



# DIAMOND inventories

## Inventory & Check In

1 Example Road, Template, AB12 3YZ



Date of Report	30 <sup>th</sup> May 2017
Reference No	082
Tenants Name	
Prepared By	Diamond Inventories 1 Stroma Gardens Hailsham East Sussex BN27 3AZ  07484511729 info@diamondinventories.co.uk
Working with and on behalf of	

# Inventory Index

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## Disclaimer

*It is advised that all parties read these notes very carefully.*

This report is deemed as a fair and accurate report which describes the property's condition, cleanliness and contents for rental purposes only. This report 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 as at the date of the report and the superficial condition of the same. The report does not constitute a valuation or statement of authenticity and has been prepared for identification purposes only.

As such the report only extends to parts of the property that are readily accessible i.e. attics/lofts, garages, sheds, cellars or locked rooms and are the sole responsibility on the landlord.

Unless otherwise stated, it is accepted that any listed item is in good condition and free from any obvious defects. A significant defect is normally seen as damage, staining or soiling, excess wear or usage which may, upon termination of the tenancy constitute a discrepancy assessment.

The preparation of this report does not include the testing of any gas or electrical appliances, boilers, radiators, machinery or water supply and other similar items. Lighting is solely tested to indicate if the light bulbs are working at the time of the report but this is not an indication of correct functioning or compliance with current safety regulations.

Burglar alarms and smoke detectors will be listed but are not tested. Smoke detectors are the responsibility of the tenant to inspect both at the start of and throughout the tenancy.

The person preparing the report is not a qualified surveyor and they are not an expert on wood, materials, fabrics or antiques etc. Heavy appliances or furniture will not be moved and therefore the condition of areas obstructed from view will not have been identified.

Meter readings will be taken wherever possible. However, if they are inaccessible, the Landlord and tenant should make their own arrangements for the meters to be read.

Where the report notes "Fire label seen" this should not be interpreted as to mean the item complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended 1993. It is a record that at the time of making the report it had a label described or similar to that detailed in the "Guide to the Furniture and Furnishings" (Fire) (Safety) Regulations as published by the department of Trade and Industry, January 1997. It is not a statement that the item can be considered to comply with Regulations.

*The Tenant should check all electrical appliances in the property and read through this inventory within 7 days from the "check in". Should there be any discrepancies these must be brought to the attention on the agent and in turn to us at [DiamondInventories.co.uk](http://DiamondInventories.co.uk). Amendments to the initial condition can only be submitted during this period and will not be accepted at any time after.*

## Property Details

Is the property occupied?	NO
Is the property furnished?	NO
Type of property	House Detached

### General Notes

The condition and cleanliness of the property was very good



Front View

Services

Type	Meter Location/Accessible	Supplier
Gas	Yes, in front garden	
Electric	Yes, in porch	

Meter Readings

Type	Reading	Serial Numbers/Notes
Gas	16946 79 1	G4 K5021569 03
Electric	59607	D9976451

Electric



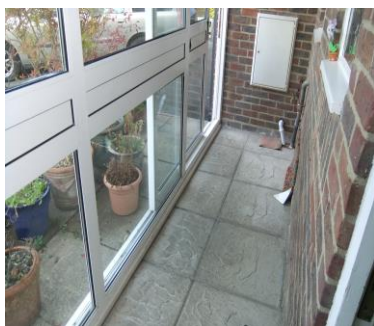
Gas



Fuseboard



## Porch, Entrance Door & Hallway



Item	Description	Condition	Check Out
Porch	<ul style="list-style-type: none"> <li>-uPVC double glazed porch on front of house with sliding door</li> <li>-Paving slab flooring</li> <li>-Outside tap</li> <li>-White round ceiling light</li> <li>-Mosaic style pictures</li> <li>-Wooden horse design cross plaque</li> <li>-Animal ornament's</li> <li>-Small fake tree with yellow flowers</li> <li>-Pheasant design coconut mat</li> </ul>	Outside tap (Pic 1) Light (Pic 2) Pictures (Pic 3-4) Wooden cross plaque (Pic 5) Animal ornaments (Pic 6) Tree (Pic 7) Mat (Pic 8)	
Entrance Door	-Large green painted panelled front door with large brass knob and small glass pane	Front door (Pic 9)	
Ceiling	-Flat white painted ceiling and coving		
Walls	-Pale yellow painted walls	Picture hooks (Pic 10-14)	
Flooring/Carpets	-Beige carpet with recessed coconut mat	Carpet in good condition (Pic 15)	
Internal Doors	-3x White panelled internal doors with gold handles		
Switches & Sockets	<ul style="list-style-type: none"> <li>-2x Double light switches</li> <li>-1x Dimmer switch</li> <li>-1x Single socket</li> <li>-1x Phone point</li> </ul>		
Lights	-2x Single pendant ceiling lights 1x Glass shade and 1x brass patterned glass dome shade	Lights (Pic 16-17)	
Woodwork	-White wooden skirting boards and door frames		
Additional Items	<ul style="list-style-type: none"> <li>-Honeywell Thermostat</li> <li>-Security alarm box</li> <li>-Smoke detector – NOT TESTED</li> <li>-Built in cupboard with coat hook</li> </ul>	Thermostat (Pic 18) Alarm box (Pic 19) Built in cupboard (Pic 20)	



Pic 1 – Outside tap



Pic 2- Porch light



Pic 3 - Pictures



Pic 4 -Pictures



Pic 5- Wooden cross plaque



Pic 6 – Animal ornaments



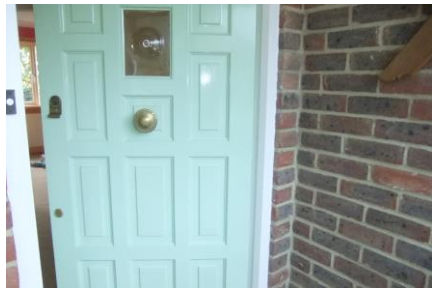
Pic 7 - Tree



Pic 8- Mat



Pic 9 – Front door



Pic 10 -Picture hooks



Pic 11- Picture hooks



Pic 12 – Picture hooks



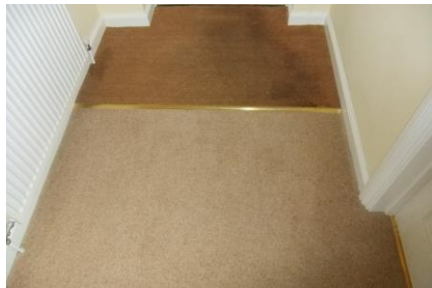
Pic 13 -Picture hooks



Pic 14- Picture hooks



Pic 15 - Carpet



Pic 16 -Lights



Pic 17- Lights



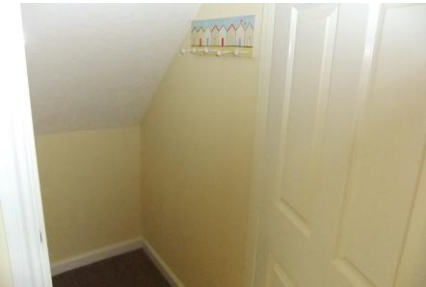
Pic 18 - Thermostat



Pic 19 – Alarm box



Pic 20- Built in cupboard





## Lounge



Item	Description	Condition	Check Out
Ceiling	-Flat white painted ceiling and coving		
Walls	-Yellow painted walls	4x Matching curtain tie hooks (Pic 1)	
Flooring/Carpets	-Beige carpet	Carpet has some indents from previous furniture (Pic 2)	
Window, Frame & door	-uPVC double glazed window with diamond lead design -uPVC double glazed double doors with diamond lead design leading to rear garden		
Curtains and tracks	-Matching white wooden curtain poles and rings	Curtain poles (Pic 3-4)	
Switches & Sockets	-1x Double dimmer switch -4x Double sockets -1x blanking plate		
Lights	-10x Silver spotlights	Spotlights (Pic 5)	
Woodwork	-White wooden skirting boards and door frame		
Additional Items	-Patterned framed large mirror -Cream painted wall hung book case	Mirror (Pic 6) Bookcase (Pic 7)	

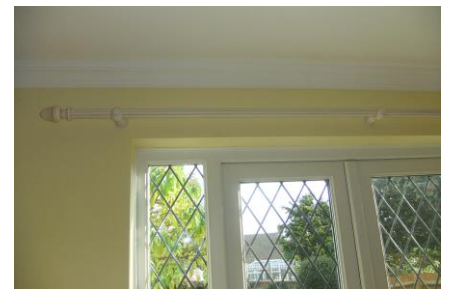
Pic 1 – Curtain tie hooks



Pic 2- Carpet



Pic 3 – Curtain poles



Pic 4 – Curtain poles



Pic 5- Spotlights



Pic 6 - Mirror



Pic 7 - Bookcase



## Kitchen/Dining Room



Item	Description	Condition	Check Out
Ceiling	-Flat white painted ceiling and coving		
Walls	-Cream painted walls and neutral coloured tiles between worktop and wall units in kitchen area -Red painted walls with a wood and cream painted cladding in dining area	Picture hooks (Pic 1-7)	
Flooring/Carpets	-Multi coloured tile effect vinyl flooring in kitchen area -Beige carpet in dining area	Vinyl floor is brand new (Pic 8) Carpet (Pic 9)	
Window, Frame and Back door	-uPVC double glazed large window with diamond lead design -uPVC double glazed small window with diamond lead design -uPVC double glazed back door with glass pane and cat flap		
Blind	-Pink stripy blind on small window	Blind (Pic 10)	
Kitchen Units	-Cream panelled wall and floor units with decorative handles -Boat design plaque above cooker -Red worktop	Kitchen units (Pic 11-12) Boat plaque (Pic 13) Worktop (Pic 14)	
Appliances	-2x Stainless steel sinks with silver mixer taps -Red and black Aga style cooker	Sinks (Pic 15-16) Cooker (Pic 17)	
Switches & Sockets	-1x Single light switch -5x Double sockets -Cooker switch and socket -2x Switched fused spur -1x Single socket		
Lights	-12x Silver spotlights -Single pendant ceiling light with dragonfly design glass dome shade	Spotlights (Pic 18) Pendant light (Pic 19)	
Additional Items	-Worcester boiler -Large wooden framed mirror -Red square clock -Hot water and heating programmer -Cow shed style key hook	Boiler (Pic 20) Mirror (Pic 21) Clock (Pic 22) Programmer (Pic 23) Key hook (Pic 24)	

Pic 1 – Picture hooks



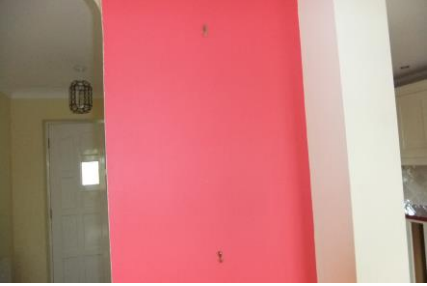
Pic 2- Picture hooks



Pic 3 – Picture hooks



Pic 4 -Picture hooks



Pic 5- Picture hooks



Pic 6 – Picture hooks



Pic 7 -Picture hooks



Pic 8- Vinyl flooring



Pic 9 - Carpet



Pic 10 - Blind



Pic 11- Kitchen units



Pic 12 – Kitchen units



Pic 13 -Boat plaque



Pic 14- Worktop



Pic 15 - Sink



Pic 16 - Sink



Pic 17- Cooker



Pic 18 - Spotlights



Pic 19 – Pendant light



Pic 20- Boiler



Pic 21 - Mirror



Pic 22 - Clock



Pic 23- Programmer

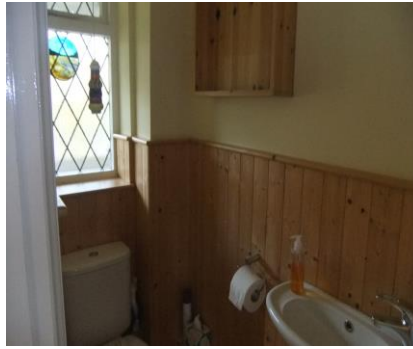


Pic 24 – Key hook





## Downstairs W.C



Item	Description	Condition	Check Out
Ceiling	-Flat white painted ceiling and coving		
Walls	-Cream painted top half of walls and wooden cladding on bottom half	Picture hooks (Pic 1-3)	
Window and frame	-White painted wooden framed window with opaque glass and diamond lead design		
Flooring	-Beige carpet	Carpet (Pic 4)	
Lighting	-Ceiling light with glass shade	Light (Pic 5)	
W.C	-White W.C with boat design seat and silver button flush	W.C (Pic 6)	
Sink	-Small white sink with silver mixer tap in a wooden cupboard	Sink (Pic 7)	
Wall Items	-Silver toilet roll holder -Silver towel ring	Toilet roll holder (Pic 8) Towel ring (Pic 9)	
Switches	-Pull cord light switch with patterned weight	Weight (Pic 10)	
Additional	-Blue mat around W.C -Round window picture -Wooden shelves	Mat (Pic 11) Picture (Pic 12) Shelves (Pic 13)	

Pic 1 – Picture hooks



Pic 2- Picture hooks



Pic 3 – Picture hooks



Pic 4 - Carpet



Pic 5- Light



Pic 6 – W.C



Pic 7 - Sink



Pic 8- Toilet roll holder



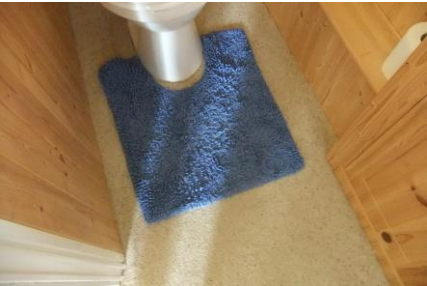
Pic 9 – Towel ring



Pic 10 – Pull cord weight



Pic 11- Mat



Pic 12 – Window picture



Pic 13 -Wooden shelves



## Orangery



Item	Description	Condition	Check Out
Windows	-uPVC double glazed windows and door with cat flap		
Roof	-uPVC double glazed pitched roof	Roof (Pic 1)	
Ceiling	-White painted flat ceiling and coving	Crack in corner of coving (Pic 2)	
Walls	-Light blue painted walls	Cracks in walls (Pic 3-4) Picture hooks (Pic 5-7)	
Flooring	-Multi coloured striped carpet and recessed coconut mat	Carpet is brand new (Pic 8) Coconut mat (Pic 9)	
Lighting	-8x Silver spotlights	Spotlights (Pic 10)	
Switches	-1x Single dimmer switch -2x Double sockets		
Woodwork	-White wooden skirting boards		
Additional	-White wood burner on a marble style hearth -Small coconut mat -Large plant in grey pot	Wood burner (Pic 11) Mat (Pic 12) Plant (Pic 13)	

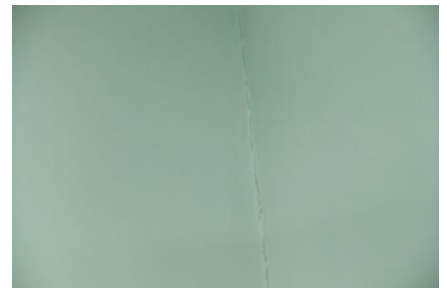
Pic 1 - Roof



Pic 2- Crack in coving



Pic 3 – Crack on walls



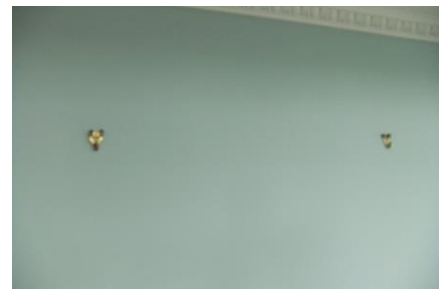
Pic 4 – Crack on wall



Pic 5- Picture hooks



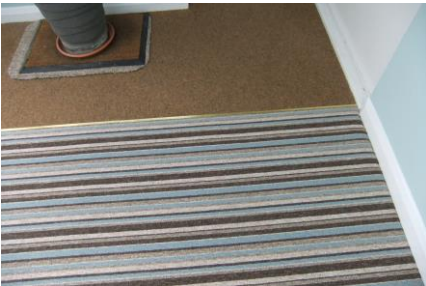
Pic 6 – Picture hooks



Pic 7 – Picture hooks



Pic 8- Carpet



Pic 9 – Coconut mat



Pic 10 - Spotlights



Pic 11- Wood burner



Pic 12 – Small mat



Pic 13 - Large plant



## Stairs & Landing



Item	Description	Condition	Check Out
Ceiling	-White painted textured ceiling and coving		
Walls	-Yellow painted walls on top half of walls and wooden cladding on bottom half	Picture hooks (Pic 1-4)	
Flooring/Carpets	-Beige carpet	Carpet is in good condition (Pic 5)	
Internal Doors	- 6x White panelled internal doors with gold handles		
Window & Frame	-Large uPVC double glazed window with diamond lead design		
Curtains & Track	-Black curtain pole with cream stripe curtains	Curtains and pole (Pic 6)	
Switches & Sockets	-1x Single light switch -1x Single socket		
Lights	-Single pendant chandelier style ceiling light	Light (Pic 7)	
Woodwork	-White wooden skirting boards and door frames -Wooden stair case and handrail	Staircase (Pic 8)	
Additional Items	-Loft hatch	Loft hatch (Pic 9)	

Pic 1 – Picture hooks



Pic 2- Picture hooks



Pic 3 – Picture hooks





Pic 4 – Picture hooks



Pic 5- Carpet



Pic 6 – Curtains and pole



Pic 7 - Light



Pic 8- Staircase



Pic 9 – Loft hatch



## Bedroom 1 & En-Suite



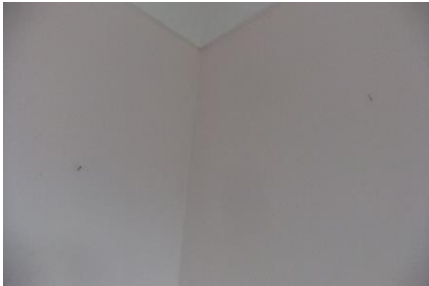
Item	Description	Condition	CheckOut
Ceiling	-Flat white painted ceiling and coving		
Walls	-Pale pink painted walls	Picture hooks and holes (Pic 1-6) Marks on walls (Pic 7-10)	
Flooring/Carpets	-Light pink carpet	Carpet is in good condition (Pic 11)	
Window and Frame	-2x uPVC double glazed windows with diamond lead design		
Curtains and tracks	-2x matching curtain poles and rings	Curtain poles (Pic 12)	
Switches & Sockets	-2x Single light switches -2x Double sockets		
Lights	-2x Single pendant ceiling lights 1x with glass shade and 1x with glass dome shade	Lights (Pic 13-14)	
Woodwork	-White wooden skirting boards and door frames		
Additional Items	-3x Built in wardrobes with hanging rails, shelves and shoe rack -Mirror on inside of door	Wardrobes (Pic 15)	
En-Suite	-Flat white painted ceiling and coving -Cream painted walls and blue painted wooden cladding -White wall tiles with scattered blue glass tiles -White bath with blue wooden side panel and silver hot and cold taps -Silver shower unit with silver shower curtain rail and white curtain -White W.C with wooden seat and silver button flush -Blue ceramic sink sunken into blue painted vanity style cupboard -Silver dome ceiling light and matching rectangle wall light	Crack in tile grout (Pic 16) Bath (Pic 17) Shower (Pic 18) Shower curtain and rail (Pic 19) W.C (Pic 20) Sink (Pic 21) Ceiling light (Pic 22) Wall light (Pic 23) Towel rail (Pic 24) Cupboard (Pic 25) Hook (Pic 26)	

En-Suite Continued..	-Silver heated towel rail -Wooden wall hung cupboard with mirror door -Beige carpet -Silver hook on back for door -uPVC double glazed window with diamond lead design opaque glass		
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Pic 1 – Picture hooks



Pic 2- Picture hooks



Pic 3 – Picture hooks



Pic 4 – Picture hooks



Pic 5- Picture hooks



Pic 6 – Picture hooks



Pic 7 – Marks on walls



Pic 8- Marks on walls



Pic 9 – Marks on walls



Pic 10 -Marks on walls



Pic 11- Carpet



Pic 12 – Curtain pole



Pic 13 - Lights



Pic 14- Lights



Pic 15 - Wardrobes



Pic 16 – Crack in tile grout



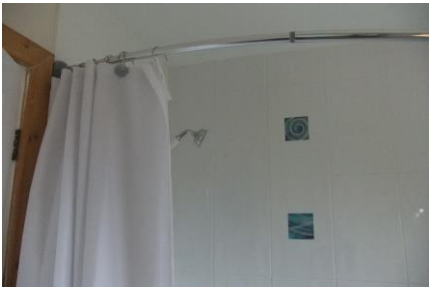
Pic 17- Bath



Pic 18 - Shower



Pic 19- Shower curtain and rail



Pic 20- W.C



Pic 21 -Sink



Pic 22 – Ceiling light



Pic 23- Wall light



Pic 24 – Towel rail



Pic 25 - Cupboard



Pic 26- Hook



## Bedroom 2



Item	Description	Condition	Check Out
Ceiling	-Flat white painted ceiling and coving	Crack in corner of coving (Pic 1)	
Walls	-Pale yellow painted walls		
Flooring/Carpets	-Beige carpet	Small stain on carpet (Pic 2)	
Window and Frame	-uPVC double glazed window with diamond lead design		
Curtains and tracks	-Wooden curtain pole with patterned curtains	Curtains and pole (Pic 3)	
Switches & Sockets	-1x Single light switch -1x Double socket		
Lights	-Single pendant ceiling light with no shade	Light (Pic 4)	
Woodwork	-White wooden skirting boards and door frame		
Additional Items	-Large built in wardrobes with mirror sliding doors, hanging rail and shelves	Wardrobes (Pic 5)	

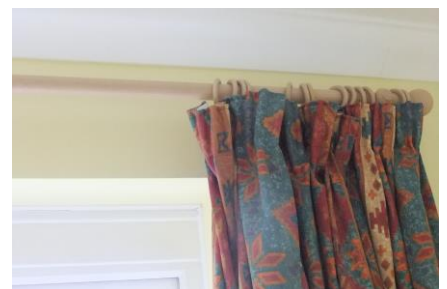
Pic 1 – Crack in coving



Pic 2- Carpet



Pic 3 – Curtain and pole



Pic 4 - Light



Pic 5- Wardrobes



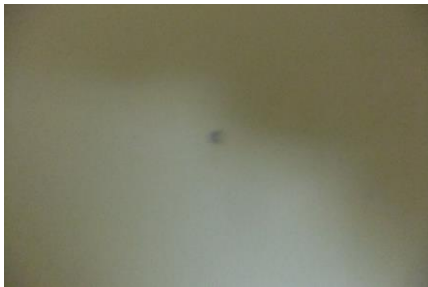


## Bedroom 3



Item	Description	Condition	Check Out
Ceiling	-Flat white painted ceiling and coving		
Walls	-Yellow painted walls	Small dent behind door (Pic 1)	
Flooring/Carpets	-Beige carpet	Carpet (Pic 2)	
Window and Frame	-uPVC double glazed window with diamond lead design		
Curtains and tracks	-Wooden curtain pole with green spotty curtains	Curtains and pole (Pic 3)	
Switches & Sockets	-1x Single light switch -2x Double sockets -1x Phone point		
Lights	-7x Silver spotlights	Spotlights (Pic 4)	
Woodwork	-White wooden skirting boards and door frame		

Pic 1 – Small dent on wall



Pic 2- Carpet



Pic 3 – Curtain and pole



Pic 4 - Spotlights



## Bathroom



Item	Description	Condition	Check Out
Ceiling	-Flat white painted ceiling		
Walls	-Cream painted top half of walls and blue painted wooden cladding on bottom half -White tiles with seashell border tile		
Window and frame	-uPVC double glazed window with diamond lead design and opaque glass		
Curtain and Track	-Wooden curtain pole -Cream curtains with seashell pattern	Curtain and pole (Pic 1)	
Flooring	-Pink carpet	Carpet (Pic 2)	
Lighting	-3x Silver matching spotlights -1x Larger spotlight in shower enclosure	Spotlights (Pic 3-4)	
W.C	-White W.C with wooden seat and silver button flush	W.C (Pic 5)	
Sink	-White corner sink with large corner cupboard painted blue with wooden door and silver mixer tap	Sink (Pic 6)	
Shower enclosure	-Large corner shower enclosure with sliding glass doors and silver shower unit	Shower enclosure (Pic 7) Shower (Pic 8)	
Wall Items	-Silver extendable mirror -White framed mirror -Large picture of boats -Silver heated towel rail	Silver mirror (Pic 9) White mirror (Pic 10) Picture (Pic 11) Towel rail (Pic 12)	
Switches	-Pull cord light switch with starfish design weight	Starfish weight (Pic 13)	
Additional	-White striped toilet brush	Toilet brush (Pic 14)	

Pic 1 – Curtains and track



Pic 2- Carpet



Pic 3 - Spotlights



Pic 4 - Spotlights



Pic 5- W.C



Pic 6 - Sink



Pic 7 – Shower enclosure



Pic 8- Shower



Pic 9 – Silver mirror



Pic 10 -White mirror



Pic 11- Picture



Pic 12 – Towel rail



Pic 13 -Starfish weight



Pic 14- Toilet brush



## Front & Rear Garden



Item	Description	Condition	Check Out
Front garden	<ul style="list-style-type: none"> <li>-Mainly laid to lawn with large bushes and small trees</li> <li>-Flowerbeds border lawn with plants and flowers</li> <li>-Flower pots</li> <li>-Patio area with side gate leading to rear garden</li> <li>-Glass ball outside light</li> <li>-Hanging basket with flowers</li> </ul>	Lawn (Pic 1-2) Flowerbeds and pots (Pic 3-6) Patio area (Pic 7) Outside light (Pic 8) Hanging basket (Pic 9)	
Driveway and garage	<ul style="list-style-type: none"> <li>-Large driveway leading to double garage with brown up and over doors</li> <li>-Garage is mainly empty with a couple of white cupboards, white worktop and stainless steel sink with mixer taps</li> </ul>	Driveway (Pic 10) Garage (Pic 11) White cupboards (Pic 12)	
Rear garden	<ul style="list-style-type: none"> <li>-Rear garden is on 2 levels mainly laid to lawn with a large tree</li> <li>-Large flower beds border the garden with large bushes and plants</li> <li>-Large raised patio area with steps and path leading to lower level</li> <li>-Large pond</li> <li>-Potting shed</li> <li>-Large white wooden bird house</li> <li>-Willow Reindeer</li> <li>-Garden ornaments</li> <li>-Bird bath</li> <li>-Outside tap with long green hose pipe</li> <li>-Concrete side space with green water butt</li> <li>-White metal square table and chairs</li> </ul>	Rear lawn (Pic 13) Flower beds, trees and pots (Pic 14-18) Patio area (Pic 19) Pond (Pic 20) Shed (Pic 21) Bird house (Pic 22) Reindeer (Pic 23) Ornaments (Pic 24-25) Bird bath (Pic 26) Outside tap and hose (Pic 27) Concrete space (Pic 28) Table and chairs (Pic 29)	



Pic 1 – Front lawn



Pic 2- Front lawn



Pic 3 – Flower beds



Pic 4 – Flower beds



Pic 5- Flower beds



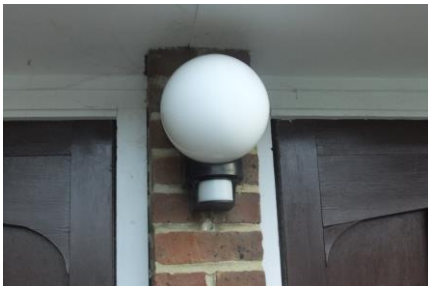
Pic 6 – Flower beds



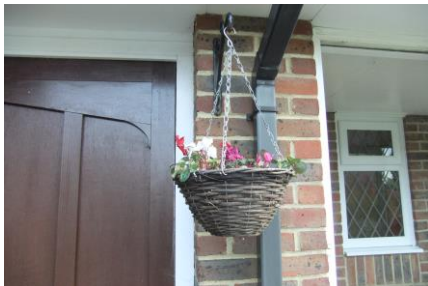
Pic 7 – Patio area



Pic 8- Outside light



Pic 9 – Hanging basket



Pic 10 - Driveway



Pic 11- Garage



Pic 12 – Cupboards



Pic 13 – Rear lawn



Pic 14- Flower beds, tree & pots



Pic 15 -Flower beds, tree & pots





Pic 16 – Flower beds, tree & pots



Pic 17- Flower beds, tree & pots



Pic 18 – Flower beds, tree & pots



Pic 19 – Patio area



Pic 20- Pond



Pic 21 - Shed



Pic 22 – Bird house



Pic 23- Reindeer



Pic 24 – Garden ornaments



Pic 25 – Garden ornaments



Pic 26- Bird bath



Pic 27 – Outside tap



Pic 28 – Concrete space



Pic 29- Table and chairs





## Keys

Number of keys	4x Keys
Key Function	4x Front door keys



## **Declaration**

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*The tenant/s are to read and sign the copy of this form.  
Should there be any discrepancies these must be brought to the attention of the agent or Diamond Inventories clerk at 'Check In'. Amendments to the initial condition can only be submitted during this period and will not be accepted any time after.*

### **Inventory Clerk/ Agent**

### **Tenant**

Signature:

Signature:

Print Name:

Print Name:

Date

Date: