



Prepared by

DMF INVENTORIES  
56 Mayer Gardens  
Milton Keynes  
ENGLAND  
MK5 7EW

Date of Inventory	27/8/2010
Address	15/4 London Road Guildford GU1 2AA
Prepared By	DMF2
Inventory Reference No	117581
Job Type	Inventory
Tenants Name	

Whilst every care is taken to ensure the accuracy of this inventory, it is not guaranteed. It is therefore the Landlords and the Tenants responsibility to confirm its accuracy and it is strongly recommended that both parties check the inventory.

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

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**Property Details**

Is the property occupied	NO
Is the property furnished	YES
Type of property	Purpose built flat

**General Notes**

**Services**

Type	Is meter accessible	Supplier
a		
b		
c		
Electric	YES	
Gas	YES	
Water	YES	

**Meter Readings**

Type	Reading	Serial Numbers/Notes
Electric	Reading	00006.9
Gas	00004.568	
Water	Reading	00000.22



a



c



**Tenancy Guidance Notes**

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

**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 an 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 damages.

**Decoration**

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc., being driven into walls. Light bulb/smoke alarm battery replacement 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 and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

**Keys**

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

**Additional Notes**

Any amendments / alterations or queries regarding the inventory are to be highlighted with the letting agent within 7 days of the check in. Any alterations made to the inventory outside this 7 day period will not be considered.

**Entrance**

Ref	Item	Description	Qty	Colour	Condition + Comments
	<b>Doors / Windows</b>				
14	Doors	Wooden	1	Beech Varnish	Good
15	Handle(s)	Pull handle	1	Bright Gold	New
16	Lock	Yale	1	Bright Gold	New
	<b>Decor</b>				
17	Ceiling	Painted		White	
18	Flooring	Laminate		Beech Varnish	
19	Skirting Boards	Wood Work		White	
20	Walls	Painted		Magnolia	
	<b>Fixtures / Fittings</b>				
21	Fire and Safety	Fuse Box	1	White	
22		Smoke Detector	1	White	
23	Heating	Wall Mounted Radiator	1	White	
24	Lighting	Ceiling Mounted Spotlight	2	White	
25	Electric	Single light switch	3	Bright Gold	
26		Extractor fan isolator switch	1	Bright Gold	
27	Fire and Safety	Voice Intercom	1	White	
62		Thermostat Dial	1	White	Good Honeywell

**Lounge/Kitchen**

Ref	Item	Description	Qty	Colour	Condition + Comments
	<b>Doors / Windows</b>				
28	Doors	Wooden	1	Beech Varnish	New
29	Handle(s)	Pull handle	1	Bright Gold	Good
30	Windows	Wooden Multi Pane, Double Glazed	2	White	
	<b>Decor</b>				
31	Ceiling	Painted		White	
32	Flooring	Laminate		Beech Varnish	
33	Skirting Boards	Wood Work		White	
34	Walls	Painted		Magnolia	
40	Window	Venetian Blind	1	White	New wooden
	<b>Fixtures / Fittings</b>				
35	Electric	Triple Light Switch	1	Bright Gold	
36		Double plug socket	6	Bright Gold	New
37	Fire and Safety	Smoke Detector	1	White	
38	Heating	Wall Mounted Radiator	2	White	
39	Lighting	Ceiling Mounted	6	White	
41	Electric	Cooker switch	1	Bright Gold	
42		Switch with fuse	3	Bright Gold	New
	<b>Furniture / Items</b>				
43	Lounge Furniture	Fabric 2 Seat Sofa	1	Beige	New with 5 assorted cushions
44		Wooden Coffee Table	1	Beech Varnish	Good
45		Kitchen top		Black	New granite with sparkling stones
46		Kitchen Base Unit	1	White	New Comprising of 1 double door, 3 single doors and 2 drawers
47		Kitchen sink	1	Chrome	New with chromed mixer taps
49		Wall fitted unit	1	White	New
	<b>Other</b>				
48	Overview	Cooker hood	1	Chrome	Good

**Bathroom**

Ref	Item	Description	Qty	Colour	Condition + Comments
	<b>Decor</b>				
50	Ceiling	Painted		White	
51	Flooring	Tiled		Beige	New
52	Walls	Painted, and Tiled	1	Beige	and magnolia paint
	<b>Doors / Windows</b>				
53	Doors	Wooden	1	Beech Varnish	New
54	Handle(s)	Pull handle	1	Bright Gold	New
	<b>Fixtures / Fittings</b>				
55	Heating	Wall Mounted Heated Towel Rail	1	Chrome	
56	Lighting	Ceiling Mounted Spotlight	2	White	
	<b>Furniture / Items</b>				
57	Bathroom Furniture	Wash Basin	1	White	New with base cupboard
58		Toilet	1	White	New
59		Shower Cubicle/Cabin	1	Chrome	New
60		Mirror Cabinet	1	Chrome	New
61	Bathroom Items	Toilet Brush/Holder, Toilet Roll Holder		Chrome	New

**Bedroom**

Ref	Item	Description	Qty	Colour	Condition + Comments
	<b>Decor</b>				
63	Ceiling	Painted		White	
64	Flooring	Laminate		Beech Varnish	New
65	Skirting Boards	Wood Work		White	
66	Walls	Painted		Magnolia	
	<b>Doors / Windows</b>				
67	Doors	Wooden	1	Beech Varnish	New
68	Handle(s)	Lever handle	1	Bright Gold	New
69	Windows	Wooden Multi Pane, Double Glazed	1	Beech Varnish	New
	<b>Fixtures / Fittings</b>				
70	Electric	Single light switch	1	Bright Gold	New
71		Double plug socket	2	Bright Gold	New
72	Heating	Wall Mounted Radiator	1	White	
73	Lighting	Ceiling Mounted	3	White	
	<b>Furniture / Items</b>				
74	Bedroom Furniture	Large Kingsize Bed with Wooden Frame	1	Dark Varnish	New with new sprung mattress and mattress protector
75		Wooden Mirrored Wardrobe	1	Dark Varnish	New

**Disclaimer**

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

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

**Safety Disclaimer**

This inventory relates only to the furniture, furnishings and all of the Landlords equipment and contents in the property. It is no guarantee of, 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 time of the inventory and the condition perceived of it.

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

**Signatures**

**LANDLORD (or in behalf of)**

Please sign here\_\_\_\_\_

Date:

**Tenant (s)**

Please sign here:\_\_\_\_\_

Date:

## Photos

Entrance-Fire and Safety-Fuse Box



Entrance-Fire and Safety-Smoke Detector



Entrance-Fire and Safety-Voice Intercom



Entrance-Fire and Safety-Thermostat Dial



Lounge/Kitchen -Handle(s)-Pull handle



Lounge/Kitchen -Windows-Wooden Multi Pane, Double Glazed



## Photos

Lounge/Kitchen -Lighting-Ceiling Mounted



Lounge/Kitchen -Window-Venetian Blind



Lounge/Kitchen -Lounge Furniture-Fabric 2 Seat Sofa



Lounge/Kitchen -Lounge Furniture-Wooden Coffee Table



Lounge/Kitchen -Lounge Furniture-Kitchen top



Lounge/Kitchen -Lounge Furniture-Kitchen Base Unit



## Photos

Lounge/Kitchen -Lounge Furniture-Kitchen sink



Lounge/Kitchen -Windows-Wooden Multi Pane, Double Glazed



Lounge/Kitchen -Overview-Cooker hood



Lounge/Kitchen -Lounge Furniture-Wall fitted unit



Bathroom-Heating-Wall Mounted Heated Towel Rail



Bathroom-Lighting-Ceiling Mounted Spotlight



## Photos

Bathroom-Bathroom Furniture-Wash Basin



Bathroom-Bathroom Furniture-Toilet



Bathroom-Bathroom Furniture-Shower Cubicle/Cabin



Bathroom-Bathroom Furniture-Mirror Cabinet



Bathroom-Bathroom Items-Toilet Brush/Holder, Toilet Roll Holder



Bedroom-Lighting-Ceiling Mounted



## Photos

Bedroom-Bedroom Furniture-Large Kingsize Bed with Wooden Frame



Bedroom-Bedroom Furniture-Wooden Mirrored Wardrobe

