

Maintenance



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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

November
30th 2024
09:30

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Notes

Please use the link found in the header of each page to view the online version of the document. Doing so will allow you view the photographs in a gallery with their full definition.

Disclaimers

DISCLAIMER

This report is intended to provide a fair and accurate record of the contents of the property and of the property's internal condition as at the date of the same. The person undertaking the report is not an expert of fabrics, woods, materials, antiques, etc. nor a qualified surveyor or valuer, therefore it should not be construed as a valuation, a statement of authenticity or as a structural report.

Lofts and cellars and contents within are not included unless converted for habitation. Items in locked rooms, garages and sheds which have not been noted on the inventory are the sole responsibility of the landlord. Plants, consumables, books and magazines have not been individually listed.

The movement of heavy items of furniture or appliances will not be undertaken. Externals and gardens will be described in general terms only.

SAFETY DISCLAIMER

None of the gas or electrical appliances have been checked as to working order. This report relates only to the fittings, furnishings and all equipment and contents of the property. It is not a guarantee of, or safety of any such equipment and contents, merely a record that such items exist in the property as at the date of the report and superficial condition of same.

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 this inventory as 'fire safety label seen'.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that these items comply with the above regulations, there will be no mention on the inventory of any fire safety label.

PHOTOS

All photos included in this document were taken at the time the report was prepared.

CONDITION

Brand new/ unused condition - Immaculate, appears unused or still within original packaging.w

Good condition - Signs of slight wear, generally worn


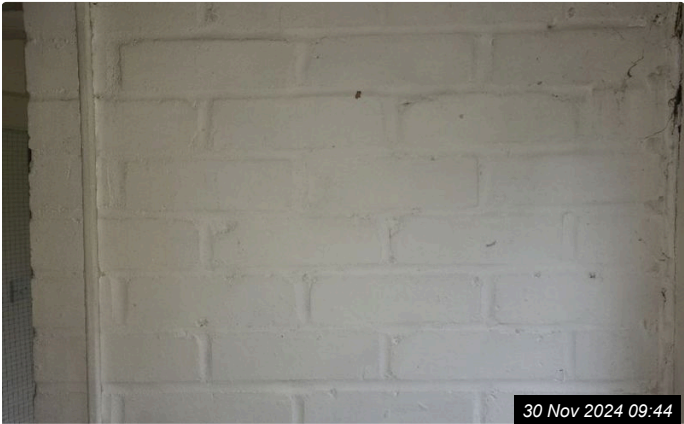





Fair condition - Signs of age, frayed, small light stains and marks, discolouration

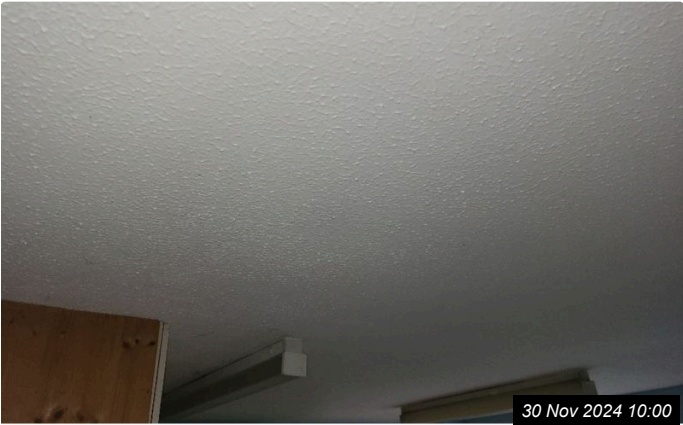
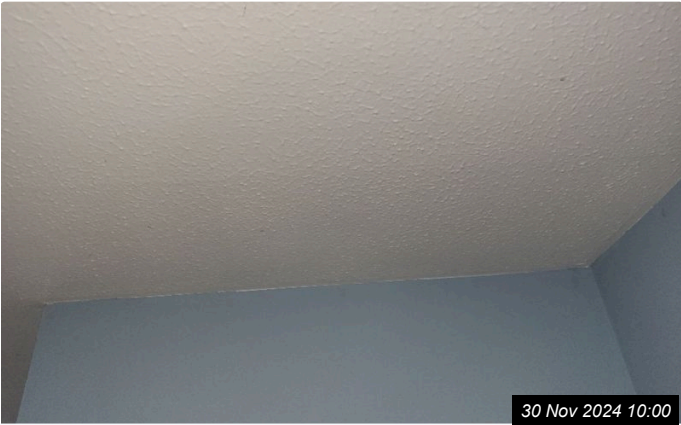





Poor condition – Extensive signs of wear and tear, extensive stains/marks/tears/chips – but still functional






Very poor condition - Extensively damaged/faulty items, large stains, upholstery torn and/ or dirty, pet odours/hairs



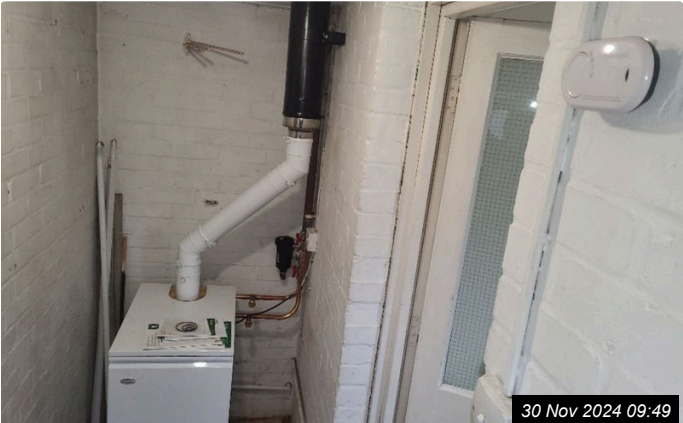


SMOKE ALARMS AND CARBON MONOXIDE DETECTORS






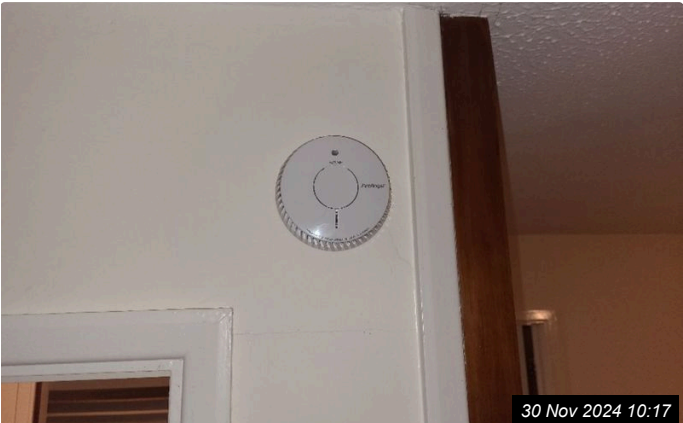
Whilst on site manual tests of all smoke detectors, heat detectors, and carbon monoxide detectors have been undertaken on behalf of the letting agent. It is not a guarantee of the safety of these items, or conclusive that those listed are the only detectors present. We are not experts in solid fuel heating systems and therefore cannot be liable for omissions relating to anything to do with carbon monoxide detectors.






1. PREVIOUS ALARM CONDITION			
Ref	Name	Location	Condition
1.1 	Carbon Monoxide alarm	None fitted	Not previously fitted
<div><div><p>Ref # 1.1</p></div><div><p>Ref # 1.1</p></div></div>			
<div><div><p>Ref # 1.1</p></div><div><p>Ref # 1.1</p></div></div>			
<div><div><p>Ref # 1.1</p></div></div>			
1.2 	Heat Alarm	None fitted	Not previously fitted

1. PREVIOUS ALARM CONDITION (CONT.)			
Ref	Name	Location	Condition
<div><div><div>30 Nov 2024 10:00</div></div><div>Ref # 1.2</div></div> <div><div><div>30 Nov 2024 10:00</div></div><div>Ref # 1.2</div></div>			
1.3 	Smoke alarm	Not fitted in recommended room Previously fitted in reception 2	Not previously fitted in recommended room Previous alarm out of date; Ceiling in Reception room 2 retains baseplate for Fireangel optical smoke alarm, additional new alarm can be fitted direct to this plate however this is not required for compliance purposes, ; Retained fittings are compatible with newer alarms: Model example: FA6615-R
<div><div><div>30 Nov 2024 10:26</div></div><div>Ref # 1.3</div></div> <div><div><div>30 Nov 2024 10:26</div></div><div>Ref # 1.3</div></div>			
<div><div><div>30 Nov 2024 10:27</div></div><div>Ref # 1.3</div></div> <div><div><div>30 Nov 2024 13:15</div></div><div>Ref # 1.3</div></div>			

1. PREVIOUS ALARM CONDITION (CONT.)			
Ref	Name	Location	Condition
<div></div> <div>Ref # 1.3</div>			
1.4 	Smoke alarm	First floor Landing Ceiling	Out of date
<div></div> <div>Ref # 1.4</div>			
<div></div> <div>Ref # 1.4</div>			
<div></div> <div>Ref # 1.4</div>			

2. ALARMS FITTED				
Ref	Name	Location Room & Floor	Replacement date	Test Result
2.1 	Carbon Monoxide Alarm	Ground floor Rear lobby Near wall Right side of entry from utility	01-11-2034	<p>Alarm tested for power only, audible alarm noted</p> <p>Note: Due to constraints with room height and requirements for tenants to be able to test alarm without access to ladder, alarm has been placed on wall at highest possible height, approximately 1.5m away from boiler.</p> <p>This does sit below top of door heights however no other suitable placement without other compromise on fireangel installation guidelines.</p>
<div><div><p>Ref # 2.1</p></div><div><p>Ref # 2.1</p></div></div>				
<div><p>Ref # 2.1</p></div>				
2.2 	Heat Alarm	Ground floor Kitchen Ceiling between Reception room 1 and Utility	01-11-2034	Alarm tested for power only, audible alarm noted

2. ALARMS FITTED (CONT.)				
Ref	Name	Location Room & Floor	Replacement date	Test Result
		 <div>30 Nov 2024 10:01</div>		 <div>30 Nov 2024 10:02</div>
		Ref # 2.2		Ref # 2.2
		 <div>30 Nov 2024 10:02</div>		 <div>30 Nov 2024 10:02</div>
		Ref # 2.2		Ref # 2.2
2.3	Smoke alarm	Ground floor Reception room 1 Wall to immediate left of entry	01-08-2035	Alarm tested for power only, audible alarm noted Placement as fitting guidelines: Approximately 5m from heat alarm, Within central area to home (open staircase opposite) 15cm from ceiling and above door and window height Within reach of most adults for testing without ladder or step.
		 <div>30 Nov 2024 10:03</div>		 <div>30 Nov 2024 10:17</div>
		Ref # 2.3		Ref # 2.3

2. ALARMS FITTED (CONT.)				
Ref	Name	Location Room & Floor	Replacement date	Test Result
<div><p>Ref # 2.3</p></div>				
2.4 	Smoke alarm	<p>Landing</p> <p>Ceiling</p> <p>Direct replacement for existing Within compliant location Some tenants may not be able to reach ceiling without step or ladder but can be pressed with a pole/stick if necessary for testing</p>	01-08-2035	Alarm tested for power only, audible alarm noted.
<div><div><p>Ref # 2.4</p></div><div><p>Ref # 2.4</p></div></div>				
<div><p>Ref # 2.4</p></div>				

Declaration

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

Appendix

Ref	Room Name
3	Previous alarm condition
4	Alarms fitted