



**Sussex Inventories Ltd**

---

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION

FOR

000 ELMS COURT  
NEWLANDER CRESCENT  
EAST GRINSTEAD  
RH19

1<sup>ST</sup> SEPTEMBER 2006

---

ON BEHALF OF

XXX LETTING AGENTS  
XXXX XXXXX  
EAST GRINSTEAD  
WEST SUSSEX  
XXXX XXX

0800 000000

*The following is an informative guide for landlords and tenants on the compilation of any inventory prepared by **Sussex Inventories Limited**: -*

### **DISCLAIMER**

The inventory provides a fair and accurate record of the contents of the property and the property's internal condition. The person preparing the inventory is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or valuer.

The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

Property left in lofts, cellars or in locked rooms, garages and sheds, which have not been noted in the inventory, are the sole responsibility of the landlord.

The movement of any items of heavy furniture or appliances will not be undertaken.

### **SAFETY DISCLAIMER**

The inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property as of the date of the inventory and the superficial condition of same.

None of the electrical or gas appliances have been checked as to working order.

Any bunk beds in the property have been checked to ascertain if they comply with "The Bunk Bed (Entrapment Hazards) Safety Regulations 1987". If not ascertained or the item does not comply, they will be marked with (+++++).

### **FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993**

#### **Furniture and Furnishings**

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be shown on the inventory as "fire resistant".

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that the items comply with the above regulations they will be marked with 4 asterisks (\*\*\*\*) on the inventory.

### **FIREGUARDS**

Where there are any loose fireguards not part of a heater gas or electric fire this will be indicated on the inventory.

### **SMOKE DETECTORS**

It is the tenant's responsibility to inspect any smoke detector fitted in the property at regular intervals to ensure they are in full working order as per the manufacturer's instructions.

### **CHECK OUT INSPECTION AT THE END OF THE TENANCY**

It is essential that all items are returned to respective rooms as shown on the original inventory before the final check out inspection is due to be carried out, failure to do this may incur further costs.

**GENERAL DESCRIPTION AND CONDITION**

1 bed furnished ground floor flat in fair condition (2<sup>nd</sup> bedroom has been locked and has landlords possessions inside)

None of the electrical appliances have been checked as to working order.

**CONTENTS****ENTRANCE & HALLWAY**FRONT DOOR

1. White painted wood sapel with white Oval floral plaque with No:2, silver coloured metal letter box cover to outside, Mortise lock brass coloured spy hole, white plastic letterbox cover to inside, white plastic hook (light grubby finger mark around edges, chrome/greyed brushed strip to bottom on inside)

CEILING

2. White painted emulsion with 2 white smoke alarms

LIGHTS

3. Single small light strip
4. Single white pendant and glass shade with brass trim and bulb

WALLS

5. Light blue painted emulsion (light defects over painted, double picture hook, 3 single brass picture books, single nail)

FLOOR

6. Green fitted carpet with black/brown doormat, green/red pattern narrow rectangular rug, green/red matching large rectangular rug (carpet with light marks on entrance, long tear and snag on entrance under rugs, lightly worn and marked, rugs lightly worn and discoloured)

HEATING

7. Cream/brown Tricity storage heater (grubby marks to top, many paint splash marks)
8. Off-white painted wood doorframe
9. White painted wood and white painted wood skirting board with white painted doorstep (grubby marks, little dusty)
10. Off-white double light switch, off-white single light switch
11. Single switch for heater

BUILT IN CUPBOARD

12. Off-white painted wood sapel door with 2 chrome lever handles, 2 white plastic vents to bottom (3 holes to inside, handles over painted and tarnished, piece cut out to edge), inside: walls painted white (various holes, light marks, wooden panelling to box area coming away, various cobwebs, green painted wooden plinth with 4 chrome hooks to left-hand side), dark brown tiled floor (paint splash marks, and rub marks throughout), single bayonet light fitting with switch, single power socket with extension lead running to floor, chrome framed ironing board with green/yellow cover, (cover scorched) metal framed folding garden chair with wooden arms (well used) 2 glass light shades, Upright Hoover (aged condition) some old battening, old wooden pole, brown rug folded up in corner (not checked)

BUILT IN CUPBOARD

13. Off-white painted wood sapel door with single white and brass trimmed round handle, inside: walls painted white, fuse box, electric meter, old light shade

BUILT IN CUPBOARD

14. Off-white sapel door with single white and brass trimmed round handle (handle loose and grubby, grubby marks to inside and out), inside: 2 light wood slatted shelves, green lagged water tank, walls slightly blackened with condensation at bottom, double white clothes airer (broken to joins)

MISCELLANEOUS

15. White painted wood wooden framed large rectangular mirror attached to wall (light over paint and silvering to glass)
16. White painted wooden framed blue floral old painting
17. Light wood rectangular 2 leaf folding table (small light scratch marks centre, small white paint mark to edge on 1 leaf)
18. 2 light wood matching dining chairs with white suede effect cushioned seats (good condition, cushions unmarked)

Signature.....

Date.....

**BEDROOM**DOOR

19. White painted wood sapel with 2 silver coloured metal lever handles, white plastic hook screwed to inside at top (light grubby finger marks to edge)

WINDOWS

20. White UPVC with 2 silver coloured closures (small hole to centre)

CURTAINS

21. Light blue floor length curtains with green/beige pattern lining on light wooden track with dark wood pelmet (curtains lightly creased, not freshly laundered, light staining to bottom of light blue curtain, pelmet coming apart on joins)
22. Single white net on white wire
23. Cream roller blind with white plastic bobbed pull

CEILING

24. White painted emulsion (old defects over repainted, some different shade over paint to edge, small scuff marks on entrance)

LIGHTS

25. Single white pendant with pyramid paper shade and bulb (tear to bottom and dusty)

WALLS

26. White painted emulsion (patchy marks throughout, scuff and paint marks on entrance by light switch, various indents over painted, discoloured shading and light grubby marks to area along edge of bed, 2 large nails to l/h wall, small pin, round indent mark to wall behind, yellow discolouring and bubbling to low level behind door)

FLOOR

27. Beige fitted carpet with chrome door strip (light furniture marks, light brown/yellow stain marks to centre, slightly heavier wear around edges of bed and to centre,)

HEATING

28. Grey Dimplex storage heater (large chip to top with paint marks)
29. White painted wood doorframe
30. White UPVC window frame
31. White painted wood windowsill (over paint marks, paint cracking, blackened and grubby to back)
32. White painted wood skirting board (grubby and discoloured along top)
33. Double white power socket (cracked at top)
34. Single white light switch (over paint to edge)

BED

35. Beige patterned double divan with 2 drawers, cream double mattress, pink velour headboard (fire resistant) (brown marks to edges of base, worn, mattress good condition, headboard light faded and worn, some light fluff)

BEDDING

36. White mattress protector, additional mattress protector new in bag

FURNITURE

37. Walnut effect veneered dressing table with 5 drawers, 5 brass coloured clasp handles, single brass/brown coloured round handle, rectangular glass top with dark wood 3 panel dressing mirror to top (mirror silvered to edges, 3 pink doyleys under glass, aged appearance with some light marks, otherwise good condition for age)
38. Walnut effect veneered 2 door wardrobe, single brass/brown coloured clasp handle, single bolt to inside, rectangular mirror to inside of right-hand door, 2 silver metal coloured clothes rail, 2 chrome metal shoe rails, 2 matching shelves (light scuff marks to front, small indent where screw protruding through, paint mark, aged appearance with odd light marks, otherwise good condition for age)
39. Walnut effect veneered bedside cabinet with single door, single handle, inside single shelf (light watermarking to top, light marks, otherwise good condition for age)
40. Walnut effect veneered freestanding bookcase with 3 shelves (various light marks, scorch/burn mark at top, aged appearance, otherwise good condition for age)
41. Dark wood varnished chair with green/brown cloth seat (light white marks to edge, aged appearance, otherwise good condition)

MISCELLANEOUS

42. Red covered cushion
43. Turquoise covered cushion

Signature.....

Date.....

**BATHROOM**

DOOR

44. White painted wood sapel with 2 lever handles, frosted glass rectangular panel at top, chrome shelf hooked over door with 2 chrome bars (paint patchy throughout, handles tarnished)

WINDOWS

45. White UPVC with single chrome closure (white light marks)

CEILING

46. White painted emulsion

LIGHTS

47. Single fitting with glass frosted spiral shade and bulb

48. Light fitting with frosted rectangular shade to wall

WALLS

49. Light pink painted emulsion with grey mottled ceramic tiles around bath and sink area with white Marley extractor with cord pull and white plastic end (emulsion with light marks over painted, otherwise good condition, tiles as new)

FLOOR

50. Beige/brown square patterned vinyl with chrome door strip and white rubber doorstop (door strip grubby, vinyl in good condition)

HEATING

51. White runged towel radiator

52. White painted wood doorframe

53. White UPVC window frame

54. White painted wood skirting board (dusty)

55. Single white ceiling rose with cord pull and white plastic end

56. Single square ceiling rose with cord pull with white plastic end

BATH

57. White enamel with 2 chrome taps, cream plastic side panel side panel grubby in places and dirty running along top, discolouring to soak away)

SHOWER

58. White Mira Event shower unit with chrome/plastic flex, cream shower head fitted to cream/chrome riser bar with soap dish, chrome shower rail with light blue patterned shower curtain (flex and shower unit all water marked)

SINK

59. White ceramic basin with 2 chrome taps and clear plastic heads, chain and plug (scaling around base of taps, blackened around soak away)

MISCELLANEOUS

60. Round frosted mirror with 3 square frosted tempered glass shelves attached and fitted to wall

61. Chrome swivel shaving mirror

62. Green glass candle holder

63. White ivy patterned melamine tray

64. White/green/blue fish patterned dish

65. White MDF cabinet with mirrored L shaped door with 4 shelves (mirror requiring cleaning)

66. Light wooden framed small print

**WC**

DOOR

67. White painted wood sapel 2 silver lever handles, rectangular frosted glass panel to top, chrome bolt to inside (chrome tarnished and marked, paint work all patchy, odd grubby marks)

WINDOWS

68. White UPVC with single closure (over paint to edges)

CEILING

69. White painted emulsion

LIGHTS

70. Single white fitting with white glass shade and bulb

WALLS

71. Light blue painted emulsion (defects over painted, single nail, good condition)

**Signature..... Date.....**

**INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:**

**Sample Inventory**

(continued)

**Comments**

**Findings**

**FLOOR**

- 72. Light wood vinyl panels with chrome door strip (strip blackened and discoloured, white paint marks on entrance and along edges, various gaps to panels around toilet area) Piece of cream/brown vinyl loose to floor
- 73. White painted wood doorframe
- 74. White UPVC window frame
- 75. White painted wood windowsill (dusty)
- 76. White painted wood skirting board with white painted rubber doorstep (dusty)
- 77. Single white light switch

**TOILET**

- 78. Black cistern with chrome flush, white ceramic pan with pine seat and lid (seat and lid watermarked and stained, cistern with white paint marks, aged appearance with trimmed coming away, pan lightly stained)

**MISCELLANEOUS**

- 79. White painted wooden toilet roll holder (loose to wall)
- 80. White/green ceramic vase
- 81. White plastic toilet brush holder and brush

**LOUNGE**

**DOOR**

- 82. White painted wood sashel with 2 metal lever handles (handles tarnished and grubby, grubby finger marks, and paint work patchy throughout)
- 83. White UPVC sliding patio door with single large chrome/black lever handle on inside (blackened and dirty along bottom)

**CURTAINS**

- 84. 2 gold coloured leaf pattern off floor length unlined curtains and 4 cream tabbed off floor length curtains on brushed brass effect pole with decorative ends and rings (not freshly laundered, hems on gold curtains coming down)
- 85. Single cream floor length net on white wire

**CEILING**

- 86. White painted emulsion with white coving (defects over painted)

**LIGHTS**

- 87. Brushed brass effect chain fitting with 4 matching spiked candle style fittings with bulbs (dusty)

**WALLS**

- 88. Light pink painted emulsion (9 brass picture hooks, feint light marks to low level. otherwise good condition)

**FLOOR**

- 89. Beige fitted carpet with chrome door strip covered with large green/beige floral patterned rug which covers 95 percent of carpet, cream ceramic tiles with chrome edging strip to edge of patio door and carpet (rug flattened and worn, odd spot marks in centre, piece cut out by door on rug, carpet lightly discoloured to edges, unable to inspect carpet)

**HEATING**

- 90. Cream and black storage heater (over paint grater top)
- 91. White painted wood doorframe
- 92. White painted wood skirting board (baton running below French doors loose and not attached)
- 93. White power socket
- 94. Off white light switch
- 95. TV socket
- 96. 2 black television cables coming through wall and loose to floor
- 97. White telephone socket

**FURNITURE**

- 98. Green/beige patterned 2 seater cord style sofa with 2 base cushions (fire resistant) (good condition, light shading to arms) 3 matching scatter cushions
- 99. Walnut effect veneered sideboard with 2 glass panelled doors, single large door, inside: 5 matching shelves (very light scratch marks to top and side, dusty otherwise good condition for age)
- 100. Walnut effect veneered writing desk with 3 drawers with 6 brass/brown coloured clasp handles, pull down front with lock and key, inside: 2 small drawer compartments (veneer slightly cracking and damaged to front of pull down front, light marks consistent with age, otherwise good condition)
- 101. Walnut effect matching single leaf round card table with brown felt top inside (light small blister marks to top)
- 102. Dark wood effect side table (top blistered and cracking, veneer faded, top loose)
- 103. Dark wood framed armchair with green/black cushioned seat (little dusty, very light wear to cushion, light marks to wood) covered with red/yellow/green curtain cover

**Signature.....**

**Date.....**

INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:

Sample Inventory

(continued)

Comments

Findings

- 104. Dark wood framed armchair with gold/red satin cushion base (cushion slightly faded and dusty, general light marks to wood)

MISCELLANEOUS

- 105. Orange covered scatter cushion
- 106. Green covered scatter cushion
- 107. Light green large scatter cushion
- 108. Small cream/black/brown striped tasselled rectangular rug
- 109. Chrome/black folding magazine rack
- 110. Beige/green piece of carpet
- 111. Brown/red/yellow patterned small mat
- 112. 4 way extension lead

KITCHEN

DOOR

- 113. Removed (various holes where screws removed)

WINDOWS

- 114. White UPVC 4 chrome/black closures (frame dusty)

CURTAINS

- 115. Silver coloured metal Venetian blind with drawstring and clear plastic end (dusty)

CEILING

- 116. White painted emulsion

LIGHTS

- 117. 2 silver coloured 3 plate spotlights with white glass shades and bulbs

WALLS

- 118. White painted emulsion white ceramic tiles around work surface area (double brass picture book, grouting on tiles discoloured, 2 red raw plugholes to left, tiles slightly aged appearance with crackle glazing in areas) serving hatch through to lounge with dark wood frame and single door with white/ brass coloured handle (door does not shut flush)

FLOOR

- 119. Beige/brown square tiled patterned vinyl with chrome door strip (door strip grubby, bubbling around washing machine, lifting and split on join to area right of oven, tear below washing machine)
- 120. Off white painted wood doorframe (paint blistering to top and edge, odd grubby marks)
- 121. White UPVC window frame
- 122. White painted wood windowsill (paint cracking, dirty and stained)
- 123. Off white double power socket, single white power socket with red cooker switch
- 124. Of white light switch

KITCHEN UNITS

- 125. White MDF carcasses with light wood grained laminated fronts, chrome bowed handles, cream/beige Formica work surface with 2 chrome joining strips, white surface laminated separate breakfast bar with chrome supports with 2 drawers sitting under beige work surface (cupboards showing signs of age and wear, staining to bottom of drawers and backs of cupboards, laminate peeling off in places, front panels in good condition, small light cut marks to work surface, repair to surface on join, surface lightly faded) double extendable towel rail fitted under work surface (1 tube broken)

WALL UNITS

- 126. Double cupboard, single cupboard, Inside double cupboard assorted glasses
- 127. 3 white/green cereal bowls
- 128. 4 matching saucers
- 129. 3 matching side plates
- 130. matching sugar bowl
- 131. 4 matching egg cups
- 132. 7 assorted bone china patterned side plates
- 133. 2 white Avocado bowls
- 134. White/red jug
- 135. Cream patterned serving plate by Alfred Meakin
- 136. Inside single cupboard: white ceramic storage jar with lid
- 137. Blue ceramic jar with lid
- 138. Small china bowl
- 139. White/red sugar bowl with lid
- 140. Ashtray

Signature.....

Date.....

**INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION FOR:**

**Sample Inventory**

(continued)

**Comments**

**Findings**

**TALL UNITS**

141. Single cupboard with 2 doors, inside: various old crockery and pots, cheese grater and food items

**FLOOR UNITS**

142. Double cupboard, 2 single cupboards, single drawer (kickboard below single cupboard damaged, others lightly scuff marked, 2 holes to double cupboard), inside drawer: various tea towels, coasters place mats

143. Inside double cupboard: pegs, various cleaning implements and liquids

144. Inside white laminated breakfast bar drawers: green plastic cutlery divider

145. 5 stainless steel, desert spoons

146. 8 stainless steel knives

147. 5 stainless steel forks

148. 6 stainless steel teaspoons

149. 4 silver soup spoons (well marked and aged)

150. 2 light wooden serving spoons

**APPLIANCES**

151. White Zanussi fridge/freezer, inside 3 door compartments, 1 with clear plastic lid, 3 white grilled shelves, 2 white plastic salad boxes with lid (discoloured to inside, slightly aged appearance) inside freezer: 4 white fronted drawers (requires defrosting)

152. White Zanussi electronic Sf4126 small dishwasher (looks new inside, grubby marks to outside)

153. White/brown Hotpoint electronic 100 washing machine (aged appearance, door rubber and dispenser soiled)

154. White Electrics oven and grill with 7 silver coloured round controls, digital display and 3 black buttons, inside grill compartment: 2 chrome grilled shelves, 2 grill pans and trays, inside oven: single chrome shelf, grill pan and tray (Oven and grill seems hardly used and as new, grubby marks around controls, light burnt on marks to rings)

155. White Creda condenser dryer (as new)

156. White Caroline microwave

157. White Belling extractor hood with glass front (light grubby marks to top, otherwise good condition)

**MISCELLANEOUS**

158. Silver plastic unnamed cordless kettle (well used condition)

159. Black telecom telephone

160. Light wood 2 bar folding peg rack

161. Green plastic bowl (used condition)

162. Silver plastic plate drainer (well used) with various crockery and cutlery washed up

163. White ceramic utensil holder with various wooden and metal utensils

164. Light wood round chopping board (use condition)

165. White plastic chopping board (used condition)

166. White/chrome Tefal high-speed double toaster

167. Cream painted wooden shelf unit with kitchen roll holder, 2 shelves to wall

168. Black round clock

169. Green metal tray

170. Light wooden varnish bread bin (used condition)

171. Light wood handled broom

172. 2 chrome framed white wooden stools

173. Chrome step seat with grey plastic vinyl top, pull down steps, (chrome grubby and discoloured)

174. White plastic coated 4 pot tower rack with 3 black/green saucepans with lids, 2 chrome frying pans

175. Light wooden handled milk saucepan (used condition)

176. Chrome/blue extendable squeeze mop

177. Blue metal tray (old)

178. Light wooden plinth to wall under wall unit with 6 cream/green floral patterned matching cups, 3 additional brass hooks,

179. White plastic coated u shaped wire stand

180. Glass rectangular patterned chopping board

181. Silver plastic bucket

182. Green watering can

183. Green wired wine rack

184. Yellow tall metal flip bin with lid (used condition)

185. 2 light wooden framed prints

186. Oval floral tray

**KEYS**

Supplied by Agent

SERVICES	LOCATION	SERIAL NO	READINGS
GAS	N/A		
ELECTRICITY	Hall Cupboard		Low: 0000 Normal: 00000

Signature.....

Date.....