

Inventory & Schedule of Condition



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Property inspected by Clerky Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

**August
30th 2019**

Property report created with Inventorybase



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Notes

GENERAL GUIDANCE NOTES TO TENANT AND LANDLORD

Tenant(s) 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 the tenant(s) at the start of the tenancy, the inventory will be deemed as accepted as read.

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition. On the termination of the tenancy, the inventory should be rechecked and any variations reported to the landlord. That report will indicate whether, in our opinion, there is any liability to the tenant(s) or whether such deterioration might be considered as reasonable fair wear and tear.

It is vital for the tenant to replace all items to their original locations on termination of the tenancy. Failure to do so could result in delay and confusion and also result in a search fee being incurred on check out.

It is the responsibility of the tenant(s) to maintain the property and restore it to its original condition when vacating the premises otherwise charges will be incurred. This could include repair work and professional cleaning.

If landlord who has permitted tenant(s) to have dogs and pets will require tenant(s) to make good any damage caused by the animal. Any estimates for cleaning and any dilapidations to walls, carpets, lawns etc. will be assessed at Check Out and incur a charge to the tenant(s).

Please ensure all instruction manuals are at the property for the tenants use. Please ensure all keys are tagged and labelled.

DILAPIDATIONS AT CHECK OUT

At the Check Out, it will be expected that the property will be in good clean condition with all the cleaning finished. No further cleaning will be permitted as the tenant(s) will have been given enough time to vacate. All personal items must be removed and the tenant(s) must be ready to vacate the property as soon as the Check Out procedures have been completed.

The meters will be read and a forwarding address is required.

Dilapidations generally fall into the following categories.

These are the most common areas and it would be in the Tenant(s) best interest to pay particular attention to these.

Carpet soiling – spotting, staining, heavy shading, burn marks.

Furniture damage – soiling, staining, breakage, ring and scratch marks, water/liquid marks, dents and chip marks.

Curtains – discoloured due to smoke, torn, stained, spotted or not freshly cleaned.

Mattresses – staining and ripping.

Linen – soiling, staining, not freshly cleaned, burn marks or tears.

Fireplaces – unauthorised use, chimneys not swept, damage to mantle or hearth.

Parquet/Laminate/Wood Flooring – heavy usage, scrape/scratch marks, staining, burn marks.

Vinyl floor coverings – rips, scratches, staining, pit/dent marks.

Gardens – unswept patios/paths/driveways, non-maintained borders, bushes and lawns.

Swimming pools – leaf strewn, dirty water, dirty tiles, general damage.

Checking Out Procedures

All items should be placed in the rooms described in the inventory. All china, glassware, crockery, kitchen utensils etc. should be clean and accessible. Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location. It is expected that the property will be in a condition of cleanliness no worse than that at the start of the tenancy. All keys must be available and clearly labelled. You must be ready to vacate the property, with all personal items removed and hand over any keys at the appointed time.

Check Out Appointment

All cleaning has been completed prior to appointment time. All personal items removed. The property is ready to be handed over and ready to vacate. If you are not ready to vacate the property, it may not be possible to carry out the Check Out and will incur a charge for a return visit added to the Check Out report.

At the termination of the tenancy ALL items MUST be returned to their original positions as indicated in the Inventory. A minimum charge of £50 will be raised, to cover the cost of locating and repositioning such items, against the security deposit if items are not correctly positioned.

CLEANING

Apart from general cleaning of the property, listed below are the most common areas missed which are noted at the Check Out and are listed on the dilapidation report. All paintwork, skirting boards, architrave and picture rails. Ceramic tiles in kitchens and bathrooms, perimeter of kitchen/bathroom floors and edges of carpets in all rooms. Remove crumbs and dust from drawers and clean all kitchen units inside and out, as well as behind the cooker. Clean all other kitchen appliances paying particular attention to hobs, grills and oven, together with the oven door, the refrigerator door, shelving and rubber seals and defrosting freezers and freezer compartments, soap dispenser and filters of washing machines, dishwashers and tumble driers, rubber door seals and extractor fans. Clean all ceiling and wall light fittings and shades and test that all bulbs are working. Clean windows and doors. To prevent condensation, mould growth or build up, moisture is to be wiped off surfaces daily if necessary. Regular ventilation of the property is also required daily. Failure to keep mould under property control could render you liable for any subsequent damage.

Please note that the Inventory Clerks are not responsible for the following:

Testing showers / taps, Testing appliances, Moving furniture, Checking electrical items, Opening windows, Flushing toilets, Checking

heating systems or radiators, Checking alarms, Inspecting loft contents, Removing and inspecting boxed items (it is the duty of the landlord / tenant(s) to have all accountable items ready to be checked, Specifying names of plants / shrubs and trees (a general description will be given).

GLOSSARY OF TERMS CONDITION

Brand new/ as new / unused/excellent condition – Possible still in wrapper, with new tags/labels attached or no signs of use.

Good condition – Consistent with signs of slight wear, but generally lightly worn than marked/scuffed.

Fair condition – Consistent with signs of age, frayed, small light stains, marks and/or discoloration.

Poor condition – Substantial signs of wear and tear, substantial stains, marks, tears and/or chips. Still operational.

Extremely Poor – Substantially damaged and or faulty items, substantial stains and upholstery torn, dirty, pet hairs/odours.

CLEANLINESS

Professionally Clean – Items are all immaculate, sparkling and dust free, appliances and sanitary cleaned to a high standard.

Good Clean – Items are all clean to a good standard, burnt marks visible not loose debris or greasy and minors dust in areas.

Average Clean – Average clean with signs of additional cleaning required to appliances and sanitary ware and heavily dusty.

Poorly Clean – All or additional areas and items requires to be cleaned further.

Not Clean – All areas and items to be cleaned to a good clean standard for next tenant(s) as applicable.

Disclaimers

SAFETY DISCLAIMER

This report has been prepared by an Inventory Clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified Surveyor.

ABM Inventory Services 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.

Windows throughout the property have not been tested for function or operation. Description are purely based on the superficial appearance of windows, frames and locks. ABM Inventory Services can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

This is an independent inventory report that provides a fair and accurate record solely of the contents and condition of the property and does not form any part of a valuation or structural report. It is the responsibility of the Landlord and the Tenant(s) or the respective agents to agree, between themselves, the accuracy of this Report.

This inventory is compiled on the basis that all items listed are in good order and clean and any defects or soiling are noted where appropriate. We are unable to attribute as to the value of any objects in the property and can only provide a description of all items for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy.

We cannot undertake to move any heavy items, access lofts, high-level cupboards, basements, cellars or similar. Properties that have been left in these mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord.

It is not normal practise to include in detail any of the following items on the inventory: a) numbers and titles of books, b) plants, c) items that are visibly packed for storage, d) items stored in lofts, cellars or inaccessible places.

The Fire & Safety Regulations regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the Instructing Principal. Where the inventory notes FFR label seen, this should not be interpreted to mean that the item complies with the furniture & furnishings (fire) (safety) (Amendments) 1993. It is a record that the item had a label as described, or similar, to that detailed in the guide published by the Department of Trade and Industry January 1997 or subsequent date attached at the time the inventory was compiled. Any electrical appliances tested will be for power only and only where practicable.

Boilers, gas fires, water supply and radiators are not tested. The relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or accessible to read.

1. SCHEDULE OF CONDITION

Item	Condition	Tenant Comments
1.1 Summary of Cleanliness	Three bedroom unfurnished house with driveway parking and pathway, front and back garden. House appears recently painted and in very good condition and order. Hard wired Smoke and Heat Alarm Detectors and Carbon Monoxide Alarm all tested, working and intact. Hard wired Smoke and Heat Alarm Detectors located in Entrance/Hallway, Kitchen and First floor landing areas. Carbon Monoxide Alarm Detector located in Kitchen.	
1.2 Decorative Order	Good condition and decorative order, appears recently painted.	
1.3 Doors	Good condition and clean.	
1.4 Carpets / Flooring	Good condition and clean all carpets and flooring throughout.	
1.5 Woodworks	Good condition and clean	
1.6 Windows	Good condition and clean to interior. Light condensation to windows in bedrooms one and two.	
1.7 Curtains/Nets/Blinds	Good condition and clean nets, curtains and blinds. All in working order.	
1.8 Lights/Shades	Good condition and clean and intact.	
1.9 Furniture	Not applicable.	
1.10 Exterior	Good condition and tidy. Pathway and garage driveway area weathered and hairline crack in places.	
1.11 Additional comments/Outstanding maintenance	None.	
1.12 Fire Safety Info., Smoke Alarm Present	All Smoke and Heat detectors in working order.	
1.13 Fire Safety Info.,Carbon Monoxide Alarm	Carbon Monoxide detector in working order.	



23 Apr 2019 11:40

Ref # 1.12



23 Apr 2019 11:40

Ref # 1.12

1. SCHEDULE OF CONDITION (CONT.)



23 Apr 2019 11:41

Ref # 1.12



23 Apr 2019 11:40

Ref # 1.13

2. METERS

Item	Serial Number	Reading	Tenant Comments
2.1 Gas Meter	437231S Location: Cupboard under staircase	0350	
2.2 Electric Meter	D00A62333 Location: Cupboard in Entrance/ Hallway	83624	



23 Apr 2019 11:32

Ref # 2.1 - Gas Meter



23 Apr 2019 11:33

Ref # 2.2 - Electric Meter

3. KEYS

Item	Description	Tenant Comments
3.1 Yale key	2x Yale	
3.2 CHUBB key	2x Chubb	
3.3 Garage Key	1x Garage Key & x1 Garage Padlock key	
3.4 Patio	x1 Patio	
3.5 Conservatory/Utility	x1 Conservatory	
3.6 Garden Gate	x1 Padlock key	
3.7 Wooden Garden Shed	x1 key	



23 Apr 2019 14:18

Ref#3 - Keys

4. MANUALS

Item	Description	Tenant Comments
4.1 Household Appliance Manuals	Located in kitchen top drawer - Kidde Alarm, Fridge/Freezer, Oven, Hob, Vaillant Boiler and Gas Certificate	



Ref #4 - Instruction Manuals

5. FRONT EXTERIOR

Item	Description	Condition	Tenant Comments
5.1 Decorative Order	Bricked front black and white painted. Black/grey tile to entrance step.; x1 triangle coir mat	Good and tidy painted condition. Slabs weathered and light white spot marks visible to centre and pathway walk. Generally slabs and tiles in good condition.	
5.2 Brick Wall/Fence	Black and white bricked wall to right hand side, with decorative bricking inset. x3 brick pillars x1 Black Lantern light mounted to white plinth with white cable.; x1 external pipe to left hand side of wall.; Wall mounted satellite dish	Appears recently painted; Working and intact; Working and intact; Not tested	
5.3 Pathway	Part grey large and small slabs. Part grey slabs to far left hand side and part scattered low grass and unpaved. ; Centre grey slabs. ; Part grey slabs to right hand side and part scattered low grass and unpaved	Weathered slabs and slight weeding visible in to unpaved sides; Black stain mark to right hand side slabs	
5.4 Doorbell	Silver and black inset push button bell encasement	Working and intact	



Ref #5 - Front Garden - Overview



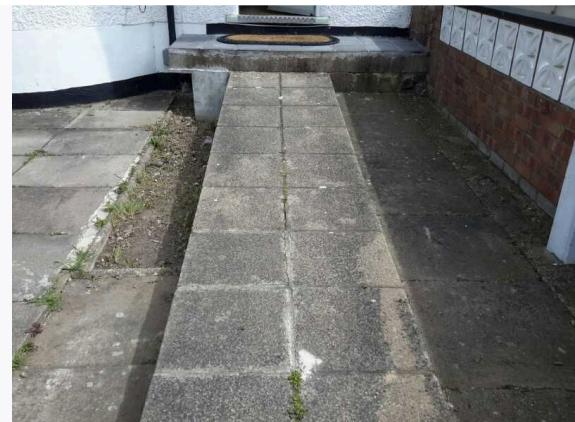
23 Apr 2019 11:51

Ref #5 - Front garden - Overview



23 Apr 2019 11:57

Ref # 5.1 - Lantern light



Ref # 5.3 - Pathway

5. FRONT EXTERIOR (CONT.)



Ref # 5.3 - Slab stain marks

6. DRIVEWAY AND GARAGE

Item	Description	Condition	Tenant Comments
6.1 Garage Door	White painted panelled double doors, red surround Dark wooden panel door leading to garden left hand side	Heavily scratch marks, paint peeling; Weathered and consistence with age and usage	
6.2 Driveway	Flooring and ground un-levelled and un-even and hairline cracks throughout	Weathered; and hairline cracks throughout	



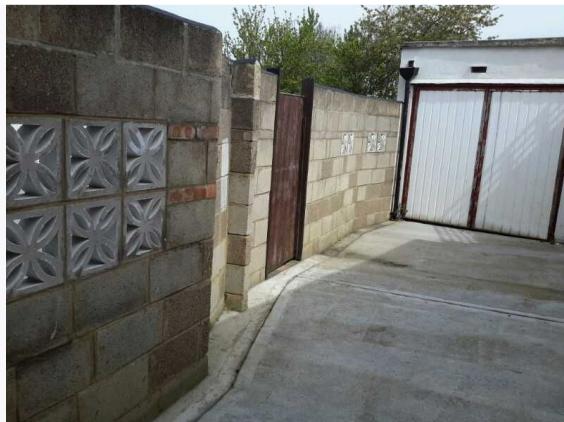
23 Apr 2019 11:52

Ref #6 - Driveway and Garage - Overview



23 Apr 2019 11:53

Ref #6 - Driveway - Overview



Ref # 6.1 - Garage Doors



Ref # 6.2 - Driveway

7. ENTRANCE DOOR

Item	Description	Condition	Tenant Comments
7.1 Door and Frame	<p>Light green painted solid wood panelled door; Frame white painted</p> <p>Reverse of door the same, whitened painted;</p> <p>Magnetic Sensor door and frame contact lower level</p>	<p>Appears in good condition; Over minor defects Upper level 2 x brass chrome effect screws 1 x hole above screw</p>	
7.2 Door Fixtures	<p>Chrome effect knocker Brass effect spyhole Chrome effect circular rose pull handle Chrome letterbox Chrome effect pull handle Yale lock '99' chrome effect on dark wood plaque x1 chrome effect doorbell</p> <p>Reverse side: Brass effect cover for Yale lock Chrome effect bolt and chain Chrome effect Yale cover lock Chrome effect rose pull handle</p>	<p>Light usage marks</p> <p>Working and intact</p>	



23 Apr 2019 11:35

Ref # 7.1 - Entrance Door - Exterior



23 Apr 2019 11:34

Ref # 7.2 - Entrance Door - Interior

8. ENTRANCE / HALLWAY

Item	Description	Condition	Tenant Comments
8.1 Ceiling	Plastered white painted Coving white painted	Appears recently painted	
8.2 Ceiling Fixtures	Off-white smoke alarm detector	Tested and working	
8.3 Lights and Shades	White circular base drop flex, light bulb 4-tier crystal teardrop effect lamp shade	Working and intact. In good condition	
8.4 Walls	Magnolia	Appears recently painted; Light watermark to lower level above skirting	
8.5 Wall Fixtures	x1 White sensor above kitchen door x1 Honeywell thermostat control with display dial x1 Honeywell thermostat control x1 Texecom Premier display control panel to right hand side above cupboard x1 black boxed doorbell inset blue ceramic with decorative pattern to centre	Security light visible; Not tested; Not tested; Working and intact	Doorbell with hairline crack to centre visible
8.6 Woodwork	White painted	Appears recently painted	
8.7 Carpets and Flooring	Light wood effect laminate flooring with beading to match	In good used condition	
8.8 Heating	White panel with grill radiator with end caps visible	In good used condition	
8.9 Switches and Sockets	x1 3-way switch; x1 double socket	Appears in good condition	
8.10 Storage Cupboard	Storage Cupboard no. 1 and no. 2 White painted panel doors, brush chrome pull knobs Magnetic to doors and frame Interior: White painted Cupboard no. 1 Housing: x2 shelves Gas meter with associated pipework Part fitted carpet floor covering x1 white switch and fuse switch both with trunking; White Security and Sensor panel with trunking Drop flex light bulb Cupboard no. 2 Housing: Electric meter with associated cables; White consumer box to left hand side with cables White laminate flooring covering	Top surface to Storage cupboard no.2 slight ring marks visible Working and intact	

8. ENTRANCE / HALLWAY (CONT.)



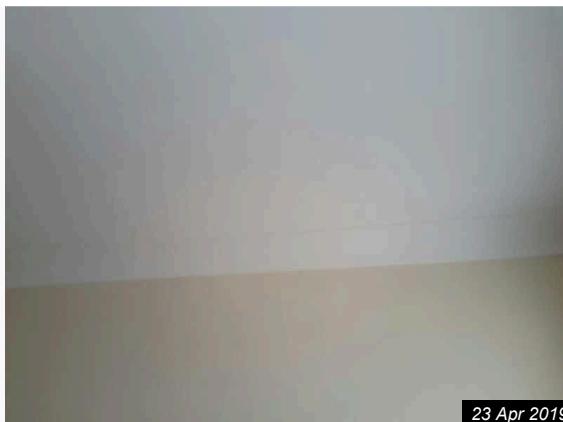
23 Apr 2019 11:35

Ref #8 - Entrance / Hallway - Overview



23 Apr 2019 11:36

Ref #8 - Entrance / Hallway - Overview



23 Apr 2019 11:56

Ref # 8.1 - Ceiling



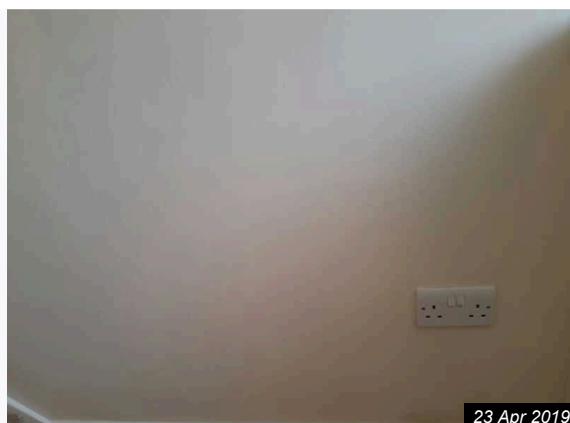
23 Apr 2019 11:57

Ref # 8.2 - Smoke Alarm Detector



23 Apr 2019 11:57

Ref # 8.3 - Crystal lamp shade



23 Apr 2019 11:58

Ref # 8.4 - Wall

8. ENTRANCE / HALLWAY (CONT.)



23 Apr 2019 11:58

Ref # 8.5 - Wall Fixtures



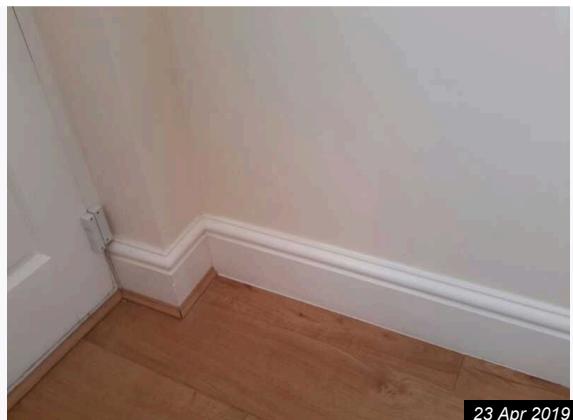
23 Apr 2019 11:58

Ref # 8.5 - Wall Fixtures



23 Apr 2019 11:58

Ref # 8.5 - Wall Fixtures



23 Apr 2019 12:00

Ref # 8.6 - Skirting



23 Apr 2019 12:00

Ref # 8.7 - Flooring



23 Apr 2019 12:01

Ref # 8.8 - Radiator

8. ENTRANCE / HALLWAY (CONT.)



23 Apr 2019 12:01

Ref # 8.9 - 3-way Switch



23 Apr 2019 12:02

Ref # 8.9 - Double Socket



Ref # 8.10 - Storage cupboard no.1 - Gas Meter - Exterior



Ref # 8.10 - Storage cupboard no.1 Gas Meter - Interior



Ref # 8.10 - Storage cupboard no.2 - Electric Meter - Exterior



Ref # 8.10 - Storage cupboard no.2 - Top surface

8. ENTRANCE / HALLWAY (CONT.)



Ref # 8.10 - Storage cupboard no.2 - Electric Meter - Interior

9. RECEPTION ROOM			
Item	Description	Condition	Tenant Comments
9.1 Door and Frame	Door white painted with glass panes inset; Door frame white painted	Appears in good condition	
9.2 Ceiling	White painted plaster Coving white painted	Appears recently painted	
9.3 Ceiling Fixtures	White painted plinth	Appears recently painted	
9.4 Lights and Shades	x2 Brushed chrome 3-way arm light bulbs with obscured global lampshades	All working and intact. In good condition	
9.5 Walls	Magnolia painted	Appears recently painted	
9.6 Wall Fixtures	x2 white mounted white ceramic effect lampshades with long energy light bulbs x1 white sensor right hand side to Patio fixed pane	Working and intact. In good condition Security light visible	
9.7 Woodwork	White painted; White rubber door stopper	All in good condition	
9.8 Carpets and Flooring	Continuation from hallway with matching beading below radiator; x1 Door stopper to second door; Wooden effect threshold to Utility Room entrance	All in good used condition	
9.9 Windows and Frames	White painted surround, double glazed pane with brushed chrome lever handles; Dark wooden sill	Appears in good condition; Sill painted over minor defects	
9.10 Curtains and Blinds	Pinched cream and black rose pattern effect half length lined curtains, curtains mounted to metal rail and rings with clear rods and cords fixed to dark wooden sill. x2 silvered coloured curtain hooks. Nets mounted to white wire	All working and intact. Appears in good condition	
9.11 Heating	x1 single curve panel radiator, both end caps visible to left hand side below window x1 double panel radiator, both end caps visible with grill to left hand side	Appears in good condition	
9.12 Switches and Sockets	Range of white sockets and switches; incorporating x2 double gang dimmer switches	Good condition; Working and intact	

9. RECEPTION ROOM (CONT.)



23 Apr 2019 12:08

Ref #9 - Reception Room - Overview



23 Apr 2019 12:08

Ref #9 - Reception Room - Overview



23 Apr 2019 12:08

Ref #9 - Reception Room - Overview



23 Apr 2019 12:09

Ref #9 - Reception Room - Overview



23 Apr 2019 12:10

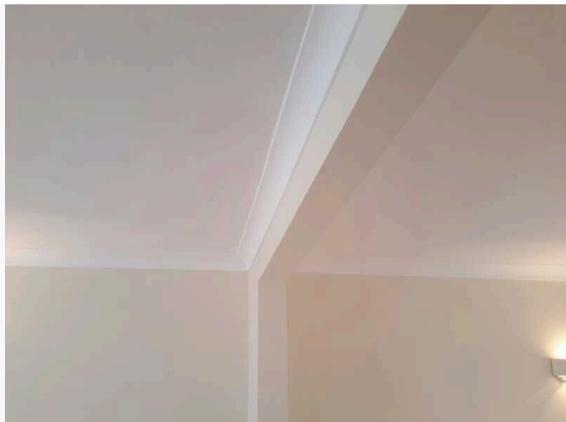
Ref # 9.1 - Doors - External Overview



23 Apr 2019 12:10

Ref # 9.1 - Doors - Internal Overview

9. RECEPTION ROOM (CONT.)



Ref # 9.2 - Ceiling and Coving



Ref # 9.4 - 3-way light fitment

23 Apr 2019 12:13



23 Apr 2019 12:13

Ref # 9.4 - 3-way light fitment



Ref # 9.5 - Wall

23 Apr 2019 12:12



23 Apr 2019 12:12

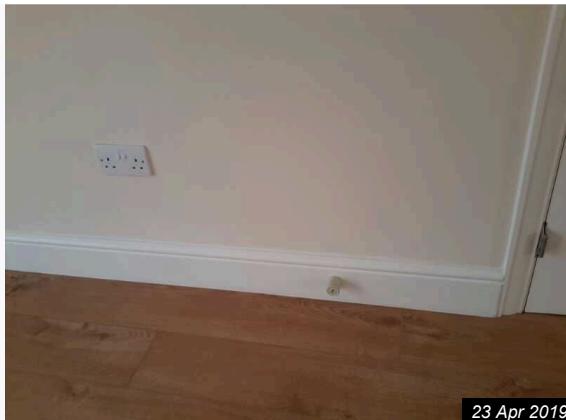
Ref # 9.6 - Wall Fixtures



Ref # 9.6 - Wall Fixture

23 Apr 2019 12:12

9. RECEPTION ROOM (CONT.)



23 Apr 2019 12:13

Ref # 9.7 - Skirting



23 Apr 2019 12:13

Ref # 9.8 - Flooring to right hand side



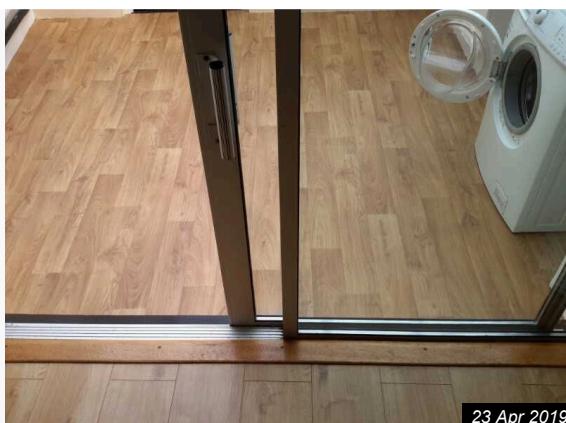
23 Apr 2019 12:13

Ref # 9.8 - Flooring to left hand side



23 Apr 2019 12:33

Ref # 9.8 - Door Stopper



23 Apr 2019 12:48

Ref # 9.8 - Threshold



23 Apr 2019 12:14

Ref # 9.9 - Window, Frame and Handle

9. RECEPTION ROOM (CONT.)



23 Apr 2019 12:17

Ref # 9.9 - Window Sill



23 Apr 2019 12:16

Ref # 9.10 - Curtains



23 Apr 2019 12:16

Ref # 9.10 - Curtain hook to left hand side



23 Apr 2019 12:16

Ref # 9.10 - Curtain hook to right hand side



23 Apr 2019 12:16

Ref # 9.10 - Net Curtains



23 Apr 2019 12:17

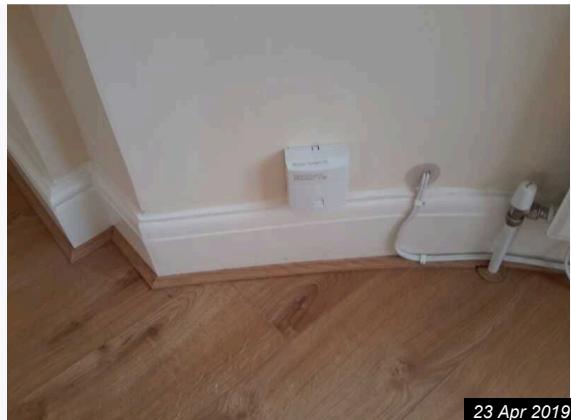
Ref # 9.11 - Radiator to right hand side

9. RECEPTION ROOM (CONT.)



23 Apr 2019 12:17

Ref # 9.11 - Radiator to left hand side



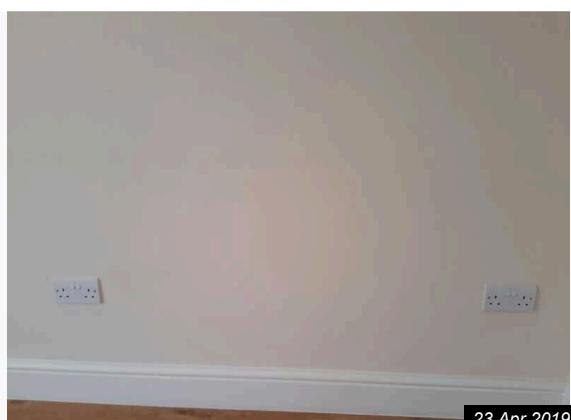
23 Apr 2019 12:18

Ref # 9.12 - Telephone socket



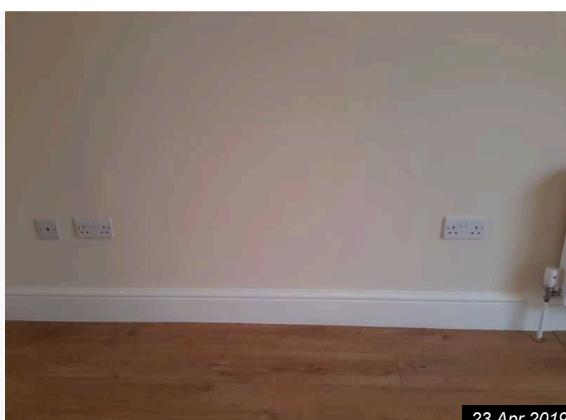
23 Apr 2019 12:18

Ref # 9.12 - TV aerial socket, Double socket and Covered socket



23 Apr 2019 12:18

Ref # 9.12 - Double Sockets



23 Apr 2019 12:18

Ref # 9.12 - TV socket and Double Sockets

10. UTILITY ROOM			
Item	Description	Condition	Tenant Comments
10.1 Door and Frame	Brushed chrome metal surround to Patio Door x2 double glazed, x1 sliding door and x1 fixed pane	Slight marks	
10.2 Door Fixtures	Brushed chrome pull handle Brushed chrome lock	Usage marks visible	
10.3 Ceiling	Thick corrugated sheets ceiling with white painted planks of wood support	Slight usage marks to corrugated sheets	
10.4 Lights and Shades	Florescent light	Working and intact. In fair condition	
10.5 Walls	Part white panel Part salmon panel Part magnolia painted	Appears recently painted	
10.6 Woodworks	White painted. Associated piping with covering. 1x white metal air vent below Patio door	Over minor defects	
10.7 Carpets and Flooring	Wood effect laminate flooring	Slight gap to far right hand side next to washing machine; Appears in good condition	
10.8 Windows and Frames	White wooden surround, single glazed windows, white painted extendable locks; Clear plastic fitments for blind cords	Usage marks visible	
10.9 Curtains and Blinds	Pinched black, brown and cream full length curtains with tieback, x2 brushed chrome hooks mounted to brushed chrome rail with brackets White Venetian blinds with white plastic rods to each blind and double white cord with double wooden acorns to each window. White metal top cover to each blind. Sill dark brown wooden effect frame	All working and intact. Appears in good condition x1 metal cover missing to left hand side blind. All working and intact. Appears in good condition Painted over minor defects. Appears in good condition	
10.10 Heating	White double panel radiator with grill, both end caps visible Associated pipework Black covering to piping	Appears in good condition Paint splash marks visible	
10.11 Switches and Sockets	Range of white sockets	Usage marks, black rub marks visible	

10. UTILITY ROOM (CONT.)

10.12 Storage Cupboard no. 1 and no. 2	x2 storage cupboards to right hand side of wall; Upper level white painted single pull out door with x2 white knobs Housing: 5-way aerial Lower level white painted single door with x1 white knob Housing: Washing machine inlet and stop valve	Appears in good condition	
10.13 Storage Cupboard no. 3	x2 White panel door with black metal effect pull handles Interior: Cream x1 shelf	Pull handles non-matching	
10.14 Work Surface	Cream and brown mottled rolled edged laminate worktop joining with brushed chrome metal; To right hand side of oven work surface brown and cream mottled rolled edged laminate worktop	In good condition	
10.15 Washing Machine	x1 Zanussi ZWG51251 White front loaded door with push button and control dials; Soap dispenser Grey rubber seal	Soap dispenser stained with residue marks Rubber seal black spot marks visible	
10.16 Miscellaneous	Utility door leading to garden White painted surround Dark wooden painted door, part single pane upper level and part panel lower level with cat flap Brushed brass effect lever handle Threshold dark wood	Over minor defects Lever handle tarnished Minor paint splash marks visible	



23 Apr 2019 12:22

Ref #10 - Utility Room - Overview



23 Apr 2019 12:23

Ref #10 - Utility Room - Overview

10. UTILITY ROOM (CONT.)



23 Apr 2019 12:23

Ref #10 - Utility Room - Overview



23 Apr 2019 12:21

Ref # 10.1 - Patio Door - Interior



23 Apr 2019 12:21

Ref # 10.2 - Patio Door - Exterior



23 Apr 2019 12:22

Ref # 10.3 - Ceiling - corrugated sheets & wooden support



Ref # 10.4 - Florescent light

10. UTILITY ROOM (CONT.)



23 Apr 2019 12:24

Ref # 10.5 - Walls



23 Apr 2019 12:25

Ref # 10.6 - Skirting



23 Apr 2019 12:26

Ref # 10.7 - Flooring



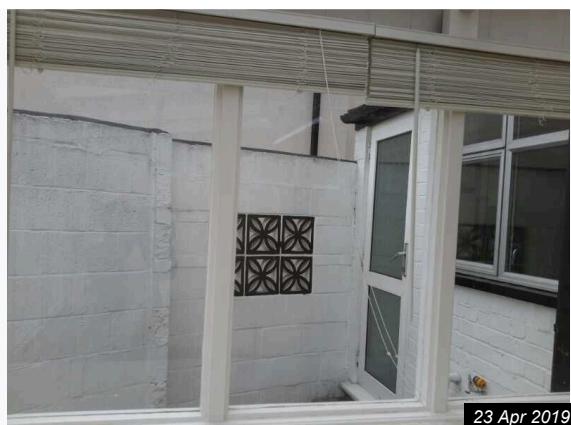
23 Apr 2019 12:48

Ref # 10.7 - Flooring



23 Apr 2019 12:25

Ref # 10.8 - Window and Frames



23 Apr 2019 12:25

Ref # 10.8 - Window and Frames

10. UTILITY ROOM (CONT.)



23 Apr 2019 12:28

Ref # 10.8 - Window and Frames



23 Apr 2019 12:25

Ref # 10.9 - Blinds



23 Apr 2019 12:26

Ref # 10.10 - Radiator



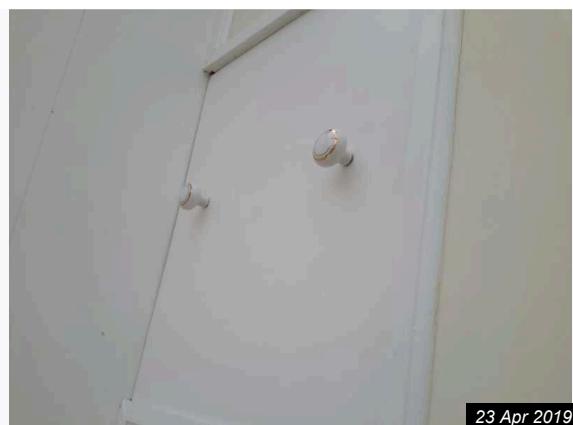
23 Apr 2019 12:27

Ref # 10.11 - Double Socket



23 Apr 2019 12:29

Ref # 10.11 - Double Socket



23 Apr 2019 12:29

Ref # 10.12 - Cupboard no. 1

10. UTILITY ROOM (CONT.)



23 Apr 2019 12:29

Ref # 10.12 - Cupboard no.2



23 Apr 2019 12:28

Ref # 10.13 - Cupboard no.3 - Exterior



23 Apr 2019 12:29

Ref # 10.13 - Cupboard no.3 - Interior



23 Apr 2019 12:30

Ref # 10.14 - Work Surface



23 Apr 2019 12:30

Ref # 10.15 - Washing Machine - Soap Dispenser



23 Apr 2019 12:32

Ref # 10.15 - Washing Machine - Rubber Seal

10. UTILITY ROOM (CONT.)



23 Apr 2019 12:32

Ref # 10.16 - Utility Door

11. KITCHEN			
Item	Description	Condition	Tenant Comments
11.1 Door and Frame	Door white painted with glass panes inset Door frame white painted	Over minor defects Appears in good condition	
11.2 Door Fixtures	Brushed chrome lever handle with lock and key in-situ	Appears in good condition	
11.3 Ceiling	White painted wooden panel ceiling	Appears recently painted	
11.4 Ceiling Fixtures	White circular smoke and heat alarm	Tested and working	
11.5 Lights and Shades	x3 brushed chrome circular base downlighters	All working and intact. In good condition	
11.6 Walls	Part magnolia painted Part tiled and mosaic border	Appears in good condition	
11.7 Wall Fixtures	FirstAlert carbon dioxide alarm, wall mounted	Tested and working	
11.8 Carpets and Flooring	Cream rectangular tiles, cream grouting; Black door mat Left hand side flooring white door stopper	Appears in good condition In good condition	
11.9 Threshold	Light wooden threshold	In good condition	
11.10 Windows and Frames	White painted surround Double glazed pane, brushed chrome lever handles	Over minor defects Appears used, handle slightly tarnished, rub marks visible	
11.11 Heating	White double panel radiator with grill, both end caps visible	In good condition; Appears in good condition	
11.12 Switches and Sockets	Range of white plastic sockets and switches	Appears in good condition	
11.13 Miscellaneous	Garden door: White metal frame and door surround with x2 double glazed pane inset Brushed chrome lever handle Integrated thumb lock White sensor contact to door and frame to lower level; x1 black/grey door mat	Door handle slightly loose and heavily scratch marked	
11.14 Fitted Cupboards and Units	Cream laminated high gloss units with T bar handles Interior white top and base units Matching kickboard	Appears in good condition	

11. KITCHEN (CONT.)

11.15 Wall units : Left to Right	Top base double door with x1 shelf Double door with x1 shelf Double door with x1 shelf either side of extractor fan	Appears in good condition	
11.16 Base Units : Left to Right	x1 double door housing x1 shelf with boiler filter x1 double door housing associated pipework for sink unit, x1 fire blanket and x1 fire extinguisher x3 drawers soft close x1 double unit housing x1 shelf x1 double unit housing x1 shelf	Appears in good condition; Boiler filter, Fire blanket and extinguisher not tested	
11.17 Work surface	To right hand side of oven work surface brown and cream mottled rolled edged laminate worktop	Appears in good condition	
11.18 Sink	Stainless steel integrated draining board with black metal edging to left hand side, hot and cold stainless steel mixer mono taps, stainless steel chain and black rubber plug, stainless steel waste	Waste slightly tarnished, overflow slightly tarnished	
11.19 Oven	Bosch, tinted and brushed chrome door and pull handle Interior: x2 stainless steel racks; x1 rack handle x1 large round enamel pan brushed chrome control dials and push button	Appears in good condition	
11.20 Hob	Bosch, brushed chrome base with x2 black enamel support pan, x4 black plastic control dials	Appears in good condition	
11.21 Extractor Hood	Zanussi, stainless steel chimney hood, grey control panels, light and bulb	Working and intact x1 light working Appears in good condition	
11.22 Fridge and freezer	Logik Under Counter Fridge LUL55S16-Silver exterior Light blue tinted shelf compartments to door Interior: x3 pull out glass trays with white plastic edges x1 large crisper Logik Under Counter Freezer LUF55S16-Silver exterior Interior: x3 Light blue pull out trays	Appears in good condition Light working Appears in good condition	
11.23 Boiler	Vaillant ecoTec plus boiler	Not tested	

11. KITCHEN (CONT.)



23 Apr 2019 12:35

Ref #11 - Kitchen - Overview



23 Apr 2019 12:35

Ref #11 - Kitchen - Overview



23 Apr 2019 12:36

Ref # 11.1 - Kitchen Door - Exterior



23 Apr 2019 12:36

Ref # 11.2 - Kitchen - Exterior



23 Apr 2019 12:36

Ref # 11.3 - Ceiling



23 Apr 2019 12:36

Ref # 11.4 - Ceiling Fixture

11. KITCHEN (CONT.)



23 Apr 2019 12:37

Ref # 11.5 - Light Fitment



23 Apr 2019 12:37

Ref # 11.6 - Wall and Tiles



23 Apr 2019 12:38

Ref # 11.7 - Carbon Monoxide Alarm Detector



23 Apr 2019 12:39

Ref # 11.8 - Flooring and Mat



23 Apr 2019 12:38

Ref # 11.9 - Threshold



23 Apr 2019 12:39

Ref # 11.10 - Window

11. KITCHEN (CONT.)

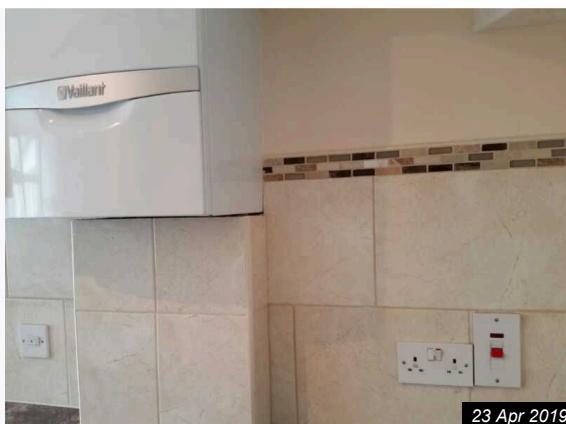


Ref # 11.11 - Radiator



Ref # 11.12 - Switch

23 Apr 2019 12:39



23 Apr 2019 12:39

Ref # 11.12 - Double Socket and Fuse switch



23 Apr 2019 12:39

Ref # 11.12 - Double Socket



23 Apr 2019 12:39

Ref # 11.12 - Double Socket



23 Apr 2019 12:40

Ref # 11.13 - Kitchen Garden Door - Interior

11. KITCHEN (CONT.)



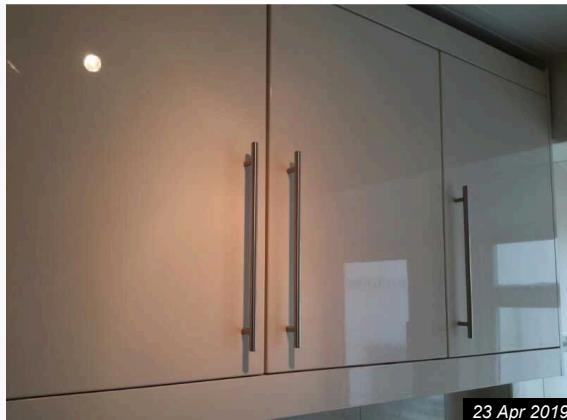
23 Apr 2019 12:40

Ref # 11.13 - Kitchen Garden Door - Exterior



23 Apr 2019 12:40

Ref # 11.13 - Kitchen Garden Door Handle



23 Apr 2019 12:40

Ref # 11.14 - Wall Units - Exterior



23 Apr 2019 12:41

Ref # 11.14 - Wall Units - Exterior



23 Apr 2019 12:41

Ref # 11.15 - Wall Units - Interior



23 Apr 2019 12:41

Ref # 11.15 - Wall Units - Interior

11. KITCHEN (CONT.)



23 Apr 2019 12:41

Ref # 11.16 - Base Units - Exterior



23 Apr 2019 12:42

Ref # 11.16 - Base Units - Drawers



23 Apr 2019 12:42

Ref # 11.16 - Base Units - Exterior



23 Apr 2019 12:42

Ref # 11.16 - Base Units - Interior



23 Apr 2019 12:42

Ref # 11.16 - Base Units - Interior



23 Apr 2019 12:43

Ref # 11.17 - Work Surface

11. KITCHEN (CONT.)



23 Apr 2019 12:43

Ref # 11.17 - Work Surface



23 Apr 2019 12:44

Ref # 11.18 - Sink



23 Apr 2019 12:44

Ref # 11.19 - Over - Exterior



23 Apr 2019 12:44

Ref # 11.19 - Over - Interior



23 Apr 2019 12:44

Ref # 11.20 - Hob



23 Apr 2019 12:45

Ref # 11.21 - Extractor Hood

11. KITCHEN (CONT.)



23 Apr 2019 12:45

Ref # 11.22 - Fridge and Freezer - Exterior



23 Apr 2019 12:45

Ref # 11.22 - Fridge and Freezer - Interior



23 Apr 2019 12:45

Ref # 11.22 - Fridge and Freezer - Interior



23 Apr 2019 12:46

Ref # 11.23 - Boiler

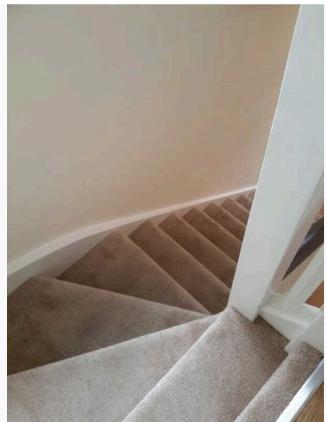
12. STAIRS/LANDING			
Item	Description	Condition	Tenant Comments
12.1 Ceiling	White painted Coving white painted	Appears recently painted	
12.2 Ceiling Fixtures	Off-white circular smoke alarm detector. Loft access cupboard door	Tested and working Unable to access loft	
12.3 Lights and Shades	White circular base, drop flex long energy light bulb, 4-tier crystal teardrop chandelier lamp shade	Working and intact. In good condition	
12.4 Walls	Magnolia painted	Appears recently painted	
12.5 Wall Fixtures	White plastic sensor above bedroom 1 and 2 door; x1 Texecom Premier display control panel to left hand side	Security light visible Working and intact	
12.6 Woodworks	White painted	Over minor defects	
12.7 Handrail / Spindles / Posts	Part white painted and part dark wood painted handrail, spindles and posts	Appears recently painted; over minor defects	
12.8 Carpets and Flooring	Part Light cream brown wool fitted effect carpet to stairs Part light wood effect laminate flooring with matching beading with white rubber door stopper	Appears in good condition	
12.9 Threshold	Silver coloured and medium wood effect threshold; Right hand side beading non-matching to laminate floor	Appears in good condition	
12.10 Windows and Frames	White painted surround, double glazed obscured pane with brushed chrome lever handles Dark wooden sill	Slightly rub marks visible	
12.11 Switches and Sockets	Range of white switches and sockets	Appears in good condition	

12. STAIRS/LANDING (CONT.)



23 Apr 2019 12:49

Ref #12 - Stairs/Landing - Overview



23 Apr 2019 12:49

Ref #12 - Stairs/Landing - Overview



23 Apr 2019 12:50

Ref # 12.1 - Ceiling



23 Apr 2019 12:50

Ref # 12.2 - Ceiling Fixtures



23 Apr 2019 12:51

Ref # 12.3 - Lights and Shades



23 Apr 2019 12:51

Ref # 12.4 - Walls

12. STAIRS/LANDING (CONT.)



Ref # 12.5 - Security Alarm Panel



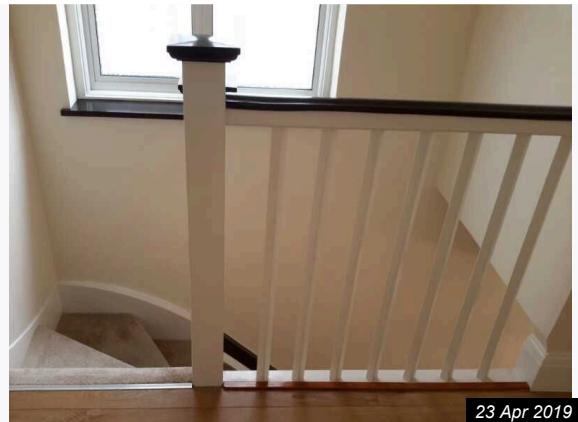
23 Apr 2019 12:51

Ref # 12.5 - Wall Fixtures



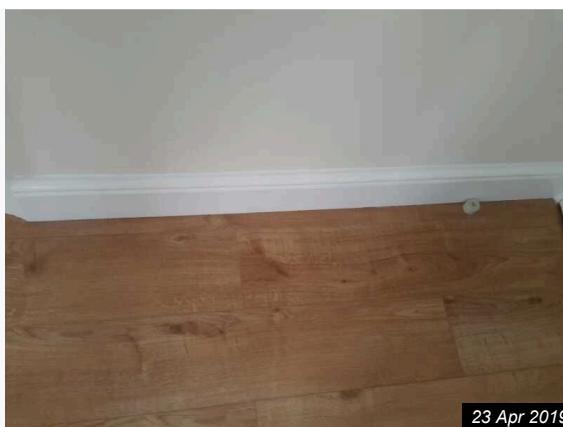
23 Apr 2019 12:51

Ref # 12.6 - Skirting



23 Apr 2019 12:50

Ref # 12.7 - Banister



23 Apr 2019 12:51

Ref # 12.8 - Flooring



23 Apr 2019 12:53

Ref # 12.9 - Threshold

12. STAIRS/LANDING (CONT.)



23 Apr 2019 12:53

Ref # 12.10 - Window



23 Apr 2019 12:53

Ref # 12.11 - Switch



23 Apr 2019 12:53

Ref # 12.11 - Double Switch

13. WC			
Item	Description	Condition	Tenant Comments
13.1 Door and Frame	Door white painted solid panel door Door frame white painted surround Reverse side the same	Appears in good condition	
13.2 Door Fixtures	Brushed chrome lever handle integrated lock Reverse side: The same with thumb lock	Appears in good condition	
13.3 Ceiling	White painted panelled ceiling	Appears recently painted	
13.4 Lights and Shades	Circular white base, drop flex, long light bulb	Working and intact. In good condition	
13.5 Walls	Part magnolia Part cream mottled tiled with mosaic border	Appears recently painted	
13.6 Wall Fixtures	Stainless steel toilet holder	Appears in good condition	
13.7 Carpets and Flooring	Dark brown tiles with brown grouting Light wood effect threshold	Appears in good condition; slight discolouring to grouting	
13.8 Windows and Frames	White painted surround with extendable lock Single obscured glass Sill dark wooden sill	Slightly rust and patchy in paint	
13.9 Heating	Small white panel radiator with grill, both end caps visible	Appears in good condition	
13.10 Toilet	White ceramic low coupled toilet with cistern, brushed chrome double push button, soft close white plastic lid and seat	Appears in good condition	
13.11 Miscellaneous	x1 white plastic toilet brush and canister	Not inspected	

13. WC (CONT.)



23 Apr 2019 12:55

Ref #13 - WC - Overview



23 Apr 2019 12:55

Ref # 13.1 - WC Door - Exterior



23 Apr 2019 12:55

Ref # 13.2 - WC Door - Interior



23 Apr 2019 12:56

Ref # 13.3 - Ceiling



23 Apr 2019 12:56

Ref # 13.4 - Light

13. WC (CONT.)



23 Apr 2019 12:56

Ref # 13.5 - Wall



23 Apr 2019 12:56

Ref # 13.6 - Wall Fixture



23 Apr 2019 12:57

Ref # 13.7 - Flooring



23 Apr 2019 12:57

Ref # 13.8 - Window and Fame



23 Apr 2019 12:58

Ref # 13.9 - Radiator



23 Apr 2019 12:58

Ref # 13.10 - Toilet

13. WC (CONT.)



23 Apr 2019 12:58

Ref # 13.11 - Toilet Holder and Brush

14. BATHROOM			
Item	Description	Condition	Tenant Comments
14.1 Door and Frame	Door white painted solid panel door Door frame white painted surround Reverse side the same	Appears in good condition	
14.2 Door Fixtures	Brushed chrome lever handle integrated lock Reverse side: The same with thumb lock x1 silver coloured 3-way robe hook	Appears in good condition	
14.3 Ceiling	White painted panelled ceiling	Over minor defects	
14.4 Lights and Shades	White base with obscured global light	Working and intact. In good condition	
14.5 Walls	Part magnolia painted Part tiled with silver metal tile trim Mosaic border	Appears recently painted	
14.6 Wall Fixtures	White vent forward facing above window; x1 wall mounted towel holder below window x1 wall mounted brushed chrome decorative surround mirror Wall mounted white rubber door stopper behind door	All appears in good condition	
14.7 Carpets and Flooring	Dark brown tiles with brown grouting Light wood effect threshold	Appears in good condition, slight discolouration to grouting	
14.8 Windows and Frames	White painted surround, double glazed obscured pane, brushed chrome lever handles	Handles slightly tarnished, consistent with age and usage	
14.9 Heating	Brushed chrome ladder towel rail heater to left hand side of wall	Appears in good condition	
14.10 Vanity cupboard no.1	Wall mounted double mirrored door with x2 knobs Interior Mirrored with x1 shelf	Appears in good condition	
14.11 Hand basin	White ceramic basin with chrome effect pop-up, chrome effect overflow, chrome effect dual mixer mono taps	Appears in good condition	
14.12 Vanity cupboard no.2	Vanity cupboard integrated with basin, white laminate high gloss doors with silver coloured T bar handles Interior: White x1 white shelf Circular holes to sink associated pipeworks to wall base of unit	Appears in good condition	

14. BATHROOM (CONT.)

14.13 Bath and Shower fixtures

White acrylic with x2 silver coloured bar hand grips, tiled panel
Silver coloured hose and shower head
Chrome effect waste
Chrome effect overflow
Chrome effect pop-up
Chrome effect wall mounted riser bar integrated white clear plastic soap dish;
Shower screen: Polished chrome surround, x1 glass fixed, x1 glass sliding door with rubber seal and chrome knob

Appears in good condition



23 Apr 2019 12:58

Ref #14 - Bathroom - Overview



23 Apr 2019 13:00

Ref # 14.1 - Door - Exterior



23 Apr 2019 13:00

Ref # 14.2 - Door - Exterior



23 Apr 2019 13:00

Ref # 14.3 - Ceiling



Ref # 14.4 - Ceiling light

14. BATHROOM (CONT.)



23 Apr 2019 13:01

Ref # 14.5 - Walls



23 Apr 2019 13:03

Ref # 14.5 - Wall



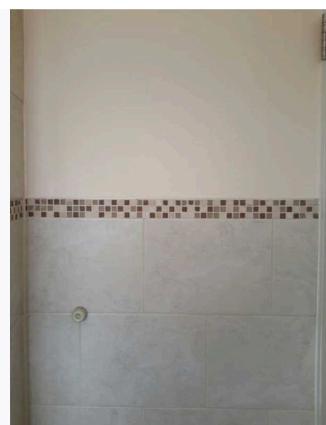
Ref # 14.6 - Wall Fixtures



Ref # 14.6 - Towel holder



Ref # 14.6 - Mirror



Ref # 14.6 - Wall Fixtures

23 Apr 2019 13:01

14. BATHROOM (CONT.)



23 Apr 2019 13:01

Ref # 14.7 - Flooring



23 Apr 2019 13:01

Ref # 14.8 - Window and Frame



23 Apr 2019 13:02

Ref # 14.9 - Towel Radiator



Ref # 14.10 - Vanity cupboard no.1



23 Apr 2019 13:04

Ref # 14.11 - Hand Basin



Ref # 14.12 - Vanity cupboard no.2 - Exterior

14. BATHROOM (CONT.)



23 Apr 2019 13:04

Ref # 14.13 - Bath and Shower



23 Apr 2019 13:04

Ref # 14.13 - Bath and Shower - Fixture



23 Apr 2019 13:05

Ref # 14.13 - Bath and Shower - Screen Door

15. BEDROOM 1			
Item	Description	Condition	Tenant Comments
15.1 Door and Frame	<p>Door white painted solid panel door</p> <p>Door frame white painted surround</p> <p>Reverse side the same</p>	Appears in good condition	
15.2 Door Fixtures	<p>Brushed chrome lever handle</p> <p>integrated lock</p> <p>Key in situ</p> <p>Reverse side:</p> <p>Same</p> <p>Brushed chrome x3-way robe hook</p>	Appears in good condition	
15.3 Ceiling	<p>White painted</p> <p>Coving white painted</p>	Appears recently painted	
15.4 Lights and Shades	<p>White circular base drop flex, long light bulb</p> <p>Moroccan style cylindrical decorative lamp shade</p>	Working and intact. In good condition	
15.5 Walls	Magnolia painted	Appears recently painted	
15.6 Woodworks	White painted	Appears recently painted	
15.7 Carpets and Flooring	Continuation from landing; Grey metal box amplifier fitment	Appears in good condition and unable to access metal box	
15.8 Windows and Frames	White painted surround, x3 double glazed pane, brushed chrome lever handles	Window with condensation visible	
15.9 Curtains and Blinds	Off-white net mounted to white wire Pinched half length cream lined curtains with tiebacks mounted to brushed chrome pole rail with both finials visible	All working and intact. Appears in good condition	
15.10 Heating	White panel with grill radiator, both end caps visible	Appears in good condition	
15.11 Switches and Sockets	Range of white sockets and switches	Appears in good condition	
15.12 Built-In Cupboard	<p>x1 white painted fitted x4 cupboard doors and x4 crystal door knobs with glass shelf and mirrored to centre</p> <p>Interior:</p> <p>White painted</p> <p>Light wooden effect wall back base</p> <p>Top left housing x1 shelf and lower housing x1 shelf</p> <p>Top right housing x3 shelves and x1 small silver coloured hanging rail</p>	Edging to fitted unit slightly discolouration due to painting	

15. BEDROOM 1 (CONT.)



23 Apr 2019 13:06

Ref #15 - Bedroom One - Overview



23 Apr 2019 13:06

Ref #15 - Bedroom One - Overview



23 Apr 2019 13:06

Ref # 15.1 - Door and Frame - Exterior



23 Apr 2019 13:06

Ref # 15.2 - Door and Frame - Interior



23 Apr 2019 13:07

Ref # 15.3 - Ceiling



23 Apr 2019 13:07

Ref # 15.3 - Coving

15. BEDROOM 1 (CONT.)



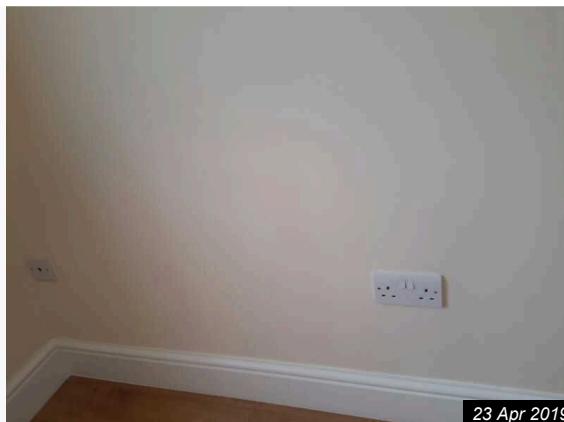
23 Apr 2019 13:07

Ref # 15.4 - Light and Shade



23 Apr 2019 13:07

Ref # 15.5 - Wall



23 Apr 2019 13:07

Ref # 15.6 - Skirting



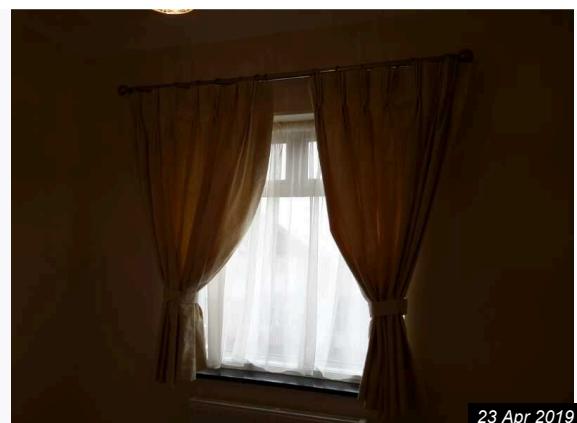
23 Apr 2019 13:08

Ref # 15.7 - Flooring



23 Apr 2019 13:08

Ref # 15.8 - Window



23 Apr 2019 13:08

Ref # 15.9 - Curtains

15. BEDROOM 1 (CONT.)



23 Apr 2019 13:08

Ref # 15.9 - Curtain Pole



23 Apr 2019 13:09

Ref # 15.10 - Radiator



23 Apr 2019 13:09

Ref # 15.11 - Switch



23 Apr 2019 13:09

Ref # 15.12 - Built-In Cupboard



23 Apr 2019 13:09

Ref # 15.12 - Built-In Cupboard



23 Apr 2019 13:10

Ref # 15.12 - Built-In Cupboard Mirror/Glass Top

16. BEDROOM 2			
Item	Description	Condition	Tenant Comments
16.1 Door and Frame	Door white painted solid panel door Door frame white painted surround Reverse side the same	Appears in good condition	
16.2 Door Fixtures	Brushed chrome lever handle integrated lock Key in situ Reverse side: Same Brushed chrome x3-way robe hook	Appears in good condition	
16.3 Ceiling	White painted Coving white painted	Appears recently painted	
16.4 Lights and Shades	White circular base, drop flex, light bulb Moroccan cylindrical decorative lamp shade	Working and intact. In good condition	
16.5 Walls	Magnolia painted	Appears recently painted	
16.6 Woodworks	White painted	Over minor defects	
16.7 Carpets and Flooring	Continuation from landing	Appears in good condition	
16.8 Windows and Frames	White painted surround, double glazed pane with brushed chrome lever handle Dark wooden sill	Window with condensation visible	
16.9 Curtains and Blinds	Off-white nets mounted to white plastic wire Pinched light brown half length lined curtain with x2 pulley cord mounted to sill	All working and intact. Appears in good condition	
16.10 Heating	White curved single radiator, both end caps visible	Appears in good condition	
16.11 Switches and Sockets	Range of white sockets and switches	Appears in good condition	

16. BEDROOM 2 (CONT.)



23 Apr 2019 13:10

Ref #16 - Bedroom Two - Overview



23 Apr 2019 13:10

Ref #16 - Bedroom Two - Overview



23 Apr 2019 13:10

Ref # 16.1 - Door and Frame - Exterior



23 Apr 2019 13:11

Ref # 16.2 - Door and Frame - Interior



23 Apr 2019 13:11

Ref # 16.3 - Ceiling and Coving



23 Apr 2019 13:11

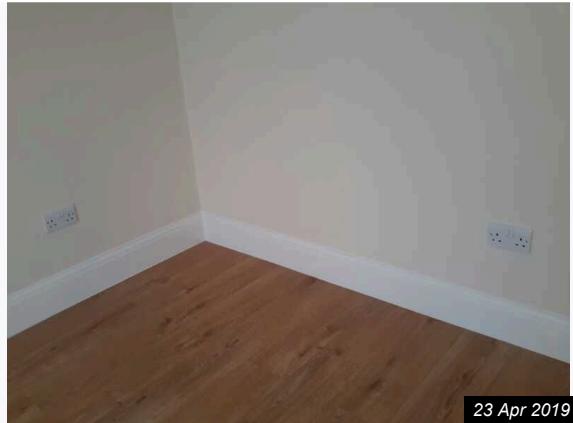
Ref # 16.4 - Light and Shade

16. BEDROOM 2 (CONT.)



23 Apr 2019 13:11

Ref # 16.5 - Walls



23 Apr 2019 13:11

Ref # 16.6 - Skirting



23 Apr 2019 13:12

Ref # 16.7 - Flooring



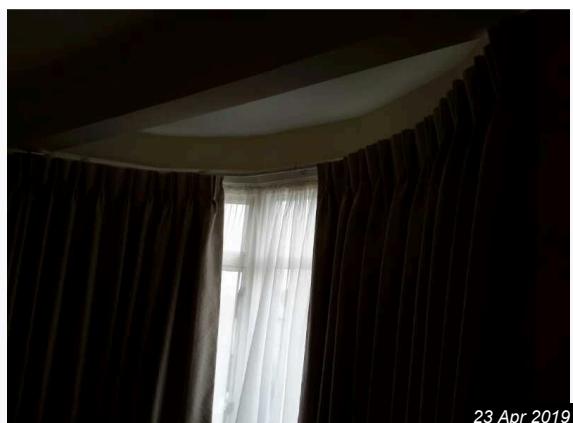
23 Apr 2019 13:12

Ref # 16.8 - Window and Frame



23 Apr 2019 13:12

Ref # 16.9 - Net curtain



23 Apr 2019 13:13

Ref # 16.9 - Curtains

16. BEDROOM 2 (CONT.)



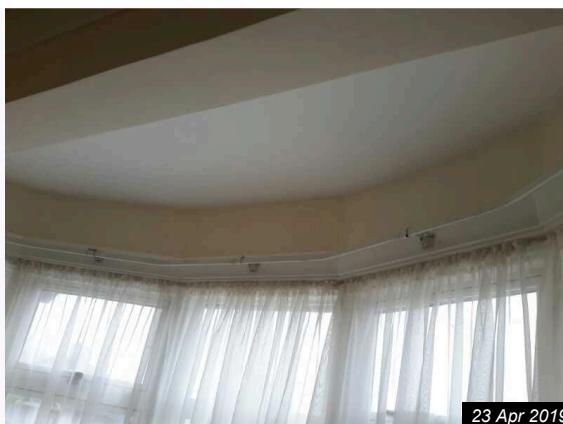
23 Apr 2019 13:13

Ref # 16.9 - Hooks and curtain cords



23 Apr 2019 13:14

Ref # 16.9 - Hooks and curtain cords



23 Apr 2019 13:14

Ref # 16.9 - Curtain Rails



23 Apr 2019 13:14

Ref # 16.10 - Radiator



23 Apr 2019 13:14

Ref # 16.11 - Switch

17. BEDROOM 3			
Item	Description	Condition	Tenant Comments
17.1 Door and Frame	Door white painted solid panel door Door frame white painted surround Reverse side the same	Appears in good condition	
17.2 Door Fixtures	Brushed chrome lever handle integrated lock Key in situ Reverse side: Same Brushed chrome x3-way robe hook	Appears in good condition	
17.3 Ceiling	White painted Coving white painted	Appears recently painted	
17.4 Lights and Shades	White circular base, drop flex light bulb, Egyptian cylindrical decorative lamp shade	Working and intact. Appears in good condition	
17.5 Walls	Magnolia painted	Appears recently painted	
17.6 Wall Fixtures	White plastic sensor above door right hand side	Security light visible	
17.7 Woodworks	White painted	Appears recently painted	
17.8 Carpets and Flooring	Continuation from landing	Appears in good condition	
17.9 Windows and Frames	White painted surround, double glazed pane with brushed chrome lever handle Dark wooden sill	Slight usage marks and discolouration	
17.10 Curtains and Blinds	Off-white net wall mounted to white wiring Pinched light cream half length lined curtains with tiebacks, wall mounted to brushed chrome rail, both finials visible	All working and intact. Appears in good condition.	
17.11 Heating	White panel with grill radiator, both end caps visible	Appears in good condition	
17.12 Switches and Sockets	White single dimmer switch and range of white sockets	Appears in good condition	
17.13 Miscellaneous	White rubber doorstopper behind door	Appears in good condition	

17. BEDROOM 3 (CONT.)



23 Apr 2019 13:16

Ref #17 - Bedroom Three - Overview



23 Apr 2019 13:16

Ref #17 - Bedroom Three - Overview



23 Apr 2019 13:16

Ref # 17.1 - Door and Frame - Exterior



23 Apr 2019 13:16

Ref # 17.2 - Door and Frame - Exterior



23 Apr 2019 13:16

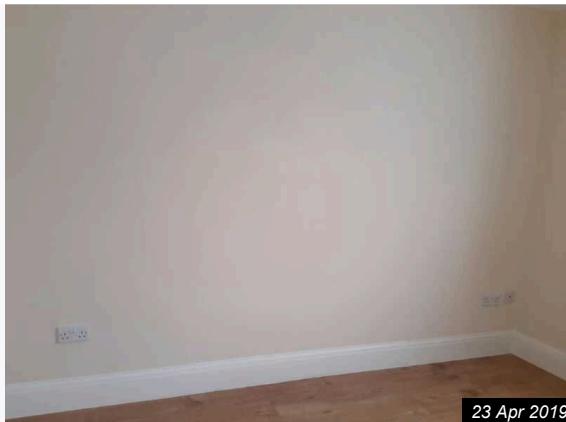
Ref # 17.3 - Ceiling and Coving



23 Apr 2019 13:17

Ref # 17.4 - Light and Shade

17. BEDROOM 3 (CONT.)



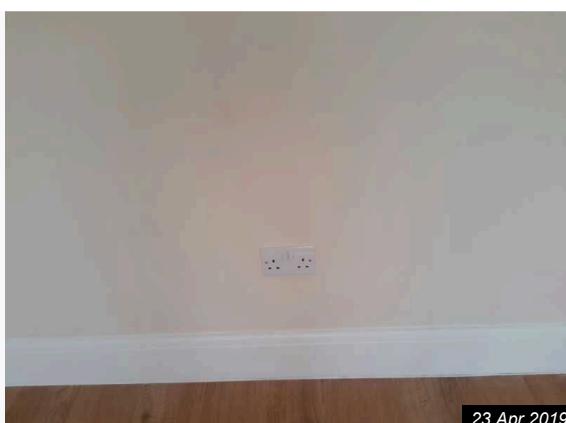
23 Apr 2019 13:17

Ref # 17.5 - Walls



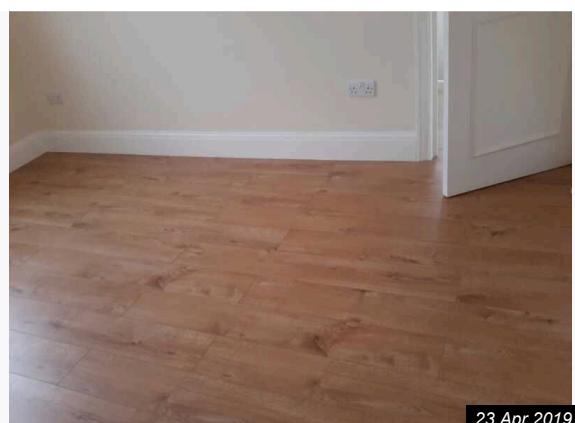
23 Apr 2019 13:17

Ref # 17.6 - Wall Fixture



23 Apr 2019 13:17

Ref # 17.7 - Skirting



23 Apr 2019 13:17

Ref # 17.8 - Flooring



23 Apr 2019 13:18

Ref # 17.9 - Window and Frame



Ref # 17.10 - Curtains

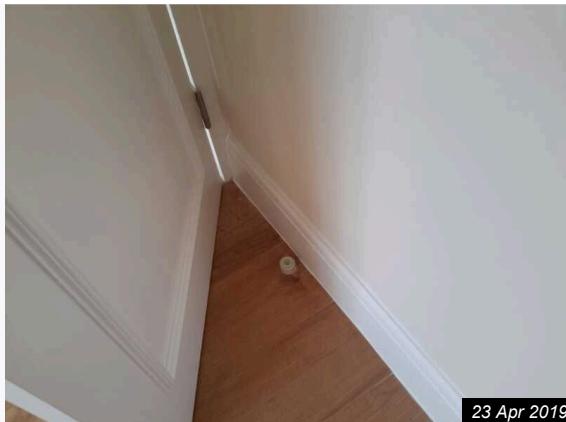
17. BEDROOM 3 (CONT.)



Ref # 17.10 - Window Sill



Ref # 17.11 - Radiator



Ref # 17.13 - Door Stopper

18. GARDEN

Item	Description	Condition	Tenant Comments
18.1 Decorative Order	Garden walls white and black painted with decorative bricking inset. x1 wooden effect garden gate with padlock & key and wooden wedge Grass cut short and minor areas of weeding visible; x3 large black, grey and green recycle bins and x1 small green recycle bin; Mounted outdoor light; Garden tap and hose	Appears recently painted garden walls to sides Bins consistent with usage marks	
18.2 Paving	Large pink and cream off coloured large slab tiles Far back Outer house not accessible to tenants Right hand side and left hand side grass; low	Weathered; No access; Grass requires tidy up in places	
18.3 Walls	Part white painted walls Part red fencing to left hand side Black fencing to left hand side Grey and Black fitment with cover wall mounted	Weathered	
18.4 Garage door from Garden	Interior of garage bricked White wooden solid door leading to garage Various paints to shelf left hand side Forward facing to shelves with black brackets Right hand side white plinth and various cables; White double sockets x2 glass pane windows to; left hand side of wall	Weathered Heavily cobwebbed, requires further cleaning	
18.5 Freestanding Shed	Double door wooden effect outside garden shed with wooden effect open shelving surround	In used condition	



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Ref #18 - Garden - Overview



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Ref #18 - Garden - Overview

18. GARDEN (CONT.)



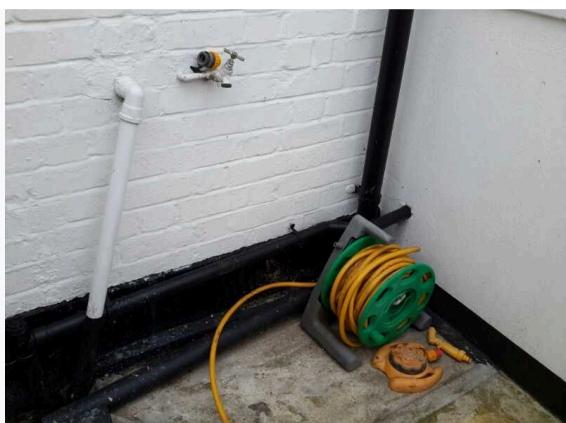
Ref #18 - Garden - Overview



Ref # 18.1 - Bins



Ref # 18.1 - Outside garden security light



Ref # 18.1 - Outside Garden Tap and Hose



Ref # 18.2 - Paving

18. GARDEN (CONT.)



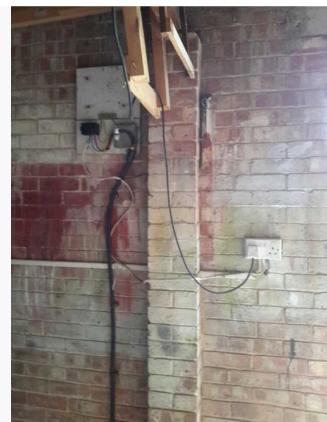
Ref # 18.2 - Paving and Outer House



Ref # 18.3 - Fencing



Ref # 18.4 - Garage door from Garden



Ref # 18.4 - Garage - Interior



Ref # 18.4 - Garage - Interior



Ref # 18.5 - Outside Garden Shed

Declaration

Whilst attention to detail has been administered to make an accurate record and description of the condition of the property and its contents, fixtures and fittings at the date and time of visit, of this ABM Inventory Services Report, accuracy cannot be guaranteed by the preparer.

The Landlord and Tenant(s) hold responsibility to check the accuracy of this ABM Inventory Services Report and are advised to sign it in confirmation.

I/we the undersigned, affirm I/we have read this report throughout and acknowledge receipt of this Inventory and Check In and confirm that all items listed are in a good clean condition unless otherwise stated.

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

TERMS AND CONDITIONS

The property is covered only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.

- This document is considered to be an accurate assessment of the contents and condition of the property. You have 7 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to the managing agent. If no amendments are received within this time you are deemed to have agreed with the contents of this report.
- If a garden needs inspecting we will endeavour to mention plants and shrubs however we consider plants to be perishable.
- Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
- Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
- Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
- All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
- It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc. and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
- Every effort has been made to carefully check the property and its contents, however, our representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
- Our representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
- Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
- The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings and fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
- Any Inventories compiled with the tenant(s) in situ may contain inaccuracies for which we cannot be held responsible.
- Smoke alarms will be listed on the inventory and can only be tested if accessible in event for power supply only. Otherwise the responsibility of the Landlord.
- Meter readings can only be taken if meters are accessible. Otherwise the reading must be taken by the relevant boards.
- Properties containing large amounts of assorted crockery, cutlery, glasses etc. will not have items listed individually but will be listed as "assorted items".
- It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
- All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
- Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.