 1 x double, 1 x single. All units are pine effect wood with light grey handles.	45.1	Good, clean condition
46.0	Electrical Appliances	Electric kettle	46.1	Clean condition
47.0	Fridge Freezer	Daewoo, no frost multiflow grey in colour, 3 internal shelves and bottom box in fridge/3 freezer compartments	47.1	Clean condition free from obvious damage
48.0	Microwave	Sanyo grey in colour	48.1	Good condition
49.0	Washing Machine	Indesit	49.1	Requires cleaning
50.0	Cooker	Built in diplomat cooker with 4 ceramic hobs	50.1	Clean condition
51.0	Toaster		51.1	Good condition
52.0	Boiler	1 x combi boiler alpha HE 0325	52.1	Good condition
53.0	Smoke Alarm	White Plastic mains wired smoke alarm	53.1	Good condition



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BASEMENT BEDROOM 1

ITEM		DESCRIPTION	COMMENTS	
54.0	Stairs	Carpeted with dark pattern	54.1	In good condition with no visible sign of damage
55.0	Stair Bannister	Painted white		
56.0	Lighting			
57.0	Door	White 6 panelled wooden	57.1	Good clean condition
58.0	Door Hooks	4 set silver hooks		
59.0	Ceiling	Cream painted ceiling	59.1	Good clean condition
60.0	Lighting	8 Ceiling fitted light	60.1	Good condition
61.0	Walls	2 walls painted with cream emulsion and the other 2 walls are wallpapered with a black fabric type print	61.1	Good clean condition
62.0	Window	2 white double glazed UPVC window	62.1	Clean condition
63.0	Curtains/Blinds	White	64.1	Clean
64.0	Net curtains			
65.0	Socket	4 x white plastic double	65.1	Good condition
66.0	Telephone socket		66.1	Good condition
67.0	T.V. socket		67.1	Good condition
68.0	Switch		3 single white plastic switch	68.1
69.0	Skirting	Painted white wooden skirting	69.1	Good condition
70.0	Floor	Patterned carpet	70.1	Good condition free from obvious damage
71.0	Furniture	Open cupboard	71.1	Good condition
72.0	Shelves	Black shelving unit with material drawers	72.1	Good condition
73.0	Desk	White wood desk	73.1	Good condition
74.0	Office Chair	Black office chair	74.1	Good condition
75.0	Bedside Unit	Pine	75.1	Good condition
76.0	Bed	Metal framed double bed	76.1	Good condition
77.0	Wardrobe	Built in with hanging rail	77.1	Good condition
78.0	Meter Housing			



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EN-SUITE

ITEM		DESCRIPTION	COMMENTS	
79.0	Door	White 6 panelled wooden	79.1	Good condition
80.0	Lighting			
81.0	Emergency Lighting			
82.0	Walls	2 rows of black tiles and white tiles above	82.1	Good condition
83.0	Alarm Sensor	2 white plastic mains fitted alarm sensors	83.1	Good condition
84.0	Radiator	Painted white	84.1	Good condition
85.0	Floor	Dark blue tiles	85.1	Good condition
86.0	Ceiling Extractor	White	86.1	Good condition
87.0	Shower	Aqua electric	87.1	Good condition
88.0	Shower Cubicle	Shower cubicle walls are tiles 2 rows of black at the bottom and white above	88.1	Good condition
89.0	Sink	White Porcelain	89.1	Good condition
90.0	Toilet	Saniflow Toilet	90.1	Good condition
91.0	Cabinet	White glass	91.1	Good condition



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1st FLOOR STAIRS AND LANDING

ITEM		DESCRIPTION	COMMENTS	
92.0	Stairs	Wood bannister rail painted white	92.1	Clean and in good condition
93.0	Door	White 6 panelled wooden	93.1	Clean, good condition
94.0	Ceiling	Cream painted ceiling	94.1	Clean and in good condition
95.0	Lighting	White single rose	95.1	Good condition
96.0	Emergency Lighting			
97.0	Emergency Lighting	Clear diffuser	97.1	Good condition
98.0	Walls	Cream emulsion painted	98.1	Clean condition
99.0	Stair Bannister	Painted white		
100.0	Switch	2 two way white plastic switches	100.1	Good condition
101.0	Skirting	Painted white wooden skirting	101.1	Good condition
102.0	Smoke Alarm	White plastic mains wired smoke alarm	102.1	Good condition



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1st FLOOR BEDROOM 2

ITEM		DESCRIPTION	COMMENTS	
103.0	Door	White 6 panelled wooden	103.1	Clean condition
104.0	Door Hooks	4 set silver hooks		
105.0	Ceiling	Cream painted ceiling	105.1	Good clean condition
106.0	Lighting	4 Ceiling fitted light	106.1	Good condition
107.0	Walls	Cream emulsion painted, the chimney breast has black fabric wallpaper	107.1	Good clean condition
108.0	Mirror	Black framed	108.1	Good condition
109.0	Window	White double glazed UPVC window	109.1	Clean condition
110.0	Curtains/Blinds	Timber venetian	110.1	Good condition
111.0	Net curtains	White	111.1	Clean
112.0	Socket	2 x white plastic double	112.1	Good condition
113.0	Switch	Single white plastic switch	113.1	Good condition
114.0	Radiator	Painted white	114.1	Good condition
115.0	Skirting	Painted white wooden skirting	115.1	Good condition
116.0	Floor	Patterned carpet	116.1	Good clean condition
117.0	Furniture	Assorted		
118.0	Storage Unit	Fitted storage unit with matching white wood 6 panelled door and hanging rail inside	118.1	All in good condition
119.0	PC Workstation	Pine	119.1	Good condition
120.0	Bedside Unit	Pine		
121.0	Bed	Pine framed double bed	121.1	Clean/good condition
122.0	Smoke Alarm	White plastic mains wired smoke alarm	122.1	Good condition
123.0	Shelving Units	Wooden painted fitted workstation	123.1	Good condition
124.0	TV Unit	Pine	124.1	Good condition



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1st FLOOR BATHROOM

ITEM		DESCRIPTION	COMMENTS	
125.0	Door	6 Panelled white wooden door with a 4 hook silver rack attached at the back, chrome thumb turn lock on the door	125.1	Good condition
126.0	Ceiling	White painted ceiling	126.1	Clean condition
127.0	Lighting	4 Ceiling fitted light	127.1	Good condition
128.0	Walls	White emulsion, tiled over the bath	128.1	Good condition
129.0	Mirror	Big white mirror over the sink	129.1	Good condition
130.0	Window	White double glazed UPVC window	130.1	Clean condition
131.0	Curtains/Blinds	Aluminium venetian	131.1	In good working order
132.0	Radiator	Painted white	132.1	Good condition
133.0	Socket	2 x plug socket		
134.0	Switch	Single white plastic switch	134.1	Good condition
135.0	Skirting	Painted white wooden skirting	135.1	Good condition
136.0	Floor	Black slate	136.1	Good condition
137.0	Bath	White Jacuzzi bath	137.1	Good clean condition
138.0	Taps	Chrome mixer taps	138.1	Good condition
139.0	Shower	Mixer tap with hose attached to the wall above the bath	139.1	Cleaned to an acceptable standard
140.0	Shower Screen Glass	Silver handle	140.1	Good condition
141.0	Bathroom Items	Silver towel rail attached to the wall	141.1	Good condition
142.0	Toilet Roll Holder	Silver attached to the wall	142.1	Good condition
143.0	Shelving Units	1 x wooden shelving unit	143.1	Good condition
144.0	Toilet	White and plastic porcelain toilet	144.1	Good condition
145.0	Sink	White Porcelain	145.1	All in good condition
146.0	Taps	Silver taps		



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ATTIC BEDROOM 3

ITEM		DESCRIPTION	COMMENTS	
147.0	Stairs	Stairway carpet matching the bedroom carpet	147.1	In good and clean condition
148.0	Stair Bannister	Cream coloured	148.1	Good condition
149.0	Lighting	Single white rose and bulb, emergency lighting	149.1	Good condition
150.0	Smoke Detector	White	150.1	Good condition
151.0	Alarm Box	Red Box	151.1	Good condition
152.0	Fuse Box	White		
153.0	Door	White 6 panelled wooden	153.1	Good clean condition
154.0	Ceiling	Cream painted ceiling, chimney breast has black wallpaper	154.1	Good clean condition
155.0	Smoke Alarm	White plastic mains wired smoke alarm		
156.0	Lighting	5 Ceiling fitted halogen downlights	155.1	Good condition
157.0	Walls	Painted with cream emulsion	157.1	Clean condition
158.0	Mirror	Pine framed mirror		
159.0	Window	White UPVC window with 2 openings	159.1	Clean condition
160.0	Radiator	Painted White	160.1	Good condition
161.0	Socket	2 x white plastic double socket		
162.0	Telephone socket	White plastic		
163.0	T.V. socket	White plastic		
164.0	Switch	Single white plastic switch		
165.0	Skirting	Painted white wooden skirting	165.1	Good condition
166.0	Floor	Patterned carpet	166.1	Good clean condition
167.0	Curtains/Blinds	2 Timber venetian blinds	167.1	Dusty
168.0	Bed	Wooden framed double bed	168.1	Good condition
169.0	Wardrobe	Built in with clothes rail and panel door		
170.0	Furniture	Black bedside table with 1 x drawer	170.1	Good condition
171.0	Office Chair	Black leather swivel desk chair	171.1	Good condition
172.0	Bedside Unit	Pine	172.1	Good condition
173.0	Oak Shelf Unit	With material drawers		



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ATTIC BATHROOM

ITEM		DESCRIPTION	COMMENTS	
174.0	Door	White 6 panelled wooden door with a 4 hook silver rack attached at the back, chrome thumb turn lock on the door	174.1	Good condition
175.0	Walls	Tiled with blue and black tiles	175.1	Good condition
176.0	Mirror	White mirror with shelf	176.1	Good condition
177.0	Ceiling	Painted white ceiling	177.1	Good condition
178.0	Lighting	2 x ceiling fitted light	178.1	Good condition
179.0	Window	Velux	179.1	Good condition
180.0	Floor	Blue tiles	180.1	Good condition
181.0	Bath	Jacuzzi Bath	181.1	Good condition
182.0	Sink	White Porcelain	182.1	Good condition
183.0	Radiator	Painted white	183.1	Good condition
184.0	Shower	Mixer tap hand held shower hose and head	184.1	Good condition
185.0	Toilet	White ceramic toilet with plastic seat	185.1	Good condition