

Midterm Inventory

Inventory Company.

Property inspected by Amir

Address

Farnham Road
Slough
Berkshire
SL2 1HU

Carried Out

February
21st 2022
11:00

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Notes

Dear Landlord / Tenant

Please find enclosed the report produced by **Inventory Company**.

It is recommended that all invoices and receipts relating to the property, its contents or any cleaning and maintenance works which have been carried out be included in the inventory, check in or check out reports. Invoices / receipts should be left in the property for Inventory Company clerks to photograph for inclusion, however, if they are not made available until after the report has been compiled, these can be emailed to Inventory Company for inclusion at the email address below.

Should you have any questions or queries relating to the report, please do not hesitate to contact us directly on **01494 623 091 | 020 3488 5429 | 01865 507 263** or email info@inventorycompany.co.uk.

Please carefully read the 'Important Information for the Landlord and Tenant', included within this report.

Should you wish to make any changes to the report, your comments must be submitted to us no later than 2 weeks after the inventory work was carried out, after this time it is accepted that the report produced correctly states the condition of the property at the time of our visit.

Amendments must be sent to us in writing, via email to info@inventorycompany.co.uk. Please be aware of a 10MB mail size limit when sending images as mail larger than this will not be received.

Upon check out, you are advised to leave heating systems turned off in summer months and left on a low setting in winter months, please contact your letting agent for further details. Inventory Company is not liable for any costs incurred during void periods.

Yours faithfully

Inventory Company

Disclaimers

Terms and Conditions

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 Auzda Ltd, T/A Inventory Company 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 Inventory Company.

Inventory Clerks

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

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 report, which would not in the ordinary course of business be commented upon, Inventory Company 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 Customer'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, Inventory Company will not look to arrange a complimentary revisit to the property, on behalf of the Customer.

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

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
- Curtains or blinds will not be drawn to determine whether they open and close correctly, should the appearance of the curtain, fixing or pole appear fragile

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended It is not the responsibility of Inventory Company 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 furnishing 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 Inventory Company 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.

Inventory Company 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

Inventory Company 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 Inventory Company, in writing, no later than 2 weeks of the report date; otherwise it is accepted that the report is accurate.

Limited Financial Liability

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

Where the Customer alleges that a Check-In report contains omission or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT. It should be noted, that instances where the Customer 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 Customer alleges that a Check-Out report contains omissions or discrepancies, Inventory Company 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 Customer alleges that a Periodic report contains omissions or discrepancies, Inventory Company will be limited only to the financial liability of the cost of the report, to the Customer, excluding VAT.

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

Inventory Company will have no financial liability for any indirect or consequential loss, suffered by the Customer 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, Inventory Company accepts no financial liability for any omissions or discrepancies.

Complaints

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

Circumstances regarding Check-Out reports giving cause for alleged complaint must be notified by the Customer to Inventory Company 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 Customer has settled all outstanding applicable charges and confirmation of this must be sought from Inventory Company in writing.

1. PROPERTY INFORMATION

Ref	Name	Description	Additional Comments
1.1	Instructing Authority	Amir Raja	
1.2	Time of Visit	11:00 PM	
1.3	Weather Condition(s)	Cloudy	
1.4	Access to Property	Gained via tenant	
1.5	Tenant(s) Present	Yes Name of tenant(s)	

2. OVERALL PROPERTY SUMMARY

Ref	Name	Description	Additional Comments
2.1	Information To Note	Requires Cleaning	

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Condition	Comments	Additional Comments
3.1	Have all alarms in the property been checked for power and audible alarm?	Yes	If yes; state all tested for power and audible alarm only. If no: state which alarms are not working and or missing / inform agent	
3.2	Are there alarms present and fitted in all relevant areas?	Yes		

4. GARDEN AREAS | PROPERTY BOUNDARIES

Ref	Name	Condition	Comments	Additional Comments
4.1	Does the grass, shrubs and or hedges require maintenance?	Yes	Hedges and grads overgrown, notified tenant to cut the hedges and clean front garden and mowing grass	
4.2	Are any fences / gates / perimeter walls in need of attention?	Yes	Front: Need to check drainage belongs to upstairs flat.	



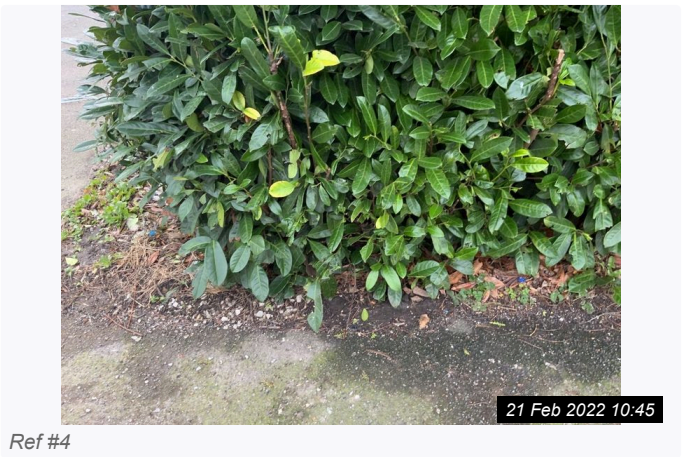
Ref # 4.2

4. GARDEN AREAS | PROPERTY BOUNDARIES (CONT.)

4.3 Are there any issues or potential risks to safety to surrounding areas of the property?

No

E.g. loose paving stones, piling up of rubbish in communal bins area



4. GARDEN AREAS | PROPERTY BOUNDARIES (CONT.)



Ref #4



Ref #4



Ref #4



Ref #4

5. ROOFING | GUTTERING

Ref	Name	Condition	Comments	Additional Comments
5.1	Have any tiles slipped and or are missing?	No		
5.2	Have satellite dishes / aerials been added since last report?	No		
5.3	Is there any evidence of leaking or blocked gutters?	Yes	Drainage from upstairs flat, requires attention	
5.4	Are soffits in need of re-decoration?	No		
5.5	Are there any maintenance issues to be addressed?		Damp forming in various rooms, Landlord getting quotes to fix this.	

6. EXTERIOR OF PROPERTY | WINDOWS | DOORS

Ref	Name	Condition	Comments	Additional Comments
6.1	Are any windows broken or cracked / in need of re-decoration?	No		

6. EXTERIOR OF PROPERTY | WINDOWS | DOORS (CONT.)

6.2	Are any doors damaged or broken / in need of re-decoration?	No		
6.3	Are there any maintenance issues to be addressed?	No		

7. GENERAL COMMENTS | EXTERIOR

Ref	Name	Condition	Additional Comments
7.1	Main points to note		
7.2	Maintenance Issues	Are there any maintenance issues to be addressed?	

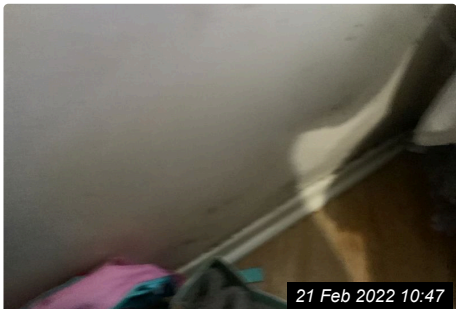
8. INTERIOR OF PROPERTY | WATER POINTS

Ref	Name	Condition	Comments	Additional Comments
8.1	Are there any obvious water leaks in the Kitchen?	No		
8.2	Are there any obvious water leaks in the Utility Room?	No		
8.3	Are there any obvious water leaks in the Bathroom(s)?	No		
8.4	Are there any obvious water leaks in the En-Suite(s)?	No		
8.5	Are there any obvious water leaks in the Cloakroom(s)?	No		
8.6	Are there any obvious water leaks in any other rooms?	No		

9. DECORATION | MAINTENANCE ISSUES

Ref	Name	Condition	Comments	Additional Comments
9.1	Are there any signs of damage or mould?	Yes	State where the issue exists; to what extent and add photographic evidence Bathroom Backwall mould	

9. DECORATION | MAINTENANCE ISSUES (CONT.)



Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1



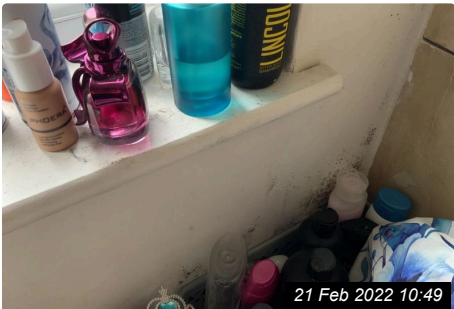
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Ref # 9.1



Ref # 9.1



Ref # 9.1



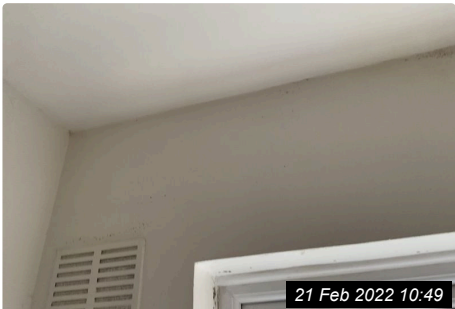
Ref # 9.1



Ref # 9.1



Ref # 9.1



Ref # 9.1

9.2	Would the property benefit from being redecorated?		State why; add photographic evidence	
9.3	Would the flooring benefit from being cleaned and or replaced?		State why; add photographic evidence Lounge and entrance hallway floor panels coming loose and space between	

9. DECORATION | MAINTENANCE ISSUES (CONT.)



Ref # 9.3



Ref # 9.3



Ref # 9.3



Ref # 9.3



Ref # 9.3



Ref # 9.3

9.4	Is the standard of house-keeping acceptable?		E.g. property condition consistent with use	
9.5	Shower	Yes	Handshower fitting loose	



Ref # 9.5

9.6	Bedroom front of the house	Yes	Mould has wall near window	
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Ref # 9.6



Ref # 9.6



Ref # 9.6

9. DECORATION | MAINTENANCE ISSUES (CONT.)



Ref # 9.6

9.7 2nd bedroom near kitchen

Yes

Mouldy

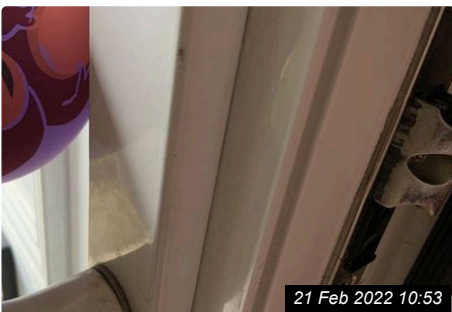


Ref # 9.7

9.8 Front door

Yes

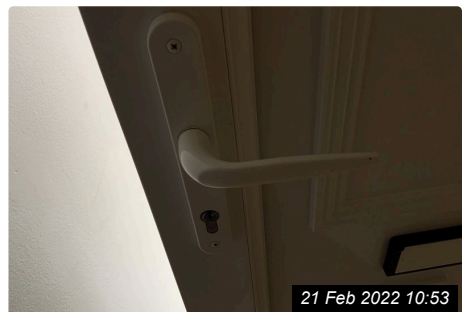
Front door lock problem not locking properly



Ref # 9.8



Ref # 9.8



Ref # 9.8

9.9 Lounge

Yes


Mouldy garden side



Ref # 9.9


10. GENERAL COMMENTS | INTERIOR

Ref	Name	Condition	Additional Comments
10.1	Main points to note	Back garden drainage needs checking for leakage	




21 Feb 2022 11:00

Ref # 10.1



21 Feb 2022 11:00

Ref # 10.1



21 Feb 2022 11:00

Ref # 10.1

10.2	Maintenance Issues	Are there any maintenance issues to be addressed?	
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11. UNAUTHORISED OCCUPANCY

Ref	Name	Condition	Comments	Additional Comments
11.1	Are there any signs of unauthorised occupancy within the property?	No	E.g. Bedding in communal or living areas; unusual amount of clothing	

12. PETS

Ref	Name	Condition	Comments	Additional Comments
12.1	Are there any signs of pets at the property?	No	Comment if odour, pet hairs and or staining is present alongside pet bedding or feeding bowls and toys; add photographic evidence	

13. SMOKING

Ref	Name	Condition	Comments	Additional Comments
13.1	Are there any signs of smoking within the property?	Yes	E.g. odour, cigarette ends or making materials, ashtrays or cigarette ends in an immediate area of the property	

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within two weeks of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Tenant



Signed by the

Signature

Print Name

Date / /

Terms and Conditions

Please view our terms and conditions here -
<https://www.inventorycompany.co.uk/terms-and-conditions/>