



Inventory Report



36 Buckwell Close , Wellingborough, NN8 5BP

Property Type: House
Report Completed On: 29/06/2018 17:17
Report Completed By: Colin Falvey / Visual Inventory

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General Information

Property Type	House
Number of bedrooms	2
Is the property occupied?	No
Is the property furnished?	Yes

Schedule of Condition

Grass/lawns	A. Recently cut
Garden/grounds	B. Reasonable
Exterior windows	A. Recently cleaned
Interior windows	A. Recently cleaned
Carpets/flooring	C. Appear to be domestically cleaned
Decor	A. Newly decorated - no wear and tear
Kitchen	B. Generally good
Oven	B. Generally good
Kitchen appliances	B. Generally good
Light fittings	A. All bulbs in working order
Mould and mildew	A. None visible/present
Bathroom/s and sanitaryware	A. Cleaned to a professional standard
Overall cleanliness of property	B. Appears to be domestically cleaned
Comments	<p>This two bedroom furnished house is in a good condition.</p> <p>Many areas have been recently decorated.</p> <p>All furnishings are in good condition</p>

Photos



Utilities Readings | Gas and Electric

Electric Reading	006512
Electric Meter Reference and Location	14E0247291 Mtr box front
Gas Reading	6151
Gas Meter Reference and Location	5066197 mtr box by front door

Photos



Utilities Readings | Water and Oil

Water Reading	00044
Water Meter Reference and Location	15M2054847
Oil Reading	
Oil Meter Reference and Location	NA

Photos



Keys to the Property

Front Door (yale)	1
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Front Door (mortice)	2
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Back Door (yale)	
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Back Door (mortice)	1
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Security fob	
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Shed/Outhouse	1
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Garage	
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Patio	
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Window	
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Postbox	
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Photo of Keys	
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Safety

Location of smoke detector/s	Hallway and Landing
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Smoke detector/s tested and working?	Yes
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Location of carbon monoxide detector/s	Kitchen
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Carbon monoxide detector/s tested and working?	Yes
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Hallway

Hallway

#	Item	Description	Condition	Notes
1	Front Door	White gloss painted wooden door part glazed Chrome lock with finger pull Chrome letter box Chrome numeral 36 Chrome door bell push - working White door frame Brass threshold Rubber door mat Chrome flap to reverse Door chain fitted Square plant pot with fern in good condition	Good	Clean and unmarked
<div>29/06/2018 14:58:56</div> 				
2	Door	Half glazed white painted wooden door Mortice lock in brass handle set	Good	Clean and unmarked
<div>29/06/2018 15:04:34</div> 				
3	Ceiling	White emulsion on artex	Good	Clean and unmarked

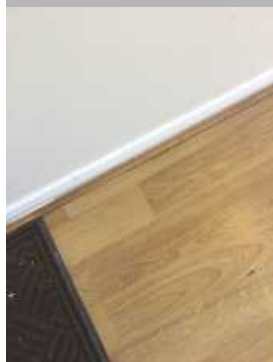
Hallway - Continued

#	Item	Description	Condition	Notes
4	Lighting	2x white pendants Bulbs present Matching paper shades in cream	Good	Working
<div>29/06/2018 15:01:21</div> 				
5	Walls	Magnolia emulsion on plaster	Good	6x screw defects under high level lhs Clean and unmarked
<div>29/06/2018 15:01:56</div> 				
6	Wall Fixtures	Cream door bell chime	Average	Grubby
<div>29/06/2018 15:02:26</div> 				

Hallway - Continued

#	Item	Description	Condition	Notes
7	Skirting	White gloss on wood	Good	Clean with slight scuff mark on entry

29/06/2018 15:03:04



8	Flooring	Oak effect laminate with edge trim to match Brown carpet mat to front and rear door	Good	Slightly dusty
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29/06/2018 15:03:54






9	Heating	White panel radiator with chrome valves and caps	Average	Chip on lower edge
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29/06/2018 15:05:21







Hallway - Continued




#	Item	Description	Condition	Notes
10	Cupboard	<p>Under stair cupboard</p> <p>Cut down door with brass levers</p> <p>Cream emulsion to walls</p> <p>Carpet to flooring</p> <p>Contents:</p> <p>Work stool</p> <p>Decorating equipment</p> <p>Vacuum</p> <p>Chair cushions in green</p> <p>Kitchen cabinet door</p> <p>Broom</p> <p>Electric consumer unit</p>	Average	Walls scuff marked
<div> <div>29/06/2018 15:07:32</div>  </div> <div> <div>29/06/2018 15:07:38</div>  </div> <div> <div>29/06/2018 15:07:43</div>  </div>				
11	Sockets and Switches	Light switch x2	Good	

Kitchen



Kitchen

#	Item	Description	Condition	Notes
12	Door	White 5x panel door Brass lever handles	Good	Clean and unmarked
<div>29/06/2018 15:09:45</div> 				
13	Ceiling	White emulsion on artex	Good	Clean and unmarked
14	Lighting	Ceiling mounted twin spot fitting- slightly tarnished Pendant with drop shades in clear plastic Under cabinet lighting x3 only one working	Average	Bulbs present Working
<div>29/06/2018 15:25:17</div>  <div>29/06/2018 15:11:15</div> 				
15	Walls	Light blue emulsion on plaster Three shade tiles over worktop	Good	Screw far wall Gap in plaster by socket over wall unit
<div>29/06/2018 15:12:49</div> 				

Kitchen - Continued

#	Item	Description	Condition	Notes
16	Wall Fixtures	Black tv bracket with flat screen tv attached Remote control on window sill 2x SS bars with hooks	Good	
<div> <div> 29/06/2018 15:17:53  </div> <div> 29/06/2018 15:24:28  </div> </div>				
17	Skirting	White gloss painted	Good	Clean and unmarked
18	Flooring	Black ceramic tiles with dark grout	Good	Slightly dusty Intact
<div> 29/06/2018 15:14:40  </div>				

Kitchen - Continued

#	Item	Description	Condition	Notes
19	Windows	<p>White painted wooden framed windows x2</p> <p>Side aspect Single opener with brass lever and stay Tiled sill</p> <p>Rear aspect Double opener with brass handle and stay White painted wooden sill</p>	Average	One double glazed unit blown
<div><div><div>29/06/2018 15:17:24</div></div><div><div>29/06/2018 15:17:12</div></div></div>				
20	Heating	White panel radiator with chrome valves and caps	Good	Clean and unmarked

Kitchen - Continued




#	Item	Description	Condition	Notes
21	Kitchen Units	<p>A range of wall and base units all light carcass with dark wood frames and door fronts and chrome bar handles</p> <p>Matching plinth</p> <p>Wall Units</p> <p>Single with shelves</p> <p>Display cabinet with lights and glass shelves</p> <p>Single with shelves</p> <p>Single with boiler enclosed</p> <p>Base units</p> <p>Single with shelf</p> <p>Triple drawer unit</p> <p>Built in oven unit</p> <p>Corner with wire shelf</p> <p>Bottle rack</p> <p>Built in washing machine unit</p> <p>Under sink unit</p>	Good	<p>Contents</p> <p>Wooden cutlery drawer</p> <p>Appliance manuals</p> <p>Cleaning supplies</p> <p>Base corner carcass chipped</p> <p>Bottle rack edge trim damaged</p>








22	Work Surface	High gloss black granite effect roll top laminate	Average	Slight defect over dishwasher Scratch and pan scorch mark by sink
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Kitchen - Continued

#	Item	Description	Condition	Notes
23	Sink	SS inset bowl Strainer plug present Chrome mono mixer tap in work surface	Good	Slightly dusty Water spot marked
<div>29/06/2018 15:27:31</div> 				
24	Oven/Cooker	SS smeg built in oven and grill Wire shelf 2x black pan shelf Wire trivet	Good	Slight grease to door glass
<div>29/06/2018 15:28:45</div> 				
25	Hob	Smeg SS inset 4x burner hob SS pan supports	Average	Slightly dusty and smeared
<div>29/06/2018 15:29:44</div> 				

Kitchen - Continued

#	Item	Description	Condition	Notes
26	Extractor Hood	Bosch SS and glass extract hood with ducting to external	Good	Clean and unmarked Working
<div>29/06/2018 15:30:56</div> 				
27	Fridge/Freezer	Smeg American style cream fridge freezer Chrome levers Internals complete	Average	Fridge salad drawer cracked Corrosion to freezer shelves Handles tarnished Internal slightly grubby
<div>29/06/2018 15:33:17</div>  <div>29/06/2018 15:33:23</div>  <div>29/06/2018 15:33:31</div> 				
28	Washing Machine	Bosch integral washing machine	Average	Detergent drawer grubby Door seal mouldy
<div>29/06/2018 15:34:51</div> 				

Kitchen - Continued

#	Item	Description	Condition	Notes
29	Dishwasher	Electra grey full size dishwasher	Good	Clean and intact
<div>29/06/2018 15:35:47</div> 				
30	Sockets and Switches	All chrome Light switch 4x double sockets Single socket Fused spur White plastic single socket for tv	Good	
31	Furniture	Round dining table 4x leather high back chairs	Good	
<div>29/06/2018 21:26:09</div> 				

Stairs and Landing

Stairs and Landing

#	Item	Description	Condition	Notes
32	Ceiling	White emulsion on artex	Good	Clean and unmarked Slight damage over bottom of stairs under decoration

29/06/2018 15:37:51



33	Lighting	White pendant Cream shade Bulb present	Good	Working
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29/06/2018 15:38:35



34	Walls	Magnolia emulsion on plaster	Good	Clean Nail holes top of stairs Two screws present
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29/06/2018 15:39:18



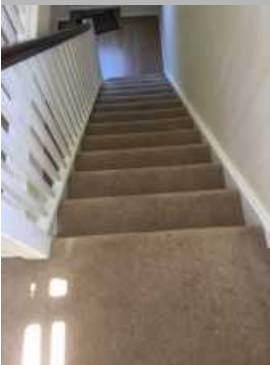



29/06/2018 15:47:43



Stairs and Landing - Continued

#	Item	Description	Condition	Notes
35	Wall Fixtures	Wooden handrail and banister White gloss painted newel and spindles Wooden newel caps	Good	Clean and intact Paint marks on handrail
<div>29/06/2018 15:40:27</div> 				
36	Wall Ornaments	Sun framed mirror	Good	
<div>29/06/2018 15:48:12</div> 				
37	Skirting	White gloss on wood	Good	
<div>29/06/2018 15:40:48</div> 				

Stairs and Landing - Continued

#	Item	Description	Condition	Notes
38	Flooring	Beige fitted carpet Faint traffic shading	Good	
<div> <div>29/06/2018 15:41:25</div>  </div> <div> <div>29/06/2018 15:41:31</div>  </div>				
39	Windows	White gloss painted wooden framed window Side opener Brass handle with lock and key Brass stay White gloss painted frame	Good	Furniture paint marked
<div> <div>29/06/2018 15:42:29</div>  </div>				
40	Window Covering	Cream cord operated roller blind	Average	Spot marked and stained Working
<div> <div>29/06/2018 15:43:38</div>  </div>				

Stairs and Landing - Continued

#	Item	Description	Condition	Notes
41	Cupboard	White gloss painted door Brass levers	Good	Clean and unmarked but minor scuff to interior of door
		Emulsion tomwalls and ceiling Carot off cut to flooring		Walls marked
		Skirting present		Pipework repairs visible
		Slatted timber shelves x2		
		Heating cylinder lagged with associated pipework and controls		






42	Sockets and Switches	Light switch x2 Double socket with usb charger Fan isolator	Average	Filler around one switch not painted
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Reception Room

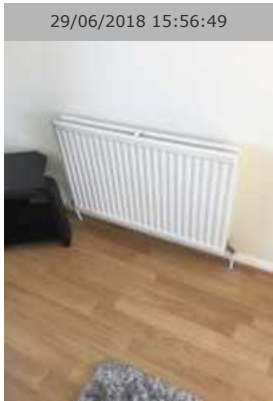
Reception Room

#	Item	Description	Condition	Notes
43	Door	White 5x panel door with brass levers	Good	Clean and unmarked
44	Ceiling	White emulsion on artex	Good	Clean and unmarked
<div>29/06/2018 15:49:57</div> 				
45	Lighting	White arm uplighter	Poor	Bulb present but not working
<div>29/06/2018 15:50:35</div> 				
46	Walls	Magnolia emulsion on plaster	Good	4x screw holes under decoration
<div>29/06/2018 15:51:36</div> 				
47	Skirting	White gloss painted	Good	Clean and unmarked

Reception Room - Continued

#	Item	Description	Condition	Notes
48	Flooring	Oak effect laminate John Lewis handmade shag pile rug	Average	Slightly dusty Paint flakes behind door 1cm chip by doorway
<div> <div>29/06/2018 15:52:59</div>  </div> <div> <div>29/06/2018 15:53:07</div>  </div> <div> <div>29/06/2018 15:53:34</div>  </div> <div> <div>29/06/2018 16:02:22</div>  </div>				
49	Windows	2x white gloss painted wooden windows Both with two side openers with brass coloured handles and stays White gloss painted sills	Good	Clean and intact
<div> <div>29/06/2018 15:54:51</div>  </div> <div> <div>29/06/2018 15:54:56</div>  </div>				
50	Window Covering	2x pair beige lined curtains hung from chrome curtain poles with twist finials	Good	Clean and unmarked
<div> <div>29/06/2018 15:56:02</div>  </div>				





Reception Room - Continued

#	Item	Description	Condition	Notes
51	Heating	White double panel radiator Chrome valves and white end caps	Good	Clean and unmarked
<div>29/06/2018 15:56:49</div> 				
52	Sockets and Switches	Light switch Three double sockets Bt point Aerial point	Good	
53	Miscellaneous	NOT PRESENT		
54	Furniture	Light oak bookcase Antique style pine dresser with drawers Grey 3x sweater sofa with chaise longue end Black and glass tv unit Wood and gunmetal side table Wooden lamp with cream shade and bulb present- working Contemporary lamp with brown shade and bulb present- working socket timeclock 4x scatter cushions	Good	Sofa fire label seen






Bedroom 1



Bedroom

#	Item	Description	Condition	Notes
55	Door	White gloss painted 5x panel door Brass levers	Average	Slight marks to reverse Water marks on face
				
56	Ceiling	White emulsion on artex White loft hatch- grubby marked 2x eye hooks present	Good	Clean and unmarked
				
57	Lighting	White pendant Bulb present Red cut out shade	Good	Working
				

Bedroom 1 - Continued

#	Item	Description	Condition	Notes
58	Walls	Magnolia emulsion on plaster	Good	Slight defects under
<div>29/06/2018 16:05:55</div> 				
59	Skirting	White gloss on wood	Good	Clean and unmarked
<div>29/06/2018 16:06:19</div> 				
60	Flooring	Beige fitted carpet	Average	Furniture indentations Slight marks present
<div>29/06/2018 16:07:05</div> 				

Bedroom 1 - Continued

#	Item	Description	Condition	Notes
61	Windows	White wooden framed window Single opener Brass coloured lever and stay White gloss painted sill	Good	Clean and unmarked
<div>29/06/2018 16:07:53</div> 				
62	Heating	Single panel white radiator Chrome valves White caps	Good	Clean and unmarked
<div>29/06/2018 16:08:27</div> 				
63	Sockets and Switches	Light switch Double socket	Good	




Bedroom 1 - Continued

#	Item	Description	Condition	Notes
64	Furniture	Range of fitted wardrobes Dark brown with frosted glass doors and grey handles One Shelf and two grey hanging rails with tie rack and ten coat hangers Two Shelf Grey hanging rail with 17 wood hangers 2x wire basket shelves Three 5x full shelves	Good	Lighting and transformer in box Three overhead lights do not appear to work Some shelves marked






Bedroom 2






Bedroom

#	Item	Description	Condition	Notes
65	Door	White 5x panel door Brass levers	Good	Screw holes in reverse
66	Ceiling	White emulsion on artex	Good	Clean and unmarked
<div>29/06/2018 16:19:51</div> 				
67	Lighting	Chandelier with clear plastic droplets Bulb present	Good	Working
<div>29/06/2018 16:20:46</div> 				
68	Walls	Dark emulsion to one wall Grey emulsion to others	Good	Hook present Clean and unmarked
<div>29/06/2018 16:21:39</div> 				
69	Skirting	White gloss painted wooden	Good	Clean and unmarked

Bedroom 2 - Continued




#	Item	Description	Condition	Notes
70	Flooring	Beige fitted carpet	Good	Clean and unmarked
<div>29/06/2018 16:22:20</div> 				
71	Windows	2x white gloss painted wooden windows Both with two side openers with brass coloured handles and stays White gloss painted sills	Good	
<div>29/06/2018 16:22:32</div> 				
72	Window Covering	Full length cream curtains on pole with finials	Good	Clean and unmarked
<div>29/06/2018 16:22:48</div> 				

Bedroom 2 - Continued




#	Item	Description	Condition	Notes
73	Heating	White panel radiator Chrome valves and caps	Good	Clean and unmarked
<div>29/06/2018 16:23:00</div> 				
74	Sockets and Switches	Light switch Double socket Bt point	Good	
75	Miscellaneous	Built in wardrobe with mirror doors Shelf with hanging rail under	Good	9x coat hangers
<div>29/06/2018 16:24:05</div> 				
76	Furniture	6x drawer chest of drawers 2x matching cream bedside tables one with stained top Double divan bed with drawers under and mattress	Good	Fire label seen on mattress 2x bedside lamps
<div>29/06/2018 16:26:41</div>  <div>29/06/2018 16:26:49</div>  <div>29/06/2018 16:26:56</div> 				

Bathroom




Bathroom

#	Item	Description	Condition	Notes
77	Door	White 5x panel door Brass lever handles	Good	
<div>29/06/2018 16:27:30</div> 				
78	Ceiling	White emulsion on plaster	Average	Old defects under
<div>29/06/2018 16:27:59</div> 				
79	Lighting	3x chrome inset down lights	Good	Working
<div>29/06/2018 16:28:28</div> 				






Bathroom - Continued

#	Item	Description	Condition	Notes
80	Walls	Full height tiled in white	Good	Clean and intact
<div>29/06/2018 16:28:53</div> 				
81	Flooring	Grey plank effect vinyl	Good	Clean and intact
<div>29/06/2018 16:29:23</div> 				
82	Windows	White wood painted Tiled sill	Good	Clean amd unmarked
<div>29/06/2018 16:29:49</div> 				

Bathroom - Continued

#	Item	Description	Condition	Notes
83	Heating	White panel radiator Chrome valves and caps	Good	
<div><div>29/06/2018 16:30:05</div></div>				
84	Toilet	White china pan Concealed cistern in white cabinet Chrome remote flush button	Good	Working Clean and intact
<div><div>29/06/2018 16:30:24</div></div>				
85	Basin	White china basin on cabinet Chrome mixer tap and pop up waste	Good	Clean and intact
<div><div>29/06/2018 16:30:39</div></div>				

Bathroom - Continued

#	Item	Description	Condition	Notes
86	Bath	White metal bath with side panel Glass shower screen on chrome hinge with bottom edge seal and chrome handle Chrome taps and waste Chrome shower valve with chrome hose and dual shower head	Good	Clean and unmarked
<div><div><div>29/06/2018 16:31:19</div></div><div><div>29/06/2018 16:31:33</div></div><div><div>29/06/2018 16:31:39</div></div></div>				
87	Bathroom Cupboard	White cabinet with mirror door Integral light with internal switch Shelf Lighting components present	Good	Clean and intact
<div><div><div>29/06/2018 16:31:53</div></div><div><div>29/06/2018 16:32:01</div></div></div>				

Garden

Garden

#	Item	Description	Condition	Notes
88	Path to rear	Grey slab	Average	Paint marked Slight weed growth

29/06/2018 16:33:50



89	Garden	Laid mainly to lawn Clematis shrub to side wall Tree on lhs Boundary fence- replaced on rhs Side gate to parking area- locked with padlock Rotary washing line Bistro table and chairs Palm to bottom corner	Good	All shrubs neatly trimmed in seasonal order Borders slightly overgrown
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29/06/2018 16:36:30



29/06/2018 16:36:36



29/06/2018 16:36:46



29/06/2018 16:36:41



Garden - Continued

#	Item	Description	Condition	Notes
90	Outhouse adjacent front door	White door with triangle key entry Brick construction Lawn mower and household sundries present	Average	Dusty to internal



Terms and Conditions

Standard Disclaimer

DISCLAIMER

This Inventory Report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the Inventory Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this Inventory Report.

VISUAL INVENTORY and its staff are not trained or qualified Property Surveyors. Under no circumstances should this Inventory Report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Inventory Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This Inventory Report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this Inventory Report. Items listed within the Inventory Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

VISUAL INVENTORY and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms or carbon monoxide alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within an Inventory Report compiled by Visual Inventory stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Inventory Report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

Signatures

Tenant Signature

Signed by .

Signatures - Continued

Inspector Signature

Signed by C Falvey.

A handwritten signature in black ink, appearing to be 'C Falvey', is written on a horizontal line. The signature is stylized with a large, looped 'C' and a long, horizontal stroke for the last name.