

Inventory & Schedule of Condition



01326 567535

natalie@westcountryinventories.co.uk

Prepared on behalf of Example Inventories Ltd

Property inspected by Clerky Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

**April
23rd 2019**

Notes

At the end of the tenancy this report will form a key part of the evidence on the condition at the start of the tenancy. Therefore please check the report, initial each page at the bottom and sign at the end to confirm the condition.

If there is for any reason an item, description or something else within the check in report that you disagree with you must highlight this to the Landlord or the Landlord's Agent within 7 days. Clearly indicating why you disagree with the report and any necessary amendments can then be made.

At the end of the tenancy please remove all possessions prior to the check out report being conducted and return the keys.

The property must be left in a clean condition and the check out report will clearly highlight any discrepancies as to the condition from the start of the tenancy to the end. Some allowances will be made for general wear and tear however the tenant will be liable to pay for cleaning, repairs, replacement or making good as is necessary.

Decoration

Fair wear and tear is taken into consideration as part of the property inventory, review and check out report. However charges may occur if damage to walls, wall paper, plaster damage and excessive chips are found together with damage caused by nails, screws, pins blue tack etc. No decoration can be undertaken at the property without the express consent of the Landlord.

Carpets

Charges may be incurred for cleaning for any marks, stains or damage to part or all of the associated costs of any damage.

Keys

At the end of the tenancy all keys must be returned to the Landlord or the Landlords Agent.

Mould

It is common that mould may appear within the property if inadequate ventilation occurs. Therefore the property should be regularly ventilated and any mould growth due to condensation moisture should be wiped daily and as necessary. Damage may occur if proper mould prevention is not undertaken and this is the responsibility of the tenants.

Battery Smoke Alarms

Battery smoke alarms are tested by pressing the test button.

Cold Weather

It is the tenants responsibility to ensure that all precautions are undertaken to prevent damage caused by adverse weather and frost. If leaving the property unattended for any period of time it is the responsibility of the tenants to take reasonable precautions by leaving the central heating on a low constant – approximately 16 degrees to prevent damage to the property from freezing.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

Where the inventory highlights "Fire regulation label attached" this is not a statement that the item can be considered to comply with the regulations but merely a note to highlight that the item had a label attached at the time of the inspection. The landlord and agent should satisfy themselves that a product meets with current legislation.

Sometimes, when a component such as a wall or door has a number of blemishes of varying size and colour, As a guide, I will describe the condition as the following:

Light scuffing - Where an item is generally in very good condition, maybe recently decorated, but with between 1 - 4 blemishes which are light in colour and minor in severity.

Medium scuffing - Where an item is in fair condition, between 5-10 blemishes many of which are light in colour.

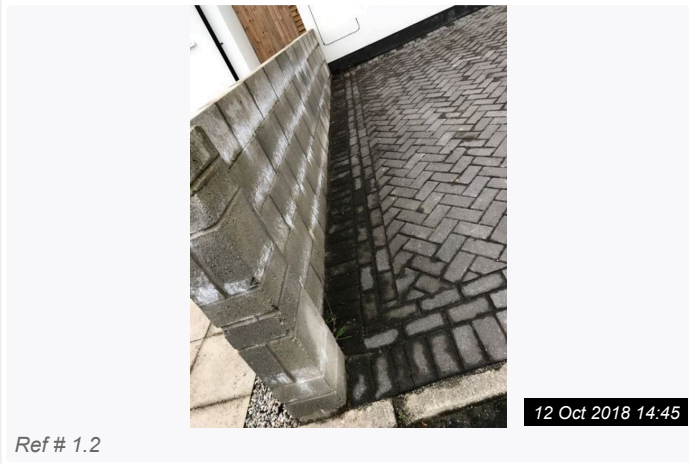
Heavy scuffing - Where an item is in poor condition with in excess of 10 blemishes, some of which are dark in colour.

Separate instances of damage such as chipped paint or screw holes will be noted individually.

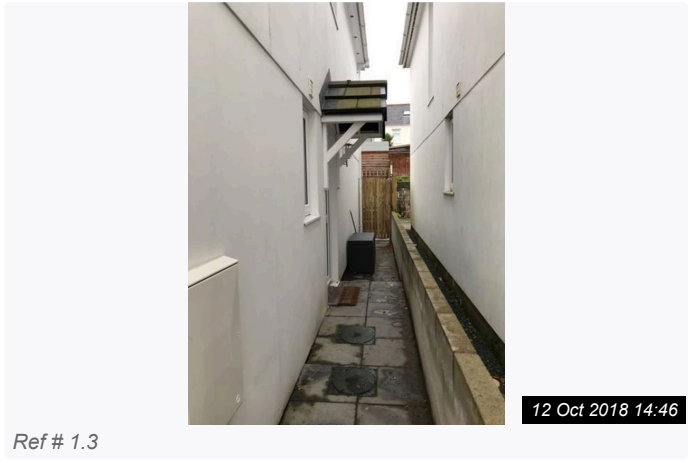
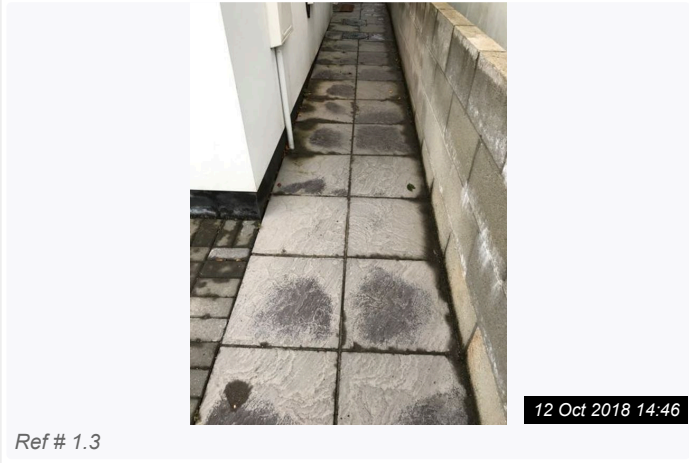
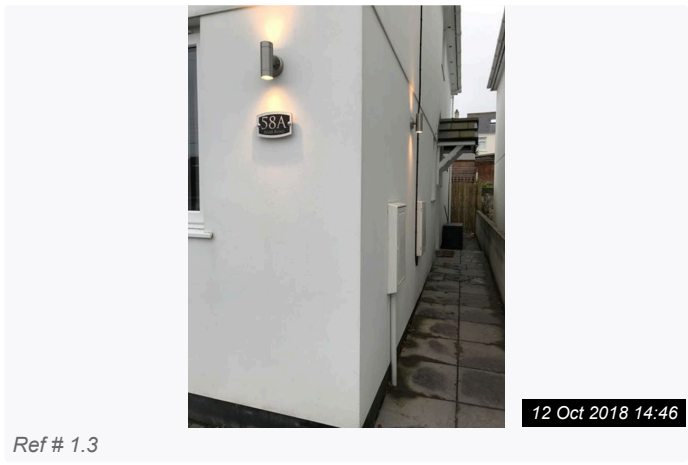
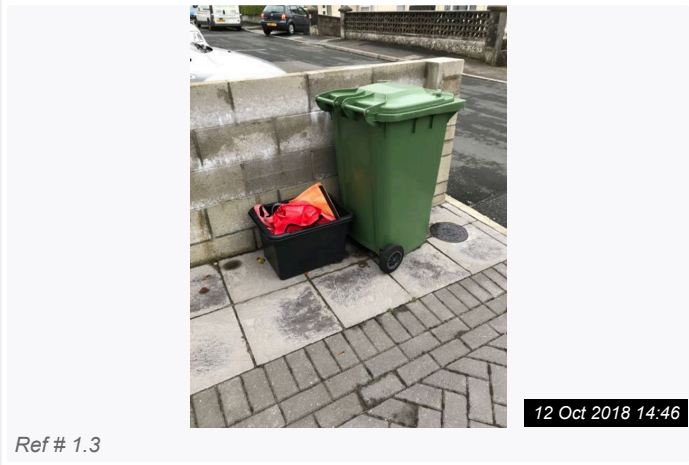
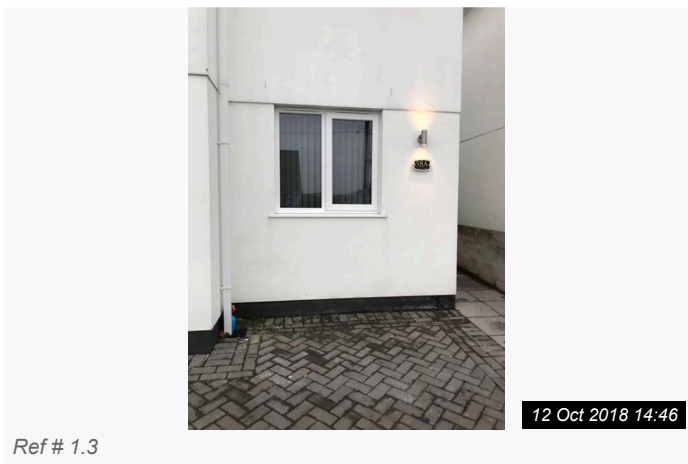
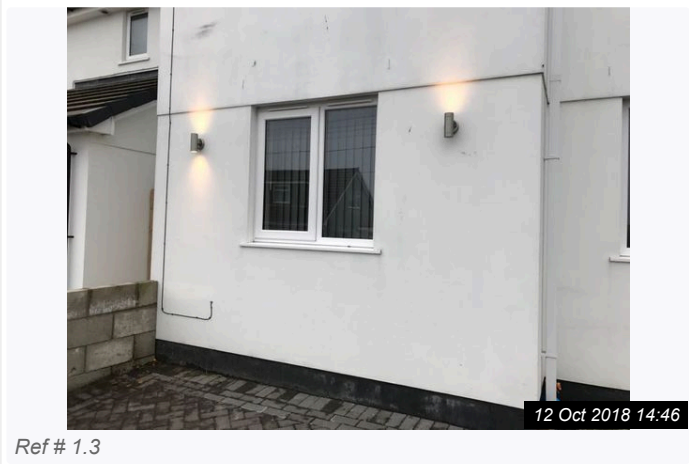
Disclaimers

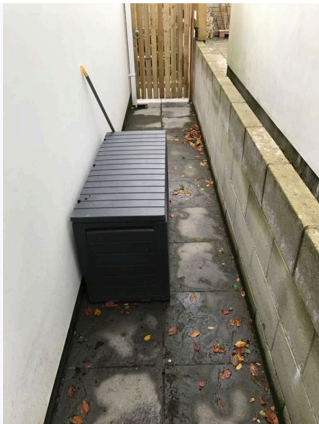
- This inventory has been prepared by an Inventory Clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor.
- This inventory relates only to the furniture and all the landlords equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and superficial condition of same.
- Westcountry Inventories will not take water meter readings unless the meter is clearly visible within the property or attached to an exterior wall at low/accessible level.
- All pendant light fittings, electric sockets, phone points, ariel points and light switches are white plastic unless specified otherwise.
- Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames and locks. Westcountry Inventories can accept no liability arising from any failure of the windows or parts thereof to function properly at all.
- Westcountry Inventories will not lift or move heavy furniture, therefore, defects hidden from view will not be listed.
- Westcountry Inventories are under no obligation to enter cellars, lofts or locked rooms.
- All items listed are in good condition unless otherwise stated.
- You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made by tenants at the start of the tenancy, the inventory will be deemed accepted as read.
- All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Multiple items may be grouped together and may require locating.
- Light fittings are assumed to come complete with serviceable bulbs, unless stated.
- Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary
- If you have not been provided with the photographs to accompany this inventory please contact your agent for them to supply.
- Oven/Hob - Cleaning - In the event of there being no receipt to show that an oven/hob has been professionally cleaned, Westcountry Inventories will deem the oven to be cleaned to a professional standard if there is no burnt on residue to inside of oven/grill including grill pan and wire shelves. If there is only a very small amount of burnt on residue it will be deemed to be cleaned to a good domestic standard.
- Wall locations - References to wall locations are relative to door of entry.

1. EXTERIOR FRONT			
Item	Description	Condition	Tenant Comments
1.1 Overview	This is a 3 bedroom house with parking and garden.		
1.2 Exterior	Brick paved parking area to front of property between 2 block walls.	Excellent condition	
1.3 Door numbers, door bells, exterior lights etc.	4 stainless steel exterior lights. ; Green wheelie bin; Black recycle box with bags. ; Clear glass effect numeral. ; Black plastic storage box. ; Door bell.	Lights are operational	
1.4 Main Entrance door and frame	White UPVC double glazed door with 2 double glazed panes, Stainless steel locking lever handle and letter flap. Matching white UPVC frame.	Light tarnishing to exterior letter flap.	

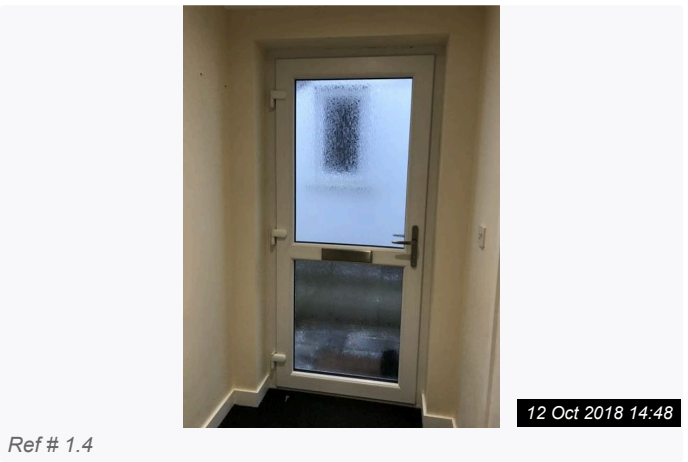
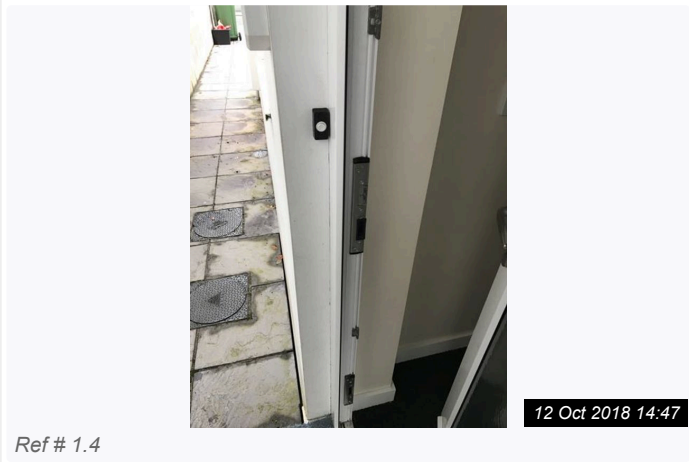
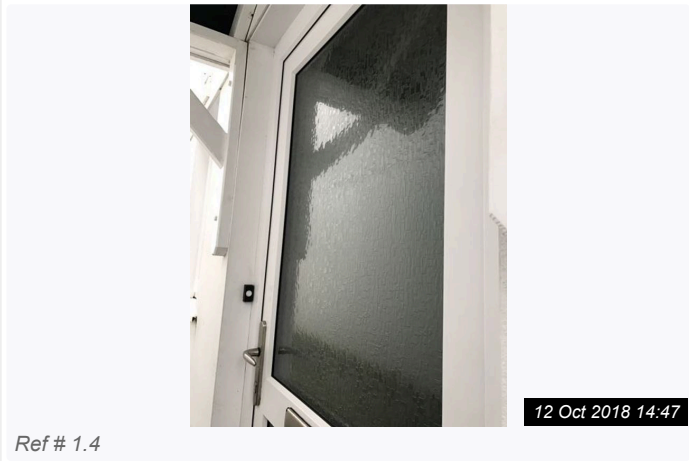


1. EXTERIOR FRONT (CONT.)



1. EXTERIOR FRONT (CONT.)			
Ref # 1.3		12 Oct 2018 14:46	
Ref # 1.3		12 Oct 2018 14:46	
Ref # 1.4		12 Oct 2018 14:46	

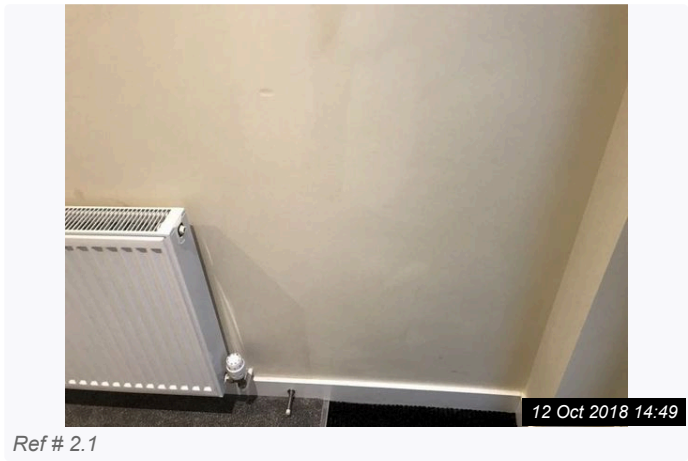
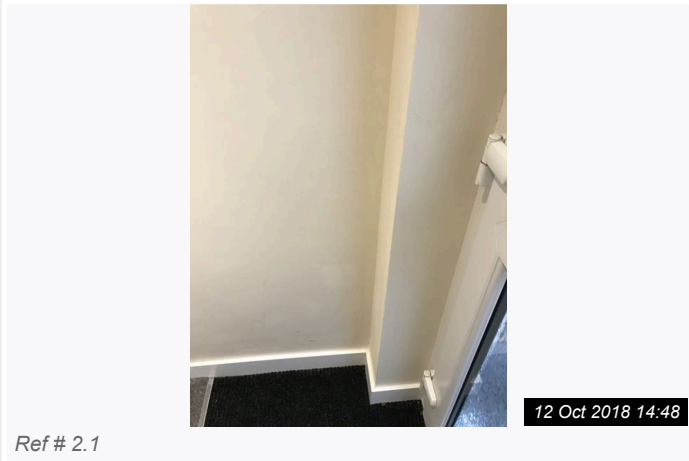
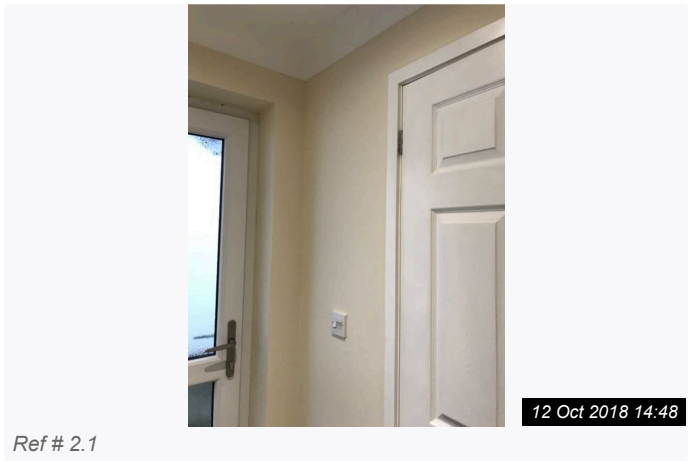
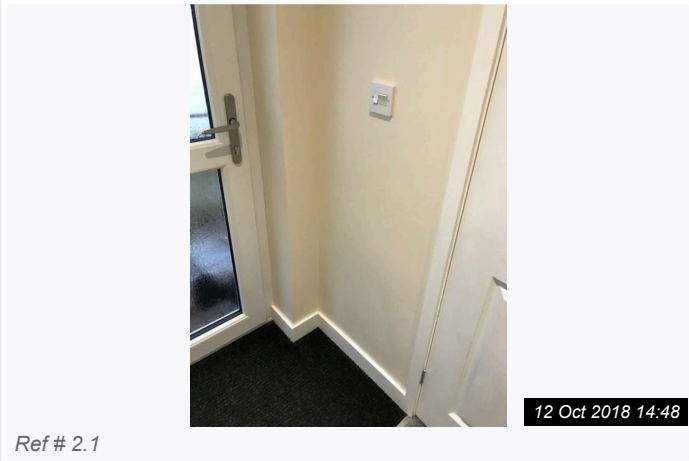
1. EXTERIOR FRONT (CONT.)



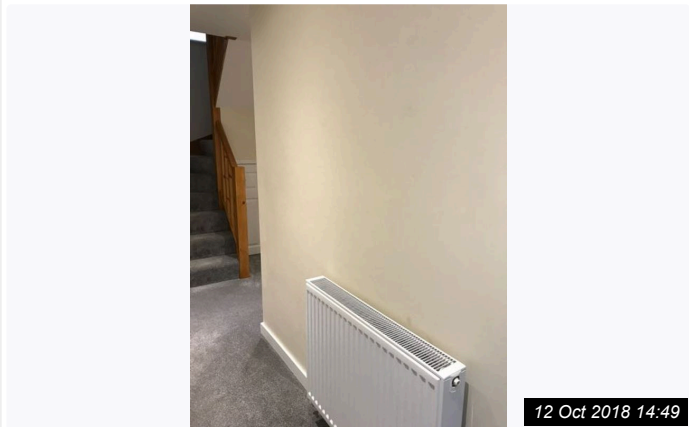
2. ENTRANCE

Item	Description	Condition	Tenant Comments
2.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	2 screws to left of main entrance door Indentation from main entrance door handle - 3cm Very light scuffs and paint touch-ups Adhesive decal to right of door leading to kitchen Areas of light grey discolouration to skirting	
2.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
2.3 Flooring	Dark grey cord carpet beside main entrance door Remainder of entrance hall has grey fitted carpet	Carpet is generally in excellent condition throughout Some very light shading and discolouration to walkways	
2.4 Heating	White double panel radiator with valve and thermostat present	No defects noted	

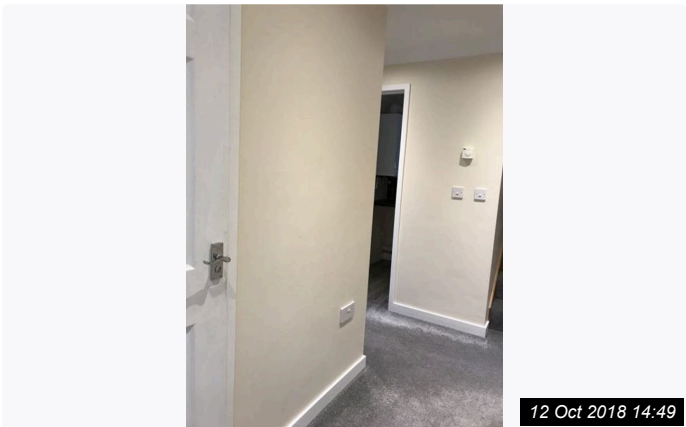
2. ENTRANCE (CONT.)			
2.5 Lights, sockets, switches	5 white recessed spotlights 1 Tower room thermostat 1 door bell receiver 1 smoke alarm 2 doorstops 1 triple light switch 2 single light switches 1 double plain face plate 2 double sockets	No defects noted All lights are operational	
2.6 Cupboard	Under-stairs cupboard - white wood grain effect panel door with chrome coloured handle, frame is painted white - inside walls are painted white, skirting is painted white, continuation of grey fitted carpet Large cupboard - white wood grain effect panel door with chrome coloured handle, frame is painted white - inside walls are painted cream, skirting is painted white, continuation of grey fitted carpet, cupboard contains 1 white plastic pendant light fitting with bulb, 1 consumer unit, 1 white coat rack with 4 chrome coloured hooks, 2 wooden slatted shelves	Under-stairs cupboard - cupboard contains 2 large pots of paint, paint roller and paint brushes Large cupboard - walls inside are moderately marked Wooden shelves are moderately marked throughout Light is operational	
2.7 Comments on level of cleanliness		No cleaning issues identified	



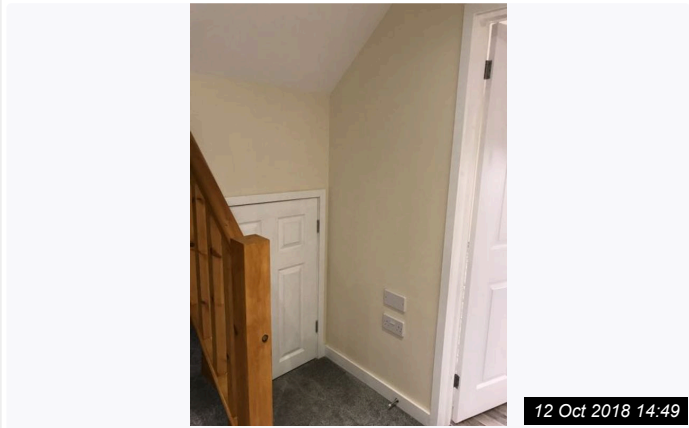
2. ENTRANCE (CONT.)



Ref # 2.1



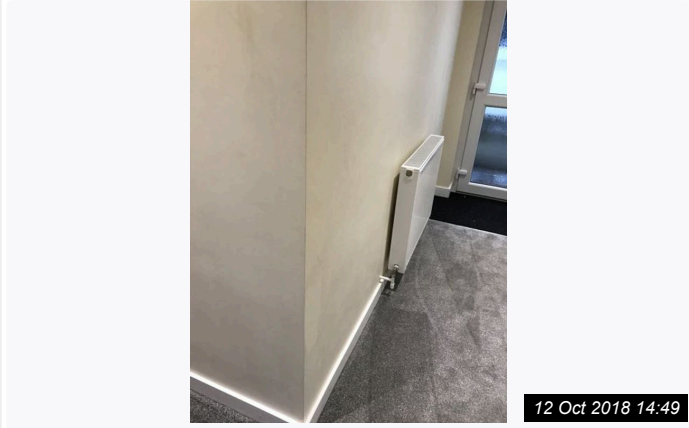
Ref # 2.1



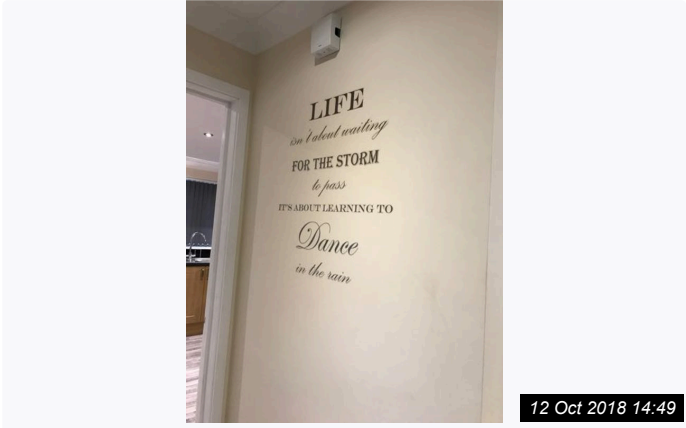
Ref # 2.1



Ref # 2.1

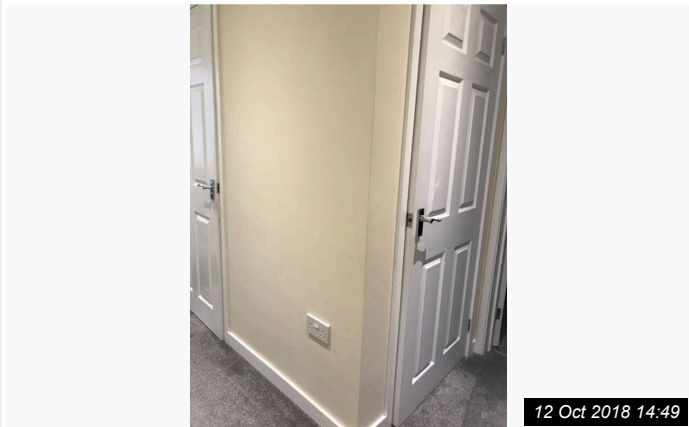


Ref # 2.1

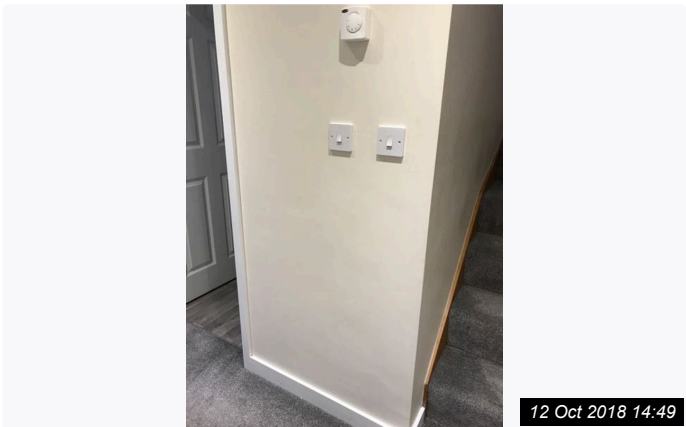


Ref # 2.1

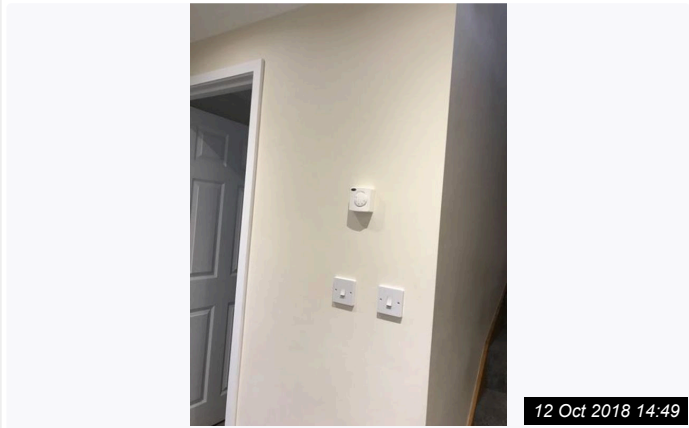
2. ENTRANCE (CONT.)



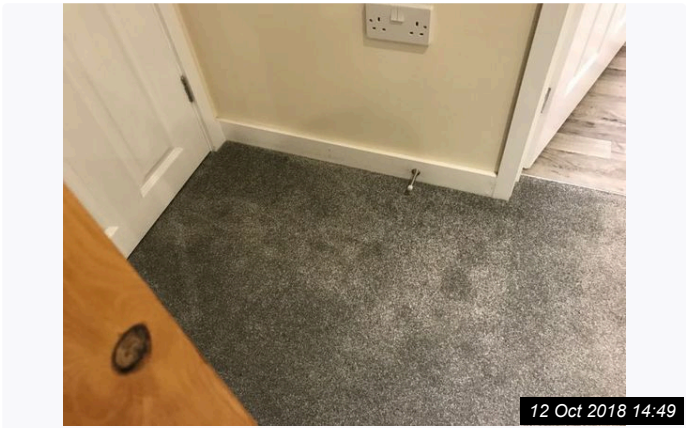
Ref # 2.1



Ref # 2.1



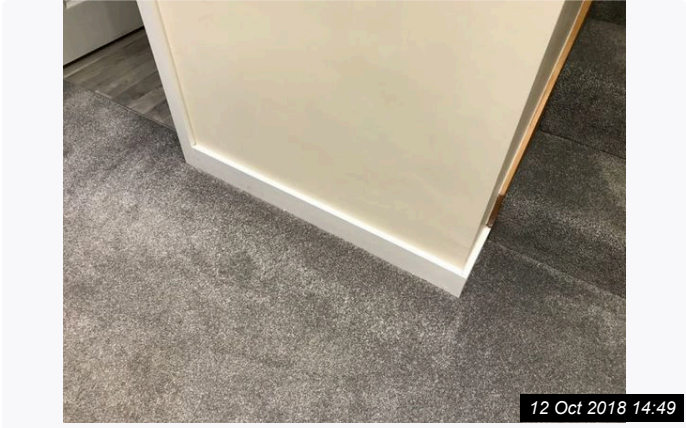
Ref # 2.1



Ref # 2.1

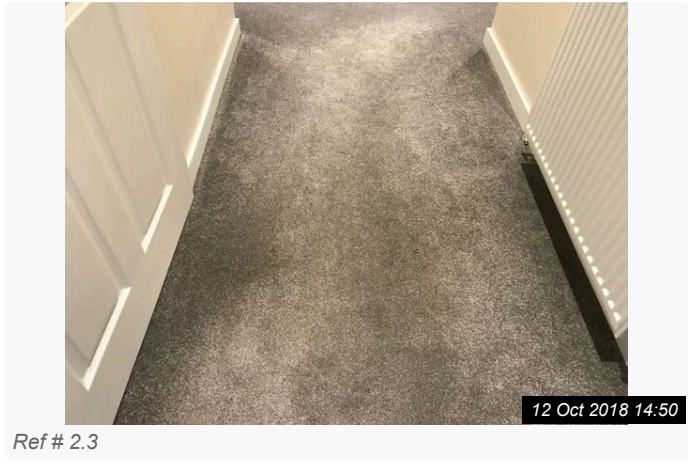
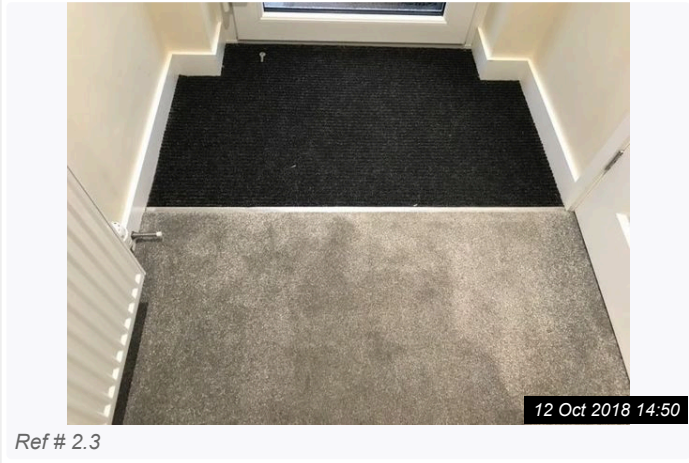
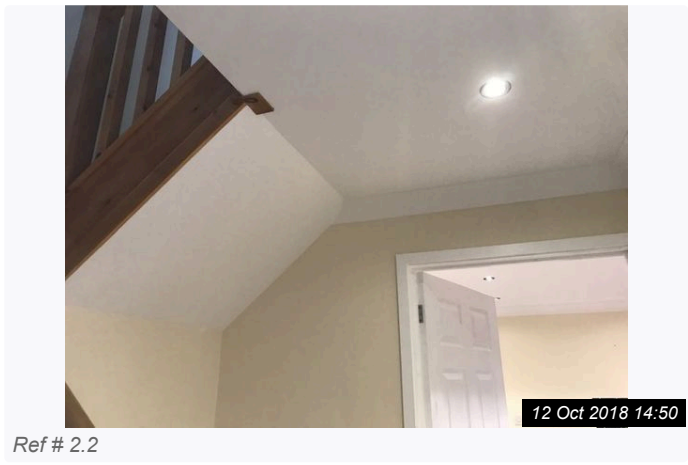
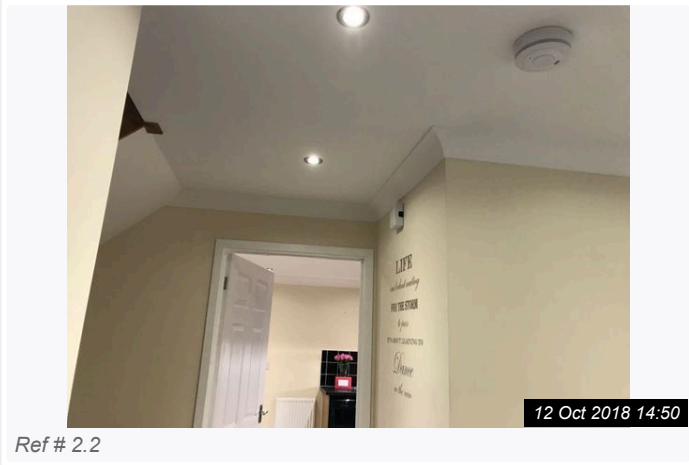
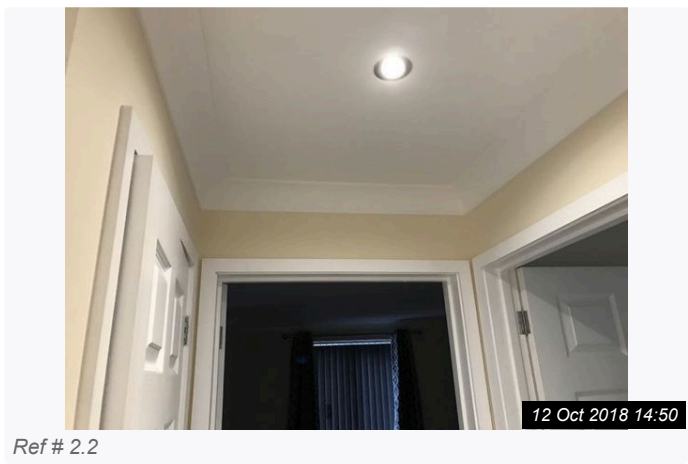
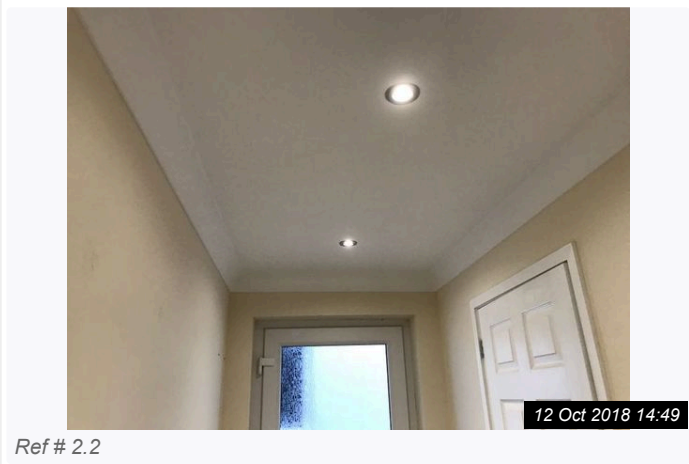


Ref # 2.1

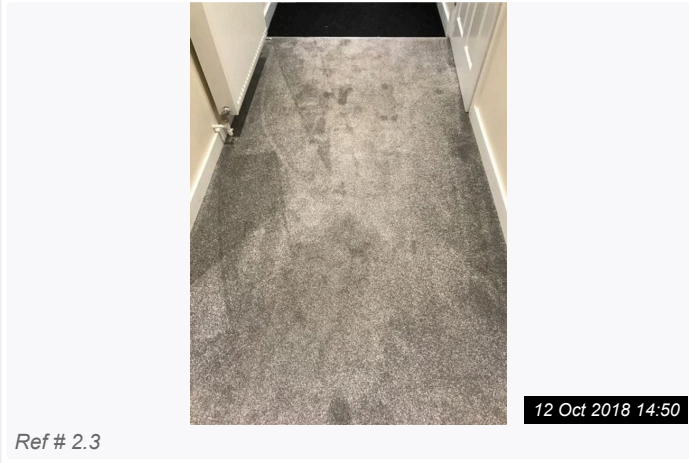
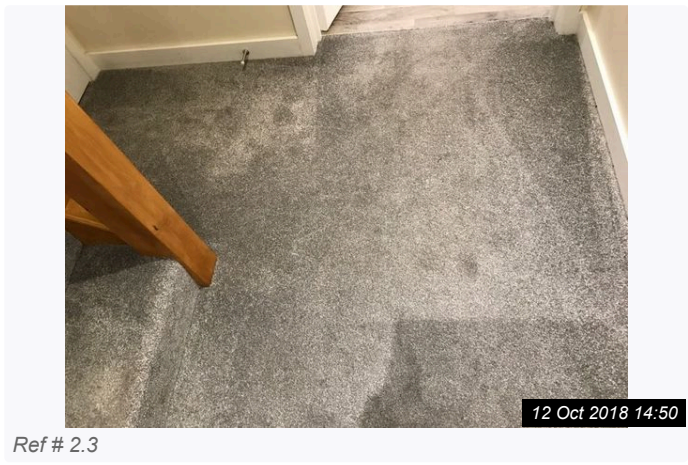
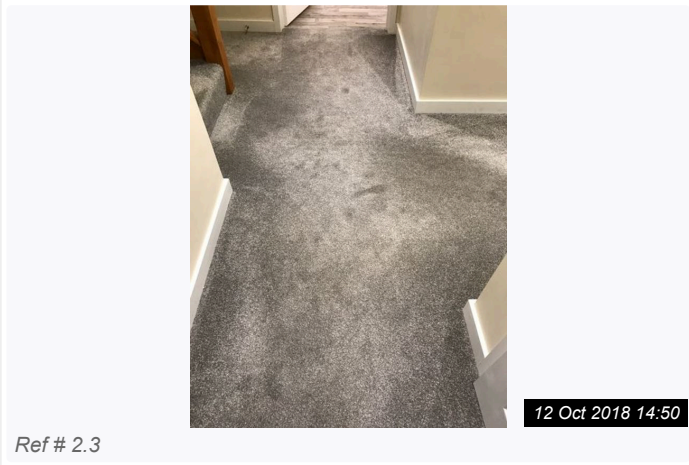
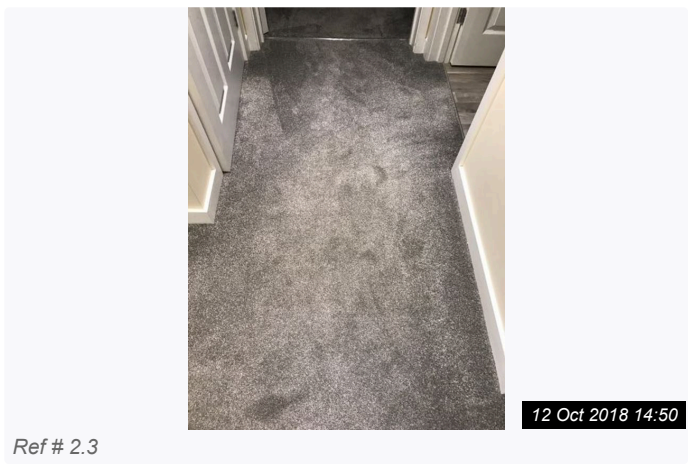
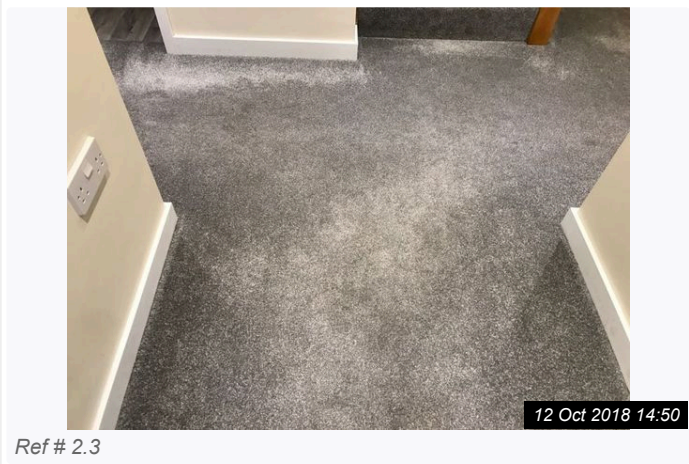


Ref # 2.1

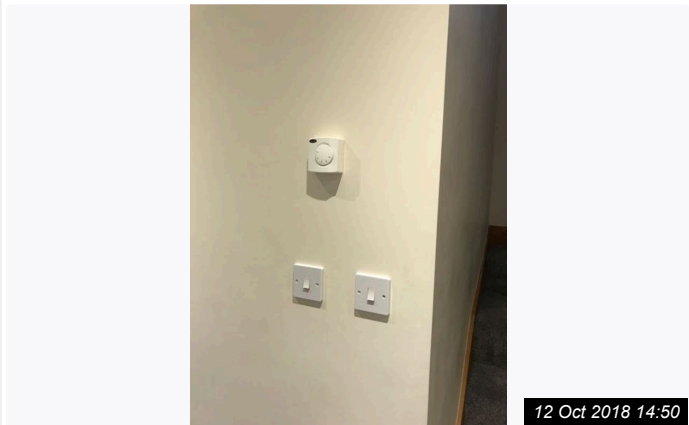
2. ENTRANCE (CONT.)



2. ENTRANCE (CONT.)



2. ENTRANCE (CONT.)



Ref # 2.5

12 Oct 2018 14:50



Ref # 2.5

12 Oct 2018 14:51



Ref # 2.5

12 Oct 2018 14:51



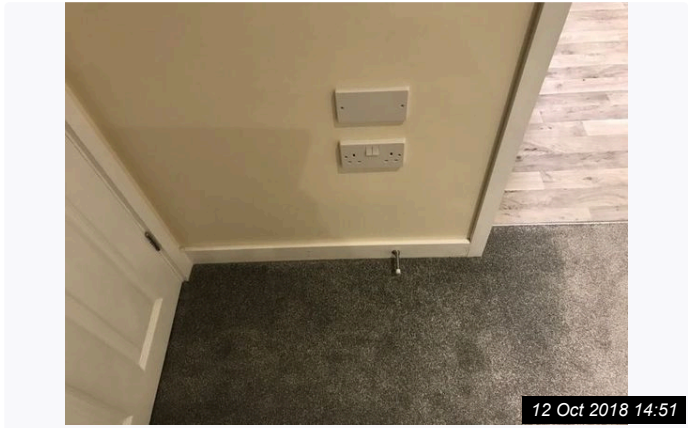
Ref # 2.5

12 Oct 2018 14:51



Ref # 2.5

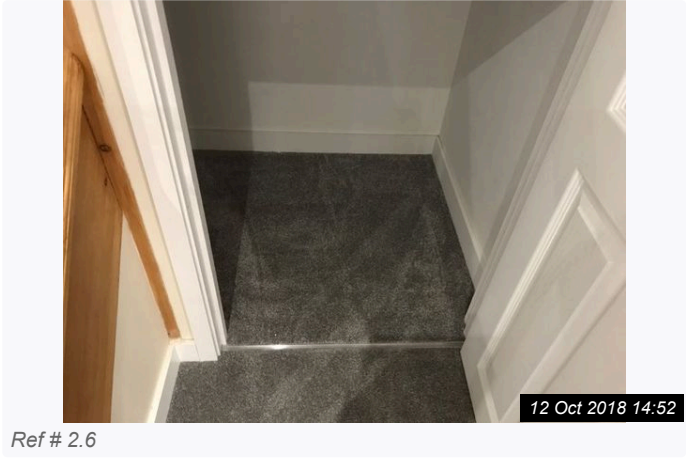
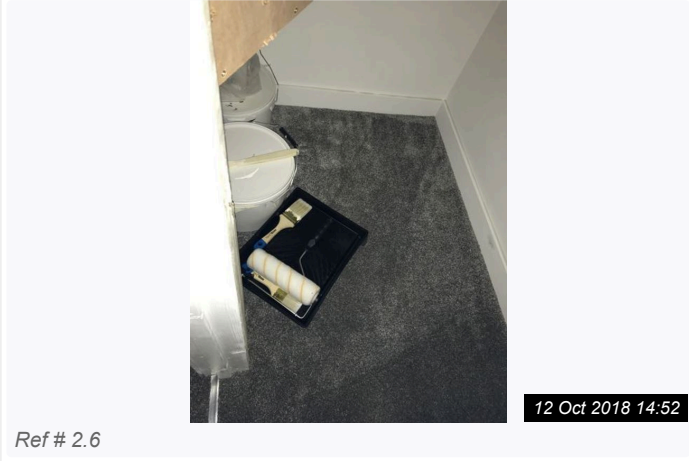
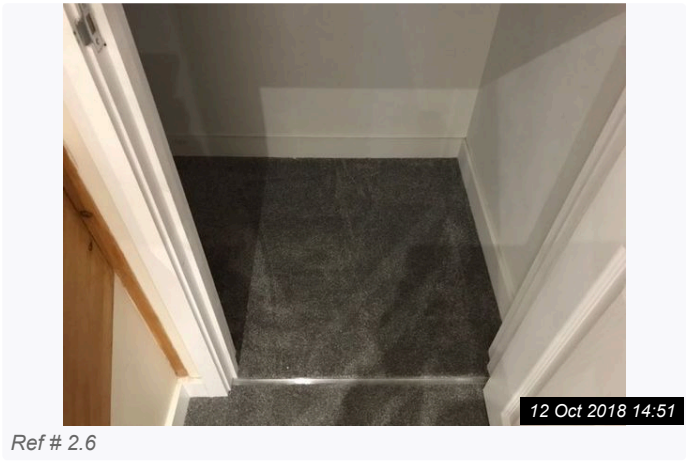
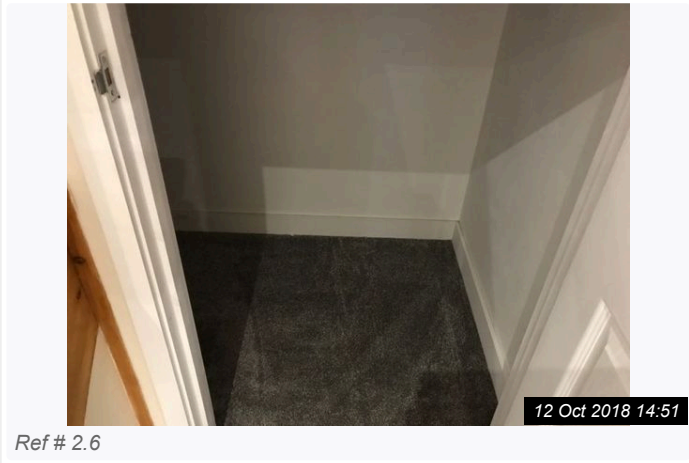
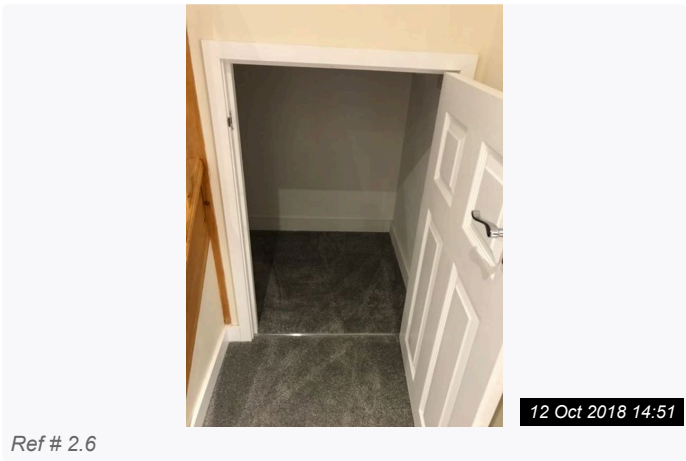
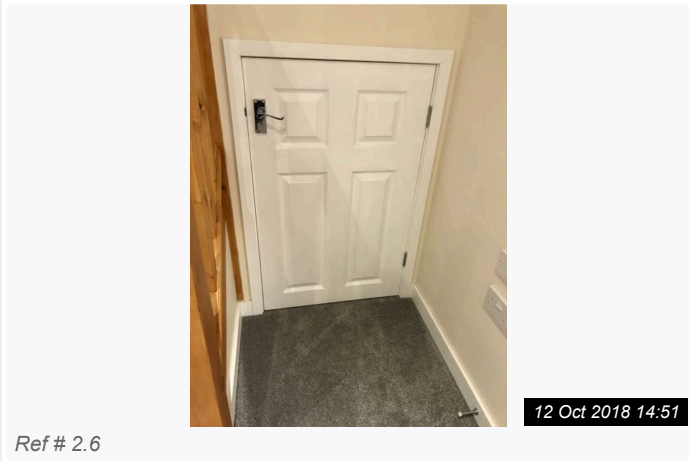
12 Oct 2018 14:51



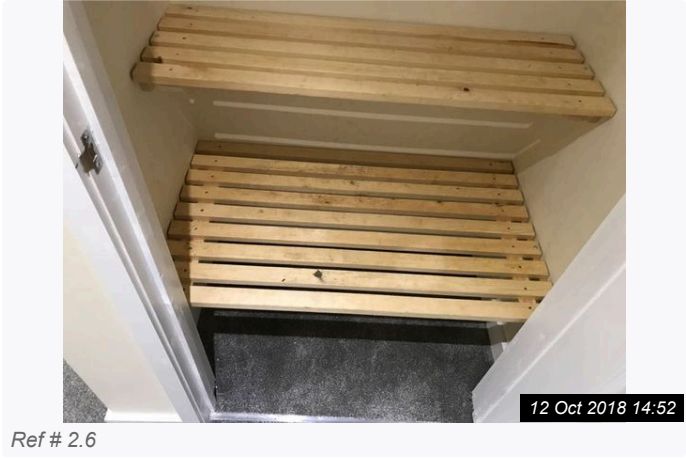
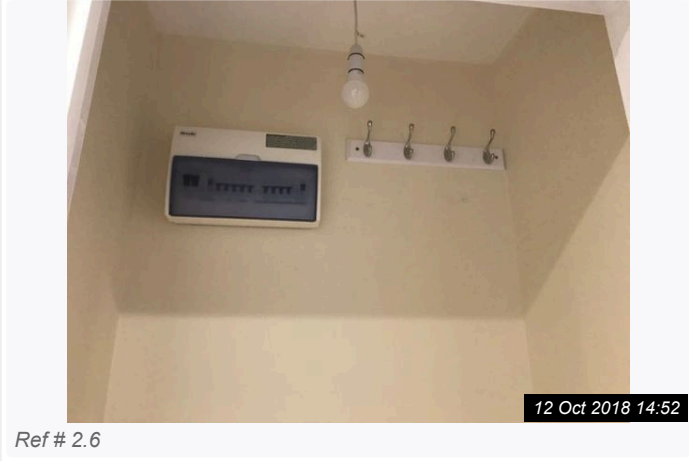
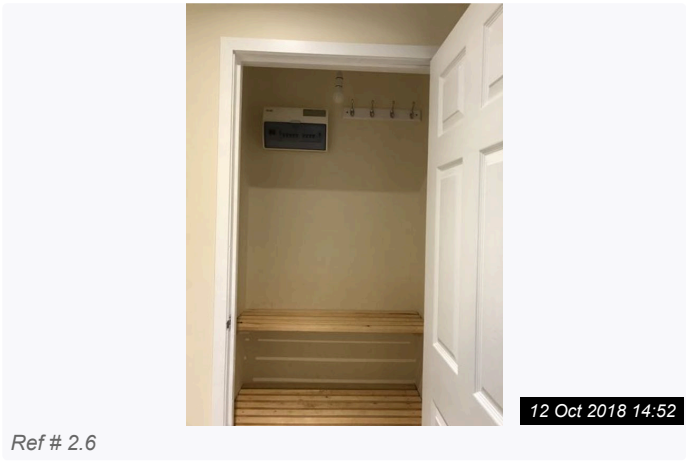
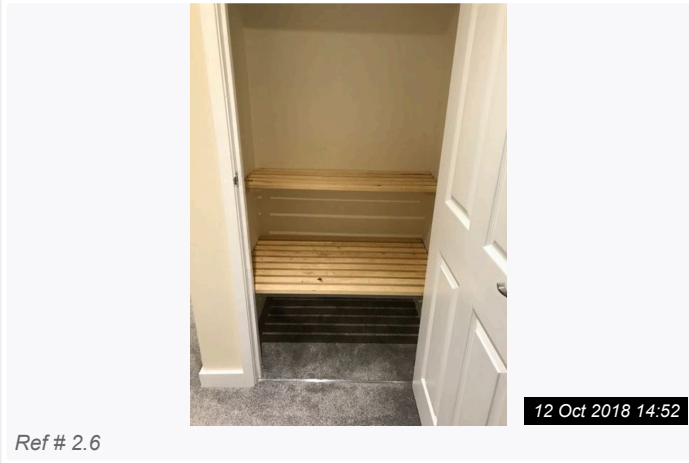
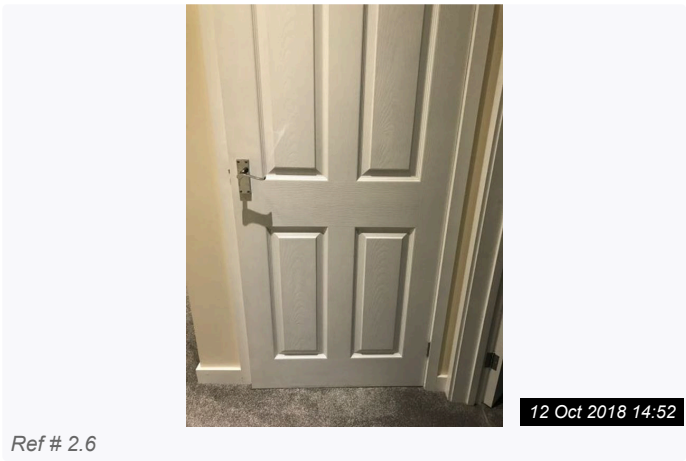
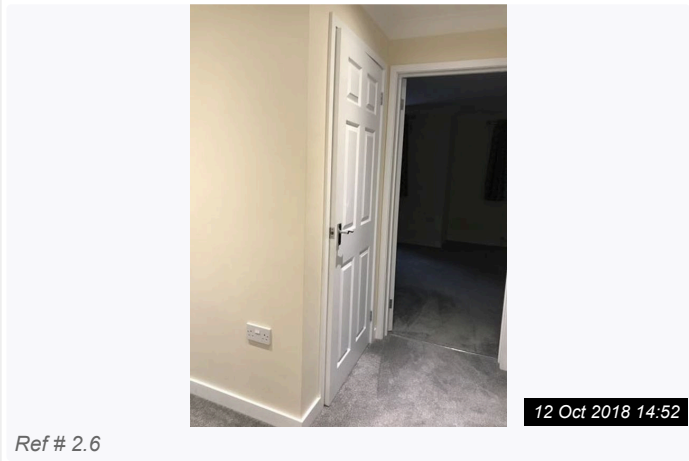
Ref # 2.5

12 Oct 2018 14:51

2. ENTRANCE (CONT.)



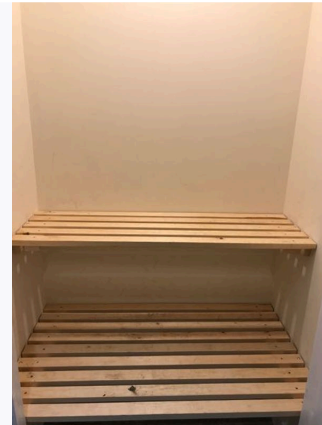
2. ENTRANCE (CONT.)



2. ENTRANCE (CONT.)

Ref # 2.6

12 Oct 2018 14:52



Ref # 2.6

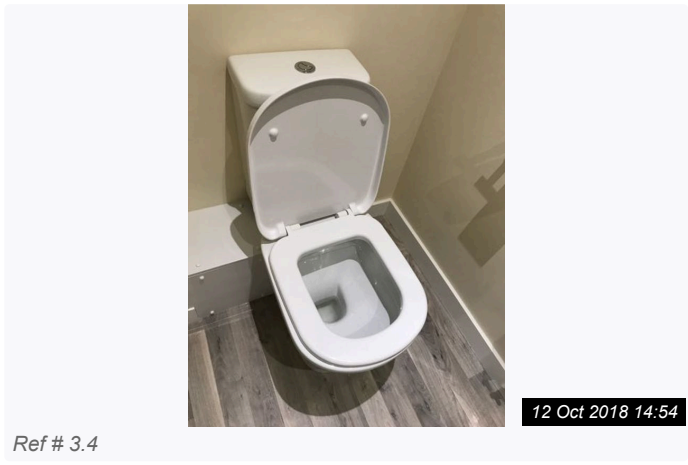
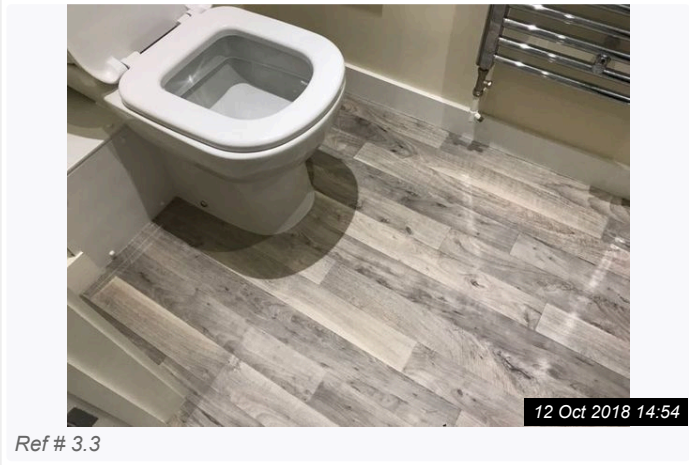
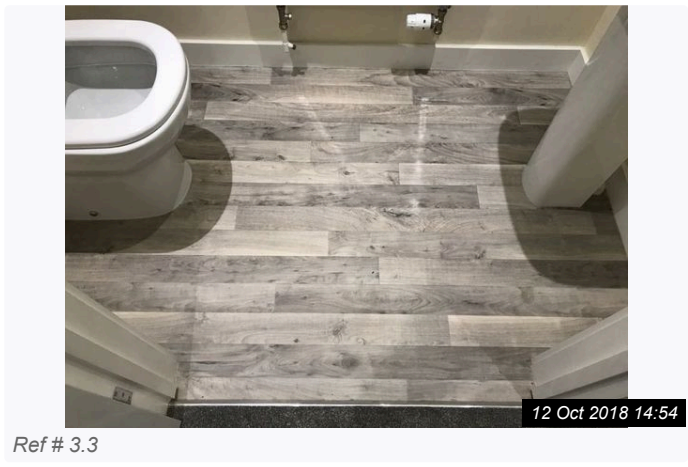
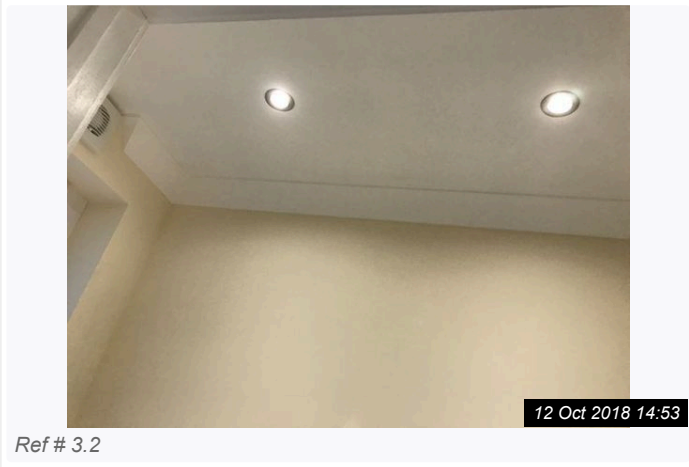
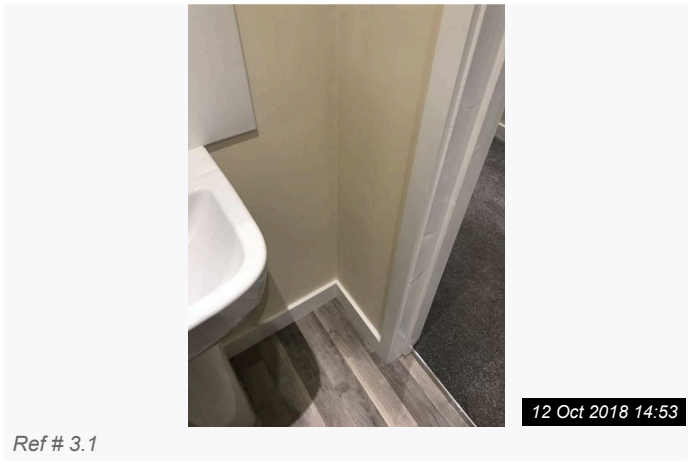
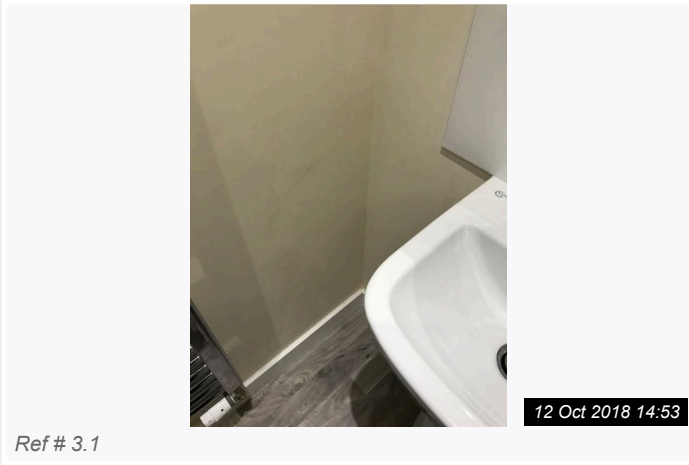
12 Oct 2018 14:52

3. CLOAKROOM/TOILET

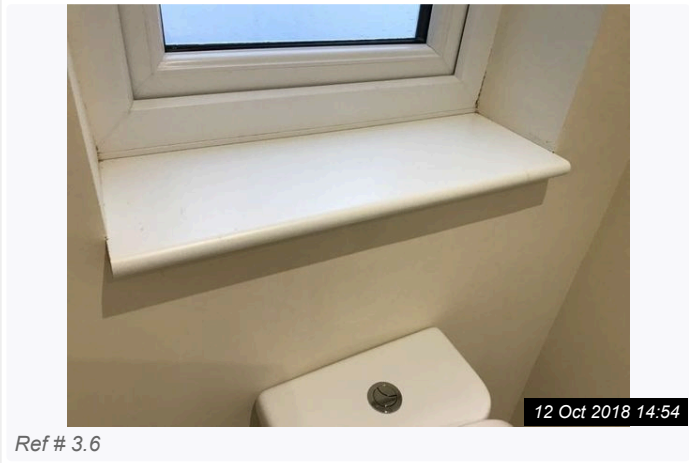
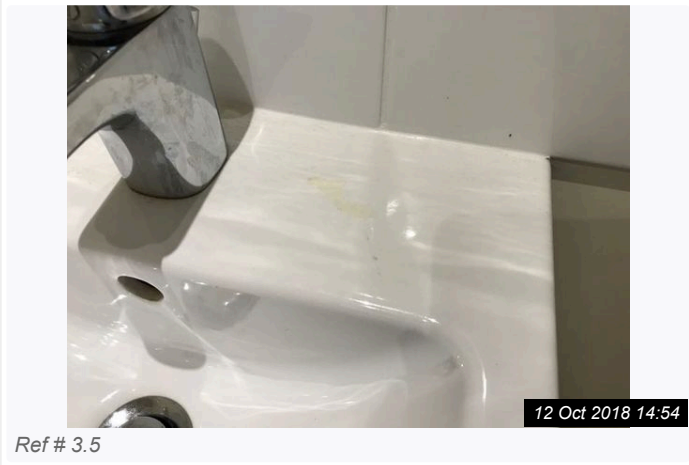
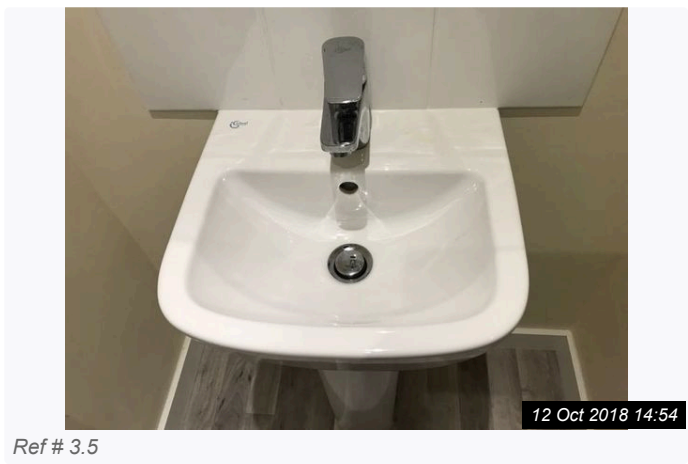
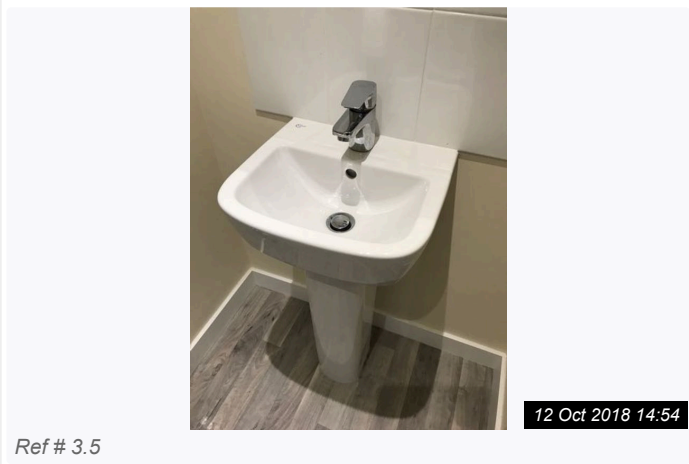
Item	Description	Condition	Tenant Comments
3.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white. White uPVC panelling surrounding boxed pipework behind WC	Light splash marks and scuffs to left of basin Light marks to right of basin	
3.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
3.3 Flooring	Wood effect vinyl flooring	No defects noted	
3.4 Toilet	White close coupled toilet with white plastic seat and lid, chrome coloured flush button	No defects noted	
3.5 Basin	White pedestal basin with chrome coloured mixer tap and click clack waste	Adhesive marks Light grubby marks	
3.6 Window	White uPVC double glazed window with 1 opening pane, 1 white locking handle White MDF window sill White plastic trickle vent	Very light grubby marks to top of frame No defects noted in glass Light scuffs and marks to sill	
3.7 Door and Frame	White wood grain effect panel door with chrome coloured handle with thumb latch Frame is painted white	Grubby marks surrounding exterior handle	
3.8 Fixtures/Fittings	1 chrome coloured toilet roll holder 1 wall mounted extractor fan 1 fan isolation switch 1 mirror 1 single light switch	No defects noted	
3.9 Tiles	White tiles with white grout	No defects noted	

3. CLOAKROOM/TOILET (CONT.)			
3.10 Heating	Chrome coloured heated towel rail with valve and thermostat present	No defects noted	
3.11 Lighting	2 stainless steel recessed spotlights	No defects noted	
3.12 Comments on level of cleanliness		Light adhesive marks and grubby marks to basin Light grubby marks to window frame Grubby marks to door exterior	
			
Ref # 3.1		Ref # 3.1	
			
Ref # 3.1		Ref # 3.1	
			
Ref # 3.1		Ref # 3.1	

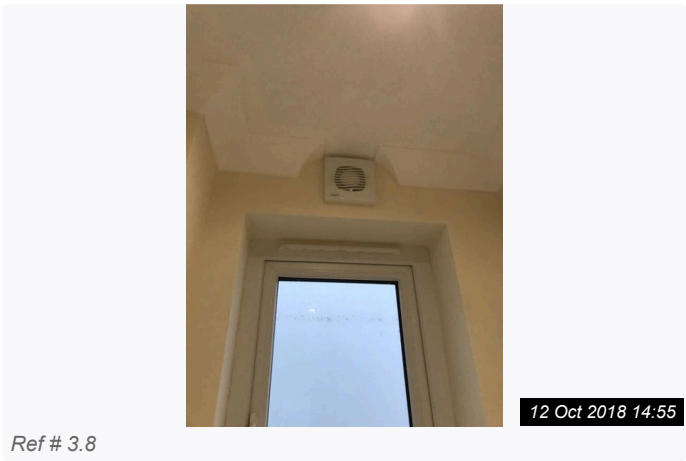
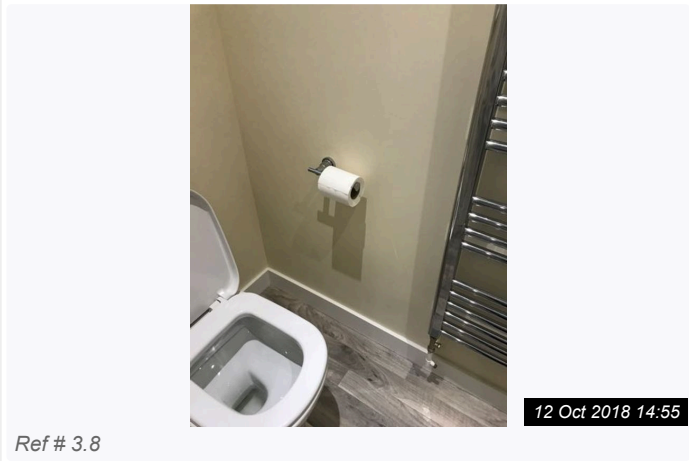
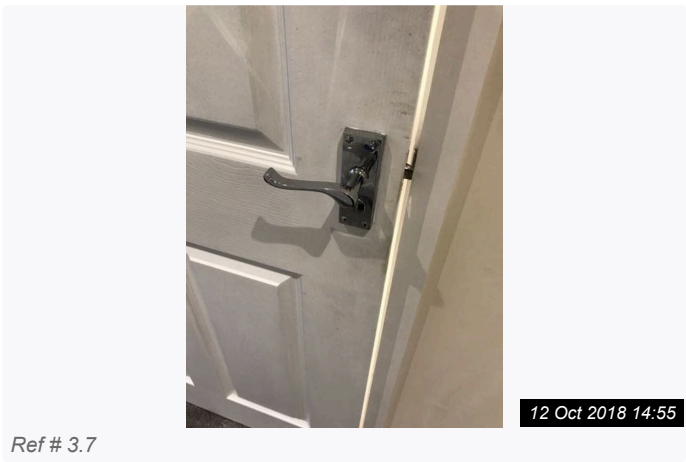
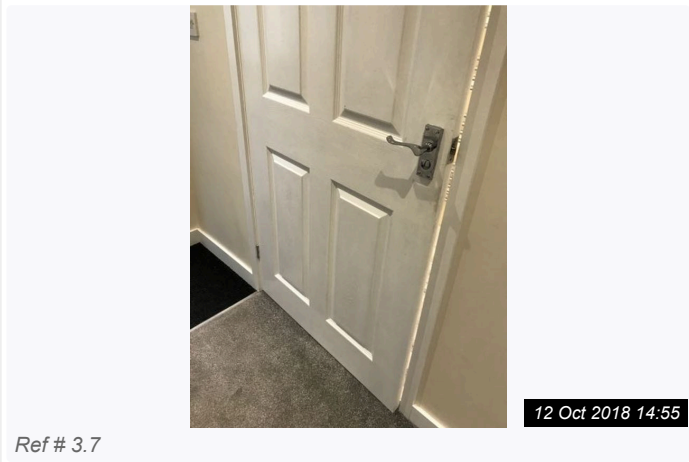
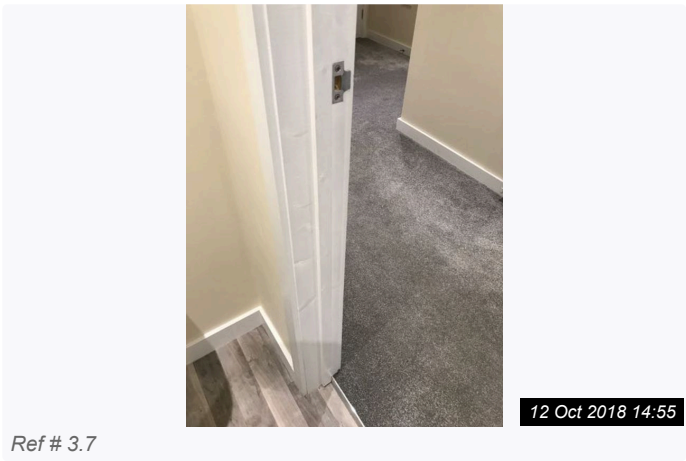
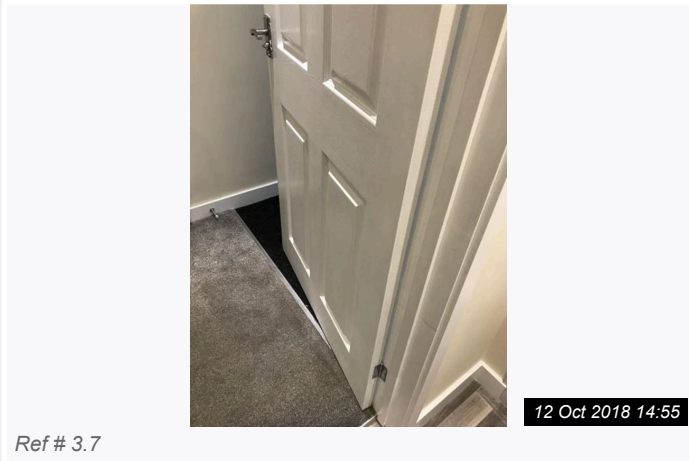
3. CLOAKROOM/TOILET (CONT.)



3. CLOAKROOM/TOILET (CONT.)



3. CLOAKROOM/TOILET (CONT.)



3. CLOAKROOM/TOILET (CONT.)



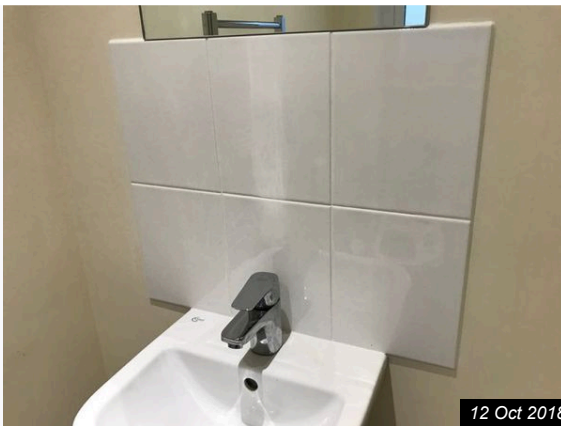
Ref # 3.8

12 Oct 2018 14:55



Ref # 3.8

12 Oct 2018 14:55



Ref # 3.9

12 Oct 2018 14:55



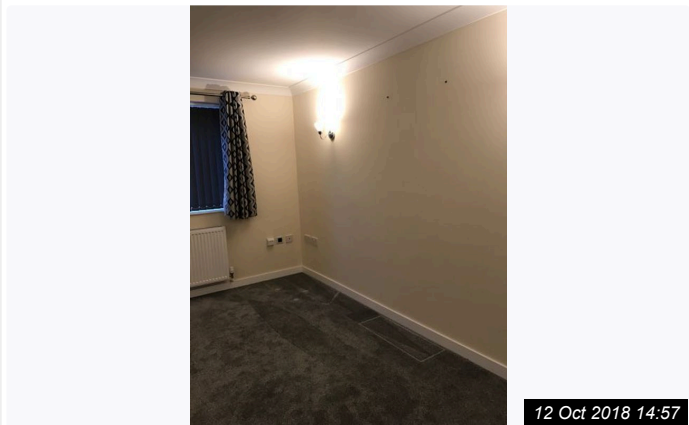
Ref # 3.10

12 Oct 2018 14:55

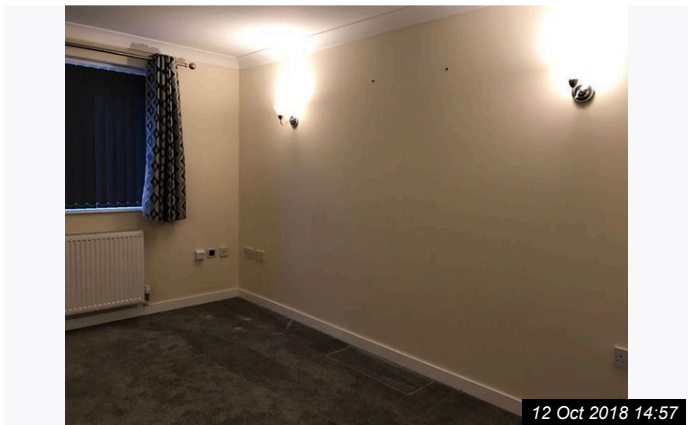
4. LIVING ROOM/LOUNGE

Item	Description	Condition	Tenant Comments
4.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	2 screws to right wall 1 screw to near wall Splash marks and discolouration to bottom of near wall (to right of door leading to entrance hall) Light scuffs throughout lower walls and skirting Light chips to corner of wall between windows	
4.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
4.3 Flooring	Grey fitted carpet	Furniture indentations No stains noted	
4.4 Heating	2 white double panel radiators with thermostats	No defects noted	

4. LIVING ROOM/LOUNGE (CONT.)			
4.5 Windows	2 white uPVC double glazed windows each with 1 fixed pane, 1 opening pane, 1 white locking handle White MDF window sill 2 white plastic trickle vents Grey vertical blinds with plastic chain connectors and pole controls Each window has a stainless steel curtain rail with 2 finials Pair of grey/black lined curtains	Excellent condition throughout No defects noted	
4.6 Lights/Sockets/ Switches	5 chrome coloured wall light fittings with glass shades 1 double light switch 6 double sockets 1 BT Openreach master socket 1 TV aerial socket 1 socket for cabling		
4.7 Door and Frame	White wood grain effect panel door with chrome coloured handle Frame is painted white	Patchy paintwork throughout door	
4.8 Comments on level of cleanliness		No cleaning issues identified	



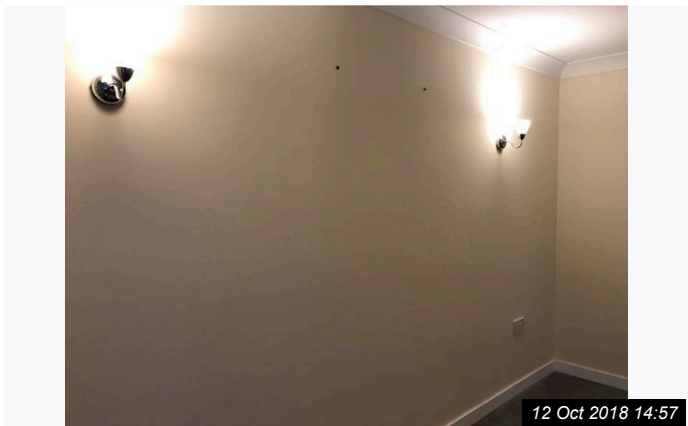
Ref # 4.1



Ref # 4.1



Ref # 4.1



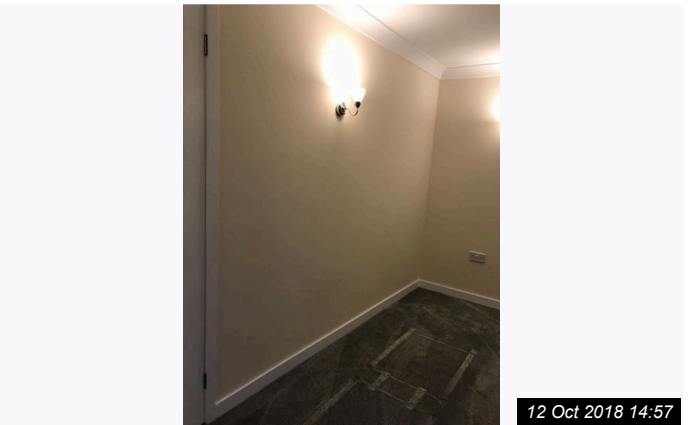
Ref # 4.1

4. LIVING ROOM/LOUNGE (CONT.)



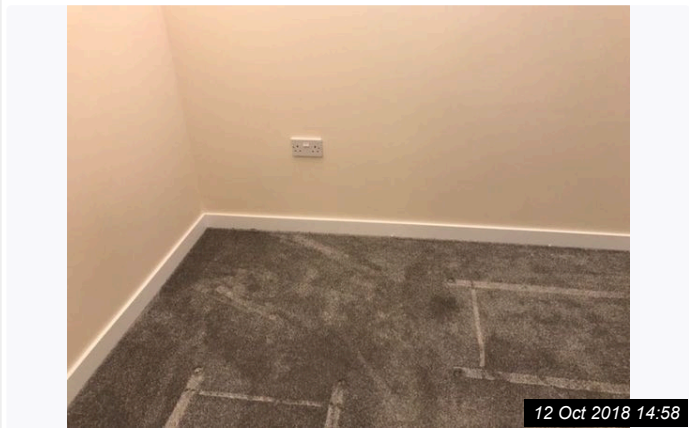
Ref # 4.1

12 Oct 2018 14:57



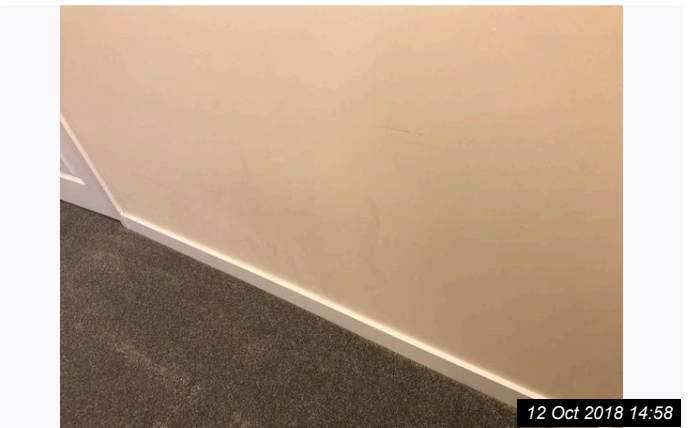
Ref # 4.1

12 Oct 2018 14:57



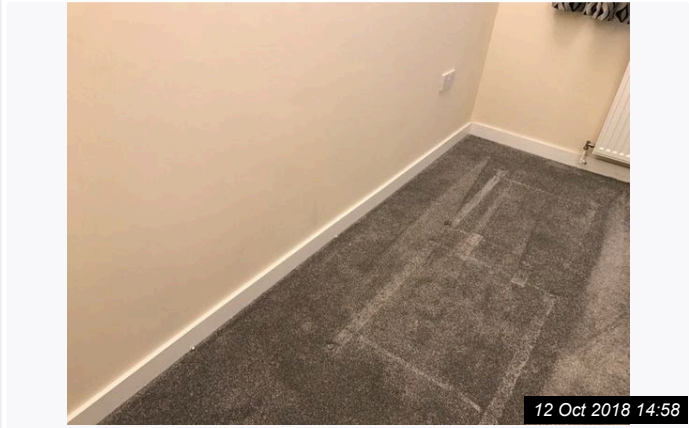
Ref # 4.1

12 Oct 2018 14:58



Ref # 4.1

12 Oct 2018 14:58



Ref # 4.1

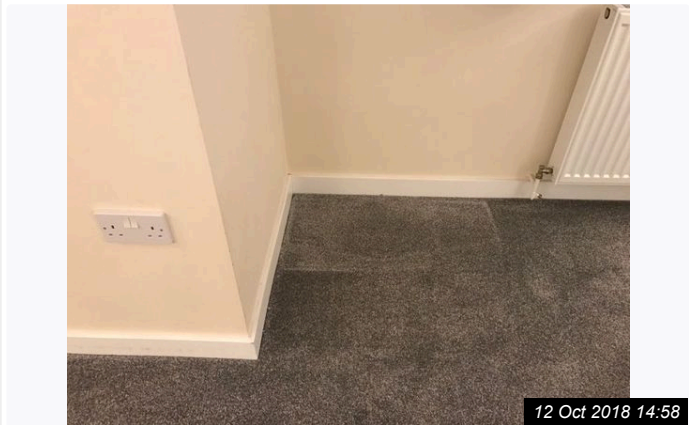
12 Oct 2018 14:58



Ref # 4.1

12 Oct 2018 14:58

4. LIVING ROOM/LOUNGE (CONT.)



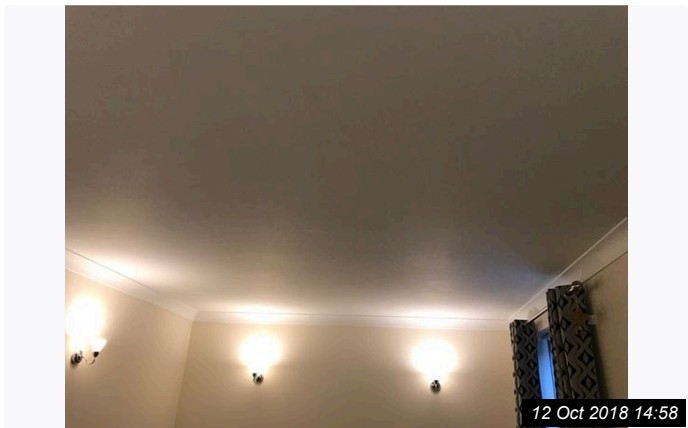
Ref # 4.1



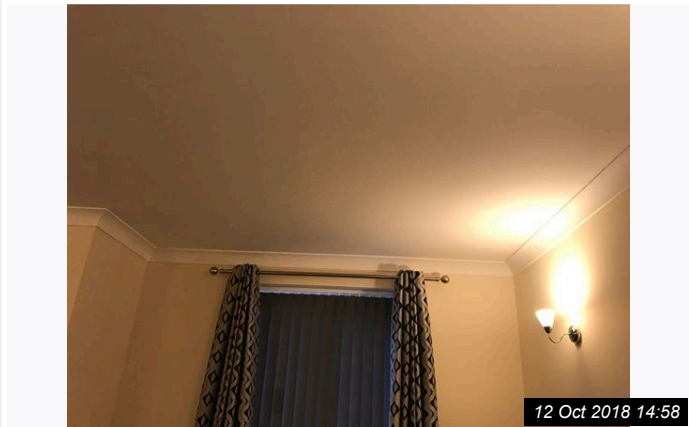
Ref # 4.1



Ref # 4.1



Ref # 4.2

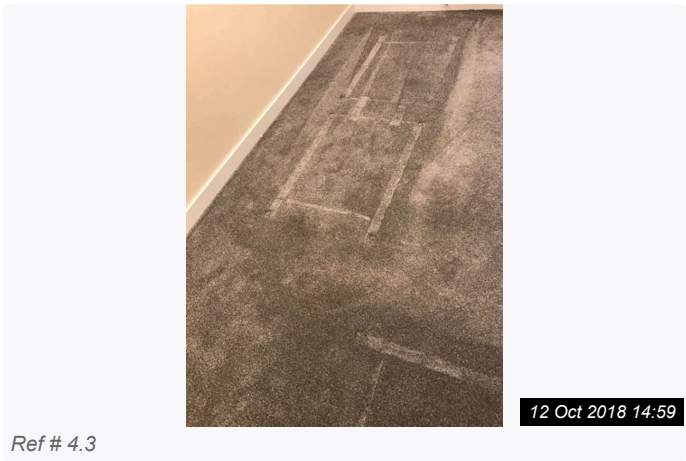
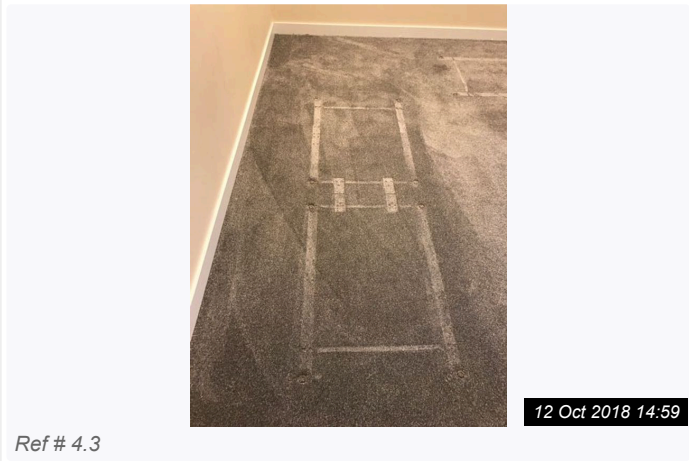


Ref # 4.2



Ref # 4.3

4. LIVING ROOM/LOUNGE (CONT.)



4. LIVING ROOM/LOUNGE (CONT.)



Ref # 4.3

12 Oct 2018 14:59



Ref # 4.4

12 Oct 2018 14:59



Ref # 4.4

12 Oct 2018 14:59



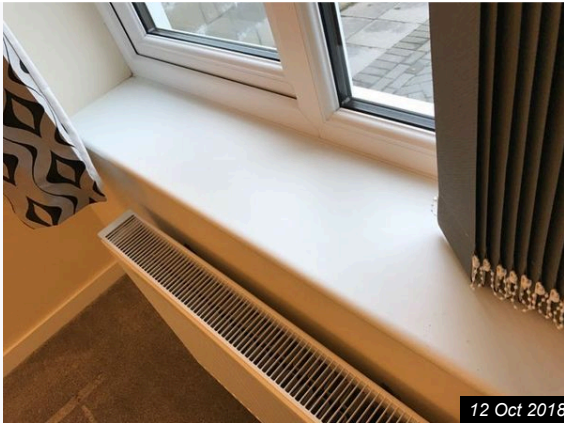
Ref # 4.5

12 Oct 2018 15:00



Ref # 4.5

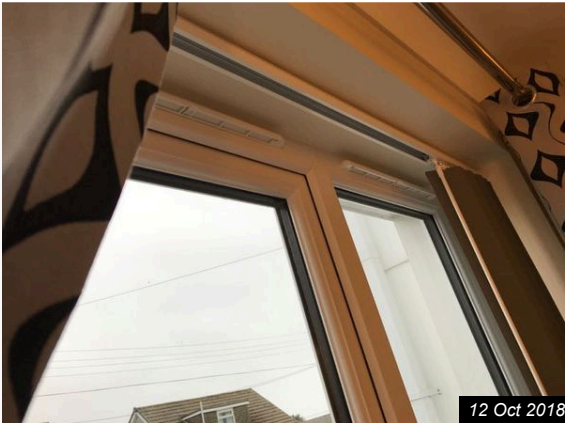
12 Oct 2018 15:00



Ref # 4.5

12 Oct 2018 15:00

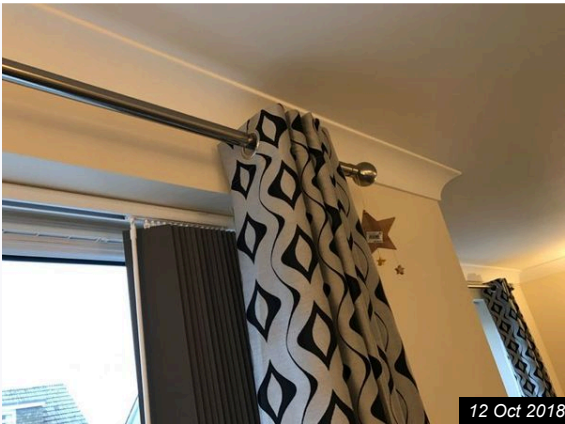
4. LIVING ROOM/LOUNGE (CONT.)



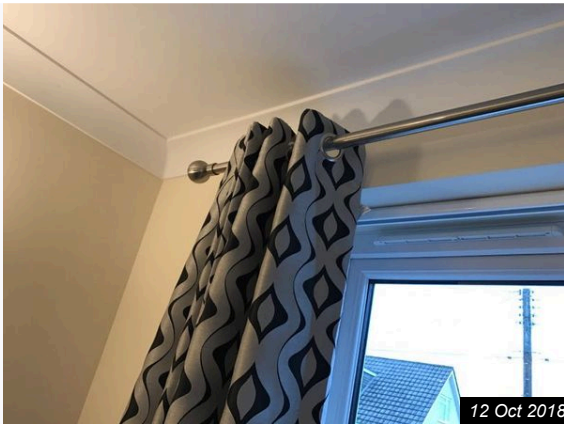
Ref # 4.5



Ref # 4.5



Ref # 4.5



Ref # 4.5

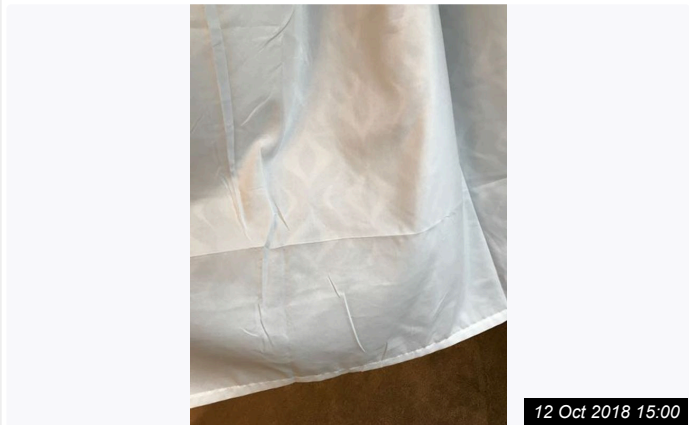


Ref # 4.5



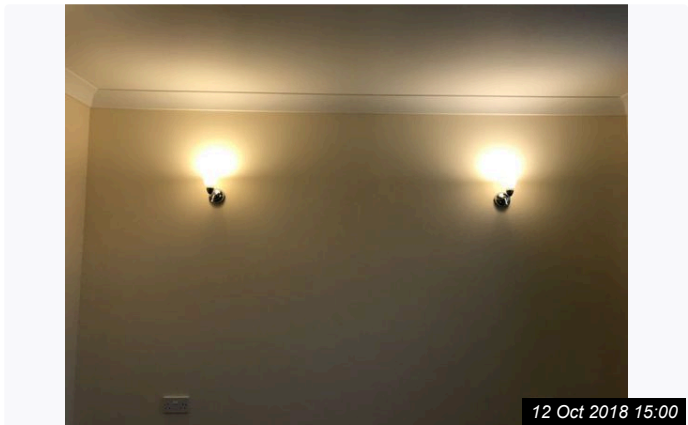
Ref # 4.5

4. LIVING ROOM/LOUNGE (CONT.)



Ref # 4.5

12 Oct 2018 15:00



Ref # 4.6

12 Oct 2018 15:00



Ref # 4.6

12 Oct 2018 15:00



Ref # 4.6

12 Oct 2018 15:01



Ref # 4.6

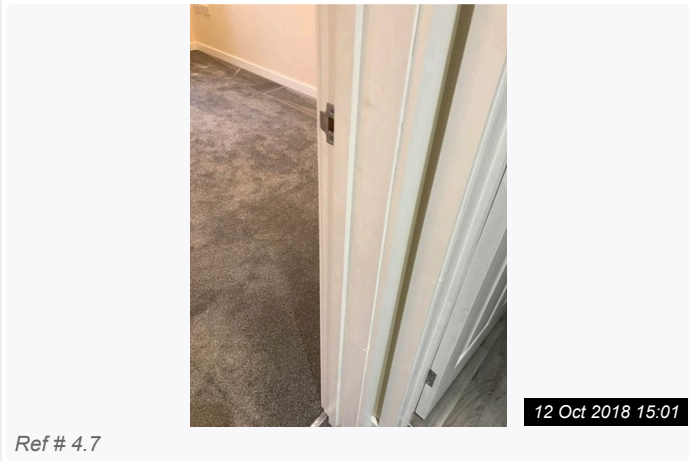
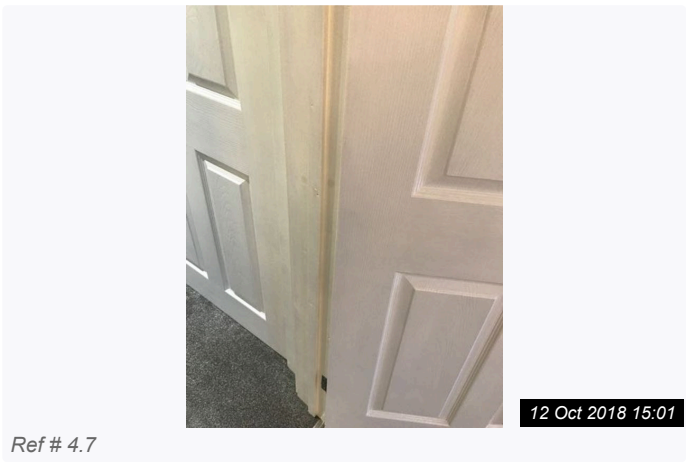
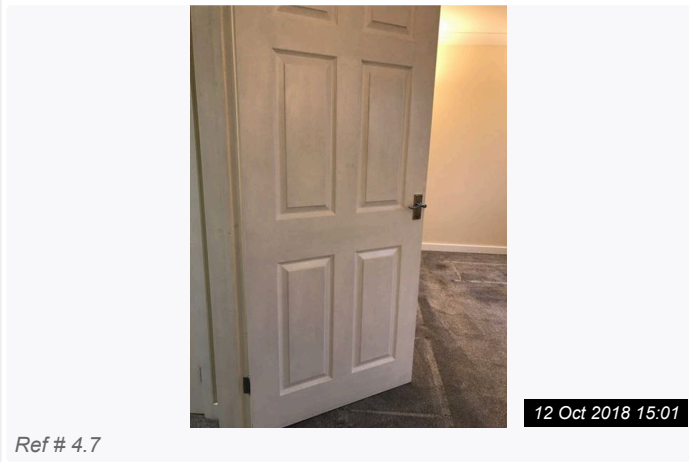
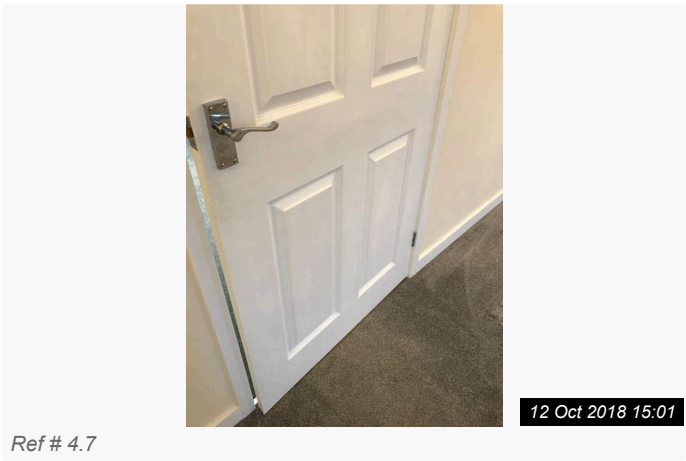
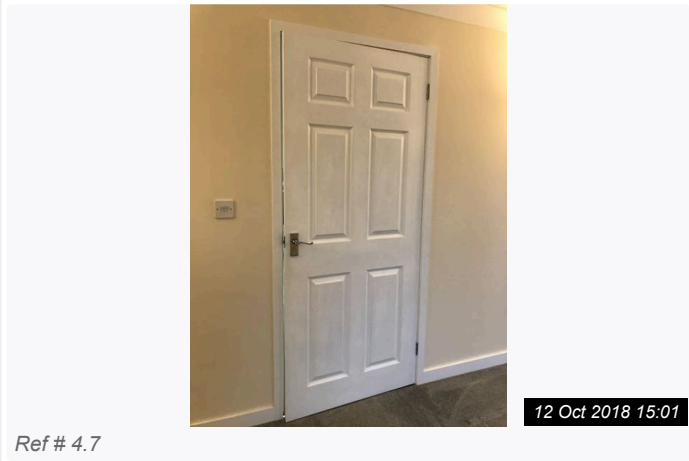
12 Oct 2018 15:01



Ref # 4.6

12 Oct 2018 15:01

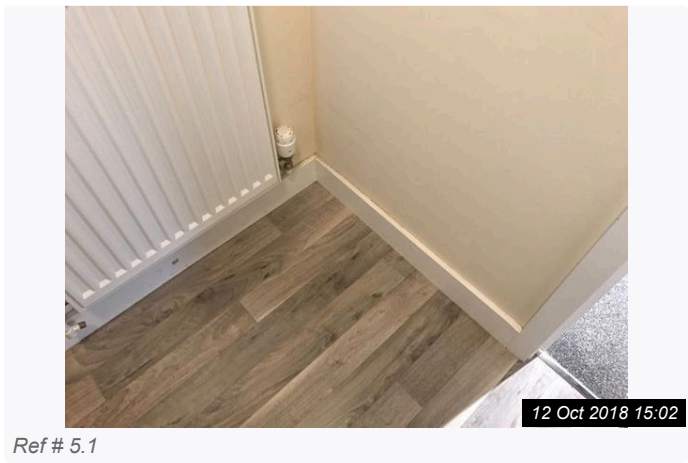
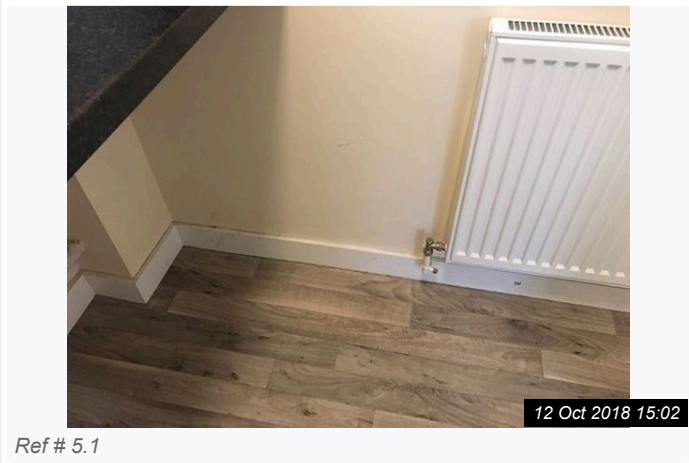
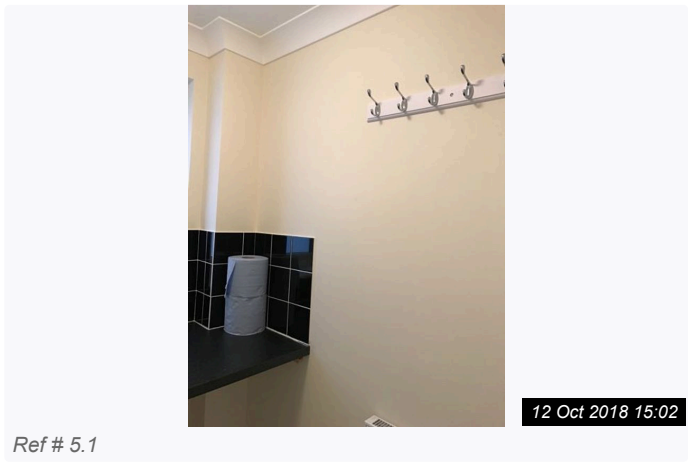
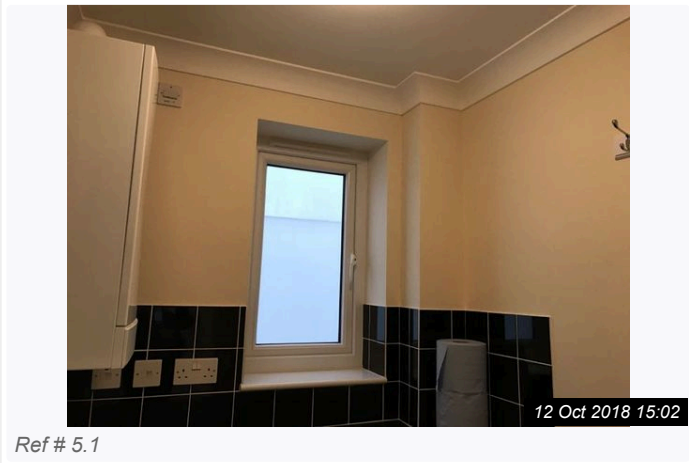
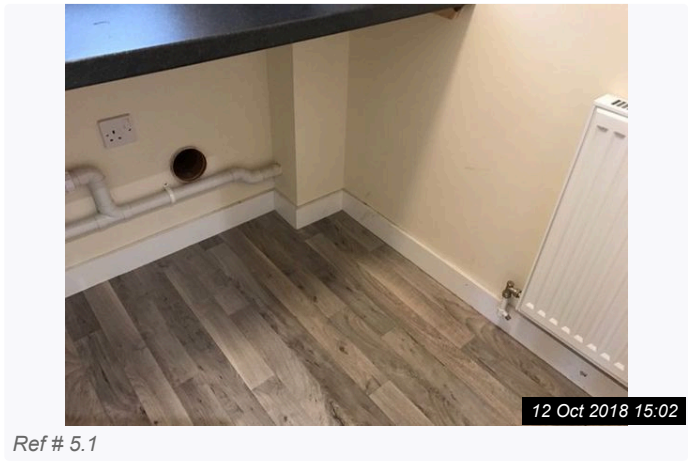
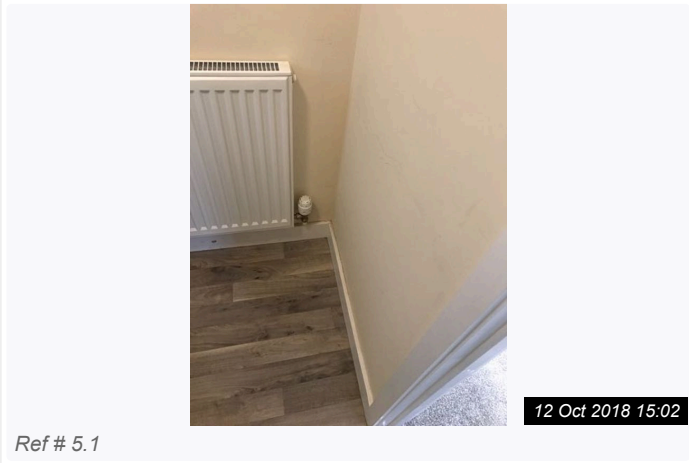
4. LIVING ROOM/LOUNGE (CONT.)



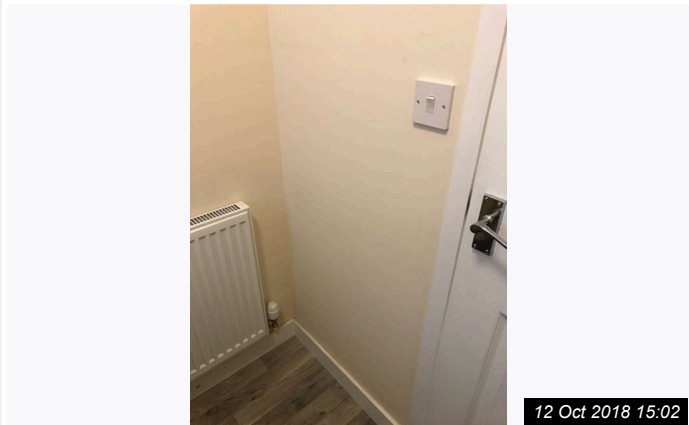
5. UTILITY ROOM			
Item	Description	Condition	Tenant Comments
5.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	Skirting is dusty and dirty marked Walls to right side of room are moderately marked and scuffed throughout Walls below worktop are marked throughout Light marks to bottom of left wall	

5. UTILITY ROOM (CONT.)			
5.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
5.3 Flooring	Wood effect vinyl flooring	No defects noted	
5.4 Heating	White single panel radiator with thermostat	No defects noted	
5.5 Windows	White uPVC double glazed window with 1 opening pane, 1 white locking handle, 1 white plastic trickle vent White MDF window sill	No defects noted	
5.6 Door and Frame	White wood grain effect panel door with chrome coloured handle Frame is painted white	8 small chips to top of frame	
5.7 Worktop	Black/grey slate effect laminate worktop	No defects noted	
5.8 Tiles	Black tiles with white grout	No defects noted	
5.9 Sockets/switches	1 single light switch 1 carbon monoxide alarm 1 doorstop 3 fuse isolation switches 1 double socket 2 single sockets 1 fan isolation switch 1 small white coat rack with 2 chrome coloured hooks 1 large white coat rack with 6 chrome coloured hooks	No defects noted	
5.10 Lights	1 round enclosed ceiling light fitting	No defects noted Light is operational	
5.11 Boiler/Alarms	1 white Potterton Promax central heating boiler 1 carbon monoxide alarm	No defects noted	
5.12 Comments on level of cleanliness		Skirting is dirty marked and dusty	

5. UTILITY ROOM (CONT.)

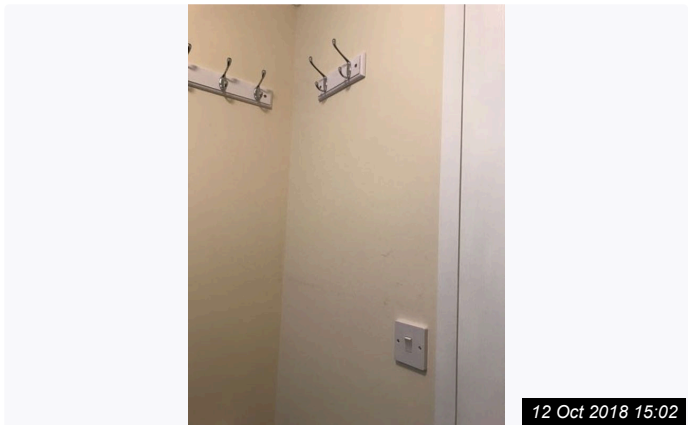


5. UTILITY ROOM (CONT.)



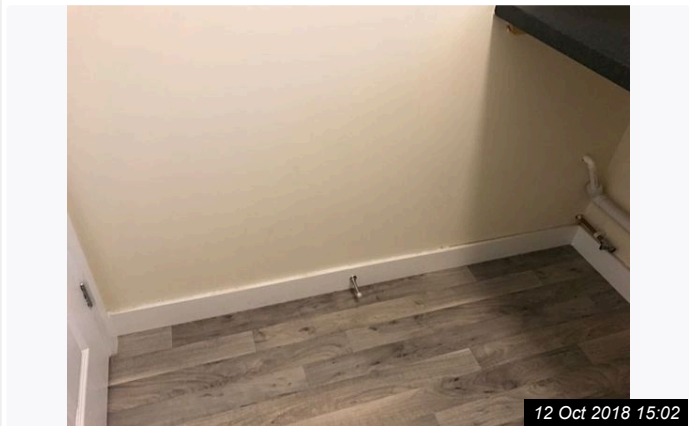
Ref # 5.1

12 Oct 2018 15:02



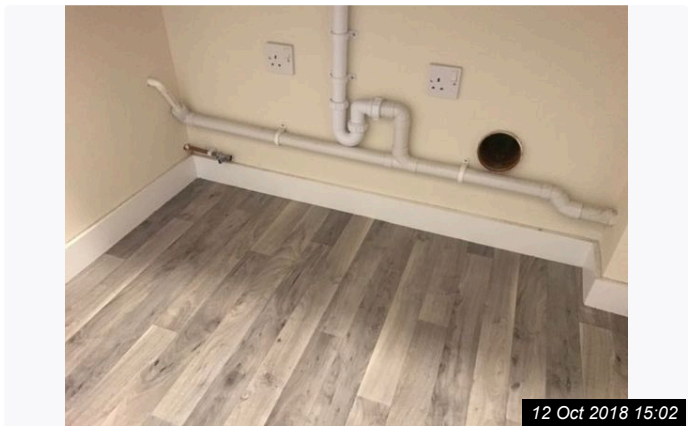
Ref # 5.1

12 Oct 2018 15:02



Ref # 5.1

12 Oct 2018 15:02



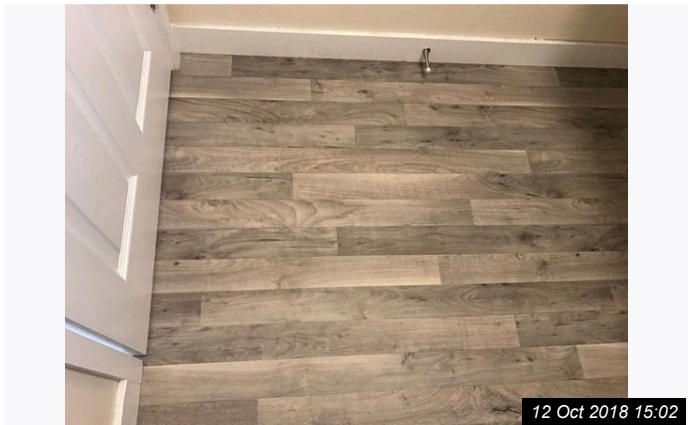
Ref # 5.1

12 Oct 2018 15:02



Ref # 5.2

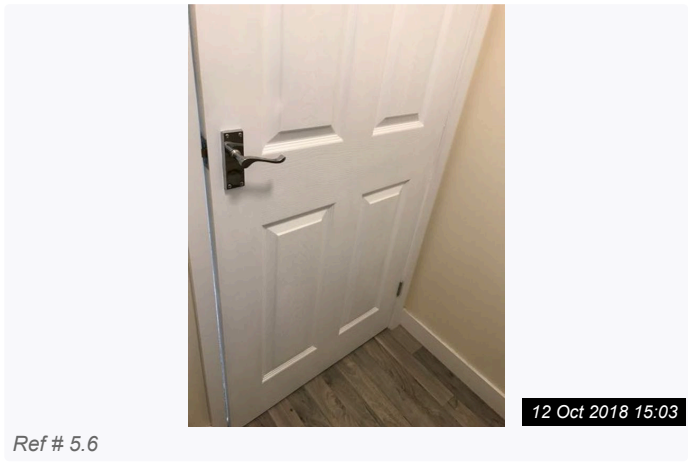
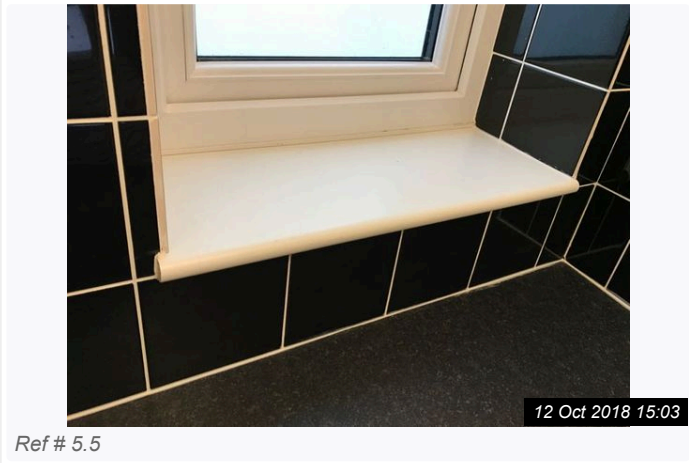
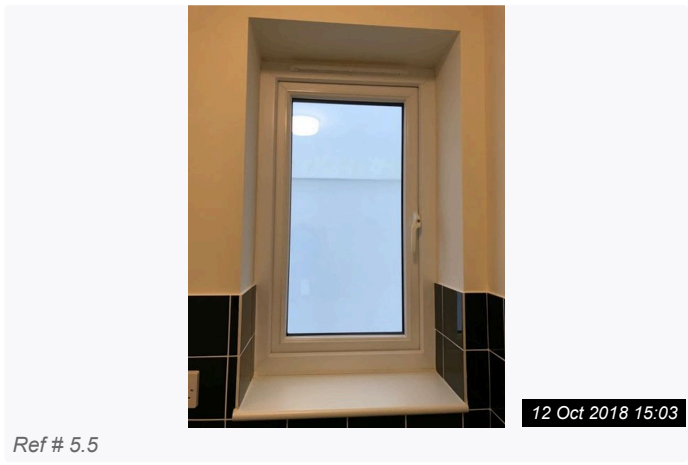
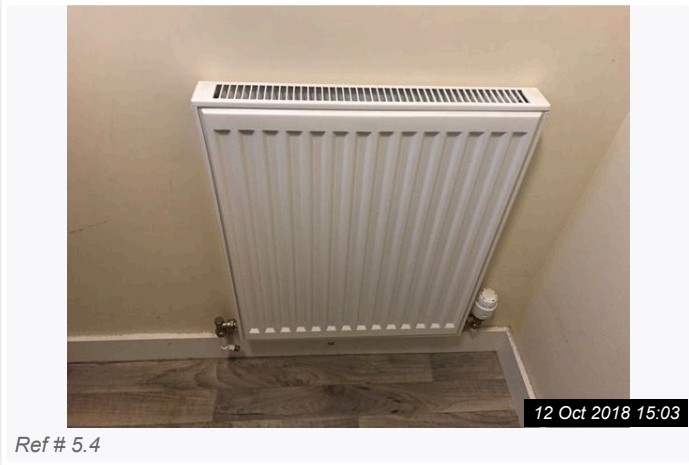
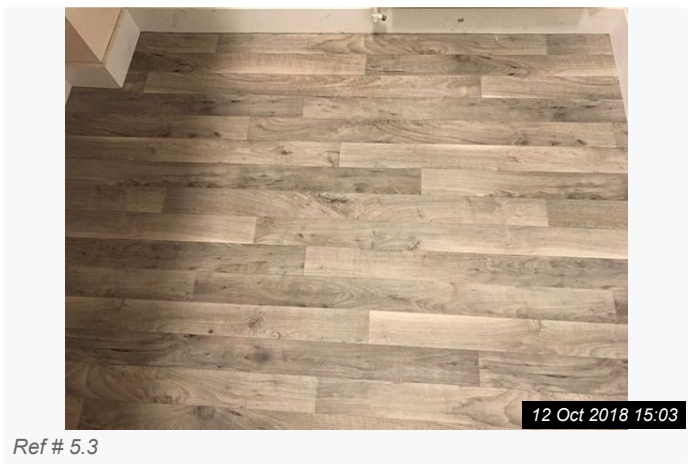
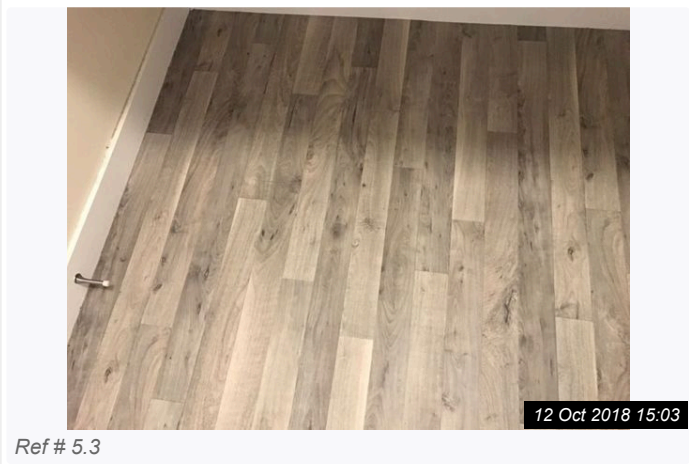
12 Oct 2018 15:02



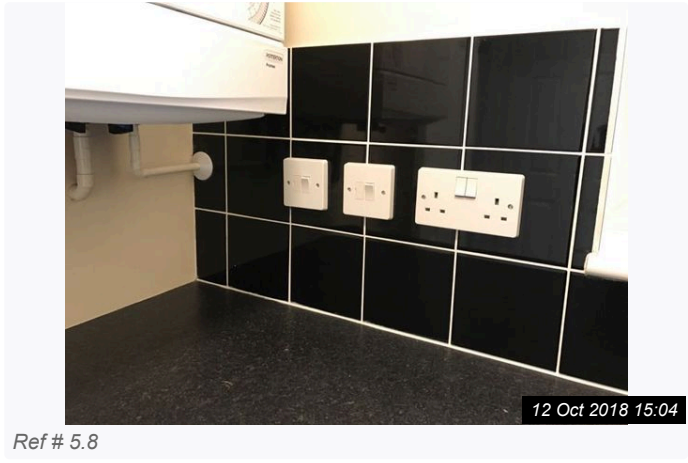
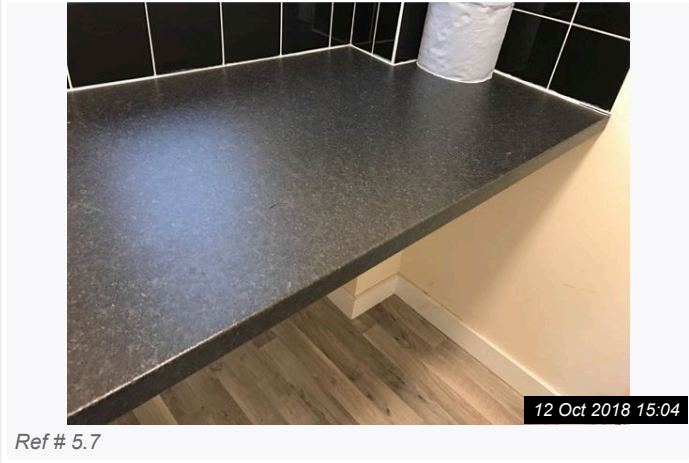
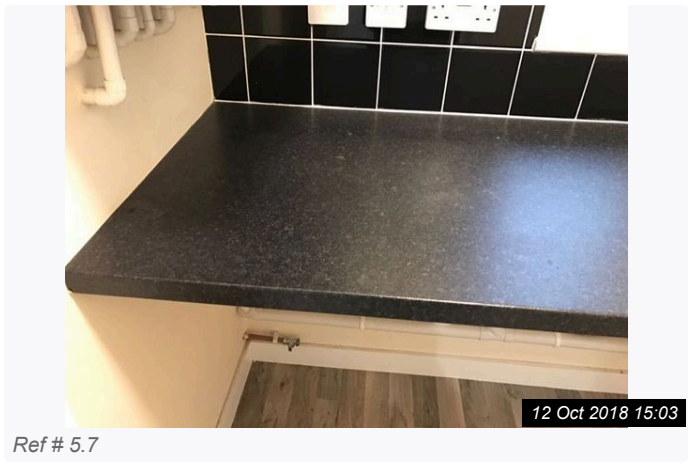
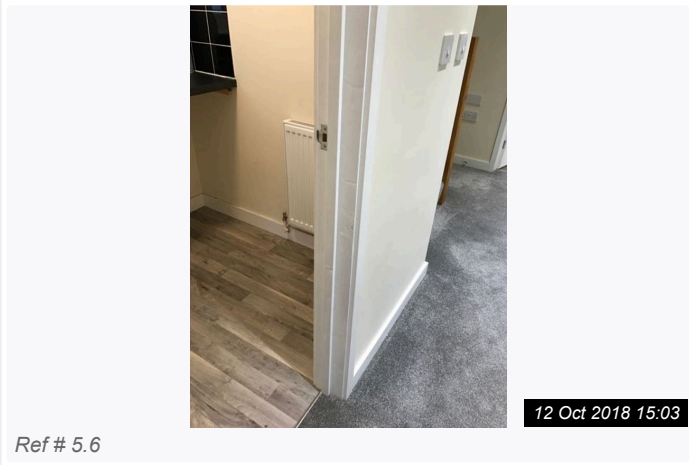
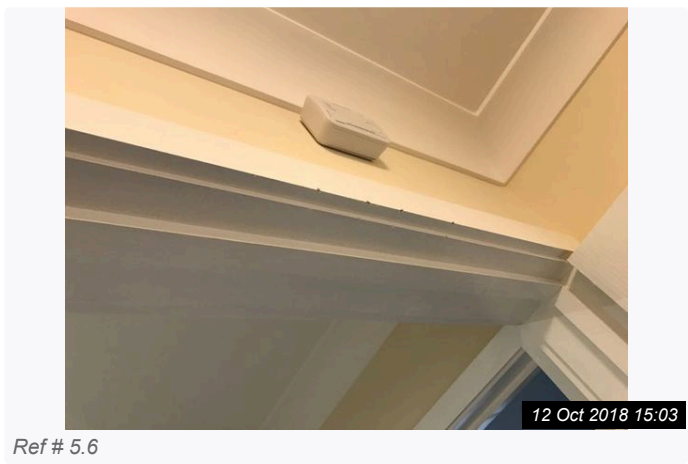
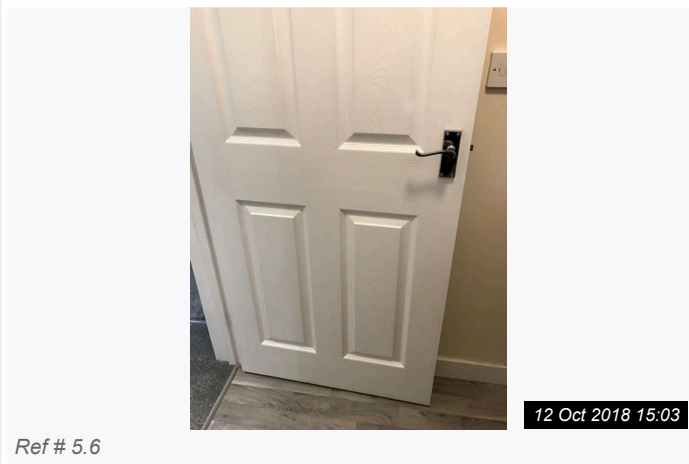
Ref # 5.3

12 Oct 2018 15:02

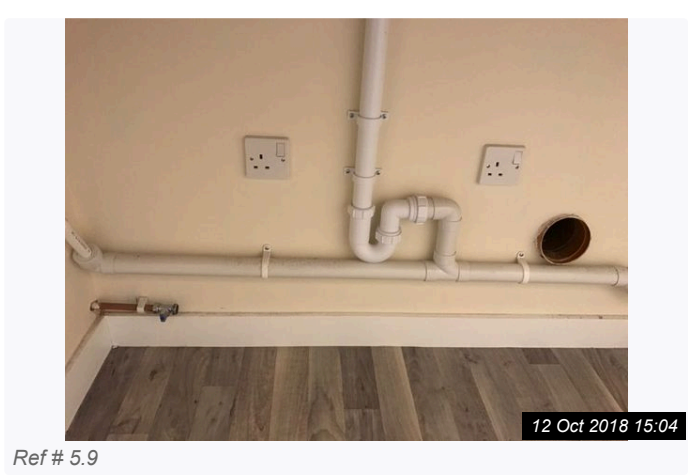
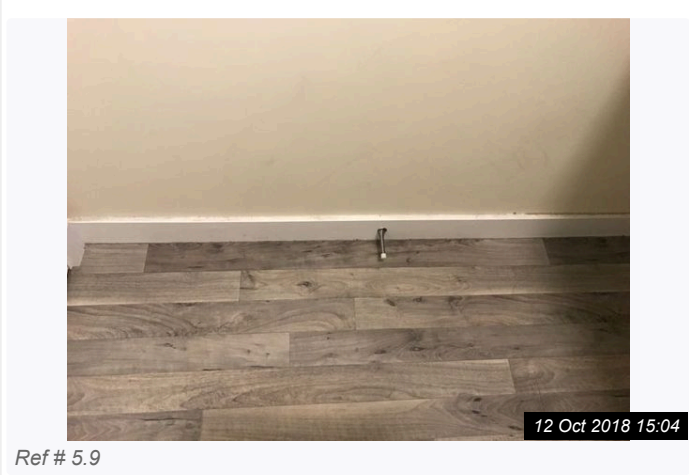
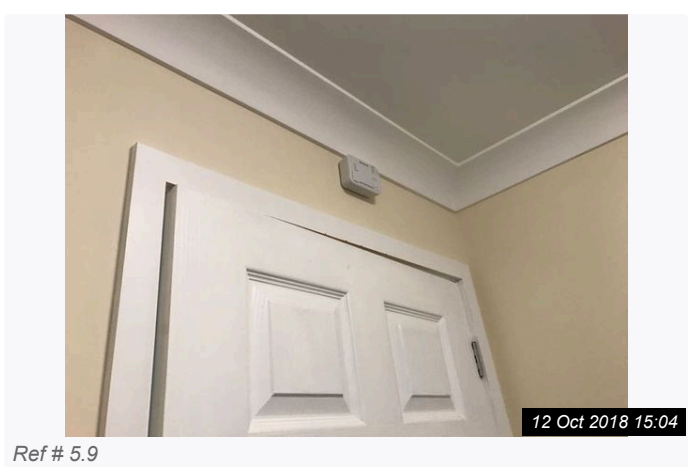
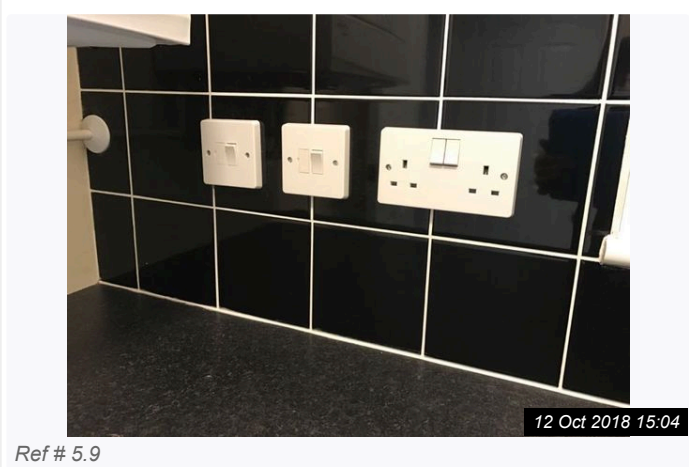
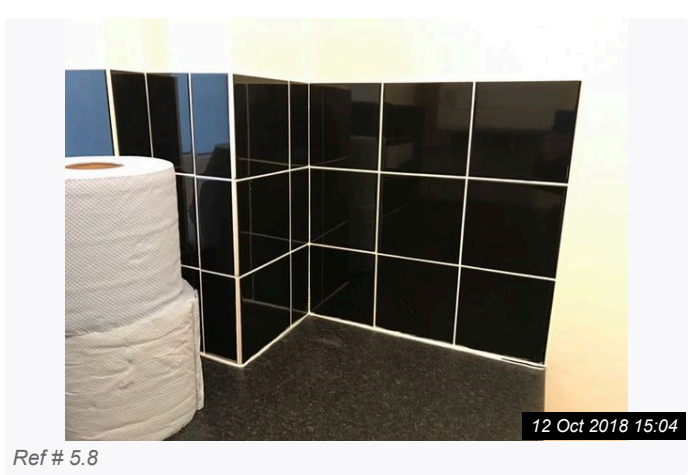
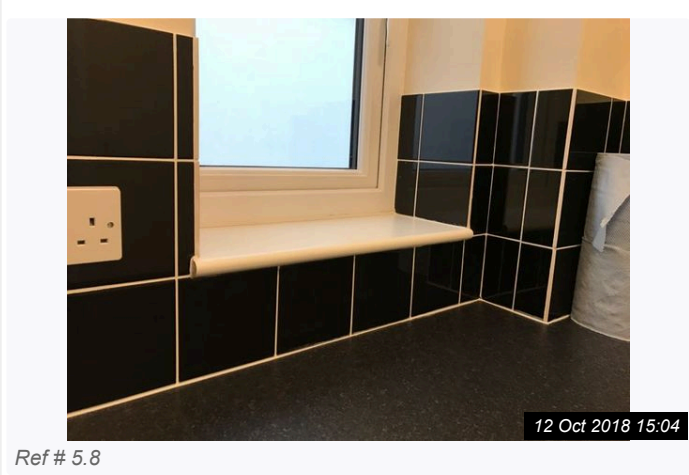
5. UTILITY ROOM (CONT.)



5. UTILITY ROOM (CONT.)



5. UTILITY ROOM (CONT.)

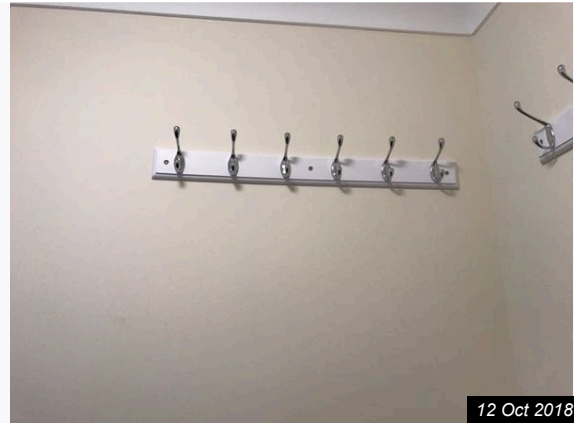


5. UTILITY ROOM (CONT.)



Ref # 5.9

12 Oct 2018 15:04



Ref # 5.9

12 Oct 2018 15:04



Ref # 5.10

12 Oct 2018 15:05



Ref # 5.11

12 Oct 2018 15:05

6. KITCHEN/DINER

Item	Description	Condition	Tenant Comments
6.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	2 large fixings to left wall 1 screw to left of window 1 screw to left of fridge/freezer Grubby marks and scuffs between tall kitchen unit and fridge/freezer Scuffs and marks between fridge/freezer and door to entrance hall Light scuffs throughout lower walls	
6.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
6.3 Flooring	Wood effect vinyl flooring	No defects noted	
6.4 Heating	2 white double panel radiators with thermostats	No defects noted	
6.5 Windows	White uPVC double glazed window with 1 fixed pane, 1 opening pane, 1 white locking handle, white plastic trickle vent White MDF window sill Grey vertical blinds with plastic chain connectors and 1 pole control	Yellow marks to sill Very light scuffs and marks to bottom of window and frame	

6. KITCHEN/DINER (CONT.)			
6.6 Door and Frame	Door leading to entrance hall - white wood grain effect panel door with chrome coloured handle Frame is painted white	Light scuffs and dirty marks to open side of frame	
6.7 Double Doors to Garden	White uPVC double glazed double doors leading to garden with stainless steel locking handles (6 keys present) Matching white uPVC frame 2 white plastic trickle vents Grey floor length vertical blinds	Some very light grubby marks to bottom of frame Blinds are in excellent condition	
6.8 Cabinets	Wood effect units with wood effect doors and drawer fronts, stainless steel handles Kitchen consists of: 1 tall unit with 5 shelves Wall units from left - 1 double unit with 2 shelves 1 single unit with 1 shelf 1 single unit with 1 shelf 1 single unit with 1 shelf 1 double unit with 2 shelves Base units from left - 1 appliance space with dishwasher 1 double sink unit - round rust mark to back of shelf 1 corner unit with 1 shelf 1 set of 4-drawers with grey plastic cutlery insert - light marks and scuffs to drawer bases 1 single unit with 1 shelf 1 appliance space with built under oven and filler panel below 1 double unit with 1 shelf 1 single unit with 1 shelf	All kitchen units are in excellent condition throughout Please note that there are a few very light grubby marks to base unit doors and inside double unit to right of oven	
6.9 Worktop	Black/grey slate effect laminate worktop	1 small burn mark to right of hob - 1cm Light surface scratches to right of hob	
6.10 Tiles	Black tiles with white grout	Light grubby marks to tiles to right of hob/extractor fan Light grubby marks to tiles behind sink	
6.11 Hob	Stainless steel Lamona gas hob with 4 gas burners, 2 black pan supports, 4 black/grey control knobs, 1 ignition switch	Light grubby marks to control panel	
6.12 Oven	Black/stainless steel Lamona built under oven with 2 black/grey control knobs, 2 wire shelves, 1 black metal grill pan with wire rack	Oven has not been cleaned to a professional standard Burnt on residue remaining to bars, base of oven and sides of oven Burnt on residue remaining to grill pan and door interior	

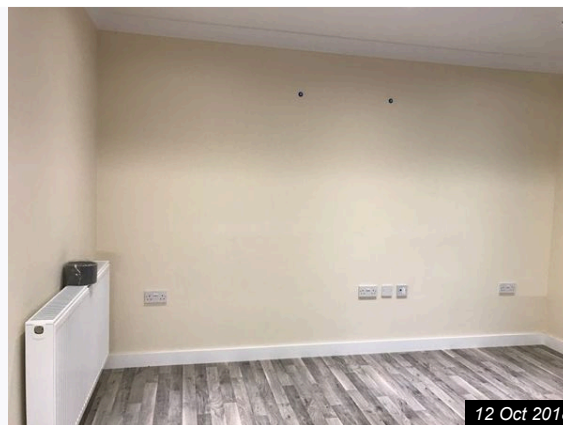
6. KITCHEN/DINER (CONT.)

6.13 Extractor	Stainless steel extractor fan with 2 wire filters, 5 chrome coloured push button controls	Both lights are operational Unit is clean	
6.14 Fridge/Freezer	Large black Daewoo American style fridge/freezer with ice and water dispenser, fridge has express can chiller, 3 glass shelves, 2 clear plastic salad drawers, 1 4 litre water tank, 4 clear plastic door shelves, freezer has 3 glass shelves, 2 clear plastic drawers, 4 clear plastic door shelves	Purchased by tenant Light food debris in salad drawers Light grubby marks to handle and open edge of fridge	
6.15 Sockets/switches	1 triple light switch 1 single light switch 1 TV aerial point 3 white plastic double sockets 5 stainless steel double sockets 1 stainless steel cooker switch with socket	No defects noted	
6.16 Lights	2 under-counter lights 14 recessed spotlights	All lights are operational	
6.17 Sink/Taps	Stainless steel 1.0 bowl sink with chrome coloured mixer tap	Sink is dirty marked Drainer is lightly scratched throughout Tap is dirty marked	
6.18 Dishwasher	Black Indesit dishwasher with 2 white wire shelves, 1 blue plastic cutlery basket	Purchased by tenant Interior of dishwasher door is dirty marked throughout	
6.19 Manuals	Manuals present for fridge/freezer	Not to be removed from property	
6.20 Comments on level of cleanliness		Few very light grubby marks to kitchen cupboard doors and base unit interiors Dishwasher is dirty to interior Sink is dirty marked Grubby marks to tiles and hob	



Ref # 6.1

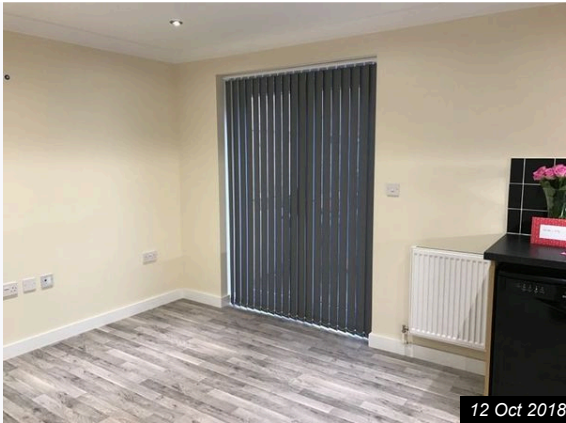
12 Oct 2018 15:05



Ref # 6.1

12 Oct 2018 15:06

6. KITCHEN/DINER (CONT.)



Ref # 6.1

12 Oct 2018 15:06



Ref # 6.1

12 Oct 2018 15:06



Ref # 6.1

12 Oct 2018 15:06



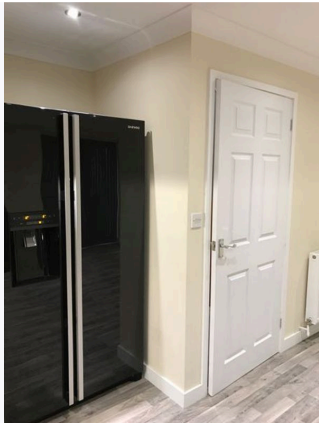
Ref # 6.1

12 Oct 2018 15:06



Ref # 6.1

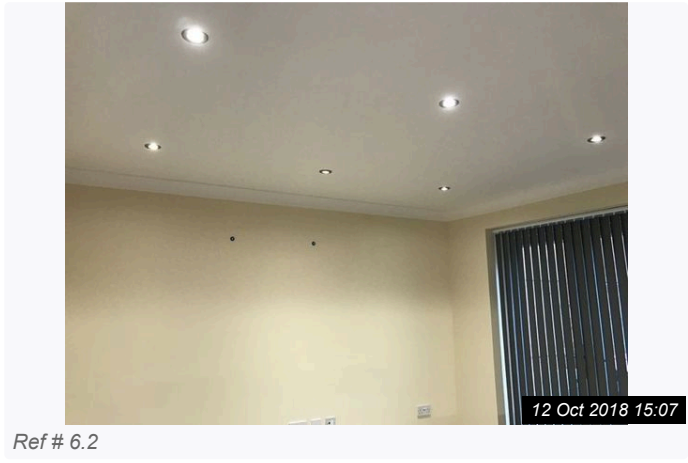
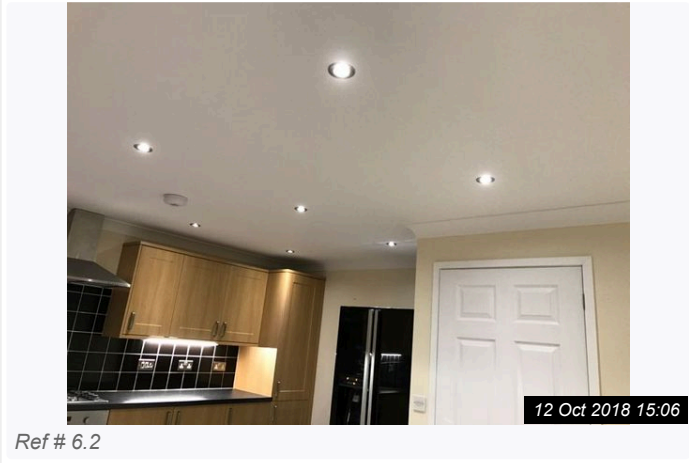
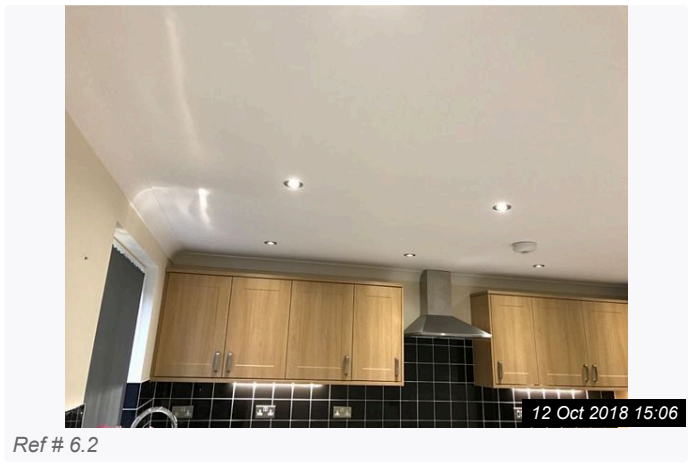
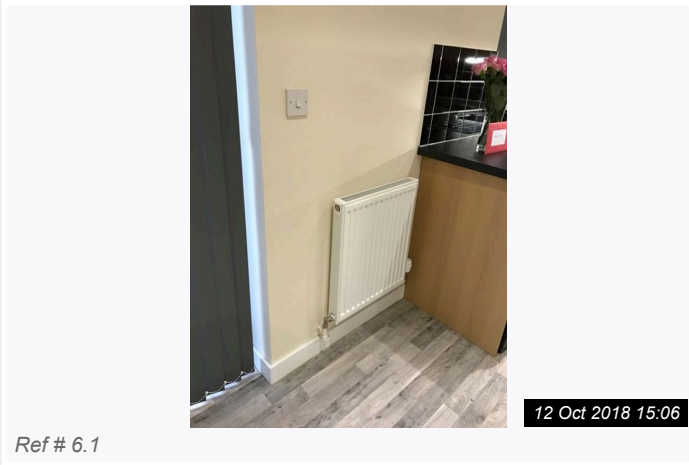
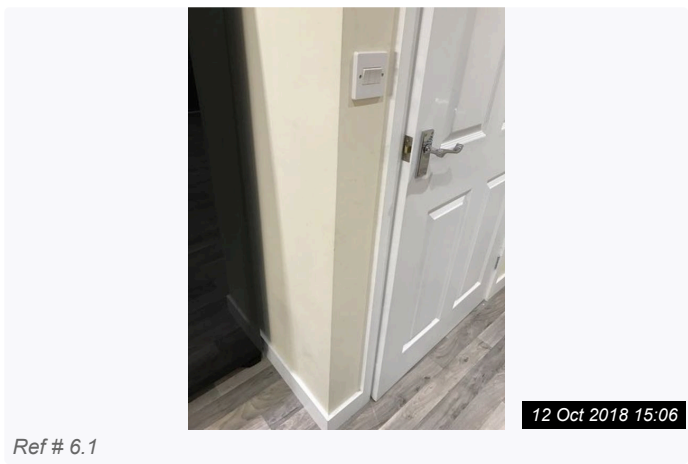
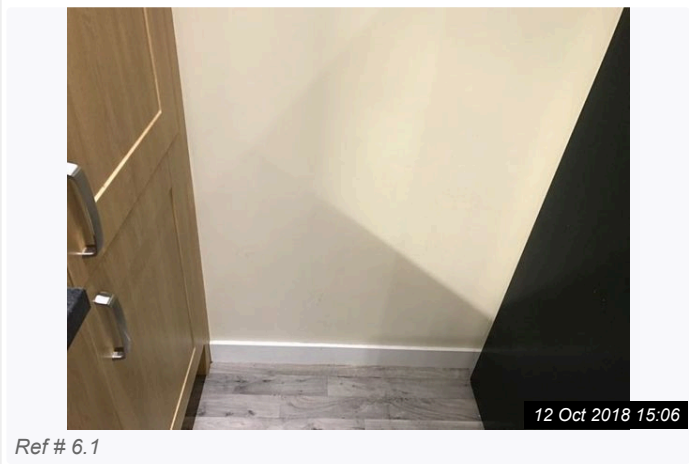
12 Oct 2018 15:06



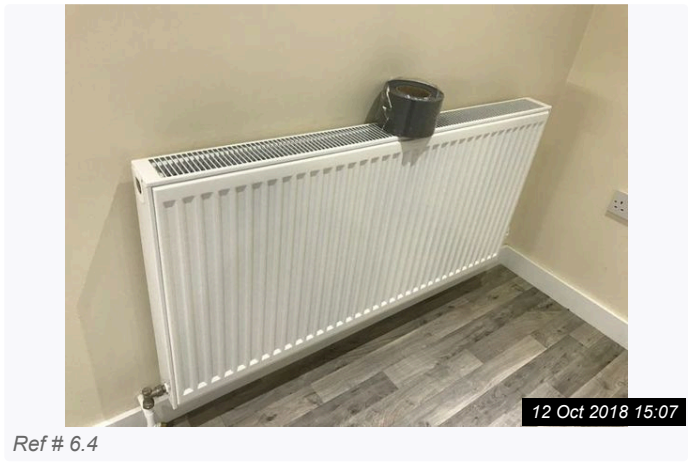
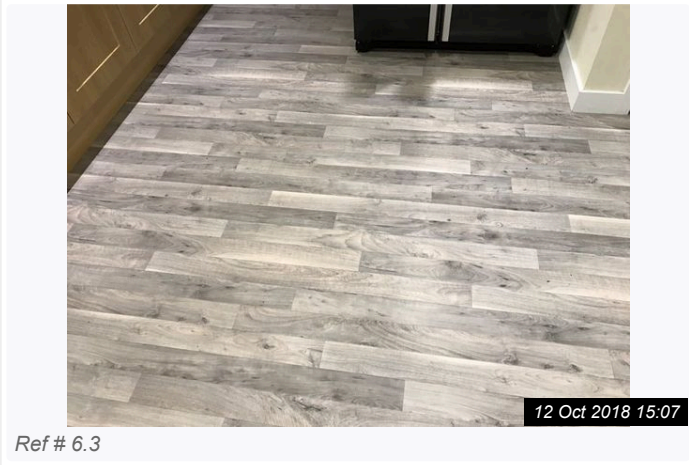
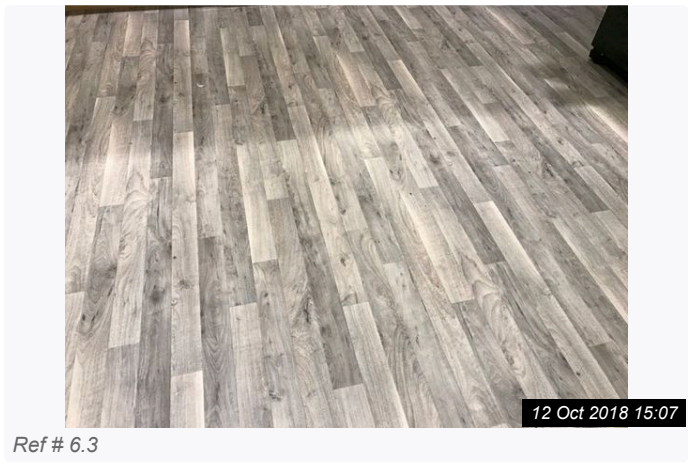
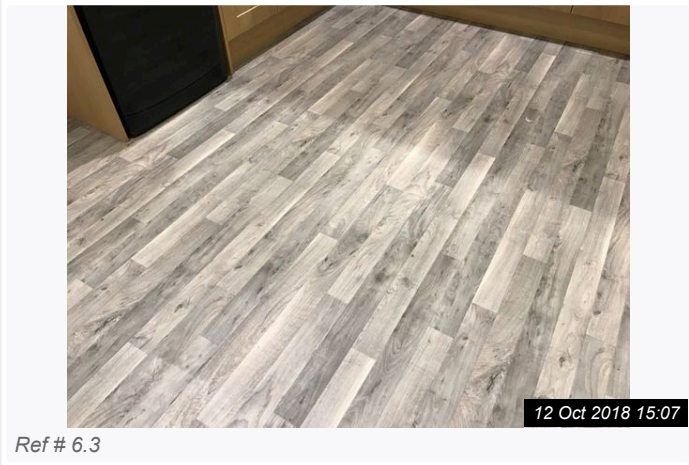
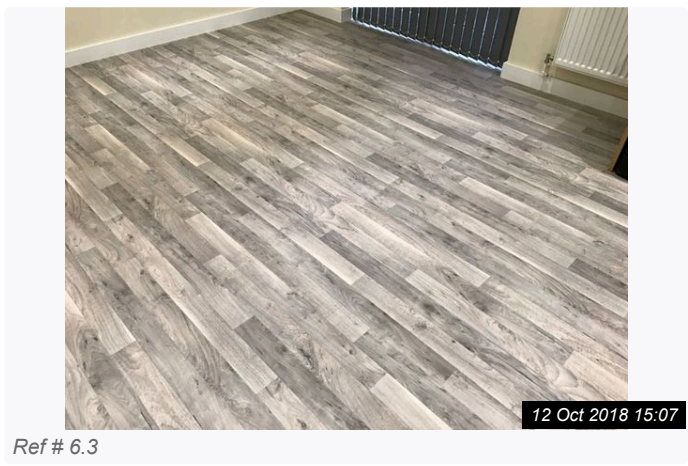
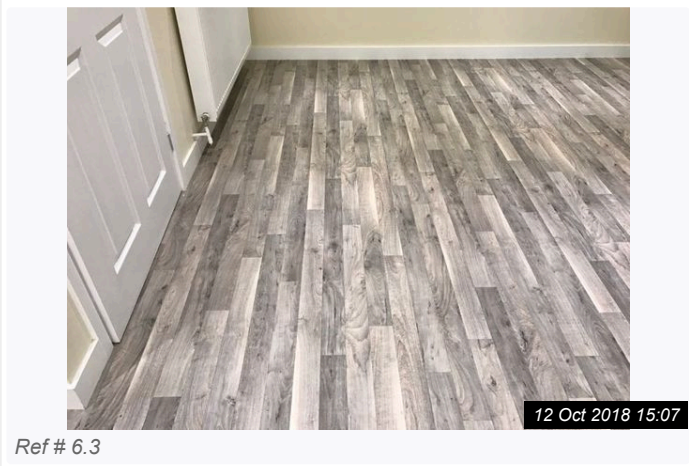
Ref # 6.1

12 Oct 2018 15:06

6. KITCHEN/DINER (CONT.)



6. KITCHEN/DINER (CONT.)



6. KITCHEN/DINER (CONT.)



Ref # 6.4

12 Oct 2018 15:07



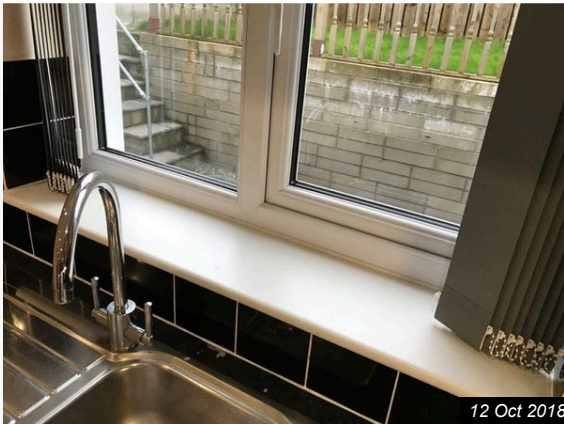
Ref # 6.5

12 Oct 2018 15:07



Ref # 6.5

12 Oct 2018 15:07



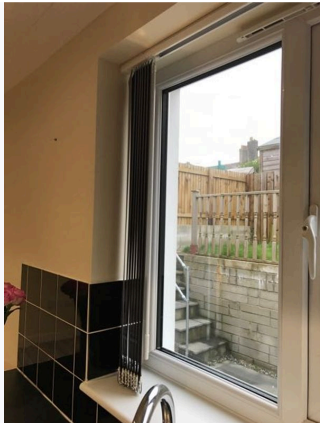
Ref # 6.5

12 Oct 2018 15:08



Ref # 6.5

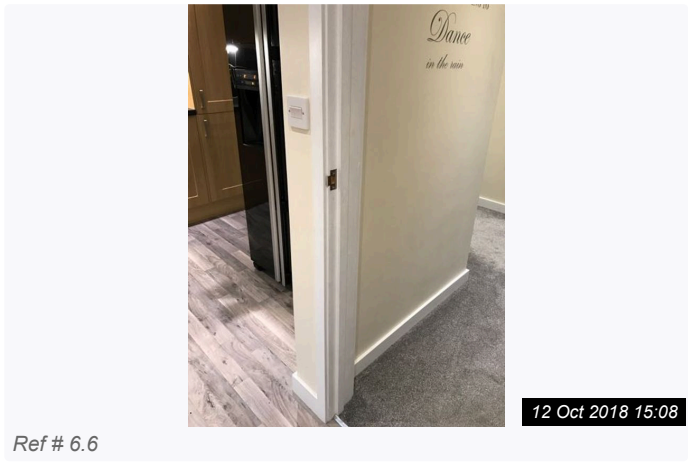
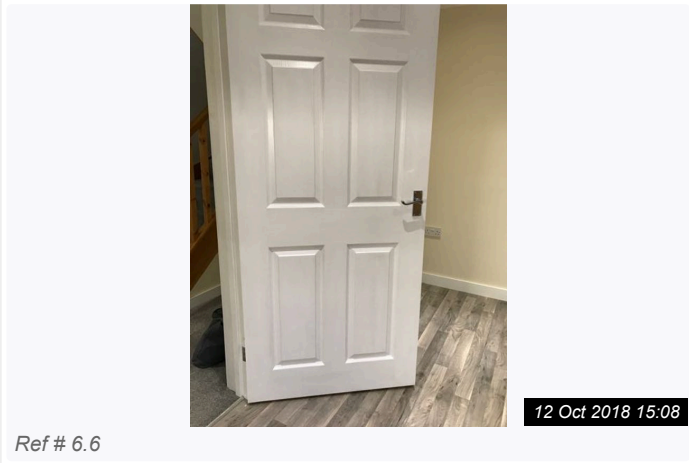
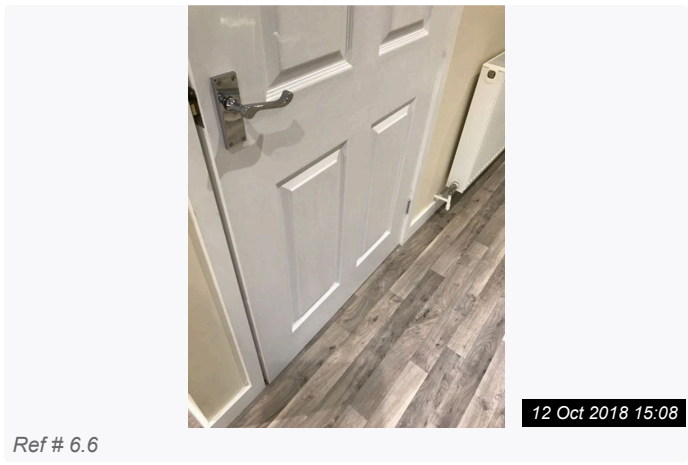
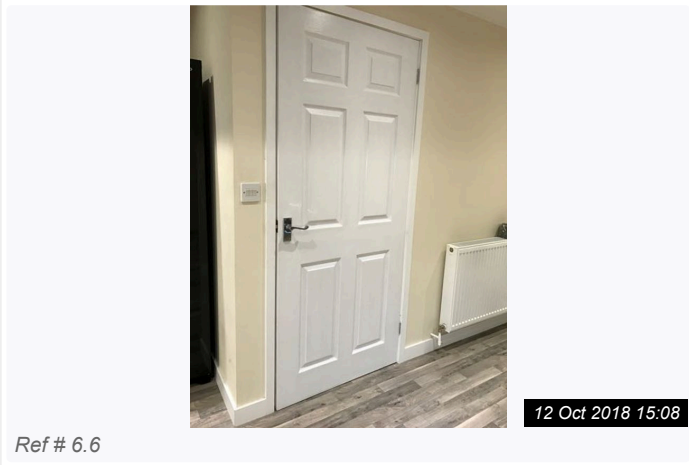
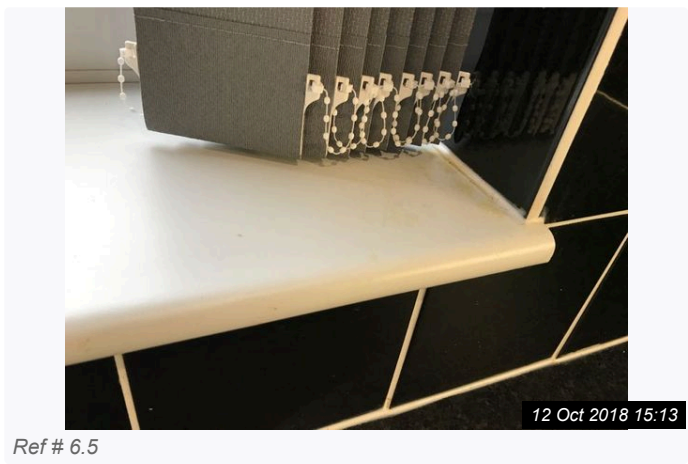
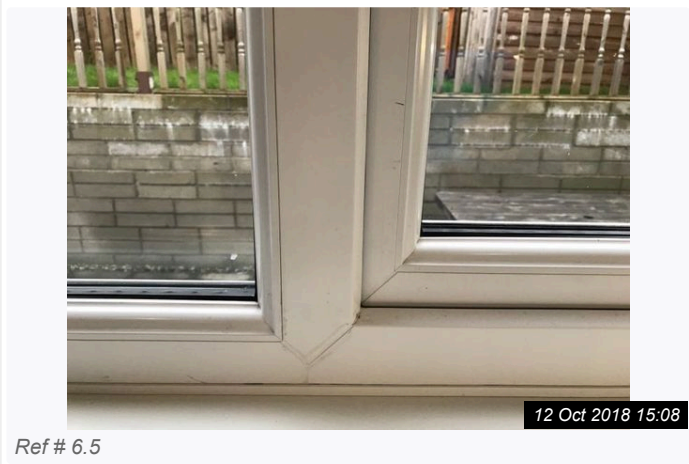
12 Oct 2018 15:08



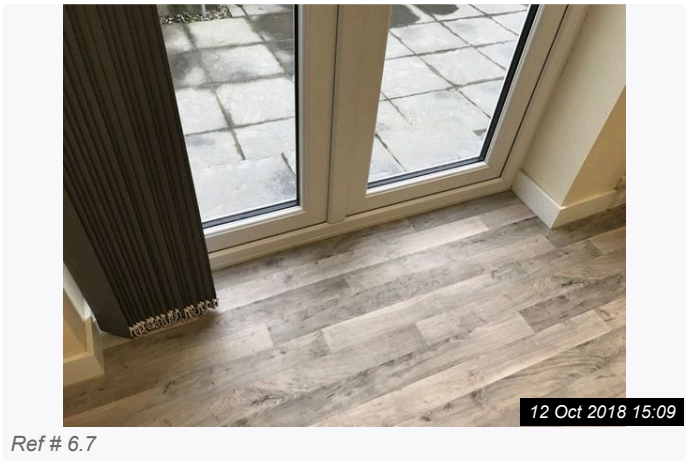
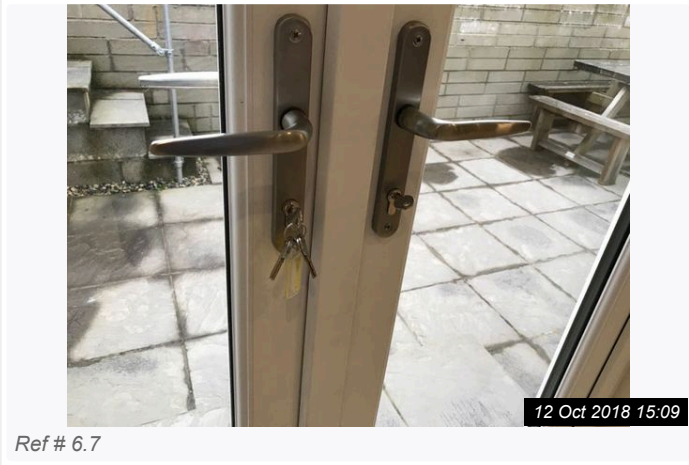
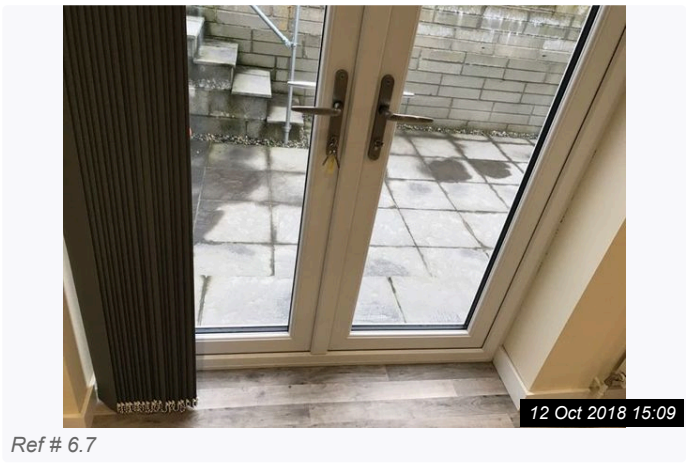
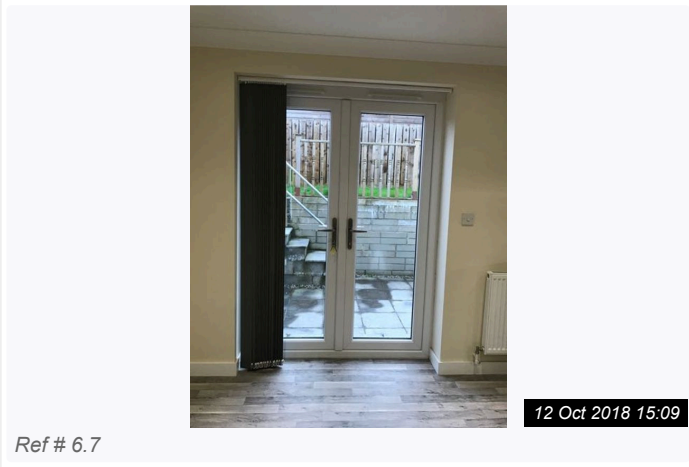
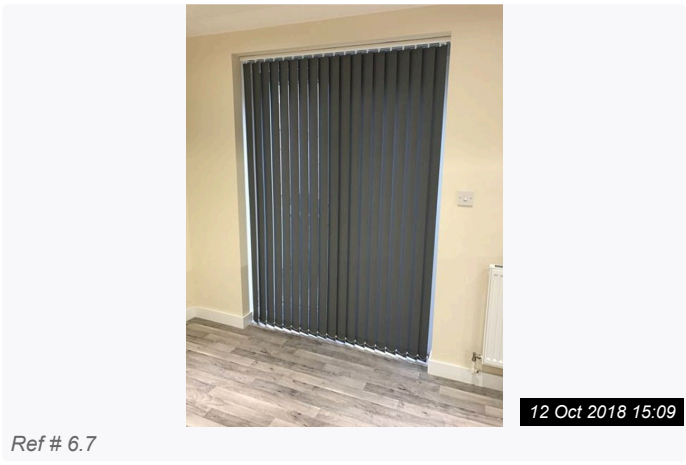
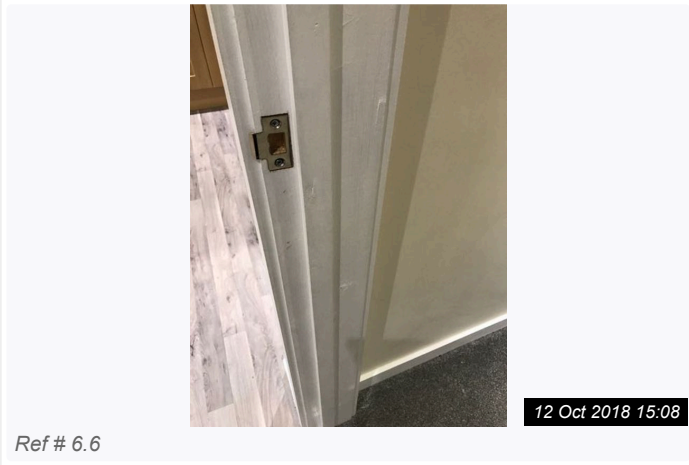
Ref # 6.5

12 Oct 2018 15:08

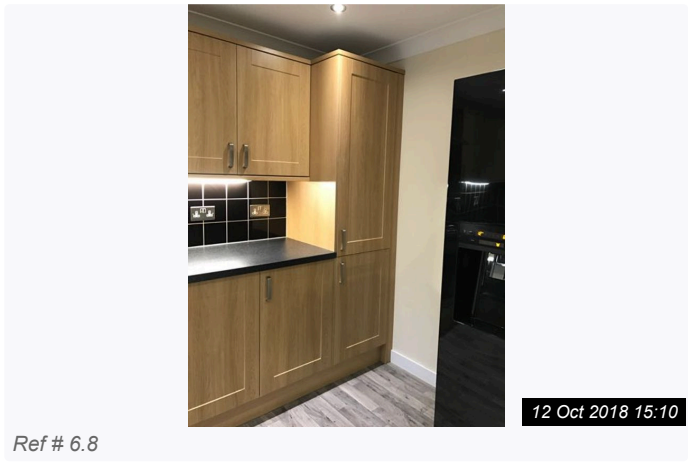
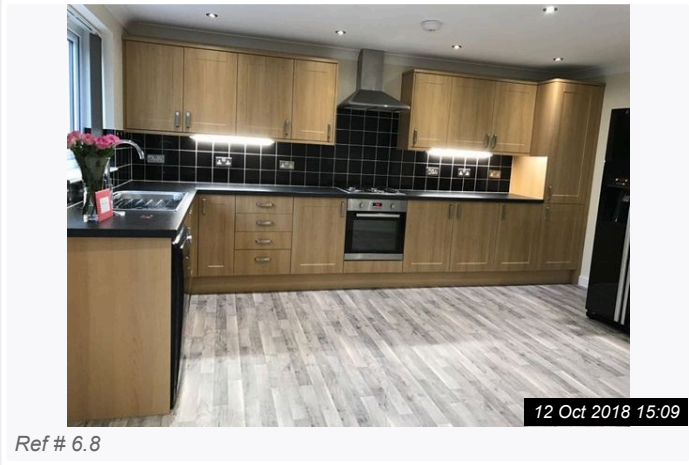
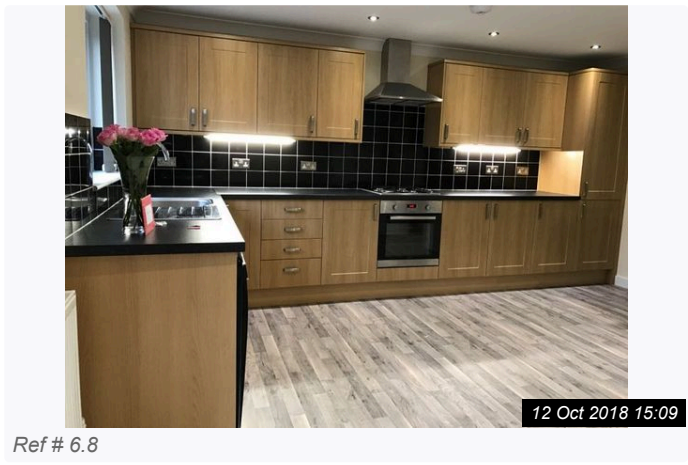
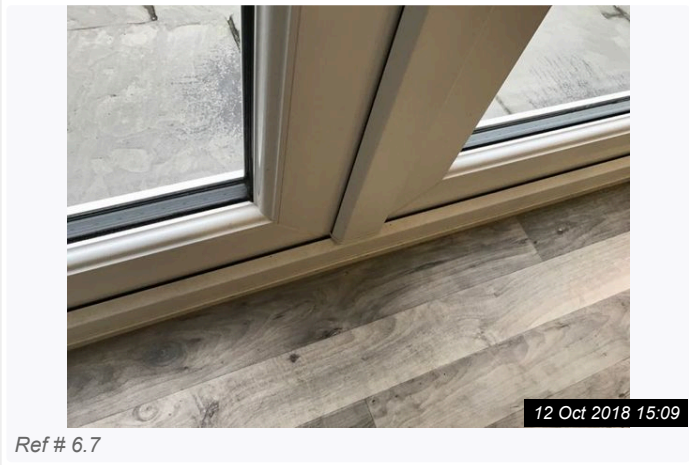
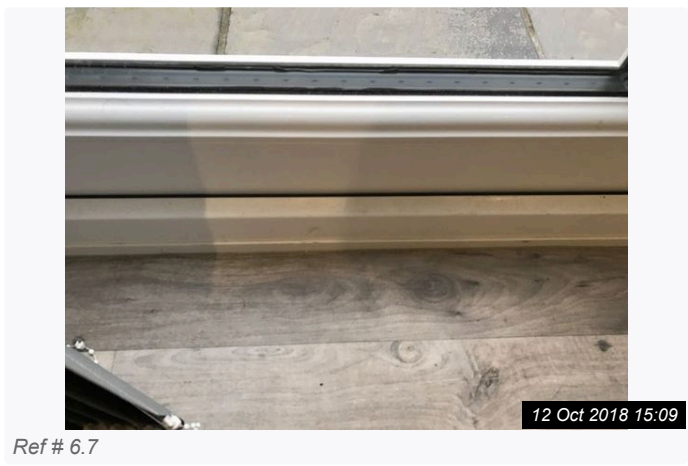
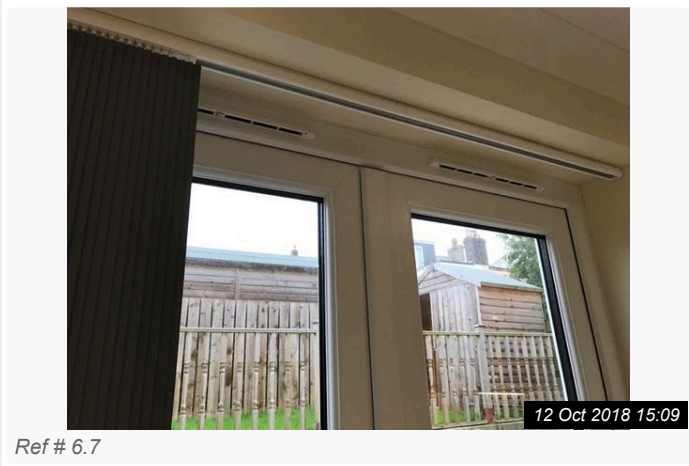
6. KITCHEN/DINER (CONT.)



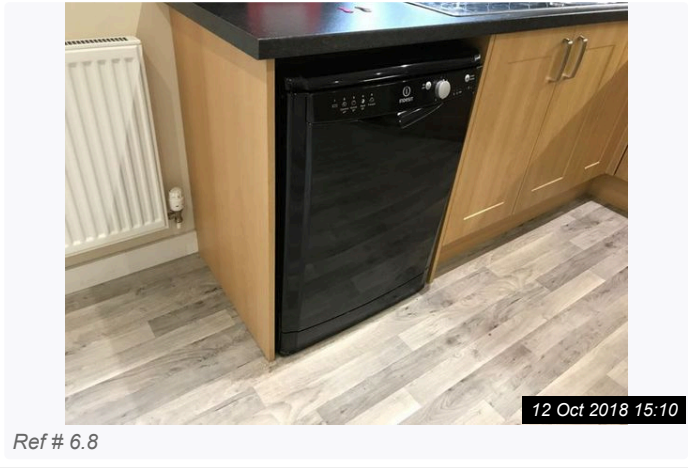
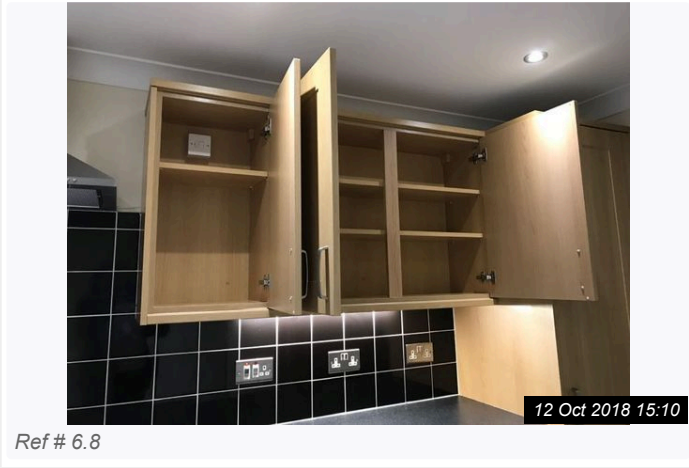
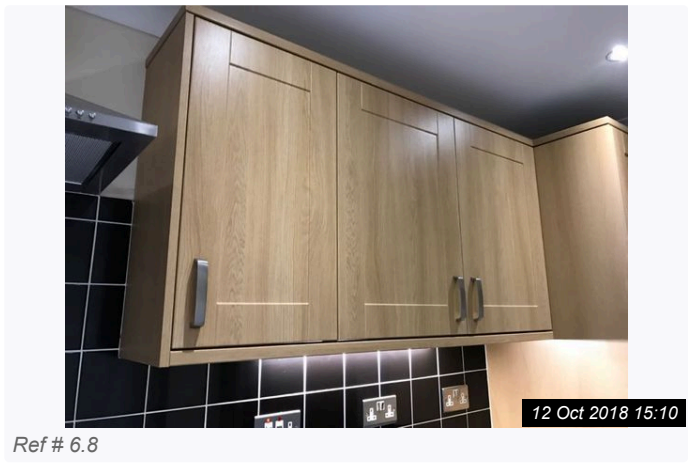
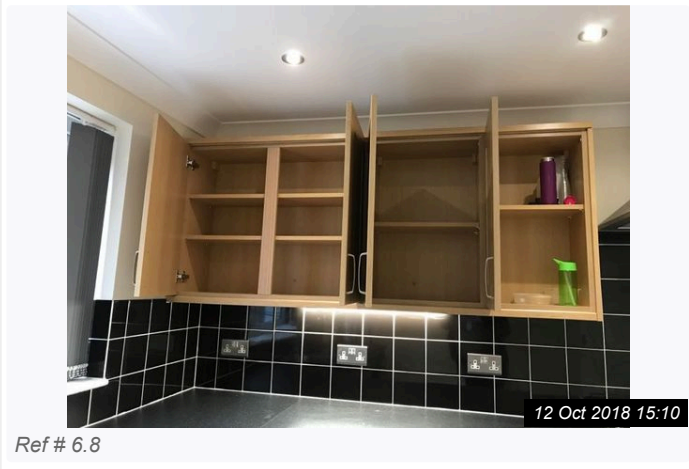
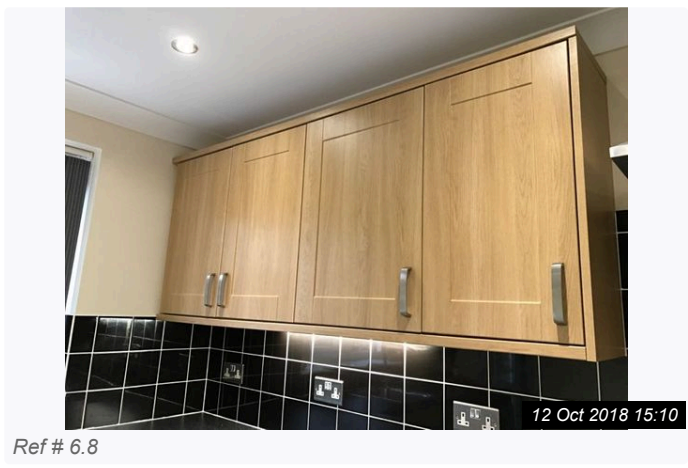
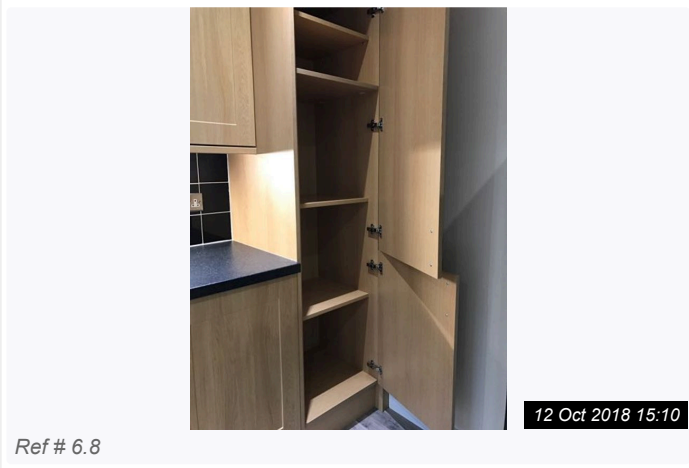
6. KITCHEN/DINER (CONT.)



6. KITCHEN/DINER (CONT.)



6. KITCHEN/DINER (CONT.)



6. KITCHEN/DINER (CONT.)



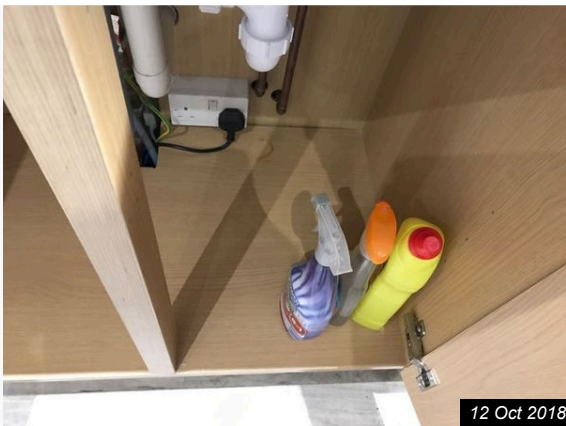
Ref # 6.8

12 Oct 2018 15:10



Ref # 6.8

12 Oct 2018 15:10



Ref # 6.8

12 Oct 2018 15:11



Ref # 6.8

12 Oct 2018 15:11



Ref # 6.8

12 Oct 2018 15:11



Ref # 6.8

12 Oct 2018 15:11

6. KITCHEN/DINER (CONT.)



Ref # 6.8

12 Oct 2018 15:11



Ref # 6.8

12 Oct 2018 15:11



Ref # 6.8

12 Oct 2018 15:12



Ref # 6.9

12 Oct 2018 15:12



Ref # 6.9

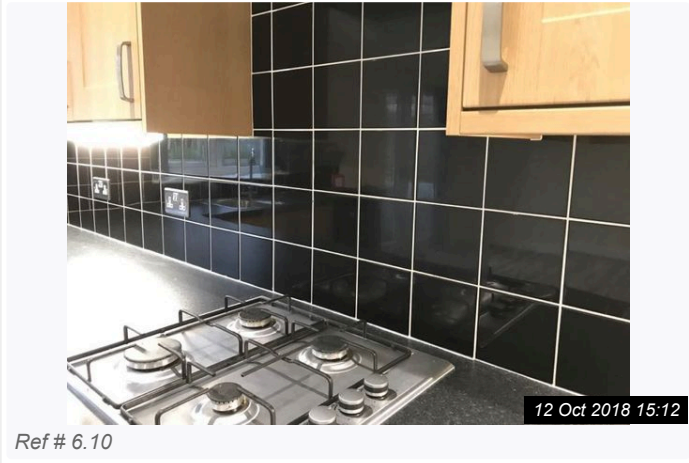
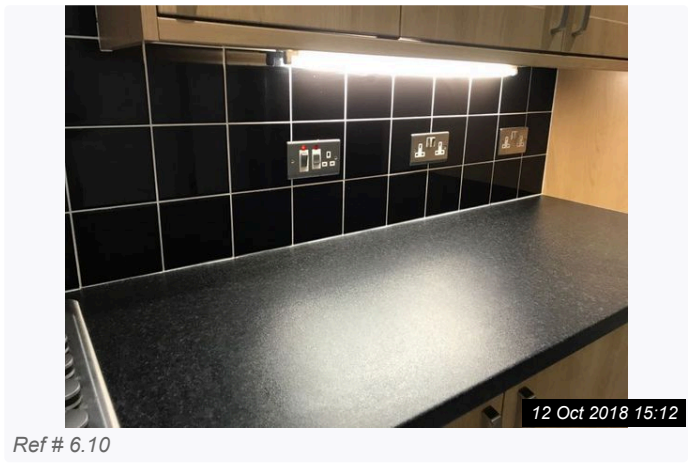
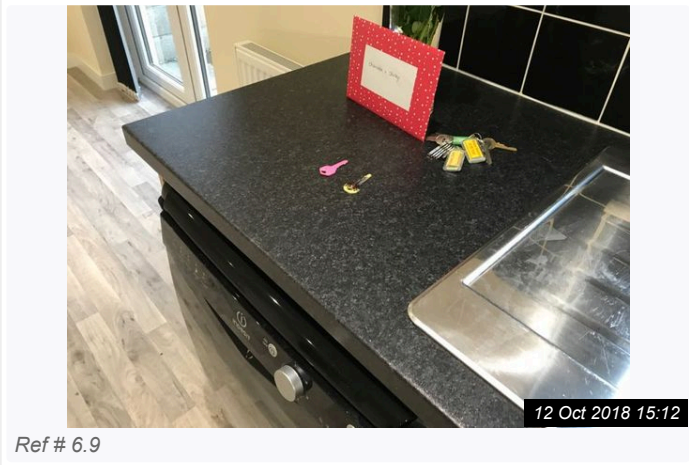
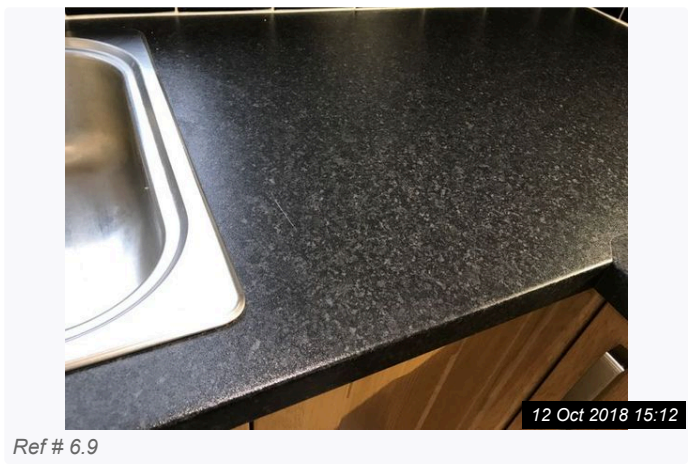
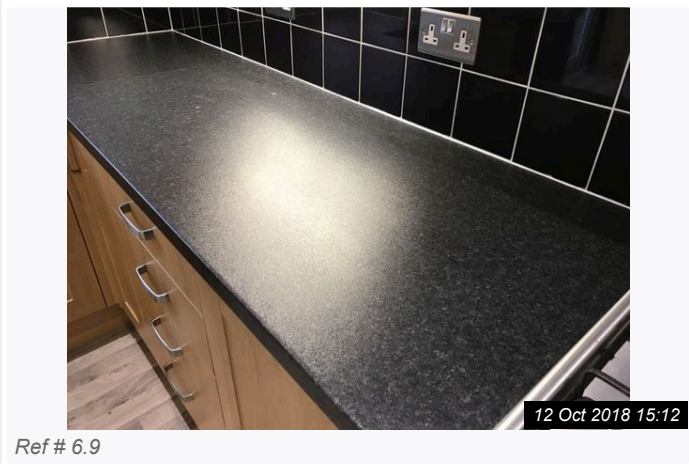
12 Oct 2018 15:12



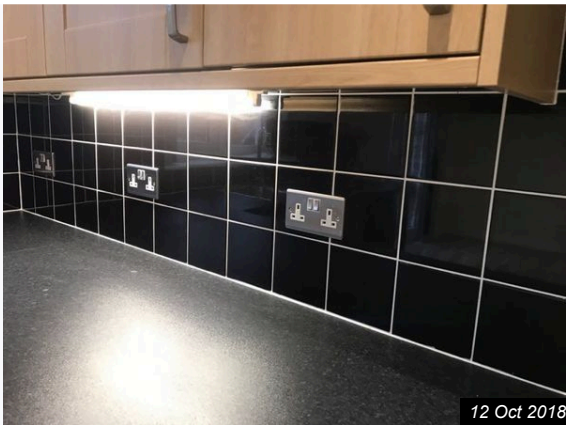
Ref # 6.9

12 Oct 2018 15:12

6. KITCHEN/DINER (CONT.)

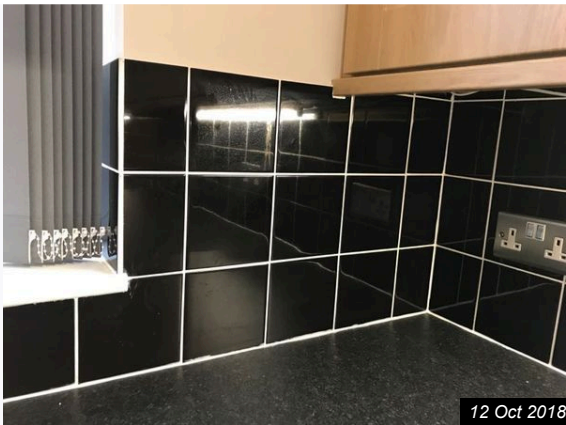


6. KITCHEN/DINER (CONT.)



Ref # 6.10

12 Oct 2018 15:12



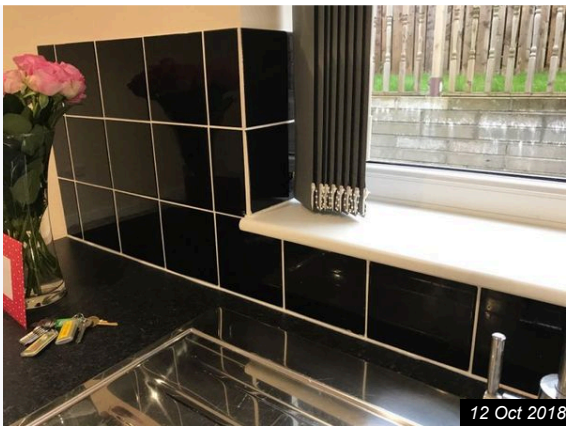
Ref # 6.10

12 Oct 2018 15:12



Ref # 6.10

12 Oct 2018 15:13



Ref # 6.10

12 Oct 2018 15:13



Ref # 6.11

12 Oct 2018 15:13



Ref # 6.11

12 Oct 2018 15:13

6. KITCHEN/DINER (CONT.)



Ref # 6.11

12 Oct 2018 15:13



Ref # 6.12

12 Oct 2018 15:13



Ref # 6.12

12 Oct 2018 15:13



Ref # 6.12

12 Oct 2018 15:14



Ref # 6.12

12 Oct 2018 15:14



Ref # 6.12

12 Oct 2018 15:14

6. KITCHEN/DINER (CONT.)



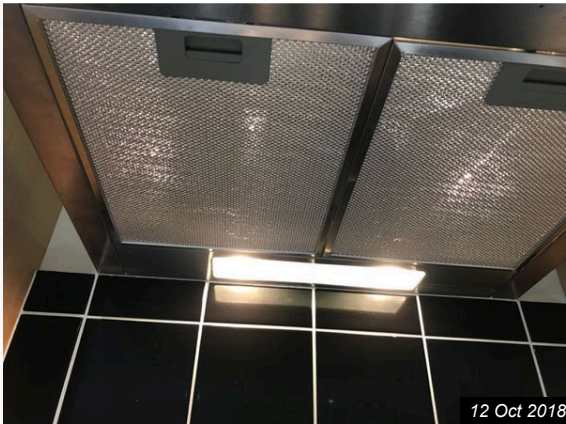
Ref # 6.13

12 Oct 2018 15:14



Ref # 6.13

12 Oct 2018 15:14



Ref # 6.13

12 Oct 2018 15:14



Ref # 6.14

12 Oct 2018 15:14



Ref # 6.14

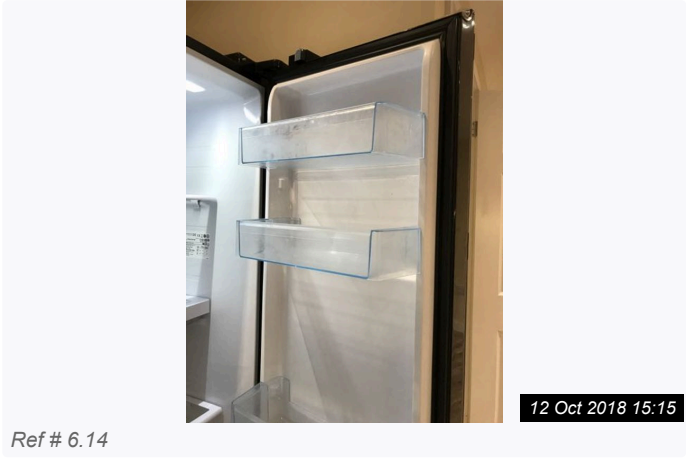
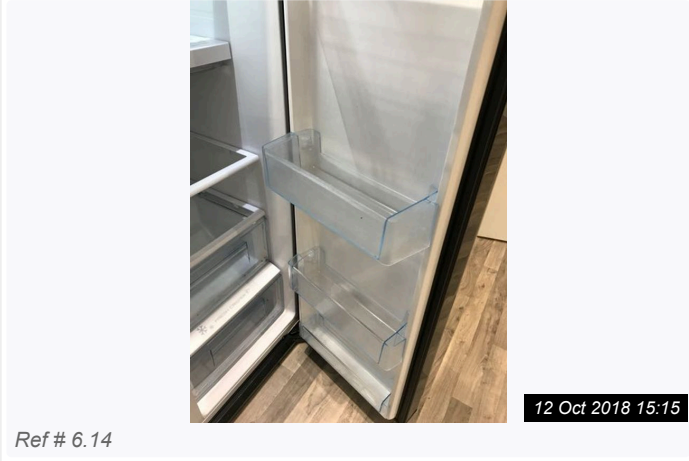
12 Oct 2018 15:14



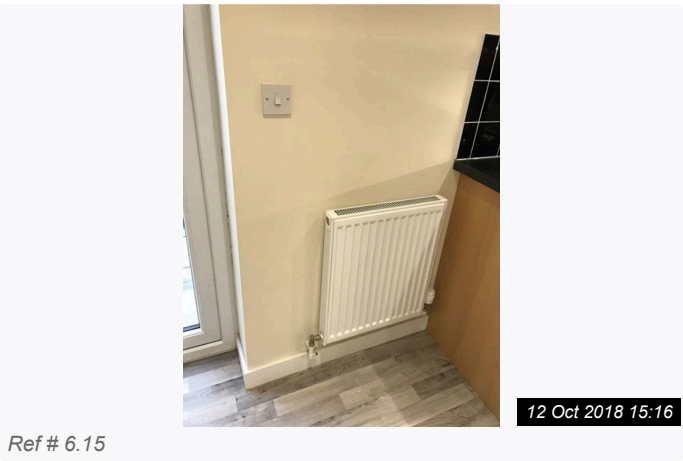
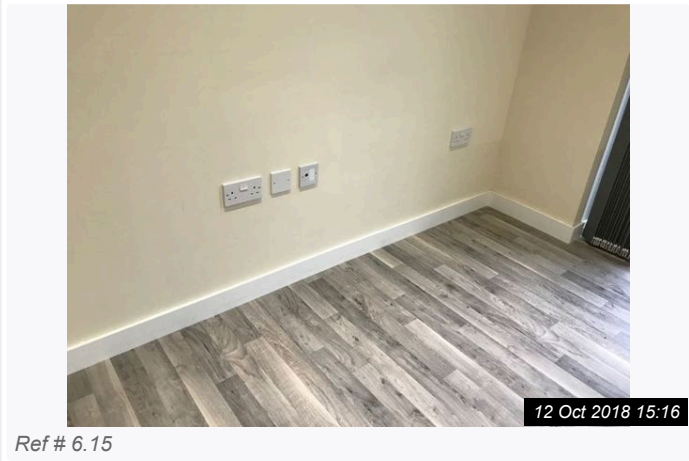
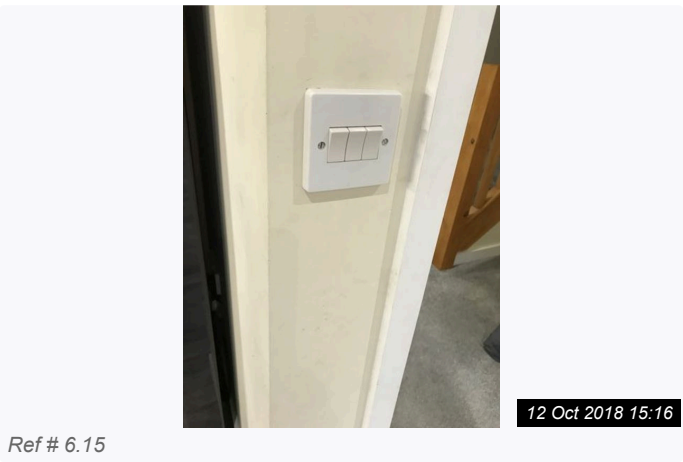
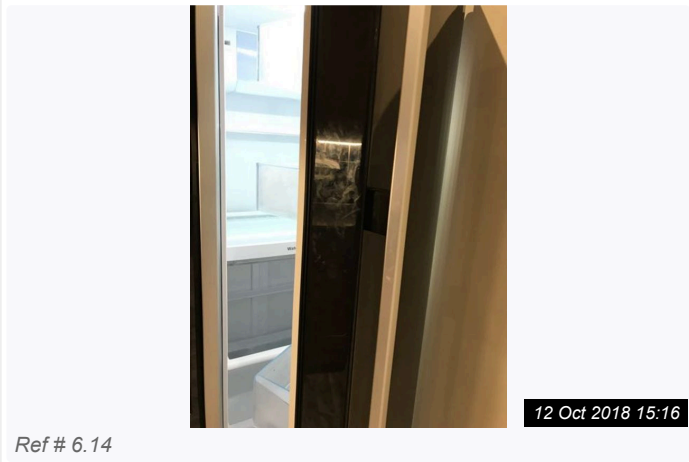
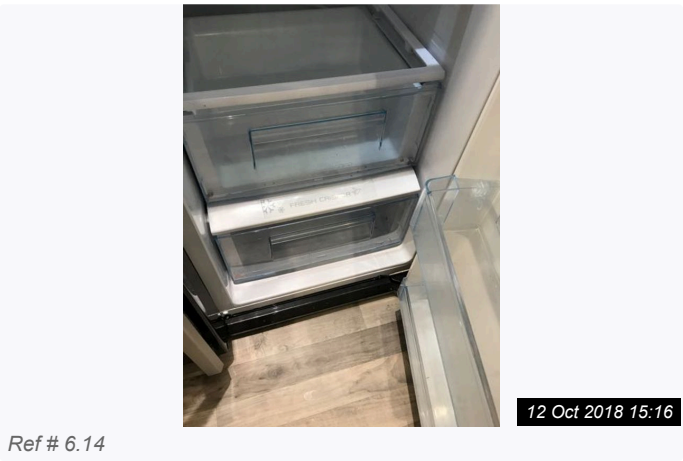
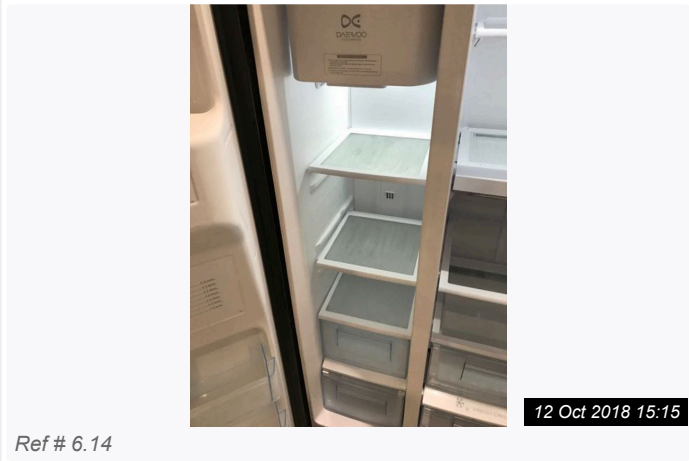
Ref # 6.14

12 Oct 2018 15:15

6. KITCHEN/DINER (CONT.)



6. KITCHEN/DINER (CONT.)



6. KITCHEN/DINER (CONT.)



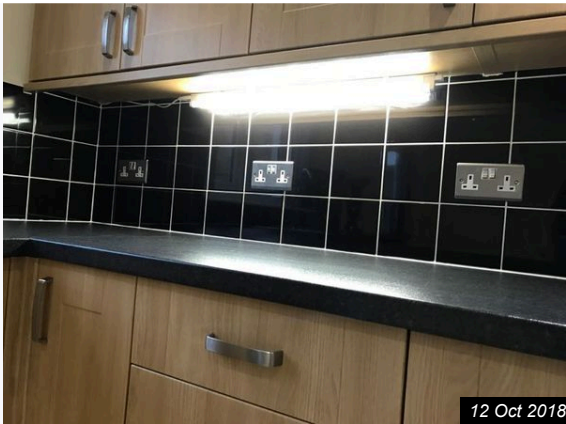
Ref # 6.15

12 Oct 2018 15:16



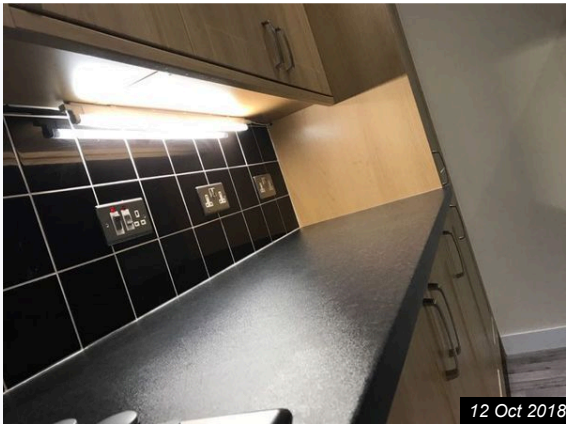
Ref # 6.15

12 Oct 2018 15:16



Ref # 6.16

12 Oct 2018 15:16



Ref # 6.16

12 Oct 2018 15:17



Ref # 6.17

12 Oct 2018 15:17



Ref # 6.17

12 Oct 2018 15:17

6. KITCHEN/DINER (CONT.)



Ref # 6.17

12 Oct 2018 15:17



Ref # 6.17

12 Oct 2018 15:17



Ref # 6.17

12 Oct 2018 15:17



Ref # 6.18

12 Oct 2018 15:17



Ref # 6.18

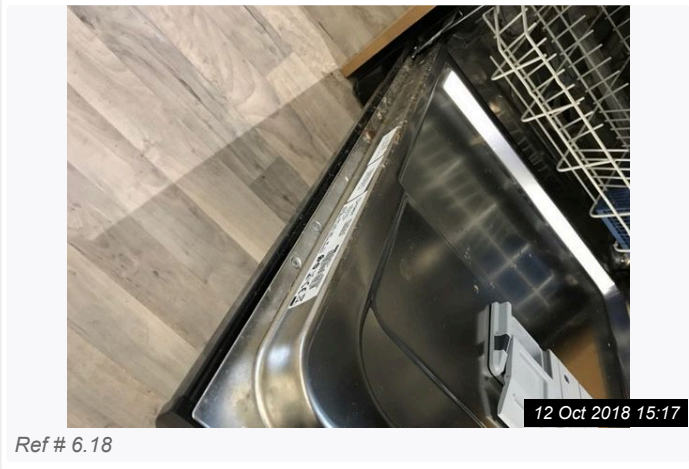
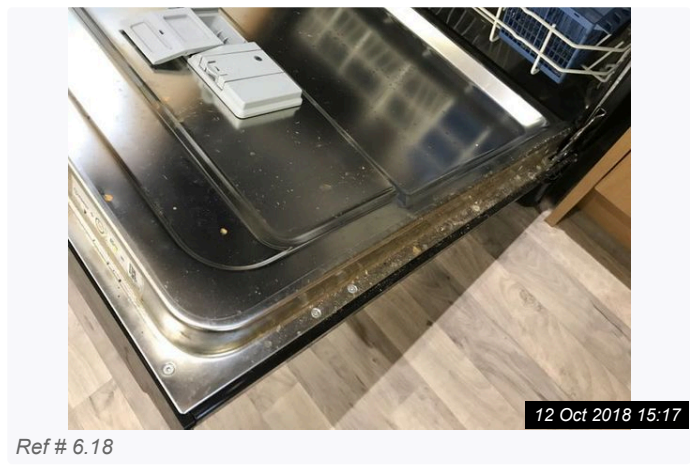
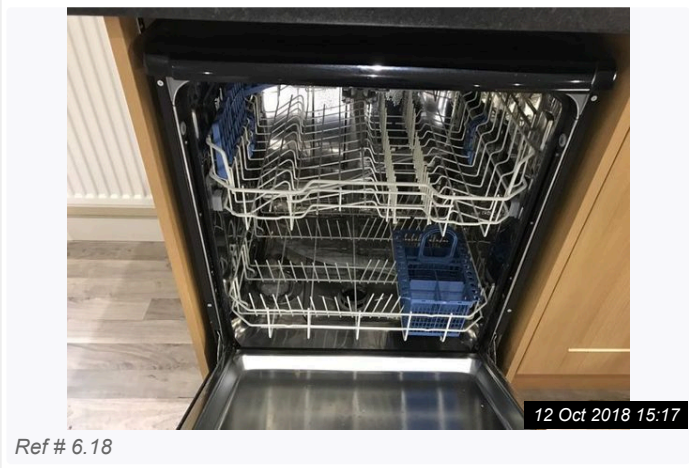
12 Oct 2018 15:17



Ref # 6.18

12 Oct 2018 15:17

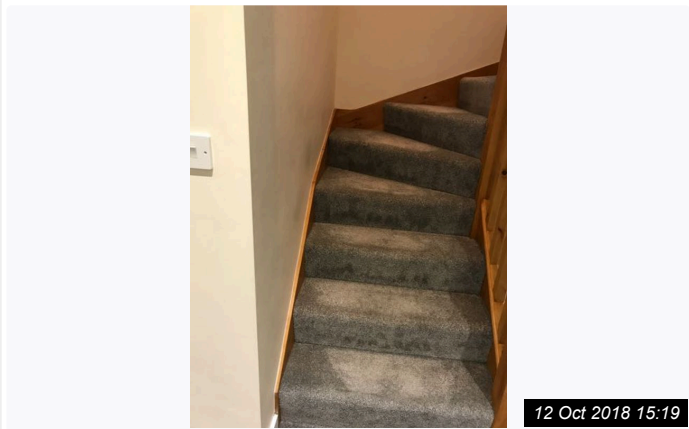
6. KITCHEN/DINER (CONT.)



7. HALL/STAIRS

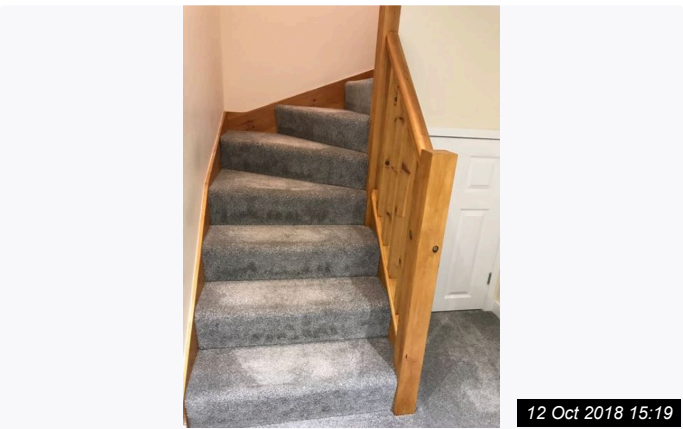
Item	Description	Condition	Tenant Comments
7.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting on stairs are varnished. Skirting on landing is painted white	Light chips to corners of walls 1 brass coloured picture hook Light scuffs throughout lower walls Cracks to bottom of walls above skirting on stairs	
7.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white White wooden loft hatch and frame	Very light chips to edges of loft hatch	
7.3 Flooring	Grey fitted carpet	No defects noted	
7.4 Banister/Handrail	Wooden banister and handrail varnished	No defects noted	
7.5 Lighting/Sockets/ Switches	1 white pendant light fitting with 1 black/cream coloured shade 1 smoke alarm 1 fan isolation switch 4 mirror tiles 2 single light switches 1 double socket		

7. HALL/STAIRS (CONT.)			
7.6 Window	White uPVC double glazed window with 1 fixed pane, opaque glass, white plastic trickle vent White MDF window sill	Glass is dirty marked to exterior	
7.7 Cupboard	White wood grain effect panel door with chrome coloured handle, frame is painted white - inside walls are painted cream, skirting is painted white, continuation of grey fitted carpet, cupboard contains 3 wooden slatted shelves, 1 small single panel radiator with valve and thermostat	Few very light scuffs to walls	
7.8 Comments on level of cleanliness		Exterior of glass to window on stairwell is dirty marked	



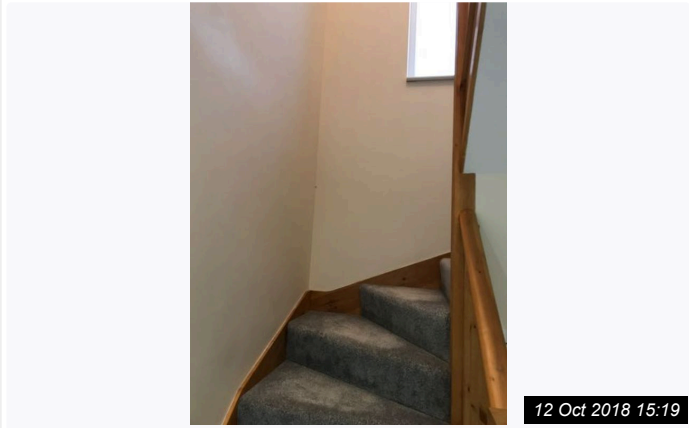
Ref # 7.1

12 Oct 2018 15:19



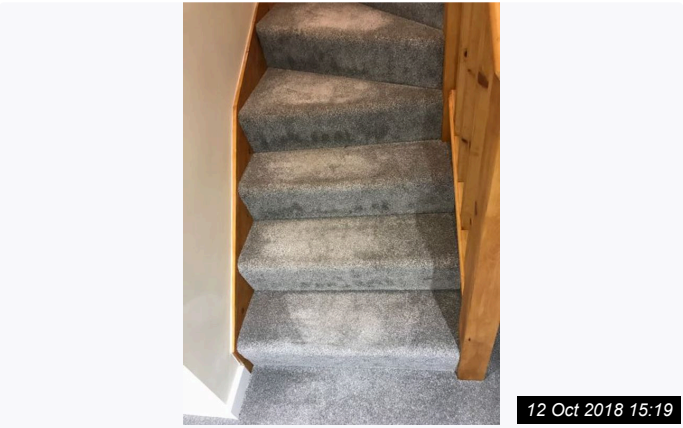
Ref # 7.1

12 Oct 2018 15:19



Ref # 7.1

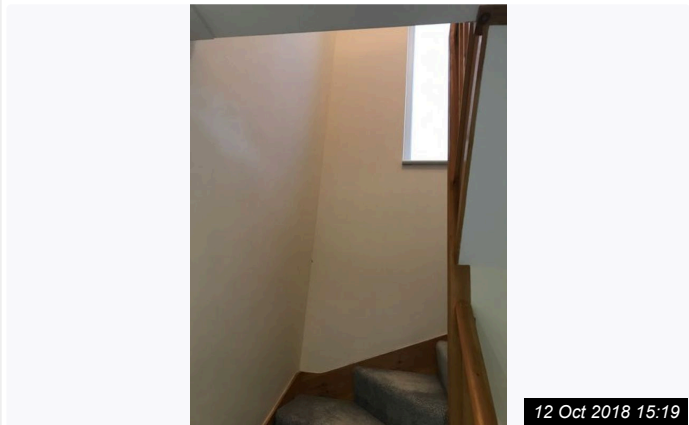
12 Oct 2018 15:19



Ref # 7.1

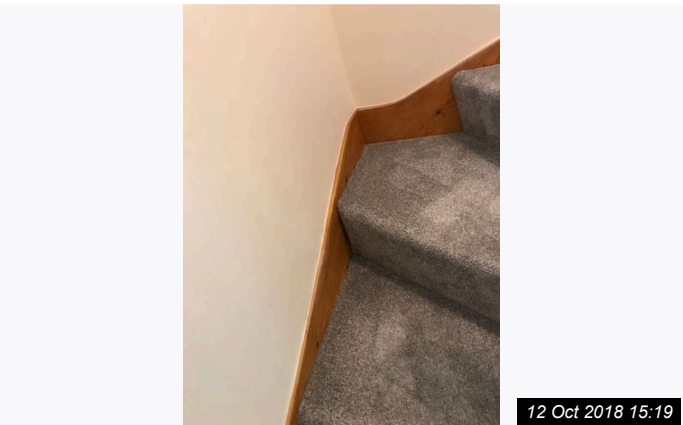
12 Oct 2018 15:19

7. HALL/STAIRS (CONT.)



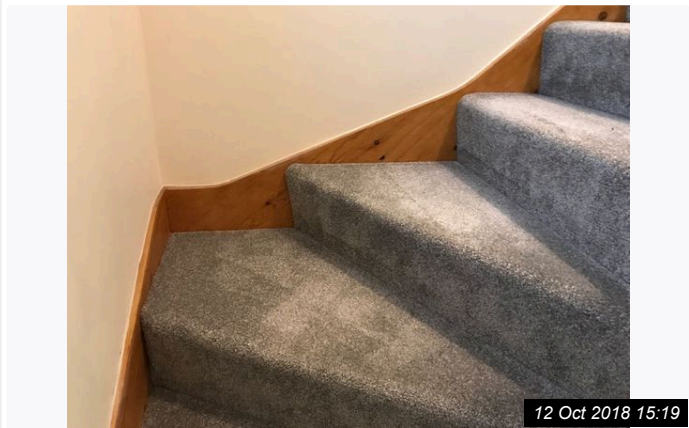
Ref # 7.1

12 Oct 2018 15:19



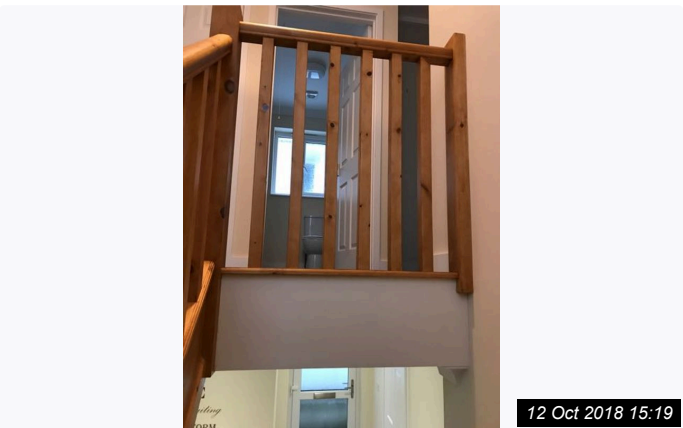
Ref # 7.1

12 Oct 2018 15:19



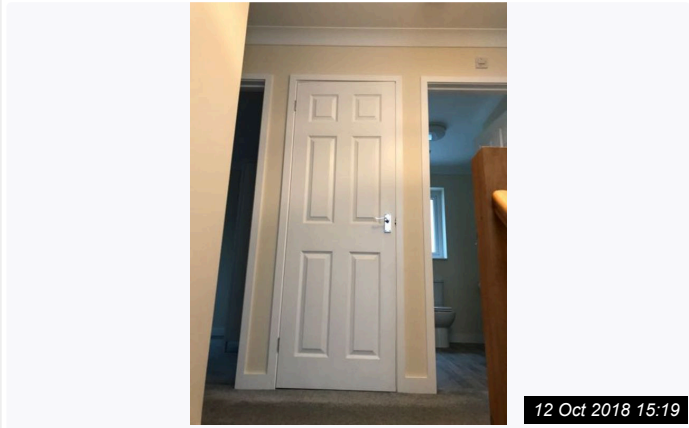
Ref # 7.1

12 Oct 2018 15:19



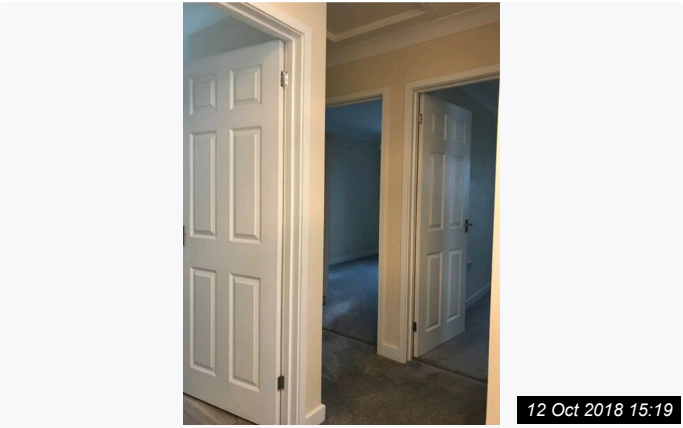
Ref # 7.1

12 Oct 2018 15:19



Ref # 7.1

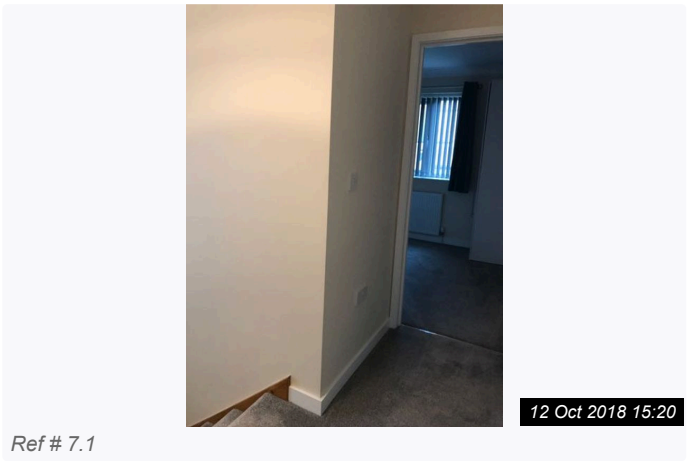
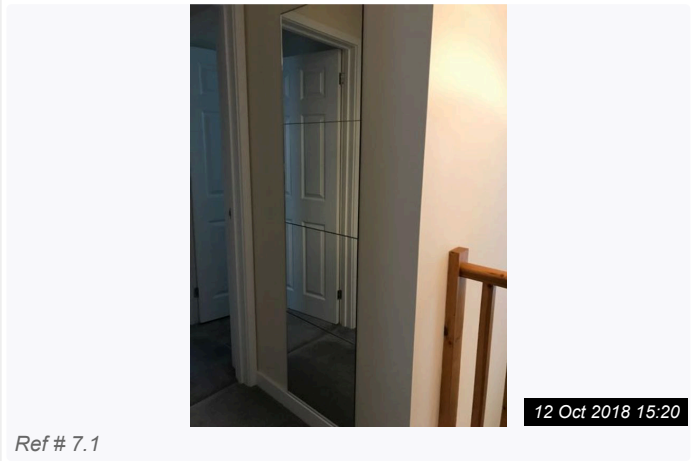
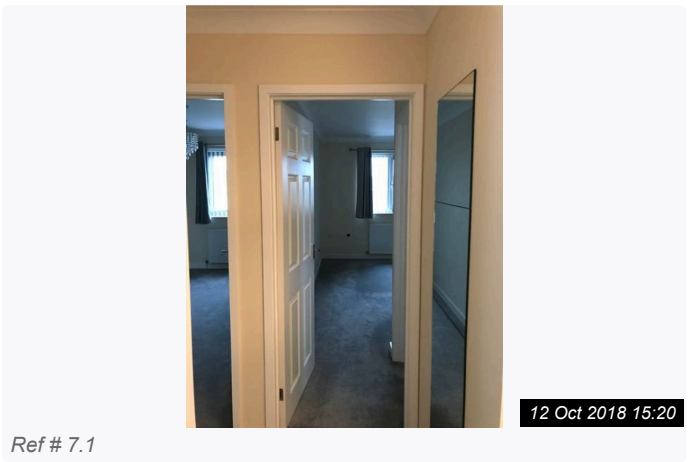
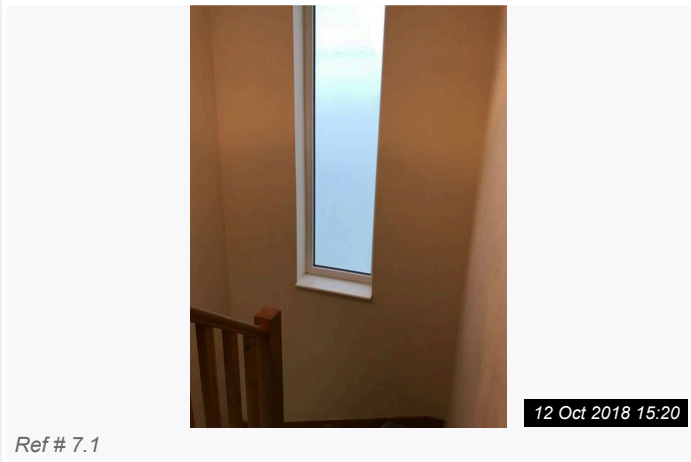
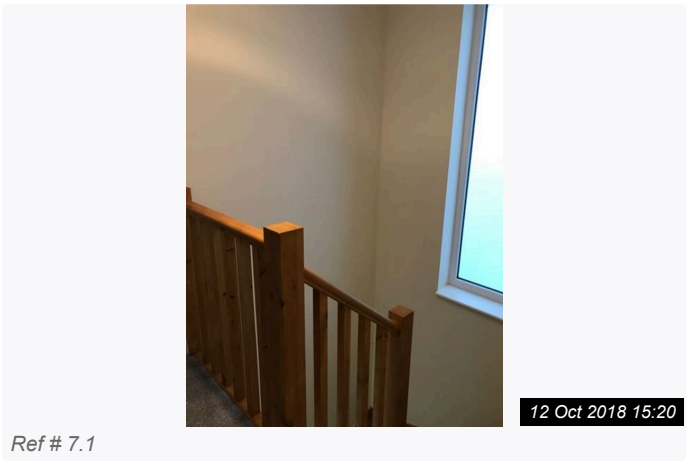
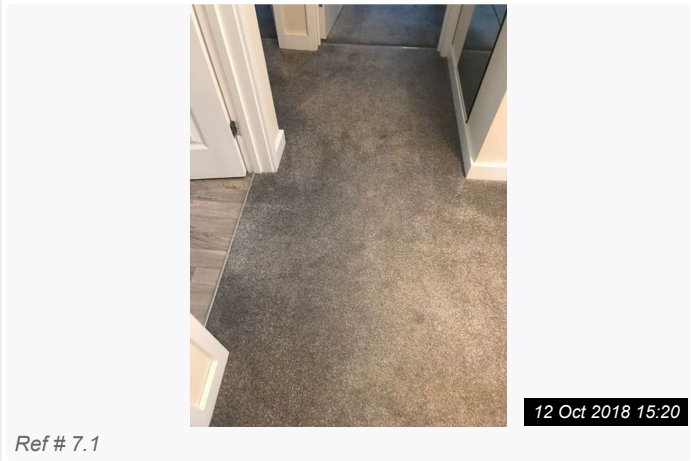
12 Oct 2018 15:19



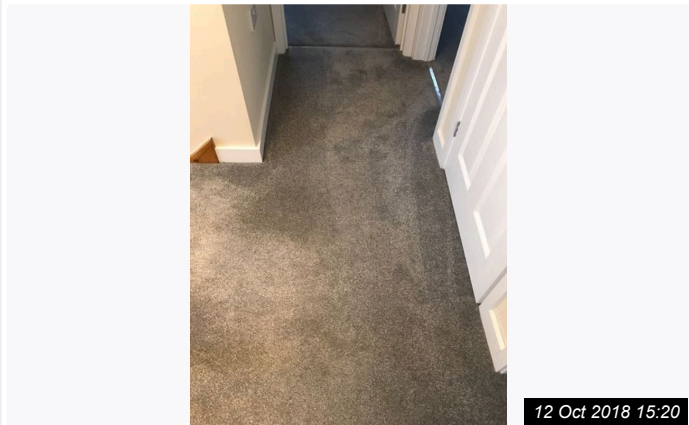
Ref # 7.1

12 Oct 2018 15:19

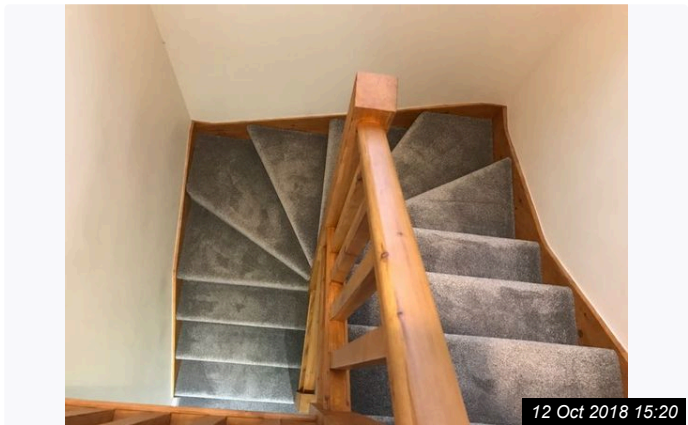
7. HALL/STAIRS (CONT.)



7. HALL/STAIRS (CONT.)



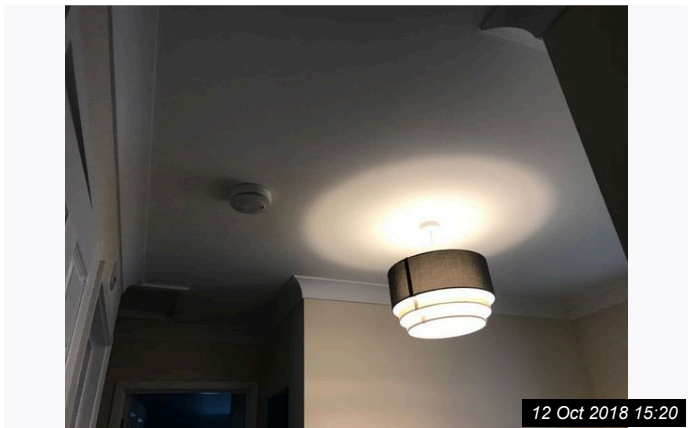
Ref # 7.1 12 Oct 2018 15:20



Ref # 7.1 12 Oct 2018 15:20



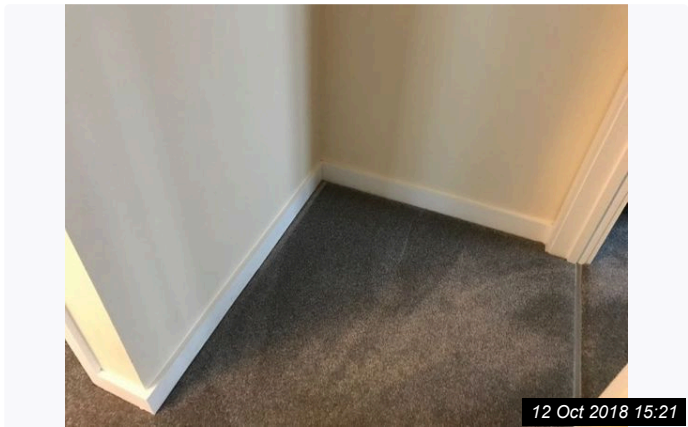
Ref # 7.1 12 Oct 2018 15:20



Ref # 7.1 12 Oct 2018 15:20

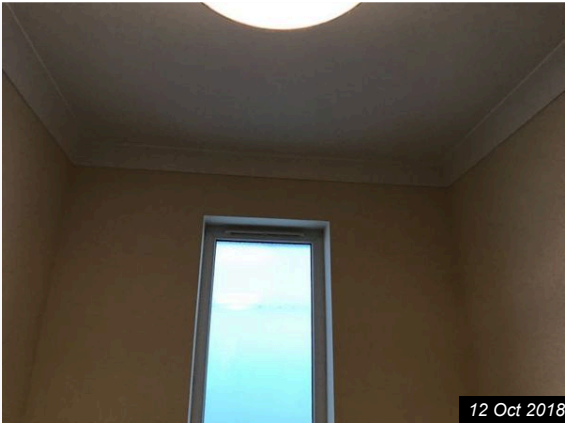


Ref # 7.1 12 Oct 2018 15:20



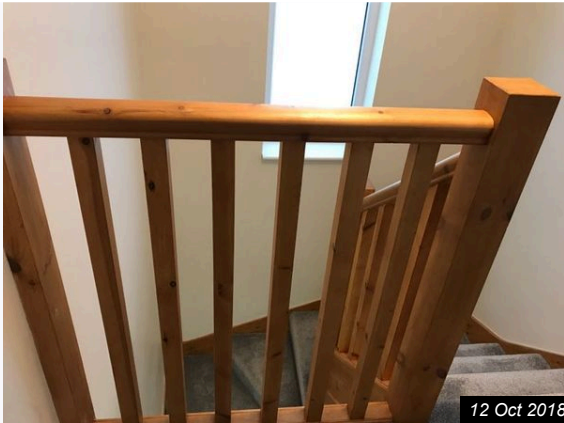
Ref # 7.1 12 Oct 2018 15:21

7. HALL/STAIRS (CONT.)



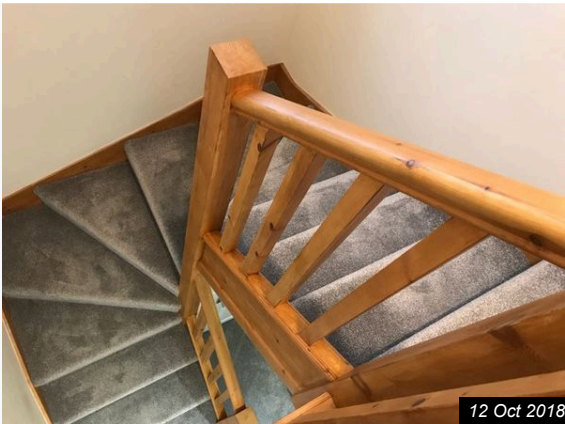
Ref # 7.2

12 Oct 2018 15:21



Ref # 7.4

12 Oct 2018 15:21



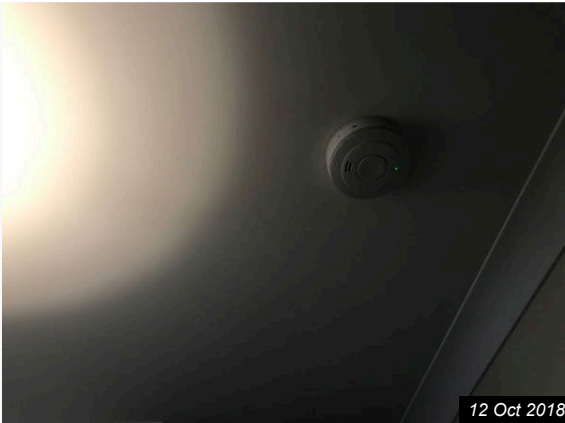
Ref # 7.4

12 Oct 2018 15:21



Ref # 7.5

12 Oct 2018 15:21



Ref # 7.5

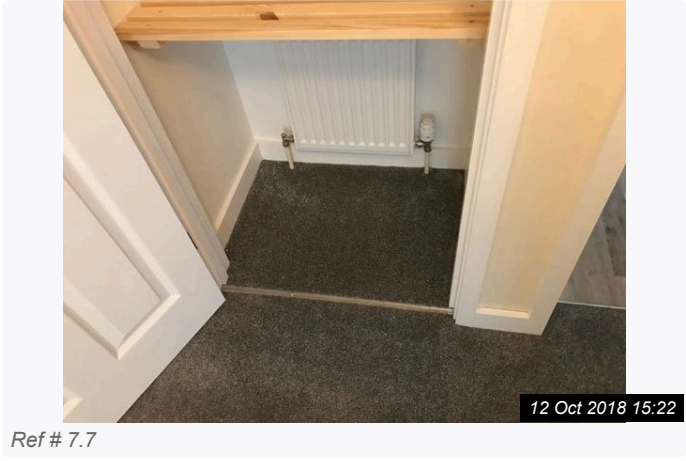
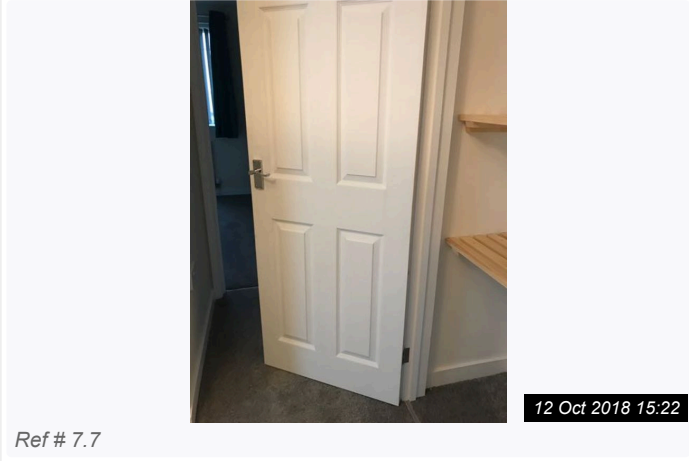
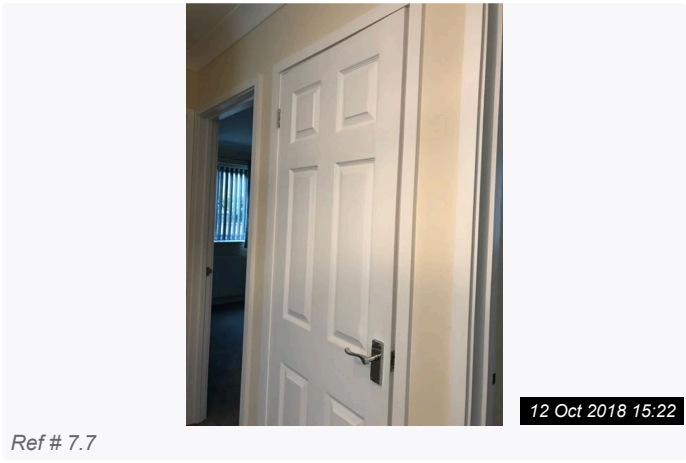
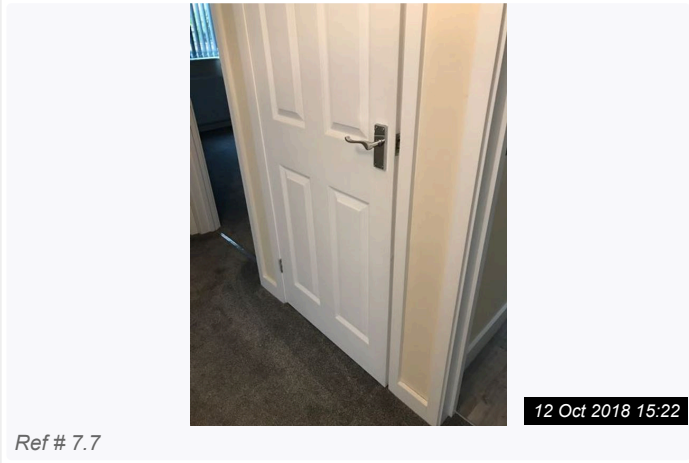
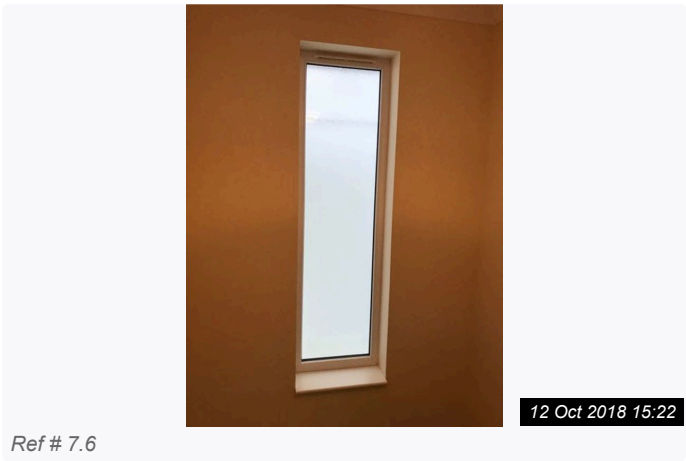
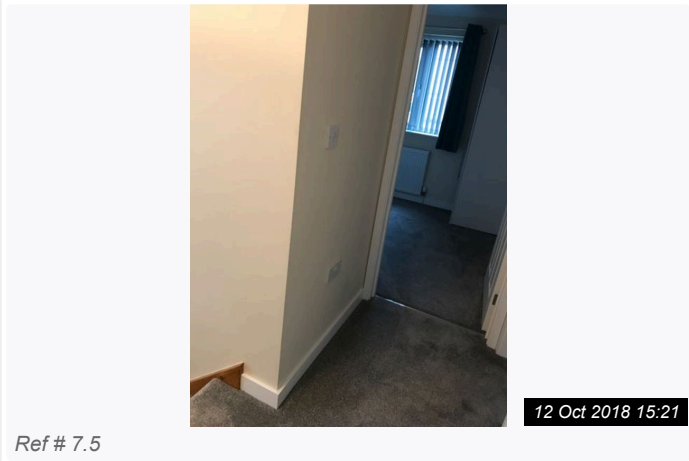
12 Oct 2018 15:21



Ref # 7.5

12 Oct 2018 15:21

7. HALL/STAIRS (CONT.)



7. HALL/STAIRS (CONT.)

Ref # 7.7

12 Oct 2018 15:22



Ref # 7.7

12 Oct 2018 15:22



Ref # 7.7

12 Oct 2018 15:22

8. BEDROOM 1 (LEFT AT TOP OF STAIRS)

Item	Description	Condition	Tenant Comments
8.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	Near left wall has finger marks and light scuffs throughout Light scuffs to lower walls	
8.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	5 drawing pins to coving above bed Approx. 20 adhesive glow in the dark stars above bed	
8.3 Flooring	Grey fitted carpet	No defects noted	
8.4 Window	White uPVC double glazed window with 1 fixed pane, 1 opening pane, 1 white locking handle White MDF window sill 2 white plastic trickle vents Grey vertical blinds with plastic chain connectors and pole control Stainless steel curtain rail with 2 finials Pair of blue/green lined curtains	No defects noted	
8.5 Door and Frame	White wood grain effect panel door with chrome coloured handle Frame is painted white	Chips to top of interior frame - 20cm	

8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)

8.6 Heating	White single panel radiator with valve and thermostat present	No defects noted	
8.7 Lights/Sockets/Switches	1 white plastic pendant light fitting with wire shade with glass bead decoration 1 single light switch 1 doorstop 2 double sockets visible	No defects noted Light is operational	
8.8 Wardrobe	Large white freestanding wardrobe with white gloss door, stainless steel handle, 1 shelf, 1 hanging rail	Cut out to back panel for sockets 4 fixing holes to right side end panel	
8.9 Bed	White wooden framed bunk bed with 1 single bed and 1 double bed, 2 mattresses present	Purchased by tenant No defects noted	
8.10 Comments on level of cleanliness		No cleaning issues identified	



Ref # 8.1

12 Oct 2018 15:23



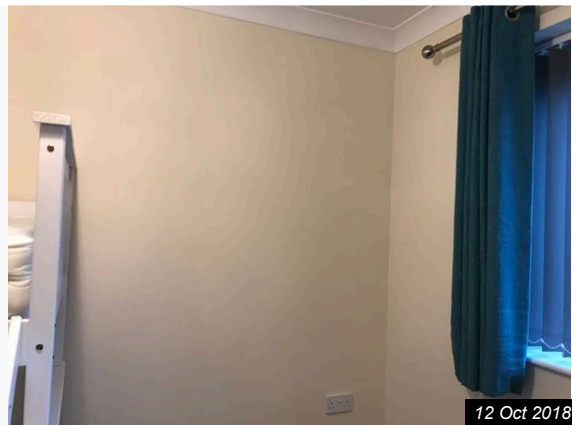
Ref # 8.1

12 Oct 2018 15:23



Ref # 8.1

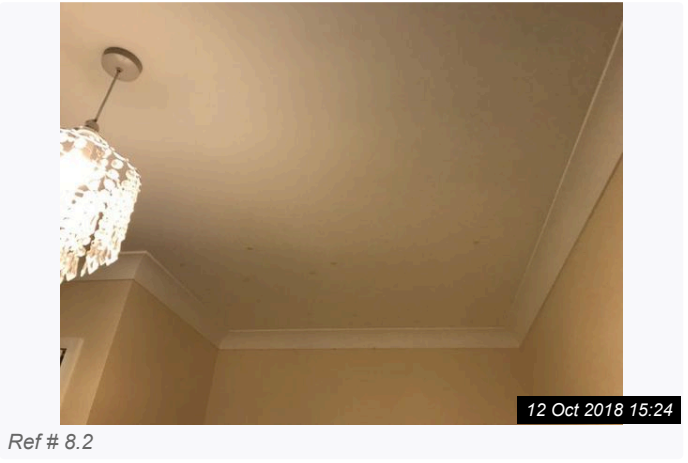
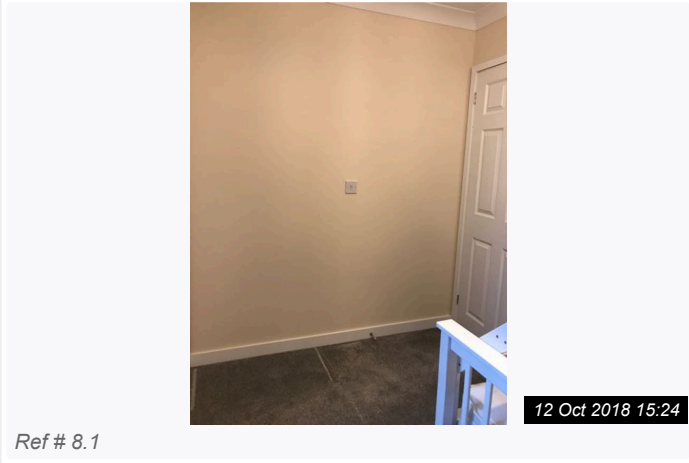
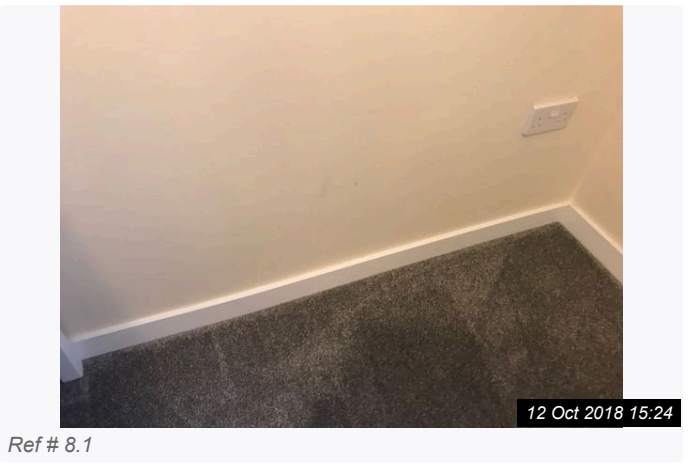
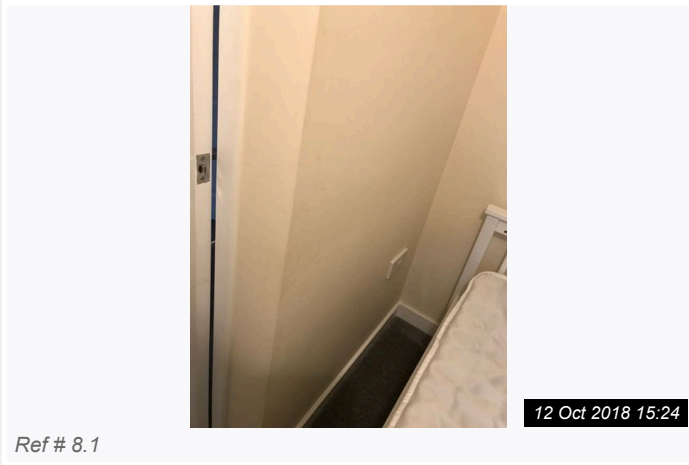
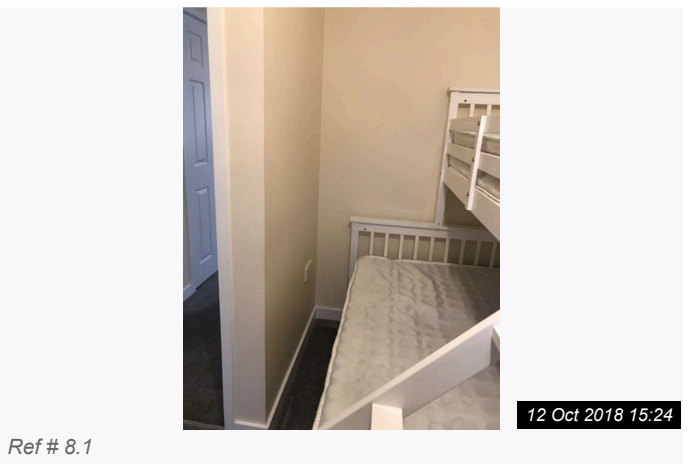
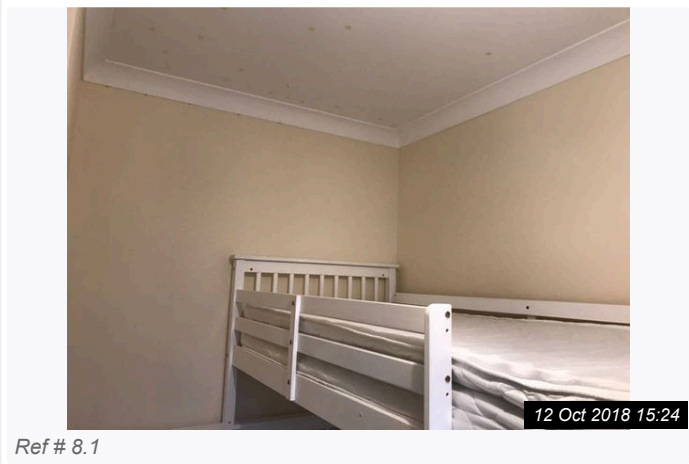
12 Oct 2018 15:23



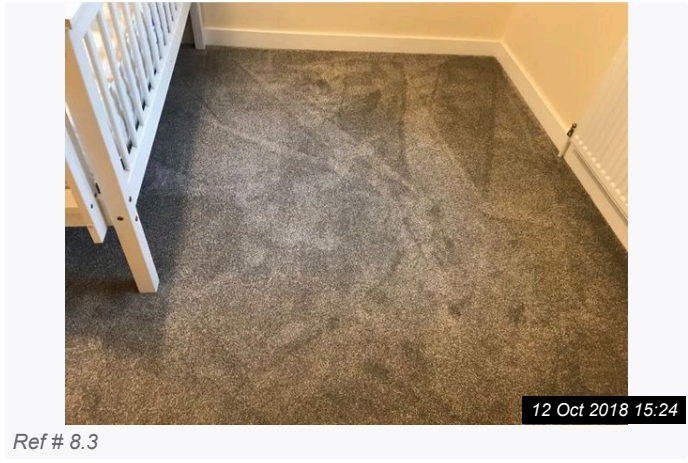
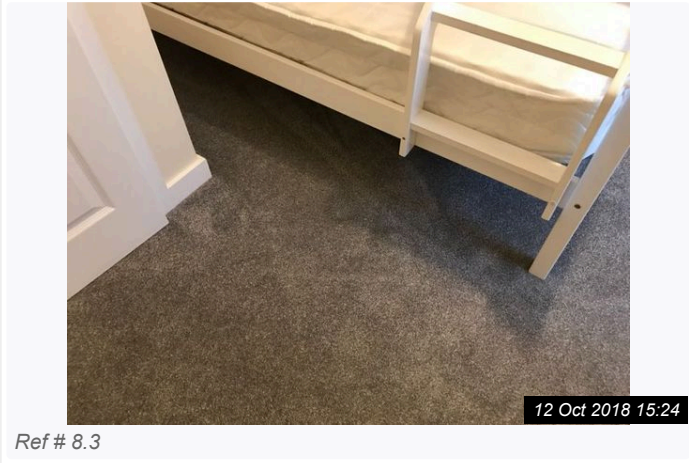
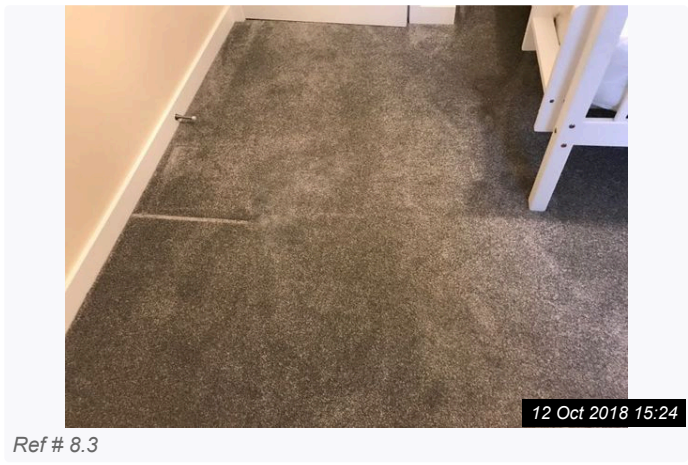
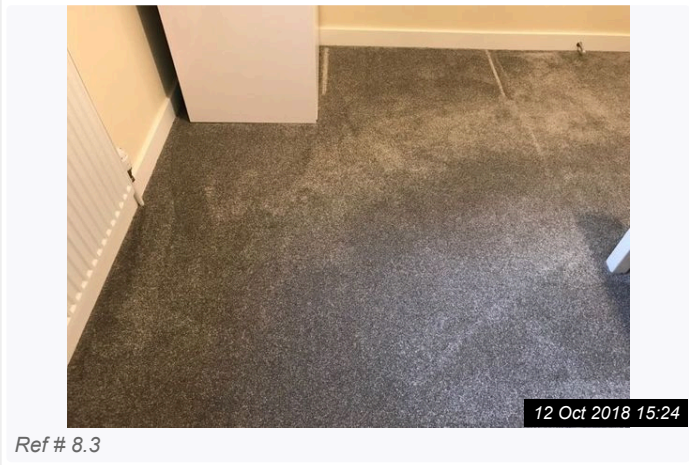
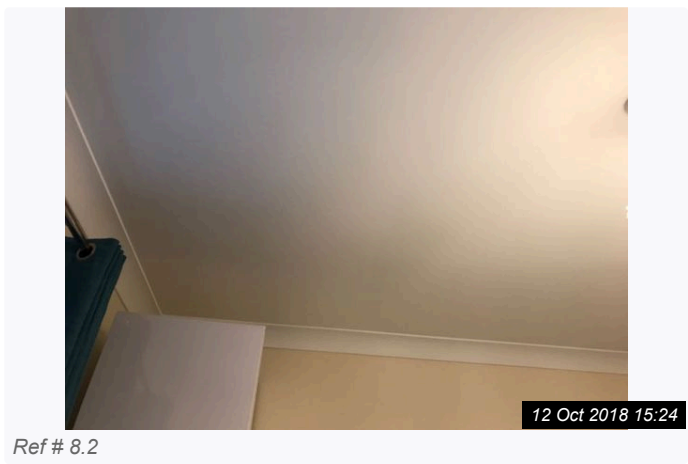
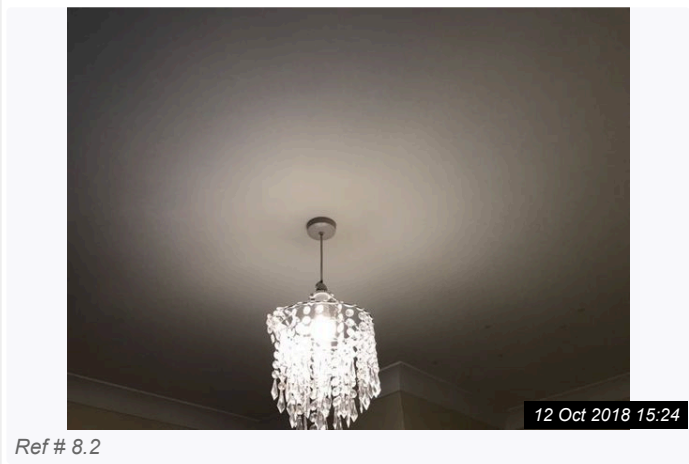
Ref # 8.1

12 Oct 2018 15:23

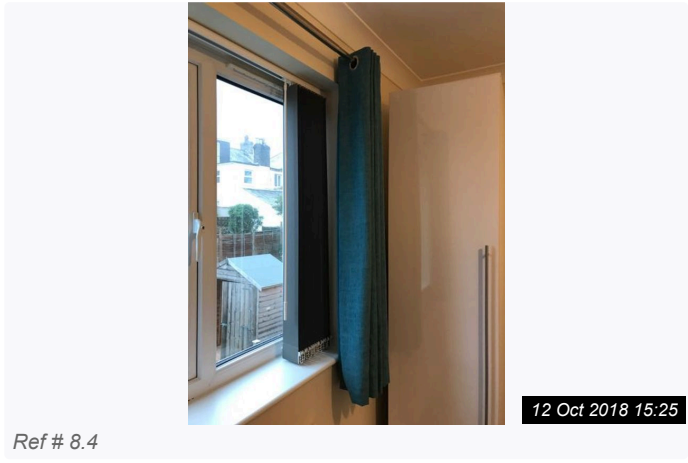
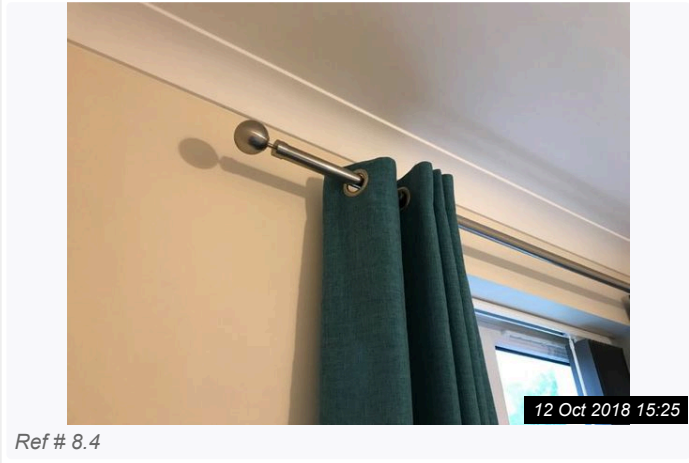
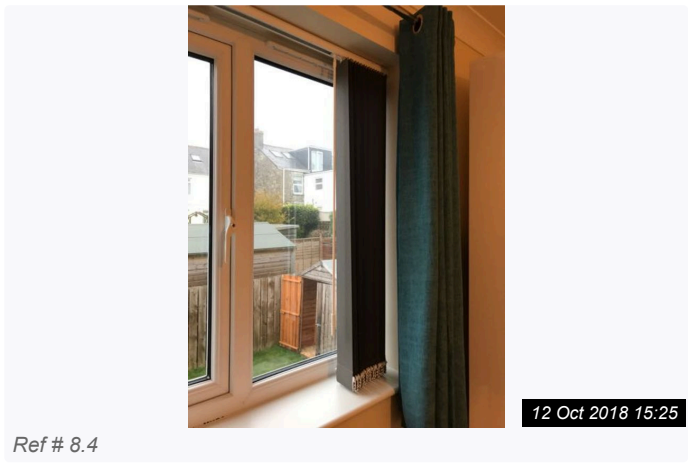
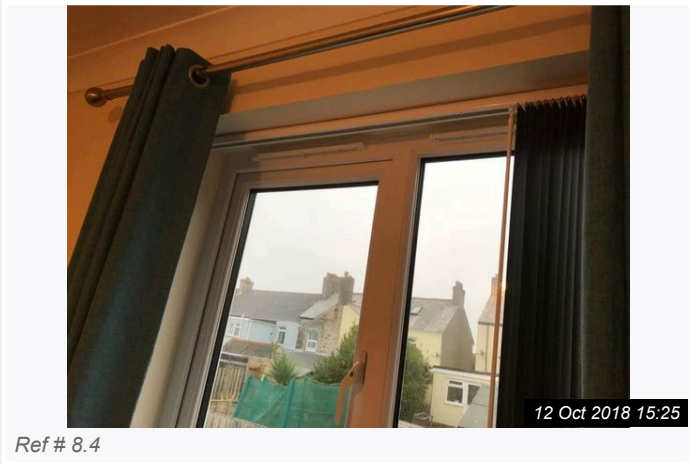
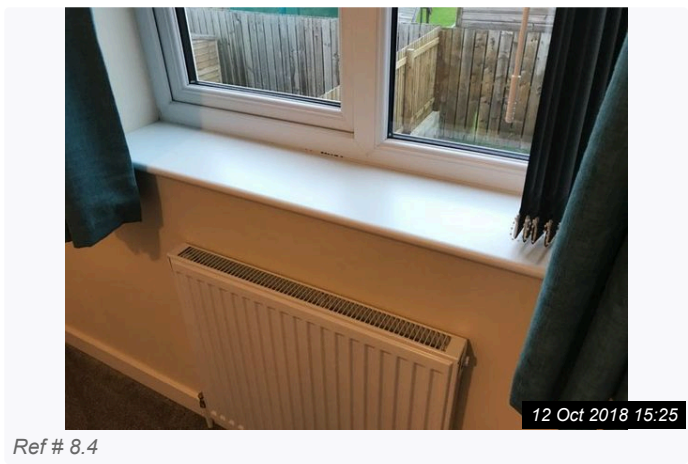
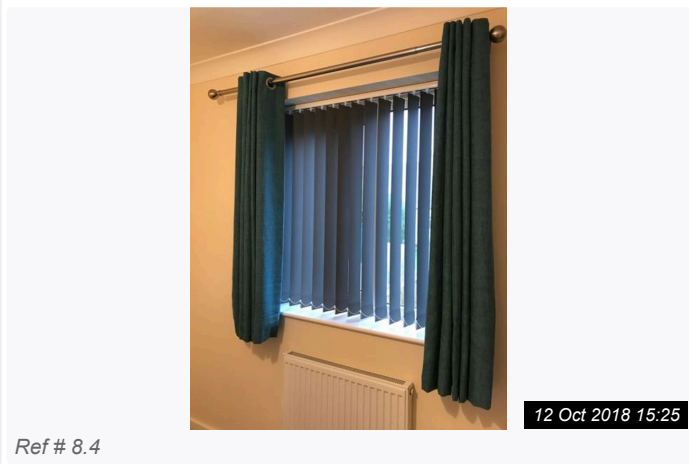
8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)



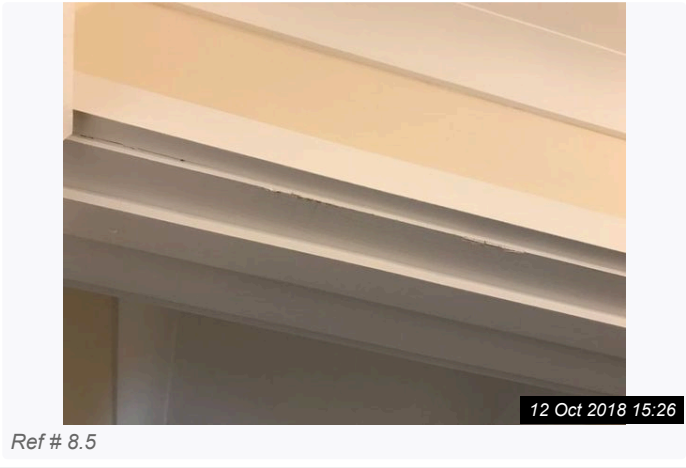
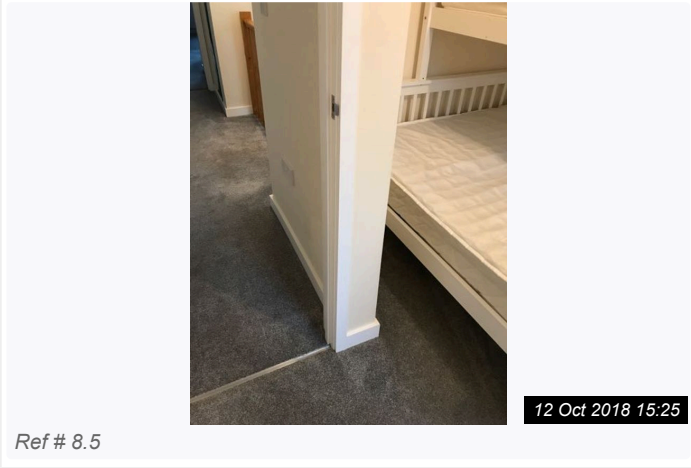
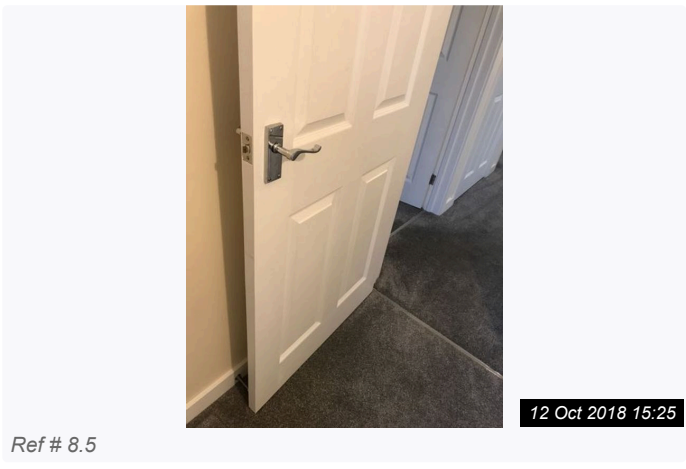
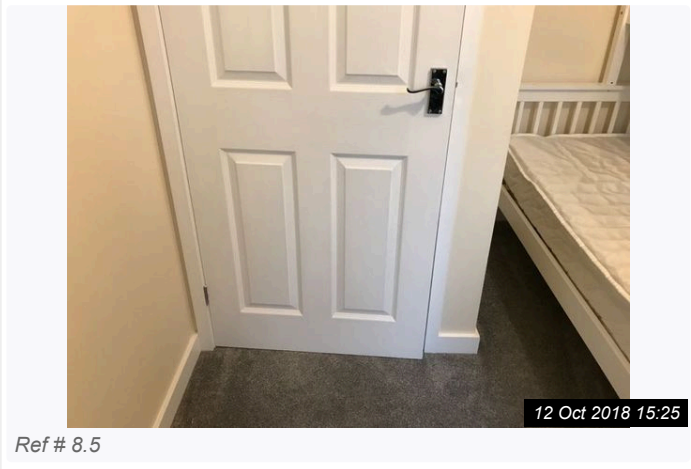
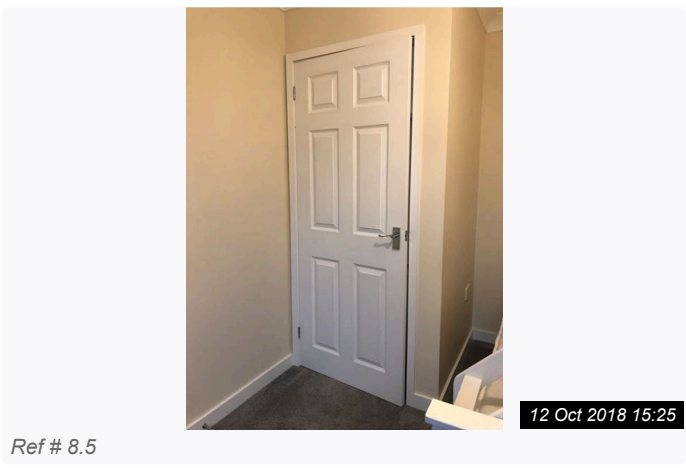
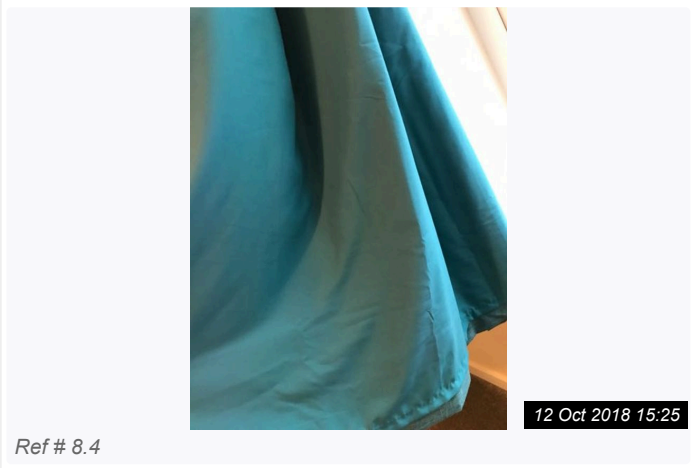
8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)



8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)



8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)



8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)



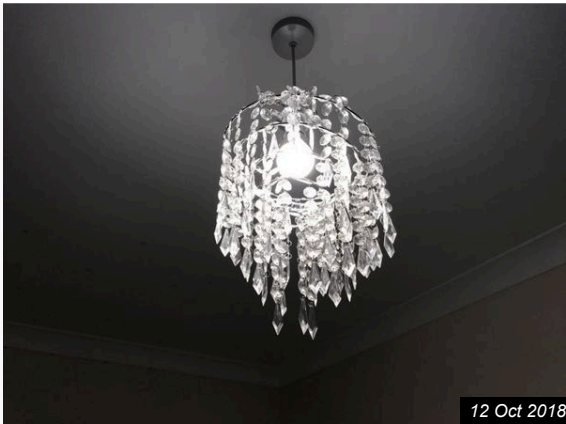
Ref # 8.6

12 Oct 2018 15:26



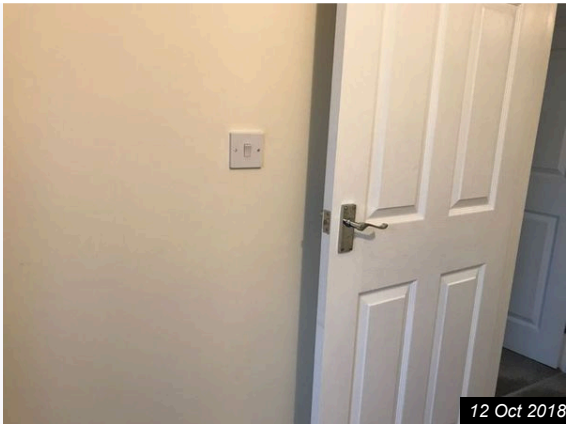
Ref # 8.7

12 Oct 2018 15:26



Ref # 8.7

12 Oct 2018 15:26



Ref # 8.7

12 Oct 2018 15:26



Ref # 8.8

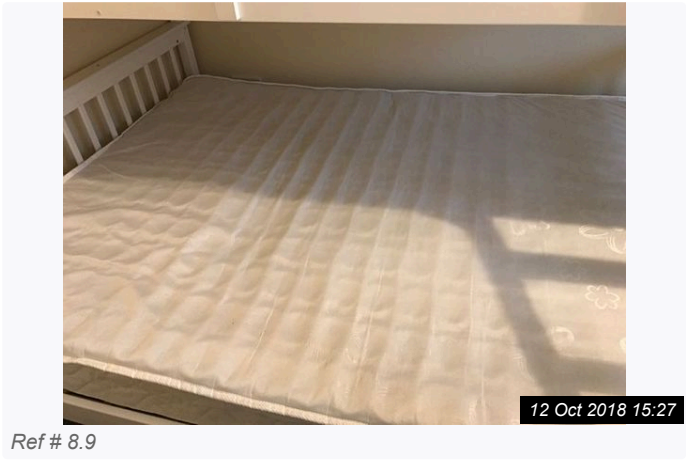
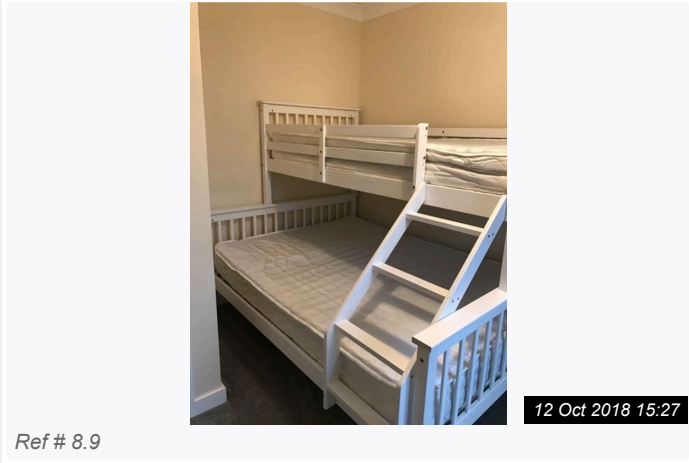
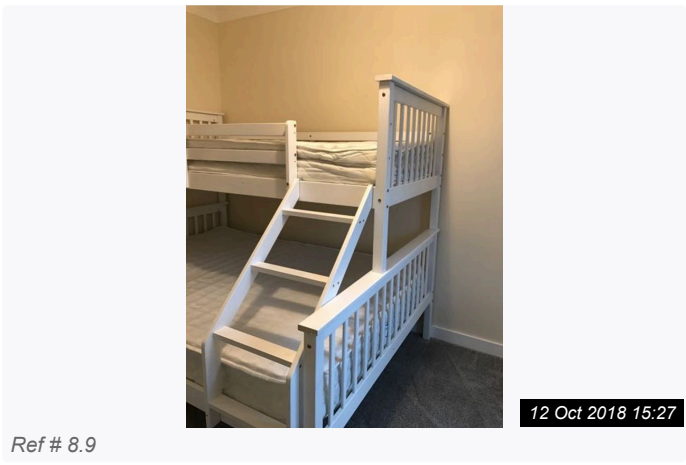
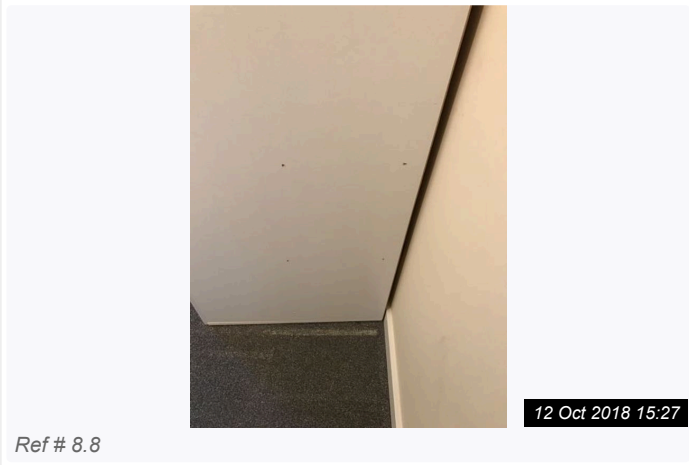
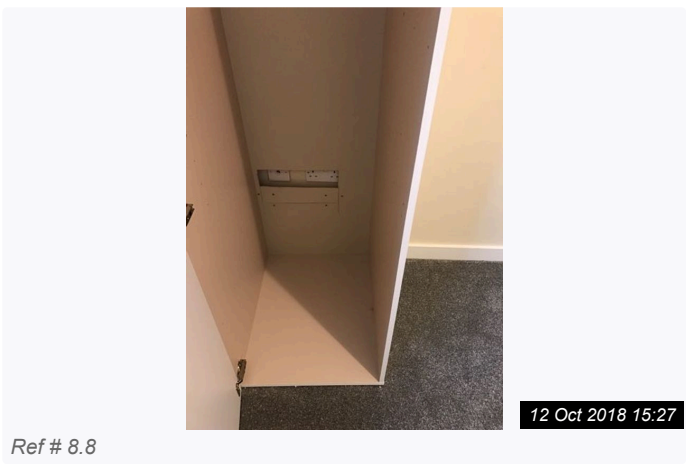
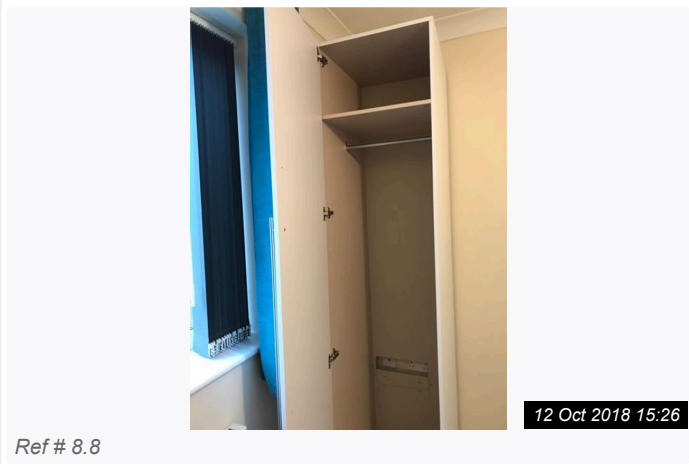
12 Oct 2018 15:26

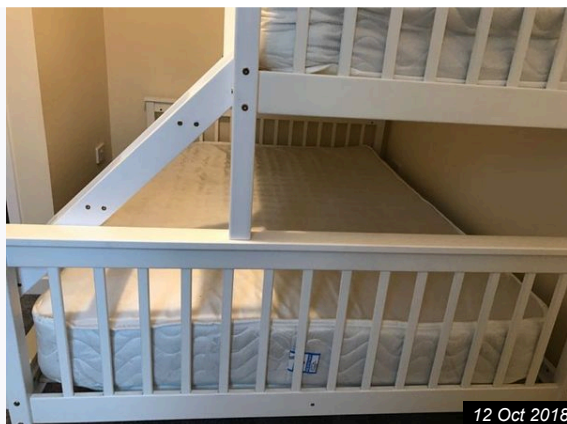


Ref # 8.8

12 Oct 2018 15:26

8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)



8. BEDROOM 1 (LEFT AT TOP OF STAIRS) (CONT.)

Ref # 8.9

12 Oct 2018 15:27



Ref # 8.9

12 Oct 2018 15:27

9. BEDROOM 2

Item	Description	Condition	Tenant Comments
9.1 Walls and skirting	Walls and are smooth plaster painted cream. Skirting is painted white	Near left wall has light paint touch-ups and light scuffs Light scuffs and marks to lower walls Far wall has 2 areas of small indentations 1 painted over plastic hook in corner to right of window Patchy discolouration above chest of drawers	
9.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
9.3 Flooring	Grey fitted carpet	No defects noted	
9.4 Window	White uPVC double glazed window with 1 fixed pane, 1 opening pane, 1 white locking handle, 2 white plastic trickle vents White MDF window sill Grey vertical blinds with plastic chain connectors Stainless steel curtain rail with 2 finials Pair of beige coloured lined curtains	Very light dust and grubby marks to bottom of window Dusty marks to sill Curtains and blinds are in excellent condition	
9.5 Door and Frame	White wood grain effect panel door with chrome coloured handle Frame is painted white	Light grubby marks surrounding interior handle 2 very light small chips to open side of frame below lock return	
9.6 Heating	White single panel radiator with thermostat	No defects noted	

9. BEDROOM 2 (CONT.)

9.7 Lights/Sockets/ Switches	1 white coat rack 1 white plastic pendant light fitting with bulb 1 single light switch 1 doorstop 2 double sockets 1 double socket with USB	No defects noted Light is operational	
9.8 Wardrobe	White wood effect triple wardrobe with 2 black metal handles, 1 mirror, left section has 1 hanging rail and 2 shelves, right section has 1 hanging rail and 1 shelf	Unit is dusty inside 3 areas of scratches and chips to left hand side of mirrored door Chips to top edge of unit Chips to top edge right hand side door	
9.9 Drawers	White 6-drawer chest with integrated handles	Drawers are dusty and dirty inside Pink staining to top - 6cm Wooden batten below top 2 drawers is loose and broken to 1 edge Light marks and scuffs Chips to edges	
9.10 Comments on level of cleanliness		Inside of drawer unit and wardrobe are dirty marked Light dirty marks to windows and sill	



Ref # 9.1

12 Oct 2018 15:27



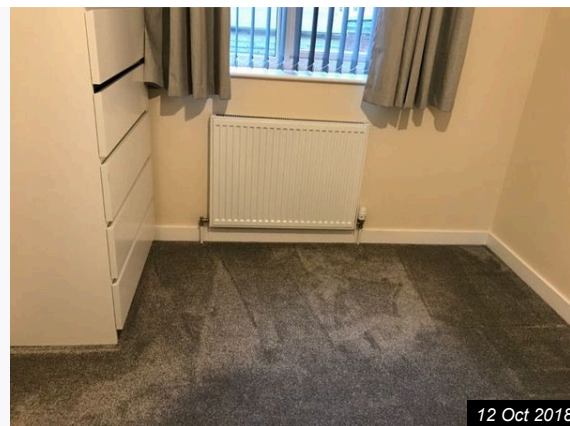
Ref # 9.1

12 Oct 2018 15:27



Ref # 9.1

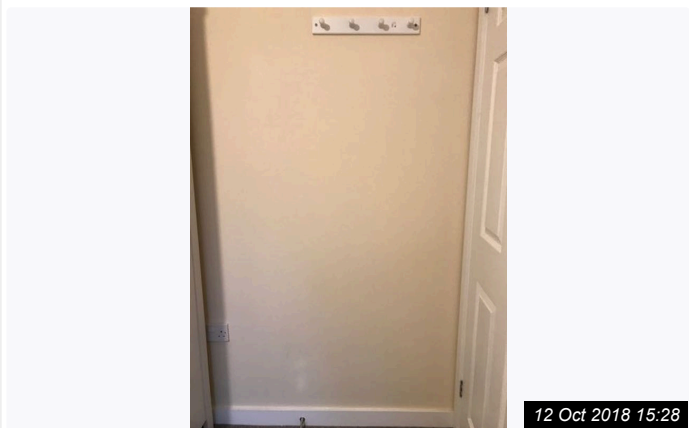
12 Oct 2018 15:28



Ref # 9.1

12 Oct 2018 15:28

9. BEDROOM 2 (CONT.)



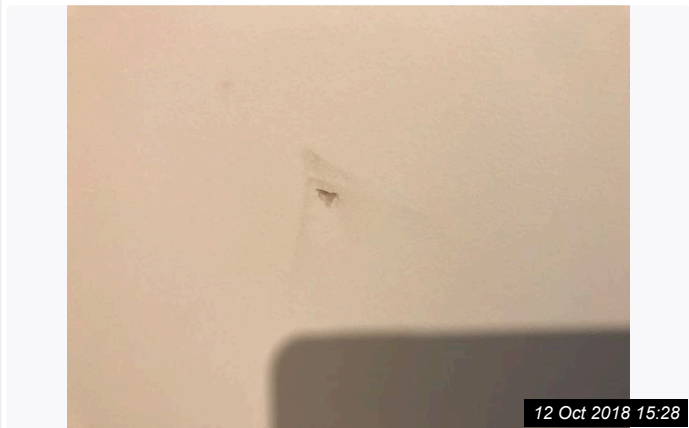
Ref # 9.1

12 Oct 2018 15:28



Ref # 9.1

12 Oct 2018 15:28



Ref # 9.1

12 Oct 2018 15:28



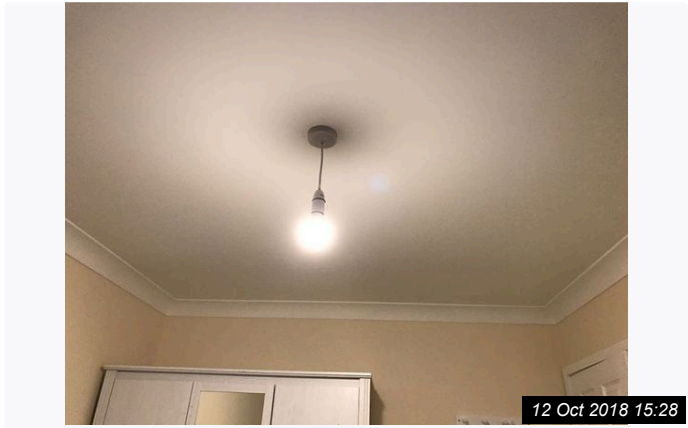
Ref # 9.1

12 Oct 2018 15:28



Ref # 9.1

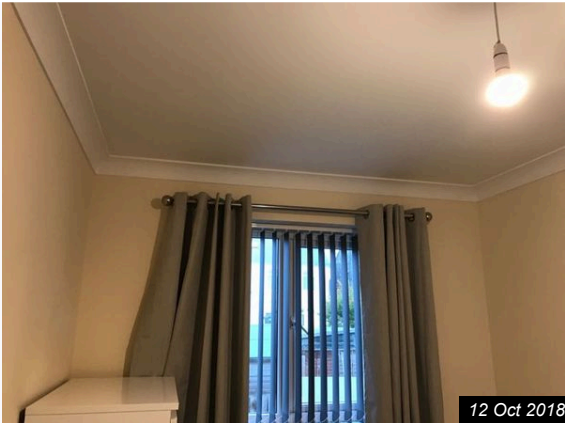
12 Oct 2018 15:28



Ref # 9.2

12 Oct 2018 15:28

9. BEDROOM 2 (CONT.)



Ref # 9.2

12 Oct 2018 15:28



Ref # 9.3

12 Oct 2018 15:28



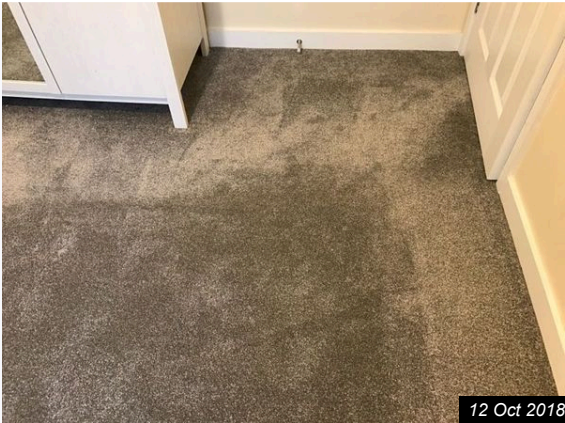
Ref # 9.3

12 Oct 2018 15:29



Ref # 9.3

12 Oct 2018 15:29



Ref # 9.3

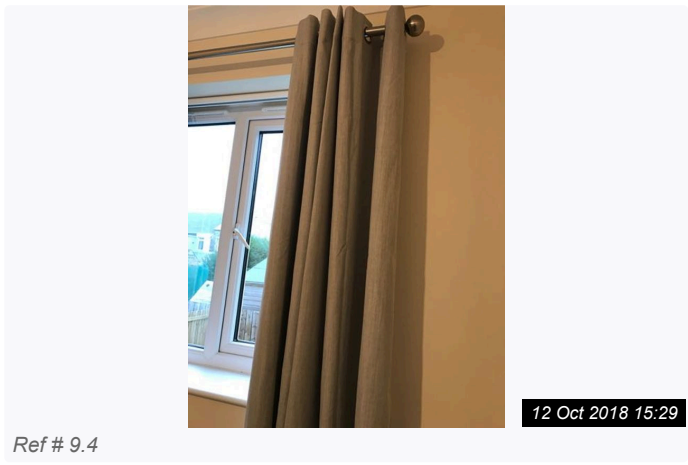
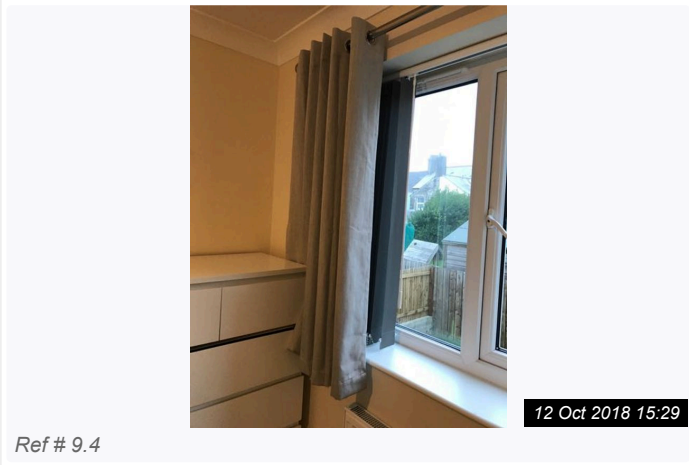
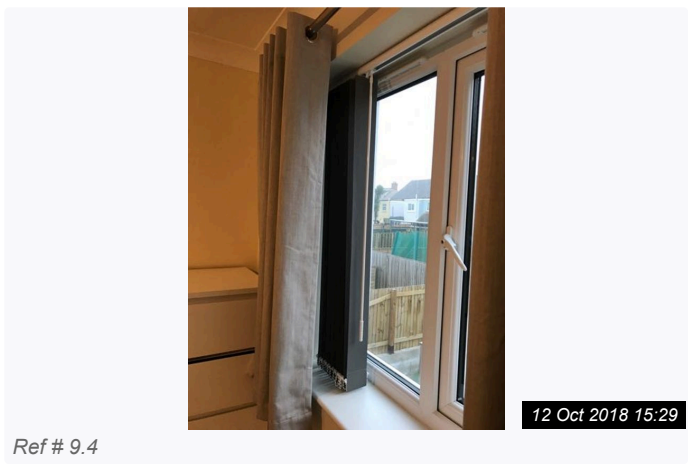
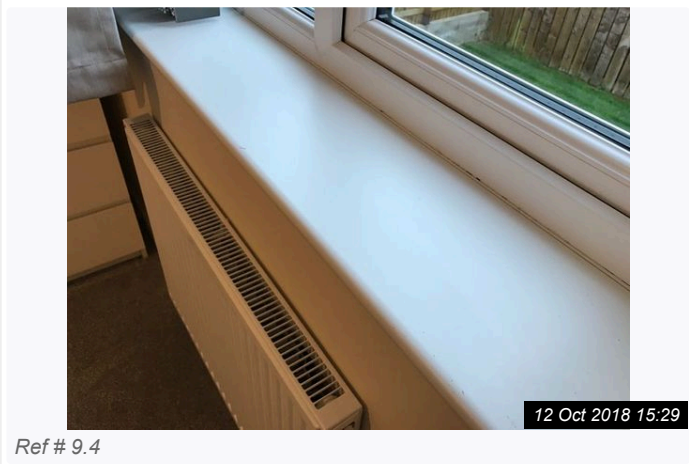
12 Oct 2018 15:29



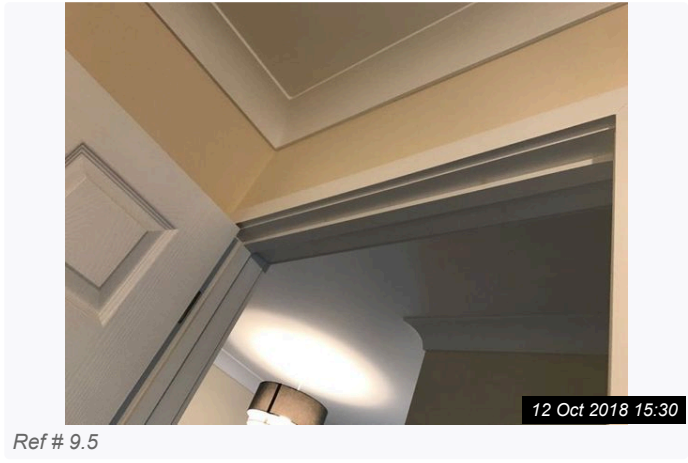
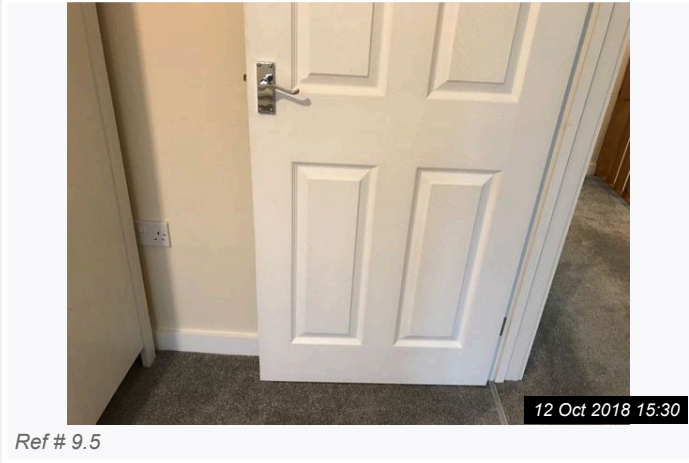
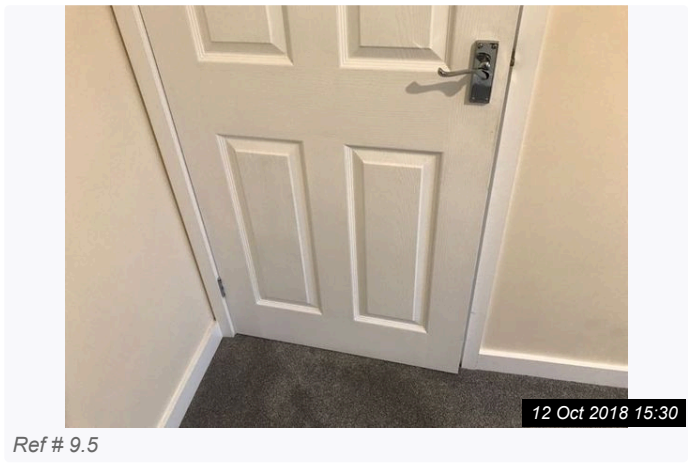
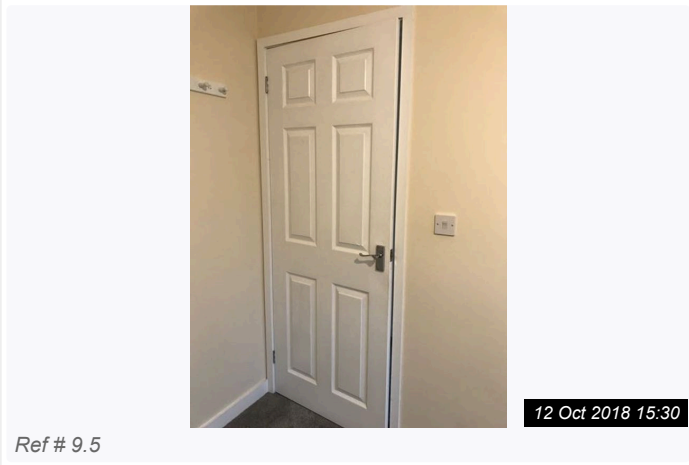
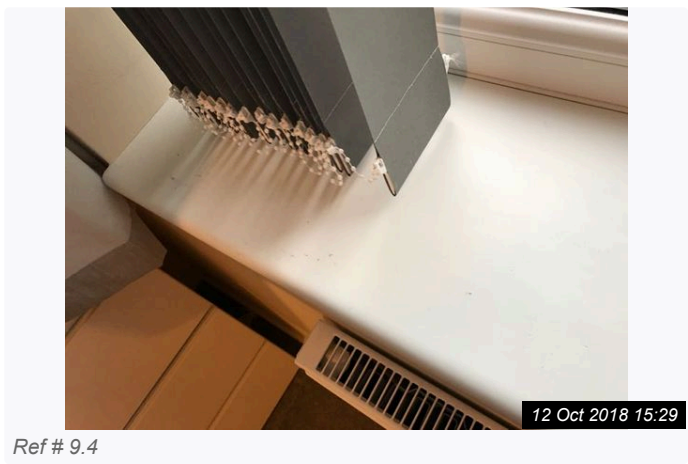
Ref # 9.4

12 Oct 2018 15:29

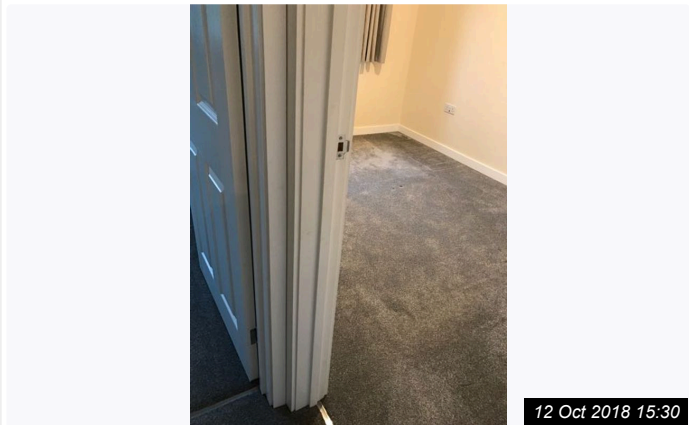
9. BEDROOM 2 (CONT.)



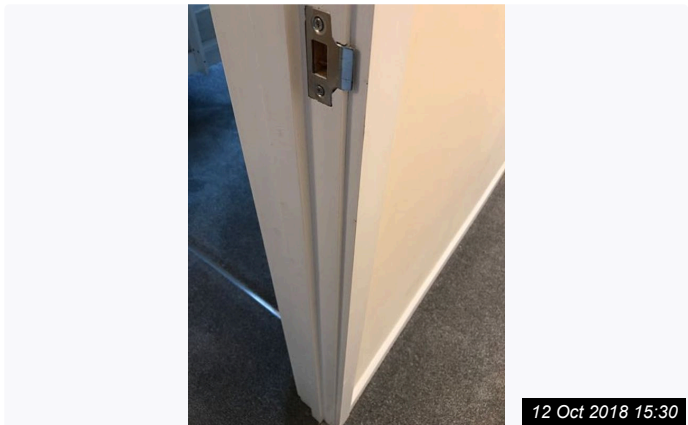
9. BEDROOM 2 (CONT.)



9. BEDROOM 2 (CONT.)



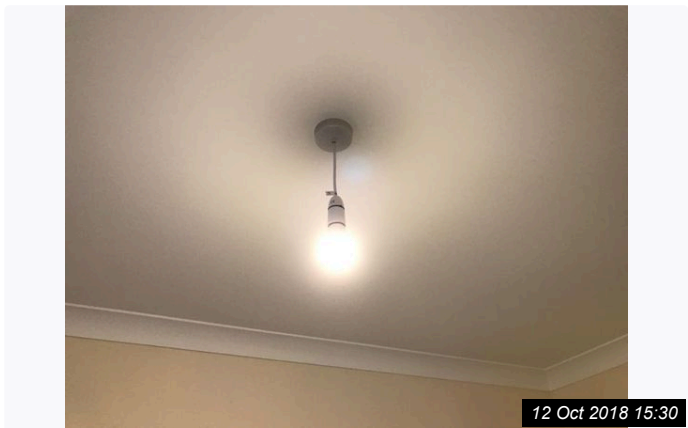
Ref # 9.5



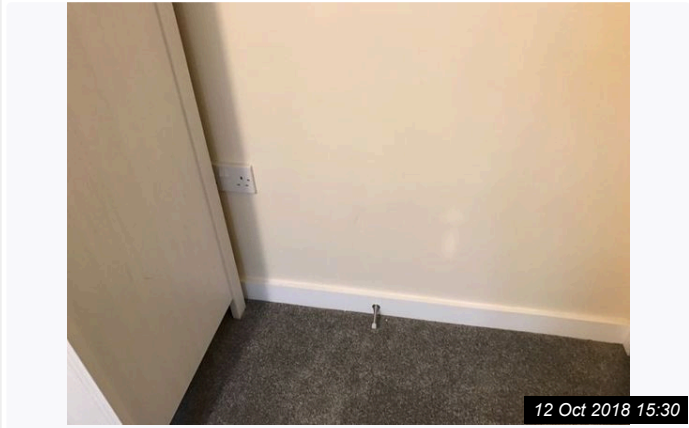
Ref # 9.5



Ref # 9.6



Ref # 9.7

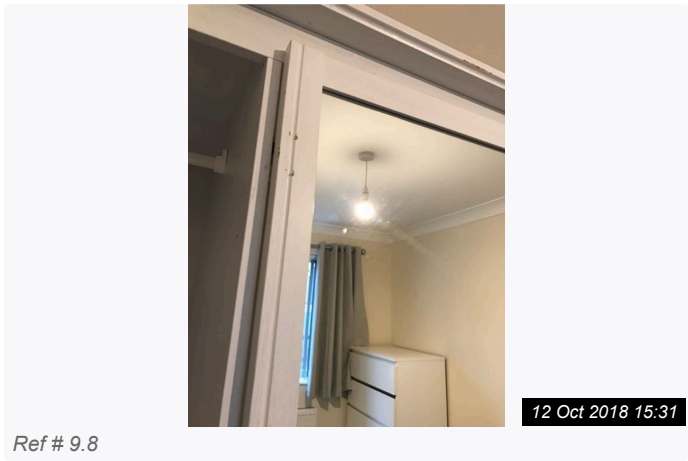
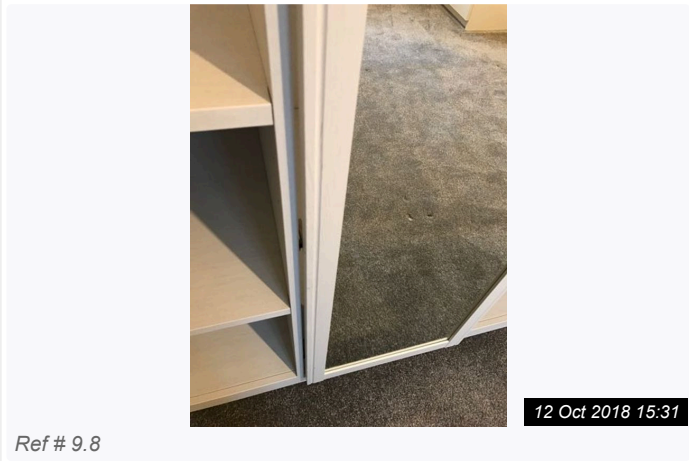
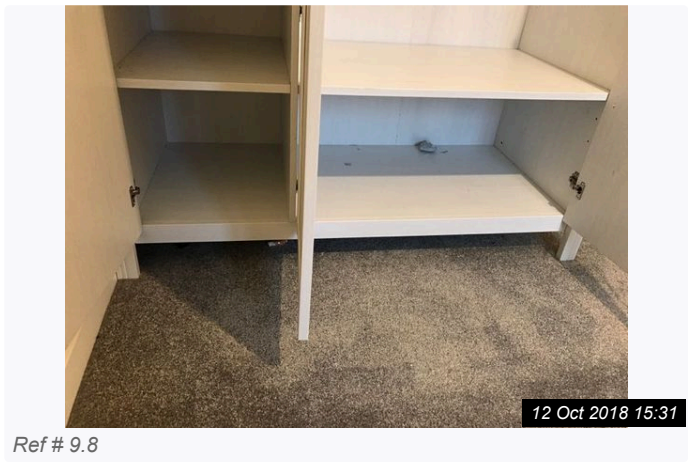
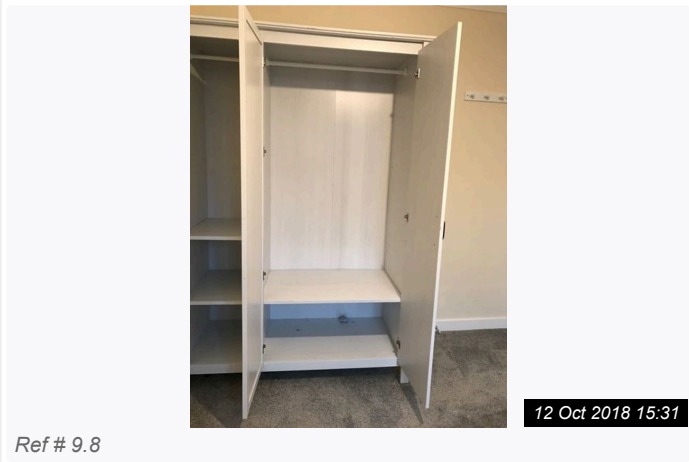
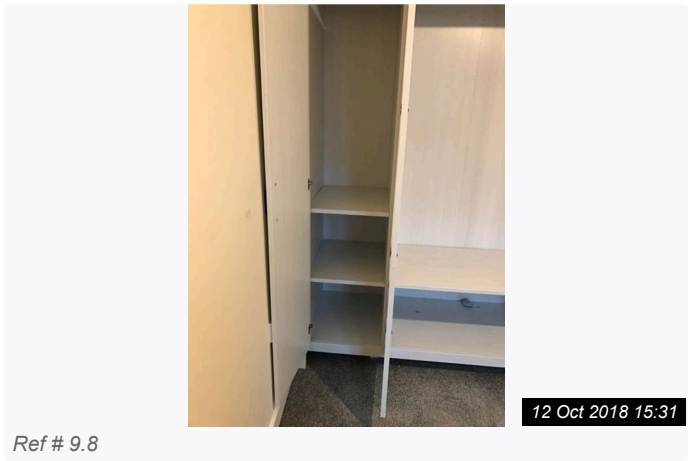
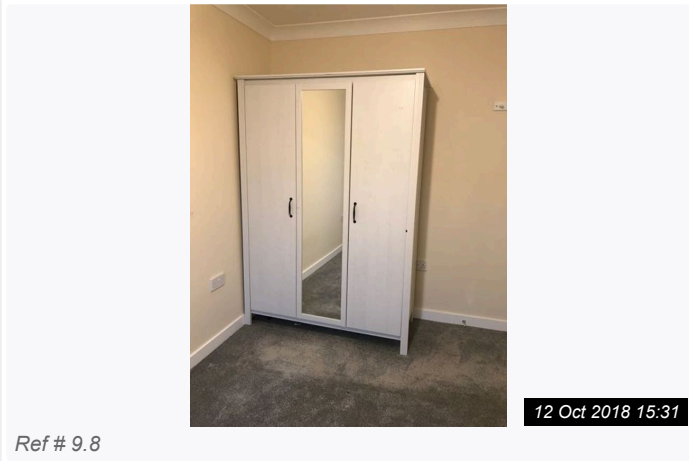


Ref # 9.7

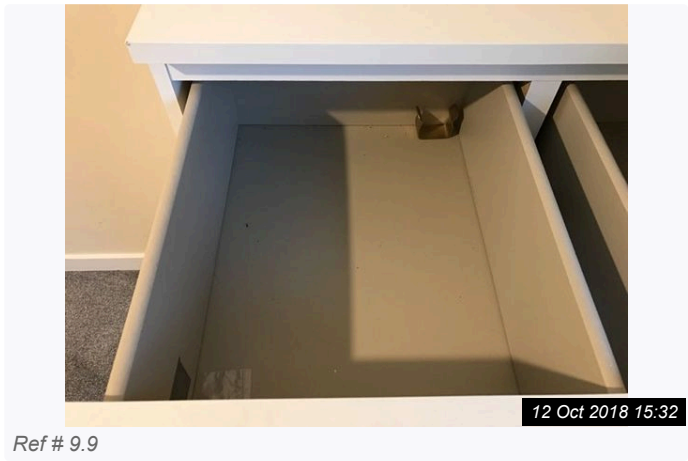
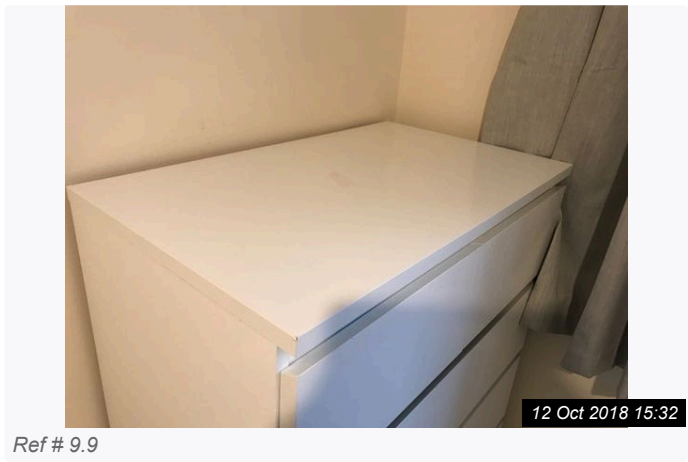
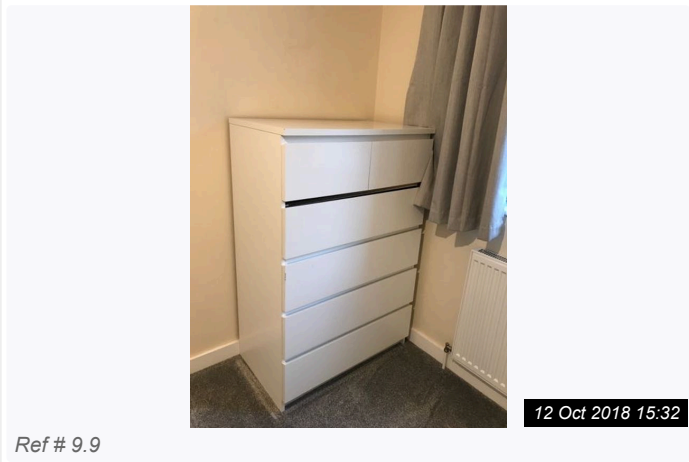
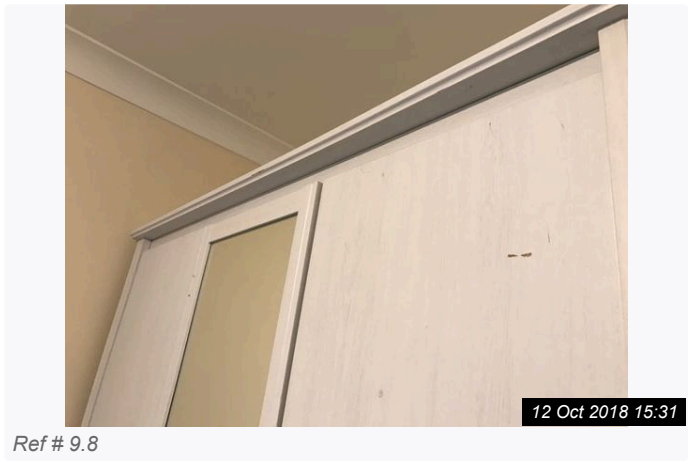
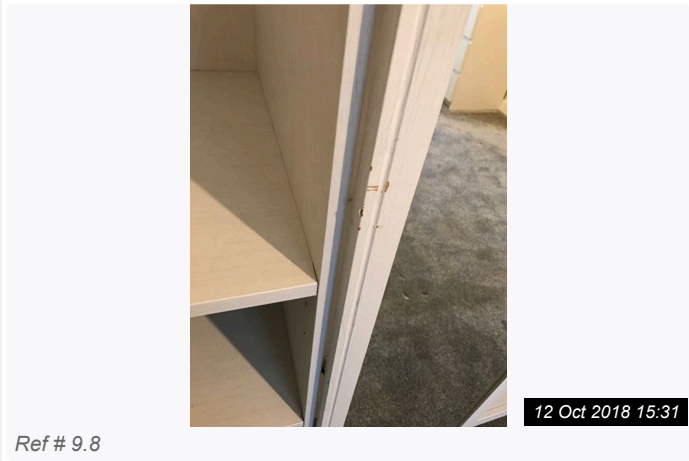


Ref # 9.7

9. BEDROOM 2 (CONT.)



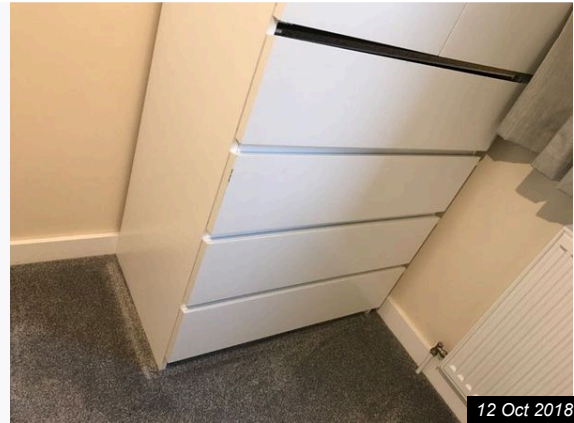
9. BEDROOM 2 (CONT.)



9. BEDROOM 2 (CONT.)

Ref # 9.9

12 Oct 2018 15:32



Ref # 9.9

12 Oct 2018 15:33



Ref # 9.9

12 Oct 2018 15:33



Ref # 9.9

12 Oct 2018 15:33

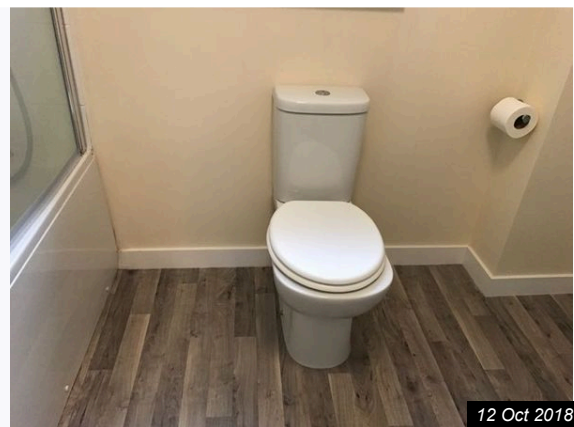
10. BATHROOM

Item	Description	Condition	Tenant Comments
10.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	Low/mid-height walls are lightly marked and scuffed	
10.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
10.3 Flooring	Wood effect laminate flooring	No defects noted	
10.4 Toilet	White close coupled toilet with white MDF seat and lid, chrome coloured flush button	Very lightly marked to underside of toilet seat	
10.5 Basin	White pedestal basin with chrome coloured mixer tap and click clack waste	No defects noted	

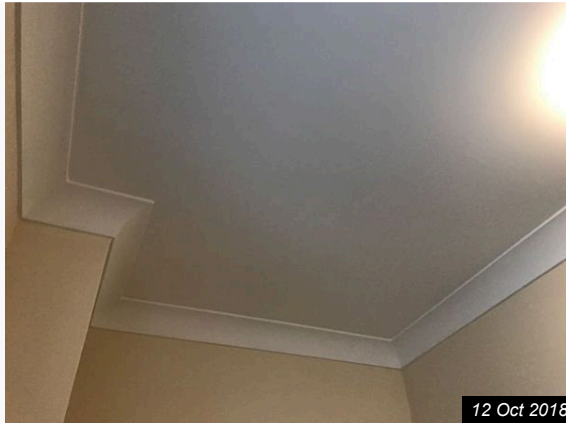
10. BATHROOM (CONT.)			
10.6 Bath/Shower	White bath with white plastic bath panel, chrome coloured mixer tap with thermostatically controlled shower attachment with plastic hose, chrome coloured shower head, chrome coloured shower head holder, chrome coloured pop-up waste Glass shower screen with rubber door seal	Light black scuffs to bottom of bath panel Soap marks to glass shower screen	
10.7 Window	White uPVC double glazed window with 1 fixed pane, 1 opening pane, 1 white locking handle, opaque glass White MDF window sill White plastic trickle vent	Very light grubby marks to sill	
10.8 Door and Frame	White wood grain effect panel door with chrome coloured handle with thumb latch Frame is painted white	Grubby finger marks surrounding interior handle Chipped/peeling paint to open side of frame	
10.9 Tiles	White tiles with white grout	Light discolouration throughout grout above bath and shower No broken tiles noted	
10.10 Fixtures/Fittings	1 chrome coloured toilet roll holder 1 ceiling mounted extractor fan 1 mirror 1 doorstop 1 light pull switch	No defects noted	
10.11 Heating	Chrome coloured heated towel rail with thermostat	No defects noted	
10.12 Lighting	1 white enclosed ceiling light fitting	No defects noted	
10.13 Comments on level of cleanliness		Light dirty marks to underside of toilet seat	



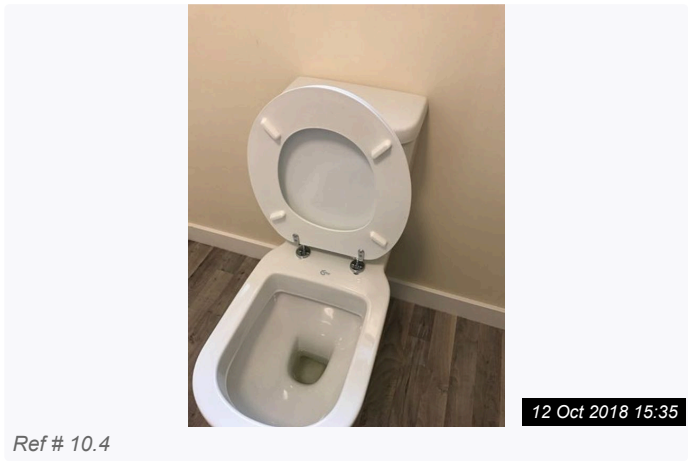
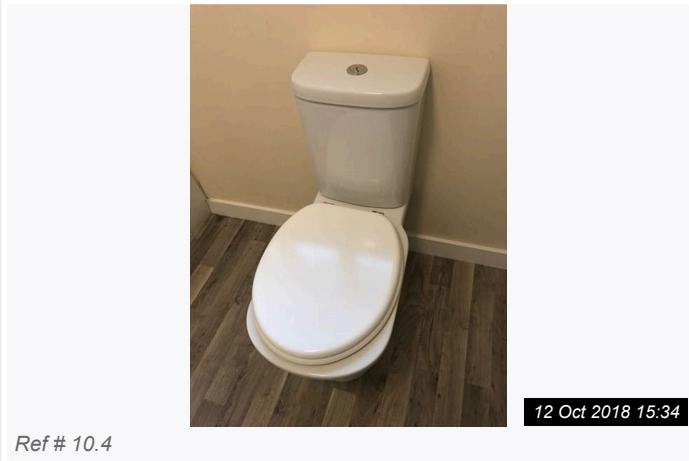
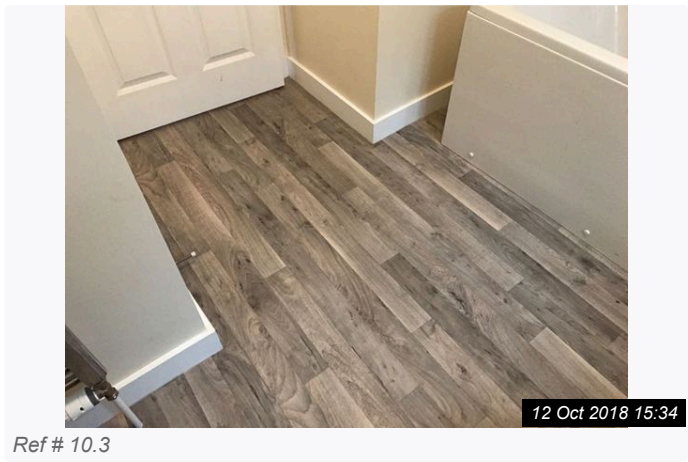
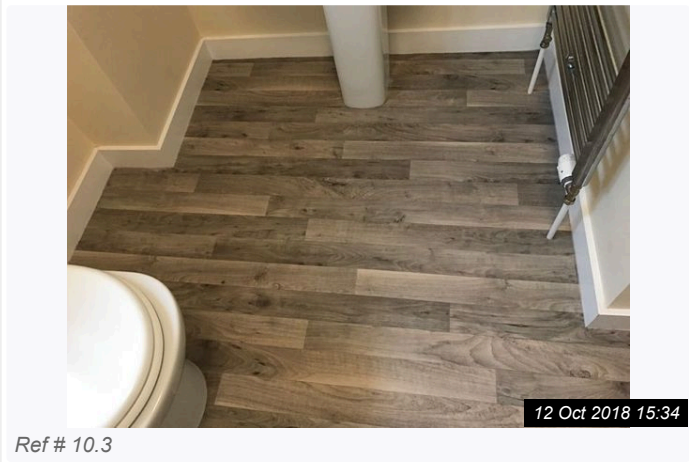
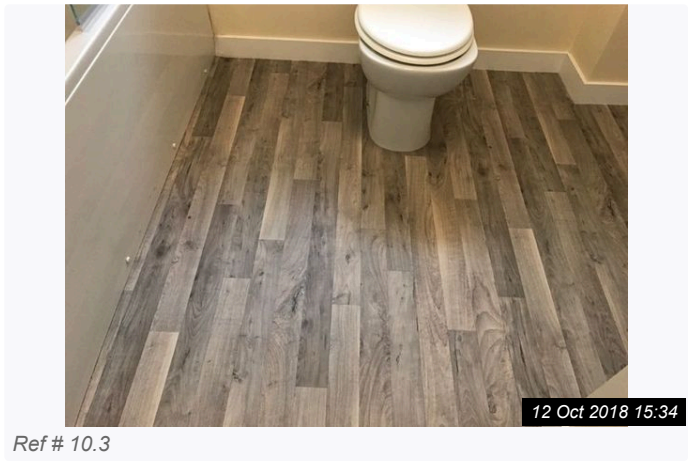
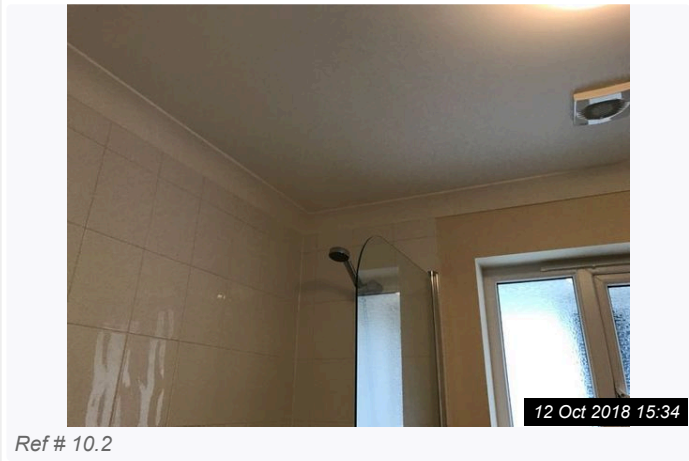
Ref # 10.1



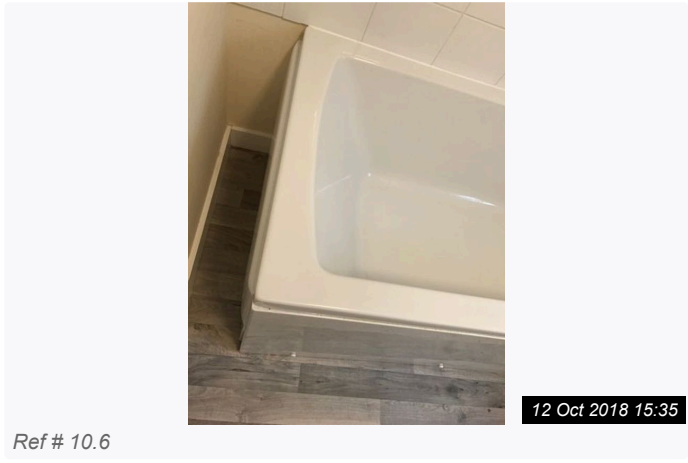
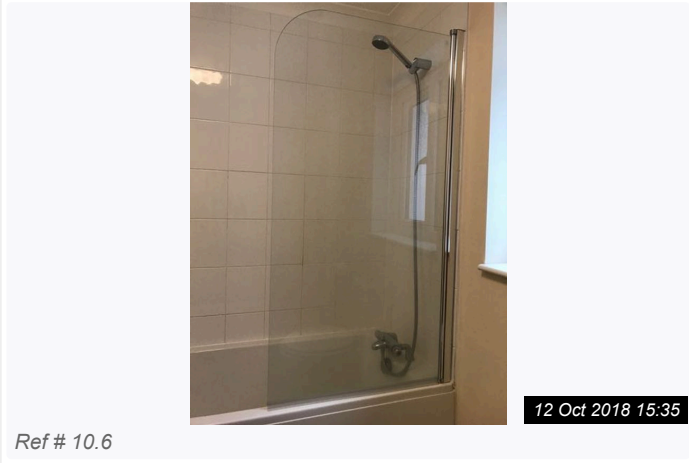
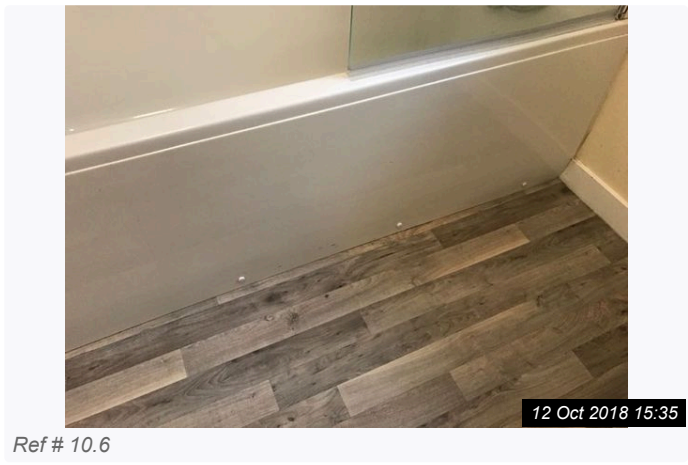
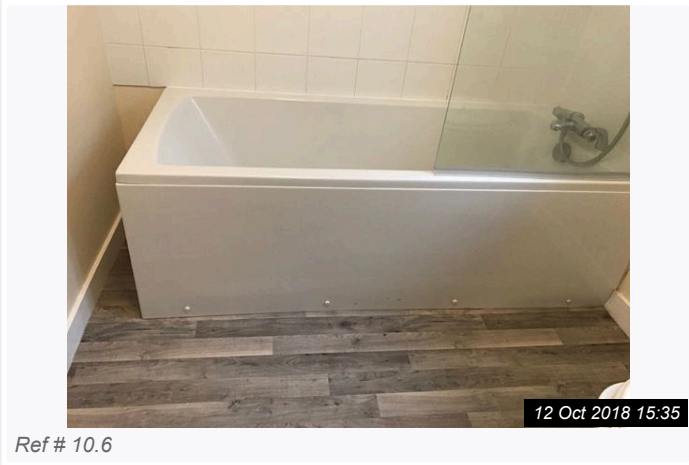
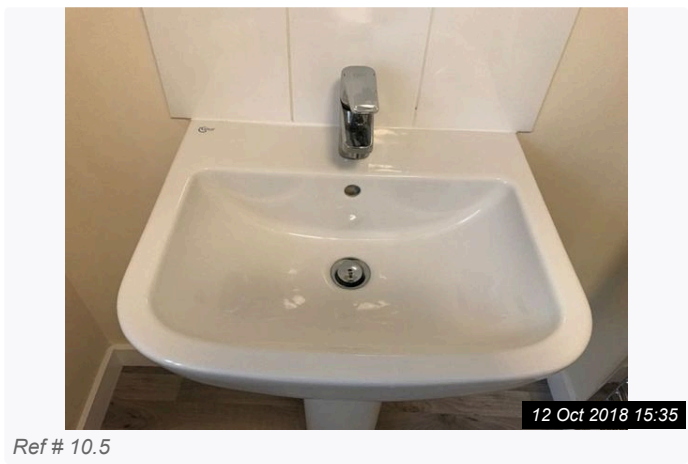
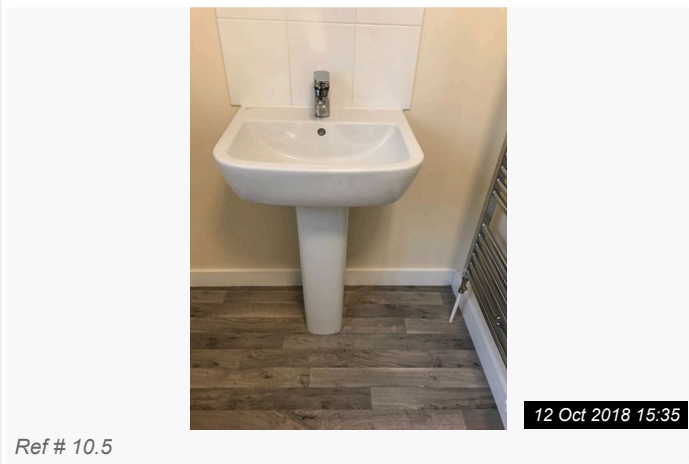
Ref # 10.1

10. BATHROOM (CONT.)			
Ref # 10.1		12 Oct 2018 15:33	Ref # 10.1
		12 Oct 2018 15:34	
Ref # 10.1		12 Oct 2018 15:34	Ref # 10.1
		12 Oct 2018 15:34	
Ref # 10.1		12 Oct 2018 15:34	Ref # 10.2
		12 Oct 2018 15:34	

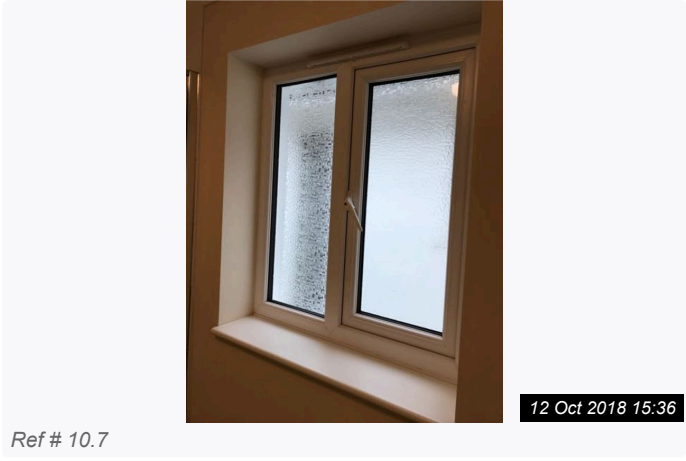
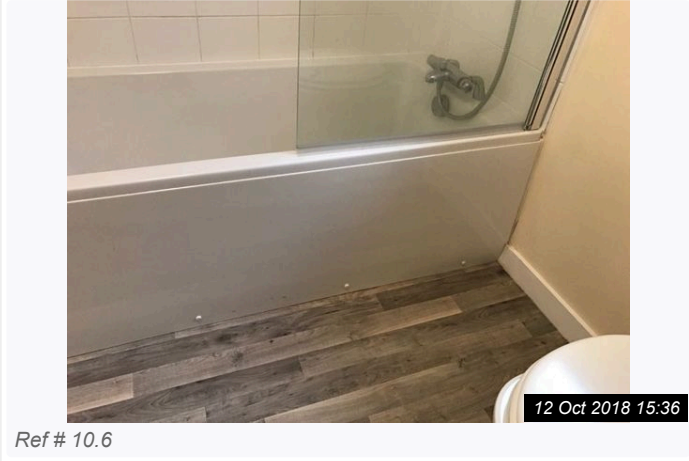
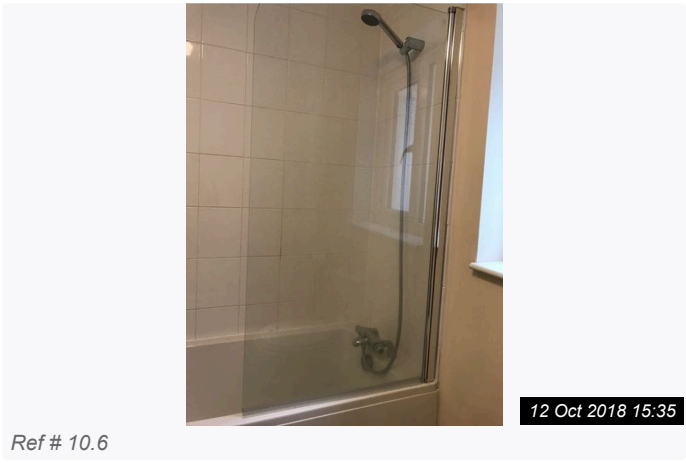
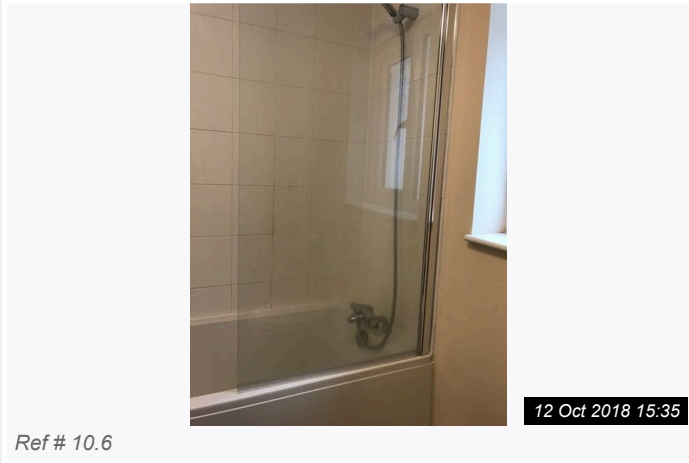
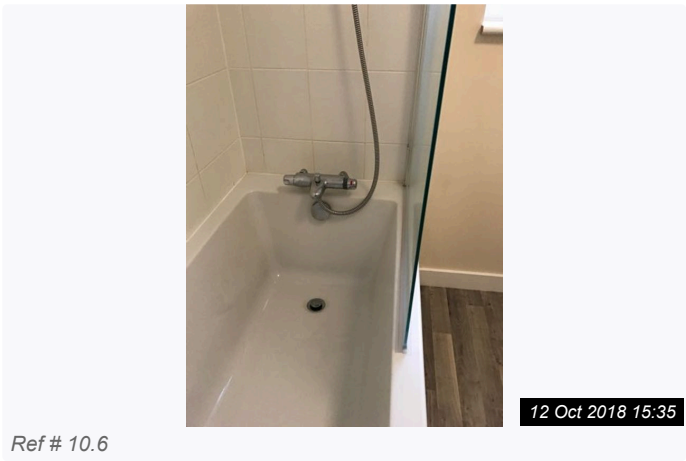
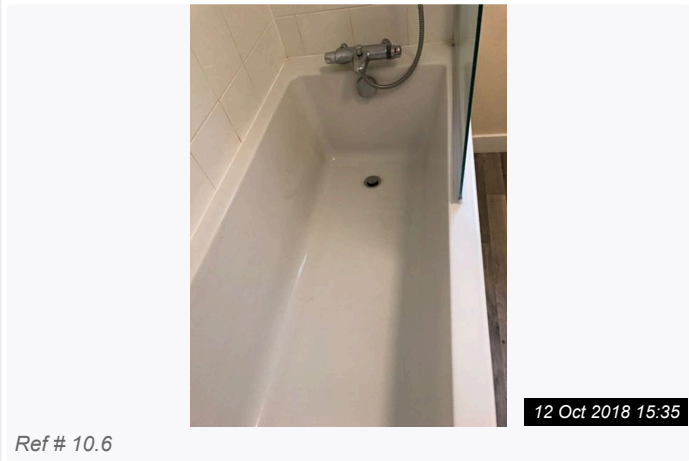
10. BATHROOM (CONT.)



10. BATHROOM (CONT.)



10. BATHROOM (CONT.)



10. BATHROOM (CONT.)



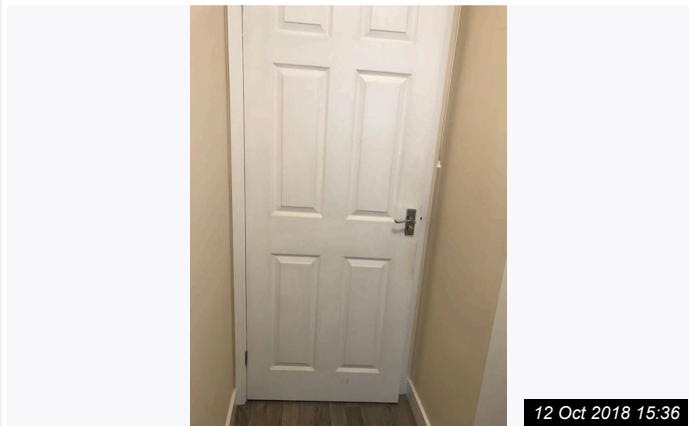
Ref # 10.7

12 Oct 2018 15:36



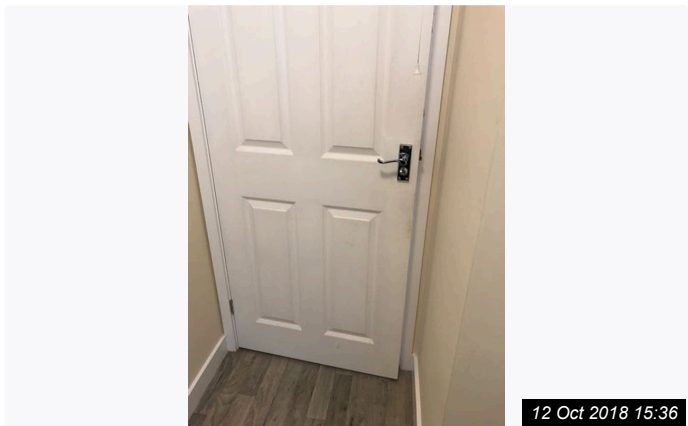
Ref # 10.7

12 Oct 2018 15:36



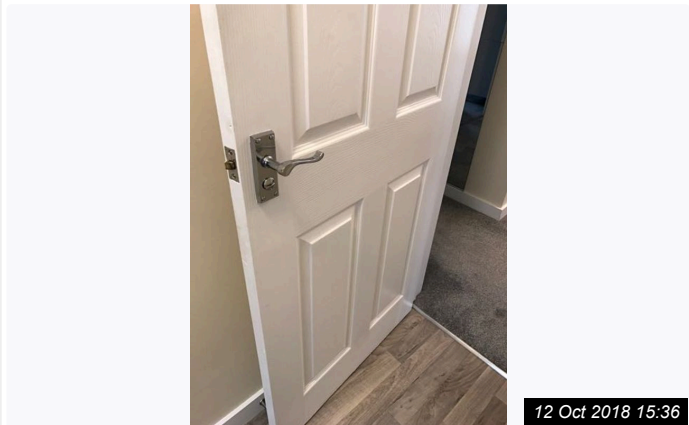
Ref # 10.8

12 Oct 2018 15:36



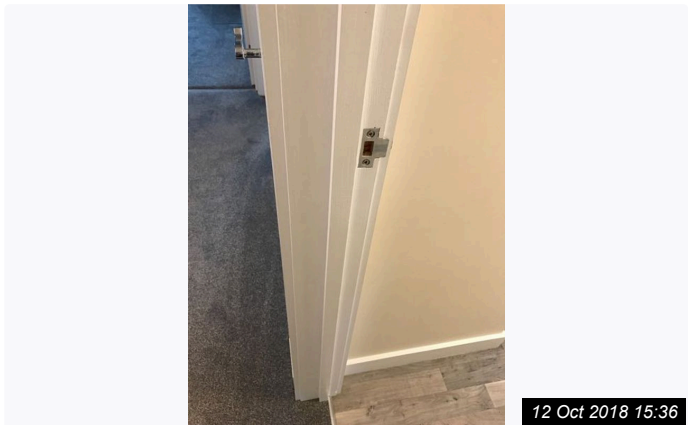
Ref # 10.8

12 Oct 2018 15:36



Ref # 10.8

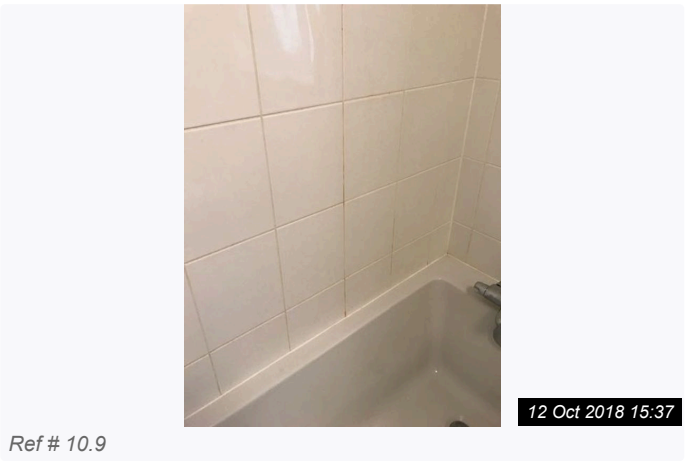
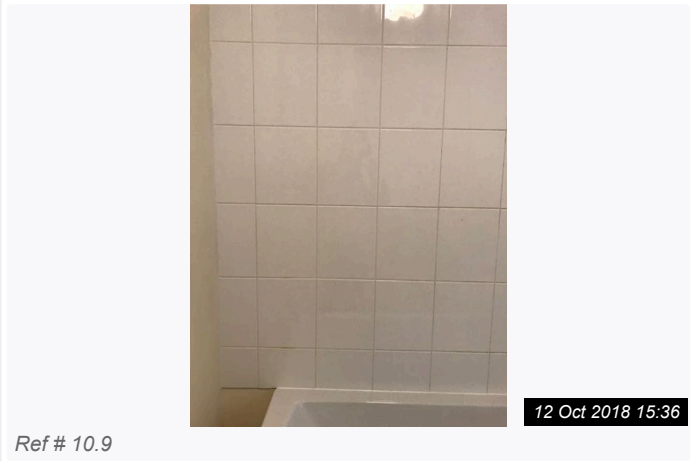
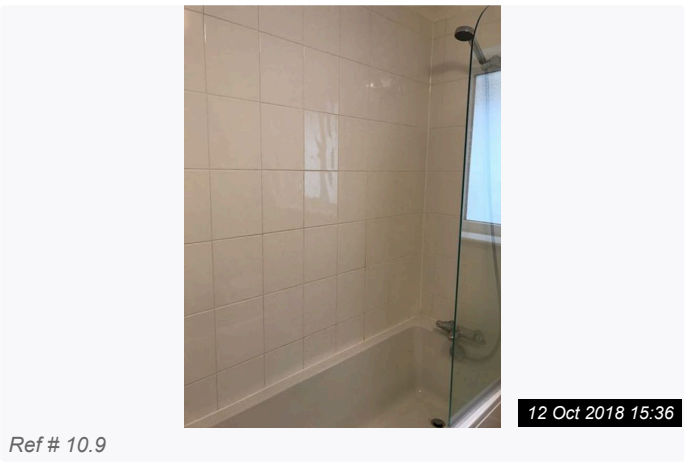
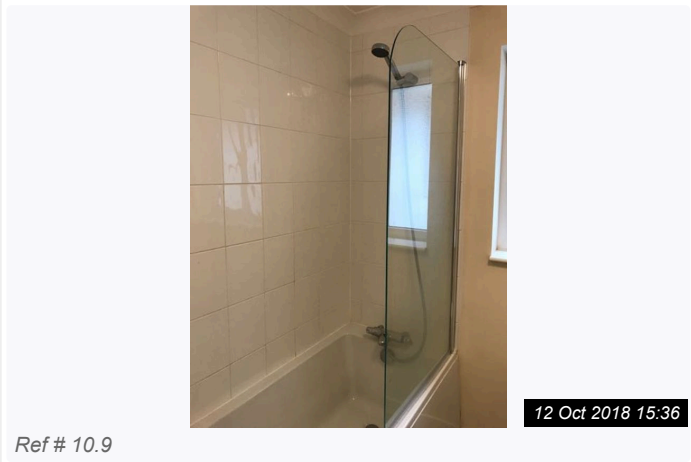
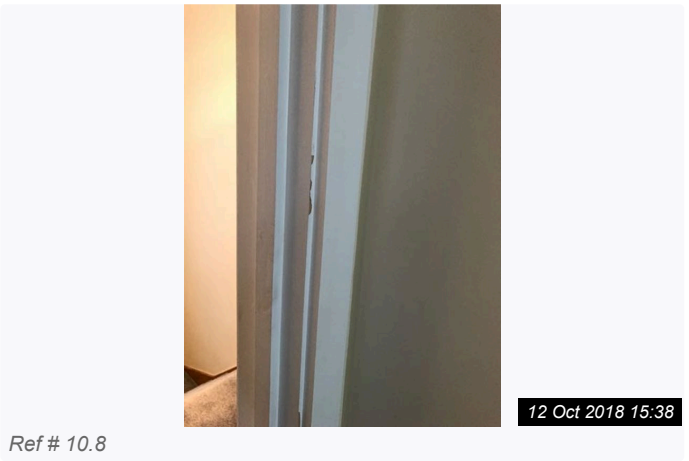
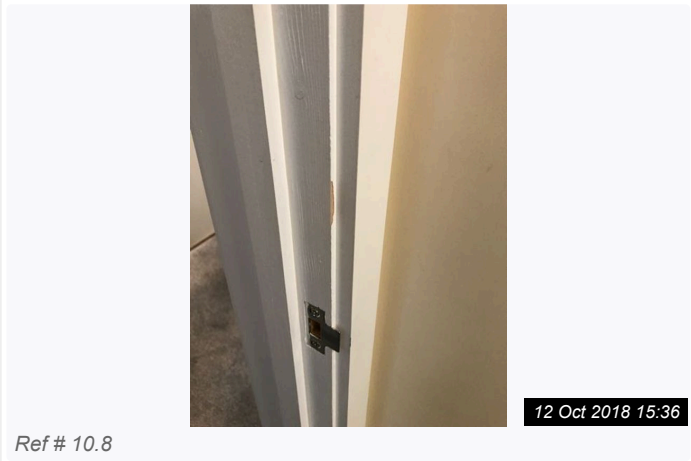
12 Oct 2018 15:36



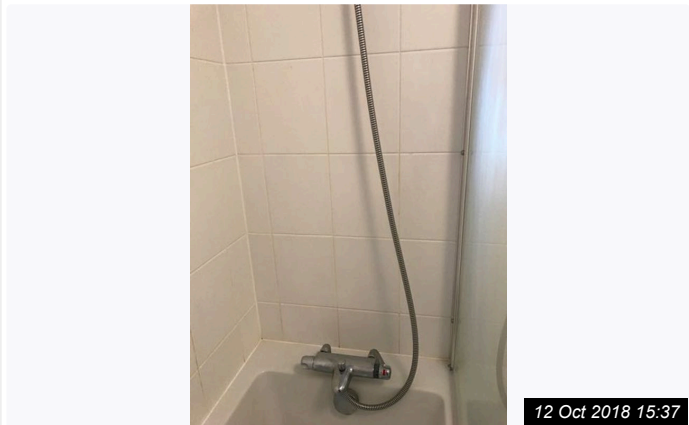
Ref # 10.8

12 Oct 2018 15:36

10. BATHROOM (CONT.)



10. BATHROOM (CONT.)



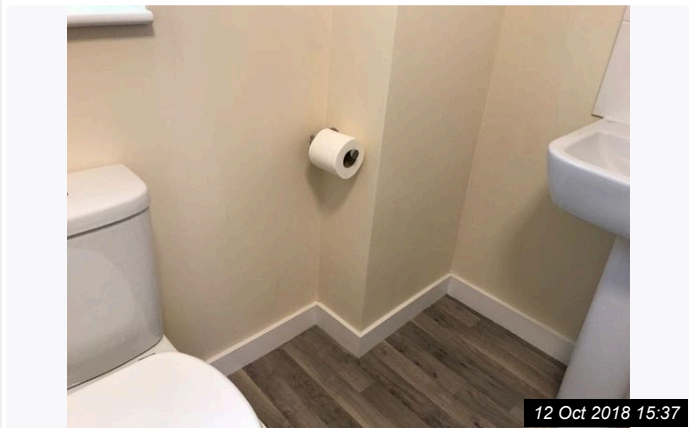
Ref # 10.9

12 Oct 2018 15:37



Ref # 10.9

12 Oct 2018 15:37



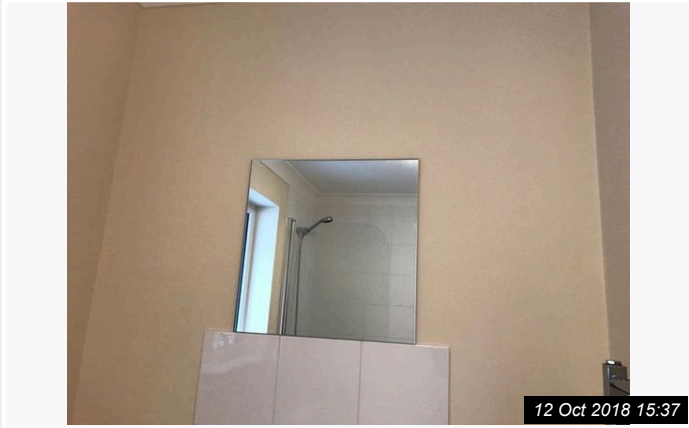
Ref # 10.10

12 Oct 2018 15:37



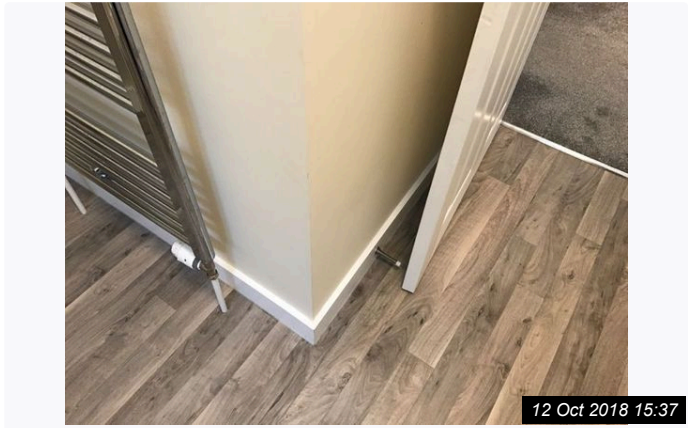
Ref # 10.10

12 Oct 2018 15:37



Ref # 10.10

12 Oct 2018 15:37



Ref # 10.10

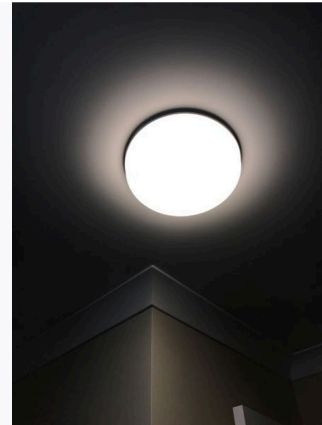
12 Oct 2018 15:37

10. BATHROOM (CONT.)



Ref # 10.11

12 Oct 2018 15:37



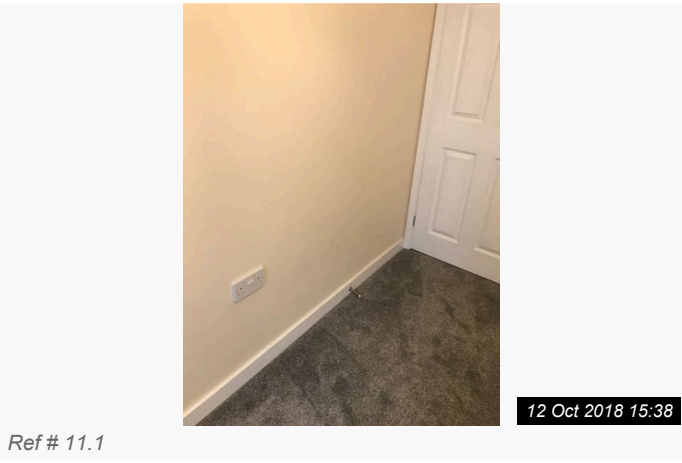
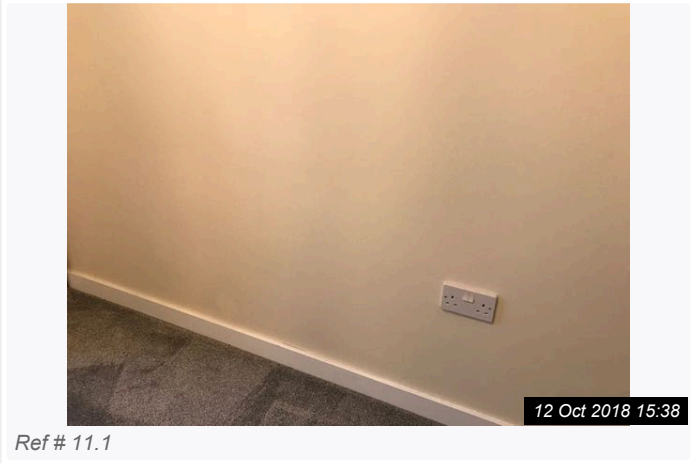
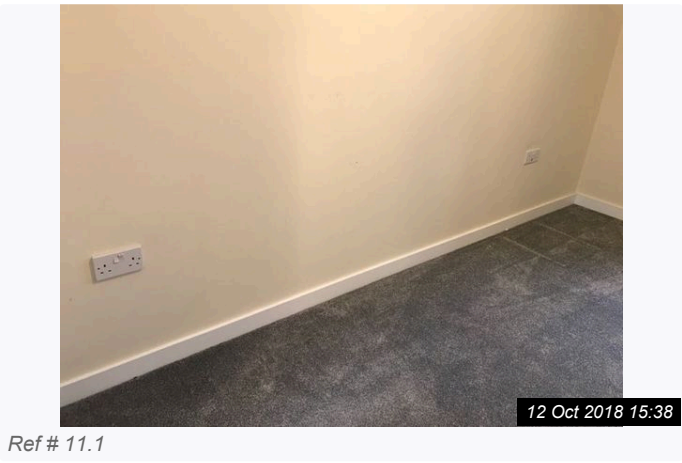
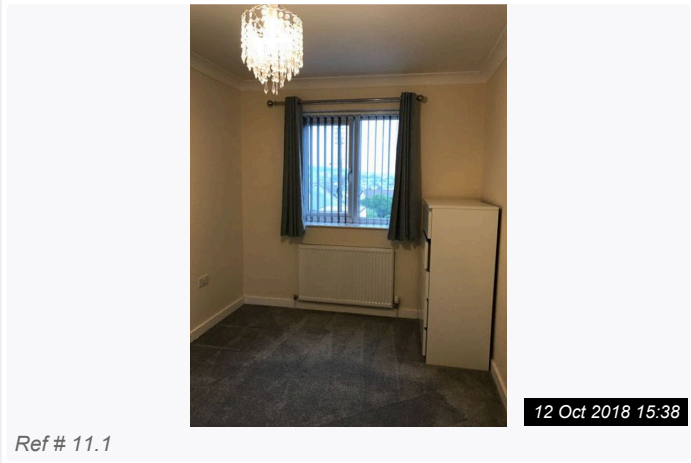
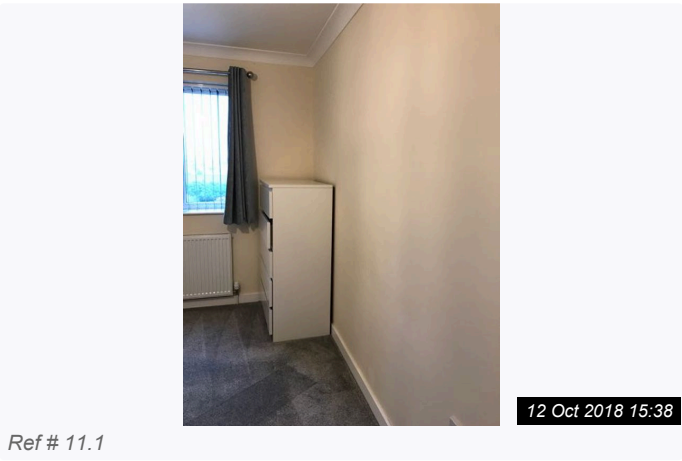
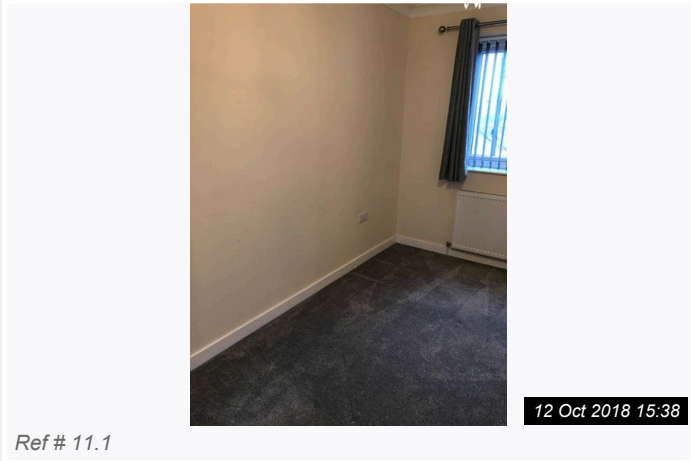
Ref # 10.12

12 Oct 2018 15:37

11. BEDROOM 3

Item	Description	Condition	Tenant Comments
11.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	2 clear plastic adhesive hooks to top of left wall Light scuffs throughout lower walls 2 areas of lightly chipped paint on left wall	
11.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
11.3 Flooring	Grey fitted carpet	No defects noted	
11.4 Window	White uPVC double glazed window with 1 fixed pane, 1 opening pane, 1 white locking handle White MDF window sill 2 white plastic trickle vents Grey vertical blinds with plastic chain connectors and pole control Stainless steel curtain rail with 2 finials Pair of grey lined curtains	Staining to bottom of left hand side curtain lining Dust and light grubby marks to window frame	
11.5 Door and Frame	White wood grain effect panel door with chrome coloured handle Frame is painted white	No defects noted	
11.6 Heating	White single panel radiator with valve and thermostat present	No defects noted	
11.7 Lights/Sockets/Switches	1 white plastic pendant light fitting with wire shade with glass bead decoration 1 doorstop 1 wooden coat rack 1 single light switch 1 double socket with USB 2 double sockets	No defects noted Light is operational	

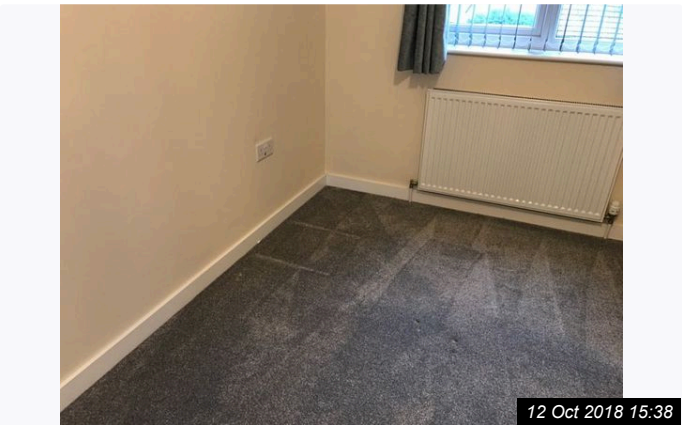
11. BEDROOM 3 (CONT.)			
11.8 Wardrobe	White wood effect triple wardrobe with 2 black metal handles, 1 mirror, left section has 1 hanging rail and 2 shelves, right section has 1 hanging rail and 1 shelf	Dusty inside Chips to edges of back board Chips and red ring marks to middle shelf in left section Scuffs to doors	
11.9 Drawers	White 6-drawer chest	Dusty inside Gap between 2 top small drawers and lower large drawers	
11.10 Comments on level of cleanliness		Dirty/dusty marks to window Dusty to inside of drawers	



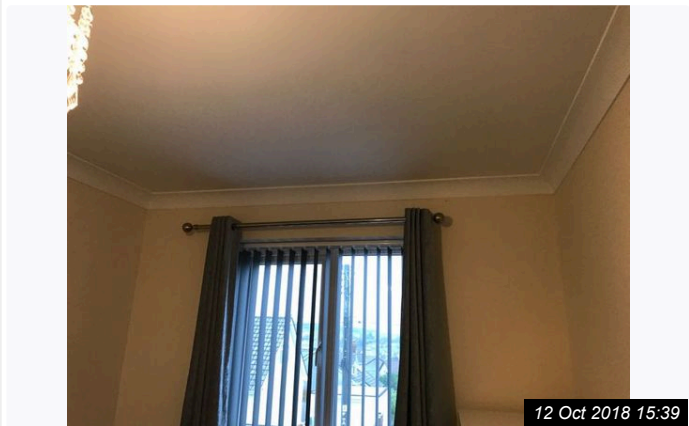
11. BEDROOM 3 (CONT.)



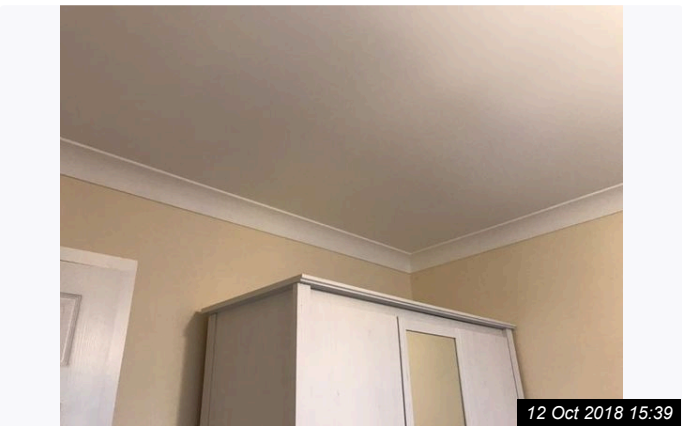
Ref # 11.1



Ref # 11.1



Ref # 11.2



Ref # 11.2

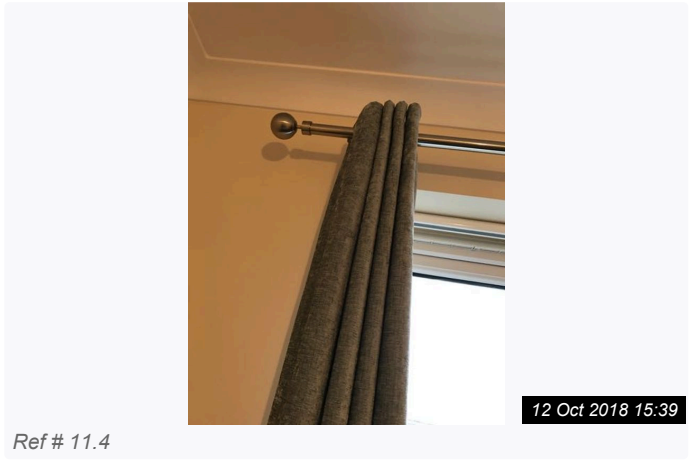
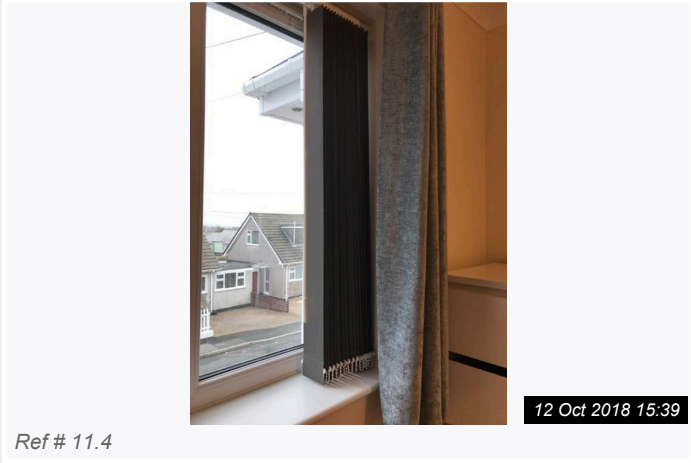
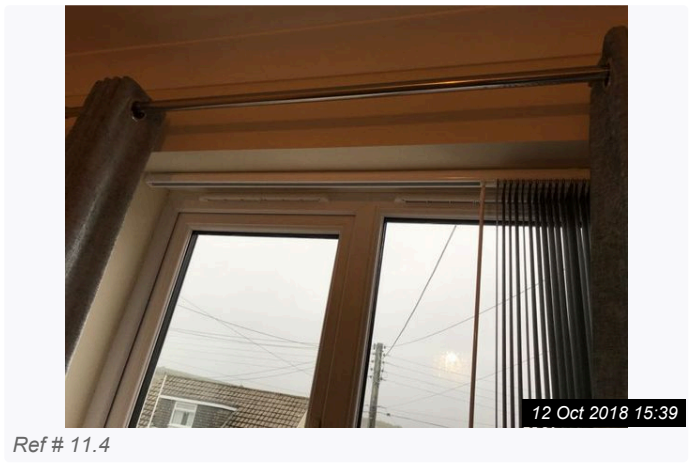
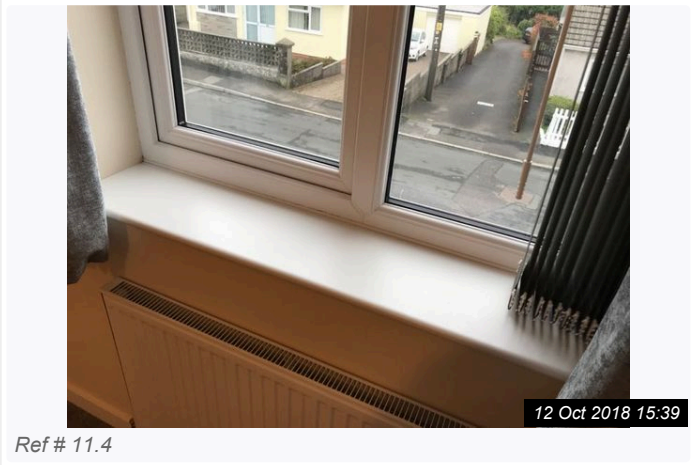
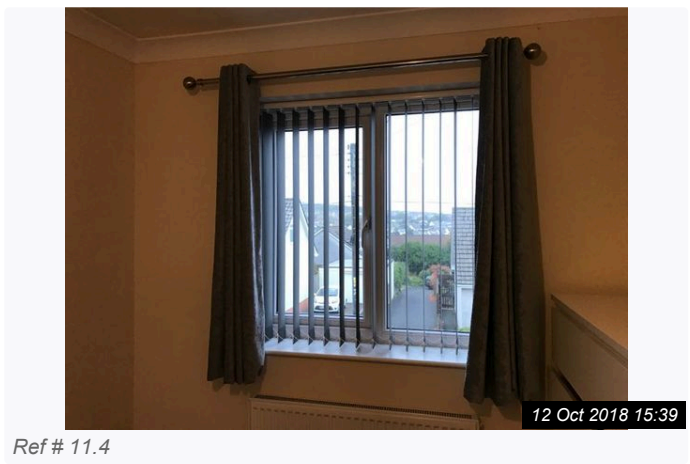
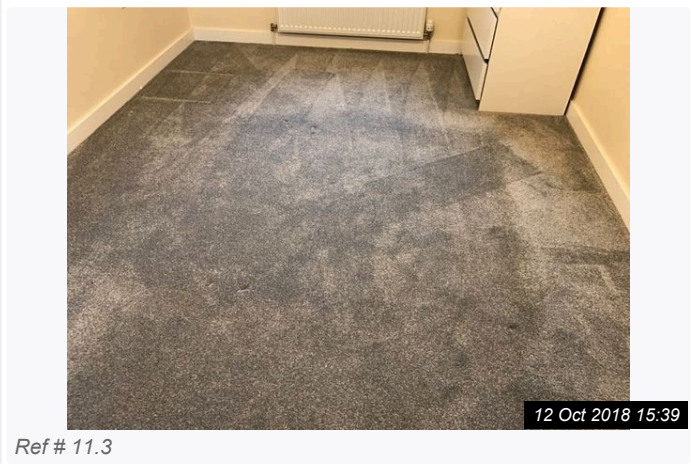


Ref # 11.3

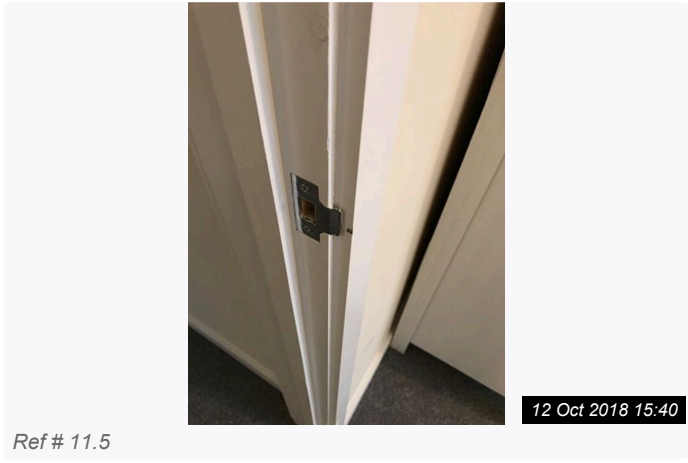
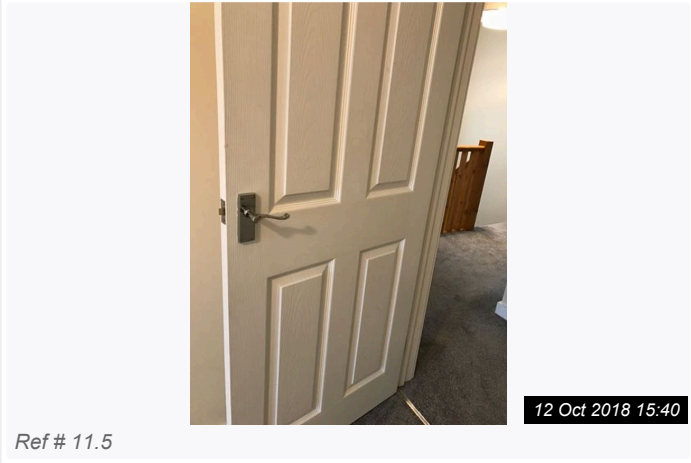
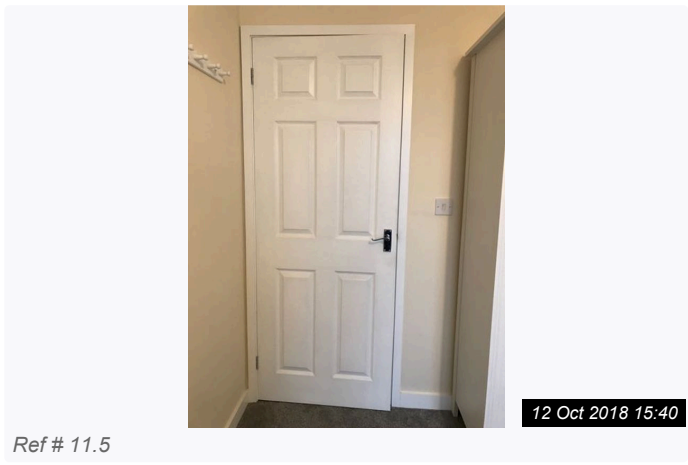
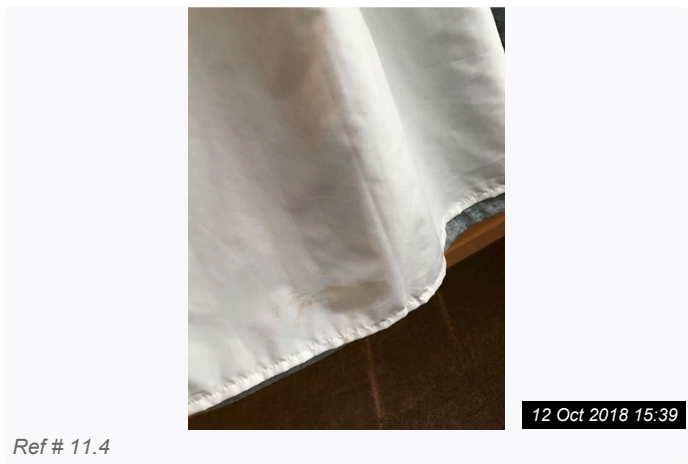
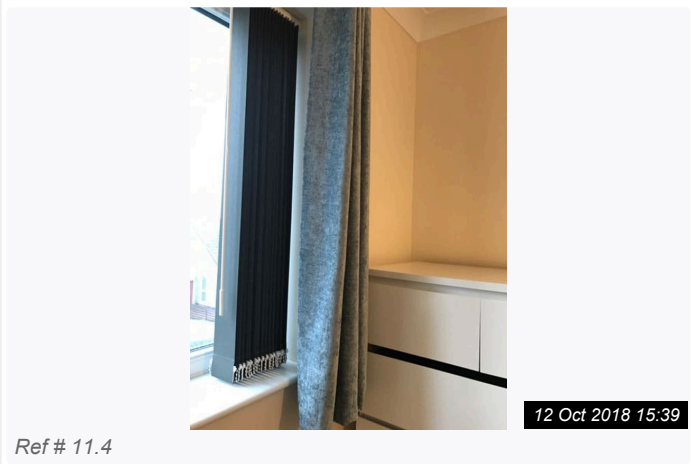


Ref # 11.3

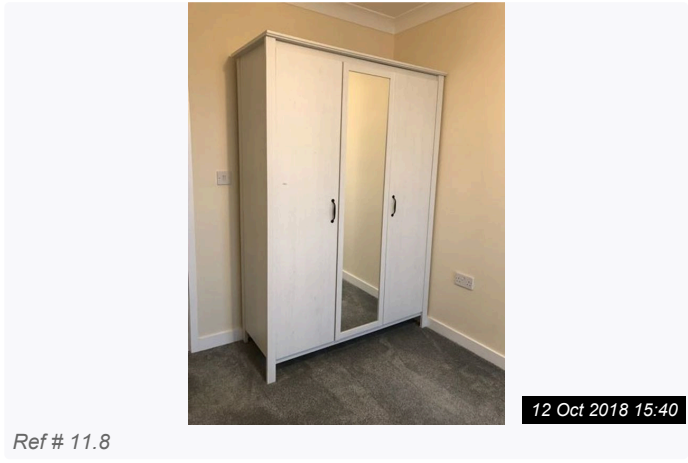
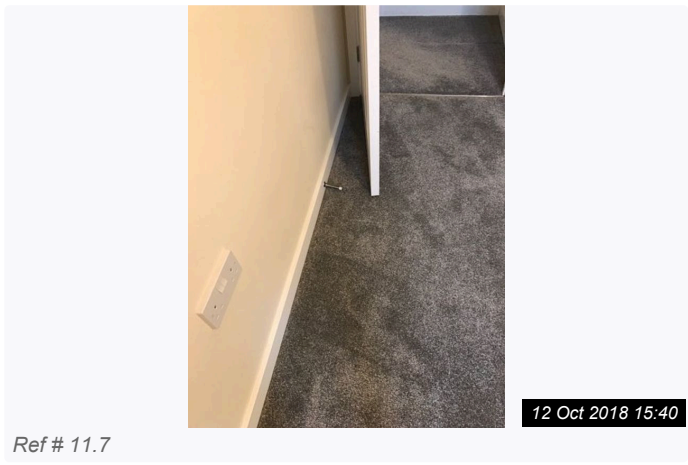
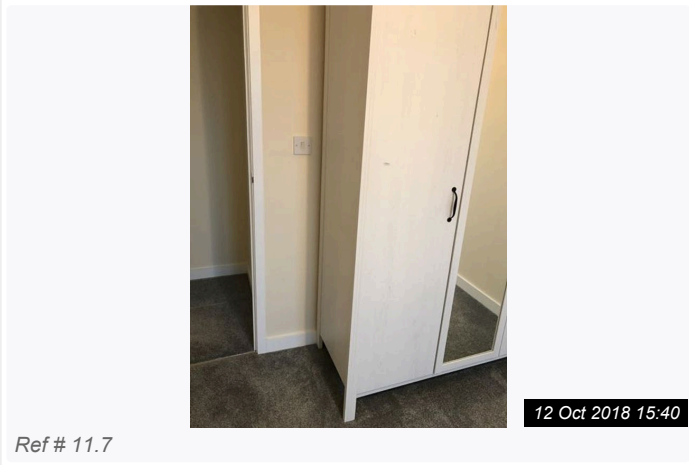
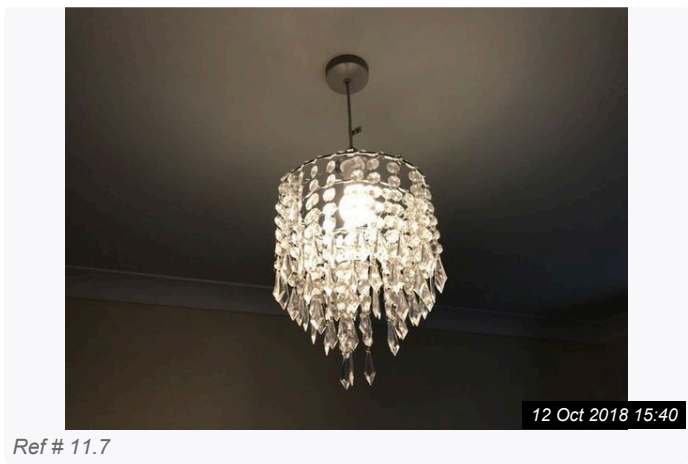
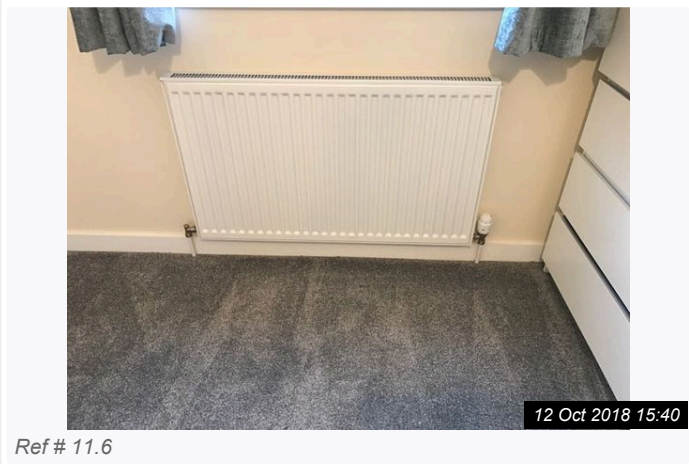
11. BEDROOM 3 (CONT.)



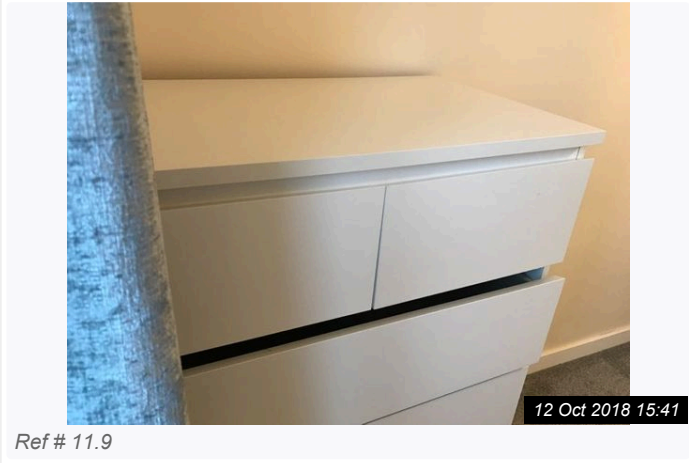
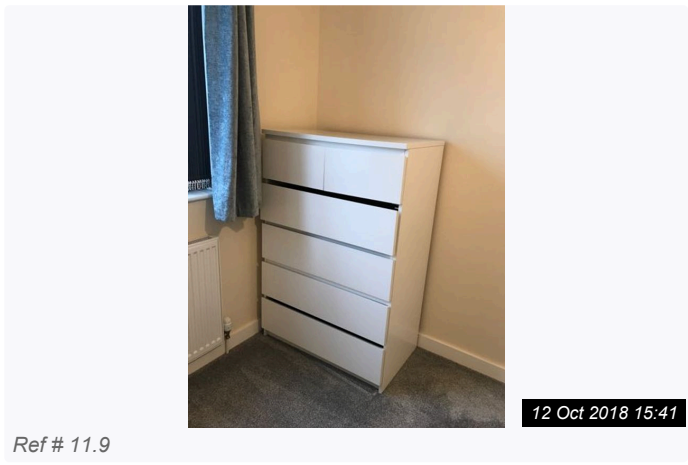
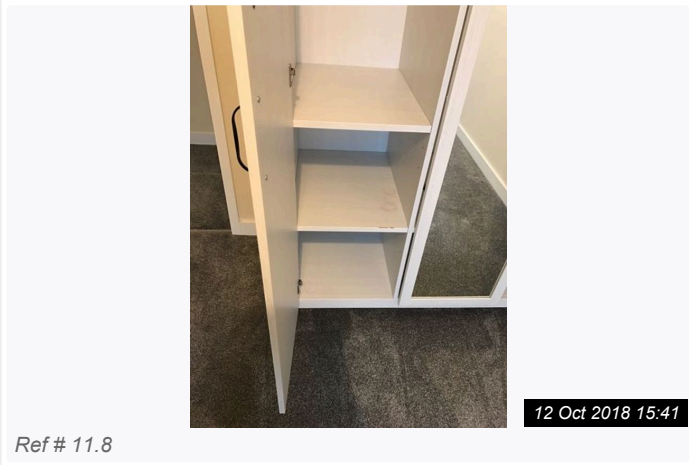
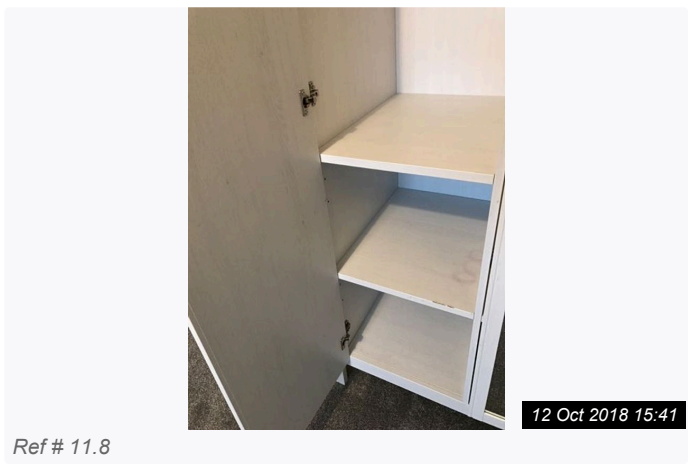
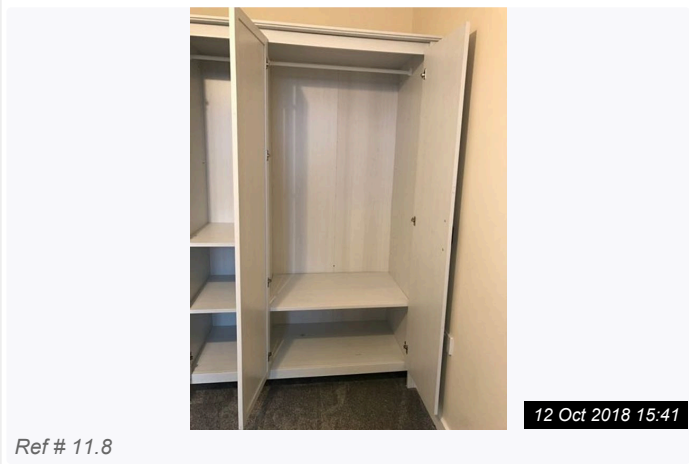
11. BEDROOM 3 (CONT.)



11. BEDROOM 3 (CONT.)



11. BEDROOM 3 (CONT.)



11. BEDROOM 3 (CONT.)



12 Oct 2018 15:42

Ref # 11.9



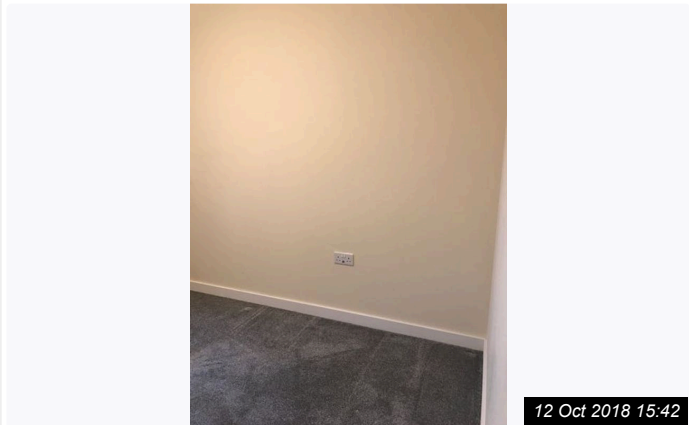
12 Oct 2018 15:42

Ref # 11.9

12. BEDROOM 4

Item	Description	Condition	Tenant Comments
12.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	2 metal rawl plugs to near right wall Large painted over defects/fixing holes to far end of left wall Light scuffs and marks to lower walls	
12.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white	No defects noted	
12.3 Flooring	Grey fitted carpet	Furniture indentations Rust mark surrounding central heating pipe below radiator	
12.4 Window	White uPVC double glazed window with 1 fixed pane, 1 opening pane, 1 white locking handle White MDF window sill 2 white plastic trickle vents Grey vertical blinds with plastic chain connectors and pole control Stainless steel curtain rail with 2 finials Pair of grey lined curtains	Dirty marks to handle Frame is dusty No defects noted in glass Light marks and dust to sill Light yellowing to curtain linings	
12.5 Door and Frame	White wood grain effect panel door with chrome coloured handle Frame is painted white White/chrome coloured double coat hook	No defects noted	
12.6 Heating	White single panel radiator with valve and thermostat present	No defects noted	

12. BEDROOM 4 (CONT.)			
12.7 Lights/Sockets/ Switches	1 white plastic pendant light fitting with bulb 1 single light switch 1 doorstop 1 double socket with USB 3 double sockets 1 TV aerial point 1 single plain face plate 1 socket for cables	No defects noted Light is operational	
12.8 Comments on level of cleanliness		Light dirty marks to window	



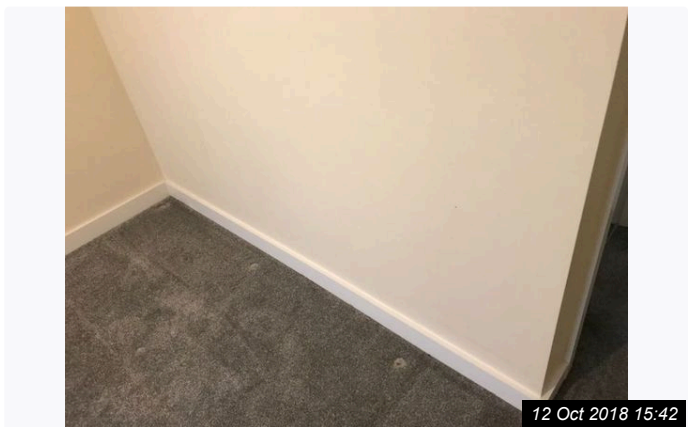
Ref # 12.1



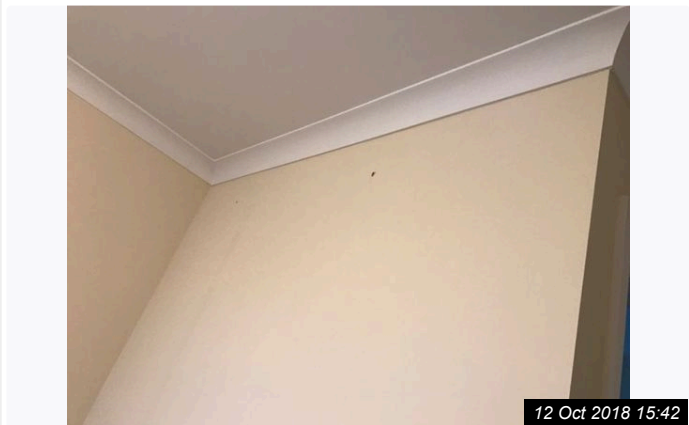
Ref # 12.1



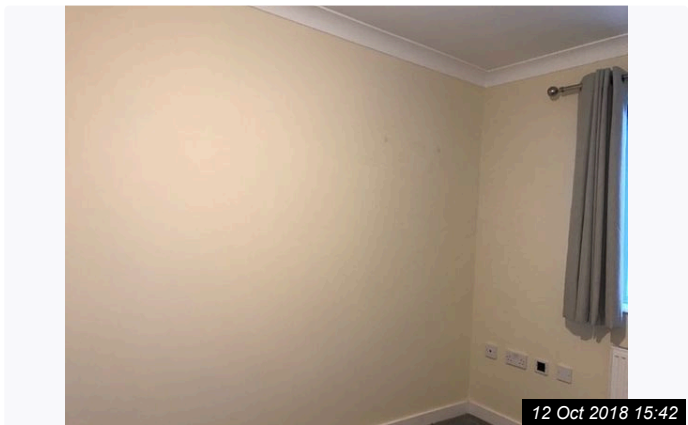
Ref # 12.1



Ref # 12.1

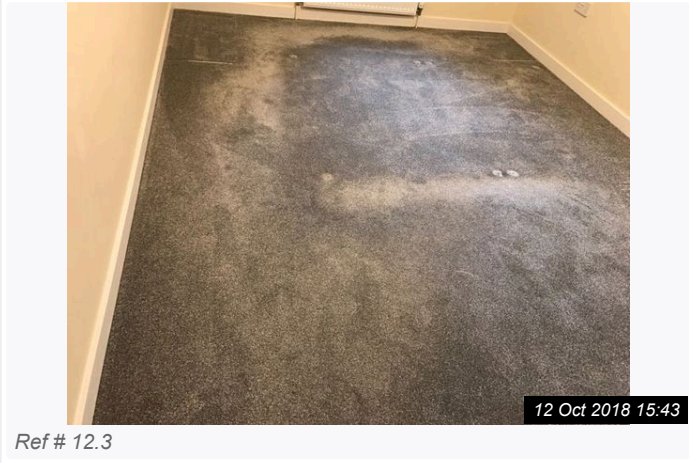
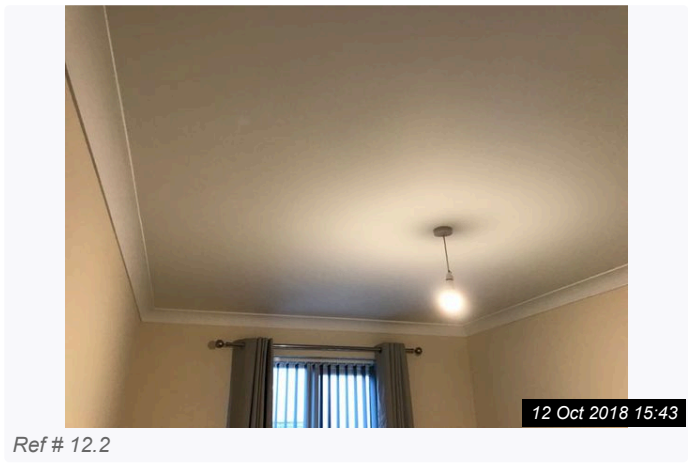
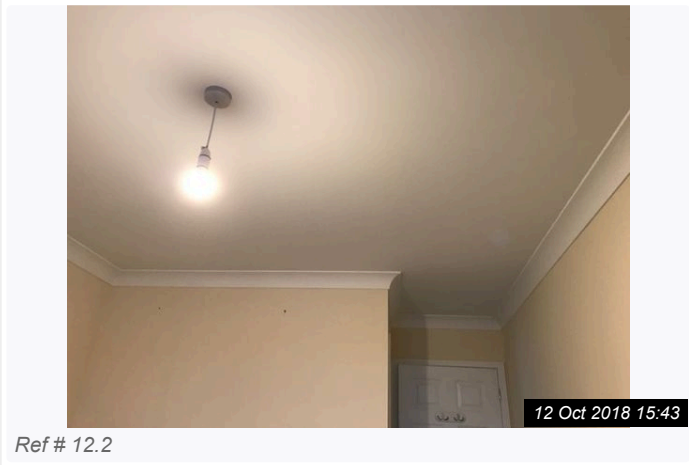
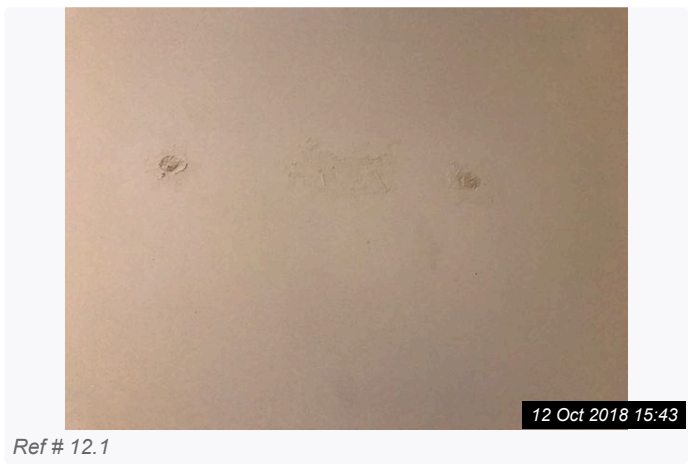
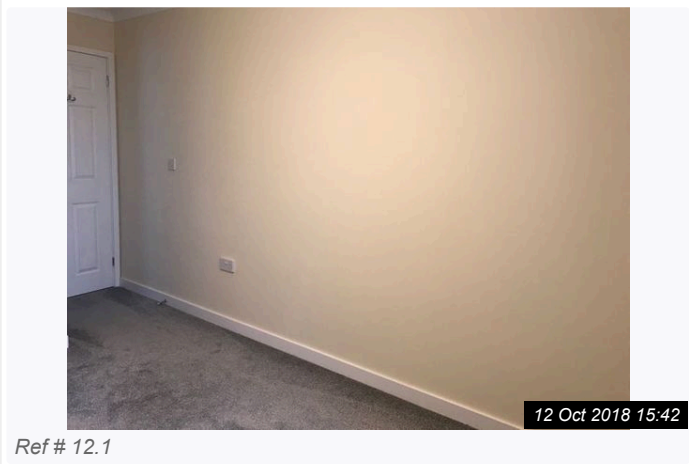


Ref # 12.1

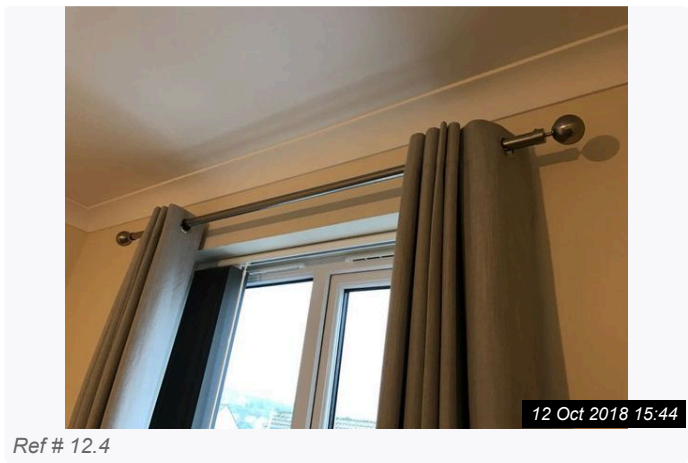
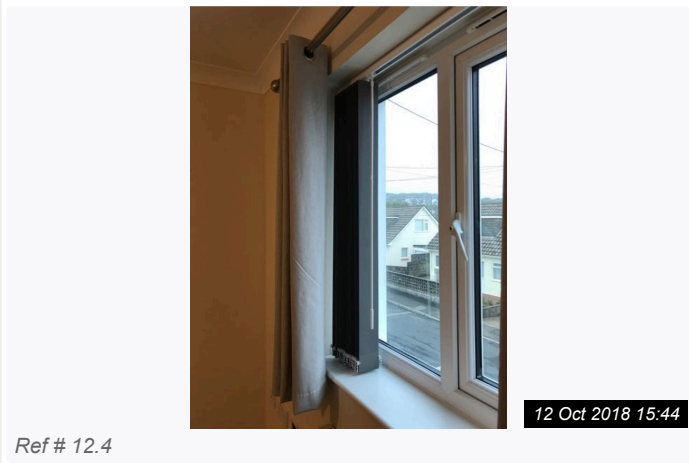
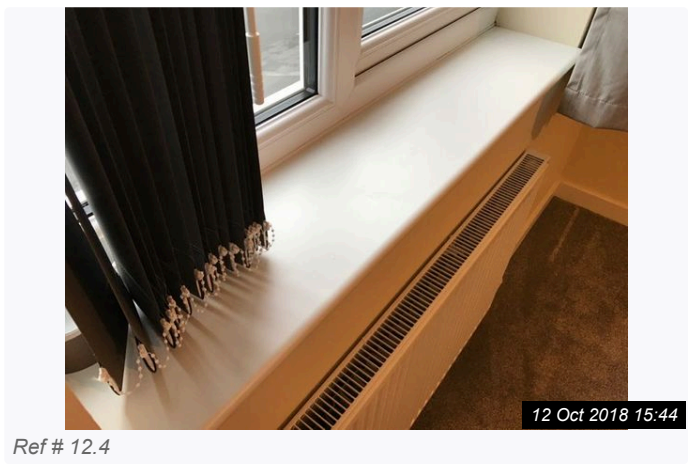
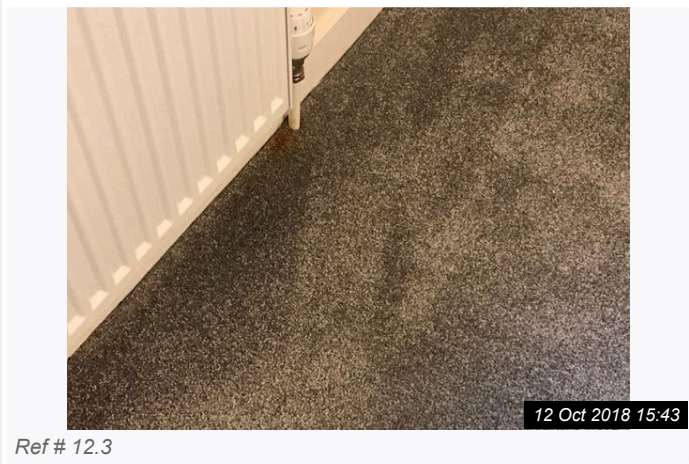
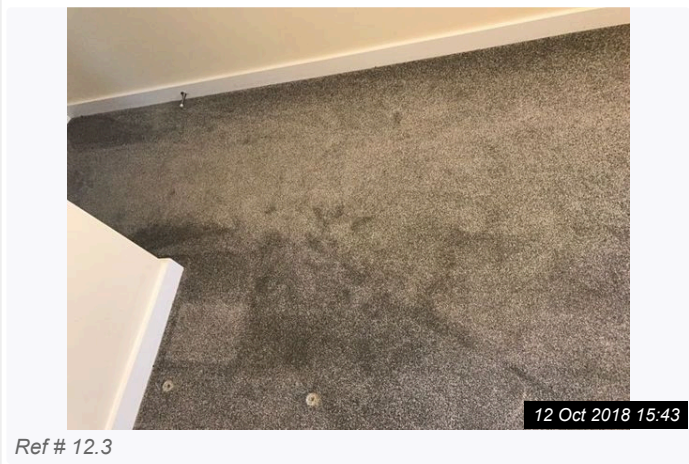


Ref # 12.1

12. BEDROOM 4 (CONT.)



12. BEDROOM 4 (CONT.)



12. BEDROOM 4 (CONT.)

12 Oct 2018 15:44

Ref # 12.4

12 Oct 2018 15:44

Ref # 12.4

12 Oct 2018 15:44

Ref # 12.4

12 Oct 2018 15:44

Ref # 12.5

12 Oct 2018 15:44

Ref # 12.5

12 Oct 2018 15:44

Ref # 12.5

12. BEDROOM 4 (CONT.)



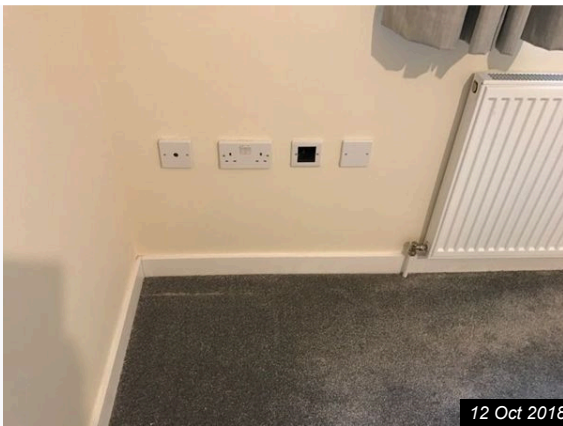
Ref # 12.5

12 Oct 2018 15:44



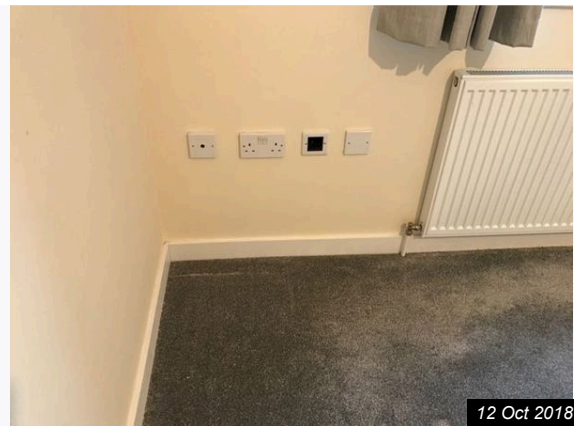
Ref # 12.6

12 Oct 2018 15:44



Ref # 12.7

12 Oct 2018 15:45



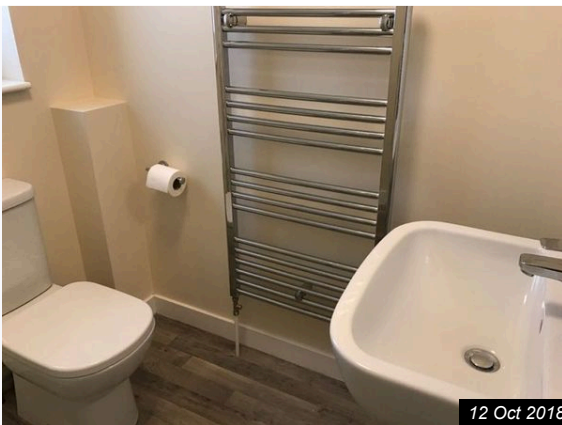
Ref # 12.7

12 Oct 2018 15:46

13. EN SUITE

Item	Description	Condition	Tenant Comments
13.1 Walls and skirting	Walls are smooth plaster painted cream. Skirting is painted white	Staining to skirting by WC Large area of brown discolouration to left of WC - 30cm Light scuffs and water marks to left of basin Painted over indentation to left of door - 15cm	
13.2 Ceiling	Ceiling is smooth plaster painted white. Coving is painted white		
13.3 Flooring	Wood effect vinyl flooring	No defects noted	
13.4 Toilet	White close coupled toilet with white plastic seat and lid, chrome coloured flush button	No defects noted	
13.5 Basin	White pedestal basin with chrome coloured mixer tap, chrome coloured click clack waste	Light tarnishing to wa	

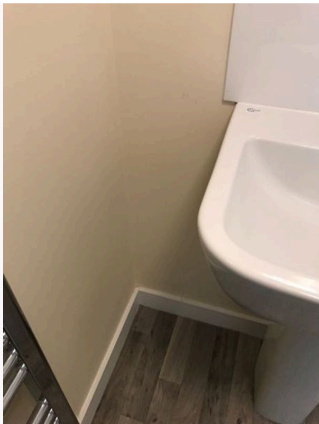
13. EN SUITE (CONT.)			
13.6 Bath/Shower	White shower tray with glass shower enclosure with chrome coloured handle, chrome coloured waste cover, chrome coloured mixer tap with metal hose, chrome coloured shower head, chrome coloured shower head riser	Soap marks throughout glass shower enclosure Discolouration throughout shower tray Discolouration to rubber door seals on door	
13.7 Window	White uPVC double glazed window with 1 opening pane, 1 white locking handle, opaque glass White MDF window sill White plastic trickle vent	Glass is dirty to exterior	
13.8 Door and Frame	White wood grain effect panel door with chrome coloured handle with thumb latch Frame is painted white	Grubby marks throughout door interior	
13.9 Fixtures/Fittings	1 chrome coloured toilet roll holder 1 mirror 1 light pull switch 1 ceiling mounted extractor fan	No defects noted	
13.10 Tiles	White tiles with white grout	Discolouration throughout grout and tiles in shower area Tiles in shower area are dirty marked throughout	
13.11 Heating	Chrome coloured heated towel rail with thermostat	No defects noted	
13.12 Lighting	1 enclosed ceiling light fitting	Light is operational	
13.13 Comments on level of cleanliness		Shower tray, shower enclosure and tiles within shower are dirty marked throughout	



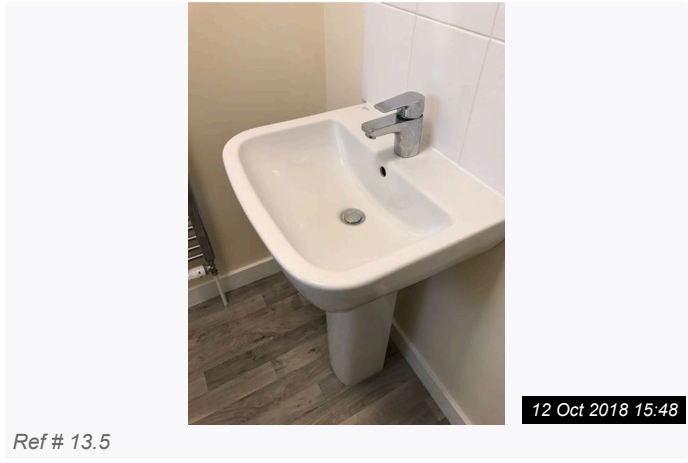
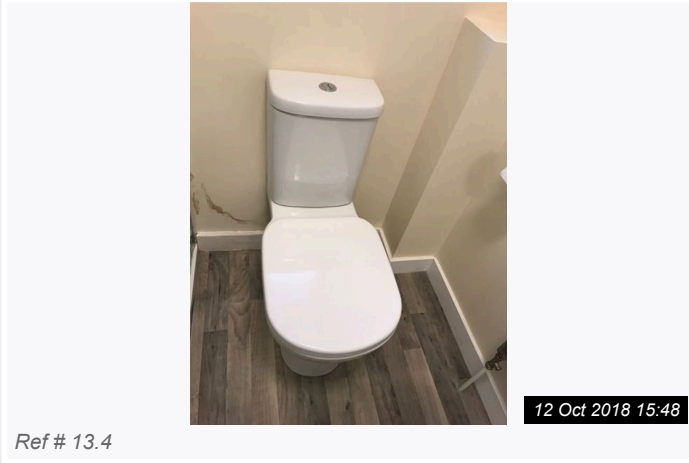
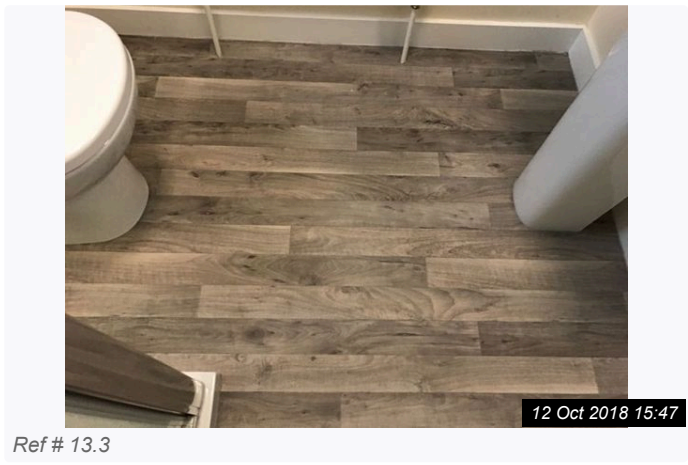
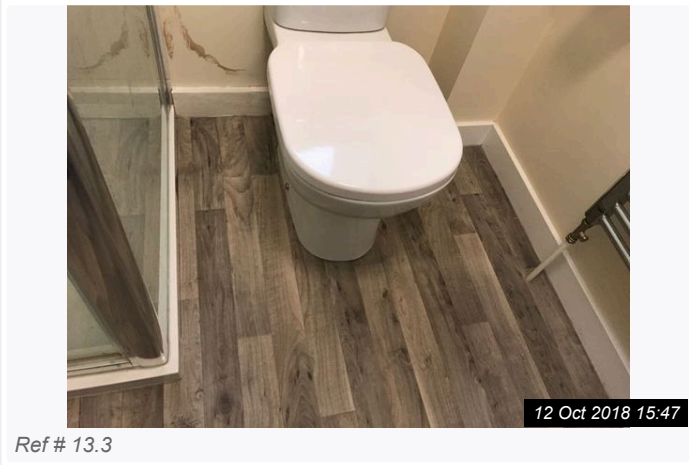
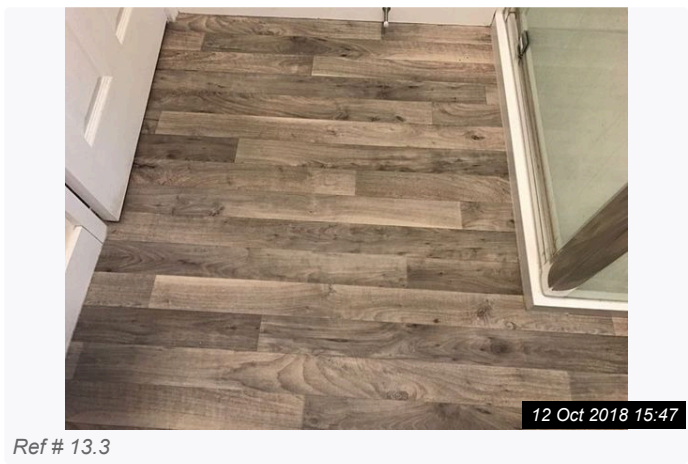
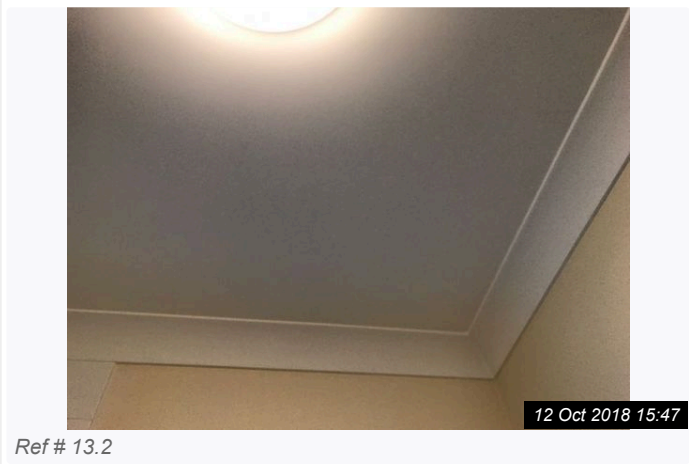
Ref # 13.1



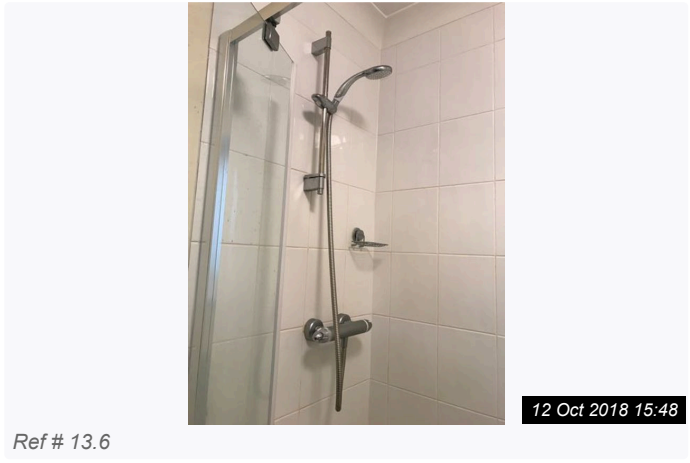
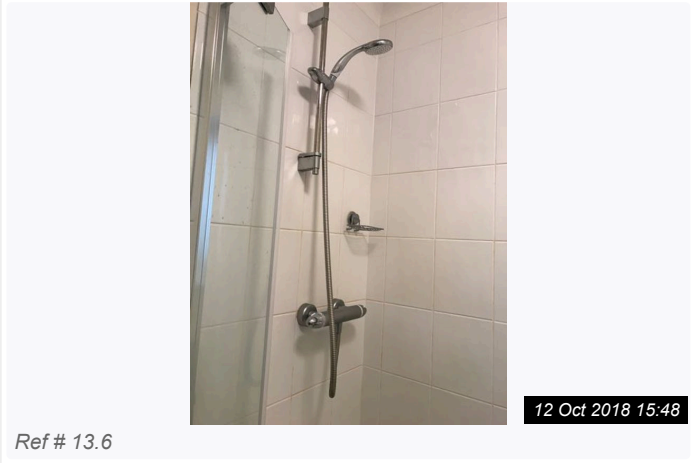
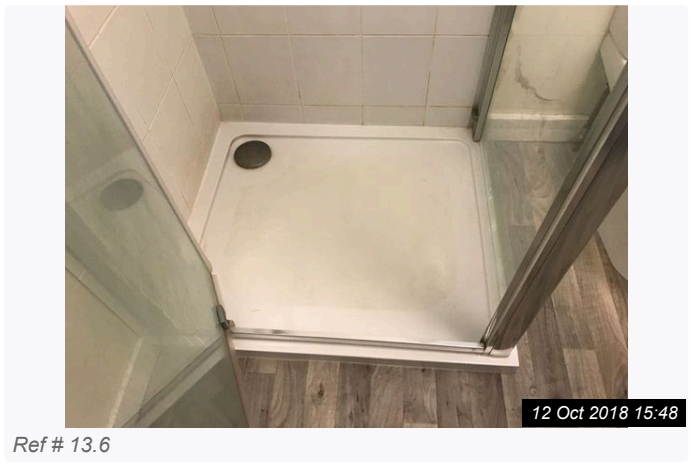
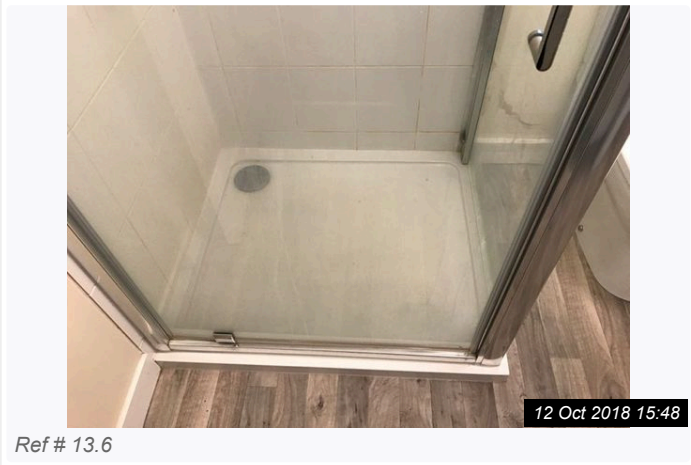
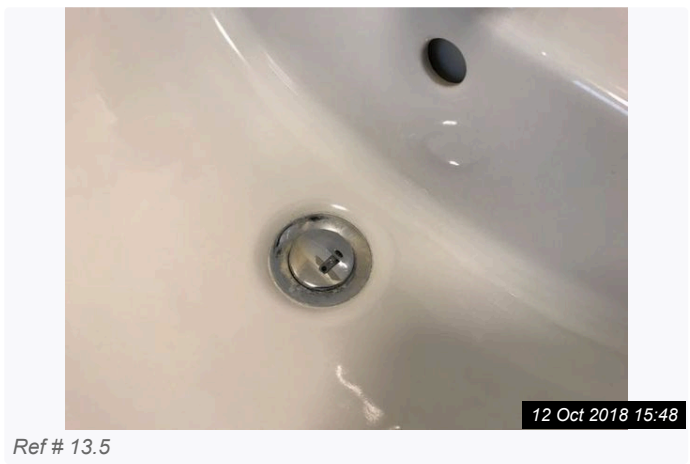
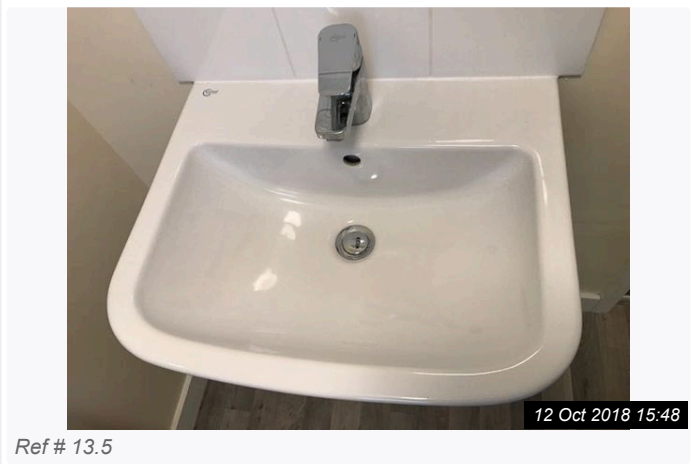
Ref # 13.1

13. EN SUITE (CONT.)			
 A photograph showing a white toilet in a bathroom. To the left of the toilet is a glass shower door. The floor is covered in dark wood-look planks. There is some staining on the wall above the toilet.		 A photograph showing a white toilet in a bathroom. On the wall to the right of the toilet is a silver toilet paper holder with a roll of white toilet paper. The floor is covered in dark wood-look planks.	
Ref # 13.1		Ref # 13.1	
 A photograph showing a white toilet in a bathroom. To the left of the toilet is a white pedestal sink. The floor is covered in dark wood-look planks.		 A photograph showing a white shower pan in a bathroom. To the right of the shower pan is a doorway leading to another room with a grey carpet. The floor is covered in dark wood-look planks.	
Ref # 13.1		Ref # 13.1	
 A photograph showing a white shower pan in a bathroom. The floor is covered in dark wood-look planks.		 A photograph showing the ceiling of a bathroom. There is a white square ventilation fan and a round light fixture. The floor is covered in dark wood-look planks.	
Ref # 13.1		Ref # 13.2	

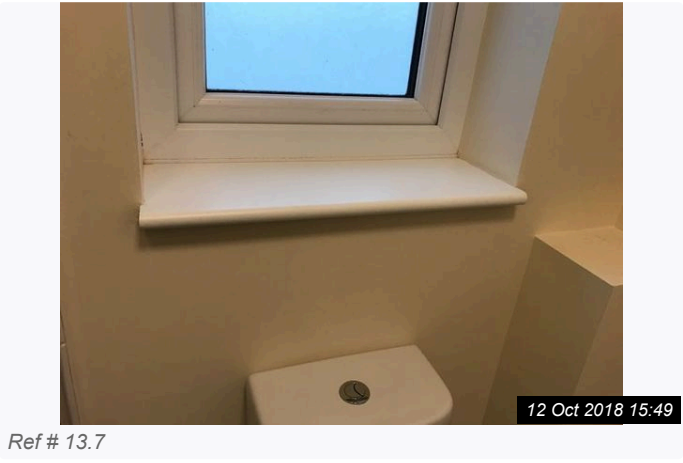
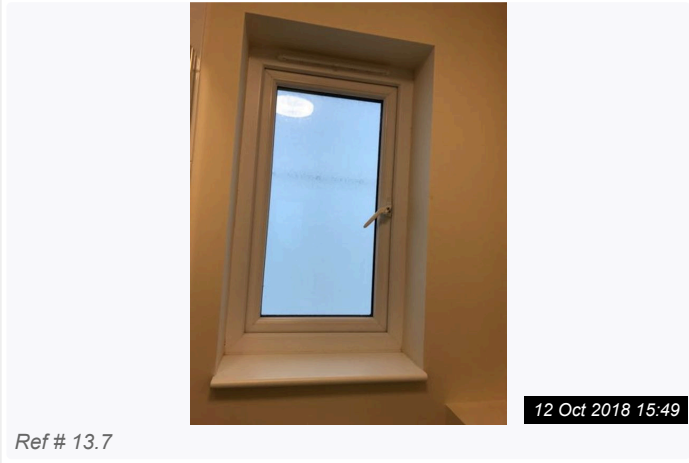
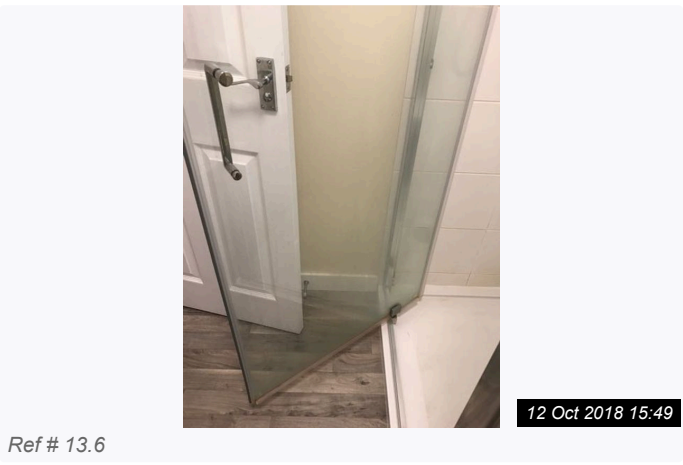
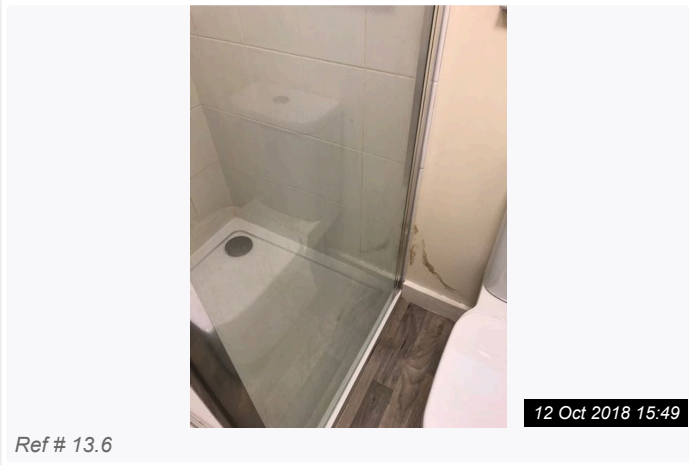
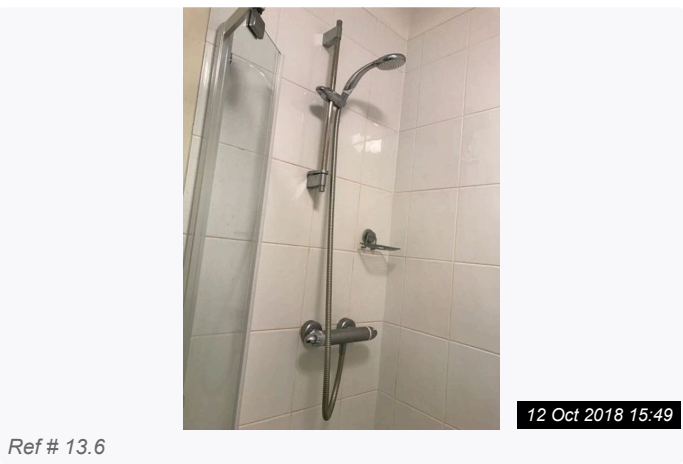
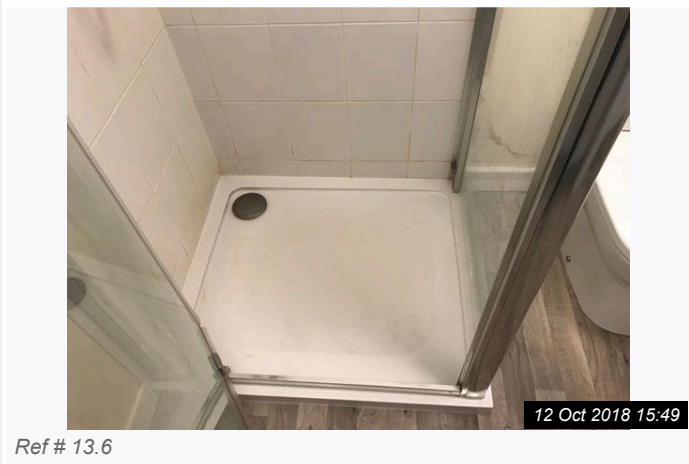
13. EN SUITE (CONT.)



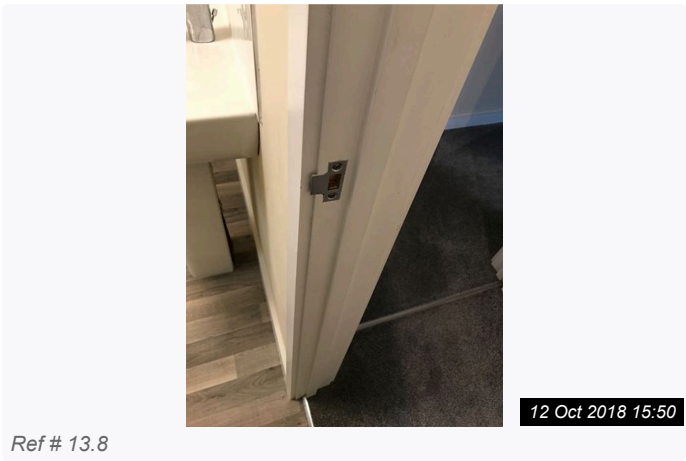
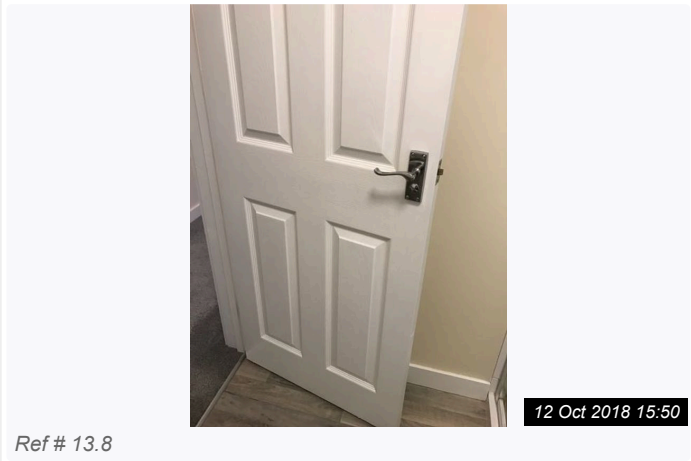
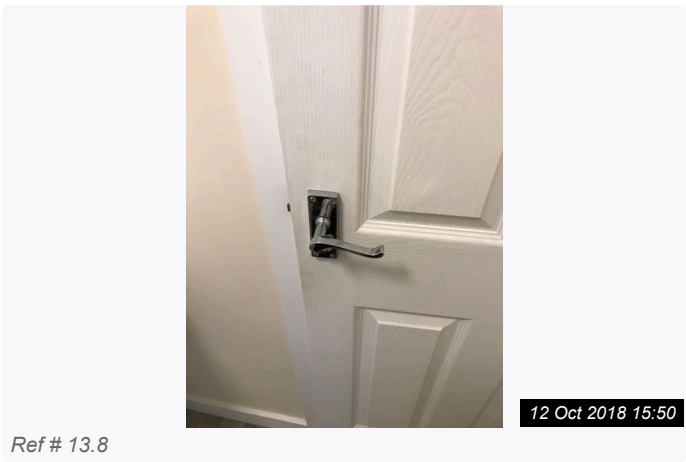
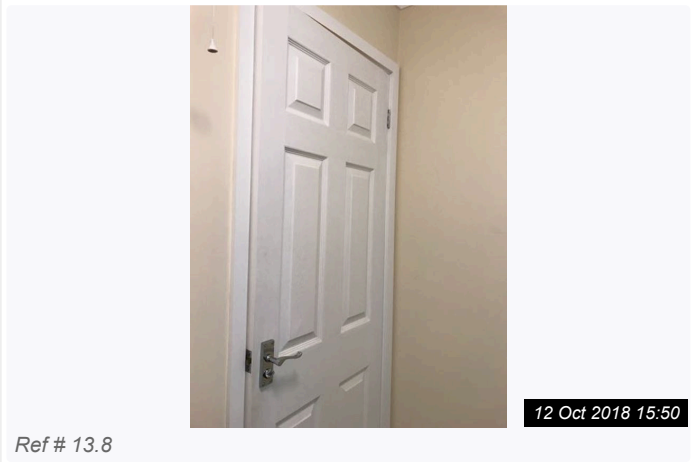
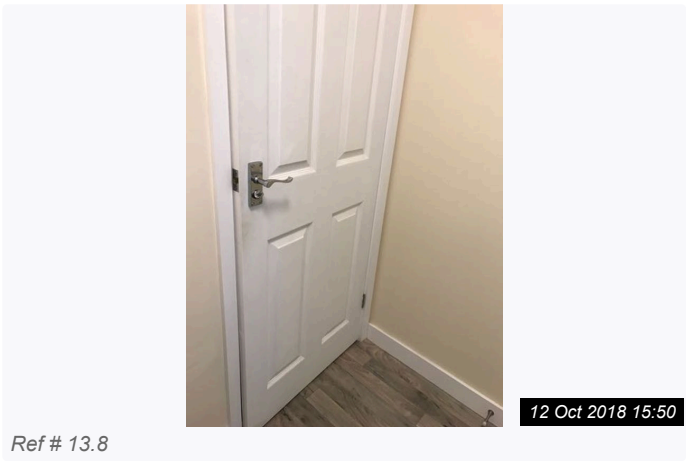
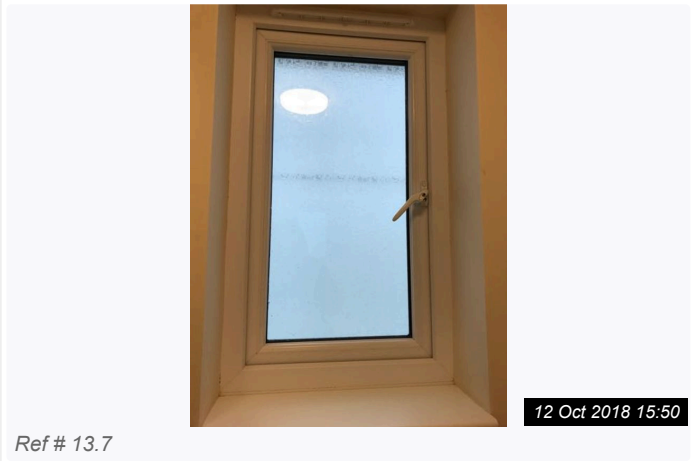
13. EN SUITE (CONT.)



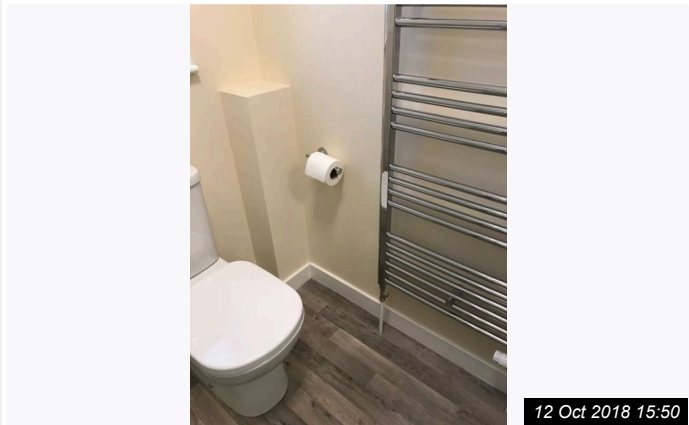
13. EN SUITE (CONT.)



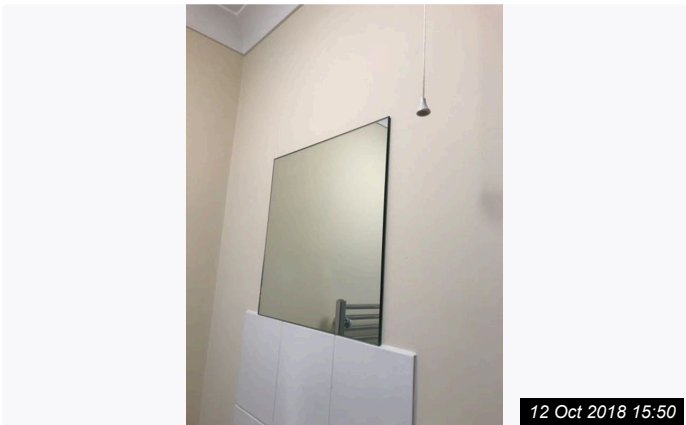
13. EN SUITE (CONT.)



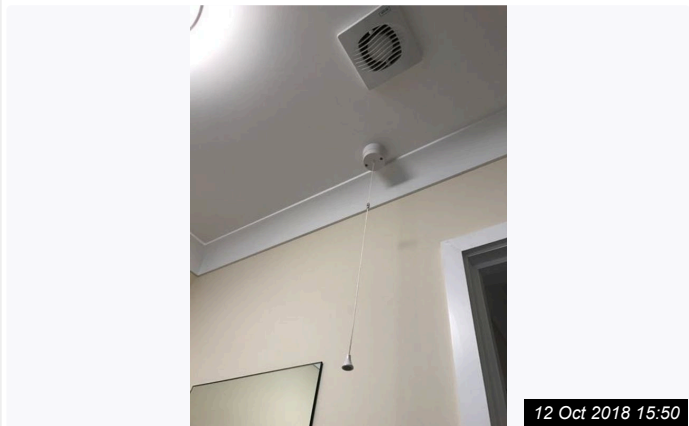
13. EN SUITE (CONT.)



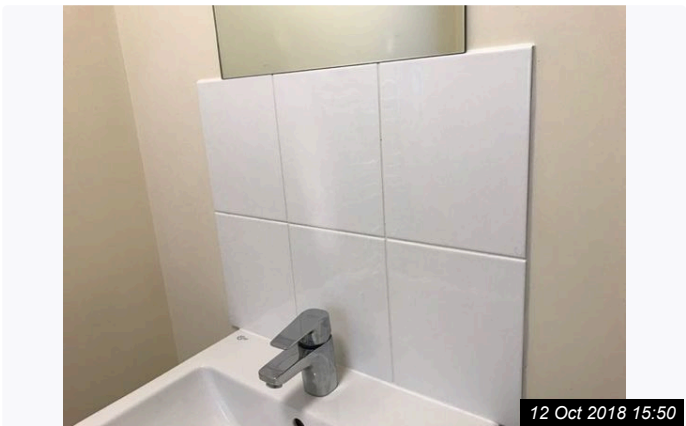
Ref # 13.9



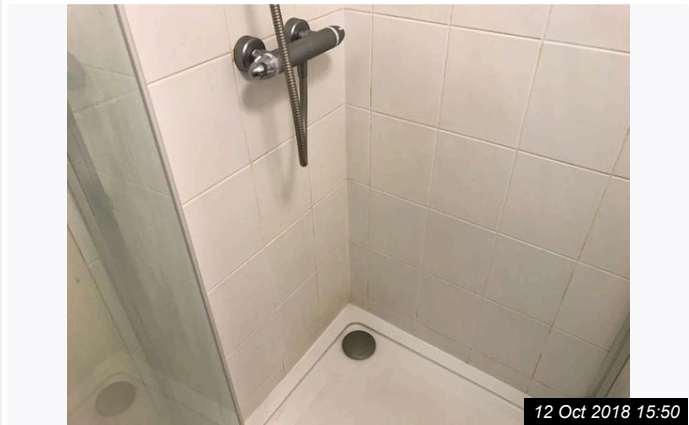
Ref # 13.9



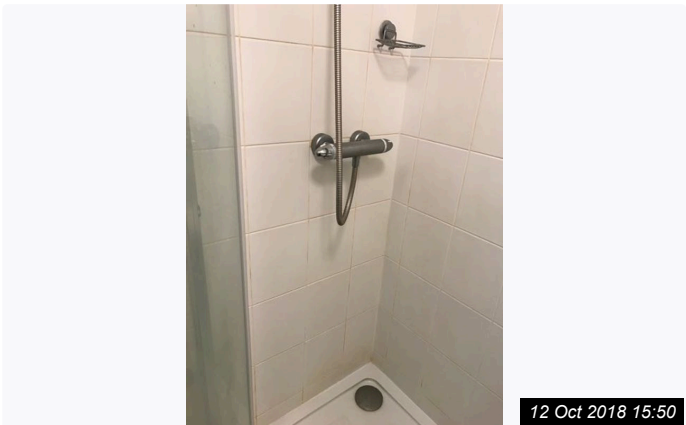
Ref # 13.9



Ref # 13.10



Ref # 13.10



Ref # 13.10

13. EN SUITE (CONT.)



Ref # 13.10

12 Oct 2018 15:50



Ref # 13.11

12 Oct 2018 15:51



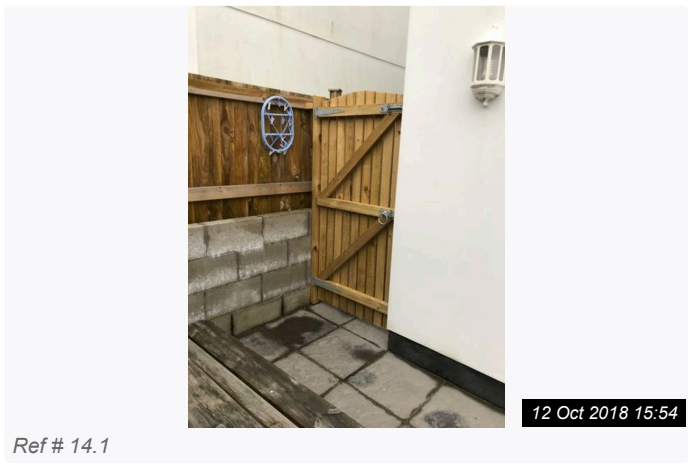
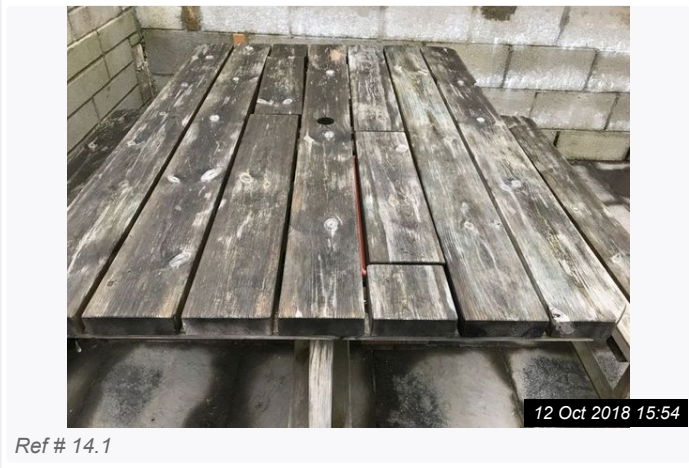
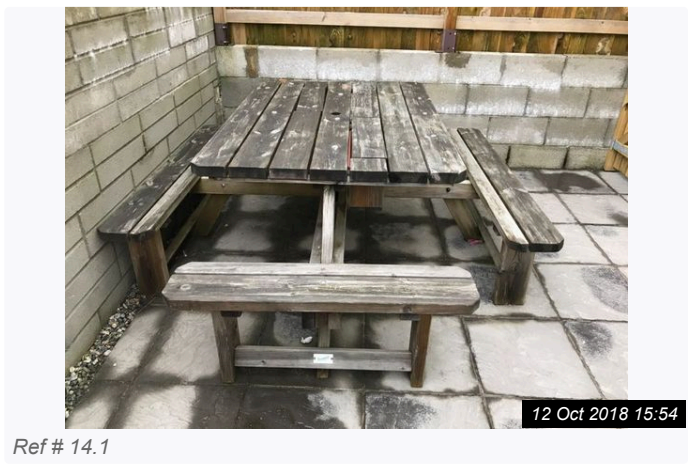
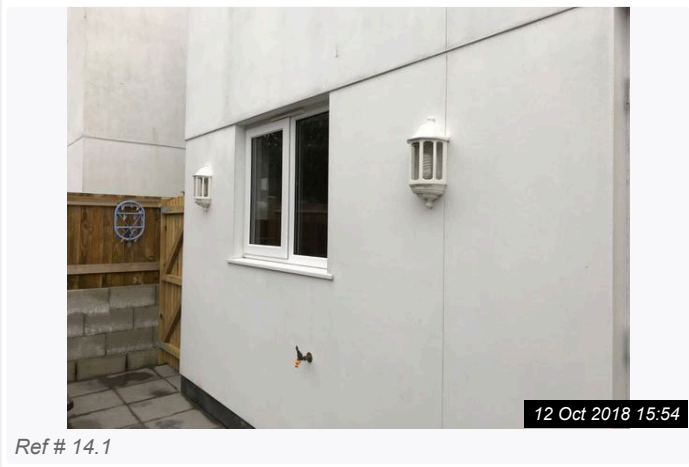
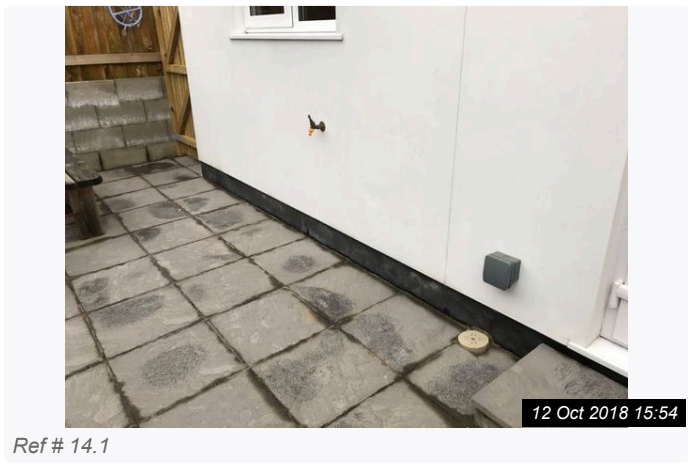
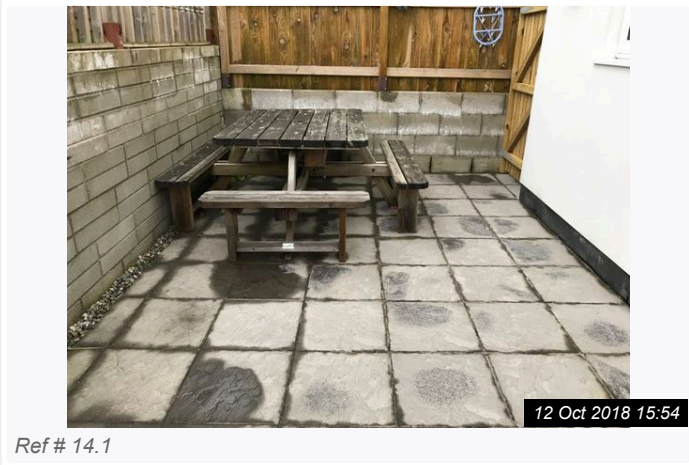
Ref # 13.12

12 Oct 2018 15:51

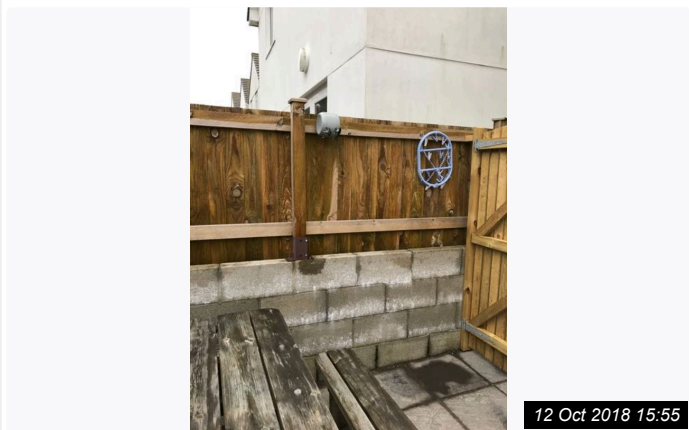
14. EXTERIOR REAR

Item	Description	Condition	Tenant Comments
14.1 Garden	Paved area to rear of property. ; Wooden table with benches and removable panels to top. ; Outside tap; Extending washing line.; Red BBQ ; Concrete steps with metal hand rail leading to lawned area.	Grass is slightly over grown.; Childrens toys left to side of shed.	
14.2 Sheds/structures	Timber shed with 2 doors.	Parts missing front front of doors, doors will not stay shut.	
14.3 Fencing/Gates	Mixture of timber and block fencing.		

14. EXTERIOR REAR (CONT.)



14. EXTERIOR REAR (CONT.)



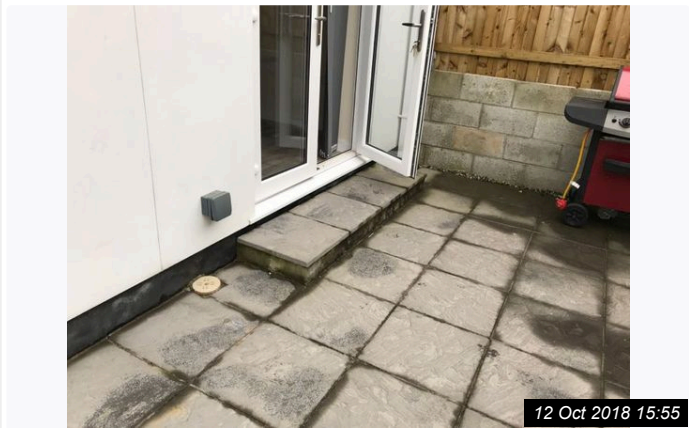
Ref # 14.1

12 Oct 2018 15:55



Ref # 14.1

12 Oct 2018 15:55



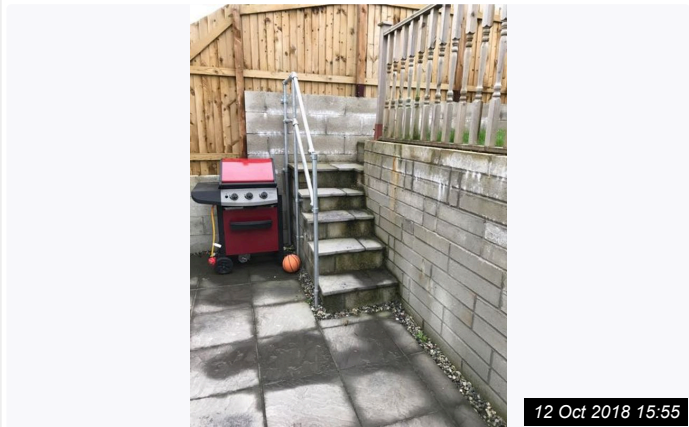
Ref # 14.1

12 Oct 2018 15:55



Ref # 14.1

12 Oct 2018 15:55



Ref # 14.1

12 Oct 2018 15:55



Ref # 14.1

12 Oct 2018 15:55

14. EXTERIOR REAR (CONT.)



12 Oct 2018 15:55

Ref # 14.1



12 Oct 2018 15:55

Ref # 14.1



12 Oct 2018 15:55

Ref # 14.1



12 Oct 2018 15:55

Ref # 14.1



12 Oct 2018 15:55

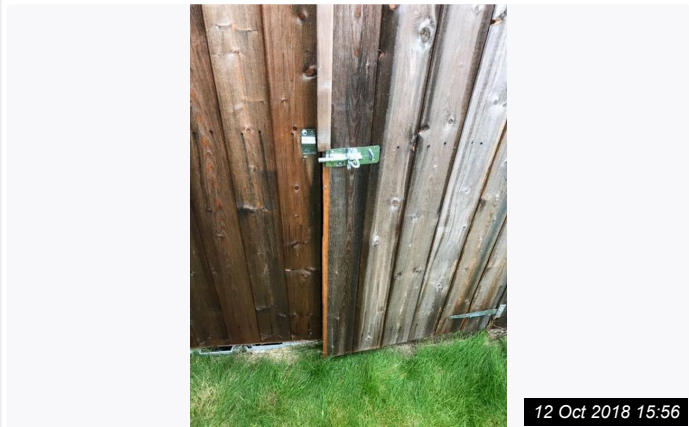
Ref # 14.1



12 Oct 2018 15:55

Ref # 14.1

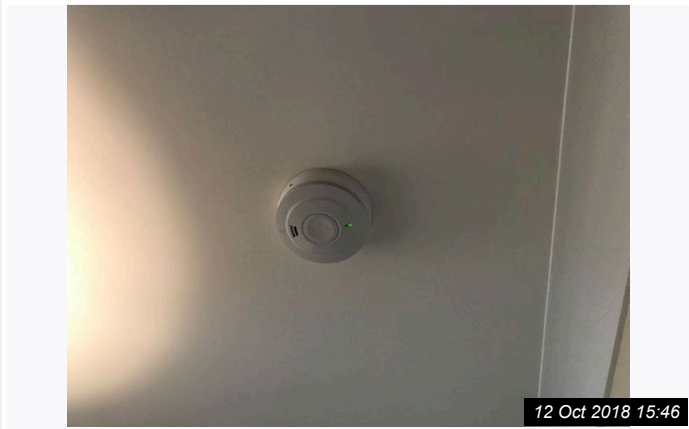
14. EXTERIOR REAR (CONT.)



Ref # 14.1

15. SMOKE ALARMS/CO DETECTORS

Question	Answer	Comments	Tenant Comments
15.1 Is there a smoke alarm on every floor?	Yes		
15.2 Is there a CO Detector present?	Yes		
15.3 Do the alarms sound when test button is pressed?	Yes		



Ref # 15.1

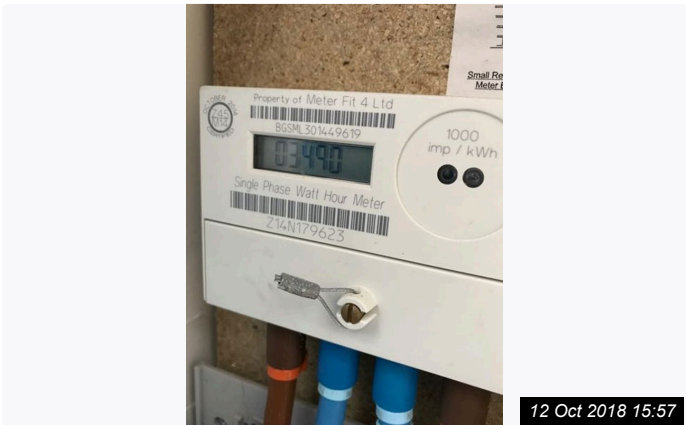
16. METERS

Item	Serial Number	Reading	Tenant Comments
16.1 Gas Meter	Situated to side of property G4 k3043515 12 01	01407	
16.2 Electricity Meter	Z14N179623 Situated to side of property.	03490	
16.3 Water Meter	In front footpath. 15M600334	00151	

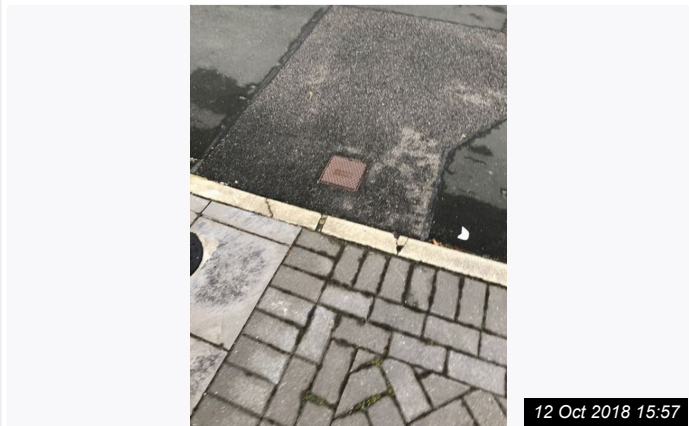
16. METERS (CONT.)



Ref # 16.1 - G4 k3043515 12 01 01407



Ref # 16.2 - Z14N179623 03490



Ref # 16.3



Ref # 16.3 - 15M600334 00151

17. METER BOXES

Question	Answer	Comments	Tenant Comments
17.1 Any defects noted with meter boxes? (Broken cabinet/door etc?)	No		

18. KEYS

Item	Description	Tenant Comments
18.1 Keys present (not inc. window keys)	6 keys situated in rear double doors. 3 front door keys set of 2 unlabelled keys 12 window keys.	

19. CHECKLIST

Question	Answer	Comments	Tenant Comments
19.1 Does water flow from all taps?	Yes		
19.2 Are there any cracks in any glass?	No		

19. CHECKLIST (CONT.)			
19.3 Do all doors open and close?	Yes		
19.4 Do all windows open and close?	Yes		
19.5 Do all the lights work?	Yes		

Declaration

I/We agree that the contents of this Report are a fair and true representation of the contents and condition of the property.

(Please note that if a signed Inventory is not returned within 7 days of receipt of this report, the details in the original inventory will stand.)