property inventory

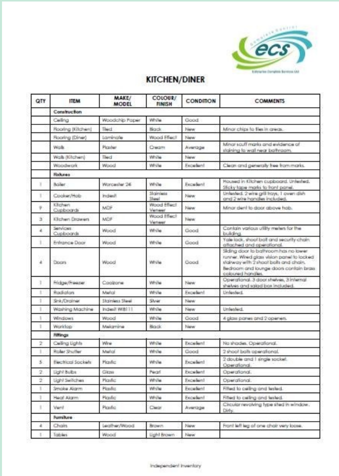
With the requirement for an impartial inventory report becoming increasingly important, many property agents and landlords are turning to independent organisations to create and maintain this information.

Working to guidelines set out by the Association of Independent Inventory Clerks (AIIC), our employees work electronically, with software specifically designed for our use. This allows us to provide clear and consistent data with professional aesthetic reports.

The inventory report could be the most important document when it comes to the letting of a property and is a service we recommend to all agents and landlords, to protect both themselves and the tenant from dispute. It provides an accurate account of all fixtures, fittings and contents along with a detailed description of their condition. Furthermore, the overall condition of the property in general is documented with meter readings and key records taken. The following services are provided to compliment the Inventory:-

- Tenancy Check in and Out
- Interim Survey Visits
- Professional Hardbound, Disc or Emailed Reports
- Post Tenancy Cleaning

We operate a scaled charging system for both the inventory and tenancy cleaning, offering clear and concise pricing. For a copy of our price schedules or for more information, do not hesitate to contact us.



KITCHEN/DINER

QTY	ITEM	MAKE/ MODEL	COLOUR/ FINISH	CONDITION	COMMENTS
	Construction				
	Ceiling	Woodchip Paper	White	Good	
	Flooring (Kitchen)	Tiled	Black	New	Minor chips to tiles in areas.
	Flooring (Diner)	Laminate	Wood Effect	New	
	Walls	Plaster	Cream	Average	Minor scuff marks and evidence of staining to wall near bathroom.
	Walls (Kitchen)	Tiled	White	New	
	Woodwork	Wood	White	Excellent	Clean and generally free from marks.
	Fixtures				
1	Boiler	Worcester 24	White	Excellent	Housed in Kitchen cupboard. Untested. Sticky tape marks to front panel.
1	Cooker/Hob	Indesit	Stainless Steel	New	Untested. 2 wire grill trays, 1 oven dish and 2 wire handles included.
9	Kitchen Cupboards	MDF	Wood Effect Veneer	New	Minor dent to door above hob.
3	Kitchen Drawers	MDF	Wood Effect Veneer	New	
4	Services Cupboards	Wood	White	Good	Contain various utility meters for the building.
1	Entrance Door	Wood	White	Good	Yale lock, shoot bolt and security chain attached and operational.
4	Doors	Wood	White	Good	Sliding door to bathroom has no lower runner. Wired glass vision panel to locked stairway with 2 shoot bolts and chain. Bedroom and lounge doors contain brass coloured handles.
1	Fridge/Freezer	Coolzone	White	New	Operational. 3 door shelves, 3 internal shelves and salad box included.
1	Radiators	Metal	White	Excellent	Untested.
1	Sink/Drainer	Stainless Steel	Silver	New	
1	Washing Machine	Indesit WIB111	White	New	Untested.
1	Windows	Wood	White	Good	4 glass panes and 2 openers.
1	Worktop	Melamine	Black	New	
	Fittings				
2	Ceiling Lights	Wire	White	Excellent	No shades. Operational.
1	Roller Shutter	Metal	White	Good	2 shoot bolts operational.
5	Electrical Sockets	Plastic	White	Excellent	2 double and 1 single socket. Operational.
2	Light Bulbs	Glass	Pearl	Excellent	Operational.
2	Light Switches	Plastic	White	Excellent	Operational.
1	Smoke Alarm	Plastic	White	Excellent	Fitted to ceiling and tested.
1	Heat Alarm	Plastic	White	Excellent	Fitted to ceiling and tested.
1	Vent	Plastic	Clear	Average	Circular revolving type sited in window. Dirty.
	Furniture				
4	Chairs	Leather/Wood	Brown	New	Front left leg of one chair very loose.
1	Tables	Wood	Light Brown	New	

Independent Inventory

Enterprise Complete Services Ltd

Call us now on: 08447 365315
to talk to a representative or visit our website
www.enterprisecompleteservices.co.uk